



AGENDA

Special Call
Community Redevelopment Agency Workshop
Wednesday, August 4, 2021, 6:00 P.M.
Commission Chamber, Town Hall
535 Park Avenue, Lake Park, 33403

Michael O'Rourke	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
Erin Flaherty	—	Board Member
John Linden	—	Board Member
Roger Michaud	—	Board Member
Henry K. Stark	—	Board Member
<hr style="border-top: 1px dashed black;"/>		
John O. D'Agostino	—	Executive Director
Thomas J. Baird, Esq.	—	Agency Attorney
Vivian Mendez, MMC	—	Agency Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. CALL TO ORDER/ ROLL CALL:

B. PLEDGE OF ALLEGIANCE:

C. SPECIAL PRESENTATIONS AND REPORTS:

1. Park Avenue Downtown District Discussion on Revised Land Development Regulations (LDR's) and Comprehensive Plan Amendments.

D. PUBLIC COMMENT

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

E. EXECUTIVE DIRECTOR REPORT:

F. BOARD MEMBER COMMENTS:

G. ADJOURNMENT

The next Special Call Community Redevelopment Agency Board Meeting will be conducted on August 18, 2021.

Special Presentations /Reports

TAB 1



**Special Call CRA Meeting
Agenda Request Form**

Meeting Date: August 4, 2021

Agenda Item No.

Agenda Title: Park Avenue Downtown District Discussion on revised land development regulations (LDRs) and comprehensive plan amendments.

- SPECIAL PRESENTATION/REPORTS
 - BOARD APPOINTMENT
 - ORDINANCE
 - NEW BUSINESS**
 - OTHER
- CONSENT AGENDA
 - OLD BUSINESS

Approved by CRA Executive Director *John D'Agostino* Date: 7-26-2021
John D'Agostino
Nadia Di Tommaso / Community Development Director
 Name/Title

Originating Department: Community Development	Costs: \$ 726.30 Funding Source: Printing/Sorting (\$577.89) / Postage (\$148.41) Acct: #500-47000 / 500-41200 <input type="checkbox"/> Finance <i>L. Cariso</i>	Attachments: → Draft LDRs and Comprehensive Plan Amendments → Mailing List Used to Notify Property Owners and Business Owners
Advertised: Date: Paper: <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>ND</u> or Not applicable in this case ___ Please initial one. **All property owners and businesses within the existing and proposed (expanded area) were notified of the workshop by direct mail on 07/19/2021**

Summary Explanation/Background:

On February 3, 2021, the Town Commission and Community Redevelopment Agency (CRA) held a workshop to discuss the draft land development regulations (LDRs) and Comprehensive Plan Amendments associated with the Park Avenue Downtown District. It was recommended that the best next step would be to schedule a public workshop to discuss the provisions with the stakeholders, consisting of property owners, businesses and residents within the proposed expanded area and that this workshop is scheduled once normal operations are somewhat resumed (for maximum attendance). Today's date, June 23, 2021 was selected by the Town Commission for the public workshop.

The Town Commission and Community Redevelopment Agency (CRA) held prior workshops to identify needed improvements and revisions to the Park Avenue Downtown District (PADD) zoning code. The prioritized revision objectives were narrowed down to the following:

- Consolidate the PADD signage and landscape codes into the main Town Code
- Expand the boundaries of the PADD (Rezone portions of districts to the north and south)
- Increase the maximum height and density permitted in the PADD
- Expand the use table to allow for hotels and Airbnb's in the PADD (pre-emptions in place would need to be considered) - clean up uses and add modernized uses
- Consider flexibility in density so that it can be applied throughout the district and consider public improvement language

Since the last meeting discussion, the provisions have been modified slightly and are enclosed. These will be presented for general discussion and input, and key elements will be emphasized by staff for deeper discussion and focus.

Recommended Motion: For discussion only.

Name	Street Address	city	THE KELSEY THEATRE	700 PARK AVE	Lake Park
700 PARK AVE HOLDINGS, LLC	748 PARK AVE	Lake Park	TODD DRY	932 PARK AVE	Lake Park
700 PARK AVE HOLDINGS, LLC	700 PARK AVE	Lake Park	TONY THELUSMON BARBER SHOP	915 PARK AVE	Lake Park
915 PARK AVE, INC	915 PARK AVE	Lake Park	TOTALLY WIRELESS ETC	726 PARK AVE	Lake Park
A PLUS TAX SERVICES	928 PARK AVE	Lake Park	ACADEMY PLAZA, LLC	501 10TH ST	Lake Park
ABUNDANT LIVING CHIROPRACTIC CENTER	705 PARK AVE STEB	Lake Park	ADVANCE AUTO PARTS #9316	710 10TH ST	Lake Park
AMONIEL TELISME BARBER SHOP	924 PARK AVE	Lake Park	ALFRED & MARIE FRANCOIS	551 10TH ST #B	Lake Park
ANIMAL CARE CLINIC OF PARK AVE	940 PARK AVE #105	Lake Park	ALL AGE C BARBER SHOP	509 10TH ST	Lake Park
ARTISTS OF PALM BEACH COUNTY	800 PARK AVE	Lake Park	ASPEN BEHAVIORAL HEALTH LLC	525 10TH ST 501.503	Lake Park
AT THE HAIRNET	748 PARK AVE E	Lake Park	AUTOMATED PETROLEUM	917 10TH ST	Lake Park
BBDESIRE GLAM	840 PARK AVE	Lake Park	BARRINGTON YOUNG LLC	796 10TH ST B	Lake Park
BRATTITUDE BEAUTY BAR LLC	907 PARK AVE	Lake Park	BEACHFRONT PAINTING AND WATERPROOFING	900 10TH ST	Lake Park
CAMILLI'S PIZZA INC	927 PARK AVE	Lake Park	BUY HERE PAY HERE REALTY, LLC	501 10TH ST #505	Lake Park
CASPER'S ON PARK	850 PARK AVE	Lake Park	COASTAL KARMA BREWING	798 10TH ST	Lake Park
CELLNET SERVICES	957 PARK AVE	Lake Park	EMPIRE BARBERSHOP FL, INC	910 10TH ST #B	Lake Park
DAVID KESLAR	947 PARK AVE #B	Lake Park	HEART OF GOD MISSIONS INTERNATIONAL	910 10TH ST #D	Lake Park
DEDICATED IT LLC	736 PARK AVE	Lake Park	JACKY LOVE	796 10TH ST #796C	Lake Park
DESTINEE 1 STOP INC	842 PARK AVE	Lake Park	LERUNTES BARBER SHOP	551 10TH ST A	Lake Park
DHD TAX SERVICES LLC	917 PARK AVE	Lake Park	MOMTAZ ENTERPRISES DBA LAKE PARK MOBIL	917 10TH ST	Lake Park
FLORIDA'S CLEAN TEAM, LLC	408 PARK AVE	Lake Park	NMF MEDICAL CORP	511 10TH ST	Lake Park
GERALD WOLFE	233 PARK AVE	Lake Park	THE CJ FOUND, INC DBA PALM BEACH BINGO	800 10TH ST	Lake Park
GIFT SHOP UNIFORM, INC	929 PARK AVE	Lake Park	VIE MEILLERE - BETTER LIFE INC	517 10TH ST	Lake Park
GRACE CARIBBEAN RESTAURANT, LLC	940 PARK AVE STE107	Lake Park	BARBIE'S PLACE	935 FORESTERIA DR	Lake Park
GRANT, LINDA	731 PARK AVE #A-4	Lake Park	CURRENT OCCUPANT	700 Park Ave Unit 738	Lake Park
HOFSETH, SIGVALD	423 PARK AVE	Lake Park	CURRENT OCCUPANT	906 Foresteria Dr Unit 1	Lake Park
HOPE INVESTMENT ENTERPRISES INC	903 PARK AVE	Lake Park	CURRENT OCCUPANT	835 Foresteria Dr Unit 1	Lake Park
IVY & OAK TATTOO ARTIST STUDIO	724 PARK AVE	Lake Park	CURRENT OCCUPANT	917 10th St	Lake Park
JOSEPH SOROTA TRUST	940 PARK AVE	Lake Park	CURRENT OCCUPANT	904 W Jasmine Dr	Lake Park
JPL PROPERTIES INC	929 PARK AVE	Lake Park	CURRENT OCCUPANT	912 W Jasmine Dr	Lake Park
K PARK REALTY LLC	144 PARK AVE	Lake Park	CURRENT OCCUPANT	707 Park Ave	Lake Park
KELSEY MARKET	903 PARK AVE	Lake Park	CURRENT OCCUPANT	923 W Ilex Dr	Lake Park
LAKE PARK JEWELRY & LOAN, INC.	947 PARK AVE	Lake Park	CURRENT OCCUPANT	710 10th St	Lake Park
LOCALE GASTROPUB	748 PARK AVE A	Lake Park	CURRENT OCCUPANT	905 W Ilex Dr	Lake Park
MAINE LIFE STUDIO, INC	838 PARK AVE	Lake Park	CURRENT OCCUPANT	801 10th St	Lake Park
PARK AVE DISCOUNT BEVERAGES	824 PARK AVE	Lake Park	CURRENT OCCUPANT	940 Park Ave	Lake Park
PARK BAKERY, LLC	832 PARK AVE	Lake Park	CURRENT OCCUPANT	931 W Ilex Dr	Lake Park
RAGGETT ENTERPRISES, INC	707 PARK AVE	Lake Park	CURRENT OCCUPANT	717 Park Ave	Lake Park
RARE MONKEY ENTERTAINMENT	955 PARK AVE UNITA	Lake Park	CURRENT OCCUPANT	761 Foresteria Dr	Lake Park
SAIGON MARKET AND GIFT	832 PARK AVE	Lake Park	CURRENT OCCUPANT	918 Park Ave	Lake Park
SEG-WAY APARTMENTS	200 PARK AVE	Lake Park	CURRENT OCCUPANT	711 Foresteria Dr	Lake Park
SERVE IT TOOMEY LLC	420 PARK AVE	Lake Park	CURRENT OCCUPANT	910 10th St	Lake Park
SILVER SPOON JAMAICAN RESTAURANT	934 PARK AVE	Lake Park	CURRENT OCCUPANT	725 Foresteria Dr	Lake Park
SOURCE SURVEILLANCE SRV, INC.	707 PARK AVE	Lake Park	CURRENT OCCUPANT	921 Evergreen Dr Unit 1	Lake Park
SOUTHBOUND REALTY	955 PARK AVE	Lake Park	CURRENT OCCUPANT	922 Foresteria Dr	Lake Park
STARR INDEMNITY & LIABILITY CO	399 PARK AVE 8THFL	Lake Park	CURRENT OCCUPANT	845 Foresteria Dr Unit 1	Lake Park
TAXIMUM SOLUTIONS	844 PARK AVE	Lake Park	CURRENT OCCUPANT	701 Park Ave	Lake Park
THE BREWHOUSE GALLERY	720 PARK AVE	Lake Park	CURRENT OCCUPANT	820 9th St	Lake Park

CURRENT OCCUPANT	932 W Jasmine Dr Unit 1	Lake Park	CURRENT OCCUPANT	791 Park Ave Unit C4	Lake Park
CURRENT OCCUPANT	800 10th St	Lake Park	CURRENT OCCUPANT	791 Park Ave Unit C1	Lake Park
CURRENT OCCUPANT	936 Foresteria Dr	Lake Park	CURRENT OCCUPANT	914 Park Ave	Lake Park
CURRENT OCCUPANT	805 Foresteria Dr Unit A	Lake Park	CURRENT OCCUPANT	801 Park Ave Unit CU1	Lake Park
CURRENT OCCUPANT	920 9th St	Lake Park	CURRENT OCCUPANT	917 Foresteria Dr	Lake Park
CURRENT OCCUPANT	717 10th St	Lake Park	CURRENT OCCUPANT	905 Foresteria Dr Unit 2	Lake Park
CURRENT OCCUPANT	501 10th St	Lake Park	CURRENT OCCUPANT	905 Foresteria Dr Unit 3	Lake Park
CURRENT OCCUPANT	811 Foresteria Dr	Lake Park	CURRENT OCCUPANT	905 Foresteria Dr Unit 4	Lake Park
CURRENT OCCUPANT	936 Park Ave	Lake Park	CURRENT OCCUPANT	924 Foresteria Dr	Lake Park
CURRENT OCCUPANT	910 9th St	Lake Park	CURRENT OCCUPANT	906 Foresteria Dr Unit 2	Lake Park
CURRENT OCCUPANT	915 Foresteria Dr	Lake Park	CURRENT OCCUPANT	906 Foresteria Dr Unit 3	Lake Park
CURRENT OCCUPANT	910 W Ilex Dr	Lake Park	CURRENT OCCUPANT	906 Foresteria Dr Unit 4	Lake Park
CURRENT OCCUPANT	800 Park Ave	Lake Park	CURRENT OCCUPANT	906 Greenbriar Dr	Lake Park
CURRENT OCCUPANT	929 Park Ave Unit A	Lake Park	CURRENT OCCUPANT	810 9th St Unit 1	Lake Park
CURRENT OCCUPANT	909 10th St	Lake Park	CURRENT OCCUPANT	810 9th St Unit 2	Lake Park
CURRENT OCCUPANT	846 Park Ave	Lake Park	CURRENT OCCUPANT	905 Greenbriar Dr	Lake Park
CURRENT OCCUPANT	915 Park Ave	Lake Park	CURRENT OCCUPANT	924 Park Ave	Lake Park
CURRENT OCCUPANT	947 Park Ave	Lake Park	CURRENT OCCUPANT	932 Park Ave	Lake Park
CURRENT OCCUPANT	955 Park Ave	Lake Park	CURRENT OCCUPANT	934 Park Ave	Lake Park
CURRENT OCCUPANT	748 Park Ave Unit A	Lake Park	CURRENT OCCUPANT	957 Park Ave	Lake Park
CURRENT OCCUPANT	915 W Ilex Dr	Lake Park	CURRENT OCCUPANT	941 Park Ave	Lake Park
CURRENT OCCUPANT	926 W Jasmine Dr	Lake Park	CURRENT OCCUPANT	939 Park Ave	Lake Park
CURRENT OCCUPANT	705 Park Ave	Lake Park	CURRENT OCCUPANT	937 Park Ave	Lake Park
CURRENT OCCUPANT	903 Park Ave	Lake Park	CURRENT OCCUPANT	935 Park Ave	Lake Park
CURRENT OCCUPANT	754 Park Ave	Lake Park	CURRENT OCCUPANT	931 Park Ave	Lake Park
CURRENT OCCUPANT	930 Foresteria Dr	Lake Park	CURRENT OCCUPANT	929 Park Ave	Lake Park
CURRENT OCCUPANT	900 10th St	Lake Park	CURRENT OCCUPANT	927 Park Ave	Lake Park
CURRENT OCCUPANT	921 Foresteria Dr Unit 1	Lake Park	CURRENT OCCUPANT	923 Park Ave	Lake Park
CURRENT OCCUPANT	551 10th St	Lake Park	CURRENT OCCUPANT	921 Park Ave	Lake Park
CURRENT OCCUPANT	920 W Jasmine Dr	Lake Park	CURRENT OCCUPANT	919 Park Ave	Lake Park
CURRENT OCCUPANT	935 Foresteria Dr	Lake Park	CURRENT OCCUPANT	917 Park Ave	Lake Park
CURRENT OCCUPANT	836 Park Ave	Lake Park	CURRENT OCCUPANT	911 Park Ave	Lake Park
CURRENT OCCUPANT	810 Park Ave	Lake Park	CURRENT OCCUPANT	907 Park Ave	Lake Park
CURRENT OCCUPANT	826 Park Ave	Lake Park	CURRENT OCCUPANT	909 Park Ave	Lake Park
CURRENT OCCUPANT	904 Park Ave	Lake Park	CURRENT OCCUPANT	802 10th St	Lake Park
CURRENT OCCUPANT	928 Park Ave	Lake Park	CURRENT OCCUPANT	804 10th St	Lake Park
CURRENT OCCUPANT	905 Foresteria Dr Unit 1	Lake Park	CURRENT OCCUPANT	798 10th St	Lake Park
CURRENT OCCUPANT	731 Park Ave Unit A3	Lake Park	CURRENT OCCUPANT	796 10th St	Lake Park
CURRENT OCCUPANT	731 Park Ave Unit A2	Lake Park	CURRENT OCCUPANT	932 W Jasmine Dr Unit 2	Lake Park
CURRENT OCCUPANT	731 Park Ave Unit A4	Lake Park	CURRENT OCCUPANT	932 W Jasmine Dr Unit 3	Lake Park
CURRENT OCCUPANT	731 Park Ave Unit A1	Lake Park	CURRENT OCCUPANT	925 Park Ave	Lake Park
CURRENT OCCUPANT	761 Park Ave Unit B1	Lake Park	CURRENT OCCUPANT	720 Park Ave	Lake Park
CURRENT OCCUPANT	761 Park Ave Unit B3	Lake Park	CURRENT OCCUPANT	722 Park Ave	Lake Park
CURRENT OCCUPANT	761 Park Ave Unit B4	Lake Park	CURRENT OCCUPANT	724 Park Ave	Lake Park
CURRENT OCCUPANT	761 Park Ave Unit B2	Lake Park	CURRENT OCCUPANT	726 Park Ave	Lake Park
CURRENT OCCUPANT	791 Park Ave Unit C2	Lake Park			
CURRENT OCCUPANT	791 Park Ave Unit C3	Lake Park			

CURRENT OCCUPANT	728 Park Ave	Lake Park	ROGERS & BARRETT PROPERTIES LLC	148 GREENTREE CIR	JUPITER
CURRENT OCCUPANT	732 Park Ave	Lake Park	JPL PROPERTIES INC	8390 CURRENCY DR STE 6	RIVIERA BEACH
CURRENT OCCUPANT	736 Park Ave	Lake Park	915 PARK AVENUE INC	PO BOX 7096	JUPITER
CURRENT OCCUPANT	748 Park Ave Unit B	Lake Park	HOPE INVESTMENT ENTERPRISES INC	1614 NE 105TH ST	MIAMI
CURRENT OCCUPANT	748 Park Ave Unit C	Lake Park	LAKE PARK CRA	535 PARK AVE	LAKE PARK
CURRENT OCCUPANT	748 Park Ave Unit D	Lake Park	GLICKSMAN ROBERT & LEB HERBERT	470 NE 167TH ST	MIAMI
CURRENT OCCUPANT	748 Park Ave Unit E	Lake Park	THACH HUNG THACH JULIE	6624 143RD ST N	PALM BEACH G
CURRENT OCCUPANT	822 Park Ave	Lake Park	BATHO TRUST P AVE LLC JOHN ALEXANDER BATH	732 LAKE OSBORNE TER	LAKE WORTH
CURRENT OCCUPANT	832 Park Ave	Lake Park	YANG&E LLC	PO BOX 4602	BOYNTON BEACH
CURRENT OCCUPANT	834 Park Ave	Lake Park	MBGS INVEST LLC	21161 NE 21ST PL	MIAMI
CURRENT OCCUPANT	838 Park Ave	Lake Park	SPENCE ALMAN R & SPENCE MARGARET	PO BOX 530403	LAKE PARK
CURRENT OCCUPANT	840 Park Ave	Lake Park	700 PARK AVENUE HOLDINGS LLC	3566 COSMOS ST	PALM BEACH G
CURRENT OCCUPANT	842 Park Ave	Lake Park	754 PARK AVE LLC	736 PARK AVE	WEST PALM BC
CURRENT OCCUPANT	844 Park Ave	Lake Park	LAKE PARK CRA	535 PARK AVE	LAKE PARK
CURRENT OCCUPANT	848 Park Ave	Lake Park	PILGRIM NEW HOPE CHURCH INC	717 PARK AVE	LAKE PARK
CURRENT OCCUPANT	850 Park Ave	Lake Park	RAGGETT ENTERPRISES INC	707 PARK AVE	WEST PALM BE
CURRENT OCCUPANT	731 Park Ave	Lake Park	HOUSES & LAND LLC	600 VOSSLER AVE	WEST PALM BE
CURRENT OCCUPANT	517 10th St	Lake Park	STARK HENRY	5810 DIXIE BELL RD	PALM BEACH G
CURRENT OCCUPANT	517 10th St	Lake Park	MCDUFFY ERIC	PO BOX 245351	HOLLYWOOD
CURRENT OCCUPANT	521 10th St	Lake Park	KRAMMER ERIK	912 W JASMINE DR	LAKE PARK
CURRENT OCCUPANT	523 10th St	Lake Park	FISHER KATHLEEN & DIAZ LESLIE	8260 150TH CT N	PALM BEACH G
CURRENT OCCUPANT	509 10th St	Lake Park	HERNANDEZ HEGEL	926 W JASMINE DR	LAKE PARK
CURRENT OCCUPANT	511 10th St	Lake Park	ALBERT BRIAN H	815 GRACE AVE	LAKE WORTH
CURRENT OCCUPANT	503 10th St	Lake Park	LAKE WORTH PROPERTY ENTERPRISES LLC	PO BOX 1110	BRANDON
CURRENT OCCUPANT	505 10th St	Lake Park	LIBERTY SQUARE LLC	724 SANDY POINT LN	PALM BEACH G
CURRENT OCCUPANT	507 10th St	Lake Park	900 10TH STREET LLC	900 10TH ST	LAKE PARK
CURRENT OCCUPANT	515 10th St	Lake Park	CARIBBEAN MEAT MARKET CORP	349 GAZETTA WAY	WEST PALM BE
CURRENT OCCUPANT	1002 W Jasmine Dr	Lake Park	900 10TH STREET LLC	3600 INVESTMENT LN STE 103	RIVIERA BEACH
CURRENT OCCUPANT	1010 W Jasmine Dr	Lake Park	M E A ENTERPRISE INC	14341 NW 7TH AVE	MIAMI
CURRENT OCCUPANT	912 LONE PINE DR	Lake Park	LAKE WORTH PROPERTY ENTERPRISES LLC	PO BOX 1110	BRANDON
CURRENT OCCUPANT	922 FORESTERIA DR	PALM BEACH G	HARBOR SIDE REALTY CORP GOODMAN C/O	272 BROADWAY PO BOX 728	AMITYVILLE
CURRENT OCCUPANT	3037 MARBELLA CT	LAKE PARK	ANDERSON COMPANIES LLC	6671 W INDIANTOWN RD # 427	JUPITER
CURRENT OCCUPANT	936 FORESTERIA DR	WEST PALM BC	HUMANI COURTS LLC	16389 BRIDLEWOOD CIR	DELRAY BEACH
CURRENT OCCUPANT	424 E ILEX DR	LAKE PARK	RAMALHO GABRIELA ROCHA	920 9TH ST	LAKE PARK
CURRENT OCCUPANT	1650 S DIXIE HWY STE 203	LAKE PARK	LE DANG V & NGUYEN HAI T	910 9TH ST	LAKE PARK
CURRENT OCCUPANT	730 WHITMORE LLC	BOCA RATON	KEITHLEY INC BRIGHT FUTURES CHILD DEV CTR IN 31	PRINCEWOOD LN	PALM BEACH G
CURRENT OCCUPANT	KING FITNESS OF PALM BEACH INC	LAKE PARK	JANKOW CHRIS A & JANKOW DONNA L	820 9TH ST	WEST PALM BE
CURRENT OCCUPANT	M&S SANTOS LLC	LAKE PARK	SANDOVAL FERNANDO R & SANDOVAL JAMAICO	810 9TH ST	LAKE PARK
CURRENT OCCUPANT	MIRRA SALVATORE	PORT ST LUCIE	16330B13 TRUST SIMOES R TR	601 HERITAGE DR STE 440	JUPITER
CURRENT OCCUPANT	SOROTA JOSEPH TR	LAKE PARK	PHIPPS EWART & MORGAN PHIPPS LIZA	905 W ILEX DR	LAKE PARK
CURRENT OCCUPANT	BERTRAM RICHARD E & BERTRAM TODD R	BROOKLYN	FYR SFR BORROWER LLC	3505 KOGER BLVD STE 400	DULUTH
CURRENT OCCUPANT	HOBBS KEANAN M	WEST PALM BE	ZABALA TARA	923 W ILEX DR	LAKE PARK
CURRENT OCCUPANT	TRIBUS HEALTH HOLDINGS LLC	PALM BEACH G	MOORE ULYSSES JR	931 W ILEX DR	LAKE PARK
CURRENT OCCUPANT	905 FORESTERIA LLC	WEST PALM BC	BOURNE NANCY	35 OCEAN DR	TEQUESTA
CURRENT OCCUPANT	SOUTHBOUND REALTY INC	TEQUESTA	DUCHARME PAMELA EST	731 PARK AVE APT A2	WEST PALM BE
		NORTH PALM I	SPANN DEMETRIA L	731 PARK AVE # A3	LAKE PARK
		AMITYVILLE	GRANT LINDA C	8077 DESERT CLOUD AVE	LAS VEGAS

FL	33458 947 PARK AVE	FL	33418 761 PARK AVE B1
FL	33404 927 PARK AVE	FL	33418 761 PARK AVE B2
FL	33468 911 PARK AVE	FL	33410 761 PARK AVE B3
FL	33138 903 PARK AVE	FL	33403 761 PARK AVE B4
FL	33403 800 PARK AVE	FL	33403 791 PARK AVE C1
FL	33162 810 PARK AVE	FL	33403 791 PARK AVE C2
FL	33418 826 PARK AVE	FL	33403 791 PARK AVE C3
FL	33461 834 PARK AVE	VA	33403 791 PARK AVE C4
FL	33424 845 FORESTERIA DR 1	FL	24001 710 10TH ST
FL	33179 811 FORESTERIA DR		33408 801 PARK AVE CU1
FL	33403 805 FORESTERIA DR A		
FL	33410 700 PARK AVE 738		
FL	33403 754 PARK AVE		
FL	33403 761 FORESTERIA DR		
FL	33403 717 PARK AVE		
FL	33403 707 PARK AVE		
FL	33413 705 PARK AVE		
FL	33418 701 PARK AVE		
FL	33024 904 W JASMINE DR		
FL	33403 912 W JASMINE DR		
FL	33418 920 W JASMINE DR		
FL	33403 926 W JASMINE DR		
FL	33461 932 W JASMINE DR 1		
FL	33509 917 10TH ST		
FL	33410 796 10TH ST		
FL	33403 900 10TH ST		
FL	33413 910 10TH ST		
FL	33404 10TH ST		
FL	33168 10TH ST		
FL	33509 909 10TH ST		
NY	11701 801 10TH ST		
FL	33458 717 10TH ST		
FL	33445 806 9TH ST 10		
FL	33403 920 9TH ST		
FL	33403 910 9TH ST		
FL	33410 910 W ILEX DR		
FL	33403 820 9TH ST		
FL	33403 810 9TH ST 1		
FL	33458 GREENBRIAR DR		
FL	33403 905 W ILEX DR		
GA	30096 915 W ILEX DR		
FL	33403 923 W ILEX DR		
FL	33403 931 W ILEX DR		
FL	33469 731 PARK AVE A1		
FL	33403 731 PARK AVE A2		
FL	33403 731 PARK AVE A3		
NV	89131 731 PARK AVE A4		

Name	Street Address	city	state	zip	Site Address
700 PARK AVE HOLDINGS, LLC	748 PARK AVE	Lake Park	FL	33403	
700 PARK AVE HOLDINGS, LLC	700 PARK AVE	Lake Park	FL	33403	
915 PARK AVE, INC	915 PARK AVE	Lake Park	FL	33403	
A PLUS TAX SERVICES	928 PARK AVE	Lake Park	FL	33403	
ABUNDANT LIVING CHIROPRACTIC CENTER	705 PARK AVE STEB	Lake Park	FL	33403	
AMONIEL TELISME BARBER SHOP	924 PARK AVE	Lake Park	FL	33403	
ANIMAL CARE CLINIC OF PARK AVE	940 PARK AVE #105	Lake Park	FL	33403	
ARTISTS OF PALM BEACH COUNTY	800 PARK AVE	Lake Park	FL	33403	
AT THE HAIRNET	748 PARK AVE E	Lake Park	FL	33403	
BBDESIRE GLAM	840 PARK AVE	Lake Park	FL	33403	
BRATTITUDE BEAUTY BAR LLC	907 PARK AVE	Lake Park	FL	33403	
CAMILLI'S PIZZA INC	927 PARK AVE	Lake Park	FL	33403	
CASPER'S ON PARK	850 PARK AVE	Lake Park	FL	33403	
CELLNET SERVICES	957 PARK AVE	Lake Park	FL	33403	
DAVID KESLAR	947 PARK AVE #B	Lake Park	FL	33403	
DEDICATED IT LLC	736 PARK AVE	Lake Park	FL	33403	
DESTINEE 1 STOP INC	842 PARK AVE	Lake Park	FL	33403	
DHD TAX SERVICES LLC	917 PARK AVE	Lake Park	FL	33403	
FLORIDA'S CLEAN TEAM, LLC	408 PARK AVE	Lake Park	FL	33403	
GERALD WOLFE	233 PARK AVE	Lake Park	FL	33403	
GIFT SHOP UNIFORM, INC	929 PARK AVE	Lake Park	FL	33403	
GRACE CARIBBEAN RESTAURANT, LLC	940 PARK AVE STE107	Lake Park	FL	33403	
GRANT, LINDA	731 PARK AVE #A-4	Lake Park	FL	33403	
HOFSETH, SIGVALD	423 PARK AVE	Lake Park	FL	33403	
HOPE INVESTMENT ENTERPRISES INC	903 PARK AVE	Lake Park	FL	33403	
IVY & OAK TATTOO ARTIST STUDIO	724 PARK AVE	Lake Park	FL	33403	
JOSEPH SOROTA TRUST	940 PARK AVE	Lake Park	FL	33403	
JPL PROPERTIES INC	929 PARK AVE	Lake Park	FL	33403	
K PARK REALTY LLC	144 PARK AVE	Lake Park	FL	33403	
KELSEY MARKET	903 PARK AVE	Lake Park	FL	33403	
LAKE PARK JEWELRY & LOAN, INC.	947 PARK AVE	Lake Park	FL	33403	
LOCALE GASTROPUB	748 PARK AVE A	Lake Park	FL	33403	
MANE LIFE STUDIO, INC	838 PARK AVE	Lake Park	FL	33403	

PARK AVE DISCOUNT BEVERAGES	834 PARK AVE	Lake Park	FL	33403
PARK BAKERY, LLC	822 PARK AVE	Lake Park	FL	33403
RAGGETT ENTERPRISES, INC	707 PARK AVE	Lake Park	FL	33403
RARE MONKEY ENTERTAINMENT	955 PARK AVE UNITA	Lake Park	FL	33403
SAIGON MARKET AND GIFT	832 PARK AVE	Lake Park	FL	33403
SEG-WAY APARTMENTS	200 PARK AVE	Lake Park	FL	33403
SERVE IT TOOMEY LLC	420 PARK AVE	Lake Park	FL	33403
SILVER SPOON JAMAICAN RESTAURANT	934 PARK AVE	Lake Park	FL	33403
SOURCE SURVEILLANCE SRV, INC.	707 PARK AVE	Lake Park	FL	33403
SOUTHBOUND REALTY	955 PARK AVE	Lake Park	FL	33403
STARR INDEMNITY & LIABILITY CO	399 PARK AVE 8THFL	Lake Park	FL	33403
TAXIMUM SOLUTIONS	844 PARK AVE	Lake Park	FL	33403
THE BREWHOUSE GALLERY	720 PARK AVE	Lake Park	FL	33403
THE KELSEY THEATRE	700 PARK AVE	Lake Park	FL	33403
TODD DRY	932 PARK AVE	Lake Park	FL	33403
TONY THELISMON BARBER SHOP	915 PARK AVE	Lake Park	FL	33403
TOTALLY WIRELESS ETC	726 PARK AVE	Lake Park	FL	33403
ACADEMY PLAZA, LLC	501 10TH ST	Lake Park	FL	33403
ADVANCE AUTO PARTS #9316	710 10TH ST	Lake Park	FL	33403
ALFRED & MARIE FRANCOIS	551 10TH ST #B	Lake Park	FL	33403
ALL AGE C BARBER SHOP	509 10TH ST	Lake Park	FL	33403
ASPEN BEHAVIORAL HEALTH LLC	525 10TH ST 501,503	Lake Park	FL	33403
AUTOMATED PETROLEUM	917 10TH ST	Lake Park	FL	33403
BARRINGTON YOUNG LLC	796 10TH ST B	Lake Park	FL	33403
BEACHFRONT PAINTING AND WATERPROOFING	900 10TH ST	Lake Park	FL	33403
BUY HERE PAY HERE REALTY, LLC	501 10TH ST #505	Lake Park	FL	33403
COASTAL KARMA BREWING	798 10TH ST	Lake Park	FL	33403
EMPIRE BARBERSHOP FL, INC	910 10TH ST #B	Lake Park	FL	33403
HEART OF GOD MISSIONS INTERNATIONAL	910 10TH ST #D	Lake Park	FL	33403
JACKY LOVE	796 10TH ST #796C	Lake Park	FL	33403
LERUNTES BARBER SHOP	551 10TH ST A	Lake Park	FL	33403
MOMTAZ ENTERPRISES DBA LAKE PARK MOBIL	917 10TH ST	Lake Park	FL	33403
NMF MEDICAL CORP	511 10TH ST	Lake Park	FL	33403
THE CJ FOUND, INC DBA PALM BEACH BINGO	800 10TH ST	Lake Park	FL	33403

VIE MEILLEIRE - BETTER LIFE INC	517 10TH ST	Lake Park	FL	33403
BARBIE'S PLACE	935 FORESTERIA DR	Lake Park	FL	33403
CURRENT OCCUPANT	700 Park Ave Unit 738	Lake Park	FL	33403
CURRENT OCCUPANT	906 Foresteria Dr Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	835 Foresteria Dr Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	917 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	904 W Jasmine Dr	Lake Park	FL	33403
CURRENT OCCUPANT	912 W Jasmine Dr	Lake Park	FL	33403
CURRENT OCCUPANT	707 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	923 W Ilex Dr	Lake Park	FL	33403
CURRENT OCCUPANT	710 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	905 W Ilex Dr	Lake Park	FL	33403
CURRENT OCCUPANT	801 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	940 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	931 W Ilex Dr	Lake Park	FL	33403
CURRENT OCCUPANT	717 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	761 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	918 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	711 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	910 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	725 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	921 Evergreen Dr Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	922 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	845 Foresteria Dr Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	701 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	820 9th St	Lake Park	FL	33403
CURRENT OCCUPANT	932 W Jasmine Dr Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	800 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	936 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	805 Foresteria Dr Unit A	Lake Park	FL	33403
CURRENT OCCUPANT	920 9th St	Lake Park	FL	33403
CURRENT OCCUPANT	717 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	501 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	811 Foresteria Dr	Lake Park	FL	33403

CURRENT OCCUPANT	936 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	910 9th St	Lake Park	FL	33403
CURRENT OCCUPANT	915 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	910 W Ilex Dr	Lake Park	FL	33403
CURRENT OCCUPANT	800 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	929 Park Ave Unit A	Lake Park	FL	33403
CURRENT OCCUPANT	909 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	846 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	915 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	947 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	955 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	748 Park Ave Unit A	Lake Park	FL	33403
CURRENT OCCUPANT	915 W Ilex Dr	Lake Park	FL	33403
CURRENT OCCUPANT	926 W Jasmine Dr	Lake Park	FL	33403
CURRENT OCCUPANT	705 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	903 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	754 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	930 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	900 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	921 Foresteria Dr Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	551 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	920 W Jasmine Dr	Lake Park	FL	33403
CURRENT OCCUPANT	935 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	836 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	810 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	826 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	904 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	928 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	905 Foresteria Dr Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	731 Park Ave Unit A3	Lake Park	FL	33403
CURRENT OCCUPANT	731 Park Ave Unit A2	Lake Park	FL	33403
CURRENT OCCUPANT	731 Park Ave Unit A4	Lake Park	FL	33403
CURRENT OCCUPANT	731 Park Ave Unit A1	Lake Park	FL	33403
CURRENT OCCUPANT	761 Park Ave Unit B1	Lake Park	FL	33403

CURRENT OCCUPANT	761 Park Ave Unit B3	Lake Park	FL	33403
CURRENT OCCUPANT	761 Park Ave Unit B4	Lake Park	FL	33403
CURRENT OCCUPANT	761 Park Ave Unit B2	Lake Park	FL	33403
CURRENT OCCUPANT	791 Park Ave Unit C2	Lake Park	FL	33403
CURRENT OCCUPANT	791 Park Ave Unit C3	Lake Park	FL	33403
CURRENT OCCUPANT	791 Park Ave Unit C4	Lake Park	FL	33403
CURRENT OCCUPANT	791 Park Ave Unit C1	Lake Park	FL	33403
CURRENT OCCUPANT	914 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	801 Park Ave Unit CU1	Lake Park	FL	33403
CURRENT OCCUPANT	917 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	905 Foresteria Dr Unit 2	Lake Park	FL	33403
CURRENT OCCUPANT	905 Foresteria Dr Unit 3	Lake Park	FL	33403
CURRENT OCCUPANT	905 Foresteria Dr Unit 4	Lake Park	FL	33403
CURRENT OCCUPANT	924 Foresteria Dr	Lake Park	FL	33403
CURRENT OCCUPANT	906 Foresteria Dr Unit 2	Lake Park	FL	33403
CURRENT OCCUPANT	906 Foresteria Dr Unit 3	Lake Park	FL	33403
CURRENT OCCUPANT	906 Foresteria Dr Unit 4	Lake Park	FL	33403
CURRENT OCCUPANT	906 Greenbriar Dr	Lake Park	FL	33403
CURRENT OCCUPANT	908 Greenbriar Dr	Lake Park	FL	33403
CURRENT OCCUPANT	810 9th St Unit 1	Lake Park	FL	33403
CURRENT OCCUPANT	810 9th St Unit 2	Lake Park	FL	33403
CURRENT OCCUPANT	905 Greenbriar Dr	Lake Park	FL	33403
CURRENT OCCUPANT	924 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	932 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	934 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	957 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	941 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	939 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	937 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	935 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	933 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	931 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	929 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	927 Park Ave	Lake Park	FL	33403

CURRENT OCCUPANT	923 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	921 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	919 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	917 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	911 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	907 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	909 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	802 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	804 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	798 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	796 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	932 W Jasmine Dr Unit 2	Lake Park	FL	33403
CURRENT OCCUPANT	932 W Jasmine Dr Unit 3	Lake Park	FL	33403
CURRENT OCCUPANT	925 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	720 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	722 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	724 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	726 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	728 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	732 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	736 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	748 Park Ave Unit B	Lake Park	FL	33403
CURRENT OCCUPANT	748 Park Ave Unit C	Lake Park	FL	33403
CURRENT OCCUPANT	748 Park Ave Unit D	Lake Park	FL	33403
CURRENT OCCUPANT	748 Park Ave Unit E	Lake Park	FL	33403
CURRENT OCCUPANT	822 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	832 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	834 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	838 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	840 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	842 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	844 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	848 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	850 Park Ave	Lake Park	FL	33403

CURRENT OCCUPANT	731 Park Ave	Lake Park	FL	33403
CURRENT OCCUPANT	513 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	517 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	521 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	523 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	509 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	511 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	503 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	505 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	507 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	515 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	519 10th St	Lake Park	FL	33403
CURRENT OCCUPANT	1002 W Jasmine Dr	Lake Park	FL	33403
CURRENT OCCUPANT	1010 W Jasmine Dr	Lake Park	FL	33403
FTC GROUP LLC	212 LONE PINE DR	PALM BEACH GFL	FL	33410 906 FORESTERIA DR 1
PRIESTER CLAUDE D	922 FORESTERIA DR	LAKE PARK	FL	33403 922 FORESTERIA DR
JAE PROPERTIES LLC	3037 MARBELLA CT	WEST PALM BC FL	FL	33409 930 FORESTERIA DR
JEAN CASIMIR	936 FORESTERIA DR	LAKE PARK	FL	33403 936 FORESTERIA DR
FRANCOIS ALFRED & FRANCOIS MARIE D	424 E ILEX DR	LAKE PARK	FL	33403 551 10TH ST
ACADEMY PLAZA LLC	1650 S DIXIE HWY STE 203	BOCA RATON	FL	33432 501 10TH ST
730 WHITMORE LLC	525 10TH ST STE 503	LAKE PARK	FL	33403 921 EVERGREEN DR 1
KING FITNESS OF PALM BEACH INC	914 PARK AVE	LAKE PARK	FL	33403 904 PARK AVE
M&S SANTOS LLC	710 SE HIDDEN RIVER DR	PORT ST LUCIE FL	FL	34983 918 PARK AVE
DRY TODD W	340 10TH ST # A	LAKE PARK	FL	33403 924 PARK AVE
MIRRA SALVATORE	9511 CHURCH AVE	BROOKLYN	NY	11212 936 PARK AVE
SOROTA JOSEPH TR	339 SANDAL LN	WEST PALM BE FL	FL	33404 940 PARK AVE
BERTRAM RICHARD E & BERTRAM TODD R	3174 GROVE RD	PALM BEACH GFL	FL	33410 935 FORESTERIA DR
HOBBS KEENAN M	13551 TEMPLE BLVD	WEST PALM BC FL	FL	33412 921 FORESTERIA DR 1
TRIBUS HEALTH HOLDINGS LLC	3900 COUNTY LINE RD AP TEQUESTA	FL	FL	33469 915 FORESTERIA DR
905 FORESTERIA LLC	513 US HIGHWAY 1 STE 11 NORTH PALM FL	FL	FL	33408 905 FORESTERIA DR 1
SOUTHBOUND REALTY INC	272 BROADWAY PO BOX 7 AMITYVILLE	NY	NY	11701 955 PARK AVE
ROGERS & BARRETT PROPERTIES LLC	148 GREENTREE CIR	JUPITER	FL	33458 947 PARK AVE
JPL PROPERTIES INC	8390 CURRENCY DR STE 6 RIVIERA BEACH	FL	FL	33404 927 PARK AVE
915 PARK AVENUE INC	PO BOX 7096	JUPITER	FL	33468 911 PARK AVE

HOPE INVESTMENT ENTERPRISES INC	1614 NE 105TH ST	MIAMI	FL	33138 903 PARK AVE
LAKE PARK CRA	535 PARK AVE	LAKE PARK	FL	33403 800 PARK AVE
GLICKSMAN ROBERT & LEB HERBERT	470 NE 167TH ST	MIAMI	FL	33162 810 PARK AVE
THACH HUNG THACH JULIE	6624 143RD ST N	PALM BEACH GFL		33418 826 PARK AVE
BATHO TRUST P AVE LLC JOHN ALEXANDER BATH	732 LAKE OSBORNE TER	LAKE WORTH	FL	33461 834 PARK AVE
YANG&E LLC	PO BOX 4602	BOYNTON BEA	FL	33424 845 FORESTERIA DR 1
MBGS INVEST LLC	21161 NE 21ST PL	MIAMI	FL	33179 811 FORESTERIA DR
SPENCE ALMAN R & SPENCE MARGARET	PO BOX 530403	LAKE PARK	FL	33403 805 FORESTERIA DR A
700 PARK AVENUE HOLDINGS LLC	3566 COSMOS ST	PALM BEACH GFL		33410 700 PARK AVE 738
754 PARK AVE LLC	736 PARK AVE	WEST PALM BCFL		33403 754 PARK AVE
LAKE PARK CRA	535 PARK AVE	LAKE PARK	FL	33403 761 FORESTERIA DR
PILGRIM NEW HOPE CHURCH INC	717 PARK AVE	LAKE PARK	FL	33403 717 PARK AVE
RAGGETT ENTERPRISES INC	707 PARK AVE	WEST PALM BEFL		33403 707 PARK AVE
HOUSES & LAND LLC	600 VOSSLER AVE	WEST PALM BEFL		33413 705 PARK AVE
STARK HENRY	5810 DIXIE BELL RD	PALM BEACH GFL		33418 701 PARK AVE
MCDUFFY ERIC	PO BOX 245351	HOLLYWOOD	FL	33024 904 W JASMINE DR
KRAMMER ERIK	912 W JASMINE DR	LAKE PARK	FL	33403 912 W JASMINE DR
FISHER KATHLEEN & DIAZ LESLIE	8260 150TH CT N	PALM BEACH GFL		33418 920 W JASMINE DR
HERNANDEZ HEGEL	926 W JASMINE DR	LAKE PARK	FL	33403 926 W JASMINE DR
ALBERT BRIAN H	815 GRACE AVE	LAKE WORTH	FL	33461 932 W JASMINE DR 1
LAKE WORTH PROPERTY ENTERPRISES LLC	PO BOX 1110	BRANDON	FL	33509 917 10TH ST
LIBERTY SQUARE LLC	724 SANDY POINT LN	PALM BEACH GFL		33410 796 10TH ST
900 10TH STREET LLC	900 10TH ST	LAKE PARK	FL	33403 900 10TH ST
CARIBBEAN MEAT MARKET CORP	349 GAZETTA WAY	WEST PALM BEFL		33413 910 10TH ST
900 10TH STREET LLC	3600 INVESTMENT LN STE RIVIERA BEACH	FL		33404 10TH ST
M E A ENTERPRISE INC	14341 NW 7TH AVE	MIAMI	FL	33168 10TH ST
LAKE WORTH PROPERTY ENTERPRISES LLC	PO BOX 1110	BRANDON	FL	33509 909 10TH ST
HARBOR SIDE REALTY CORP GOODMAN C/O	272 BROADWAY PO BOX 7	AMITYVILLE	NY	11701 801 10TH ST
ANDERSON COMPANIES LLC	6671 W INDIANTOWN RD	JUPITER	FL	33458 717 10TH ST
HUMANI COURTS LLC	16389 BRIDLEWOOD CIR	DELRAY BEACH	FL	33445 806 9TH ST 10
RAMALHO GABRIELA ROCHA	920 9TH ST	LAKE PARK	FL	33403 920 9TH ST
LE DANG V & NGUYEN HAI T	910 9TH ST	LAKE PARK	FL	33403 910 9TH ST
KEITHLEY INC BRIGHT FUTURES CHILD DEV CTR	IF 31 PRINCEWOOD LN	PALM BEACH GFL		33410 910 W ILEX DR
JANKOW CHRIS A & JANKOW DONNA L	820 9TH ST	WEST PALM BEFL		33403 820 9TH ST

SANDOVAL FERNANDO R & SANDOVAL JAMAICO	810 9TH ST	LAKE PARK	FL	33403 810 9TH ST 1
16330B13 TRUST SIMOES R TR	601 HERITAGE DR STE 440	JUPITER	FL	33458 GREENBRIAR DR
PHIPPS EWART & MORGAN PHIPPS LIZA	905 W ILEX DR	LAKE PARK	FL	33403 905 W ILEX DR
FYR SFR BORROWER LLC	3505 KOGER BLVD STE 40	DULUTH	GA	30096 915 W ILEX DR
ZABALA TARA	923 W ILEX DR	LAKE PARK	FL	33403 923 W ILEX DR
MOORE ULYSSES JR	931 W ILEX DR	LAKE PARK	FL	33403 931 W ILEX DR
BOURNE NANCY	35 OCEAN DR	TEQUESTA	FL	33469 731 PARK AVE A1
DUCHARME PAMELA EST	731 PARK AVE APT A2	WEST PALM BEFL		33403 731 PARK AVE A2
SPANN DEMETRIA L	731 PARK AVE # A3	LAKE PARK	FL	33403 731 PARK AVE A3
GRANT LINDA C	8077 DESERT CLOUD AVE	LAS VEGAS	NV	89131 731 PARK AVE A4
761 PARK AVENUE B1 LLC	14642 69TH DR N	PALM BEACH GFL		33418 761 PARK AVE B1
LUDBOLT PROPERTIES LLC	4521 PGA BLVD STE 425	PALM BEACH GFL		33418 761 PARK AVE B2
PREMIUM CAPITAL INVESTMENT LLC	332 BALSAM ST	PALM BEACH GFL		33410 761 PARK AVE B3
PREMIUM CAPITAL INVESTMENT LLC	917 PARK AVE	LAKE PARK	FL	33403 761 PARK AVE B4
FRANCOIS ALFRED & FRANCOIS MARIE	424 E ILEX DR	LAKE PARK	FL	33403 791 PARK AVE C1
AIKIN BERNIECE M	791 PARK AVE APT C2	WEST PALM BEFL		33403 791 PARK AVE C2
BURTON THOMAS J JR	791 PARK AVE APT C3	LAKE PARK	FL	33403 791 PARK AVE C3
FRANCOIS ALFRED FRANCOIS MARIE D	424 ILEX DR	WEST PALM BEFL		33403 791 PARK AVE C4
DISCOUNT AUTO PARTS INC #9316 LEASE & PROJ	PO BOX 2710	ROANOKE	VA	24001 710 10TH ST
ONE PARK PLACE LLC	11911 US HIGHWAY 1 STE NORTH PALM	FL		33408 801 PARK AVE CU1

all property owners, businesses and residents within the existing and proposed expanded PADD area have been notified of this meeting

COMPREHENSIVE PLAN – DENSITY CONSIDERATIONS

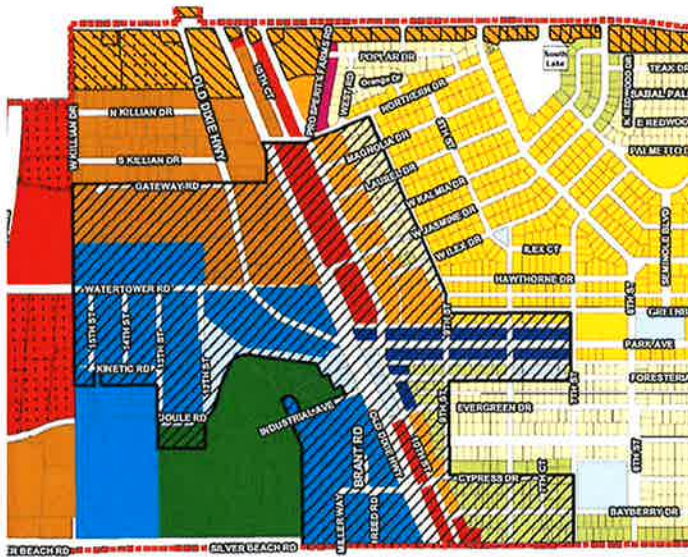
Separate Comprehensive Plan amendments are required. The intent is to keep the "Downtown" land use classification, extend it to the 'expanded area' (illustrated below). Given our recent efforts with another area in Town, we anticipate the modifications can be simplified to reflect a higher density provision that can be applied throughout the area so as to have flexibility in development so that developing what the market dictates and what can reasonably fit within an development footprint/envelope is encouraged.

Proposed Comprehensive Plan Text Amendment (a map amendment to the proposed expanded area will also be required):

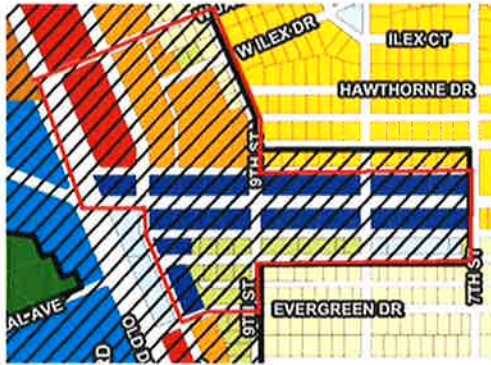
Downtown – Mixed Use development with a maximum F.A.R. of 5.0. The maximum density shall not exceed an average of 48 dwelling units per gross acre, as calculated for the entire Downtown Land Use area.

Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed-use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. Horizontal mixed use is possible and bonus units may be granted in excess of the 48 units per acre, so long as the average density for the entire contiguous Downtown Land Use area does not exceed 48 units per acre.

PADD PARK AVENUE DOWNTOWN DISTRICT (EXISTING)



PROPOSED



LAND DEVELOPMENT REGULATIONS - ZONING

Sec. 78-70. - Park Avenue Downtown District (PADD).

- (a) *Purpose and intent.* It is the purpose and intent of the Park Avenue Downtown District to provide for the following:
- (1) Urban development which is reflective of early master plans for a small scale traditional downtown commercial area;
 - (2) Buildings and structures of a human scale which, in conjunction with public investments, help to create a sense of place;
 - (3) Downtown development and redevelopment which offer a mixture of retail, personal service, commercial, office, and residential uses;
 - (4) A pedestrian-oriented development pattern;
 - (5) Concentration of certain types of uses, including live performance theaters, restaurants, arts and crafts, etc., which will attract both residents and nonresidents for specialty shopping and entertainment;
 - (6) Attracting a variety of uses which serve the needs of residents and nonresidents;
 - (7) The reestablishment and redevelopment of an urban center;
 - (8) Limitations on certain uses which do not support or enhance the human scale of development which encourages the pedestrian nature of the area;
 - (9) Uses offering goods and services that will attract both town residents and visitors from outside the town; and

Commented [AV1]: Because of the substantial changes being made to every part of this section, staff is proposing to repeal and replace the PADD in its entirety. The following is the draft for the new district that staff has assembled for Commission Comment. Signage will be regulated by Chapter 70.

Commented [ND2]: Additional changes made from the last workshop.

(b) *Permitted and special exception uses.* All principal permitted and special exception uses shall occur within enclosed buildings or structures. This requirement shall not apply to permitted accessory uses such as outdoor seating, the permitted outdoor display of merchandise, mechanical equipment, dumpsters and related refuse disposal equipment, or other uses incidental and subordinate to a principal use. Permitted and conditional uses within this district are established by Table 78-70-1.

Commented [AV3]: Definitions have been consolidated in 78-2 and redundant procedural standards have been eliminated entirely. Section 78-2, with the deleted and new definitions will be presented with the final Ordinance.

Commented [ND4]: Special Exception terminology being used to keep consistency throughout the Code

- (1) *Conformance with Table 78-70-1.* Following the effective date of this ordinance from which this section is derived, the use of all new or existing buildings, structures, and properties shall conform with the requirements of Table 78-70-1.
- (2) *Prohibited uses.* Any use not listed as a permitted or special exception use in Table 78-70-1 or not recognized as a similar use is a prohibited use.
- (3) *Similar uses.* A use not currently listed in Table 78-70-1, but determined by the Town Commission to possess similar characteristics to a currently permitted or special exception use in terms of its size, intensity, density, operating hours, business practices, etc., may be established subject to development regulations of this section.
- (4) *Accessory uses.* Uses customarily incidental and subordinate to the principal uses shown in Table 78-70-1 and located within the same building or lot are permitted. An accessory use shall comply with all requirements applicable to the principal use. If an accessory structure comprises all or part of a permitted accessory use, it shall be consistent with the architectural style, color, materials, etc., of the principal structure.
- (5) *Applicability of additional standards.* The additional standards noted in the right-hand column of Table 78-70-1 shall apply to each use as indicated, in addition to any other requirements of this Code.
- (6) *New construction or substantial renovation.* A site plan, subject to the approval of the Town Commission shall be required for any new construction or the substantial renovation of any structure more than 2,500 square feet in size; any new structure or expansion of an existing structure in excess of two stories or 25 feet in height; any substantial renovation of an existing structure. This includes residential or non-residential. For purposes of this section substantial renovation constitutes the following:
 - a. Repair, rehabilitation, restoration, reconstruction, alteration, expansion, or any improvement in excess of 50 percent of the value of the improvements of the property, as determined by the assessed value of the improvements on the property as shown in the then-current certified tax assessment; or
 - b. An increase of greater than 20 percent of the square footage of the existing structure.

(7) *Waivers.* The Commission may grant waivers of the standards set forth herein pertaining to landscaping, height, property development regulations, district regulation, and certain other identified standards contained in this section. The intent of this section is to allow the Town Commission to provide for waivers of the land development regulations within this district, provided an applicant meets or exceeds a majority or more of the waiver criteria set forth in this subsection are satisfied.

Commented [AV5]: Waiver process has been substantially streamlined and refined.

Commented [ND6]: Waivers provide flexibility to encourage development.

- a. *Prohibited waivers.* The town commission shall not grant a waiver to the standards required in Table 78-70-1.
- b. *Application.* Applications for waivers approval shall be submitted to the community development department and shall be subject to the review and approval together with a site plan or site plan amendment application.
- c. *Community development department/Board/Commission review.* The community development director, or designee, shall review each application for waiver

approval subject to the criteria of this subsection. Upon the determination of the community development department, the application shall be scheduled for consideration by the planning and zoning board. The planning and zoning board shall hold a public hearing and render an advisory recommendation to the Town Commission. The Town Commission shall then hold its public hearing, and may approve or deny the waiver, or approve the waiver with conditions.

d. *Review criteria.* In order for a waiver to be approved, the commission shall find that the application complies with at least 5 of the 9 criteria listed below:

1. The application furthers the purpose and intent of the PADD;
2. The application furthers the architectural and site design elements of the PADD and is compatible with surrounding structures;
3. The application demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved or proposed, and which are not applicable to other lands, structures, or buildings in the Park Avenue Downtown District;
4. The application demonstrates that the special conditions and circumstances do not result from the actions of the applicant;
5. The application demonstrates that granting the waiver requested will not confer upon the applicant any special privilege that is denied by this section to other lands, buildings, or structures in the Park Avenue Downtown District;
6. The application demonstrates that literal application of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties within the Park Avenue Downtown District;
7. The application demonstrates that the waiver requested is the minimum waiver that will make possible the reasonable use of the land, building, or structure;
8. The application demonstrates the request for waiver is not based solely upon economic reasons; and
9. The application demonstrates the request for waiver will be in harmony with the general intent and purpose of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

(c) *Property development regulations.* The property development regulations listed in Table 78-70-2 shall apply within the district.

(1) Supplemental Development Regulations for Properties adjacent to 9th or 10th Street within the PADD include the following:

- a. *Sidewalk easement requirement.* Properties being developed or substantially redeveloped shall provide, adjacent to the 9th or 10th Street right-of-way (r-o-w), a 6 foot wide sidewalk easement along the length of said r-o-w.
- b. *Re-location of sidewalk.* As part of development or redevelopment, existing sidewalk shall be removed and re-located to the sidewalk easement. A landscape strip shall be installed in the r-o-w between the new sidewalk and 9th or 10th Street.
- c. *Setbacks.* Along 9th or 10th Street, the minimum building setback shall be ten feet. Maximum setback shall be fifteen feet, except for any courtyard feature.

Commented [AV7]: New supplemental development regulations for 9th and 10th Street are provided here.

Commented [ND8]: If the district is expanded further, additional consideration will need to be given to this section.

- d. *Parking.* Along 9th or 10th Street, parking is encouraged to be located at the rear of the site. No more than one-half of the property's frontage shall be used for parking. Parking areas abutting 9th or 10th Street shall be set back a minimum of five feet from the r-o-w, with landscaping and other aesthetic improvements such as decorative trellis, benches.
- e. Redevelopment/development that occurs adjacent to any single-family zoning district shall provide appropriate setbacks and buffers to ensure compatibility of scale and mitigate impacts.

(d) *Supplemental district regulations.* The following regulations shall apply to all uses and structures within the district:

- (1) *Security bars, shutters, gates, and related equipment.* The use of security bars, shutters, gates, and related equipment visible from a public right-of-way is prohibited. Buildings constructed in the Mediterranean Revival architectural style may install wrought iron window grilles or similar features, subject to approval by the community development director or designee. The community development director or designee may approve security devices which are consistent with an alternative architectural style as permitted by this section.
- (2) *Storage.* Outdoor storage of goods, materials, and equipment is prohibited. Indoor storage of goods, materials, and equipment visible from public or private sidewalks or public rights-of-way is prohibited.
- (3) *Underground utilities.* Overhead utilities shall be placed underground whenever a property owner initiates new construction or substantial renovation.
- (4) *Ground floor window displays/cover.* Window displays and window covers are hereby defined and permitted as follows:

Window Display means an aesthetically-logical arrangement of merchandise, goods, commodities or wares, with or without ornamentation or decoration, behind a storefront façade window enclosure for the purposes of attracting customers' attention and advertising products or services through the intrinsic appeal of the items displayed. Window displays shall not contain signs, as defined herein, nor shall window displays be used to store unarranged commodities suited for interior storage. Window displays shall not conceal more than 75% of the windows of any individual unit façade and shall be approved pursuant to the zoning review and approval of a certified Crime Prevention through Environmental Design (CPTED) practitioner.

Window Cover means a curtain, blind, shutter, veil, or other concealment device for the purposes of mitigating solar heat or providing privacy. Window covers shall not conceal more than 75% of the windows of any individual unit façade and shall be approved pursuant to the zoning review and approval of a certified CPTED practitioner.

- (5) *Alley deliveries.* Deliveries of merchandise and goods in alleys abutting residential zoning districts shall be conducted in the alleyways, when one is available, and limited to the hours of 7:00 a.m. to 7:00 p.m.
- (6) *Drive-in/drive-through facilities.* Drive-in or drive-through facilities are prohibited on parcels that have frontage on Park Avenue. Drive-through facilities are permitted elsewhere in the district as long as they are accessory to the primary use.
- (7) *Outdoor lighting.* Freestanding outdoor lighting shall be installed in a manner consistent with requirements and specifications of the Florida Building Code. Wall-mounted outdoor lighting fixtures shall be consistent with the architectural style of the principal structure.
- (8) *Vending machines.* Vending machines or containers of any type dispensing beverages, food, ice, and related consumer products shall not be visible from a public right-of-way. Vending machines may be located in outdoor enclosures, provided such enclosures are constructed utilizing the same architectural style, materials, colors, etc., as the principal structure.

Commented [ND9]: These modifications aim towards creating a clean appearance while still allowing select privacy measures as may be required.

Commented [AV10]: New display standards have been added to promote merchandise arrangements and discourage overuse of window signage.

- (9) Properties located in this district which are within the 900 block on the south side and which were developed prior to the effective date of Ordinance may, upon redevelopment, use the adjacent public alleyway as the primary legal access, only where the property has no legal access to Park Avenue.
 - (10) *Building heights.* The community development director is hereby authorized to review and administratively approve up to a 20 percent deviation in the height of a building, provided the additional height is to enhance the structure's architectural features and it is determined that doing so would improve building design. Examples of these architectural features include parapets, shielding mechanical equipment, cooling towers, elevator shafts, and other elements.
- (e) *Off-street parking and loading.* Parking and loading requirements for the district are as follows:
- (1) *Loading requirements.* Loading requirements for all uses are established by Table 78-70-3.
 - (2) *Loading spaces.* Loading spaces shall not be located along Park Avenue or other public rights-of-way, excluding alleys. The community development director, or designee, may approve a loading space located completely or partially in the public portion of an alley, provided it is determined that it does not adversely affect vehicular circulation.
 - (3) *Valet parking.* The community development director, or designee, may authorize the use of valet parking for any use within the district. Provided, however, that upon redevelopment, the valet parking shall not use any parking spaces designated for the general public, or result in a reduction of more than 50 percent of the on-site parking requirements of the use. A request to establish valet parking shall contain the following information:
 - a. The location of the valet parking booth or area;
 - b. The location and number of the site's private parking spaces to be utilized for valet parking;
 - c. If the valet parking spaces are to be located off-site, the applicant shall submit evidence that the off-site parking spaces proposed for valet use are the subject of an agreement, license, or lease which provides the business with the right to use spaces owned by another property owner for valet parking;
 - d. The impact of the valet parking service on the traffic flow, pedestrians, and users who do not patronize the valet service;
 - e. The hours of operation of the valet parking service;
 - f. Location and text of any signage associated with the valet parking spaces;
 - g. Details on what buffering or screening improvements will be utilized to mitigate the visual and/or noise-related impacts of the valet parking operation on any adjacent residential properties, if any.
 - (4) *Parking dimensions.* The minimum dimensions for parking spaces, travel aisles, etc., shall meet the requirements in Table 78-70-3 and Chapter 78, Article V, Section 78-142, Table 78-142-1.
 - (5) *Off-street parking spaces.* The number of off-street parking spaces required for a use may be accommodated on the property owner's property or pursuant to an allocation of public parking spaces which are demonstrated to be available by the Community Development Department pursuant to the Downtown Public Parking Master Plan identified in Table 78-70-3. Off-street parking requirements are established by Table 78-70-3.
 - (6) *Shared parking agreements.* The required number of parking spaces may also be achieved through a Joint and Cross Access Easement Agreement as authorized by section 78-144, provided the same is approved by the Commission as part of a development order.
- (f) *Signs.* Signs for properties in the district shall be subject to the requirements of Chapter 70. In addition, properties shall meet Table 78-70-1, which enumerates supplemental signage requirements for select permitted and special exception uses. A master sign plan shall be submitted for all properties to be developed or redeveloped in the district and shall demonstrate consistency in the number, size, location, color, copy, etc., or any combination thereof, of signs proposed for a specific use or structure. Any

application for substantial renovation of an existing structure containing more than one use shall include a master sign plan. All reviews of signage in the district shall consider the quality and overall design elements of the proposed signs. Signs with dimension or depth are strongly encouraged and preferred.

(g) *Landscaping*. Shall meet the landscape requirements of the Town Code unless a waiver is approved. To encourage pedestrian connectivity and adequate circulation, perimeter landscape buffers may be reduced to five feet wide and eliminated adjacent to alleyways. Reduced landscape buffers may consider an alternative shade tree/planting type design that promotes long term sustainability and adequate maintenance. A waiver of these landscaping requirements may only be granted to accommodate a property's architectural design.

Commented [ND11]: The district requires flexibility in landscape buffer widths therefore, reference to this has been added.

Commented [AV12]: PADD-specific landscape provisions have been removed.

(h) *Architectural requirements*. Shall meet the design regulations of the code and this section. Supplement regulations associated with the district's architecture shall include the following elements:

Commented [ND13]: Flexibility in design is needed. Town-wide architectural standards already codified.

Commented [AV14]: Architectural requirements have been substantially streamlined with the intent of highlighting only the most important design elements for the functioning of the Downtown whereas the other performance standards can be controlled through the supplemental architectural regulations.

- (1) An overall, unified design and character;
- (2) An overall architectural style of Mediterranean Revival, or an alternative style approved by the commission as part of a site plan application;
- (3) A massing of buildings, creating a pedestrian environment;
- (4) Ground level retail space or other ground level amenities which are of interest to pedestrians;
- (5) No blank walls, dead spaces, or features that hinder the pedestrian experience;
- (6) The use of common features such as parapet or clay tile roofs, the particular shape of windows and doors, and ornamentation;
- (7) A variety of protective features, attentive to the South Florida climate, such as arcades and awnings, building overhangs, landscaping, and the size, location, and shape of windows and doors; and
- (8) The use of textured or smooth stucco, roof tiles, painted window frames, and stucco moldings.

(i) *Use and work in the public right-of-way*. Approval from the town engineer is required before any work is undertaken within a public right-of-way. An applicant shall submit to the town engineer plans and specifications of the proposed improvements demonstrating that the proposed work meets the town's engineering standards and any applicable requirements set forth herein.

(j) *Sidewalk Café' or Courtyard*. A sidewalk café or courtyard is a group of tables with chairs and associated articles approved by the town situated and maintained outside on public property and used for the consumption of food and beverages sold to the public from an adjoining business.

Commented [AV15]: Sidewalk cafe and outdoor seating regulations have been refined and expanded in some areas.

Commented [ND16]: This section is fairly new and created within the last few years. Only slight modifications needed.

- (1) *Site Plan Required*. All tables chairs and other elements associated with a sidewalk café or courtyard shall be shown on an approved site plan.
- (2) *Permits*: In addition to a site plan illustrating the location of tables, chairs and elements associated with the outdoor café or courtyard, the operator thereof shall obtain a permit from the town to operate outdoors. The permit shall not be issued until all the requirements of this section have been met. Permits shall not be transferable.
 - a. Each permit shall be effective for one year from October 1 until September 30. Any new permit application received after October 1 until April 1 shall pay the full cost of the permit fee and the permit shall expire September 30 of the following year. Any new permit application received after April 1 shall pay one-half of the cost of the permit fee and the permit shall expire September 30 of the same year.

- b. The sidewalk café or courtyard application fee is \$150.00. The permit fee is \$4.75 per square foot of approved sidewalk café or courtyard space.
 - c. Applications to renew permits shall be submitted by September 1 so that they can be approved on or before October 1.
 - d. If a renewal payment is not submitted by September 1 and approved by October 1, it shall be considered late and subject to a late fee of ten percent, plus an additional five percent late fee if payment is not received by the first of each month thereafter until paid, provided that the total late fee shall not exceed 20 percent. If a renewal payment is not submitted by October 1st, the town has the right to immediately cancel the sidewalk café or courtyard permit upon written notice to the permit holder.
- (3) *Required information:* In addition to the required site plan, permit application and permit fee, the following information shall be provided as part of an application:
- a. A copy of a valid Lake Park business tax receipt;
 - b. A sketch plan of the area between the store front and vehicular travel surface or public space, drawn to a minimum scale of 1"= 10,' which shows:
 - 1. The sidewalk café or courtyard area including square footage and dimensions;
 - 2. The store front and all openings (doors, windows) and identification on how public sidewalk circulation is being maintained;
 - 3. The location of curb, sidewalk, and any utility poles, fire hydrants, landscaping, or other items within the right-of-way and private property, between the curb and the store front including dimensions;
 - 4. The location of any of the above items which are within six feet of the ends of the proposed use area; and the location of parking spaces (or use of the street or public space) adjacent to the proposed use area;
 - 5. Clear delineation of pedestrian pathways and the boundary between private property and the right-of-way including dimensions;
 - 7. Proposed location of chairs with tables, and other private features such as but not limited to hostess stands, umbrellas, etc.;
 - 8. Proposed location of sidewalk café or courtyard barriers;
 - 9. Photographs and/or manufacturer brochures depicting the chairs, tables, umbrellas, menu boards and logos, and other temporary private features including, but not limited to, lighting, planters, ropes, stanchions and other equipment to be used in the proposed sidewalk café or courtyard area;
 - 10. If the permittee intends to use property in front of an adjacent business, the permittee must submit a notarized statement from the adjacent business owner(s) indicating the adjacent business owner has allowed the use of the sidewalk in the front of their business(s), on a form acceptable to the town; and
 - 11. Proof of property insurance, with the town and CRA as additional insureds, and a hold harmless agreement.
- (4) Sidewalk café or courtyard only permitted as an accessory use to a principal use
- a. A sidewalk café or courtyard shall only be established in conjunction with a legally established business that prepares, processes or assembles food or beverages on the premises.

- b. A sidewalk café or courtyard may only be established in front of the business or along a side street adjacent to the business, or in front of a public open space plaza adjacent to the business, and such businesses immediately adjacent to the business with which the sidewalk café and courtyard is associated. The sidewalk café or courtyard is prohibited unless there is a five-foot clear pedestrian path and the tables and associated chairs are set back from the pedestrian path a minimum of two feet from the vehicular travel lane and associated curbing. This two-foot setback does not apply when the tables are immediately adjacent to on-street parking.
- c. Alcoholic beverages are permitted at a sidewalk café or courtyard provided the principal use has the requisite liquor license.
- d. The use of tables and chairs at a sidewalk café or courtyard shall be only for the customers of the principal use and its adjacent sidewalk. Tables, chairs, umbrellas, barriers and other objects associated with a sidewalk café or courtyard shall be of quality design, materials and workmanship and shall be such that they enhance the visual and aesthetic quality of the urban environment.
- e. Sidewalk café or courtyard operators shall maintain a clear pedestrian path of a minimum of five feet within the sidewalk or courtyard area. The five foot clear pedestrian path shall be parallel to the street and/or alley. The five-foot clear pedestrian path shall be situated so as to be adjacent to the curb or commencing from the edge of the building façade for a distance of five feet away from the building. In areas of higher pedestrian traffic or activity or if conditions are such that additional clearance is required to assure safe pedestrian travel, additional clear space may be required to ensure that an adequate clear pedestrian path exists.
- f. No sidewalk café or courtyard tables or chairs shall be located within the "No Table Zone". The "No Table Zone" is that area located at the intersections of Park Avenue with any side street, within 20 feet of the extended curb line of the intersection. The 20 feet will be measured perpendicular to the side street from the extended curb.
- g. The sidewalk café or courtyard area shall be segregated from the pedestrian pathway by means of barriers such as planters, railings, bollards or other similar moveable fixtures or other clearly visible demarcation. No part of the barrier shall be located within a five foot clear pedestrian pathway.
- h. In addition to approved business signs, the sidewalk café or courtyard may have either:
 - i. A wall mounted menu board sign that does not exceed three square feet.
 - ii. A free-standing easel or art object that does not exceed five feet in height that holds a menu board with a sign face not exceeding six square feet. The free-standing easel or art object shall be placed immediately in front of the business in the permitted sidewalk café or courtyard area. These signs shall not require further site plan review and approval and are an exemption to requirements within the town's sign Code. Portable signs shall be prohibited except as allowed in the town Code.
- i. Food may be carried to tables by patrons or served by a table water/waitress. The use of food preparation stations, trash receptacles and cash registers are prohibited within the sidewalk café or courtyard area.
- j. The use of carpeting, artificial turf, or other services of any kind must be approved as a part of the sidewalk café or courtyard application.
- k. All services provided to patrons of a sidewalk café or courtyard and all patron activity (i.e. sitting, dining, etc.) shall occur within the designated sidewalk café or courtyard

area, and shall not encroach on the required five foot clear distance for pedestrian passage at any time.

- l. Hours of operation for food sales shall be the same as the associated principal business hours of operation.
- m. The area covered by the sidewalk café or courtyard, including the curb and gutter immediately adjacent to it, shall be maintained in a clean, neat, attractive and orderly manner at all times and the area shall be cleared of all debris and stains on a periodic basis during the day and again at the close of each business day, ensuring a tidy appearance. All items shall be properly secured when the business is not in operation. The business owner shall be responsible to pressure clean the sidewalk surface on which the sidewalk café or courtyard is located at least once a week or more frequently, if needed, and pick up all litter and debris including litter and debris in the landscaped areas adjacent to the sidewalk café or courtyard area under permit.
- n. No tables, chairs, or any other part of sidewalk cafe or courtyard shall be attached, chained, or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area.

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

NOTES

- X = Not Permitted.
- P = Permitted, may be subject to additional standards.
- SE = Special Exception Use, Town Commission Approval Required.
- AA = Administrative Approval Required.
- < = Less Than
- > = More Than

Commented [AV17]: The Conditional Use Process – an anomalous process only found in the PADD – has been changed to the standard Special Exception process used throughout the rest of the Town.

Commented [ND18]: Still here for discussion. May considering removing in its entirety since, if it's not listed, it's not permitted. This is already referenced in 78-70 (b)(2).

USE CATEGORY	<1,500 Square Feet	1,501—2,500 Square Feet	>2,500 Square Feet	Additional Standards
I. RESIDENTIAL				
Apartment/Dwelling Unit (including Home Occupation per Section 78-151)	SE	SE	SE	1
	P	P	P	1

DRAFT DOCUMENT OF PROPOSED PADD CODE – June 17, 2021

Airbnb's / Bed and Breakfast Inn within existing single family structure				
1a. MIXED RESIDENTIAL/COMMERCIAL (Live Work Units)				
Live-work unit-studio	SE	SE	X	2
Live -work unit - apartment	SE	SE	SE	3
II. BUSINESS AND PROFESSIONAL OFFICES				
Business Office	P	P	P	
Professional Office	P	P	P	
III. PERSONAL SERVICES				
Art Studio or Gallery, with or without instruction	P	P	P	
Bakery	P	AA	AA	4
Barbershop, Beauty Salon, or aesthetician, or spa	P	P	P	
Dance Studio, with or without instruction	P	P	P	5
Drama Studio, Instructional	P	P	P	
Dry Cleaning and Laundry, Drop-off and Pickup Only	P	P	P	6

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Financial Institutions, including Banks, Savings and Loan, Thrifts, and Credit Unions	P	P	P	7
Gymnasium, Spa, and Health Club	P	AA	AA	
Interior Design Studio, including Sales	P	P	P	
Music Studio, with or without instruction	P	P	P	
Parking Lot or Structure, Public or Private	P	P	P	8
Photography Studio, with or without instruction	P	P	P	
Printing, Blueprinting, and Related Services	P	P	P	
Tailor/Dressmaker	P	P	P	
Travel Agency	P	P	P	
IV. RETAIL AND COMMERCIAL				
Apparel Store, Women's, Men's and Children's	P	P	P	
Arts and Crafts Shop	P	P	P	
Automobile, Motorcycle, Truck, Recreational Vehicle, Mobile Home, and Boat Body and Paint Shop	X	X	X	
Automobile, Motorcycle, Truck, Recreational Vehicle, Mobile Home, and Boat Repair Shop	X	X	X	
Automobile, Motorcycle, Truck, Recreational Vehicle, Mobile Home, and Boat Sales and Rental	X	X	X	

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Automobile Gasoline Service Station	X	X	X	
Bars and Lounges	X	X	X	
Beauty Supply Shop	P	P	P	
Bicycle Sales and Rental	P	P	P	9
Book Store, including New and Used Books	P	P	P	
Business, Computer, and Electronic Machinery Sales and Service	P	P	P	
Coffee Shop	P	P	P	
Consignment Shop	P	AA	AA	
Convenience Store	X	X	X	
Craft Distillery	SE	SE	SE	22
Department Store, including Apparel, Housewares, Dry Goods, Notions, Jewelry, Home Furnishings, etc.	P	AA	AA	
Discount Sales Store	X	X	X	
Distillery	SE	SE	SE	21
Florists, excluding Nurseries	P	P	AA	10
Fruit and Vegetable Market	P	AA	AA	11
Gift Shop, including Greeting Cards, Glassware, China, leather goods etc.	P	P	P	
Grocery Store, General	X	X	X	
Grocery Store, Specialty	X	AA	SE	12
Hardware, Paint, and Garden Supply Store	P	P	SE	

DRAFT DOCUMENT OF PROPOSED PADD CODE – June 17, 2021

Hobby/Craft Shop	P	P	P	
Hotel	SE	SE	SE	13
Jewelry Shop	P	P	P	
Laundry, Self-Service	X	X	X	
Mail, Shipping and Packing Stores (Private)	P	P	P	
Microbrewery Brewery Brewpub	SE SE P	SE SE P	SE SE P	14
Music Store, including CDS, Tapes, and Records	P	P	P	
Musical Instruments, including Music Lessons	P	P	P	
Non-profit businesses of any kind	X	X	X	
Office Supply Store	P	P	P	
Pawnshop	X	X	X	
Photography Supplies and Film Developing, including Studio	P	P	P	
Restaurant, Fast-Food	X	X	X	
Restaurant, General	P	AA	SE	15
Restaurant, Specialty	P	AA	SE	16
Restaurant, Takeout	X	X	X	
Retail, General, not otherwise specified herein	P	P	P	
Storage, Indoor/Outdoor, as a principal use	X	X	X	
Thrift/Used Merchandise/Junk Store	X	X	X	

DRAFT DOCUMENT OF PROPOSED PADD CODE – June 17, 2021

Warehouse and Warehouse Sales	X	X	X	
Wineries	SE	SE	SE	20
Wholesale and Wholesale Sales	X	X	X	
V. RECREATION				
Adult Entertainment	X	X	X	
Arcades, Video/Computer	X	X	X	
Entertainment, Indoor	P	AA	SE	
Temporary Uses, Public and Private	AA	AA	AA	17
Theater, Indoor	P	AA	SE	
VI. CIVIC USES				
Churches	X	X	X	
Government Offices	P	AA	SE	18
Schools, Elementary and Secondary, Public and Private	X	X	X	
Schools, Post-Secondary	SE	SE	SE	19

Additional standards for Table 78-70-1: [

- (1) *Residential dwelling units.* Residential dwelling units may be permitted anywhere within the district. Residential only developments within the district that have direct street frontage on Park Avenue or 10th Street shall incorporate a commercial component that stimulates activity to the area. Existing single-family homes within the district may continue to exist as a legal nonconforming use and may be improved or renovated in accordance with the single-family code until which time they are redeveloped. Airbnb's, or Bed and Breakfast Inns shall be permitted inside existing single-family homes. Airbnb's or Bed and Breakfast Inns shall be located within existing single-family residential units within the district, or act as active liner uses that serve to create a buffer area and conceal interior parking areas of larger commercial uses. Airbnb's and Bed and Breakfast Inns shall meet all of the following review criteria:
- (a) The operator must reside within the establishment.
 - (b) Palm Beach County Fire Prevention Code and Florida Building Code occupancy limitations shall be met. A detailed floor plan must be submitted for review and inspection. Occupancy will need to be reduced if all requirements cannot be met.

Commented [AV19]: Additional standards have been refined to better serve the needs of the Park Avenue Downtown's purpose and intent.

- (c) Parking requirements must be met or occupancy must be reduced.
- (d) Only one professionally produced sign, with a maximum of six square feet in sign face area, and three feet in height (or wall mounted no higher than the location of the main entrance door, indicating the residence name and contact information is permitted. Illumination is only permissible by indirect lighting, such as decorative gooseneck lighting, or other similar decorative lighting fixture. Pastels and bright colors are not permitted.
- (e) An Airbnb or Bed and Breakfast is only permitted to make exterior alterations that are necessary to assure safety of the structure or to enhance compatibility with the surrounding neighborhood.
- (f) Activities such as weddings, receptions, or social events that attract more individuals than the occupancy of the residential unit allows, are prohibited, unless the owner obtains a Special Event permit from the Town.

(2) *Live-work unit – studio*: A live-work studio unit shall have two components: a nonresidential use space and a residential use space, under the same lessee or owner, and shall comply with the following standards:

- a. The unit shall be located on the ground floor and shall be directly accessible from the street frontage or courtyard that opens onto street.
- b. The nonresidential use's facade shall have a transparent clear glazed area of not less than 70 percent.
- c. The conversion of the unit into all residential use is prohibited. Conversion to all nonresidential shall be permitted, subject to administrative approval.
- d. The non-residential component shall be at least 25% of the unit's gross square footage.
- e. The residential component shall have a minimum gross square footage of 350 sq. feet and shall include one open space that is a minimum of 180 sq. ft., exclusive of bathroom, kitchen, or closets.
- f. The residential component shall have accessible daylight including at least one window and shall have an exterior exit.
- g. Unit shall be constructed so that living portion of the residential unit is securely separated from nonresidential area at times for security purposes.
- h. Uses: The nonresidential component shall be restricted to those non-residential uses permitted in the PADD which generate pedestrian traffic and conduct business with the general public directly and in person. Such uses include retail, art studios, personal services and offices. The lessee or owner shall maintain a permanent commercial storefront and valid business tax receipt for the duration of their lessee or ownership.
- i. The nonresidential space may be expanded to include the nonresidential space of an abutting live-work unit if the applicant meets all applicable building codes and receives approval from the Community Development Department.
- j. Parking: One on-site space shall be required for the residential component. Units with less than 600 gross floor area of commercial shall not be required to provide on-site parking if on-street parking or other public parking exists within 200 feet of the commercial entrance.

Commented [ND20]: This is different than live-work apartment separately defined below.

Commented [AV21]: New live-work studio standards to create new small business storefronts have been added and it's staff's intent to further expand on the concept with a live-work apartment.

- k. Deliveries for nonresidential uses in the shall be limited to the hours of 9:00 a.m. to 6:00 p.m.
- l. Units shall not be used for storage of any kind of flammable liquids, or toxic hazardous materials, including but not limited to any and all materials, substances, waste or chemicals classified under applicable governmental laws, rules or regulations as hazardous or toxic substances, materials, waste or chemicals.

(3) *Live work unit- apartment* – Are permitted within the upper floors of a structure. The primary use shall remain residential and home occupations are permitted in conjunction with the residential use and pursuant to the town code provisions regulating home occupations.

- (4) *Bakery*. A bakery shall be limited to retail sales only, and shall sell only products baked on the premises. The Sale of sandwiches, salads, soups, and beverages are permitted as an accessory use.
- (5) *Dance studios*. Studios shall provide instruction and for events conducted for the students thereof.
- (6) *Dry cleaning*. Self-service dry cleaning businesses are prohibited.
- (7) *Financial institutions*. Financial institutions are permitted as a use; however, drive-in or drive-through facilities associated with a financial institution are prohibited.
- (8) *Parking lot or structure, public or private*. Parking lots shall comply with code section 78-142 (c) (10) and parking structures shall comply code section 78-142 (c) (13). Where conflicts arise with the requirements of this district, code section 78-70 shall govern. Additionally, both parking lots and structures shall comply with the standards listed below:
 - a. Vehicular access to parking lots or structures shall be approved by the town engineer.
 - b. Landscaping shall be provided pursuant to the town code regulating landscaping.
 - c. The security lighting for commercial parking lots or structures shall be directed downward and away from adjacent residential zoning districts.
 - d. A parking lot or structure of less than 50 spaces may be subject only to administrative approval.
 - e. Parking lots or structures exceeding 50 spaces are special exception uses subject to the approval of the Town commission.
 - f. Parking structures shall incorporate an architectural design that is compatible with surrounding properties and liner buildings with active uses and features that accentuate the exterior walls and are integrated into the surrounding properties and buildings and the architectural design guidelines provided herein.
- (9) *Bicycle sales and rental*. Bicycle sales and rental shops may provide outdoor display of merchandise, subject to the following:
 - a. The outdoor display shall not exceed more than 50 percent of the width of the storefront;
 - b. The outdoor display shall not impede pedestrian traffic; and
 - c. There shall be at least five feet of clear area between the outdoor display of bicycles and the edge of pavement or sidewalk.
- (10) *Florists*. Florists may establish greenhouses as an accessory use to the retail use, provided the greenhouse is not more than 20 percent of the gross floor area of the retail shop.
- (11) *Fruit and vegetable markets*. Fruit and vegetable markets may display merchandise outdoors, subject to the following:

- a. The outdoor display shall be limited to not more than 50 percent of the width of the storefront;
 - b. The outdoor display shall not impede pedestrian traffic; and
 - c. There shall be at least five feet of clear area between the outdoor display of merchandise and the edge of pavement or sidewalk.
- (12) *Grocery stores, specialty.* Specialty grocery stores shall comply with the standards listed below:
- a. Be at least 2,000 square feet and shall not exceed 10,000 square feet.
 - b. At least 50 percent of the sales area, including shelves, shall include foods of a specialty or ethnic nature.
 - c. Specialty grocery stores shall stock a wide variety of specialty fresh merchandise, including poultry, beef, vegetables, fruits, breads, dairy products, and similar items of a specialty or ethnic nature.
 - d. May offer a limited variety of convenience and household goods.
 - e. May offer florist, bakery, pharmaceutical, and delicatessen goods and services.
 - f. Specialty items that can be offered include baked goods prepared on the premise, candies, cheeses, confections, gourmet foods, fruits and vegetables, ice creams and frozen desserts, and delicatessen items.
 - g. Specialty grocery stores must sell all goods on the premises.
 - h. Accessory sale of food and prepared goods for take-out is permitted.
 - i. On premises consumption is permitted.
- (13) *Hotel.* An establishment providing short-term lodging, may provide for dining, and other services for guests.
- (14) *Microbrewery, brewery and brewpub.* This use would allow for the emergence of local breweries, microbreweries and brewpubs as uses and to establish appropriate standards for their development.
- a. *Applicability.*

This section shall apply to brewery, microbrewery and brewpub uses. Breweries are generally divided into four distinct market segments: brewpub, microbrewery, regional (small) brewery and large brewery.

Brewery, including regional (small) and large, microbrewery and brew pub uses are permitted provided they meet the standards herein and all other development standards of the district and the Town Code.
 - b. *Brewpub.* In addition to the development standards for restaurants set forth in Table 78-70-1, a brewpub shall comply with the following:
 - 1. Revenue from food sales shall constitute more than 50 percent of the total business revenues;
 - 2. No more than 50 percent of the total gross floor area of the establishment shall be used for the brewery function, which includes, but is not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
 - 3. Where legally permitted, retail carryout sale of beer produced on the premises in specialty containers holding no more than a U.S. gallon (3,785 ml/128 US fluid ounces). These containers are commonly referred to as growlers or crowlers.
 - 4. Brewpubs are limited to the production of no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year. A brewpub may sell beer in keg

containers larger than a U.S. gallon (3,785 ml/128 US fluid ounces) for the following purposes and in the following amounts:

- (a) An unlimited number of kegs for special events, which include the participation of at least three brewers for the primary purpose of the exposition of beers brewed by the brewpub;
 - (b) An unlimited number of kegs for town co-sponsored events where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event co-sponsors but is instead, dispensed by employees of the brewpub.
 5. All mechanical equipment which is visible from the street (excluding alleys), or an adjacent residential use shall be screened using architectural features which shall be consistent with the principal structure;
 6. Access and loading bays shall not face toward any street, excluding alleys;
 7. Access and loading bays facing an adjacent residential use, shall have the doors closed at all times, except during the movement of raw materials, other supplies and finished products into and out of the building;
 8. Service trucks for the purpose of loading and unloading materials and equipment shall be restricted to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
 9. No outdoor storage of materials or product is permitted. The use of portable storage units, cargo containers and tractor trailers also constitutes outdoor storage, and are prohibited.
- c. *Microbrewery.* In addition to the development standards relevant to restaurant or retail uses shown in Table 78-70-1, a microbrewery shall comply with the following:
1. The microbrewery shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year;
 2. Microbreweries are only be permitted in conjunction with a restaurant, tasting room or retail sales and service:
 - (a) No more than 75 percent of the total gross floor space of the establishment shall be used for the brewery function, which includes, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
 - (b) The façade of an interior accessory use(s) shall be oriented toward the street, excluding alleys, and, if located in a shopping center, to the common space where the public can access the use;
 - (c) Pedestrian connections shall be provided between public sidewalks and the primary entrance(s) to any accessory use(s).
 3. All mechanical equipment visible from the street (excluding alleys), and an adjacent residential use shall be screened using architectural features which shall be consistent with the principal structure;
 4. Access and loading bays are discouraged from facing toward any street, excluding alleys;
 5. Access and loading bays facing any street, adjacent residential use, shall have the doors closed at all times, except during the movement of raw materials, other supplies and finished products into and out of the building;

6. Service trucks for the purpose of loading and unloading materials and equipment shall be restricted to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
7. The outdoor storage of product or materials is prohibited. The use of portable storage units, cargo containers and tractor trailers for outdoor storage on site is prohibited, except for the storage of spent or used grain, which is a natural byproduct of the brewing process, may be stored outdoors for a period of time not to exceed 24 hours. The temporary storage area of spent or used grain shall be:
 - (a) Designated on the approved site plan;
 - (b) Permitted only within the interior side or rear yard building setbacks;
 - (c) Prohibited within any yard directly abutting a residential use;
 - (d) Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum five feet in height.
- d. *Brewery - Regional (small) and large brewery.* Regional (small) and large breweries which comply with the microbrewery standards herein may occupy 100 percent of the total gross floor space of a building. A public viewing area which is open to the public during certain established hours at least five days per week shall be incorporated into the operation so as to qualify the use as an "attraction."

(15) *Restaurant, general.* A general restaurant shall comply with the standards listed below:

- a. Patrons shall be seated at counters or tables.
- b. Patrons shall be served by waiters/waitresses.
- c. A wide variety of cooked to order food shall be available from the menu.
- d. Food generally is not precooked or prepackaged.
- e. Alcoholic beverages may be served, in accordance with a "4COP/SRX" or equivalent license.
- f. Takeout service may be available from the restaurant.
- g. Drive-in/drive-through service is prohibited.
- h. Outdoor seating of patrons is allowed, subject to the following:
 1. The outdoor seating is limited to not more than 100 percent of the frontage of the restaurant;
 2. The outdoor seating shall not impede pedestrians; and
 3. At least five feet of clear area shall exist between the outdoor seating and the edge of pavement or sidewalk.

(16) *Restaurant, specialty.* A specialty restaurant shall comply with the standards listed below:

- a. Patrons shall be seated at counters or tables.
- b. Patrons shall be served by waiters/waitresses.
- c. The menu is generally limited to specialty or ethnic foods, and is cooked to order.
- d. Food generally is not precooked or prepackaged.
- e. Alcoholic beverages may be served, in accordance with a "4COP/SRX" or equivalent license.
- f. Takeout service may be available from the restaurant.

- g. Drive-in/drive-through service is prohibited.
 - h. Outdoor seating of patrons is allowed, subject to the following:
 - 1. The outdoor seating is limited to not more than 100 of the frontage of the restaurant;
 - 2. The outdoor seating shall not impede pedestrians; and
 - 3. At least five feet of clear area shall exist between the outdoor seating and the edge of pavement or sidewalk.
- (17) *Temporary uses.* Temporary uses of public or private property, for such events as street fairs, holiday sales, holiday celebrations, arts and craft shows, amusements, etc., may be approved by the community development director or designee and are subject to the standards listed below of the Town Code for Special Events.
- (18) *Government offices.* Administrative government offices, including town offices, law enforcement or fire-rescue facilities, and a post office on the ground floor of any building or structure are permitted. All other government offices are prohibited.
- (19) *Schools, post-secondary.* Post-secondary schools shall comply with the standards listed below:
- a. Academic and technical schools are allowed.
 - b. All classes and training shall be conducted indoors.
 - c. Training which involves the use of vehicles, heavy equipment, etc., is prohibited.
 - d. All school activities and uses, including classrooms, offices, labs, etc., shall not be located on the ground floor.
- (20) *Craft distillery.* The standards contained in Section 78-72 of the Code shall apply to this use.
- (21) *Distillery.* The standards contained in Section 78-72 of the Code shall apply to this use.
- (22) *Winery.* The standards contained in Section 78-72 of the Code shall apply to this use.

Expanded PADD Sub District Regulating Plan



PROPERTY DEVELOPMENT REGULATIONS

Per the Expanded PADD Sub-District Regulating Plan illustrated in Figure 1, the Park Avenue Downtown District is divided into two sub-districts: the PADD Core Sub-District and the PADD Outer Sub-District.

Commented [ND22]: Page 1 of this document identifies the proposed density that can be applied throughout the entire district to promote flexible development options.

Core and Outer Area(s) distinction is included to allow for more intense development in the Core area.

Figure 1

Within the PADD Outer Sub-District, the property development regulations within Table 78-70-2 shall apply.

Within the PADD Core Sub-District, the property development regulations within Table 78-70-2 shall be modified as denoted in Appendix 1.

Appendix 1 - PADD Core Sub-District Regulations	
Building Height (Maximum)	6 stories or 80 feet
Building Height (Minimum for new development or substantial renovation)	4 stories
Maximum Building Height With Bonuses	10 stories or 120 feet

Additionally, within the PADD Core Sub-District, redevelopment projects may be eligible for height bonuses contingent on meeting the criteria outlined under Appendix 2. Under no circumstances shall any development be permitted to utilize a height bonus option more than once. However, any combination of unique options shall be permitted. In no case shall any development be permitted to exceed the maximum height with bonuses denoted in Appendix 1, except as modified under Sec. 78-70 (d) (10).

Appendix 2 – Building Height Bonus Options, as applicable		
Bonus Option	Maximum Additional Height	Criteria
Option 1	2 (24 feet) – 3 (36 feet) stories	Shall require a contribution to the PADD Public Improvement Fund of 1.5% of the project value or a rate modified by resolution of the Town Commission.
Option 2	1 story or 12 feet	Shall require a contribution to the PADD Public Improvement Fund of .5% of the project value or the provision of micro-mobility units as a development amenity or a rate modified by resolution of the Town Commission.

The PADD Public Improvement Fund shall be established by the Town and kept separate from all other Town funds. The PADD Public Improvement Fund shall be deployed for the purposes of improvements of any kind, including historic preservation, streetscape improvements, transit and commuter programs, and landscape improvements, anywhere within the Park Avenue Downtown District, including any adjacent public alleyways, parking lots, or parks, at the sole discretion of the Town Commission.

Commented [AV23]: Note: Density is established in the Comprehensive Plan.

TABLE 78-70-2	
Required*	
Dimension	* See Section 78-70(c) for supplemental regulations.
Lot Size	5,000 square feet (minimum)

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Lot Width	50 feet (minimum)
Lot Depth	100 feet (minimum)
Building Height (Maximum)	Four stories, or 60 feet OR Six stories or 80 feet with height bonus per Appendix 2
Building Height (Minimum for new development or substantial renovation)	Two stories
Building Coverage	Up to 100 percent
Front Setback	None
Side Setback (Interior)	None
Side Setback (Corner)	5 feet
Rear Setback	None

NOTE

- At least 50 percent of the building line of all new construction and any substantial repair, renovation, rehabilitation, or restoration of an existing building shall have a front setback of zero feet. Recesses in the required zero setback building line for architectural features such as doors, courtyards, store front entrances etc., are permitted as part of the overall design of the building.

**TABLE 78-70-3
REQUIRED OFF-STREET PARKING** AND LOADING SPACES**

Use Category	Off-Street Parking for Residents, Customers and Employees, as applicable**	Loading Spaces Required(*)
Residential Airbnb's	1 space per housing unit 1 space per rentable room, plus 1 space for each employee (maximum shift)	None 1 per 10,000 SF

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Live work units	1 per residential component, see Table 78-70 -1 (2) for commercial	none
Business and Professional Offices	1 per 500 SF	1 per 10,000 SF (1)
Personal Services	1 per 500 SF	1 per 10,000 SF
Outdoor Display	None	None
Outdoor Restaurant Seating or other facilities operated by number of seats (example, open-air patios, etc.)	1 per 3 seats	None
Restaurants	1 per 100 SF	1 per 5,000 SF
Retail and Commercial Brewery and similar indoor open areas	1 per 500 SF 1 per 500 SF	1 per 5,000 SF
Hotel / Airbnb / Bed and Breakfast Inn	1 space per rentable room, plus 1 space for each employee (maximum shift), plus 1 guest space per 3 rentable rooms	1 per 10,000 SF
Theater, Indoor	1 per 3 seats	1 per use, excluding movie theaters

NOTES

At least one loading space is required for all uses having less than minimum gross square feet.

(*) All square footage calculations are based upon the gross square feet of building area.

(**) Off-street parking may be satisfied by using public parking spaces available in the *Downtown Public Parking Master Plan* identified herein. If the available public parking spaces do not satisfy the parking requirements for a use, the property owner or developer shall provide additional parking spaces that are required for its use on its property or shall make a market rate contribution for the construction of additional public parking spaces pursuant to the *Downtown Public Parking Master Plan*. A reduction of the parking requirements may be sought, provided the property owner or developer provides additional onsite sheltered bike racks and car share/carpooling spaces as part of a Traffic Management Plan (TMP) which demonstrates that there will be adequate parking. A TMP is required if a property owner or developer proposes parking which is less than that which is required by the town code. The TMP shall identify the strategies for reducing single-occupancy vehicle trips and demonstrate the effectiveness of these strategies based upon professionally accepted data and analysis.

DOWNTOWN PUBLIC PARKING MASTER PLAN – 78-70-4

