



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 16, 2025

Originating Department: Community Development

Agenda Title: Ordinance 02-2025 - Amending Section 78-142 Chapter 78 - Paving and Maintenance Standard for Driveways (Gravel Driveways)

Agenda Category (i.e., Consent, New Business, etc.): **OLD BUSINESS**

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

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: N/A **Newspaper:** _____

Attachments: → Proposed Ordinance 02-2025

→ Resolution 11-02-24 Approving an Amnesty Period for the certain properties (as listed)

Please initial one:

_____ Yes I have notified everyone

N/D _____ Not applicable in this case

Summary Explanation/Background:

During the February 21, 2024, the Town Commission approved a two-year Amnesty period for approximately forty (40) properties within the Town with non-conforming gravel driveway (Resolution 11-02-24) due to the concern that bringing these properties into compliance with the Town Code by eliminating their gravel driveways would pose an economic hardship.

Note: To date, a total of nine properties (22.5%) have either complied or are moving toward compliance. Of these properties, two (2) properties have utilized Town grant funding to support these improvements.

Due to the continued economic impact concerns, the Town Commission has requested that staff propose

an Ordinance amending the Town's Land Development Regulations (LDR's) that would provide for the vesting of gravel driveways until a time that the property is either substantially renovated or the driveway is replaced, whichever occurs first.

Further, the LDR's will continue to provide that although these properties would now be vested, if approved, the maintenance standards for gravel driveways within the LDR's would still be required to be met.

Note: The Town Code - Section 78-2 - provides for the following existing definition for 'substantial renovation':

Substantial renovation means either of the following: Repair, rehabilitation, restoration, reconstruction, alteration, expansion, or similar improvement, in a calendar year, in excess of 50 percent of the assessed value of the property, as determined by the most recent certified tax roll prepared by the county tax collector; or any building addition in excess of 20 percent of the existing gross floor area or increase in height in excess of 20 percent of the existing building height.

If approved on 1st reading, the proposed Ordinance will be presented for 2nd and final reading on May 7, 2025. If approved, the proposed Ordinance would be effective immediately upon final approval.

Additionally, if approved, the Town's Community Beautification Improvement Grant funding will continue to be available for the replacement of gravel driveways to an approved alternative surface (that is code compliant).

The proposed Ordinance was prepared by the Community Development Director and reviewed by the Town Attorney.

Recommended Motion:

I move to approve Ordinance 02-2025 - Amending Section 78-142 Chapter 78 - Paving and Maintenance Standard for Driveways (Gravel Driveways) on 1st Reading.