



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 6, 2026

Originating Department: Community Development Department

Ordinance 05-2026 - Text Amendment - Expanding PADD Permitted Uses – Chapter 78 - Town of Lake Park Land

Agenda Title: Development Regulations (LDR's) – First Reading

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

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

Cost of Item: Legal Review **Funding Source:** Legal

Account Number: #108 **Finance Signature:** Barbara Gould

Advertised:

Date: April 27, 2026 **Newspaper:** Palm Beach Post

Attachments: Ordinance, Staff Report, Business Impact Estimate, Legal Ad

Please initial one:

AV Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

At the request of the Town Commission, the Community Development Department is requesting that the Town Commission consider Ordinance 05-2026 that would amend/expand the permitted uses within the Town's Park Avenue Downtown District (PADD). Various recommended changes to the PADD Use Table (Table 78-70-1) are requested to allow for greater flexibility with infill and redevelopment within the PADD as well as encourage incremental growth and adaptive reuse of code compliant buildings. Additionally, the proposed changes, if adopted, would contribute to meeting the Lake Park Community Redevelopment Area (CRA) Redevelopment Plan and promote business friendly initiatives to attract, retain and expand business ventures, along with the promoting restaurant and entertainment uses along Park Avenue.

Note: This request would expand the uses within the PADD and would not be considered as "more restrictive or burdensome" from the Town's current permitted uses. Thus, we do not believe this would be in conflict with the recent SB 180 legislation that was approved in 2025.

The proposed Ordinance was prepared pursuant to the recently completed PADD study (completed by Kimley-Horn) and includes changing a number of the special exception uses to permitted (by right) uses, including, live-work units, gyms, parking structures, craft distilleries, hotels, microbreweries, restaurants, small scale food and beverage production, indoor entertainment, theaters and train stations.

The proposed amendments/changes, if approved, are expected to create a more business-friendly environment to new business owners looking to locate within the Town's Park Avenue Downtown District.

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

The proposed Ordinance and text amendments are expected to be considered by the Town's Planning and Zoning Board on May 4, 2026 (prior to the Town Commission considering this item on 1st Reading and subsequently on 2nd and Final Reading). Additional conditions/suggestions will be provided to the Town Commission prior final approval/adoption of the Ordinance.

The proposed Ordinance is being presented for consideration on 1st reading and is expected to be considered during the Town Commission's Regular Meeting on May 20, 2026 on 2nd and Final Reading.

Note: The proposed Ordinance and amendments to LDR's as a result of the proposed expansion of the PADD Permitted Use 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 05-2026 on first reading to amend the Land Development Regulations of the Town of Lake Park related to expanding the PADD Permitted Uses development requirements.