

**ORDINANCE NO. 04-2022**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING IN ITS ENTIRETY SECTION 78-73 OF ARTICLE III OF CHAPTER 78 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "C-3 REGIONAL BUSINESS DISTRICT" AND REPLACING IT WITH A NEW SECTION 78-73 ENTITLED "C-3 TWIN CITIES MIXED USE DISTRICT"; PROVIDING FOR A PURPOSE AND INTENT, A TABLE OF THE PERMITTED AND SPECIAL EXCEPTION USES, AND AN ILLUSTRATIVE C-3 DISTRICT PLAN; PROVIDING FOR BUILDING TYPOLOGIES AND ARCHITECTURE; PROVIDING FOR STANDARDS FOR STREETS AND ALLEYS, LANDSCAPING AND OPEN SPACE; PROVIDING FOR TABLE 2 SETTING FORTH REQUIREMENTS FOR OFF-STREET PARKING; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Town Commission has adopted zoning districts which have been codified in the Code of Ordinances of the Town of Lake Park (the Code), the purpose of which is to allocate the uses permitted within the districts, and the land development regulations which pertain to the properties within these various zoning districts; and

**WHEREAS**, the Town Commission has codified the Town's zoning districts in Chapter 78, as Article III, and included Section 78-73 entitled "C-3 Regional Business District"; and

**WHEREAS**, The Town's Community Development Department staff has recommended the repeal of the C-3 Regional Business District and its replacement with a new zoning district revising the uses permitted and the land development regulations for this new district C-3 District; and

**WHEREAS**, the Town's Planning and Zoning Board has conducted a public hearing to review the replacement of the C-3 Regional Business District with a new zoning district to be entitled the "C-3 Twin Cities Mixed Use District"; and

**WHEREAS** the new C-3 Twin Cities Mixed Use District would include permitted and special exception uses and the land development regulations to regulate development and redevelopment within the district; and

**WHEREAS**, the Town Commission, after review of the recommendations from the Planning and Zoning Board, and after due notice and public hearings has determined it is appropriate to repeal, in its entirety section 78-73 entitled “C-3 Regional Business District” and to adopt a new section 78-73 entitled “ C-3 Twin Cities Mixed Use District”;

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

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

**Section 2.** Chapter 78, Article III, Section 78-73 of the Code of Ordinances, entitled “C-3 Regional Business District” is hereby repealed in its entirety and shall be replaced by a new Section 78-73 entitled the “ C-3 Twin Cities Mixed Use District” as set forth in the attached **Exhibit A**, which is incorporated herein.

**Section 3. .Codification.** The provisions of Exhibit A which are attached to this Ordinance shall become and be made a part of the Code of Ordinances for the Town of Lake Park. The Sections of the Ordinance may be re-numbered or re-lettered to accomplish such.

**Section 4. Severability.** If any section, paragraph, sentence, clause, phrase or word of Exhibit A which is incorporated into this Ordinance is for any reason held by a Court to be unconstitutional, inoperative or void, such holding shall not affect the

remainder of the provisions contained in Exhibit A which are incorporated into this Ordinance

**Section 5.** **Effective date.** The provisions of Exhibit A which are incorporated into this Ordinance shall take effect immediately upon the execution of the ordinance.

P:\DOCS\26508\00002\DOC\25Y9876.DOCX

Upon First Reading this 6 day of July, 2022, the foregoing Ordinance was offered by Commissioner Linden who moved its approval. The motion was seconded by Commissioner Taylor and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	_____
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	_____
COMMISSIONER JOHN LINDEN	<u>/</u>	_____
COMMISSIONER ROGER MICHAUD	<u>Absent</u>	_____
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	_____

**PUBLISHED IN THE PALM BEACH POST THIS 10 DAY OF July, 2022**

Upon Second Reading this 20 day of July, 2022, the foregoing Ordinance, was offered by Commissioner Linden who moved its adoption. The motion was seconded by Vice-Mayor Glas-Castro and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	_____
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	_____
COMMISSIONER JOHN LINDEN	<u>/</u>	_____
COMMISSIONER ROGER MICHAUD	<u>/</u>	_____
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	_____

The Mayor thereupon declared **Ordinance No.** 04-2022 duly passed and adopted this 20 day of July, 2022.

TOWN OF LAKE PARK, FLORIDA

BY: [Signature]  
Mayor, Michael O'Rourke

ATTEST:

Approved as to form and legal sufficiency:

[Signature]  
Town Clerk, Vivian Mendez  
**TOWN OF LAKE PARK**  
**SEAL**  
(Town Seal)

[Signature]  
Town Attorney, Thomas J. Baird

FLORIDA

## EXHIBIT A

### CHAPTER 78, ARTICLE III DISTRICT REGULATIONS

#### **Sec. 78-73. - C-3 Twin Cities Mixed Use District.**

**(a) *General description and intent.***

1. The C-3 Twin Cities Mixed Use District (C-3 district) is being enacted to encourage the redevelopment of the site of a former Planned Unit Development (PUD) known as the Twin City Mall and Northlake Promenade Shoppes into a vibrant mixed-use place for businesses, visitors, and residents of the municipalities of Lake Park, North Palm Beach, and surrounding areas.
2. The intent of this district is to provide for a destination with complementary uses consisting of a mixture of retail and other commercial uses such as offices and lodging; civic and educational uses; and residential multifamily uses.
3. The area comprising the C-3 district is separated by the Town's municipal boundary with the Village of North Palm Beach. The two municipalities entered into an interlocal agreement in 1993 to provide for consistent planning and to provide for the coordinated redevelopment of the area. These regulations carry forward the spirit and intent of the interlocal agreement by requiring that both municipalities cooperate on site plan applications through joint staff reviews and joint planning board meetings, and insures that each municipality has a meaningful opportunity to review the zoning applications proposed within the C-3 district. The provisions of this District shall supersede all other conflicting provisions found elsewhere in the Town Code.
  - a. Redevelopment proposals within the North Palm Beach portion of the C-3 district will be reviewed in a timely manner by the Town, with the results of that review being forwarded to the Village of North Palm Beach within 10 days of the completion of the Town's review.
  - b. Redevelopment proposals within the Town of Lake Park's portion of the C-3 district will be reviewed by the Town in accordance with the Town's process, and forwarded to the Village of North Palm Beach for its comments following the same review time frame.
  - c. Once both the North Palm Beach and Lake Park staffs deem an application to be sufficient, a joint meeting of the North Palm Beach and Lake Park planning and zoning boards shall be scheduled for joint review and approval.

## EXHIBIT A

- d. Following the joint meeting of the North Palm Beach and Lake Park planning and zoning boards, the Town of Lake Park will forward the application to the Lake Park Town Commission for their final approval for development proposed within Lake Park.
  - e. For projects proposed within the jurisdictional boundaries of Lake Park and North Palm Beach, the project shall be reviewed and approved in accordance with the governing standards of whichever jurisdiction contains 80% or more of the total project area and shall be approved by the governing body of the same jurisdiction, instead of both governing bodies. In these instances, regardless of the final governing body approving the project, joint municipal staff review and a joint meeting of the North Palm Beach and Lake Park Planning Boards shall be required.
4. Walls and fences in the C-3 district shall comply with the following standards:
- a. Lots having only residential buildings on them shall be subject to the development standards for buildings in residential areas as provided for in section 78-111, except that on corner lots, side-yard walls and fences that abut a street shall comply with the standards for front-yard walls and fences.
  - b. Lots that have non-residential buildings or mixed-use buildings shall comply with the wall and fence standards for the MU zoning district, as provided for in section 78-83 (k).
- (b) ***Permitted, Special Exception and Accessory Uses.*** Table 1 indicates the uses in the C-3 district.
- 1. The permitted and special exception uses listed in Table 1 are grouped into four use groups: Residential, Lodging, Business and Commercial, and Civic. Terms in Table 1 are defined in Town Code Chapter 78, Section 78-2.
  - 2. Accessory Uses associated with any primary use listed in Table 1 shall be permitted as long as the accessory use does not occupy more than 30% of the gross floor area of the primary use and does not operate as the primary, income generating use.
  - 3. Table 1 indicates the type of use and approval category within the district:

# EXHIBIT A

**TABLE 1**

	PERMITTED USE	SPECIAL EXCEPTION USE
<b>Residential Uses</b>		
Community residential home	●	
Dwelling, all other dwelling types, may include assisted living component, includes live/work units	●	
<b>Lodging Uses</b>		
Bed-and-breakfast establishment	●	
Motel/hotel	●	
<b>Business and Commercial Uses</b>		
Art Gallery	●	
Animal day care	●	
Animal service establishment		●
Bakery	●	
Bank, or financial institution	●	
Brewpub		●
Coffee Shop	●	
Craft Distillery		●
Day-care center	●	
Deli	●	
Entertainment, Indoor		●
Grocery, general and specialty, including Fruit and Vegetable Market	●	
Ice Cream Parlor	●	
Mailing, shipping, packing store	●	
Offices, general	●	
Office or clinic, medical	●	
Personal Services	●	
Retail	●	
Restaurants, general and specialty	●	
Stores & services, large format		●
Theater, indoor	●	
<b>Civic Uses</b>		
Civic space		●
Public space		●

## EXHIBIT A

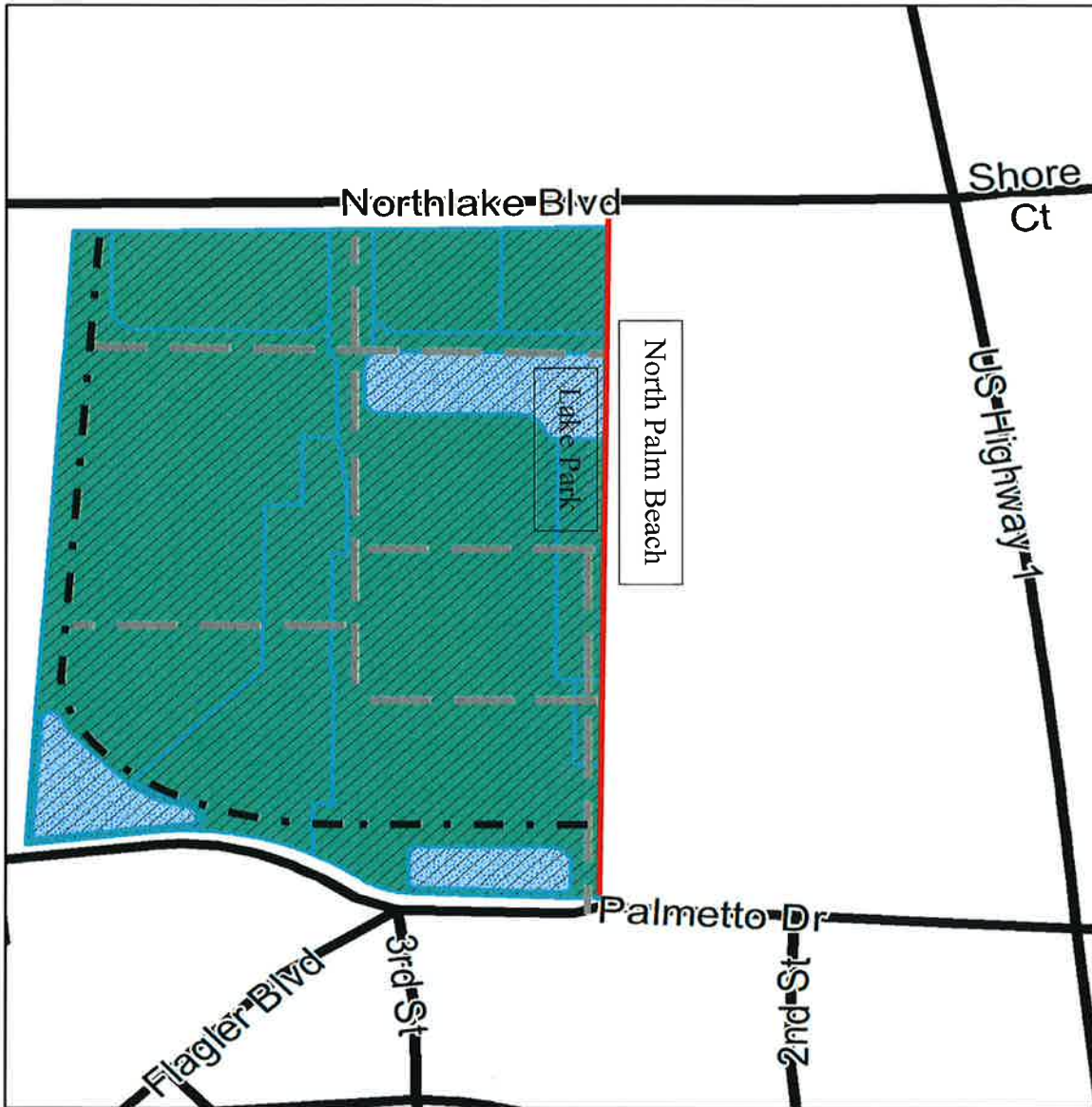
(c) ***District Regulating Plan.***

1. The C-3 district includes a district plan as shown in Figure 1 that shows existing parcel boundaries, retention pond locations, the Lake Park/North Palm Beach jurisdictional boundary, and street and alley alignments.
2. The district plan identifies the approximate alignment of existing and future local streets and alleys. Applicants seeking to modify the Figure 1 street alignments must provide an alternative design providing equivalent access and functionality or must provide mitigation of an equivalent length to whatever street extent that is proposed to be eliminated through the process established under subsection (h), herein.
  - a. The east-west streetscape connections between the Village of North Palm Beach and the Town of Lake Park as depicted in the district plan may be relocated per the process described under subsection (h) 1., but connectivity must be maintained between the Town and the Village.










**EXHIBIT A**

Figure 1 - District Regulating Plan



**Legend**

- |                                                                                                                    |                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  12 Stories or 160 Feet         |  Alley               |
|  Public ROWs                    |  C-3 Internal Street |
|  Retention Ponds                |                                                                                                         |
|  Twin Cities Mixed Use District |                                                                                                         |
|  Jurisdictional Boundary        |                                                                                                         |



## EXHIBIT A

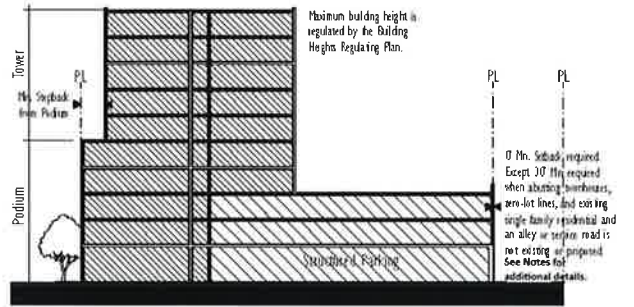
**(d) Building typologies.**

All new developments in the C-3 District shall conform to one of the following building typologies, which are further described below. The typologies generally provide a form and associated performance standards and shall be adhered to for all new developments. Building typologies may be combined as long as their individual standards are observed.

<b>Table 2: TOWER BUILDING TYPE</b>			
Permitted Heights Range: 6-12 Stories or 160 feet		BUILDING MASSING	
<p>DEFINITION: a multi-level building organized around a central core where a part of the building is higher in proportion.</p> <p> </p> <p> </p> <p> </p>			
PERFORMANCE STANDARDS	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	N/A	N/A	
b. Lot Depth	N/A	N/A	
c. Lot Area	30,000 SF	N/A	
d. Impervious Area	N/A	90%	

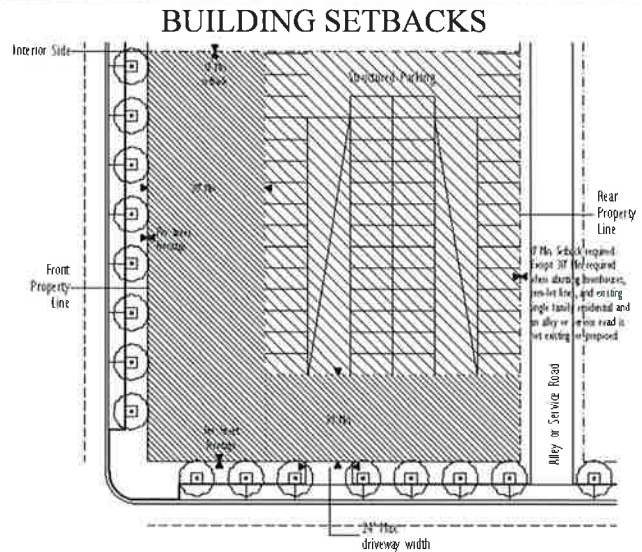
## EXHIBIT A

e. Pervious Area	10%	N/A
f. Street Setbacks (front and side)	10'	15'
g. Interior Setbacks (side and rear)	0' (1)	N/A



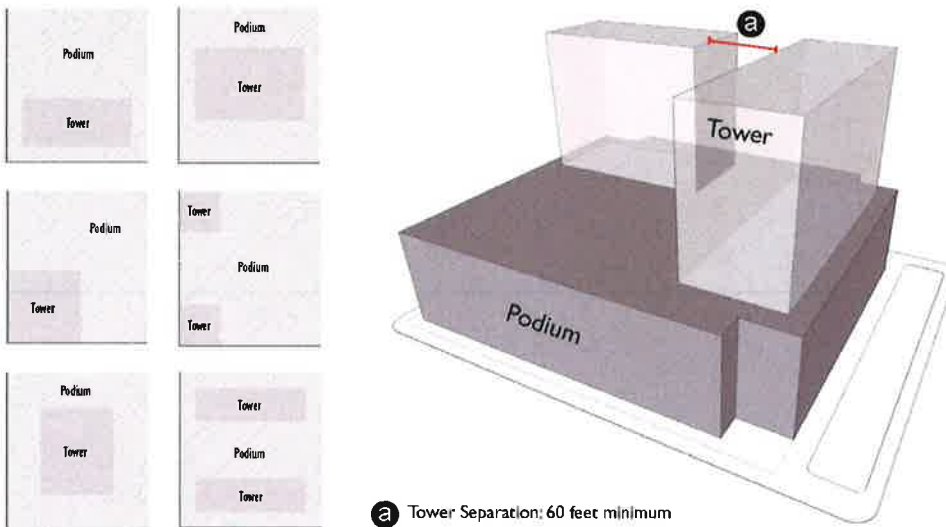
NOTES:

(1) Except 30' minimum when abutting an existing residential district.



### EXAMPLES OF TOWER CONFIGURATION

## EXHIBIT A



### TOWER FLOORPLATE STANDARD:

Above the 5th floor, towers shall be limited to a maximum floorplate size as described below. The floorplate size for multiple towers shall be calculated as an average of the total cumulative tower floorplate area divided by the number of tower stories above the 5th floor. The maximum floorplate size is dependent upon the tower's primary use as follows:

1. Office or Non-Residential - average of 35,000 square feet for multiple towers and a 45,000 square feet maximum permitted floorplate size for any individual tower floorplate;
2. Residential, Mixed-Use or Hotel -an average of 20,000 square feet for multiple towers and a maximum of 32,500 square feet of a floorplate for any individual tower floorplate.

### TOWER SEPARATION:

The minimum horizontal distance between two or more towers shall be 60 feet.

### TOWER STEPBACK:

The minimum stepback of a tower from the podium shall be 10 feet along interior side and rear property lines only. Along the front and street side property lines the minimum stepback for the tower from the podium shall be 20 feet from the street or 40 feet if the tower is to be constructed adjacent to a residential zoning district. A tower's orientation shall be specified toward a terminating street vista where applicable. The placement of the tower shall be such that it is near, fronting, or adjacent to open space.

### ILLUSTRATIVE EXAMPLES

---

# EXHIBIT A



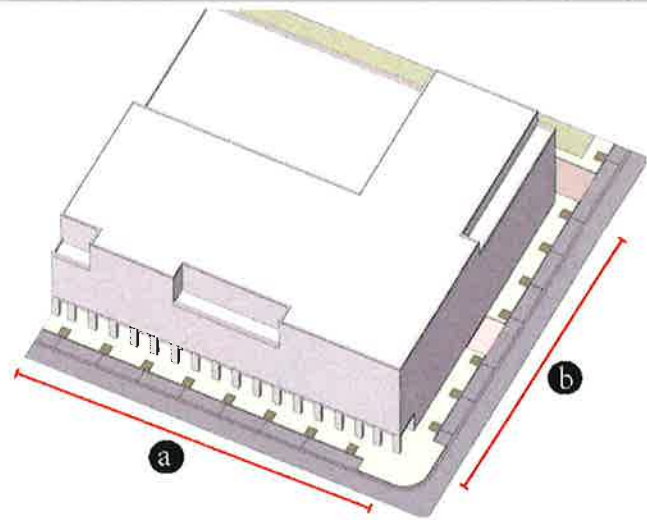
**Table 3: LINER BUILDING TYPE**

Permitted Heights Range: 6-8-stories or 112 feet

### BUILDING MASSING

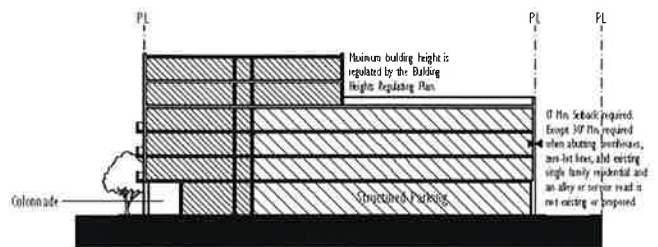
**DEFINITION:** A building that conceals a garage, or other faceless building, that is designed for occupancy.

- BUILDING LINE**
- PROPERTY LINE**
- COLONNADE**
- ACTIVE USE**
- PARKING AREA**
- LOT WIDTH**
- LOT DEPTH**



LOT STANDARDS	MIN.	MAX.
a. Lot Width	N/A	N/A
b. Lot Depth	N/A	N/A
c. Lot Area	22,000 SF	N/A
d. Impervious Area	N/A	90%

### BUILDING CONFIGURATION



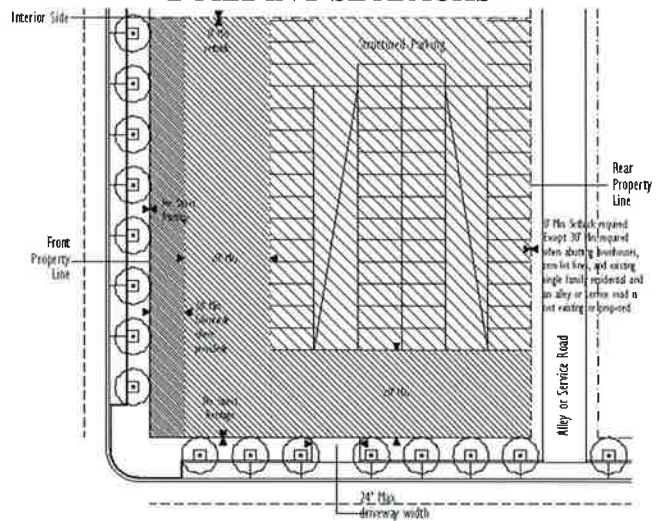
# EXHIBIT A

e. Pervious Area	10%	N/A
f. Street Setbacks (front and side)	10'	N/A
g. Other Setbacks (Interior side and rear)	0'(1)	N/A

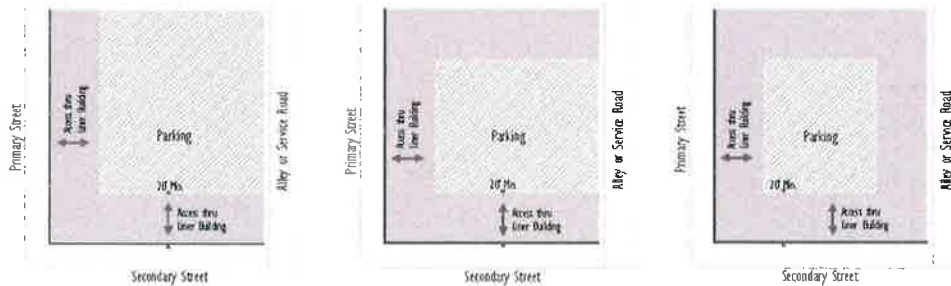
### NOTES:

- (1) Except 30' minimum when abutting an existing residential district.
- (2) The minimum depth of the active use lining the garage or other faceless building shall be 20 feet.

### BUILDING SETBACKS



### EXAMPLES OF LINER CONFIGURATION



# EXHIBIT A







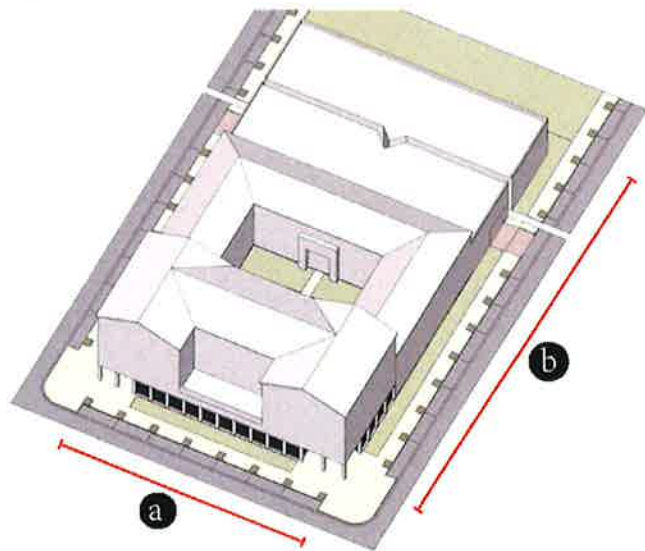


Liner buildings along Main Street in City Place



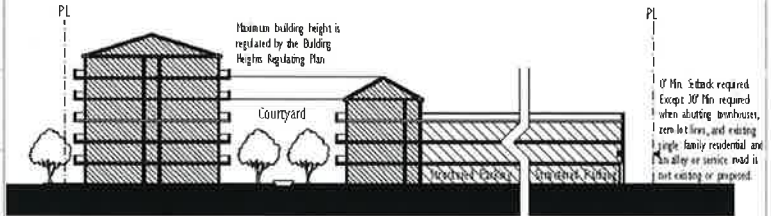
View from rear of lot showing parking garage structures lined along the street

**Table 4: COURTYARD BUILDING TYPE A**

Permitted Heights Range: 4-6 Stories or 88 feet			BUILDING MASSING
<p>DEFINITION a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with detached surface or garage parking.</p> <p>  BUILDING LINE   PROPERTY LINE   ACTIVE USE   PARKING AREA   LOT WIDTH   LOT DEPTH                 </p>			
LOT STANDARDS	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	N/A	N/A	
b. Lot Depth	N/A	N/A	

# EXHIBIT A

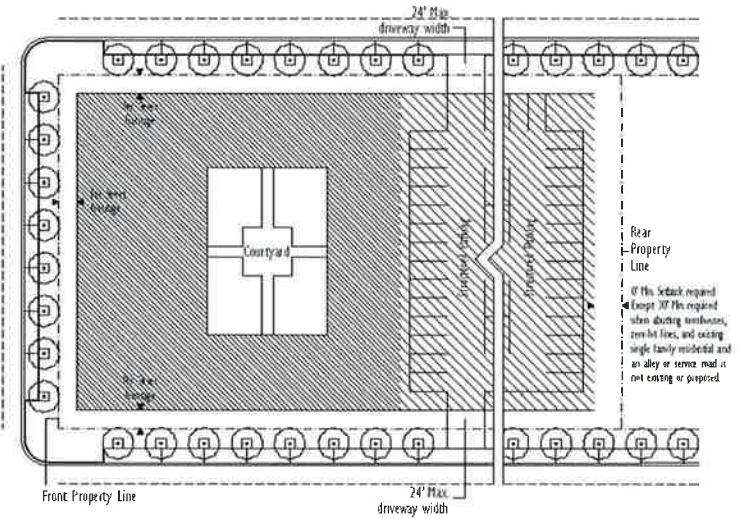
c. Lot Area	24,000 SF	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Street Setbacks (front and side)	10'	N/A
g. Other Setbacks (Interior side and rear)	0'(1)	N/A



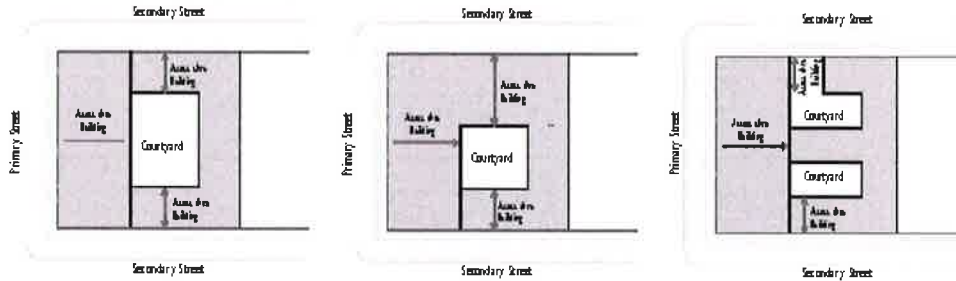
**NOTES:**

(1) Except 30' minimum when abutting an existing residential district.

## BUILDING SETBACKS



## EXAMPLES OF BUILDING CONFIGURATION





## EXHIBIT A



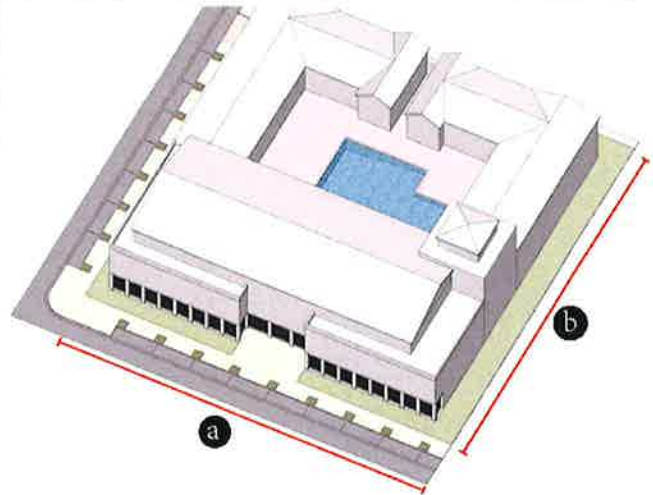
**Table 5: COURTYARD BUILDING TYPE B**

Permitted Heights Range: 4-6 Stories or 88 feet

### BUILDING MASSING

**DEFINITION:** a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with attached parking.

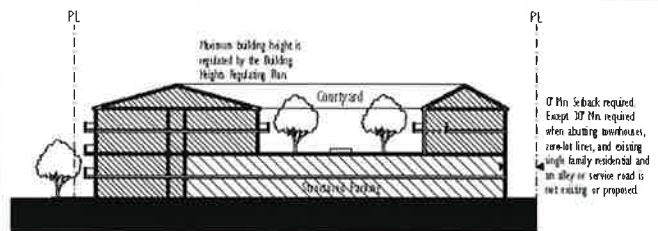
- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- LOT WIDTH
- LOT DEPTH



LOT STANDARDS	MIN.	MAX.
a. Lot Width	N/A	N/A
b. Lot Depth	N/A	N/A
c. Lot Area	24,000 SF	N/A

### BUILDING CONFIGURATION

LOT STANDARDS	MIN.	MAX.
a. Lot Width	N/A	N/A
b. Lot Depth	N/A	N/A
c. Lot Area	24,000 SF	N/A



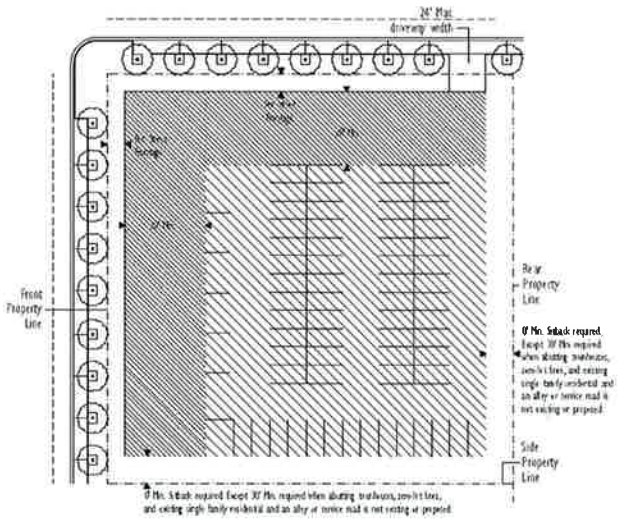
# EXHIBIT A

d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Street Setbacks (front and side)	10'	N/A
g. Other Setbacks (Interior side and rear)	0'(1)	N/A

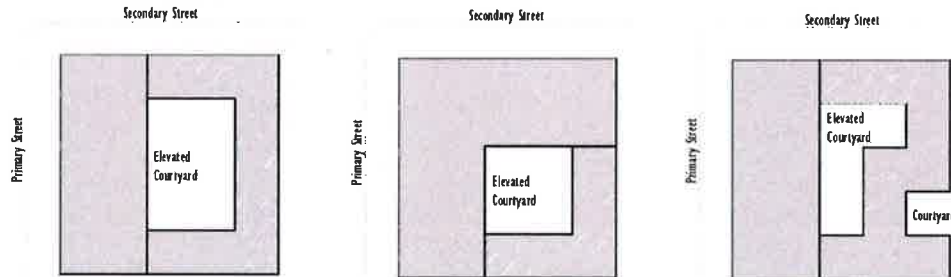
**NOTES:**

(1) Except 30' minimum when abutting an existing residential district. .

### BUILDING SETBACKS



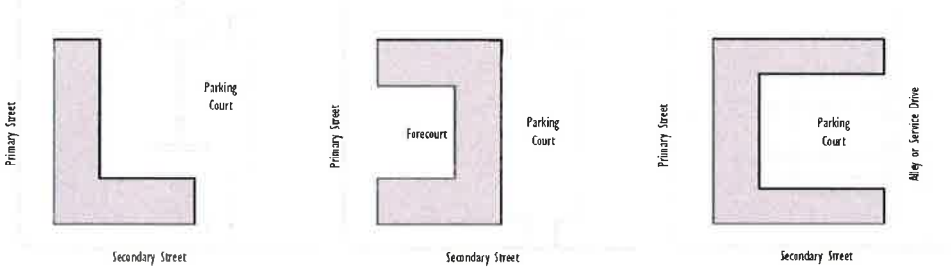
### EXAMPLES OF BUILDING CONFIGURATION



# EXHIBIT A



## EXAMPLES OF BUILDING CONFIGURATION



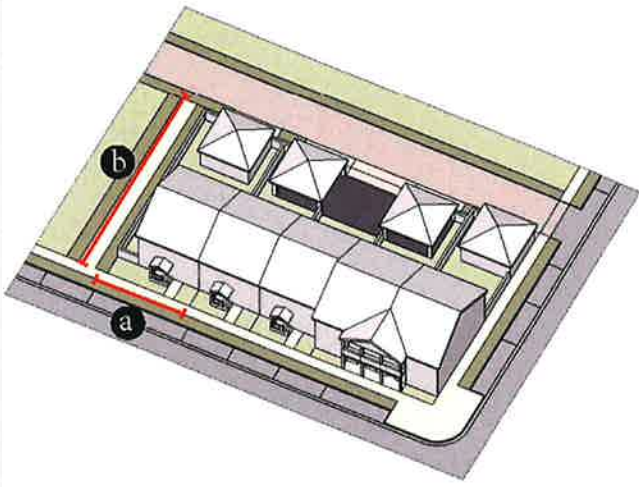
## EXHIBIT A

**Table 6: TOWNHOUSE BUILDING TYPE A**

Permitted Heights Range: 3 Stories or 44 feet

**BUILDING MASSING**

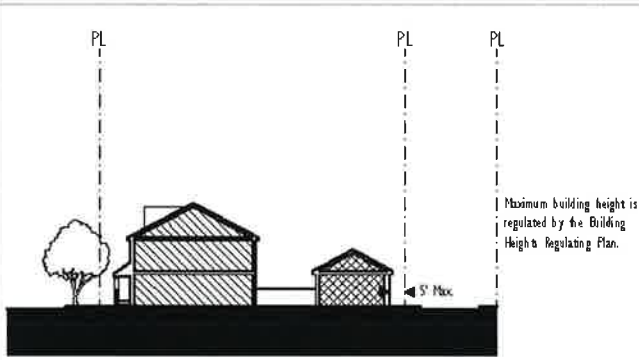
**DEFINITION:** A single dwelling unit in a group of units that are attached horizontally in a linear arrangement to form a single building, with each single unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. Townhouse Building Type A dwelling units are considered a type of multifamily dwelling. A Townhouse Building Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the lot.



- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- LOT WIDTH
- LOT DEPTH

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	25'	30'
b. Lot Depth	80'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A

**BUILDING CONFIGURATION**



## EXHIBIT A

f. Street Setbacks (front and side)	10'	N/A
g. Other Setbacks (Interior side and rear)	0'	N/A

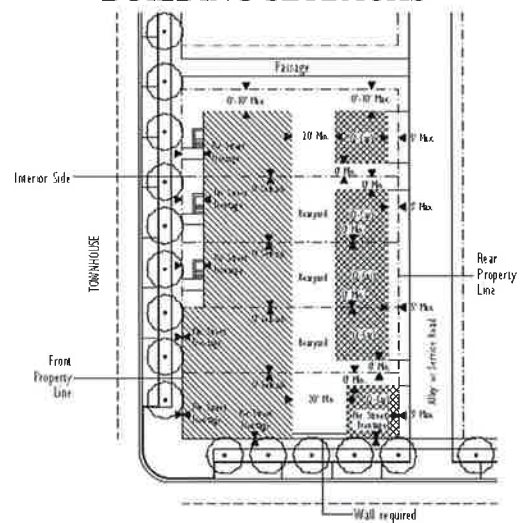
**NOTES:**

1. Townhouse buildings shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.

**PARKING STANDARDS:**

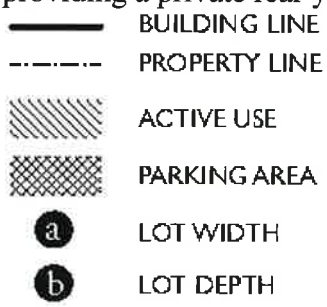
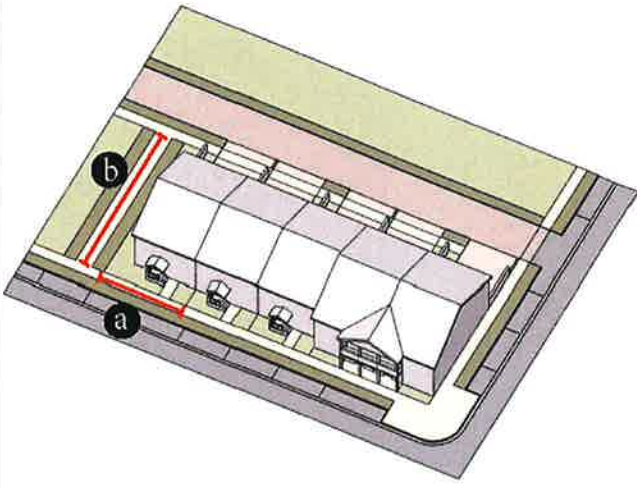
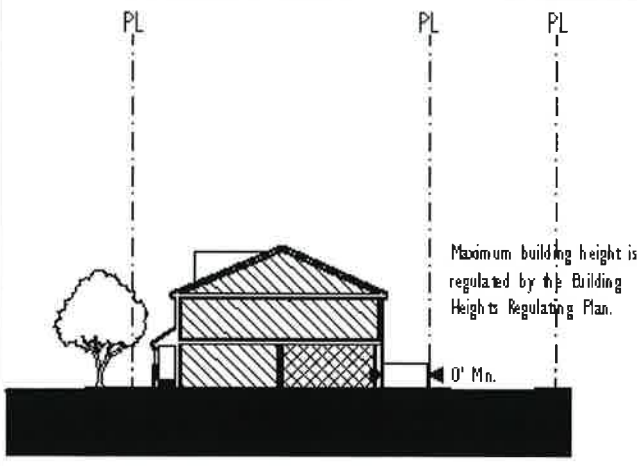
The parking for Townhouse buildings shall be accessed from the rear of an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport.

**BUILDING SETBACKS**

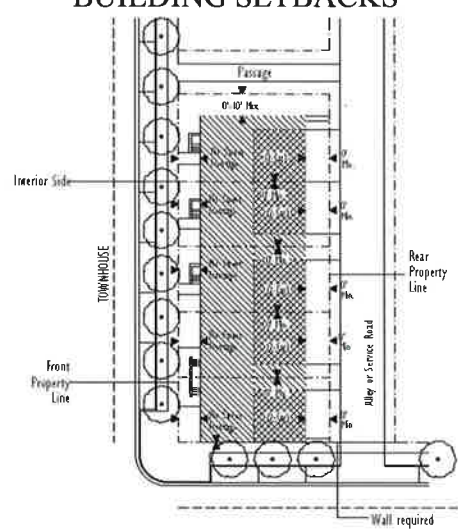


## EXHIBIT A

**Table 7: TOWNHOUSE BUILDING TYPE B**

SUB-AREA: 3 Stories or 44 feet			BUILDING MASSING
<p><b>DEFINITION:</b> A single dwelling unit in a group of units that are attached horizontally in a linear arrangement to form a single building, with each single unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A Townhouse Building Type B units is considered a type of multifamily dwelling. Townhouse Type B Building Types are distinguished by an attached garage thereby not providing a private rear yard.</p> <p>  </p>			
LOT STANDARDS:	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	25'	30'	
b. Lot Depth	70'	N/A	
c. Lot Area	1800 sf	N/A	
d. Impervious Area	N/A	90%	
e. Pervious Area	10%	N/A	
f. Street Setbacks (front and side)	10'	N/A	

# EXHIBIT A

g. Other Setbacks (Interior side and rear)	0'	N/A
<p>NOTES:</p> <p>1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.</p> <p>PARKING STANDARDS:</p> <p>The parking shall be accessed from the rear off an alley or service road. Parking may be fully or partially enclosed in a garage under the principal building.</p>		<p>BUILDING SETBACKS</p>  <p>The diagram illustrates the setbacks for a townhouse building. It shows a row of townhouses with a 'Passage' between them. The setbacks are defined by the 'Front Property Line', 'Rear Property Line', and 'Interior Side'. An 'Alley or Service Road' is shown at the rear, with a note indicating 'Wall required' at the end of the alley. The building is shown with a 'TOWNHOUSE' label and a 'Passage' label. The setbacks are shown with dashed lines and arrows.</p>

## ILLUSTRATIVE EXAMPLES TOWNHOUSE BUILDING TYPE



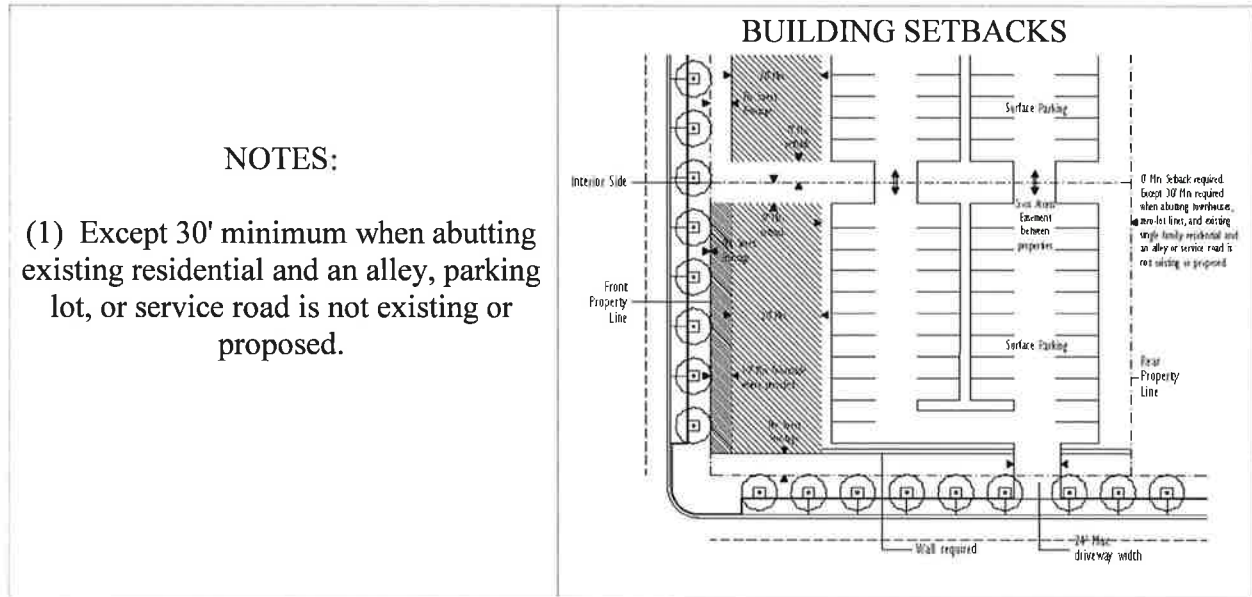
## EXHIBIT A

**Table 8: FLEX BUILDING TYPE**

SUB-AREA: 1-6 Stories or 88 feet			BUILDING MASSING
<p><b>DEFINITION:</b> Buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.</p> <p> </p> <p> </p>			
LOT STANDARDS	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	25'	N/A	<p>                     PL                      PL                      Colonnade                      Surface Parking                      If this setback required, except if the required when abutting sidewalk, 4000 sq. ft. lot, and existing single family residential and an alley or service road is not existing or proposed.                 </p>
b. Lot Depth	70'	N/A	
c. Lot Area	N/A	N/A	
d. Impervious Area	N/A	90%	
e. Pervious Area	10%	N/A	
f. Street Setbacks (front and side)	10'	N/A	
g. Other Setbacks (Interior side and rear)	0'(1)	N/A	



## EXHIBIT A



(e) **Performance standards.**

1. **Building frontage standards**

Buildings may build to the setback line but are not required to do so. New buildings shall be designed to address the street and facilitate easy pedestrian access appropriate for an urban, mixed-use setting.

- a. A minimum of 80% of a building frontage shall abut the front street setback.
- b. A minimum of 60% of a building frontage shall abut any other street setback

2. **Density.** The land development regulations for the District shall provide for a density of up to 48 dwelling units per gross acre, which includes any density bonus, as calculated for the entire site. The Commission may grant bonus units that result in a density greater than 48 du/acre on an individual site so long as the average density for the entire district area does not exceed 48 du/acre. The regulations shall provide for a maximum FAR of 2.0 for non-residential uses. Development of sites within the District may exceed the maximum stated land use and density and FAR if appropriate and consistent with the policies contained herein and as provided in comprehensive plan.

3. **Floor and ceiling height.**

- a. Building heights in stories and feet are established for each building typology specified under subsection (d) herein.
- b. Building height shall be calculated from the average elevation of the adjacent public sidewalk or the crown of the road if no

## EXHIBIT A

- sidewalk exists to the top of the highest story or, in the case of pitched roofs, to the average height between the bottom of the eave and the peak of the roof.
- c. No story shall exceed 12 feet except for a ground floor story or a top floor story, either are permitted to be no more than 20 feet.
  - d. No building shall exceed the base height of 12 stories or 160 feet, unless adjusted per 4. a. below.
4. ***Building height additional provisions.***
- a. For the purpose of calculating the number of stories in a building, stories shall be defined as the space between finished floor and finished ceiling, adjusted as follows:
  - b. Up to 3 levels of structured parking shall be exempted from the maximum height calculation provided that the parking levels are completely screened by a liner building at least 20 feet in depth.
  - c. When parking levels are constructed on a slope or are connected by sloping or circular ramps, the number of stories shall be based on the non-sloped area. If there are no non-sloped areas, the number of stories shall be counted as the highest parking level plus each parking level below
  - d. A mezzanine shall not count towards the number of stories provided that the total area of mezzanine level is less than 40 percent of the floor area of the main story below.
- (f) ***Entrance, Façade and Encroachment Standards.*** Requirements are provided below for the location of a building's main entrance and the transparency of its façade.
- 1. ***Main entrance.***
    - a. A building's main entrance is its principal point of access for pedestrians. All buildings shall locate their main entrance facing a street frontage, or a courtyard or forecourt that is entered from a street frontage. Additional building entrances are encouraged.
    - b. Buildings fronting on two streets shall have a pedestrian entrance on both streets.
  - 2. ***Façade transparency.***
    - a. Transparency means the amount of transparent window glass or other openings in a building's facade along a street frontage, relative to the overall surface area of the façade. There shall be sufficient transparency provided such that natural surveillance of sidewalks and streets is possible and there is interior daylight, and to allow for clear views into a building.

## EXHIBIT A

### 3. *Maximum Allowable Projections and Encroachments of Architectural Elements*

Elements	Front, Street Side, and Rear Setbacks		Interior Side Setback	0 ft. setback (no setback)
	Setback = 10 ft. or less	Setback = greater than 10 ft.		
Bay Windows	3 feet <sup>5</sup>	3 feet <sup>5</sup>	3 feet	Upper floor only, 3 ft. into a public right-of-way <sup>2</sup>
Balconies	6 feet <sup>5</sup>	6 feet <sup>5</sup>	3 feet	Upper floor only, 3 ft. into a public right-of-way <sup>2</sup>
Awnings <sup>4</sup>	6 feet	6 feet	3 feet	24 in. from the face of the curb <sup>2</sup>
Stoops	6 feet	6 feet	3 feet	Not Permitted
Stairs	6 feet	8 feet	3 feet	Not Permitted
Porches <sup>1</sup>	6 feet	8 feet	3 feet	Not Permitted
Roof eaves, chimneys, and ramps	May encroach into all setbacks			Roof Eaves only, 3 ft. into a public right-of-way <sup>2</sup>
Cornice <sup>3</sup>	May encroach into all setbacks			1 ft. into a public right-of-way <sup>2</sup>

**Notes:**

1. The encroachment of porches shall only be permitted in conjunction with residential units.
2. Right-of-way encroachments shall be a minimum of 11 feet above the sidewalk.
3. A cornice line shall project a minimum of 2 inches from the front elevation of the structure.
4. The placement of awnings shall take into consideration the overall composition of the facade. Awnings shall be designed to fit between vertical architectural elements or features including but not limited to columns, etc. In no case shall the length of an awning exceed 20 feet.
5. Accessory buildings shall be permitted to have balconies or bay windows that encroach a maximum of 3 feet into the rear yard setback.

- (g) ***Architectural Consistency.*** All new buildings shall utilize an architectural vernacular that is consistent and harmonious with existing adjacent structures as well as those in the immediate vicinity per 78-330 (3) or Sec. 3-1. C., as applicable. To satisfy this provision, an applicant for new development or redevelopment may also enter into an agreement with adjacent property owners to upgrade the existing adjacent structures with new architectural features for the purposes of creating consistency with a new development. This agreement

## EXHIBIT A

shall be presented to Town staff prior to scheduling for public hearing and include the following:

- a. Signed and sealed conceptual architectural elevation plans depicting the scope and extent of the proposed improvements.
- b. A signed letter from the adjacent property owners acknowledging their intent to either undertake or designate the project applicant to complete the proposed improvements pursuant to the development order timeline.
- c. A surety or bond, based on a certified cost estimate, for 110% of the improvement value in a form acceptable to the Town Attorney guaranteeing the proposed improvements will be initiated and completed by the dates specified per b. above.

**(h) *Street, alley, and sidewalk easement standards.***

1. ***Streets, blocks and connectivity.*** The district plan depicted in Figure 1 indicates the block structure to be created by existing and new streets within the C-3 district. Developers seeking site plan approvals shall develop structures on their properties that conform to the alignments depicted in Figure 1 and provide for streets and alleys that are accessible to the public. Developers may propose modifications to the Figure 1 alignments if the applicant can demonstrate to the satisfaction of the Community Development Department that the modifications would provide equivalent access and functionality. The east/west connections that provide connectivity between Lake Park and North Palm Beach shall not be altered and remain part of the publicly accessible connectivity grid, whether vehicular or pedestrian, of a development plan.

- a. If a developer proposes a modification that is determined not to provide equivalent access and functionality, it may be presented to the Town Commission for their consideration if the developer:
  - i. Provides mitigation in the form of streetscape improvements on parcels under the developer's ownership, which shall be equivalent in length to the extent of whatever street or alley is being eliminated from the district plan or;
  - ii. Enters into an agreement with adjacent property owners to construct streetscape improvements of a length equivalent to the extent of whatever street or alley is being eliminated from the district plan as further described under b. below.
- b. If a developer proposes off-site mitigation on parcels not under their ownership, they shall enter into an agreement with the

## EXHIBIT A

relevant property owners for the purposes of ensuring the completion of the work. This agreement shall be presented to Town staff prior to scheduling for public hearing and include the following:

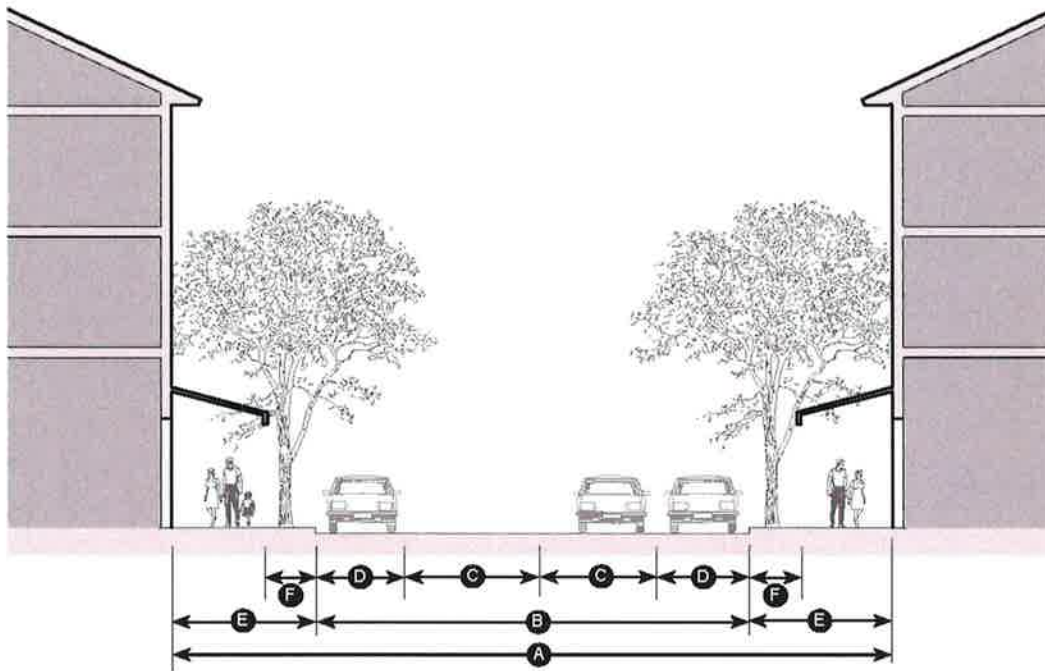
- i. Signed and sealed conceptual paving, grading, and drainage plans depicting the scope and extent of the proposed improvements.
  - ii. A signed letter from the adjacent property owners acknowledging their intent to either undertake or designate the project applicant to complete the proposed improvements pursuant to the development order timeline.
  - iii. A surety or bond, based on a certified cost estimate, for 110% of the improvement value in a form acceptable to the Town Attorney guaranteeing the proposed improvements will be initiated and completed by the dates specified per b. ii. above.
2. ***Design standards for internal streets.*** Streets shall be designed in accordance with Figure 2. Deviations may be permitted to address site specific conditions, existing infrastructure conflicts, and property ownership limitations, where it can be demonstrated that the design standards cannot be met. A deviation from the design standards shall be subject to the review of the Community Development Department, a recommendation from the Planning & zoning Board, and the approval of the Town Commission.
3. ***Other design standards.*** On subjects where Figure 2 does not provide design guidance, for instance driveway widths and curb radii at intersections, design shall be in accordance with NACTO's *Urban Street Design Guide*. Pavement, subgrade, drainage, and utilities shall meet construction specifications of the Town.
4. ***Ownership and maintenance.*** Property owners shall be responsible for the regular upkeep and maintenance of all streets and alleys immediately adjacent to their properties, unless otherwise provided for in a development order or other governing document.
5. ***Alleys.*** The alleys shown on the district plan in Figure 1 shall be provided for access to adjoining parcels. The Town may require property owners to provide additional alleys to accomplish the intent of the C-3 district.

## EXHIBIT A

6. ***Sidewalk easements.*** Property owners abutting any street depicted on the district plan, including Northlake Boulevard and US1 shall dedicate to the town, by deed or plat a 10-foot perpetual sidewalk easement along those street frontages in furtherance of the intent of the C-3 district. The property owner shall be responsible for paving the easement area to the same standards and elevation as the adjoining sidewalks at, or before the time of development.
7. ***Utilities.*** Utilities may be placed in the streets, easement corridors, and alleys in locations acceptable to the Seacoast Utility Authority and the Town.

# EXHIBIT A

**Figure 2**



Description:	Details:	Key:
Width of Street	60'	A
Movement type	Slow	
Target speed	25 mph	
Width of pavement	36'	B
Travel lanes	10' travel lanes	C
Bicycle facilities	shared travel lanes	C
On-street parking	8' parallel parking	D
Pedestrian facilities	10' sidewalks	E
Furnishing strip:		F
Planter type	5' by 5' tree grates	
Tree spacing	30' average	

## EXHIBIT A

(i) **Landscaping standards.**

Landscaping shall be required as provided in Article VIII of Chapter 78, except as modified by the following requirements that are specific to properties in the C-3 district:

1. **Buffers:**

- a. Hedges are required around the perimeter of parking areas and other vehicular use areas in accordance with the details in Sections 78-253 and 78-254.
- b. Screening is required around storage and service areas in accordance with the details in Section 78-253.
- c. Landscaped buffers are not required around the perimeter of properties, except where hedges are required around parking areas or other vehicular use areas or where screening is required.
- d. Along Northlake Boulevard, hedges and screening shall not be placed on or within a sidewalk easement.

2. **Parking area interior landscaping for unroofed parking areas:** At least ten percent of the total parking lot surface area shall be devoted to landscaped areas. At least one tree shall be planted for every 250 square feet of required internal planting area. Interior landscaping areas shall not count toward satisfying a property's pervious space requirement.

3. **Clear visibility triangles:** Clear visibility triangles are required in accordance with section 78-253. A clear visibility triangle shall be provided whenever driveways and streets meet Northlake Boulevard.

4. **Foundation landscaping:** Foundation landscaping is required within 15 feet of all buildings in accordance with section 78-253.

5. **Indigenous native vegetation:** To reduce maintenance and water consumption, landscaping shall include at least 75 percent indigenous native trees and 75 percent indigenous native shrubs. Trees and shrub species that qualify as indigenous native vegetation are those designated as "native" in "*Low-Maintenance Landscape Plants for South Florida*" (latest edition published by the University of Florida IFAS Extension office).

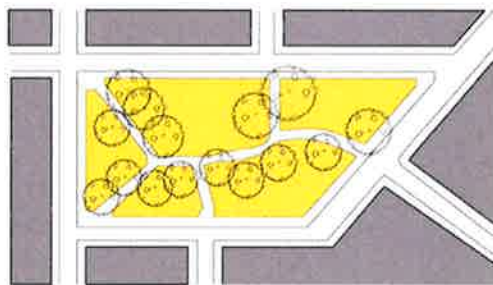


## EXHIBIT A

6. **Installation:** All landscaping shall be installed using xeriscape principles, including water conservation through the appropriate use of drought-tolerant plants, mulching and the reduction of turf areas. Irrigation systems shall be designed to operate only when needed and only in those areas that require irrigation.

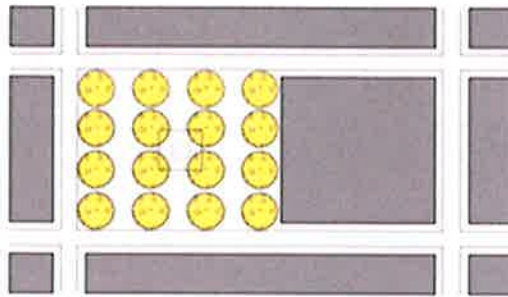
### (j) Open Space Standards

1. **Open space type configuration and design.** In order to improve the C-3 district's aesthetics, all property owners developing their properties shall provide high quality, pedestrian-oriented open space on their properties. This open space may be utilized to satisfy the minimum pervious area requirements outlined under subsection (d) for each building typology, in addition to other open spaces on the property. Only those pervious areas within the open spaces on the property shall be counted toward satisfying the pervious area requirements of subsection (d). The standards for each open space type are outlined below.
  - a. **Greens.** Exclusive of dedicated rights-of-way, the maximum impervious area of a green is 20 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees, and garden structures, such as benches and tables without concrete pads for support, and permeable walkways. Any impervious surfaces shall consist of hard-surfaced areas such as concrete walkways, garden structures with concrete pads for support, shade structures, or other features deemed appropriate by the Community Development Department.

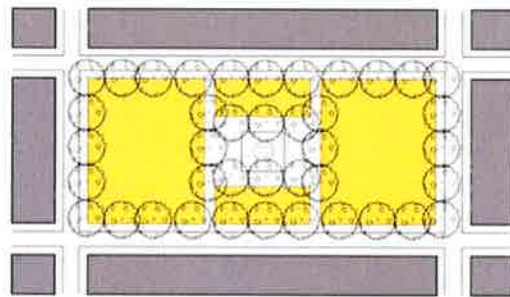


- b. **Plazas.** Exclusive of dedicated rights-of-way, the maximum impervious surface area of a plaza is 85 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees that are regularly spaced, permeable walkways, shade structures, and garden structures such as benches and tables. The impervious surfaces shall consist of paved areas, permanent architecture such as archways, statues, gazebos, fountains, pools, or other features deemed appropriate by the Community Development Department.

## EXHIBIT A



- c. **Squares.** Exclusive of dedicated rights-of-way, the maximum impervious area of a square is 50 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees that are regularly spaced, shade structures, and permeable walkways. Any impervious surfaces shall consist of hard-surfaced public gathering spaces, gazebos, fountains, statues, and other features approved by the Community Development Department.



**(k) Parking standards.**

- (1) **Location of parking lots.** Surface parking lots and other vehicular use areas shall be screened from streets as required by section 78-253, except where the building provides the screening.
- (2) **Parking space ratios.** Table 9 provides parking space ratios for various uses on a site. These ratios establish the minimum number of on-site parking spaces subject to any adjustment granted by the Commission as provided in subsection 3. The resulting number of parking spaces replaces conflicting standards in section 78-142.

## EXHIBIT A

**Table 9 \_ Parking Space Ratios**

PROPOSED USE	PARKING SPACE RATIO
<b>Residential Uses</b>	
Community residential home	0.25 per resident
Dwelling, all other dwelling types, may include assisted living component, includes live/work units	1.45 per unit (plus 1 per 1,000 sq. feet for work component)
<b>Lodging Uses</b>	
Bed-and-breakfast establishment	1.15 per guest room
Motel/hotel	1.15 per guest room
<b>Business and Commercial Uses</b>	
Art Gallery	3 per 1,000 sq. feet
Animal care	4 per 1,000 sq. feet
Animal service establishment	3 per 1,000 sq. feet
Bakery	4 per 1,000 sq. feet
Bank, or financial institution	4 per 1,000 sq. feet
Brewpub	10 per 1,000 sq. feet
Coffee Shop	5 per 1,000 sq. feet
Convenience store with fueling positions	5 per 1,000 sq. feet
Craft Distillery	5 per 1,000 sq. feet
Day-care center	4 per 1,000 sq. feet
Deli	4 per 1,000 sq. feet
Entertainment, Indoor	4 per 1,000 sq. feet
Grocery, general and specialty, including Fruit and Vegetable Market	4 per 1,000 sq. feet
Ice Cream Parlor	3 per 1,000 sq. feet
Mailing, shipping, packing store	3 per 1,000 sq. feet

## EXHIBIT A

Offices, general	3 per 1,000 sq. feet
Office or clinic, medical	4 per 1,000 sq. feet
Personal Services	3 per 1,000 sq. feet
Retail	3 per 1,000 sq. feet
Restaurants, general and specialty	10 per 1,000 sq. feet
Stores & services, large format	3 per 1,000 sq. feet
Theater, indoor	5 per 1,000 sq. feet
<b>Civic Uses</b>	
Civic space	-----
Public space	-----

(3) **Parking space adjustments.** A reduction in the requirement can be applied if a Traffic Management Plan (TMP), which demonstrates that there will be adequate parking for the proposed uses. A TMP is required whenever 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 present relevant data and analysis which is professionally reliable demonstrating that less parking than that which is required by the town's code is justified.

Alternatively a reduction in the requirement can be applied if a shared parking study, prepared by a professional engineer, based on the latest recommendations of the Urban Land Institute is submitted and demonstrates that there will be adequate parking.

(4) **Loading standards.** Refer to Sec. 78-143.

(1) **Signs.** Refer to Chapter 70.

**YOU ARE RECEIVING THIS NOTICE AS YOU ARE LISTED AS A PROPERTY OWNER OF RECORD FOR ONE OR MORE PARCELS SHOWN ON THE MAP BELOW.**



**TOWN OF LAKE PARK**  
**NOTICE OF PUBLIC HEARINGS: CHANGE IN ZONING, CHANGE IN ZONING REGULATIONS**

Please take notice and be advised that the Town of Lake Park, Florida is proposing to adopt two ordinances:

ORDINANCE NO. 04-2022

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE III, BY REPEALING SECTION 78-73, ENTITLED "C-3 REGIONAL BUSINESS DISTRICT" AND ADOPTING A NEW SECTION 78-73 ENTITLED "C-3 TWIN CITIES MIXED USE DISTRICT", INCLUDING A PURPOSE AND INTENT, A TABLE OF THE PERMITTED AND SPECIAL EXCEPTION USES, A C-3 DISTRICT PLAN; PROVIDING FOR REGULATIONS RELATING TO BUILDING TYPOLOGIES AND ARCHITECTURE, PERFORMANCE STANDARDS, STREET AND ALLEY STANDARDS, LANDSCAPE AND OPEN SPACE STANDARDS; PROVIDING FOR REQUIREMENTS FOR OFF-STREET PARKING; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 05-2022

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING 22.3 ACRES OF REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT A FROM "C-3 REGIONAL BUSINESS DISTRICT" TO "C-3 TWIN CITIES MIXED USE DISTRICT"; PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP, WHICH IS INCORPORATED BY REFERENCE IN SECTION 78-32 OF THE TOWN CODE, TO REFLECT THE REZONING ON THE OFFICIAL ZONING MAP TO C-3 TWIN CITIES MIXED USE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**General Summary and Impact of Proposed Ordinances:**

1. The first Ordinance will repeal the current "C-3 Regional Business District", found in section 78-73 of the Town's Zoning Code, and replace it with a new district entitled "C-3 Twin Cities Mixed Use District". Changes include, but are not limited to an increase in density and height, and changes in permitted uses so as to provide more flexibility in the district.
  2. The second Ordinance will rezone approximately 22.3 acres, from "C-3 Regional Business District" to "C-3 Twin Cities Mixed Use District."
- The rezoning to C-3 Twin Cities Mixed Use District will provide greater flexibility and intensity of development than the current zoning district, and the option for mixed use development.

**Location Map**



**PUBLIC HEARINGS ARE SCHEDULED AS FOLLOWS:**

**Planning and Zoning Board:** Monday, June 6, 2022 at 6:30 pm or as soon thereafter as can be heard.

**Lake Park Town Commission (Quasi-Judicial):**

First Hearing: Wednesday, July 6, 2022, at 6:30 pm or as soon as the matter can be heard.

Adoption Hearing: Wednesday, July 20, 2022, at 6:30 pm or as soon as the matter can be heard.

Location: All meetings will be held in the Town Commission Chambers  
535 Park Avenue, Lake Park.

**BE ADVISED: ALL DATES ARE SUBJECT TO CHANGE. Please refer to the Town website ([www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)) and meeting agendas for the most up to date items being presented, or call 561-881-3320.**

For additional information, or to review any documents related to the proposal described herein, please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403, or contact Planners Anders Viane or Karen Golonka at 561-881-3320, or [aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov) or [kgolonka@lakeparkflorida.gov](mailto:kgolonka@lakeparkflorida.gov).

**Should you wish to attend the meetings to comment on the application please take note of the date, time and location.**

**If a person decides to appeal any decision made by the Planning & Zoning Board or Town Commission with respect to any hearing, they 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. For additional information please contact Vivian Mendez, Town Clerk, at 561-881-3311.**

# Ad Preview

LEGAL NOTICE OF PROPOSED  
TOWN OF LAMAR  
Lamar, South Carolina  
2022

AN ORDINANCE OF THE TOWN OF LAMAR, SOUTH CAROLINA, TO AMEND THE TOWN OF LAMAR CHARTER TO ADD A SECTION TO THE CHARTER TO PROVIDE FOR THE ESTABLISHMENT OF A TOWN OF LAMAR BOARD OF ZONING ADJUSTMENTS TO REVIEW AND APPROVE VARIATIONS TO THE TOWN OF LAMAR ZONING ORDINANCE.

AN ORDINANCE OF THE TOWN OF LAMAR, SOUTH CAROLINA, TO AMEND THE TOWN OF LAMAR CHARTER TO ADD A SECTION TO THE CHARTER TO PROVIDE FOR THE ESTABLISHMENT OF A TOWN OF LAMAR BOARD OF ZONING ADJUSTMENTS TO REVIEW AND APPROVE VARIATIONS TO THE TOWN OF LAMAR ZONING ORDINANCE.

AN ORDINANCE OF THE TOWN OF LAMAR, SOUTH CAROLINA, TO AMEND THE TOWN OF LAMAR CHARTER TO ADD A SECTION TO THE CHARTER TO PROVIDE FOR THE ESTABLISHMENT OF A TOWN OF LAMAR BOARD OF ZONING ADJUSTMENTS TO REVIEW AND APPROVE VARIATIONS TO THE TOWN OF LAMAR ZONING ORDINANCE.

AN ORDINANCE OF THE TOWN OF LAMAR, SOUTH CAROLINA, TO AMEND THE TOWN OF LAMAR CHARTER TO ADD A SECTION TO THE CHARTER TO PROVIDE FOR THE ESTABLISHMENT OF A TOWN OF LAMAR BOARD OF ZONING ADJUSTMENTS TO REVIEW AND APPROVE VARIATIONS TO THE TOWN OF LAMAR ZONING ORDINANCE.

AN ORDINANCE OF THE TOWN OF LAMAR, SOUTH CAROLINA, TO AMEND THE TOWN OF LAMAR CHARTER TO ADD A SECTION TO THE CHARTER TO PROVIDE FOR THE ESTABLISHMENT OF A TOWN OF LAMAR BOARD OF ZONING ADJUSTMENTS TO REVIEW AND APPROVE VARIATIONS TO THE TOWN OF LAMAR ZONING ORDINANCE.

AN ORDINANCE OF THE TOWN OF LAMAR, SOUTH CAROLINA, TO AMEND THE TOWN OF LAMAR CHARTER TO ADD A SECTION TO THE CHARTER TO PROVIDE FOR THE ESTABLISHMENT OF A TOWN OF LAMAR BOARD OF ZONING ADJUSTMENTS TO REVIEW AND APPROVE VARIATIONS TO THE TOWN OF LAMAR ZONING ORDINANCE.