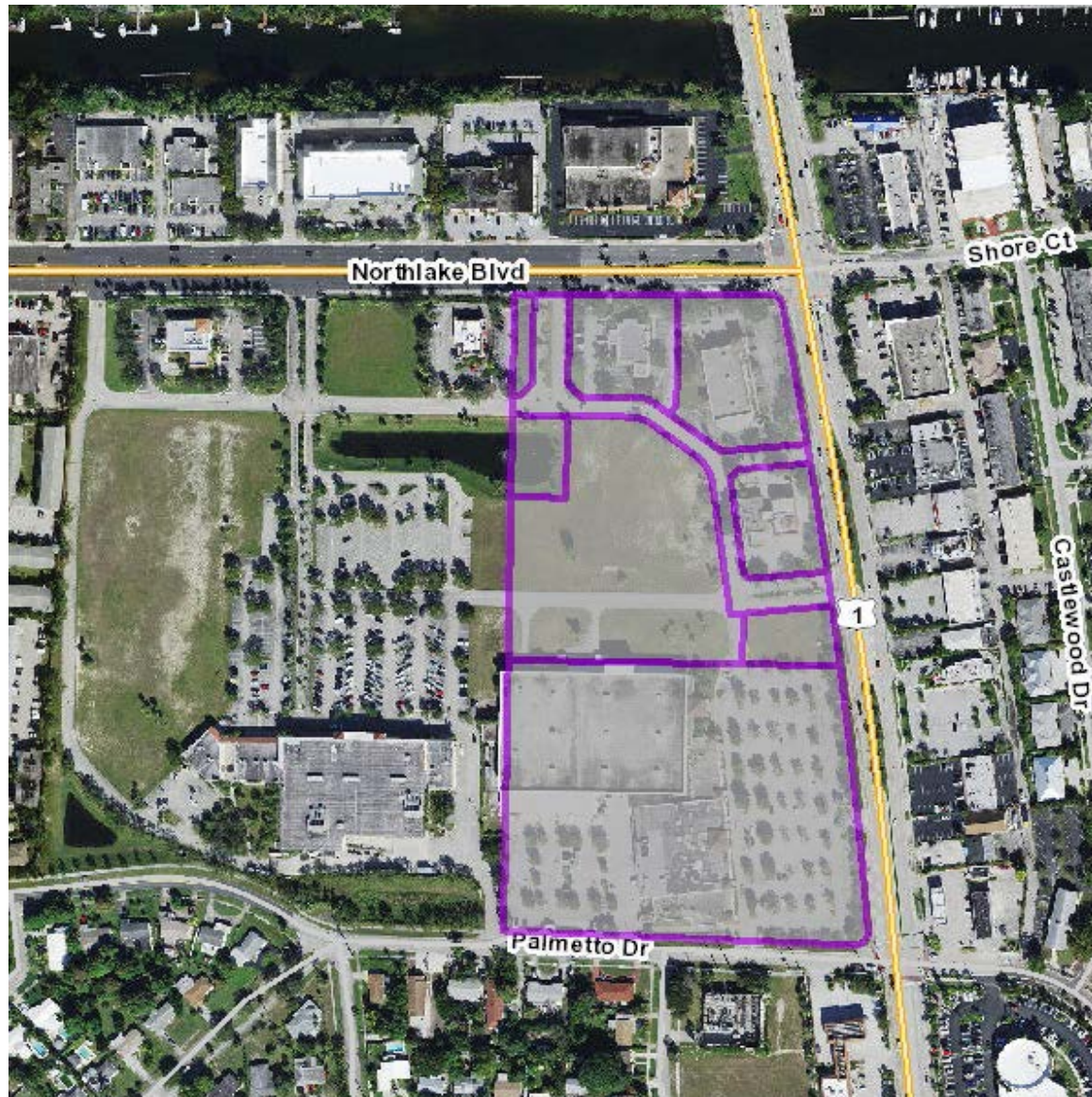


**C3 Regional Business District  
Zoning Text Amendment  
Lake Park Town Council 11/2/2022**



# Location



# Renderings

4

MASTER PLAN  
SITE AERIAL

Conceptual

Gensler

VILLAGE SHOPS | JULY 14, 2022 | PG. 22

# Renderings

4

MASTER PLAN

TERRACE VIEW - PLAZA

## Conceptual

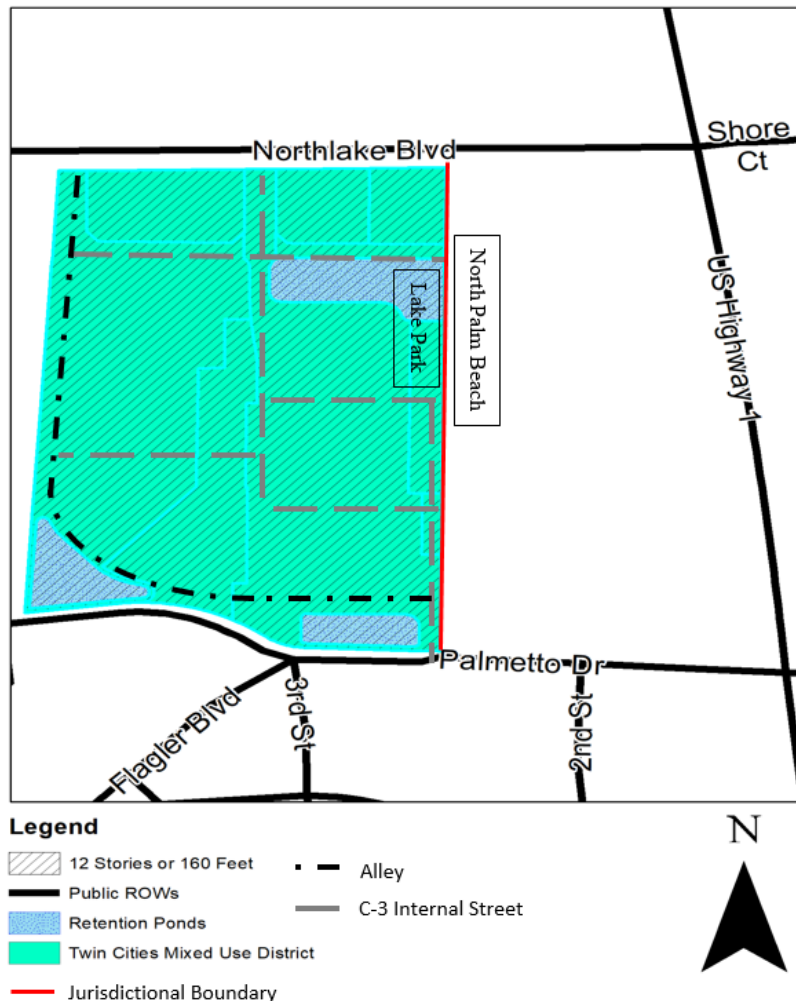


Gensler

VILLAGE SHOPPES | JULY 14, 2022 | PG. 24

# Lake Park regulations

Figure 1 - District Regulating Plan



- 48 Du/ac- residential
- 2.0 FAR for non-residential
- Maximum height of 12 stories, 160 feet. Can Include up to 3 floors of parking
- Created 7 building types and setback regulations for each. No location restriction of types
- 30 setback from residential uses
- Restricted bars and nightclubs

# Land Development Regulations

- Existing C3 regulations to remain for the outparcels. Can utilize regular PUD process- restricted to 50 feet high.
- Establish minimums to request a PUD:
  - Five (5) acres
  - 0.5 acre civic space
  - 50,000 SF of non-residential uses
- Amend use table for all C3 with special allowed uses through the PUD

# Planned Unit Development

## Height

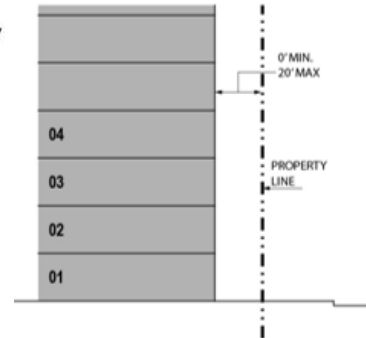
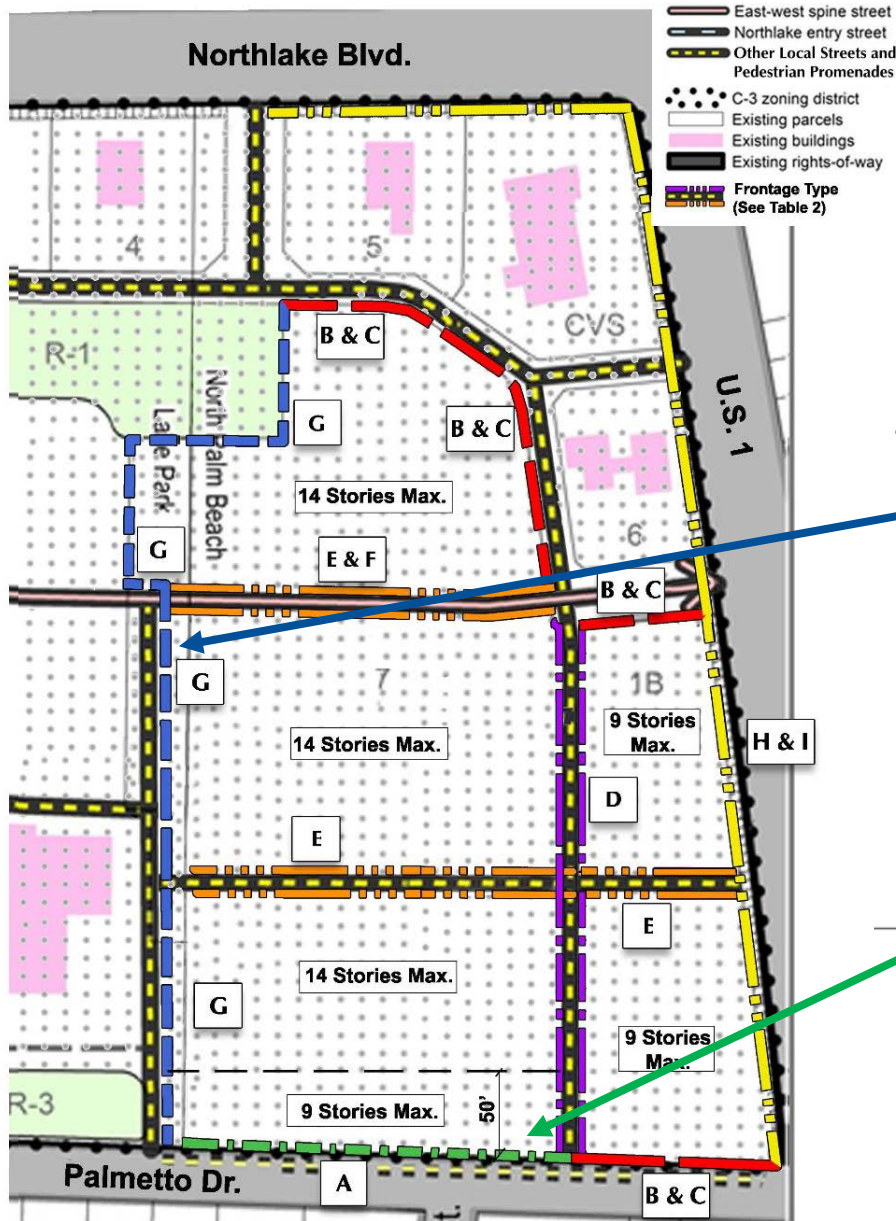
- 200 feet
- 14 stories
  - 9 stories within 50 feet of US Highway 1 and Palmetto

## FAR

- 2.75
  - 13 acre area- 569,610 sq. ft.
  - 1,566,427 sq ft. maximum
- Lake Park (2.0 FAR and 48 du/ac)

# Regulating Plan

80% development



## Build to Zone

All Floors

0' min.  
20' max.

G



## Build to Zone

Ground Thru 4<sup>th</sup> Floors 0' min.  
10' max

Above 4<sup>th</sup> Floor 6' min.

A

# Regulating Plan

## Frontage A



# Schedule

## Working with Treasure Coast Regional Planning Council

- November 1<sup>st</sup> Planning Commission workshop
- November 10<sup>th</sup> Village Council Workshop
- December 6<sup>th</sup> Planning Commission
- January 12<sup>th</sup> Village Council first reading

Once approved, property owner needs to submit Master Plan/ PUD application for review by NPB and Lake Park