



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: March 15, 2023

Agenda Item No.

Agenda Title: Courtesy Presentation by the Village of North Palm Beach on their Proposed Land Development Regulations (LDRs) for the C-3 Area.

☒ **SPECIAL PRESENTATION/REPORTS** ☐ **CONSENT AGENDA**
☐ **BOARD APPOINTMENT** ☐ **OLD BUSINESS**
☐ **ORDINANCE**
☐ **NEW BUSINESS**
☐ **OTHER**

Approved by Town Manager John D'Agostino

Digitally signed by John D'Agostino
DN: cn=John D'Agostino, ou=Town of Lake Park, ou=Town
Manager, email=jlagostino@lakeparkflorida.gov, c=US
Date: 2023.03.08 11:53:25 -0500

Date: _____

Nadia Di Tommaso / Community Development Director

Name/Title

Originating Department: Community Development	Costs: N/A Funding Source: Acct: <input type="checkbox"/> Finance _____	Attachments: Village of North Palm Beach Presentation Village of North Palm Beach ORDINANCE
Advertised: Date: Paper: <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <input type="checkbox"/> OR Not applicable in this case <input checked="" type="checkbox"/> ND Please initial one.

Summary Explanation/Background:

As the Town Commission is aware, the C-3 district area (*also referred to as the Northlake Promenade Shoppes or Twin City Mall Site*) has recently adopted a new land use designation and zoning district regulations by the Town to promote mixed-use development. Our regulations were developed in partnership with the Village of North Palm Beach so as to create a plan that would synergize within the entire area given that both jurisdictions share a common C-3 boundary. The Village of North Palm Beach is moving their draft land development regulations forward and as a courtesy (and similar to the courtesy presentations provided by the Town to the Village), the Village is presenting their draft code to the Commission and is welcoming any comments or feedback.

A similar courtesy presentation was provided to the Town's Planning & Zoning Board on November 7, 2022 and the Board Members asked questions regarding compatibility of future development, joint reviews with the Town and the proposed streetscape along

Palmetto, all of which the Village responded to and for which clarifications are provided in the enclosed presentation. The Village's draft code, similar to the Town's, requires joint staff and planning board review for all site plan applications within the C-3 area, a common east/west street network, softening along Palmetto and adequate transition along cross jurisdictional lines. One main difference is how the Village intends on calculating density, which is strictly by Floor Area Ratio (FAR), rather than a basket of rights based on dwelling units/acre (i.e. the Town's method of calculation) so as to provide a different type of flexibility based on market demands.

The Village also received unanimous (6-0) approval from their Planning Commission on their proposed LDRs in February 2023.



Recommended Motion: Not Required.