



TOWN OF LAKE PARK

Town Commission
Meeting Date: June 3, 2026

AGENDA ITEM TITLE:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; AND PROVIDING FOR AN EFFECTIVE DATE

On behalf of Michel Invest LLC ("Property Owner" and "Applicant"), Imtiaz Ahmed of Atlantic Engineering Services ("Agent") is requesting a rezoning of .25 acres from residence district (R-2) to business district (C-2) as depicted on the map below. The proposed rezoning is consistent with the Town of Lake Park's adopted regulations for rezonings and is actually required in order to render the zoning district consistent with the land use designation of *commercial*. Currently, the zoning is inconsistent with the land use and requires updating.

While the proposed rezoning is also accompanied by a separate request by the same Applicant and Agent for a site plan and special exception approval for a one-story, 7,424 SF childcare/educational facility, these details are forthcoming at the next Town Commission meeting on June 17, 2026 and are the subject of a separate quasi-judicial public hearing process. Approving this rezoning request does not guarantee approval of this separate site plan and special exception application. The rezoning aims to clean up the zoning by making it consistent with the land use (which is a requirement) and by doing so, also then allows for the discussion and consideration of a site plan and special exception use of a childcare/educational facility, a use that is provided in the C-2 zoning district. The C-2 zoning district is the most appropriate zoning district for the subject property since the adjacent commercial zoning district is also C-2.

(As some added information, the overall development site proposed separately (and that will be presented separately) is depicted in Map 2 and consists of 3 parcels in total. The rezoning would serve to expand the C-2 from along 10th Street to incorporate one additional parcel along Silver Beach, allowing for the unified redevelopment of the site as a childcare/educational facility.)

Map 3 contextualizes the rezoning relative to our other zoning districts. As proposed, the rezoning would not create "spot" zoning, with the C-2 district remaining contiguous. Additionally, as depicted on Map 4, the underlying future land use designation for the proposed rezoning parcel is already Commercial. Hence the rezoning request is consistent with the underlying FLU and is required despite the outcome of the site plan and special exception separate approval process.

Please note this item is being presented to the PZ Board on June 1 and may be subject to update pursuant to the outcome of the meeting.

Map 1: Proposed Rezoning Area.



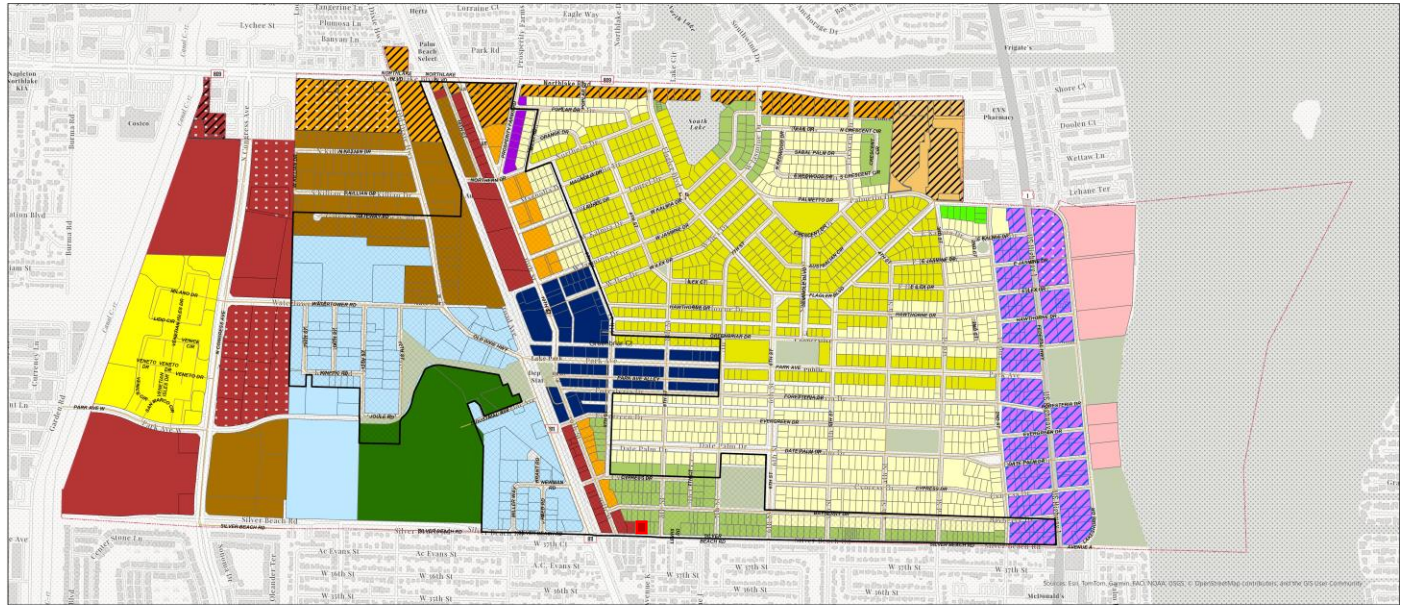
Map 2: Overall Redevelopment Site



Map 3: Zoning Context



Town of Lake Park Zoning Map



	NBQZ Overlay		C1 BUSINESS DISTRICT		CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL		R1A SINGLE FAMILY RESIDENCE DISTRICT
	PUD Overlay		C1B NEIGHBORHOOD COMMERCIAL DISTRICT		CONSERVATION		R1AA RESIDENCE DISTRICT
	Town Boundary		C2 BUSINESS DISTRICT		MU MIXED USE		R1B TWO FAMILY RESIDENCE DISTRICT
	Town Roads		C3 TWIN CITIES MIXED USE DISTRICT		P PUBLIC DISTRICT		R2 MULTIPLE FAMILY RESIDENCE DISTRICT
	FHMLDO Overlay		C4 BUSINESS DISTRICT		PADD PARK AVENUE DOWNTOWN DISTRICT		TND TOWNHOME DEVELOPMENT
					R1 SINGLE FAMILY RESIDENCE DISTRICT		CRA District



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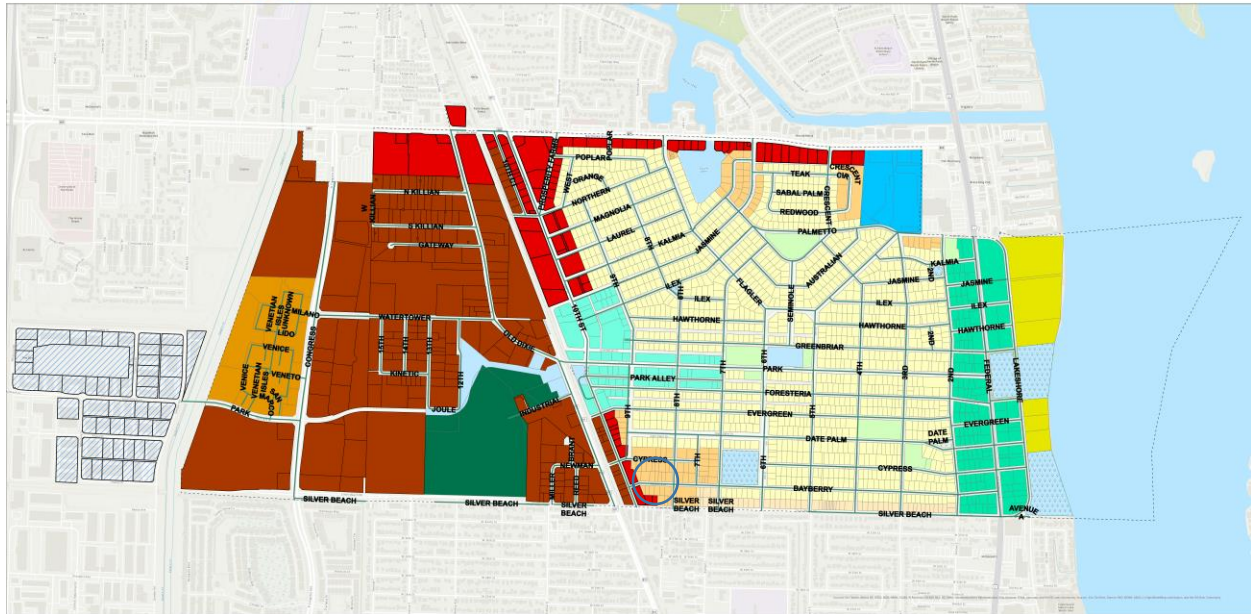


Date: 3/18/2026

Map 4: FLU Context



Town of Lake Park Future Land Use (FLU) Map 2017-2027



- Legend**
- Town Boundary
 - Town Parks
 - FLU Categories**
 - COMMERCIAL
 - CONSERVATION
 - DOWNTOWN
 - FEDERAL HIGHWAY MIXED USE DISTRICT
 - MIXED COMMERCIAL AND LIGHT INDUSTRIAL
 - MIXED RESIDENTIAL AND COMMERCIAL
 - OTHER PUBLIC FACILITIES
 - PUBLIC BUILDINGS & GROUNDS
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY
 - SINGLE-FAMILY RESIDENTIAL
 - TWIN CITIES MIXED USE
 - Future Annexation Area
 - Lake Park Streets

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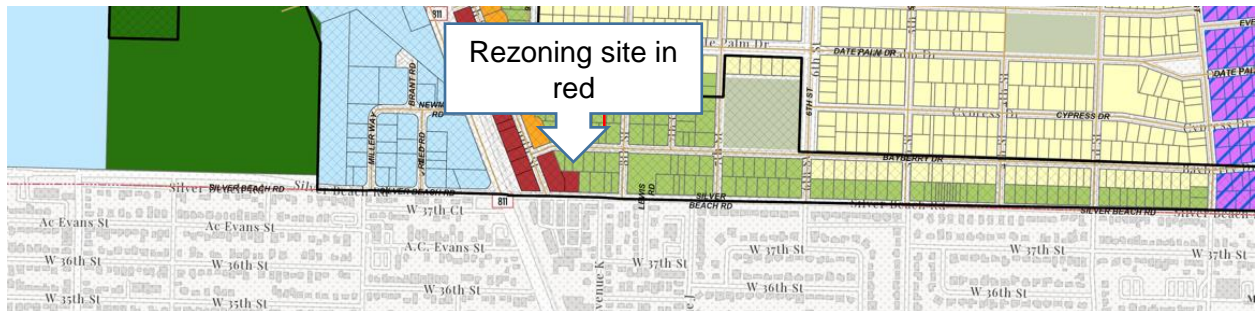


0 0.25 0.5 1 Miles

Analysis of Rezoning

The Applicant is proposing to rezone .25 acres of land from the R-2 residence district to the C-2 business district, as more precisely illustrated on Map 5 and elaborated under Table 1. As previously noted, the proposed change does not create spot zoning and will help facilitate the unified redevelopment of the site as childcare. There was briefly some consideration of rezoning the site to R-2, which allows nurseries by right, however given the impacts of a childcare facility, the need for additional future land use changes to rezone to R-2, and the current consistent underlying Commercial FLU, C-2 seemed like the more logical choice. In the R-2, nurseries were more likely envisioned as accessory uses to churches or other institutions more typically customary in the R-2 whereas the C-2 evaluation criteria are more stringent, including both the standard special exception criteria as well as several unique to the C-2, and are designed to mitigate the impacts of educational facilities to the greatest extent possible.

Map 5: Rezoning Context Detail



Zoning Districts					
	C1 BUSINESS DISTRICT		CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL		R1A SINGLE FAMILY RESIDENCE DISTRICT
	C1B NEIGHBORHOOD COMMERCIAL DISTRICT		CONSERVATION		R1AA RESIDENCE DISTRICT
	C2 BUSINESS DISTRICT		MU MIXED USE		R1B TWO FAMILY RESIDENCE DISTRICT
	C3 TWIN CITIES MIXED USE DISTRICT		P PUBLIC DISTRICT		R2 MULTIPLE FAMILY RESIDENCE DISTRICT
	C4 BUSINESS DISTRICT		PADD PARK AVENUE DOWNTOWN DISTRICT		TND TOWNHOME DEVELOPMENT
			R1 SINGLE FAMILY RESIDENCE DISTRICT		CRA District

In conducting our review of the proposed rezoning, staff followed the procedures set forth under Sec. 78-181 pertaining to rezonings initiated by requestors as well as the standards set forth by our rezoning application. Staff and the applicant have followed the statutory requirements of the process as described in our town code, including our noticing requirement. Public Notice of this change was provided on Friday, May 22nd.

Table 1

Area Proposed for Rezoning			
Current Zoning District	Current Uses	Parcel Numbers	Acres
R-2	Vacant	36-43-42-20-01-048-0300	0.25

Review Criteria:

The criteria reviewed for the rezoning application are listed below along with Staff's determinations. The standards set forth for our review process are as follows:

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

Applicant Justification: 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.

Staff Assessment: Staff concurs with the applicant's justification. Rezoning the R-2 parcel to C-2 is consistent with the underlying Commercial Future Land Use Designation. Thus, we find that the requested change is consistent with the land use plan and would not have an adverse effect on the comprehensive plan.

- 2) That the requested change is consistent with the existing land use pattern.

Applicant Justification: 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).

Staff Assessment: Staff concurs with the applicant's justification. Currently, Twiggs Academy occupies one of the parcels to the west of the rezoning subject property. The properties to the west and to the south in Riviera Beach are commercial or light industrial uses. To the north are single-family or duplex/triplex residential homes. To the east is a multifamily property. These neighbors to the north and east will be separated from the proposed educational facility by a 6' concrete wall and landscape buffers, ensuring adequate buffering for compatibility.

- 3) 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.

Applicant Justification: 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.

Staff Assessment: As part of the applicant's site plan submittal, a traffic study was performed by Atlantic Engineering Services and evaluated by the Town's consultant Traffic and Mobility Consultants (TMC). TMC concluded that the proposal is consistent with the Town's concurrency standards as well as the County's TPS standards. Furthermore, special recommendations are being made to reduce traffic impacts on Silver Beach, including closing the Silver Beach entrance during peak drop-off and pick-up hours to prevent excessive queuing on Silver Beach Road and a channelized median on Silver Beach to prevent left turn movements when exiting. The applicant has agreed with these conditions and preferred them over other suggested alternatives such as "out-only" traffic on Silver Beach. Further review documentation provided includes the County's Traffic Performance Standards approval, approval by Seacoast Utility Authority, Public Works, and approval by the Town's consultant engineering reviewer. The proposal increases pre-K educational services in the Town. Based on the analysis of these reviewers, staff finds this project will not result in increase or overtaxing of public facilities.

- 4) That the requested change will not adversely impact public safety.

Applicant Justification: 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.

Staff Assessment: Staff finds no evidence to suggest the act of rezoning from R-2 to C-2 poses a threat to public safety. As it pertains to the site plan review, Crime Prevention Through Environmental Design analysis is conducted by the Palm Beach County Sheriff's office. Several safety related recommendations have been made during the site plan review process by staff and consultant reviewers including the following: anti-traffic bollards along the rights-of-way to insulate play areas, security lighting, and landscape privacy screening of play areas. The site plan also underwent several revisions to optimize and improve the drop-off/pick-up user experience to prevent conflicts.

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

Applicant Justification: 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.

Staff Assessment: As previously noted, staff paid special attention to buffering the residential properties to the north and west when evaluating the site plan request associated with this rezoning. The full 8' landscape buffer is being provided on the property lines to the north and west, in addition to the 6' concrete wall. The applicant furthermore provided the following statement on noise impacts: "SUPERVISING TEACHERS WILL ENSURE THAT CHILDREN WILL NOT BECOME TOO NOISY. THE BUILDING IS A CBS BUILDING WITH 1/2 INCH DRYWALL. ALL THE WINDOWS ARE FIXED IMPACT WINDOWS AND ACCOUSTICAL CEILINGS THROUGHOUT. THIS WILL MINIMIZE THE NOISE FROM INDOORS."

- 6) That there are substantial reasons why the property cannot be used in accord with existing zoning.

Applicant Justification: 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 C-2 will create consistency with the underlying Commercial future land use so that the applicant's special exception request for educational facility can move forward for consideration.

Staff Assessment: Staff concurs that rezoning the subject property from R-2 to C-2 creates greater consistency with the underlying FLU and allows for the site to redevelop as a unified whole under one set of regulations.

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

Applicant Justification: No special privilege will be granted

Staff Assessment: The proposed rezoning does not grant the applicant a special privilege at the expense of public welfare.

Public Notice

In accordance with state statute and the Town Code for rezonings of land initiated by requestors other than the Town, a legal ad providing the ordinance title and summarizing the proposed changes was published in the May 22nd edition of the Palm Beach Post.

RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE PROPOSED REZONING OF .25 ACRES TO C-2 BUSINESS DISTRICT (C-2) AS PER THE SUBJECT ORDINANCE.

Attachment: proposed ordinance

ORDINANCE NO. 2026

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town of Lake Park, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has adopted a Zoning Code which establishes zoning districts and an Official Zoning Map which is illustrated in Chapter 78 of the Code of Ordinances of the Town (Code); and

WHEREAS, Imtiaz Ahmed ("Agent") on behalf of Michel Invest LLC ("Property Owner") , has requested the rezoning of .25 acres of real property (the Property) from R-2 residence district to C-2 business district; and

WHEREAS, Code Section 78-181 (1) sets forth procedures for rezonings of land requested by petitioners other than the Town; and

WHEREAS, the Agent has complied with the application requirements set forth under 78-181 (1); and

WHEREAS, the Town has complied with the noticing requirements set forth in Code §78-181 (3); and

WHEREAS, the Property is located as shown on the map in **Figure 1**, attached hereto and incorporated herein; and

WHEREAS the Property is legally described by the Palm Beach County property control number, in **Exhibit "A"**, which is attached hereto and incorporated herein; and

WHEREAS, the Town's Planning and Zoning Board conducted a public hearing and has provided a recommendation to the Commission on the proposed rezoning; and

WHEREAS, the Town Commission has conducted a duly noticed public hearing on the proposed rezoning.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF

THE TOWN OF LAKE PARK, FLORIDA THAT:

Section 1. The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves a rezoning of the Property from the R-2, residence district to the C-2, business district and directs that the Town's Official Zoning Map be amended to reflect the change of the Property's zoning.

Section 3. This ordinance shall take effect upon execution.

Figure 1

Highlighted property to be rezoned to C-2 District

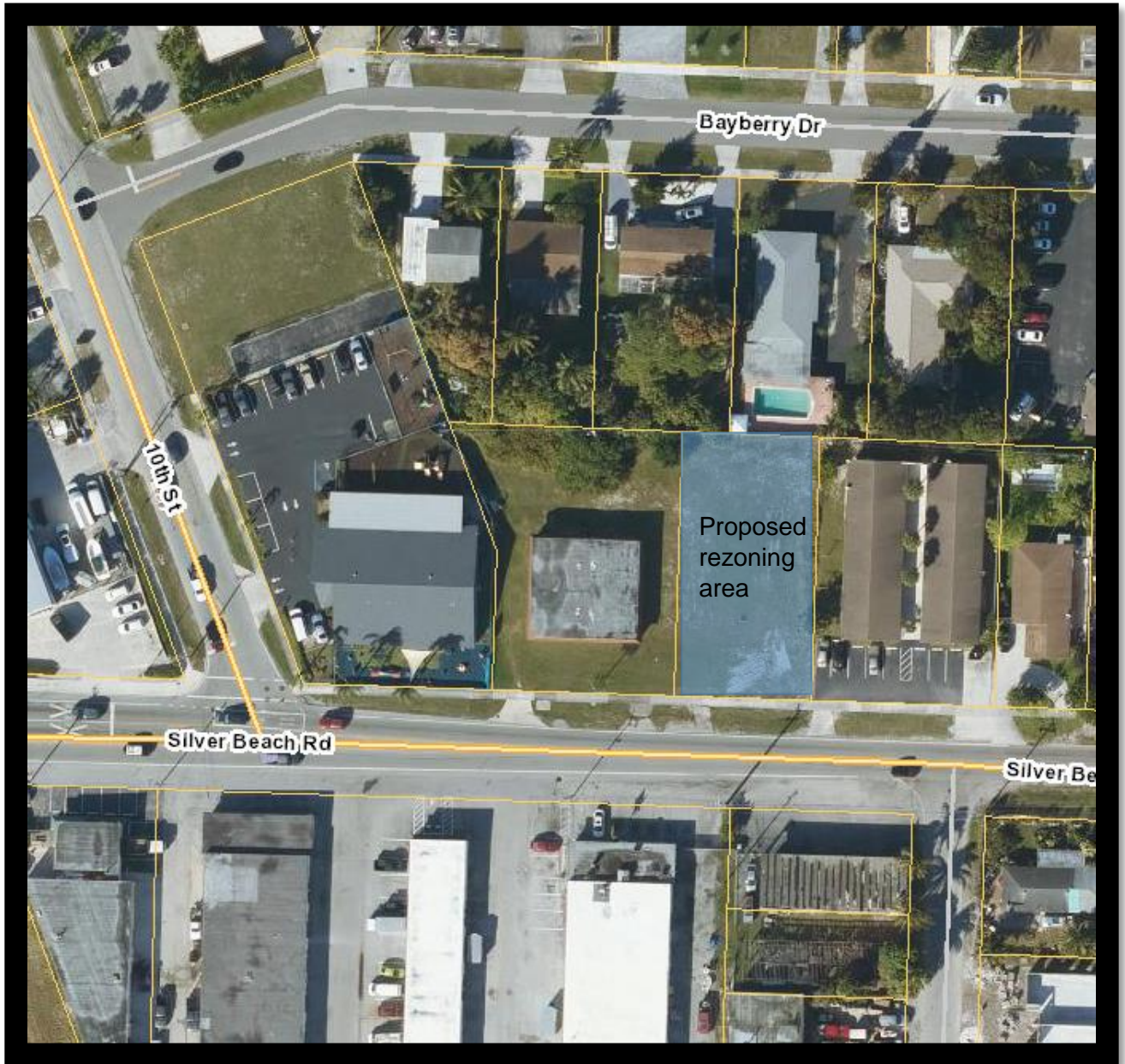


Exhibit A
Parcel with Change in Zoning
by property control number

Parcel being rezoned from R-2 to C-2:

Parcel 1: 36-43-42-20-01-048-0300

Total: 1 Parcel