



**TOWN LAKE OF PARK
TOWN COMMISSION
STAFF REPORT
MEETING DATE: May 20, 2026**

Item: PADD Use Table Amendment

SUMMARY OF ITEM:

Pursuant to the direction provided by the Town Commission as a result of their review of the Park Avenue Downtown District (PADD) throughout 2025, in conjunction with the Kimley-Horn study, Staff is proposing to move forward select recommended changes to the PADD Use Table, codified as Table 78-70-1, to allow for greater flexibility. Specifically, the study had recommended, and the Town Commission agreed, that the Town should “focus on infill and redevelopment; encourage incremental growth and adaptive reuse of code compliant buildings.” In addition, the Community Redevelopment Area Plan promotes business friendly initiatives that aim to attract, retain and expand business ventures, along with the promoting restaurant and entertainment uses along Park Avenue. While not all of the Kimley Horn Study recommendations can be enacted currently due to the ongoing restrictions of Senate Bill 180, aspects which are less “restrictive or burdensome” may be advanced. These text amendments, meeting this criteria, are therefore being recommended, and include generally changing a number of the special exception uses to become uses permitted by right. Affected uses include: live-work units, gyms, parking structures, craft distilleries, hotels, microbreweries, restaurants, small scale food and beverage production, indoor entertainment, theaters, and train stations. The intended impact is to be more business-friendly to new business owners coming into the Park Avenue Downtown District.

The proposed Ordinance was prepared by the Community Development Department, pursuant to the Kimley-Horn study and Town Commission recommendations, and has been reviewed by the Department, the CRA, the Town Manager and the Town Attorney.

Note: this is a ‘live’ document that is subject to change in the future pursuant to market demands, evolution in uses, along with uses that may need to first be define prior to integration (for example, Outdoor Athletic Court, has not been included since it would need to first be defined).

The proposal was presented to the Planning & Zoning Board on May 4, 2026. At the P&Z meeting there was discussion on including the entire PADD code section 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. In addition, certain uses such as train stations should maybe remain 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 proposed 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.

Recommendation: “APPROVE” of the Ordinance on first reading.

Proposed Amendments:

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
I. RESIDENTIAL			
Apartment/ Townhouse/Dwelling Unit	SE	SE	1
Townhouse	<u>P</u>	<u>P</u>	
Duplex	<u>P</u>	<u>P</u>	
Single Family Subdivision	<u>P</u>	<u>SE</u>	
I a. MIXED RESIDENTIAL/COMMERCIAL			
Airbnb's/Bed and Breakfast Inn, within existing single family structure	P	P	2
Live-work unit - studio	SE <u>P</u>	SE <u>P</u>	3
Live-work unit - apartment	SE <u>P</u>	SE <u>P</u>	3
II. BUSINESS AND PROFESSIONAL OFFICES			
Business Office	P	P	
Offices for Medical and Dental Practices	P	P	
III. PERSONAL SERVICES			
Barbershop, Beauty Salon, or aesthetician, or spa	P	P	
Dry Cleaning and/ or Laundry, Drop-off and Pickup Only	SE	P	6
Financial Institutions, including Banks and Credit Unions	SE	P	7
Gymnasium, Spa, and Health Club	SE <u>P</u>	P	
Parking Lot or Structure, Public or Private	SE <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	SE <u>P</u>	P	19
Deli, café	P	P	
Department Store, including Apparel, Housewares, Dry Goods, Notions, Jewelry, Home Furnishings, etc.	P	P	
Distillery	SE <u>P</u>	P	20
Fruit and Vegetable Market	P	P	10
Grocery Store, Specialty	P	P	11
Hotel or Inn	SE <u>P</u>	SE <u>P</u>	12
Ice Cream Parlor	P	P	
Mail, Shipping and Packing Stores (Private)	P	P	
Microbrewery Brewery Brewpub	SE <u>P</u> SE <u>P</u> SE <u>P</u>	P P P	13
Restaurant, General	SE <u>P</u>	P	14
Restaurant, Specialty	SE <u>P</u>	P	15
Retail, including Apparel, Beauty Supplies, Boutiques, Electronics, Flowers, Gifts, Hobby Supplies, Jewelry, Office Supplies, Music Media, Musical Instruments, etc.	P	P	
Small scale food and beverage production	SE <u>P</u>	P	16
Wineries	SE <u>P</u>	P	21
V. RECREATION			
Entertainment, Indoor	SE <u>P</u>	SE	
Theater, Indoor	SE <u>P</u>	P	
VI. CIVIC USES			
Government Offices	P	P	17
Schools, Post-Secondary	SE	SE	18
Train Stations and Accessory Uses	SE <u>P</u>	SE <u>P</u>	22