

**ORDINANCE NO. 05-2026**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA AMENDING CHAPTER 78, ARTICLE III, SECTION 78-70, EXPANDING THE PERMITTED USE LIST IN THE PADD FOR EXISTING USES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, Kimley Horn has conducted a comprehensive review of the Park Avenue Downtown District regulations and proposed multiple edits, including to the permitted use table; and

**WHEREAS**, Town staff have reviewed the proposed amendments and have amended Section 78-70, Table 78-70-1 to implement the recommendations; and

**WHEREAS**, the Town’s Planning and Zoning Board has conducted a public hearing to review the proposed amendments to the Code and has provided a recommendation to the Town Commission; and

**WHEREAS**, the Town Commission, after its review of the recommendations from the Planning and Zoning Board, and after due notice and public hearings finds that it is appropriate and necessary to amend Chapter 78, Article III, Section 78-70 entitled “Park Avenue Downtown District (PADD)”.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:**

**Section 1.** The whereas clauses are hereby incorporated as the legislative findings of the Town Commission.

**Section 2.** Chapter 78, Article III, Section 78-70 of the Lake Park Code of Ordinances, entitled “Park Avenue Downtown District” is hereby amended to read follows:

Section 78-70. – Park Avenue Downtown District (PADD).

(...)

**TABLE 78-70-1  
PERMITTED AND SPECIAL EXCEPTION USES PARK AVENUE DOWNTOWN DISTRICT**

NOTES

P = Permitted, may be subject to additional standards.

SE = Special Exception Use, Town Commission Approval Required.

| USE CATEGORY   | Outer Sub District     | Core Sub District      | Additional Standards |
|--|------------------------|------------------------|----------------------|
| <b>I. RESIDENTIAL</b>  |                        |                        |                      |
| Apartment/ <del>Townhouse/Dwelling Unit</del>                            | SE                     | SE                     | 1                    |
| <u>Townhouse</u>   | <u>P</u>               | <u>P</u>               |                      |
| <u>Duplex</u>  | <u>P</u>               | <u>P</u>               |                      |
| <u>Single Family Subdivision</u>   | <u>P</u>               | <u>SE</u>              |                      |
| <b>I a. MIXED RESIDENTIAL/COMMERCIAL</b>                                 |                        |                        |                      |
| Airbnb's/Bed and Breakfast Inn, within existing single family structure  | P                      | P                      | 2                    |
| Live-work unit - studio  | <del>SE</del> <u>P</u> | <del>SE</del> <u>P</u> | 3                    |
| Live-work unit - apartment   | <del>SE</del> <u>P</u> | <del>SE</del> <u>P</u> | 3                    |
| <b>II. BUSINESS AND PROFESSIONAL OFFICES</b>                             |                        |                        |                      |
| Business Office  | P                      | P                      |                      |
| Offices for Medical and Dental Practices                                 | P                      | P                      |                      |
| <b>III. PERSONAL SERVICES</b>  |                        |                        |                      |
| Barbershop, Beauty Salon, or aesthetician, or spa                        | P                      | P                      |                      |
| Dry Cleaning and <u>/or</u> Laundry, <del>Drop-off and Pickup Only</del> | SE                     | P                      | 6                    |
| Financial Institutions, including Banks and Credit Unions                | SE                     | P                      | 7                    |
| Gymnasium, Spa, and Health Club  | <del>SE</del> <u>P</u> | P                      |                      |
| Parking Lot or Structure, Public or Private                              | <del>SE</del> <u>P</u> | P                      | 8                    |

|  |  |                        |    |
|--|--|------------------------|----|
| Printing, Blueprinting, and Related Services   | P  | P                      |    |
| Studios, including for Art, Dance, Drama, Interior Design, Music, Photography, Film, Tailoring       | P  | P                      | 5  |
| IV. RETAIL AND COMMERCIAL  |  |                        |    |
| Art Gallery  | P  | P                      |    |
| Bakery   | P  | P                      | 4  |
| Bicycle or Scooter, Sales and Rental   | P  | P                      | 9  |
| Coffee Shop  | P  | P                      |    |
| Consignment Shop   | P  | P                      |    |
| Craft Distillery   | <del>SE</del> <u>P</u>   | P                      | 19 |
| Deli, café   | P  | P                      |    |
| Department Store, including Apparel, Housewares, Dry Goods, Notions, Jewelry, Home Furnishings, etc. | P  | P                      |    |
| Distillery   | <del>SE</del> <u>P</u>   | P                      | 20 |
| Fruit and Vegetable Market   | P  | P                      | 10 |
| Grocery Store, Specialty   | P  | P                      | 11 |
| Hotel or Inn   | <del>SE</del> <u>P</u>   | <del>SE</del> <u>P</u> | 12 |
| Ice Cream Parlor   | P  | P                      |    |
| Mail, Shipping and Packing Stores (Private)  | P  | P                      |    |
| Microbrewery<br>Brewery<br>Brewpub   | <del>SE</del> <u>P</u><br><del>SE</del> <u>P</u><br><del>SE</del> <u>P</u> | P<br>P<br>P            | 13 |
| Restaurant, General  | <del>SE</del> <u>P</u>   | P                      | 14 |
| Restaurant, Specialty  | <del>SE</del> <u>P</u>   | P                      | 15 |
| Retail, including Apparel, Beauty Supplies, Boutiques, Electronics, Flowers, Gifts, Hobby Supplies,  | P  | P                      |    |

|  |                        |                        |    |
|--|------------------------|------------------------|----|
| Jewelry, Office Supplies, Music Media, Musical Instruments, etc. |                        |                        |    |
| Small scale food and beverage production                         | <del>SE</del> <u>P</u> | P                      | 16 |
| Wineries   | <del>SE</del> <u>P</u> | P                      | 21 |
| V. RECREATION  |                        |                        |    |
| Entertainment, Indoor  | <del>SE</del> <u>P</u> | SE                     |    |
| Theater, Indoor  | <del>SE</del> <u>P</u> | P                      |    |
| VI. CIVIC USES   |                        |                        |    |
| Government Offices   | P                      | P                      | 17 |
| Schools, Post-Secondary  | SE                     | SE                     | 18 |
| Train Stations and Accessory Uses                                | <del>SE</del> <u>P</u> | <del>SE</del> <u>P</u> | 22 |

**Section 3. Codification.** The provisions of this ordinance shall become and be made a part of the Code of Ordinances of the Town of Lake Park. The sections of the ordinance may be re-numbered or re-lettered to accomplish such.

**Section 4. Severability.** If any section, paragraph, sentence, clause, phrase or word of this ordinance is for any reason held by a court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this ordinance

**Section 5. Effective date.** This ordinance shall take effect immediately upon execution.