



# The Town of Lake Park

## TOWN OF LAKE PARK APPLICATION FOR REZONING

**Please note: The process to rezone property and associated informational requirements are governed by the Town of Lake Park Code of Ordinances, Chapter 32 - Rezoning and Chapter 33 - Land Development Regulations and provisions of other chapters in the Code. It is suggested that applicants schedule a meeting with the Town of Lake Park Community Development Director to discuss the information needed.**

DATE Received by Town of Lake Park: \_\_\_\_\_

This application must be completed and returned with all required enclosures to be accepted by the Town Commission of the Town of Lake Park. The application will then be referred to the Town Planning and Zoning Board and the Town Staff for study and recommendations.

**(Please Print)**

Name of Applicant Dr. Pierre Michel

Name of Agent (if applicable): \_\_\_\_\_

(Required to attach Town of Lake Park Agent Authorization Form)

Mailing Address 5030 Sabrelane Terrace

(This is the address to which all letters, agendas and other materials will be sent)

City Lake Worth State FL Zip Code 33463

Telephone (561) 289-6414 Fax ( ) \_\_\_\_\_

Legal description of property covered by petition

Lot 30-32 Block 48 Plat \_\_\_\_\_ (Attach separate sheet if necessary)

Property I. D. No. 36-43-42-20-01-048-0170, 36-43-42-20-01-048-0270, 36-43-42-20-01-048-0300

### GENERAL INFORMATION ABOUT PROPERTY AND REQUEST

1. Size of property (square feet or acreage): 1.385 acres
2. Highway and street boundaries or address: Tenth Street  
Silver Beach Road
3. Existing Comprehensive Plan Land Use classification: Commercial
4. Existing Zoning District classification: R2
5. Requested Zoning District classification: C2 - Business District
6. Describe any structures or uses currently located on the property:  
There is currently an existing 5,134 SF daycare and a 3,186 SF vacant building on site.

**THE INFORMATION/ENCLOSURES LISTED ON THE FOLLOWING PAGE(S) MUST BE**

**SUBMITTED IN CONJUNCTION WITH THIS APPLICATION.**

**7. Specific Information on Requested Zoning Change:**

- Map showing property subject to this application.
- List of names and mailing addresses of property owners within 300 feet of the property subject to this application
- Notarized affidavit of owner authorizing applicant to act as his/her agent to submit application for Rezoning
- Ten (10) copies of Site Plan(s), if applicable
- Building plans of structures to be erected
- Certified survey of property
- Tentative Sub-Division Plat

**8. Applicant's statement of explanation, needs and reasons for the requested rezoning:**

Michel Invest LLC., as owner, requests a zoning district amendment for lots 30 thru 32, block 48, plat of Kelsey City, Lake Park, Florida. The property is located at the northeast corner of Tenth Street and Silver Beach Road and is comprised of an existing day care building to remain and the vacant existing daycare building which will be demolished and a new daycare building will be constructed per the site plan.

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**9. Applicant's Response to the Following: (Attach additional sheets as necessary.)**

- a. That the requested change would be consistent with the land use plan and would not have an adverse effect on the comprehensive plan;

The proposed rezoning is to rezone the one parcel zoned R-2 to C-2 to allow for the development of our proposed site plan and make the existing zoning of this R-2 parcel consistent with the Commercial underlying future land use category

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- b. That the requested change is consistent with the existing land use pattern;

The proposed land use of commercial will result in the properties being consistent with the commercial use of properties to the west (across Tenth St.) and to the south ( across Silver Beach Road).

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- c. That the requested change will not result in increase or overtaxing of public facilities (schools, streets, utilities, etc.). Acceptable documentation may include, but not be limited to, traffic impact studies, concurrency reviews, letters from service providers indicating the availability of capacity, etc.

The requested land use change does not adversely effect public facilities since it represents a form of corrective change to the actual use of the property from a medium density residential to the low use commercial of a child care facility. This change will result in a lessening of public school children, a lessening of utility use a minimal traffic impact.

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- d. That the requested change will not adversely impact public safety:

The requested change from medium density residential to commercial has minimal impact on and will not adversely effect public safety. The property is currently improved and utilized and does not require the expansion or extension of public safety services.

- e. That the requested change will not adversely impact living conditions in the neighborhood or other surrounding areas;

The requested change will not adversely impact living conditions on adjacent properties. - it will, in fact, provide a needed and close by child care facility to families in the area, eliminating long drives. The property will be maintained in a residential manner and will provide a 6' barrier wall along with an 8' landscape buffer along the residential side of our property. This will minimize any noise and other disturbances to the other neighboring properties.

- f. That there are substantial reasons why the property cannot be used in accord with existing zoning (explain the reasons);

The current land use category allows residential uses, which, by zoning, permits child care use. However the land use designation does not allow any commercial use in residential areas. This conflict prevents the child care use allowed under r-2 zoning. The rezoning to commercial will create consistency with the underlying Commercial future land use so that the application for a special exception request for educational facility can move forward for consideration.

- g. Whether or not the requested change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

No special privilege will be granted

**FOR ADMINISTRATIVE USE ONLY:**

Application and filing fee of \$250.00 received by Town Clerk on 9/17/2025

Mailing labels for all property owners within 300 feet of subject property supplied to  
applicant on 4/24/2026.

Applicant informed that he/she is responsible for cost of legal publication as required herein  
or he/she is to be taken off the agenda on Yes

STAFF RECOMMENDATION:  APPROVAL  DENIAL

PLANNING AND ZONING BOARD RECOMMENDATION:  
 APPROVAL  DENIAL

AV 5/14/2026

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