



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 21, 2026

Originating Department: Community Development Department
Update, Discussion & Direction - Park Avenue Downtown District

Agenda Title: (PADD) Final Report and Recommendations & SB 180

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

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

Cost of Item: Consultant and Legal Review **Funding Source:** Contractual Services/Legal
Account Number(s): 001-524-500-34000 **Finance Signature:** Barbara A. Gould

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

Attachments: Kimley-Horn Presentation; PADD Study; PADD Recommended Comprehensive Plan Text Amendments; PADD Recommended Land Development Regulation (LDR) Text Amendments; Town Attorney Memo Dated November 3, 2025 RE PADD Study and SB180; Resident Feedback

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

Summary Explanation/Background:

In March 2025, the Town Commission approved a contract to provide planning consulting services with Kimley-Horn (approved April 16, 2025) to complete a planning study and develop recommendations for the Park Avenue Downtown District (PADD) district (i.e., land development regulations and comprehensive plan) to promote economic development/growth within the PADD area and to ensure that development contributes to the community's character.

The intended scope was to provide adequate public outreach/meetings, review the PADD development requirements within the Town's Land Development Regulations (LDRs) and the governing Comprehensive Plan policies and objectives.

The Town received the planning consultant's final report on November 6, 2025 that provided various recommendations to be considered by the Town Commission in supporting the future development of the PADD.

Note: To ensure community transparency, the consultant's final report has been included on the Town's website shortly after receipt of the report to ensure transparency and an understanding of the proposed development options that are being proposed by Kimley-Horn. Additionally, the Town received several comments from the community following this posting of the final report, which have been included within the agenda item backup documentation.

As a result, the Town Commission will be requested to consider and provide direction on the following:

1. Presentation & Discussion - Final PADD Report and discuss recommended proposed LDR Text Amendments and Comprehensive Plan Text Amendments - Kimley-Horn (Town's planning consultant)
2. Update - Senate Bill (SB) 180 - Town Attorney
3. Direction - Proposed amendments to the PADD code (Use Table) that are planned to be brought to the Town Commission at a future date (not in conflict with SB 180) – Town's Community Development Director

Note: A revised PADD Use Table is time sensitive to the CRA and would provide flexibility to businesses as they seek to expand, relocate and open within our downtown area. This revision to the PADD code would not be expected to create a concern with regard to SB 180 as it would enable certain uses (e.g., restaurants, etc.) to be considered as permitted uses rather than requiring a special exception use approval, which may delay the business and result in additional costs (particularly when this is a desired use within this area of the Town).

Recommended Motion:

The Town Commission consider, discuss and provide input/direction on the planning consultant's Final Report and Recommendations as well as the various issues presented related to the Park Avenue Downtown District (PADD).