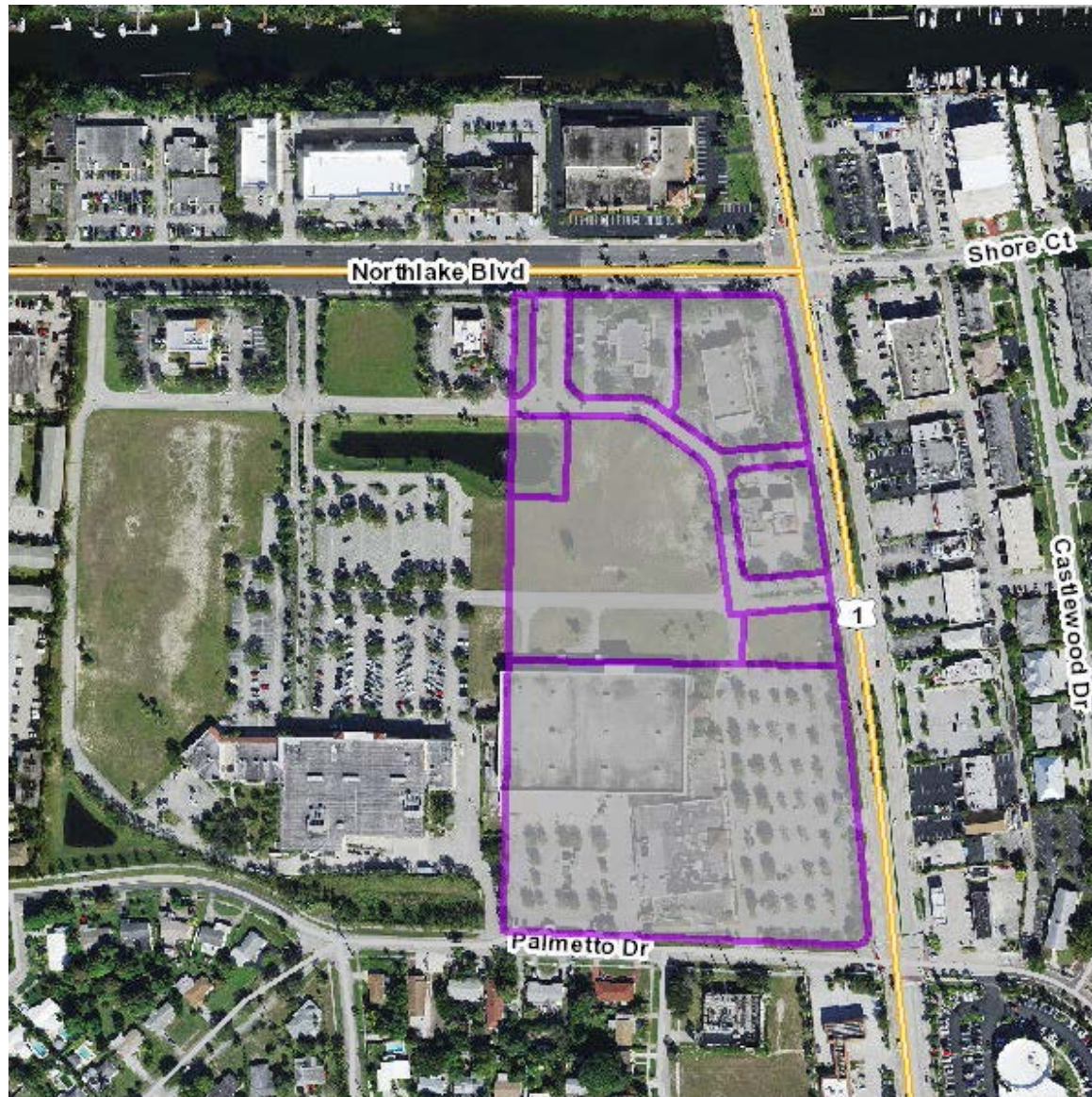


**C3 Regional Business District
Village initiated Zoning Text Amendment
Lake Park Planning and Zoning
Board 2/6/2023**



Location



Zoning District



Only location
of C3 Zoning
district

History

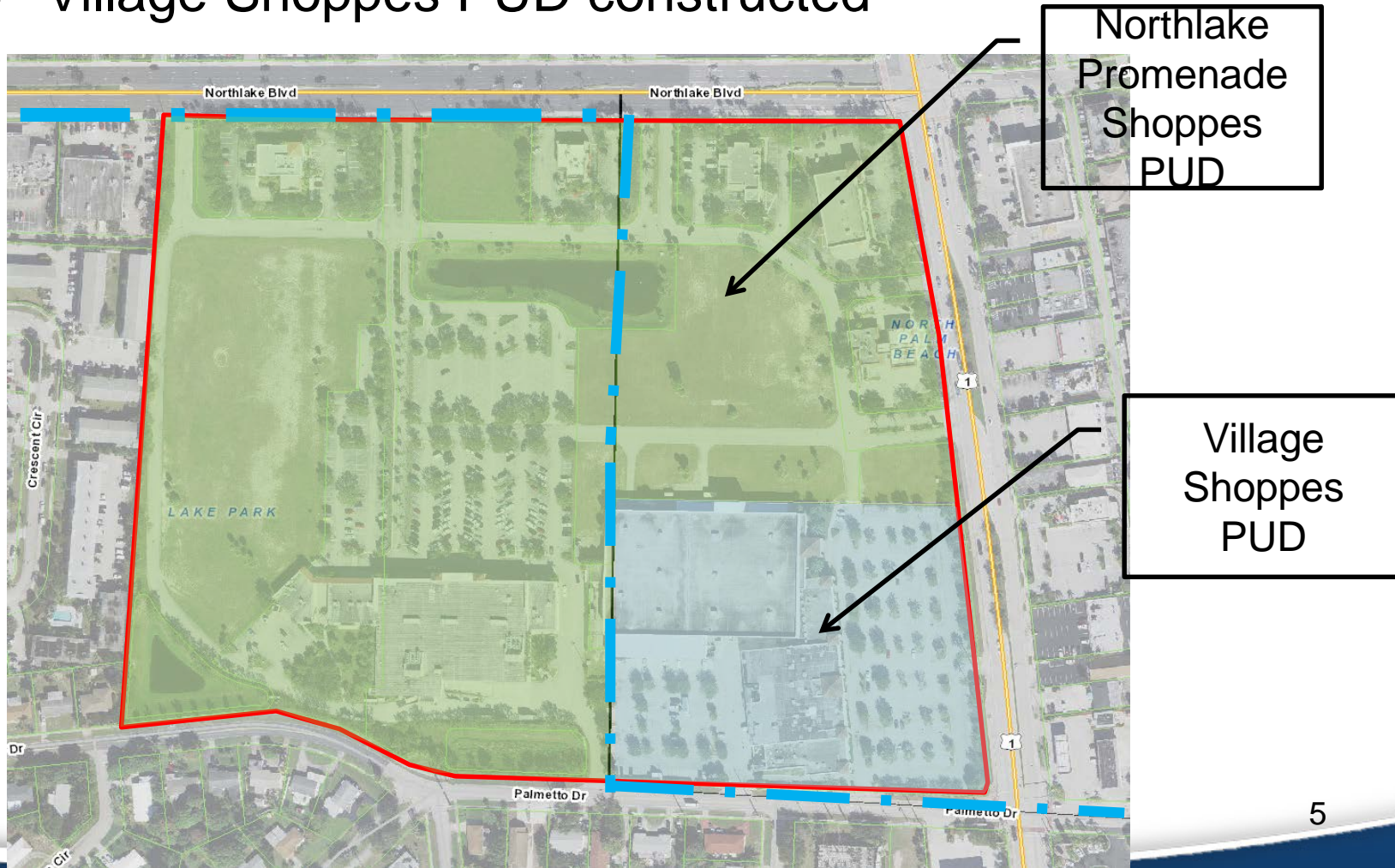
- 1971- Twin City mall building was shared by both North Palm Beach and the Town of Lake Park
- 1993- Interlocal agreement established between NPB and Lake Park as portions were demolished
- 1995- Final demolition of Sears building



History

2000- Publix constructed and Northlake Promenade Shoppes PUD established

2003- Village Shoppes PUD constructed



Existing Site



Existing Site

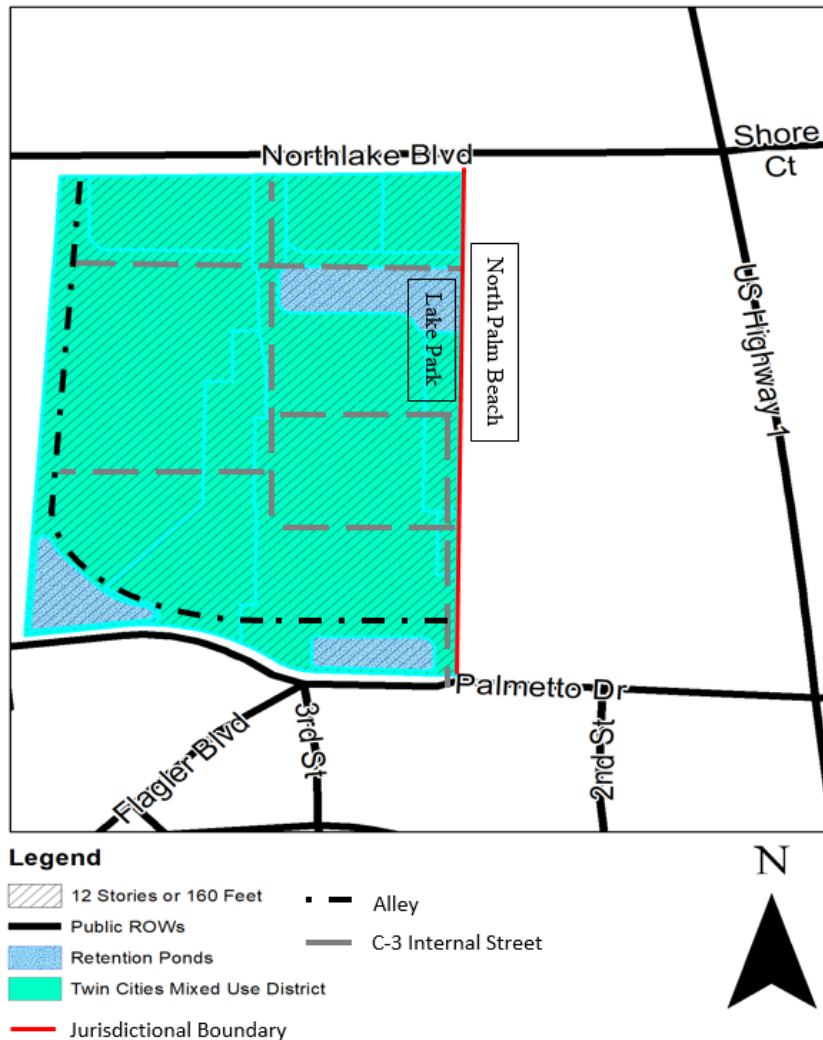


Existing Site



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

Definitions

Floor Area Ratio (FAR)- total gross area of the property, including existing and proposed easements and proposed public and private streets and alleys, multiplied by the FAR number.

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

Building area- total air-conditioned leasable or saleable floor area of a building, excluding fully enclosed storage spaces, non-habitable enclosed areas on the rooftop, stairs and elevator areas, mechanical and electrical rooms, parking areas, colonnades, porches or balconies.

Planned Unit Development

Height

- 200 feet- Needed for class-A office
- 14 stories
 - 9 stories within 50 feet of US Highway 1 and Palmetto Dr.

FAR

- 2.75
 - 13 acre area- 569,610 sq. ft.
 - **1,566,427** sq ft. maximum
- Lake Park (1,833,000 sq. ft commercial only)

There is no proposed residential density limit
Everything will be limited by the FAR

Renderings

4

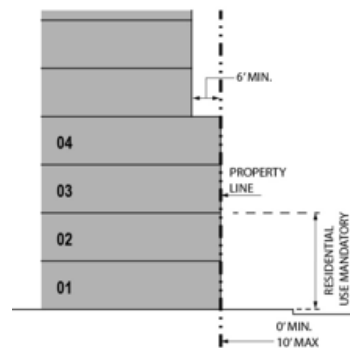
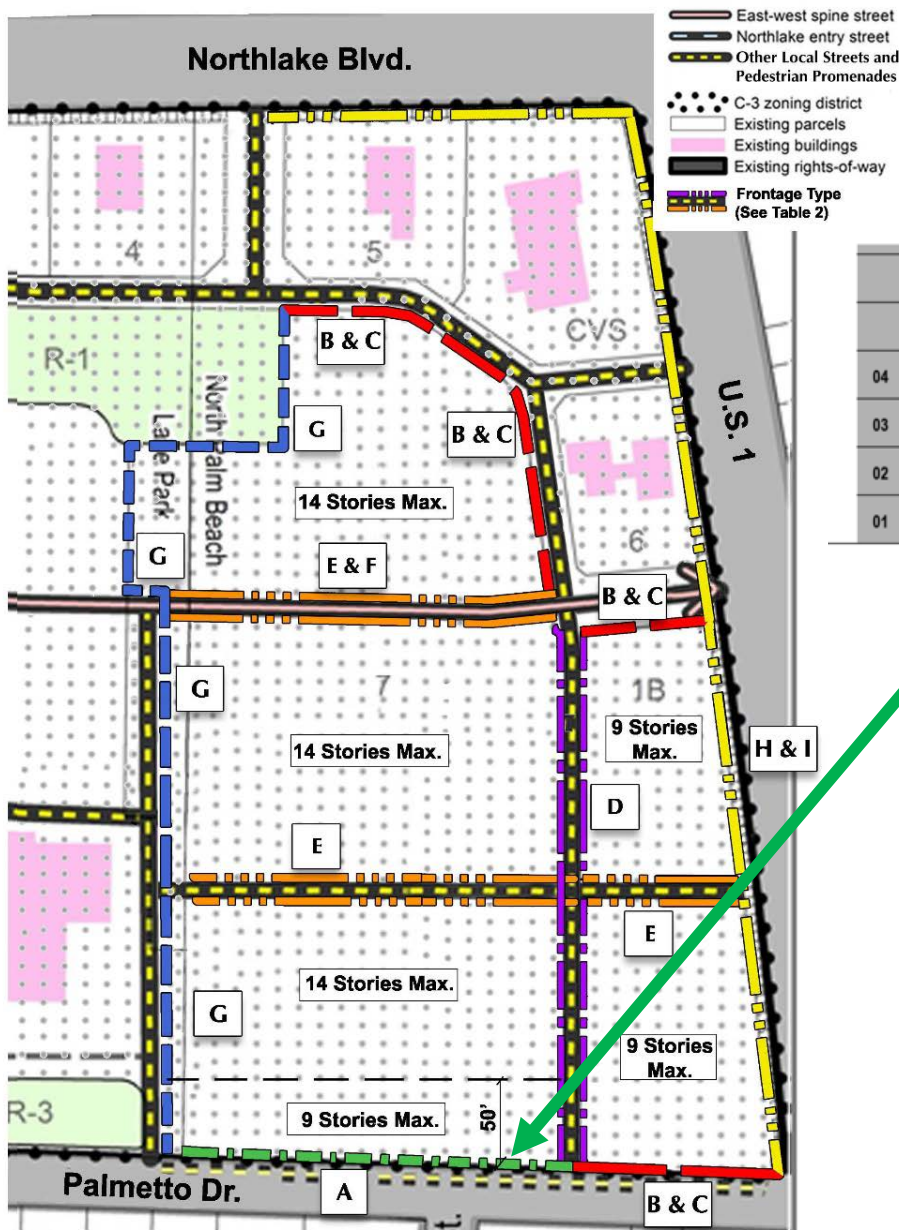
MASTER PLAN
SITE AERIAL

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

Regulating Plan

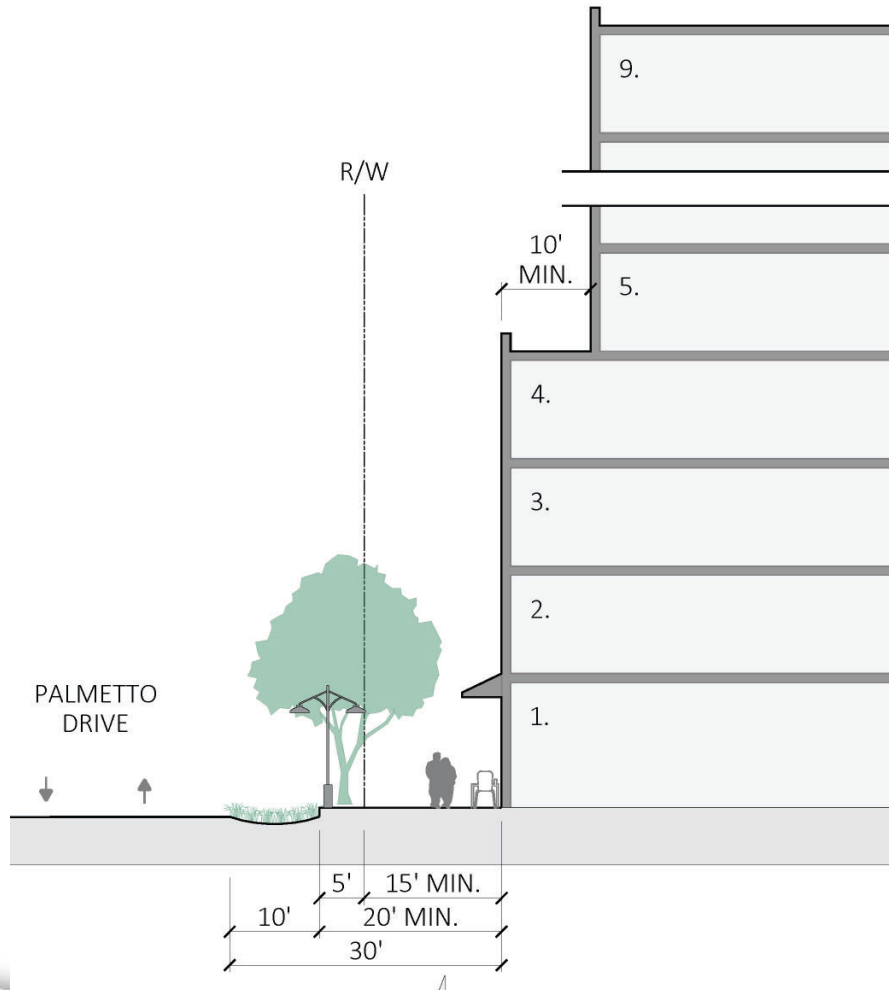


Build to Zone	
Ground Thru 4 th Floors	0' min. 10' max
Above 4 th Floor	6' min.

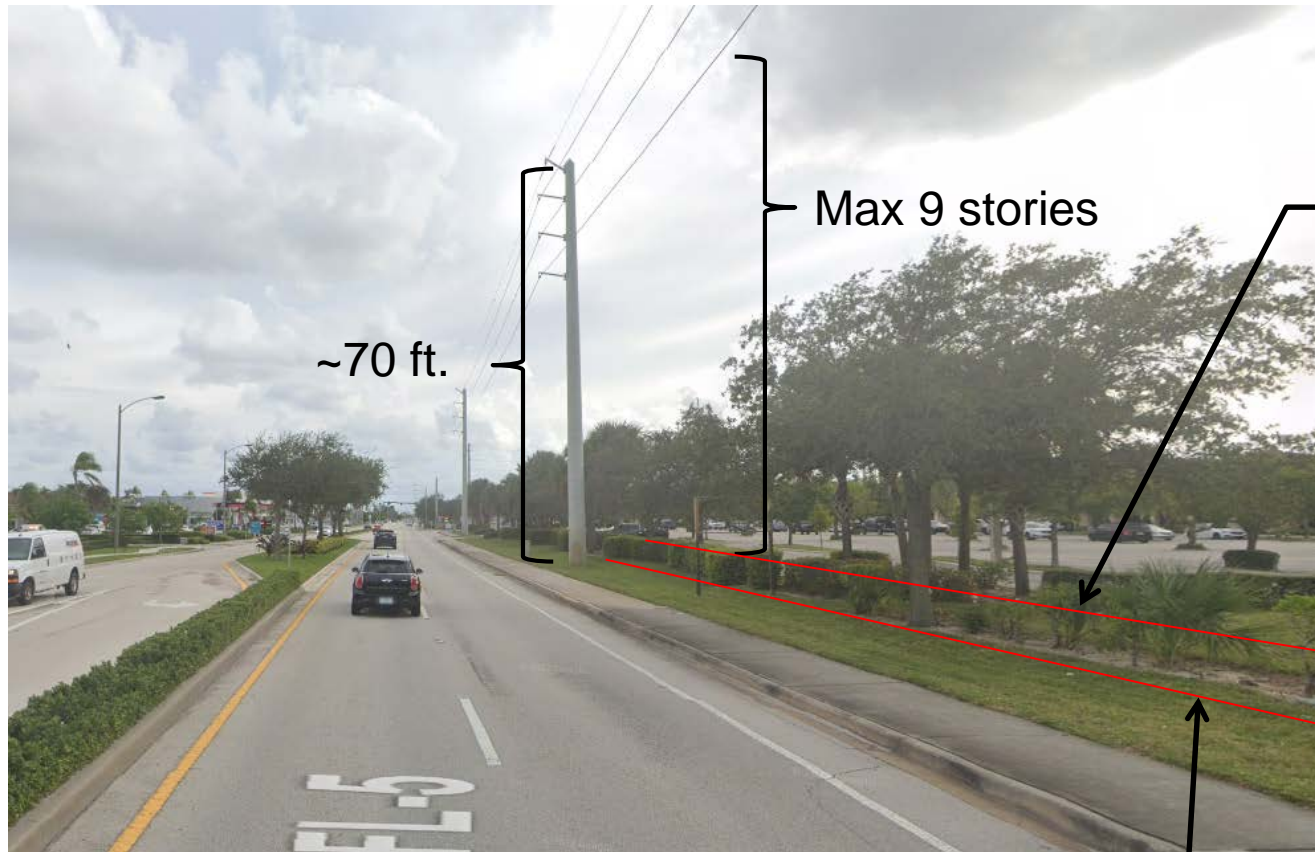
Lake Park Town Council
suggested additional
setback for frontage A to
duplexes across Palmetto

Proposed Palmetto Cross section

Treasure Coast Regional Planning Council provided guidance and graphics yet to be added to the code.



Regulating Plan

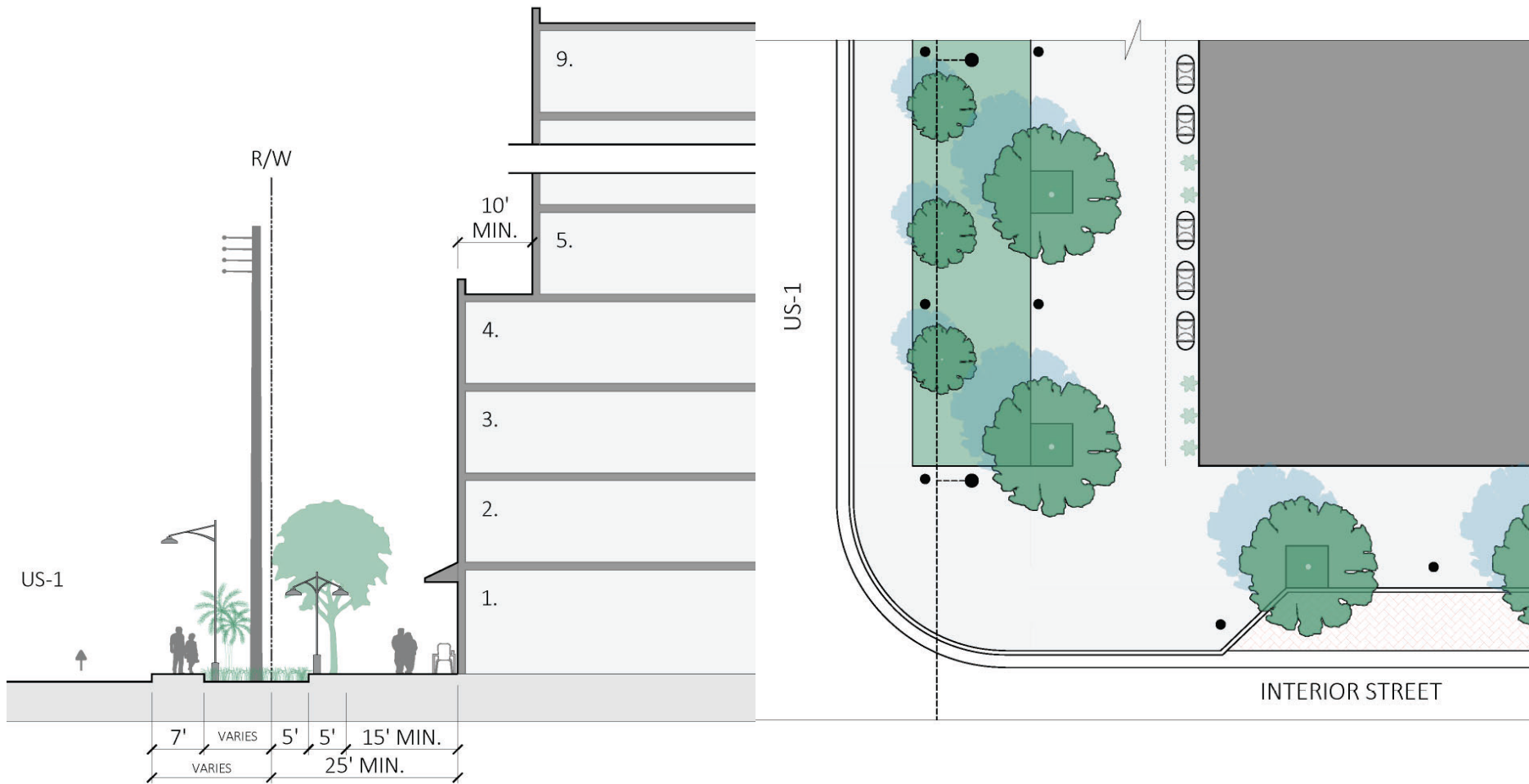


Undergrounding not feasible

Property Line

Currently proposed
15 ft minimum
setback and 8 ft
sidewalk

Proposed US 1 Cross Section



Height

3 Water Club-

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



185 ft. overall

175 ft.
to roof

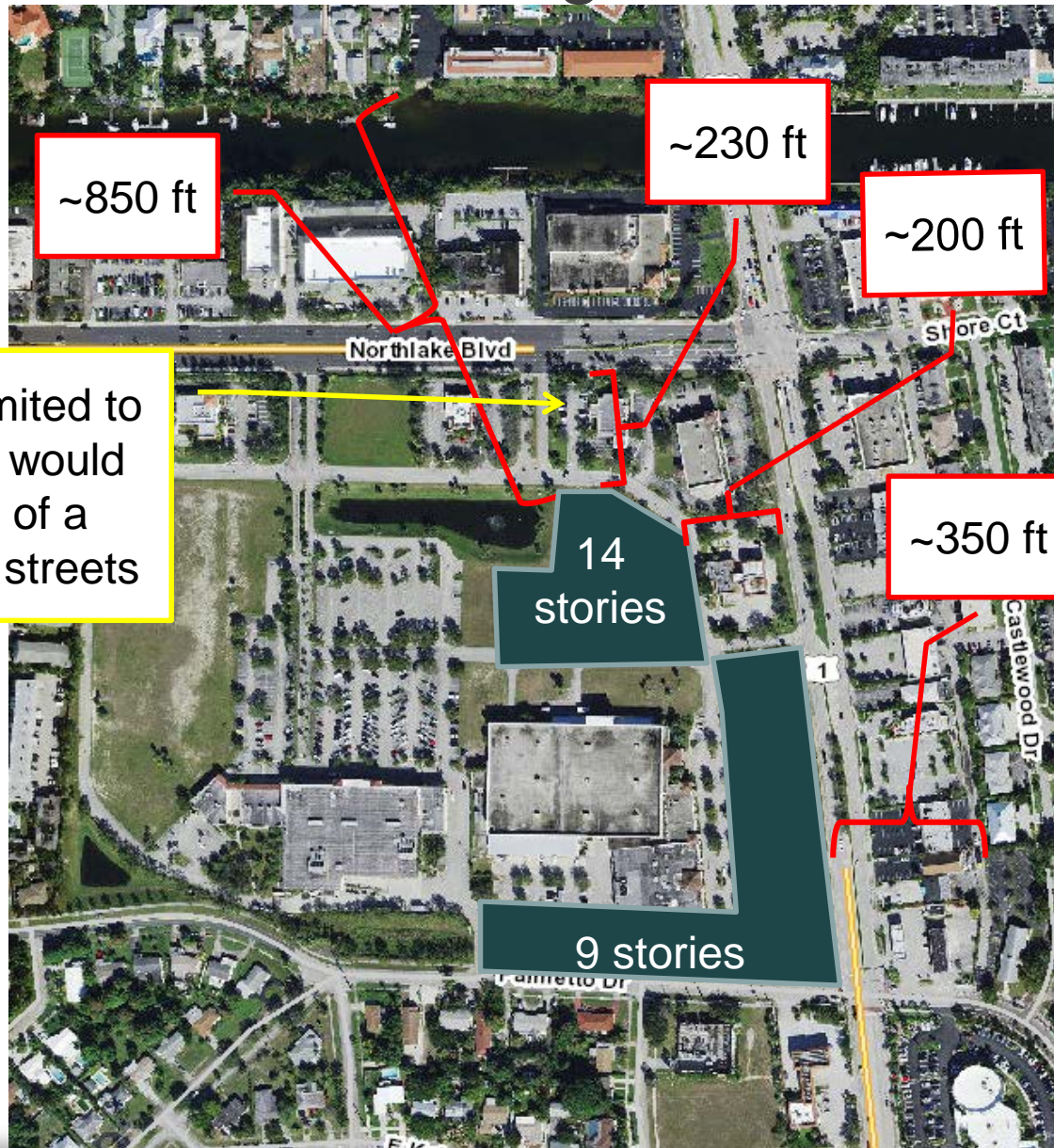
195 ft. overall
from roadway

Height



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

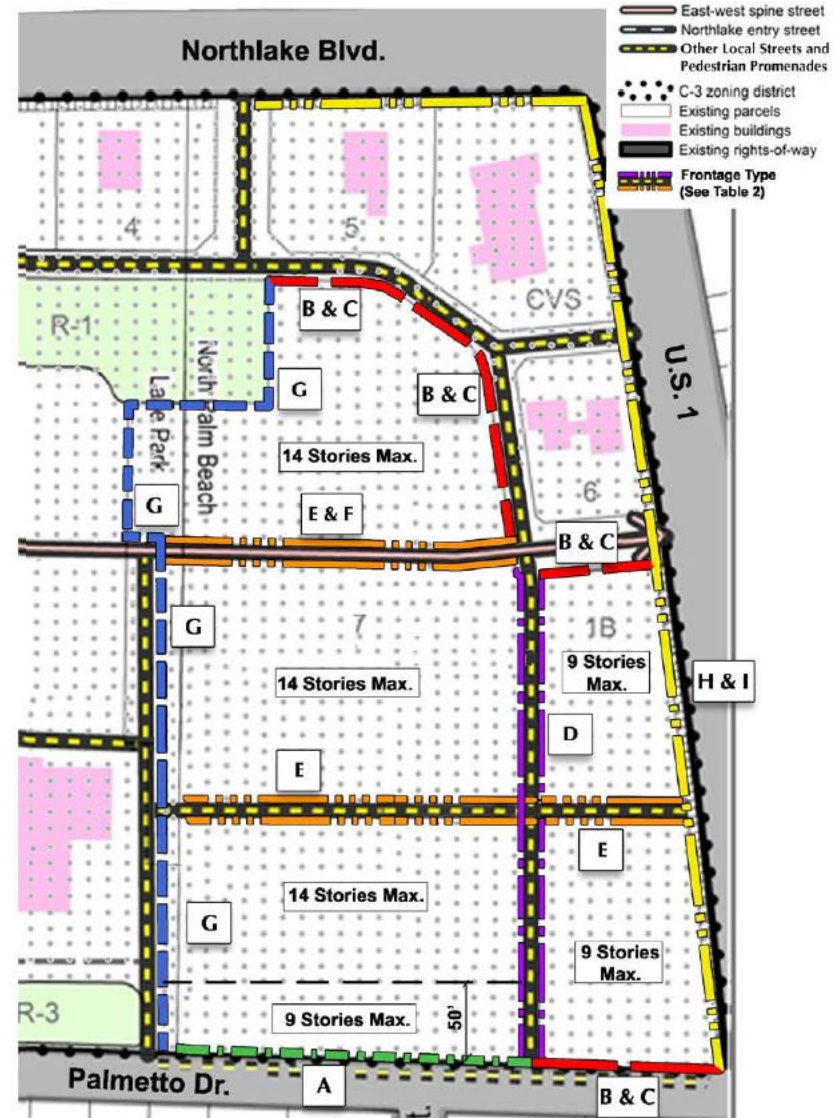
Height



Pending Updates

Proposed Amendments

- Regulating Plan updates
 - Reduction in overall number of frontage types
 - Eliminate buildings and extra graphics
- Assurance that the civic space will be provided with the allowance to permit changes to location.
- Further limit the location of 14 story buildings



Pending Updates

Proposed Amendments (Cont.)

- Elimination of some parking reductions. Shared parking still allowed.
- Reduction of overall building height to 175 feet
- Include site lighting provisions
- One-way traffic cross sections eliminated and only able to be added if additional to connections shown on regulating plan

Schedule

- Planning Commission February 14th
- 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