



# **Town of Lake Park, Florida**

## **Planning and Zoning Board Meeting Minutes**

Monday, October 02, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

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<b>Richard Ahrens</b>	—	<b>Chair</b>
<b>Jon Buechele</b>	—	<b>Vice-Chair</b>
<b>Evelyn Harris Clark</b>	—	<b>Regular Member</b>
<b>Gustavo Rodriguez</b>	—	<b>Regular Member</b>
<b>Patricia Leduc</b>	—	<b>Regular Member</b>

***PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.***

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### **CALL TO ORDER**

8:24 PM

### **PLEDGE OF ALLEGIANCE**

Led by Vice-Chair Buechele.

### **ROLL CALL**

PRESENT:

Vice-Chair Buechele

Board Member Harris Clark

Board Member Rodriguez

Board Member Leduc

Chair Ahrens was absent and excused.

### **APPROVAL OF AGENDA:**

Motion to approve October 2, 2023 agenda made by Board Member Leduc, Seconded by Board Member Rodriguez. Voting Aye: All.

### **APPROVAL OF MINUTES:**

Motion to approve September 11, 2023 Minutes made by Board Member Rodriguez, seconded by Board Member Harris Clark. Voting Aye: All.

#### **1. SEPTEMBER 11, 2023 PLANNING & ZONING BOARD MEETING MINUTES**

### **PUBLIC COMMENTS ON AGENDA ITEMS:**

*Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.*

### **ORDER OF BUSINESS:**

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

### **NEW BUSINESS:**

#### **2. Parking Code Text Amendments**

Town Planner Anders Viane provided a summary of the proposal (Exhibit A).

Board Member Harris Clark asked if there were pictures they could see. Town Planner Viane stated he does not have any visual representation of the proposed changes. He also provided a comparison with other municipalities and their minimum parking space sizes. Vice-Chair Buechele clarified the reduction in parking space size to be a loss of 1 foot. Board Member Leduc asked how they came up with the numbers for compact car usage.

Town Planner Viane stated that the goal was to strike a good balance and representation of compact vehicles on the road.

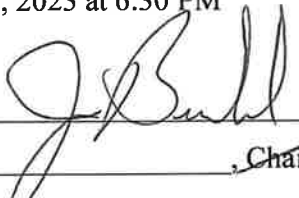
Motion to approve Parking Code Text Amendments made by Board Member Rodriguez, seconded by Board Member Leduc.

Voting Aye: All.


**ADJOURNMENT:**

Vice-Chair Buechele adjourned the meeting at 8:38 pm

**FUTURE MEETING DATE:** The next Planning & Zoning Board Meeting is scheduled for November 6, 2023 at 6:30 PM

  
\_\_\_\_\_, Chair Vice  
Town of Lake Park Planning & Zoning Board



  
\_\_\_\_\_  
Town Clerk, Vivian Mendez, MMC

  
\_\_\_\_\_  
Deputy Town Clerk, Laura Weidgans

Approved on this 5th of February, 2024



**Town of Lake Park**  
**Planning & Zoning Board Meeting**  
**Meeting Date: October 2, 2023**  
**PZ ITEM 23-08 – PARKING CODE TEXT AMENDMENT**

**STAFF MEMO & PROPOSED ORDINANCE**

**PROPOSAL**

Staff has often received feedback from building permit and site plan development applicants that our standard parking space dimensions of 10' X 18'6" are larger than average and thus can be difficult to adhere to, particularly on sites with land area constraints. Upon examination of other codes, it does indeed appear our spaces – specifically the widths – are on the larger end of the average. For example, in Palm Beach Gardens, their "general" parking space is 9' X 18'6"; in Tequesta, their standard is 9' X 18'; and in West Palm Beach, their standard parking space is only 8'6" X 18'. Palm Beach County also utilizes a 9' X 18' standard.

Especially as the Town pursues urban redevelopment projects, we feel a 1 foot reduction in the width of the required standard 90-degree parking space will prove beneficial for redevelopments while still providing a specification that is in keeping with other municipal and county code averages.

Furthermore, staff is also proposing a compact parking space dimension of 8'6" X 17'0", which is consistent with other compact parking codes which tended to range between 8' X 16' on the most compact end to 9' X 17' on the larger end. As proposed, compact parking spaces could account for no more than 25% of a site's required parking, which we believe will be especially helpful for urban redevelopment projects in the Downtown and along the US-1 corridor, though this provision is proposed to be made available to all districts.

Staff believes the effect of these changes will help existing sites with restricted land area meet the required parking dimensions when resurfacing and restriping their lots and assist new developments in adding more parking overall. It is staff's belief the result will be the net increase of parking throughout the Town in a greater variety of sizes, in anticipation of the continued relevance of automobile transportation and consumer trends in vehicle sizes tending toward more compact vehicles. Finally, it is important to note the code only establishes minimum specifications, so applicants could still provide larger stall sizes if they chose to do so.

The substance of the code changes is detailed below:

TABLE 78-142-1

**MINIMUM PARKING BAY DIMENSIONS FOR NONRESIDENTIAL USES  
AND RESIDENTIAL USES WITH SHARED PARKING LOTS**

Angle	Stall Width	Stall Depth	Aisle Width	Curb Length	Wall to Wall Width	Interlock to Interlock Width	Stall Depth to Interlock	Land Use
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
45	10'0"	17'6"	12'0"	14'0"	47'0"	44'0"	15'6"	General
	12'0"	17'6"	12'0"	17'0"	47'0"	44'0"	15'6"	Handicapped



**Town of Lake Park**  
**Planning & Zoning Board Meeting**  
**Meeting Date: October 2, 2023**  
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60	10'0"	19'0"	14'0"	11'6"	53'0"	50'0"	17'6"	General
	12'0"	19'0"	14'0"	14'0"	53'0"	50'0"	17'6"	Handicapped
70	10'0"	19'6"	17'0"	10'6"	56'0"	54'0"	18'6"	General
	12'6"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	Handicapped
75	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	General
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	Handicapped
80	10'0"	19'6"	22'0"	10'0"	61'0"	60'0"	19'0"	General
	12'0"	19'6"	22'0"	12'0"	61'0"	60'0"	19'0"	Handicapped
90	<del>9'10'0"</del>	18'6"	24'0"	<del>9'10'0"</del>	61'0"	61'0"	18'6"	General
	12'6"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	Handicapped
	<u>8'6"</u>	<u>17'0"</u>	<u>24'0"</u>	<u>8'6"</u>	<u>58'0"</u>	<u>58'0"</u>	<u>17'0"</u>	<u>Compact</u>

1.

In Column (I) above, "general" applies to parking spaces designated to serve all commercial uses and also residential uses with shared parking lots. Spaces to be reserved for use by disabled persons shall be governed by the rows labeled "handicapped." Up to 25% of required parking may utilize the "compact" category standards.

**Staff Recommendation: Approval**

**ORDINANCE NO. \_\_-2023**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE V, SECTION 78-142, AMENDING THE DIMENSIONAL STANDARDS FOR 90-DEGREE PARKING SPACES; CREATING A COMPACT PARKING SPACE CATEGORY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park, Florida 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 Commission has developed parking space dimensional standards, which has been codified in Chapter 78, Article V, Section 78-142 of the Town's Code of Ordinances; and

**WHEREAS**, the Community Development staff has recommended that the Town Commission amend Town Code, Chapter 78, Article V, Section 78-142, to reduce the required dimensions for standard parking spaces as well as create a new compact parking space category and allowances for the use thereof.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:**

**Section 1.** The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

**Section 2.** Chapter 78, Article V, Section 78-142 of the Town Code is hereby amended to read as follows:

TABLE 78-142-1

MINIMUM PARKING BAY DIMENSIONS FOR NONRESIDENTIAL USES  
AND RESIDENTIAL USES WITH SHARED PARKING LOTS

Angle	Stall Width	Stall Depth	Aisle Width	Curb Length	Wall to Wall Width	Interlock to Interlock Width	Stall Depth to Interlock	Land Use
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
45	10'0"	17'6"	12'0"	14'0"	47'0"	44'0"	15'6"	General

	12'0"	17'6"	12'0"	17'0"	47'0"	44'0"	15'6"	Handicapped
60	10'0"	19'0"	14'0"	11'6"	53'0"	50'0"	17'6"	General
	12'0"	19'0"	14'0"	14'0"	53'0"	50'0"	17'6"	Handicapped
70	10'0"	19'6"	17'0"	10'6"	56'0"	54'0"	18'6"	General
	12'6"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	Handicapped
75	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	General
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	Handicapped
80	10'0"	19'6"	22'0"	10'0"	61'0"	60'0"	19'0"	General
	12'0"	19'6"	22'0"	12'0"	61'0"	60'0"	19'0"	Handicapped
90	<del>9'10"</del>	18'6"	24'0"	<del>9'10"</del>	61'0"	61'0"	18'6"	General
	12'6"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	Handicapped
	<u>8'6"</u>	<u>17'0"</u>	<u>24'0"</u>	<u>8'6"</u>	<u>58'0"</u>	<u>58'0"</u>	<u>17'0"</u>	<u>Compact</u>

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In Column (I) above, "general" applies to parking spaces designated to serve all commercial uses and also residential uses with shared parking lots. Spaces to be reserved for use by disabled persons shall be governed by the rows labeled "handicapped." Up to 25% of required parking may utilize the "compact" category standards.

### **Section 3. Severability.**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

### **Section 4. Codification.**

The Sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "section", "article", or any other appropriate word.

### **Section 5. Repeal of Laws in Conflict.**

All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 6. Effective Date.**

This Ordinance shall take effect immediately upon adoption by the Town Commission.

**PUBLIC NOTICE**  
**TOWN OF LAKE PARK**  
**NOTICE OF PUBLIC HEARINGS**

Please be advised that immediately following the Historic Preservation Board, the Planning and Zoning Board of the Town of Lake Park will hold a public hearing on **Monday, October 2, at 6:30 p.m., or as soon thereafter as can be heard**, to hear the following item in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to this item may be inspected at the Community Development Department located at Town Hall.

The Town Commission will also conduct a public hearing at 535 Park Avenue, Lake Park, to consider the item listed below on **1<sup>st</sup> Reading Wednesday, November 1, 2023 at 6:30 PM and 2<sup>nd</sup> Reading Wednesday November 15, 2023 at 6:30 PM**, or as soon thereafter as can be heard. (Tentative date, please monitor [www.lakeparkflorida.gov](http://www.lakeparkflorida.gov) for any changes). A quorum of the Town Commission of the Town of Lake Park, Florida will convene and public participation will occur in-person at Town Hall.

The public hearing item is as follows:

Town Staff are bringing forward a text amendment to Chapter 78, Article V, Section 78-142. This amendment would provide revised dimensional standards for 90 degree standard parking spaces as well as create dimensional standards for a new compact parking space and an allotment for their use.

If a person decides to appeal any decision made by any board with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

**Town Clerk:** Vivian Mendez

**PUB:** The Palm Beach Post – Friday, September 22, 2023