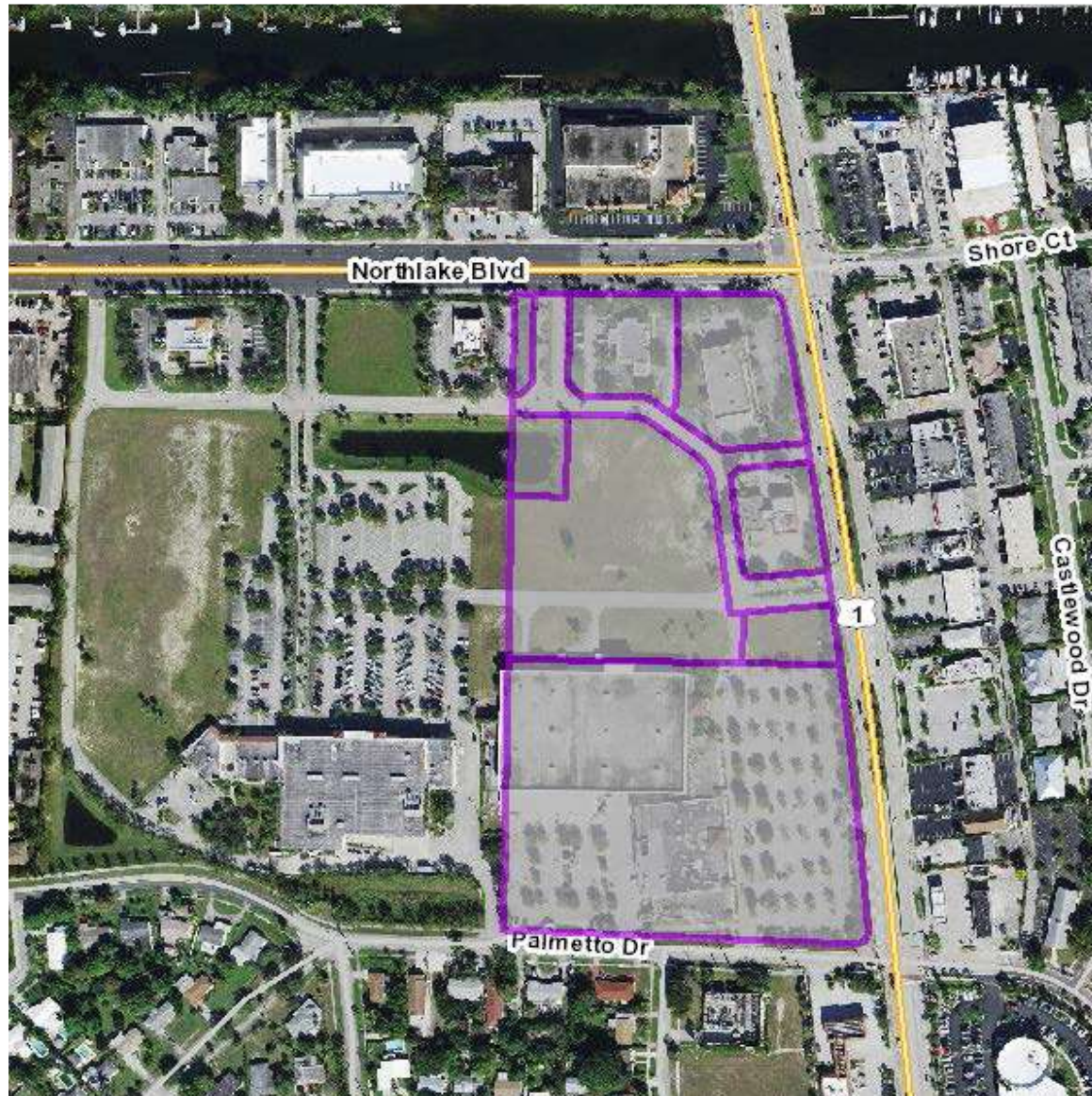


**C3 Regional Business District
Village initiated Zoning Text Amendment
Planning Commission 2/14/2023**



Location



Zoning District



Only location
of C3 Zoning
district

History

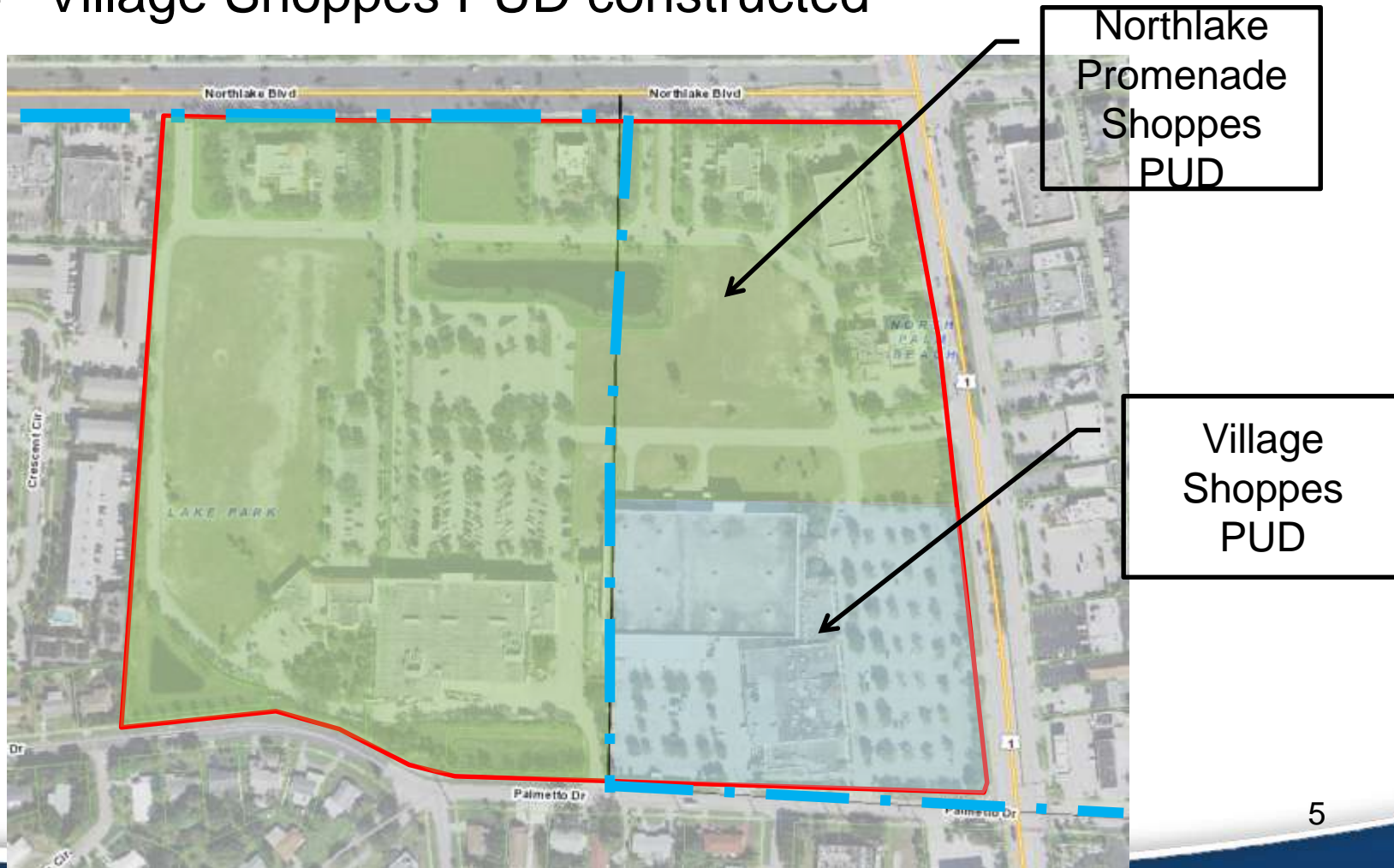
- 1971- Twin City mall building was shared by both North Palm Beach and the Town of Lake Park
- 1993- Interlocal agreement established between NPB and Lake Park as portions were demolished
- 1995- Final demolition of Sears building



History

2000- Publix constructed and Northlake Promenade Shoppes PUD established

2003- Village Shoppes PUD constructed



Existing Site



Existing Site



Existing Site



Existing Site



Existing Site



Adjacent to Site



Adjacent to Site



Existing Site



Suburban but close to high population and other services

Code Amendments

2016- Citizens Master Plan

2020- Village-initiated commercial code rewrite with Dover
Kohl and Partners

2021- Site specific market study

2022- Lake Park approves new C3 code amendments

2022- NP Devland purchased the 13 acre property of the
Village Shoppes and vacant portion of Northlake
Promenade Shoppes

2016 Citizen's Master Plan



- A mix of building types is provided including townhouses, low-rise multi-family, high-rise multi-family, retail and mixed-use;
- Parking is provided on-street, in garages, and behind buildings
- An interconnected system of walkable blocks and small streets

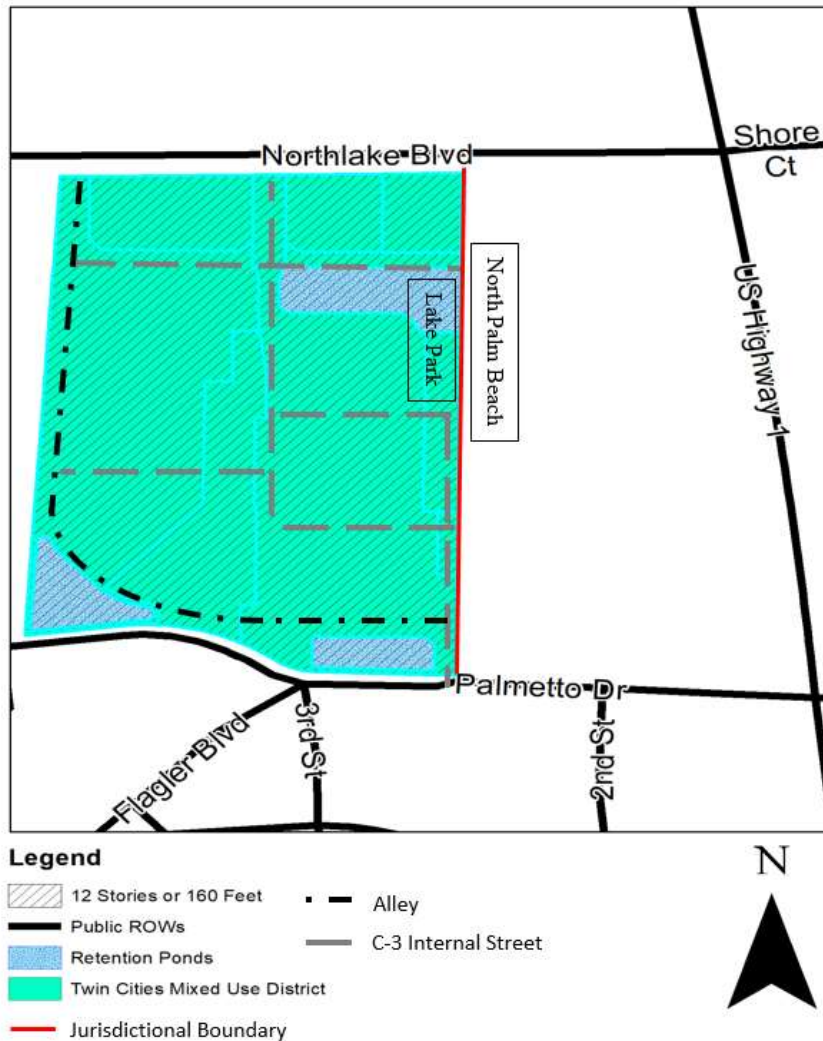
Market Study

Uses

- Office- no market demand
- Hotel- no market demand
- Retail- no existing demand, but new residential would create demand.
- Ability for 1000 residents by 2030
- The large parcel acquisition cost will “necessitate additional density and building height to justify construction feasibility”
- Structured parking was also factored into the acquisition cost to require additional units

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
- 30 setback from residential uses
- Restricted bars and nightclubs

Maximum buildout-

1,009 residential units AND
1,833,000 sq. ft. commercial

Land Development Regulations

Zoning regulations and Comprehensive Plan changes ONLY

Specific project not yet submitted

Establishes framework for development to be reviewed

Updates from December

- Overall height limitation of 175 feet
 - Market rate: 11.5 feet needed per floor for luxury condominiums and 25 feet for ground floor commercial at 14 stories= 175 feet
 - 9 story portions= 120 feet
- Expanded the waiver process to be followed (Same as specified in Section 45-35.1 Planned Unit Developments)

Updates from December

Proposed Amendments (Continued)

- Regulating Plan updates
 - Reduced and simplified frontages
 - Added Civic space
 - Included outparcels for entire district
- Frontages
 - Increased setbacks
 - Addressed sidewalk size and landscaping
- Parking
 - Eliminated some reduction allowances

Updates from December

Building area- total air-conditioned leasable or saleable floor area of a building, including hallways, stairs, elevators and storage spaces. The building area does not include: non-habitable enclosed areas on the rooftop, external unenclosed circulation areas, parking areas, unenclosed colonnades, porches and balconies, un-air-conditioned storage spaces.

Floor Area Ratio

Floor Area Ratio (FAR)- total gross area of the property (including streets and easements) divided by the building area.

(ex. Lot area 1000 sq. ft. with FAR of 1.5= 1,500 sq. ft. of possible building)

2.75 FAR proposed

- 17.5 acre area- 762,295 sq. ft.
- **2,096,311** sq ft. maximum building area

Lake Park

- 21 acres- 916,533 sq. ft.
 - 1,833,000 sq. ft commercial
 - 1009 dwelling units

FAR

4

MASTER PLAN
SITE AERIAL

CONCEPTUAL
2.75 FAR

Not possible to build 14 stories across majority of site because of FAR square footage limitation

VILLAGE SHOPS | JULY 14, 2022 | PG. 22

FAR

Height Comparisons



Water Club Tower 1

- 214 ft tower overall height
- 18 stories
- 200 ft setback

Water Club Tower 3

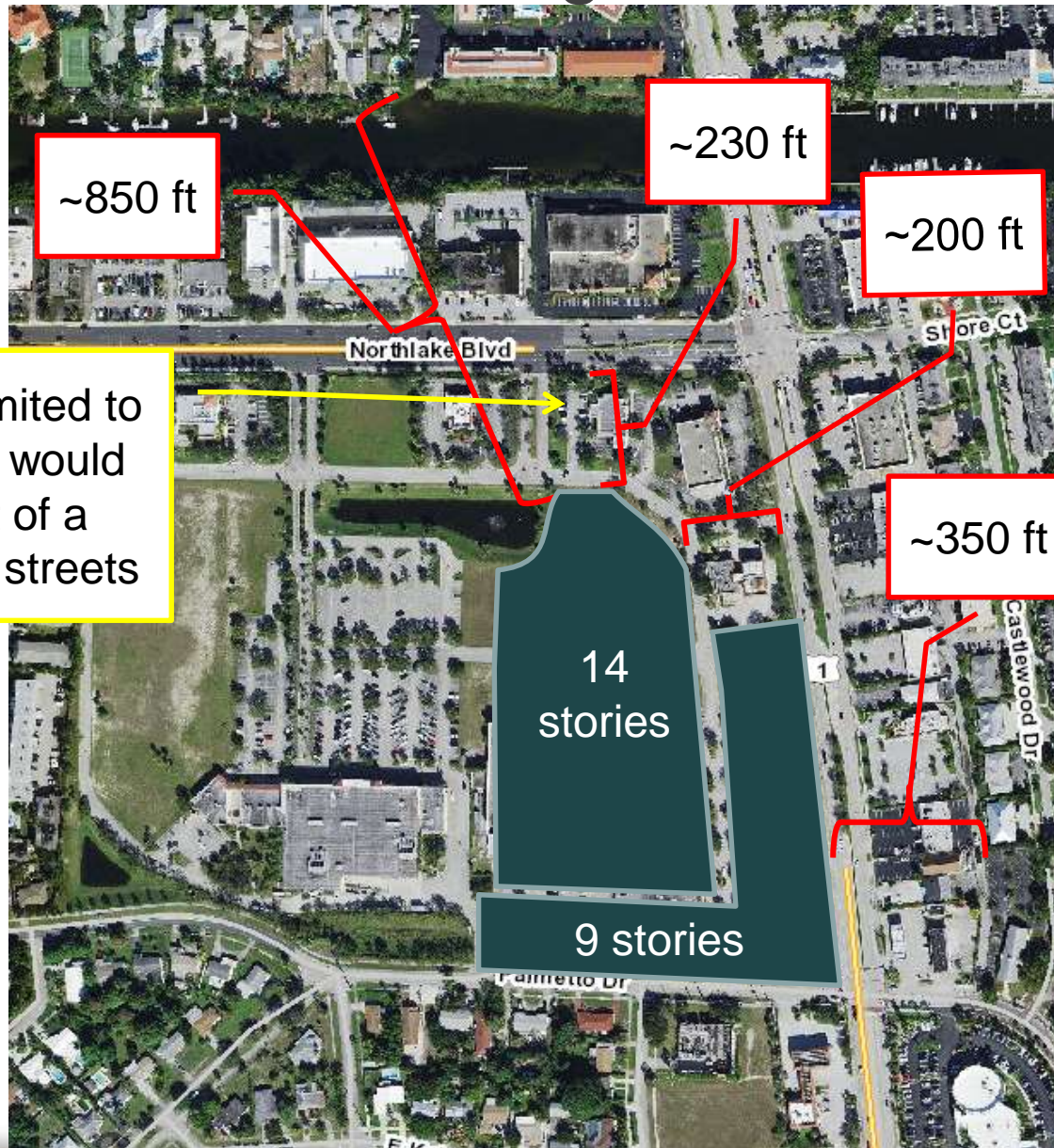
- 185 ft tower overall height
- 16 stories
- 190 ft Setback

Height Comparisons



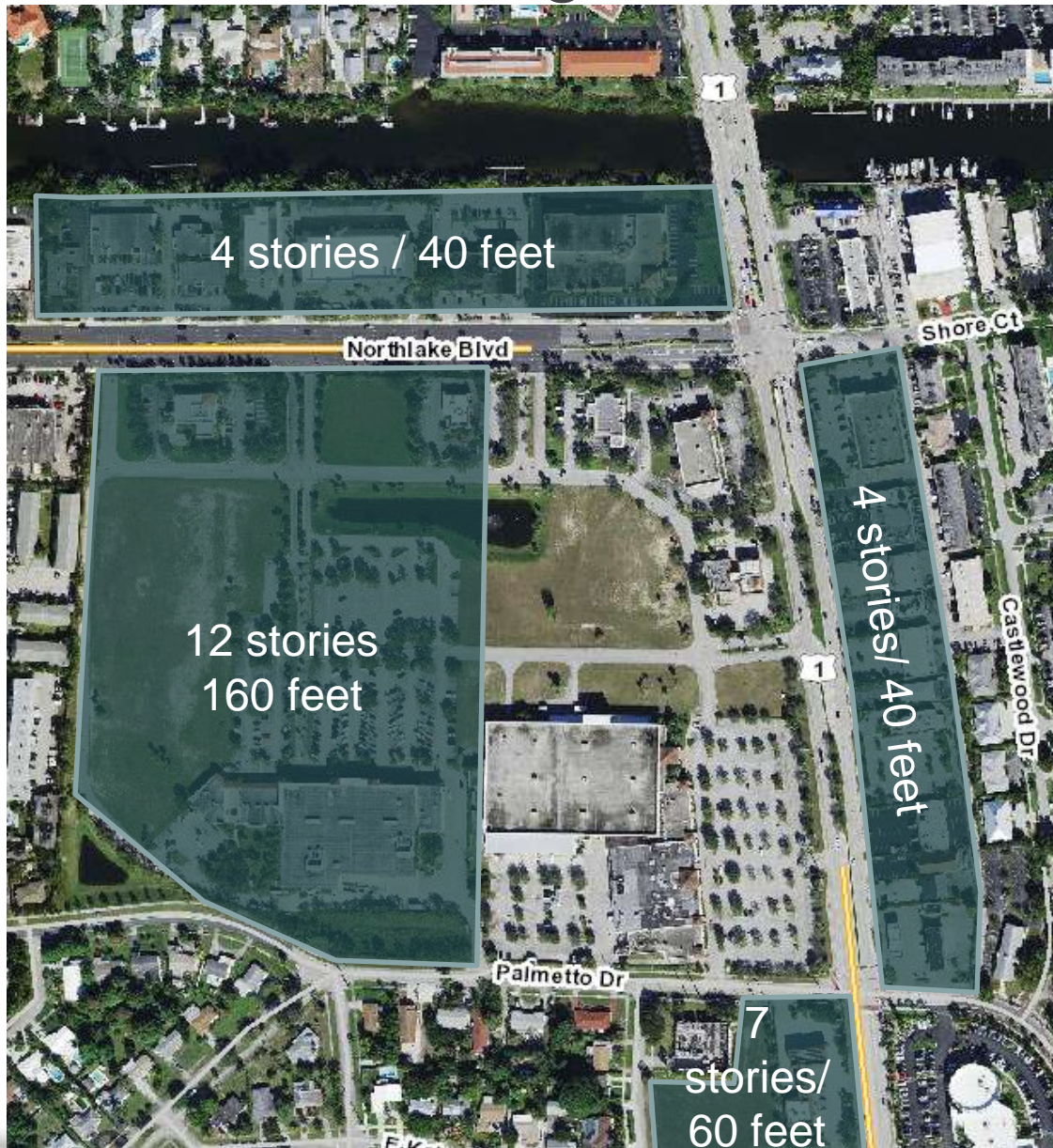
Landmark Palm Beach Gardens
Tallest- 17 stories, 200 ft to peak
Shorter- 14 stories, 170 ft to peak

Height

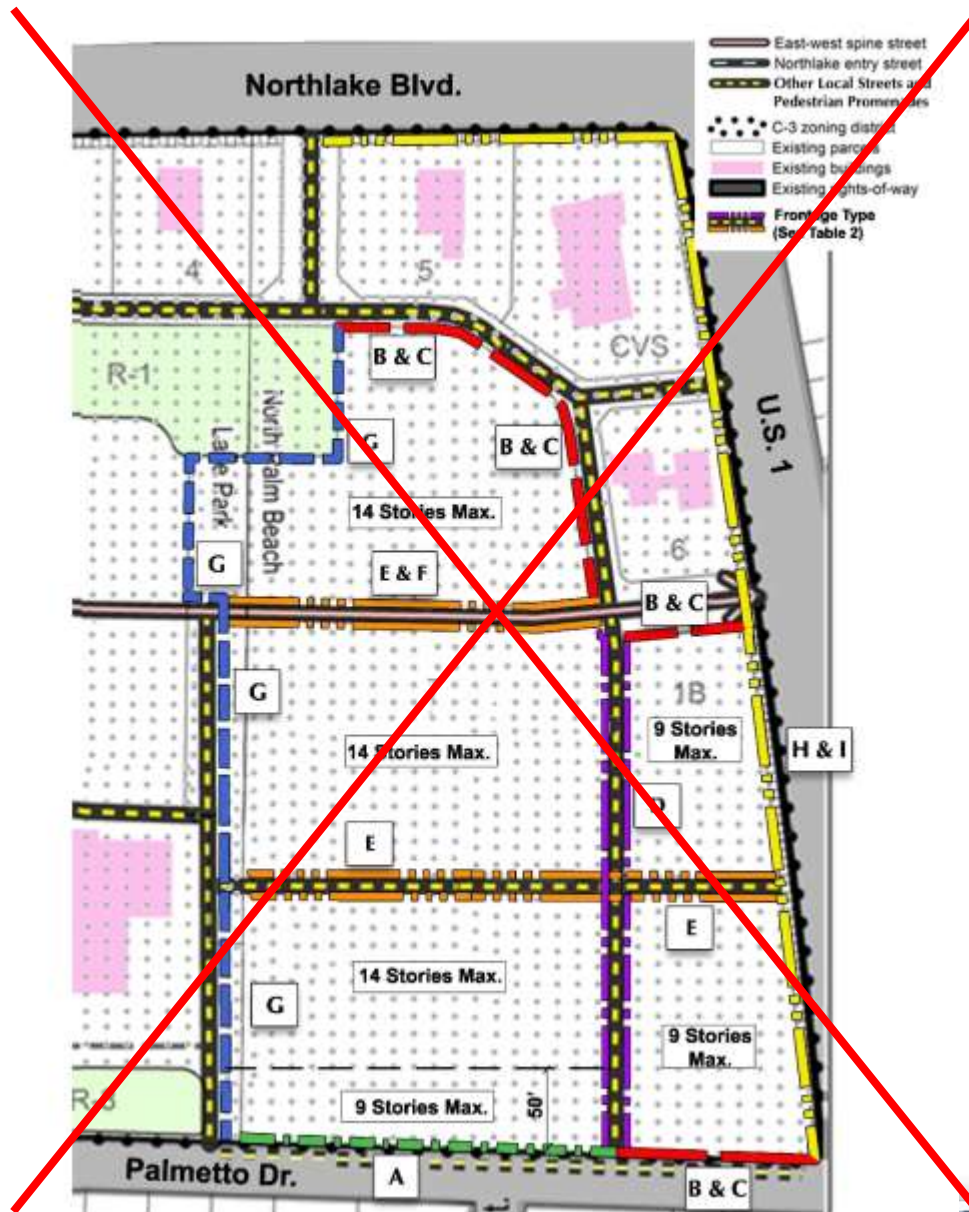


Outparcels limited to 50 feet high, would block most of a building from streets

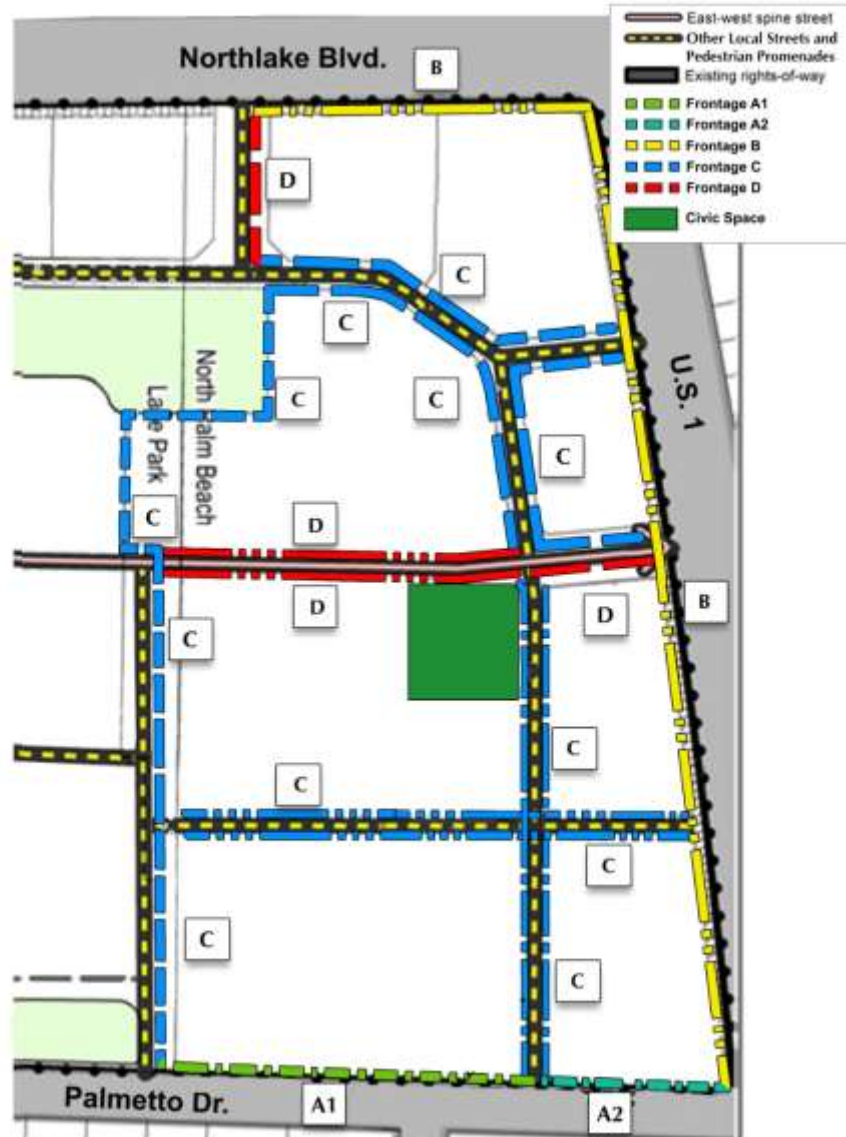
Height



Regulating Plan

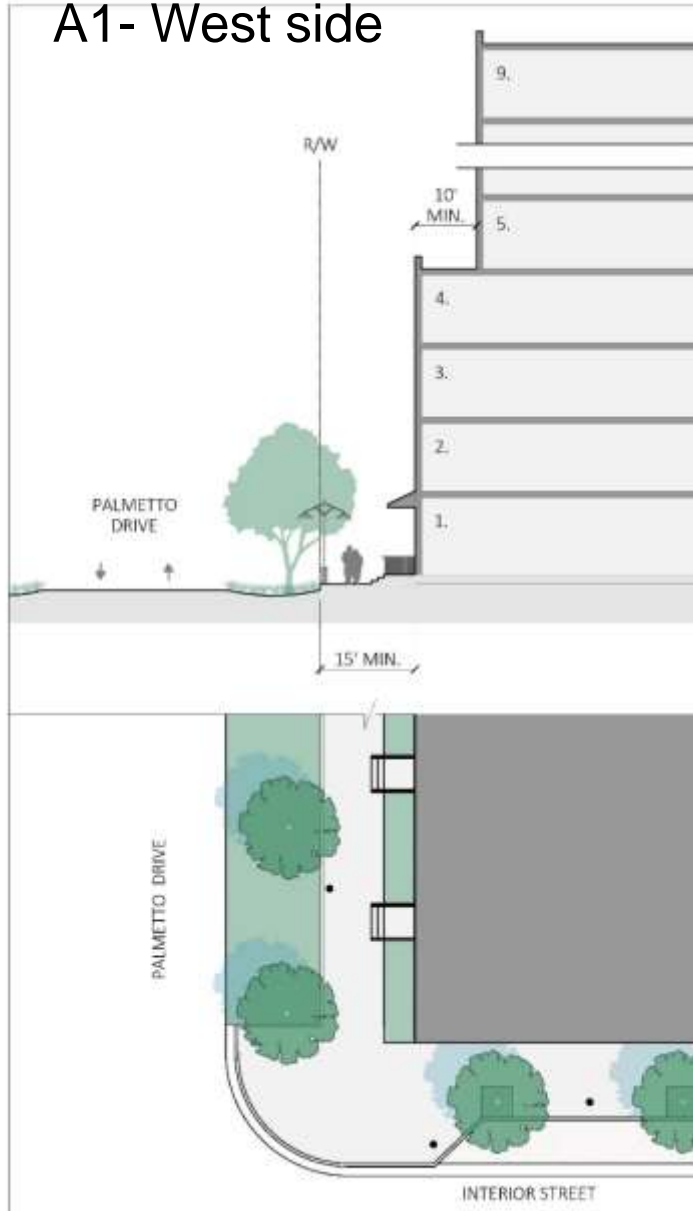


Regulating Plan

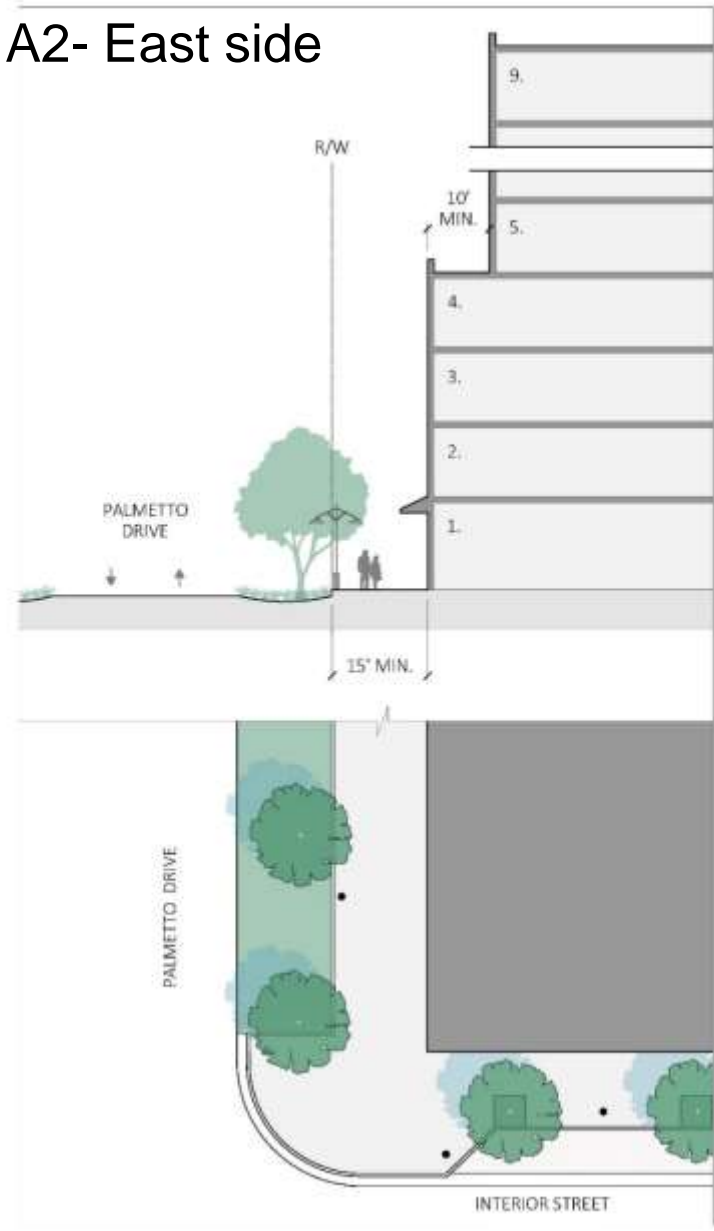


Regulating Plan

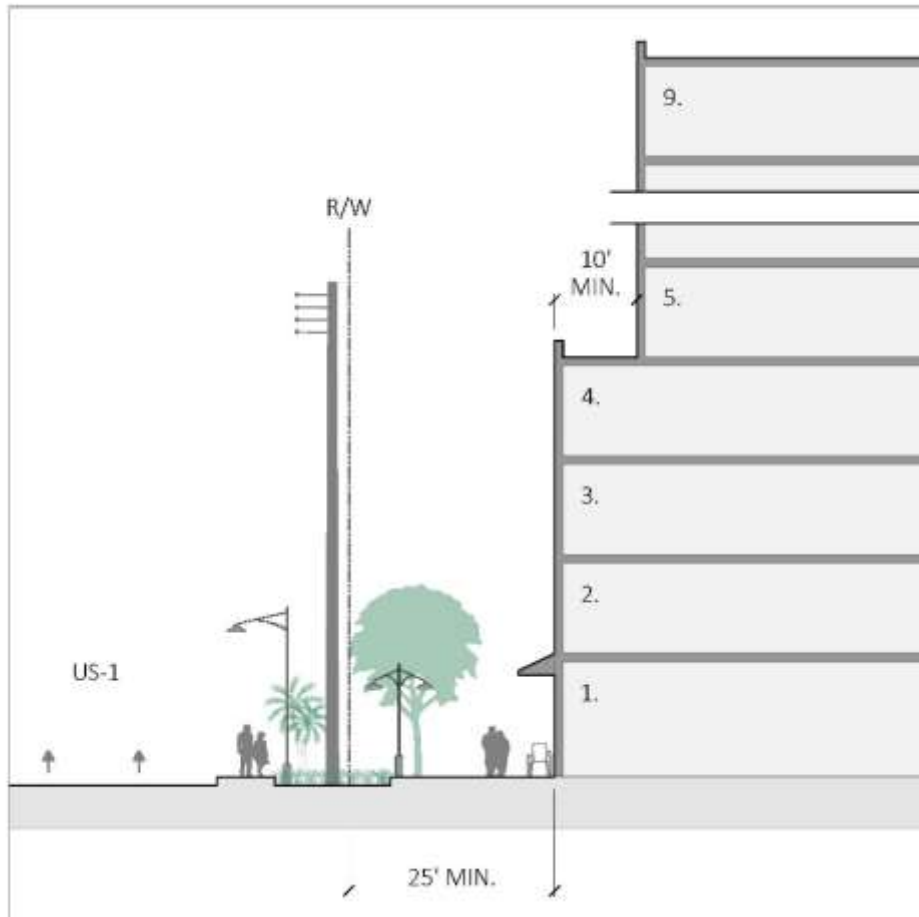
A1- West side



A2- East side



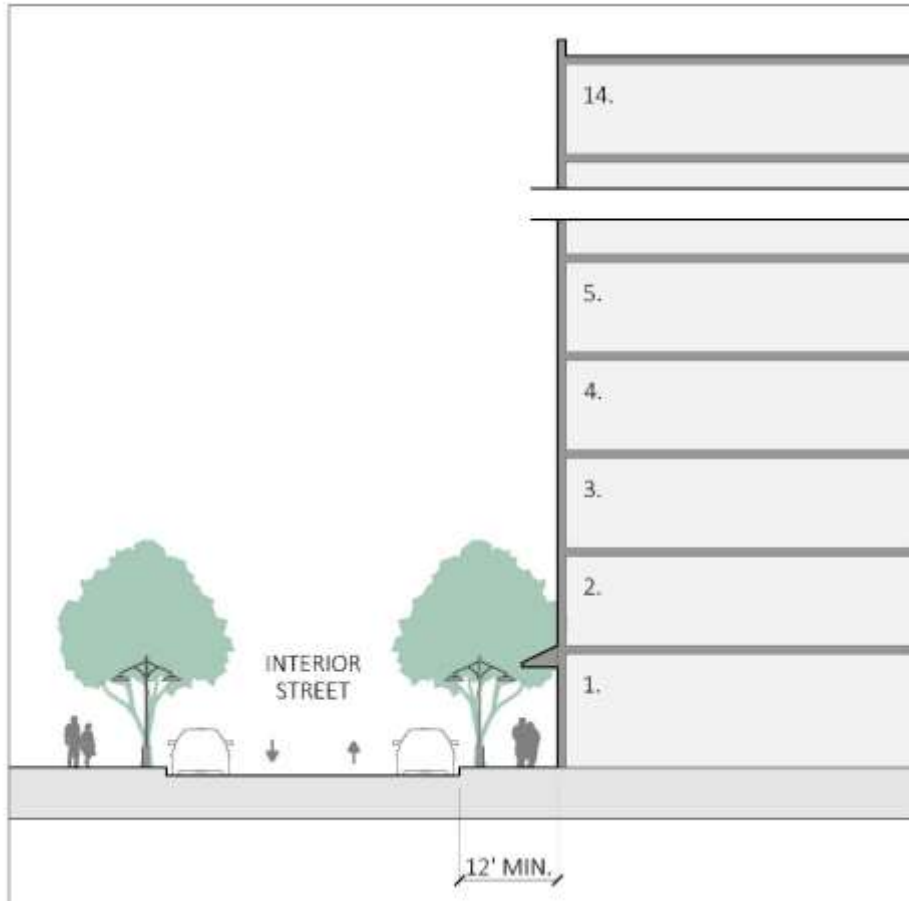
Regulating Plan



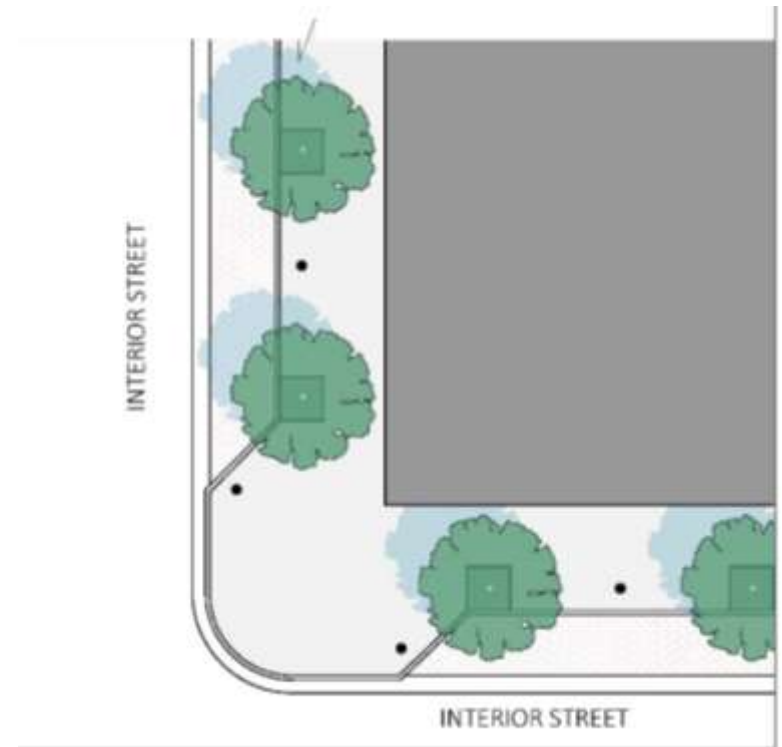
US Highway 1 and Northlake Blvd



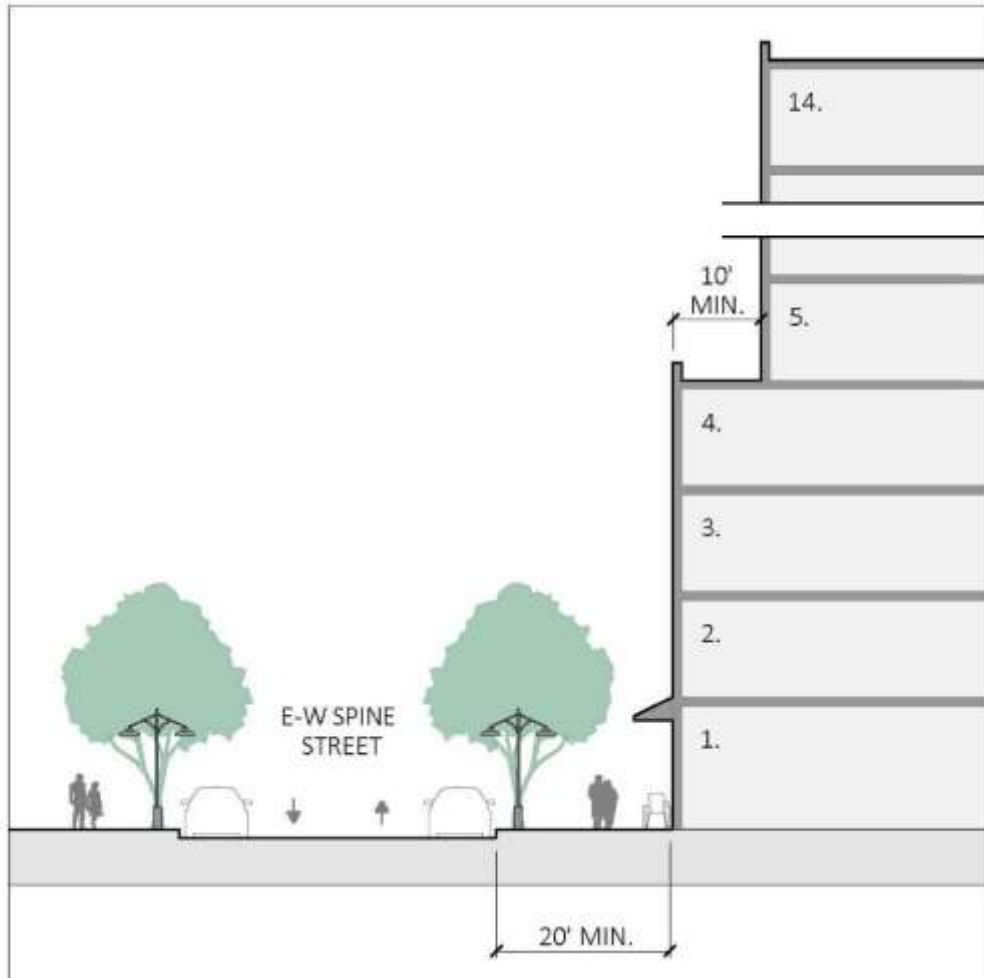
Regulating Plan



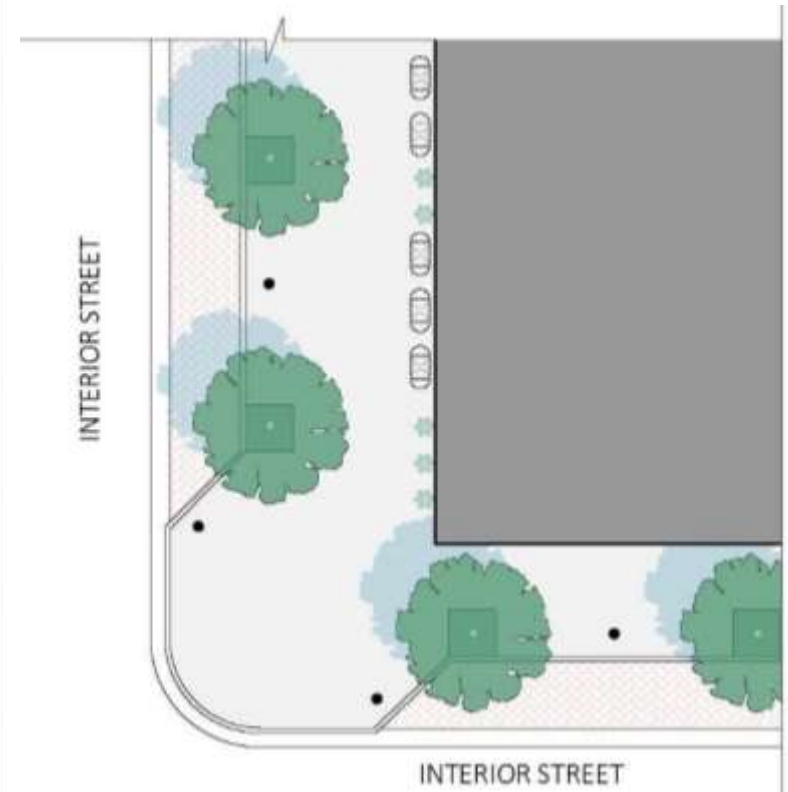
Interior streets



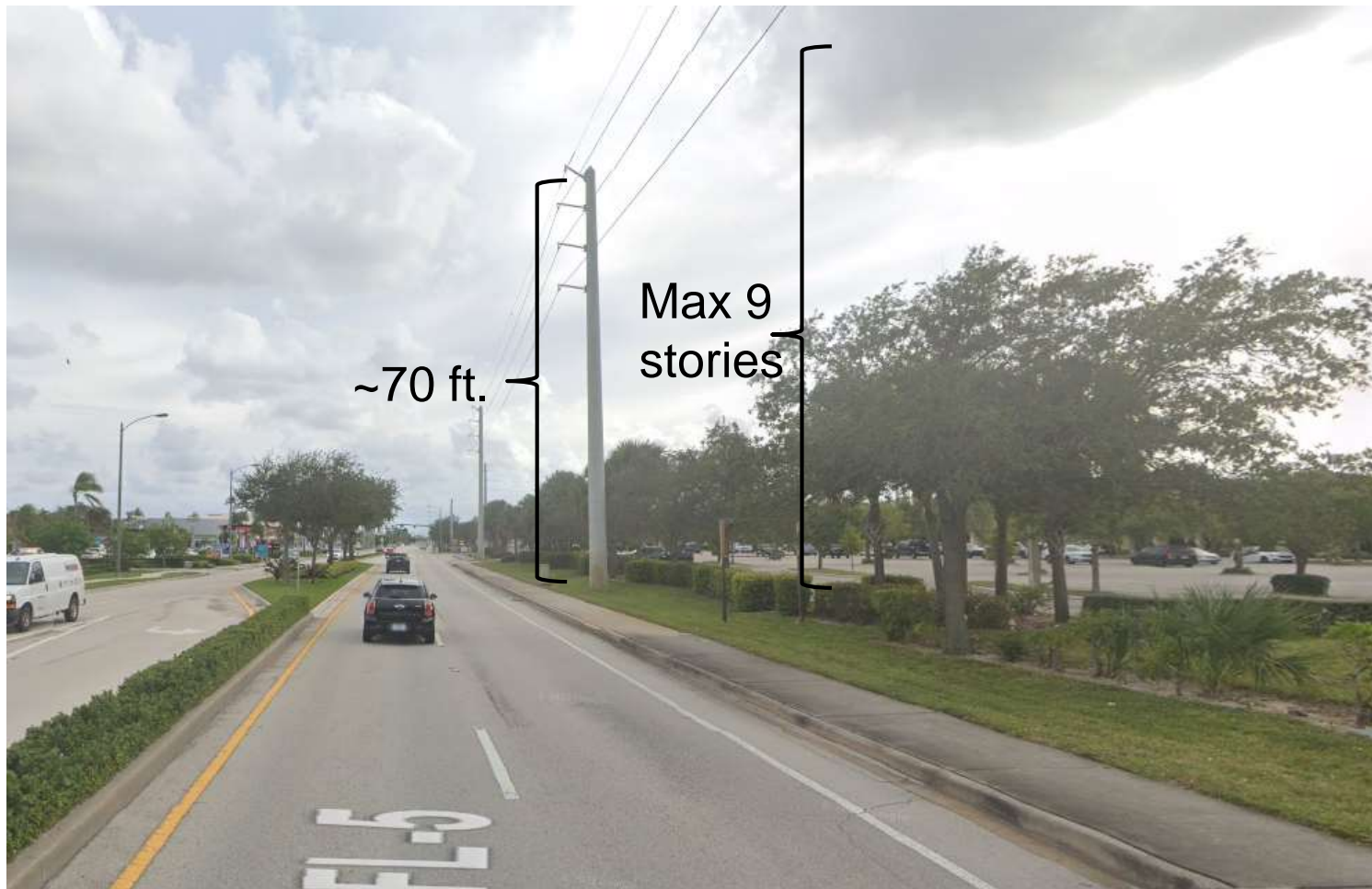
Regulating Plan



Main east/west street



Regulating Plan



Undergrounding not feasible. Cost prohibitive, unlikely to be supported by FPL

Code Amendments

May 2022- Initial draft with property owner

June 2022- Meetings with Planning Commission and Council

July 14, 2022- Council workshop to discuss conceptual renderings before Code was finalized

November 1, 2022- First Planning Commission meeting

November 11, 2022- Village Council workshop

December 6, 2022- Second Planning Commission meeting

Comprehensive Plan

FAR restriction overall for all building types. Specified in land development regulations.

Added language for exemption of the C3 properties to the density of residential uses

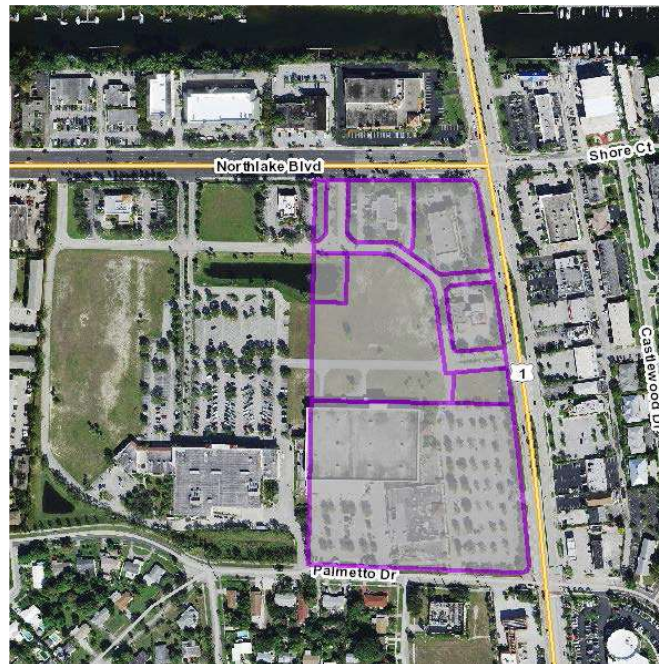
Utility concurrency

Since it does not affect a large area, a specific development plan with maximum SF potential for the buildings and uses can be established through PUD process for detailed review by utility providers and traffic concurrency.

Comprehensive Plan

Seacoast Utility Authority Letter- January 3, 2023

Assuming 2000 multifamily units and 50,000 SF of commercial= **16%** of currently available water demand and **13%** of available wastewater demand.



Schedule

- First Reading Village Council
- Transmittal of comprehensive plan changes to the State of Florida
- Second Reading Village Council for final approval of C3 code amendment
- THEN, PUD application can be submitted

Conclusion

Staff's analysis concludes the regulations are
consistent with:

Citizen's Master Plan

Market Study

Comprehensive Plan

Lake Park Regulations

And recommends approval of the application with
no proposed conditions