



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development Department

Ordinance 03-2026 Text Amendment - C-2 Zoning Designation
- Town of Lake Park Land Development Regulations (LDR's) -

Agenda Title: First Reading

Agenda Category (i.e., Consent, New Business, etc.): Ordinance on 1st Reading

Approved by Town Manager: _____ **Date:** _____

Cost of Item: Legal Review/Legal Ad #108/#500- **Funding Source:** Legal / Advertising

Account Number: 34920 **Finance Signature:** Barbara Gould

Advertised: March 27, 2026 **Newspaper:** Palm Beach Post

Attachments: Ordinance, Staff Report, Legal Ad.

Please initial one:
AV Yes I have notified everyone
_____ Not applicable in this case

Summary Explanation/Background:

The Community Development Department is requesting that the Town Commission consider Ordinance 03-2026 that would amend the development requirements within the C-2 Zoning District as provided within the Town of Lake Park’s Code of Ordinances - Chapter 78, Article III, Section 78-72 - Land Development Regulations (LDR’s). Specifically, the proposed text amendment, if approved, would amend Section 78-72(8)b. and 78-72(8)d. to resolve a conflict with the State of Florida regarding educational facility (preschool) special exception requests.

During the Town’s review of the re-development plans for the existing Twiggs Academy, located at 101 10th Street in the Town, it was identified that there is a conflict within the development requirements

within the Town's LDR's related to an educational facility providing preschool and childcare services (one type of educational facility). Currently, the provisions of Section 78-72 (8)b. and Section 78-72(8)d. may conflict with state requirements when applied to preschools as Subsection b. prohibits "outdoor instructional or recreational activity" for educational facility special exception requests, and may conflict with other types of educational facilities as well.

Currently, the Florida Department of Children and Families (FDCF) requires outdoor play space for all preschool facilities. Thus, all preschools in the Town are required to meet FDCF's requirements (including all state laws and regulations) governing educational facilities.

Thus, to ensure that there are no conflicts with state (and other agency) requirements, for all types of educational facilities, the Community Development Department is requesting the Town Commission to consider a text amendment to the C-2 Zoning District requirements (as provided within the Town's LDR's) to provide an exemption in cases when the FDCF and/or other agencies require outdoor instructional or recreational activity for licensing, which will resolve the current conflict with the Town's LDR's.

The proposed Ordinance (and text amendments) were prepared by the Community Development Department and reviewed by the Town's Community Development Director and the Town Attorney.

The proposed Ordinance and text amendments were considered by the Town's Planning and Zoning Board on April 6, 2026 and unanimously approved (3 to 0) to be recommended to the Town Commission without additional conditions/suggestions. Additionally, an opportunity to provide public comment was offered; however, there were no public comments received/provided.

The proposed Ordinance is being presented on first reading and, if approved, will be presented to the Town Commission for 2nd and Final Reading during their May 6, 2026 Regular Meeting.

Note: The proposed Ordinance and amendments to LDR's as a result of the proposed changes to the C-2 Zoning District development requirements been properly advertised and noticed in accordance with state law (copy of legal ad and certified letter is enclosed).

Recommended Motion:

I move to approve Ordinance 03-2026 on first reading to amend the Land Development Regulations of the Town of Lake Park related to changes to the C-2 Zoning District development requirements.