



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 20, 2026

Originating Department: Community Development Department

Ordinance 05-2026 - Text Amendment - Expanding PADD Permitted Uses – Chapter 78 - Town of Lake Park Land

Agenda Title: Development Regulations (LDR's) – First Reading

Agenda Category (i.e., Consent, New Business, etc.): Ordinance on 1st Reading

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

Legal
Review/Legal
Ad/Certified

Cost of Item: Mail **Funding Source:** Legal/Advertising

#108/#500-

Account Number: 34920 **Finance Signature:** Barbara Gould

Advertised:

Date: April 27, 2026 **Newspaper:** Palm Beach Post

Attachments: Ordinance, Staff Report, Existing PADD Town Code Sections (78-70),
Business Impact Estimate, Legal Ad

Please initial one:

AV Yes I have notified everyone

Not applicable in this case

Summary Explanation/Background:

At the request of the Town Commission, the Community Development Department is requesting that the Town Commission consider Ordinance 05-2026 that would amend/expand the permitted uses within the Town's Park Avenue Downtown District (PADD). Various recommended changes to the PADD Use Table (Table 78-70-1) are requested to allow for greater flexibility with infill and redevelopment within the PADD as well as encourage incremental growth and adaptive reuse of code compliant buildings. Additionally, the proposed changes, if adopted, would contribute to meeting the Lake Park Community Redevelopment Area (CRA) Redevelopment Plan and promote business friendly initiatives to attract, retain and expand business ventures, along with the promoting restaurant and entertainment uses along Park Avenue.

Note: This request would expand the uses within the PADD and would not be considered as “more restrictive or burdensome” from the Town’s current permitted uses. Thus, we do not believe this would be in conflict with the recent SB 180 legislation that was approved in 2025.

The proposed Ordinance was prepared pursuant to the recently completed PADD study (completed by Kimley-Horn) and includes changing a number of the special exception uses to permitted (by right) uses, including, live-work units, gyms, parking structures, craft distilleries, hotels, microbreweries, restaurants, small scale food and beverage production, indoor entertainment, theaters and train stations.

The proposed amendments/changes, if approved, are expected to create a more business-friendly environment to new business owners looking to locate within the Town’s Park Avenue Downtown District.

The proposed Ordinance (and text amendments) were prepared by the Community Development Department using the recommendations from the Kimley-Horn study that the Town Commission previously accepted, and reviewed by the Town’s Community Development Director, the prior CRA Administrator and the Town Attorney.

The proposed Ordinance was presented to the Planning & Zoning Board on May 4, 2026. At this meeting there was discussion on including the entire PADD code section, as back-up, when this agenda item moves forward, along with possible additional outreach so that the public is made aware of the proposed changes even though it was acknowledged it all went through a lengthy process last year with the consultant (a video is intended to go live prior to the May 20 Commission meeting). In addition, the Board discussed certain uses such as train stations as maybe remaining as a special exception use rather than the consultant recommended permitted use. These discussion points were responded to by the Chair of the Board who indicated the proposal simply requests some additional flexibility however, the review process will still require adherence to parking and other relevant land development regulations and that there is always the opportunity to add conditions as part of this review, even if the use is permitted. The Board approved the proposal at a vote of (3-2).

The proposed Ordinance is being presented for consideration on 1st reading and is expected to be considered during the Town Commission’s Regular Meeting on June 3, 2026 on 2nd and Final Reading.

Note: The proposed Ordinance and amendments to the PADD LDR’s have been properly advertised and noticed in accordance with state law (copy of legal ad and certified letter is enclosed).

Recommended Motion:

I move to approve Ordinance 05-2026 on first reading to amend the Land Development Regulations of the Town of Lake Park related to expanding the PADD Permitted Uses development requirements.