



**Village of North Palm Beach
Planning Commission
AGENDA**

**Tuesday, February 14, 2023 at 6:30 pm
Village Council Chambers-501 US Highway 1**

1) Roll Call

- a. Cory Cross, Chair
- b. Donald Solodar, Vice Chair
- c. Thomas Hogarth, Member
- d. Jonathan Haigh, Member
- e. Kathryn DeWitt, Member
- f. Scott Hicks, Member
- g. Nathan Kennedy, Member
- h. Village Staff, Attorney and Council members

2) Public Comment for Non-agenda Items

3) Declaration of Ex-parte Communications

4) Quasi-judicial Matters / Public Hearing

Village Attorney to swear in all persons speaking

a. Site Plan and Appearance Review

i. [749 Kittyhawk Utility Trailer Exemption](#)

Application by Diane Tallon for exemption to the screening requirements of Section 18-34.g. of the Village Code of Ordinances.

b. Recommendations to Village Council

i. [C-3 Regional Business District](#)

Village initiated zoning text amendment to the existing C3 zoning district.

ii. [Future Lane Use Element](#)

Village initiated comprehensive plan amendment to the Future Land Use Element affecting density within the C3 district.

5) Commission Member Comments

6) Staff Updates

7) Adjournment

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.

If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning Commission. Due to the nature of governmental duties and responsibilities, the Planning Commission reserves the right to make additions to, or deletions from, the items contained in this agenda.

Meeting backup available for the current Planning Commission meeting at:
<http://fl-northpalmbeach.civicplus.com/DocumentCenter/Index/195>

Archived meeting backup can be found at:
<http://www.npbweblink.com/WebLink/Browse.aspx?startid=147916&dbid=0>

**VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

FROM: Alex Ahrenholz, Principal Planner

DATE: February 14, 2023

SUBJECT: **749 Kittyhawk Way Utility Trailer Exemption**

Section 18-34.g of the Village Code of Ordinances specifies the following requirements for utility trailers parked in the R1 Single Family Zoning District:

1. All utility trailers shall be parked at the side or rear of the home and be completely screened by a combination of fencing, opaque gate and vegetation as necessary.
2. Limit of 1 trailer, with a maximum height of 10 feet.
3. Shall be owned by the resident of the property in which it is parked.
4. Shall not project beyond the front building line or be within 5 feet of the rear property line.
5. The trailer shall be registered and licensed as required by state law.
6. Cannot be used for living, sleeping or storage.

The trailer currently at 749 Kittyhawk way does not meet the screening requirements as it is located on the driveway. It cannot be provided on the side yard, as there is no gate and the maneuverability would be difficult.

The Village Council established a process for exemption of the requirements specified above as long as the trailer was owned prior to March 24, 2022 and the trailer is necessary for the commercial livelihood of the resident.

The applicant has provided documentation of ownership, signed an affidavit that it was located on site prior to March of 2022, but has been there infrequently as it belongs to the property owner's nephew. The nephew resides at the property and stores his property on the driveway when not in use for his construction business.

In staff's analysis, the applicant has met all pre-requisites to receive the exemption from the screening requirements and approval is recommended.

Dianne & Keith Tallon

749 Kittyhawk Way

North Palm Beach, FL 33408

561-723-7797

diannetallon@rocketmail.com

November 4, 2022

Alex Ahrenholz

Acting Director of Community Development

Village of North Palm Beach

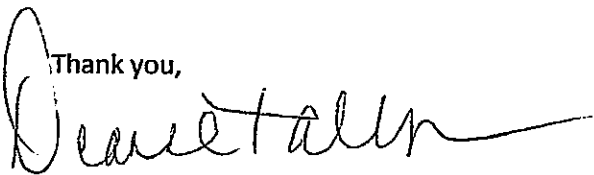
420 U.S. Highway 1 suite 21, NPB 33408

561-882-1156

I am Dianne Tallon and my husband and I reside at 749 Kittyhawk Way North Palm Beach. My nephew Shawn Luccarelli was recently divorced and moved in with us in January of 2022. He is a Boynton Beach firefighter, a medic instructor at Palm Beach State College and has a side business in construction/home remodel/window installation when he is not on shift.

The utility trailer that is parked on our property, is his and is for his "commercial livelihood". It is also registered in his name. We are helping him get back on his feet to purchase a new home.

Thank you,

A handwritten signature in black ink, appearing to read "Dianne Tallon", with a long horizontal flourish extending to the right.

Dianne Tallon

FLORIDA DEPARTMENT OF REVENUE

FLORIDA TRAILER REGISTRATION

PLATE **AJ58KA** DECAL **16230391** Expires **Midnight Tue 8/29/2023**

YR/MK **2023/NCFT** BODY **TL** TITLE
VIN **7PVB121XPD005154**
Plate Type **RGS** NET WT **1600**

DL/FEID **L264781863090**
Date Issued **10/4/2022** Plate Issued **10/4/2022**

SHAWN ANTHONY LUGGARELLI
4120 NW 8TH ST
COCONUT CREEK, FL 33066-1602

ONE STOP AUTO TAG AGENCY

1736 S CONGRESS AVE #3 WPB, FL 33406

CALL: 561-880-1466

EMAIL: onestopautotag@gmail.com
REGISTRATION STARTED ONLINE ISSUED X

CO/AGY **6 / 10** T# **1715862601**
B# **579804**

Reg. Tax	53.34	Class Code
Init. Reg.		Tax Months
County Fee	3.00	Back Tax Mos
Mail Fee		Credit Class
Sales Tax		Credit Months
Voluntary Fees		
Grand Total	56.34	

BILL OF SALE

I do hereby sell this trailer/moped to: _____, and declare it to
free of all liens and encumbrances. Date of Sale: _____ Selling Price: _____
Under penalties of perjury, I declare that I have read the foregoing document and th
the facts stated in it are true.
Seller's Signature: _____

Purchaser's Signature: _____

BOUNDARY SURVEY

Date Of Field Work - 04/16/2018

Drawn By - N²

Order #: 25111

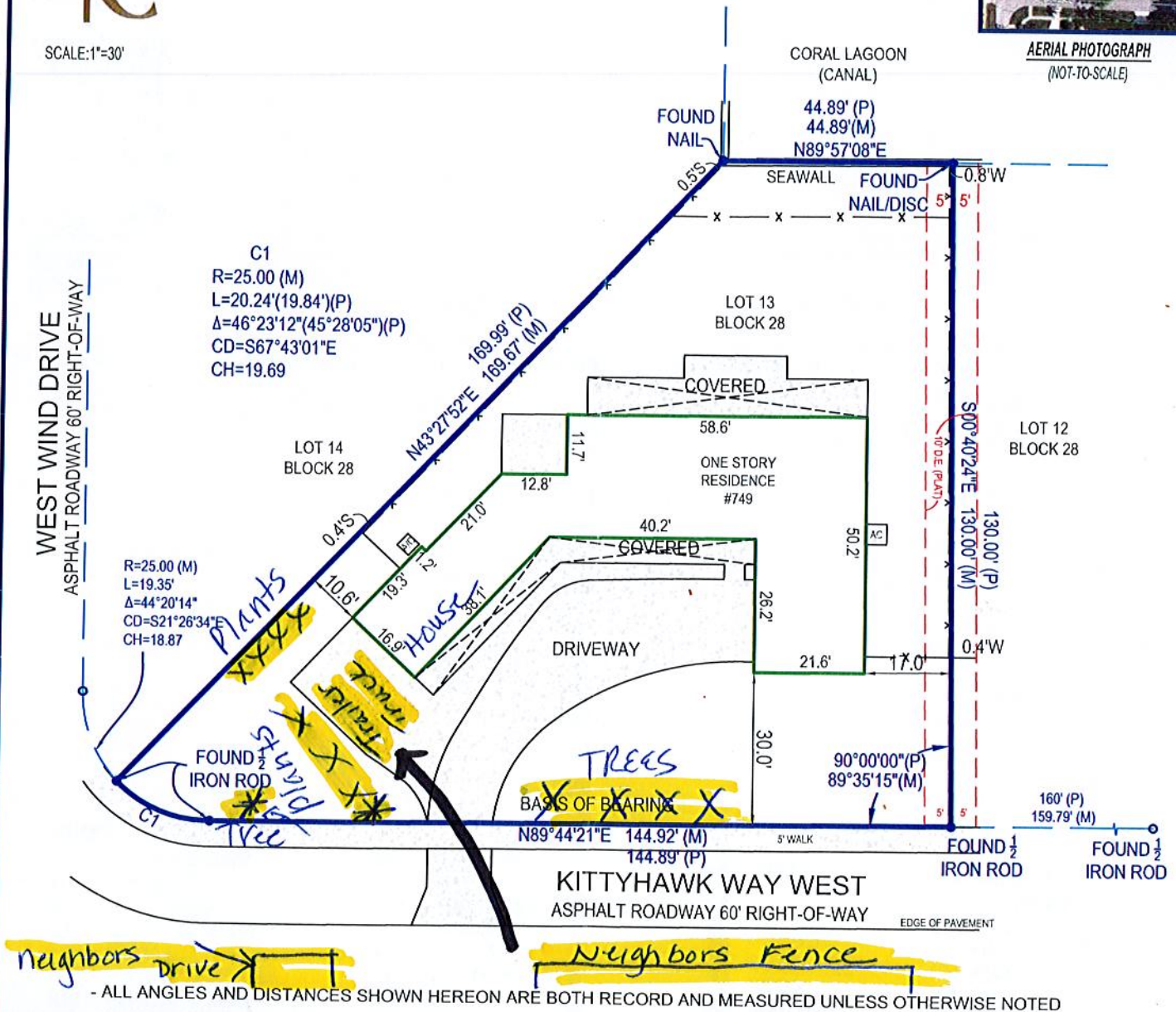
749 KITTYHAWK WAY, NORTH PALM BEACH, FL. 33408



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

NEXGEN
SURVEYING, LLC.

PHONE: 561.508.6272

FAX: 561.508.6309

LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407

NexgenSurveying.com

Clyde McNeal PSM 2883

THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



Village of North Palm Beach

Department of Community Development

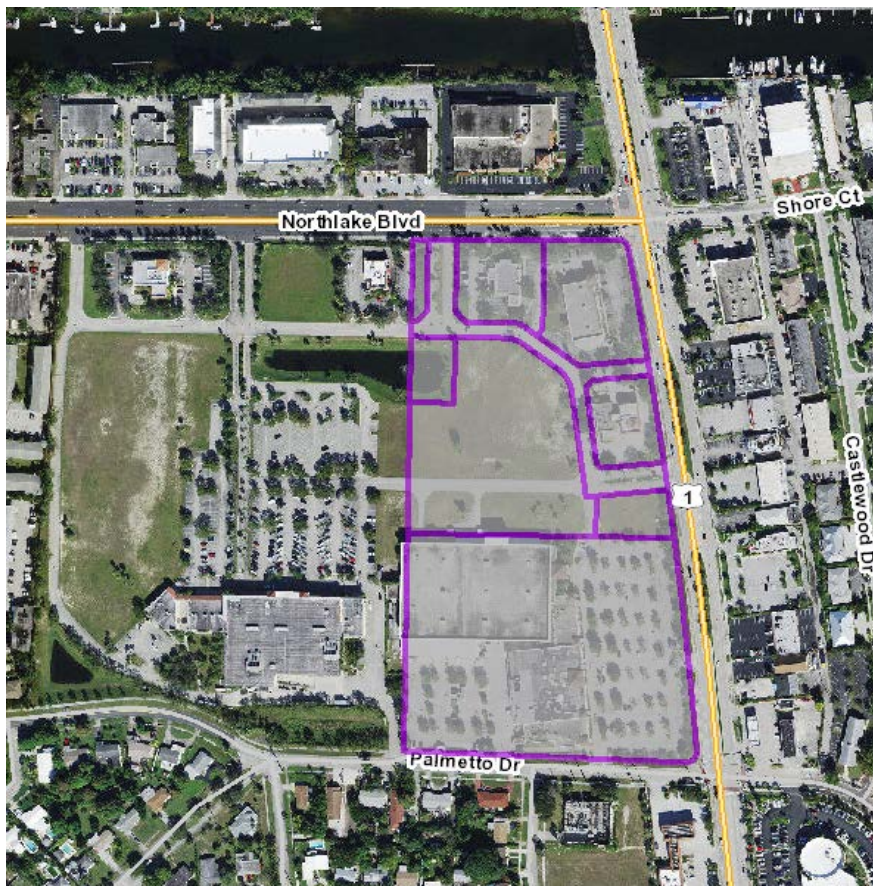
420 U.S. HIGHWAY ONE, SUITE 21 • NORTH PALM BEACH, FLORIDA 33408

561-882-1156 • FAX 561.841.8242 • WWW.VILLAGE-NPB.ORG

DATE: February 14, 2023
TO: Planning Commission
FROM: Alex Ahrenholz, AICP, Principal Planner
RE: Comprehensive Plan Amendment to Future Land Use Element
Village initiated Zoning Text Amendment - C3 Regional Business District
Tabled at December 6, 2022 Meeting (update provided in Section VIII)

I. APPLICATION

Location:	Generally located at the SW corner of US highway 1 and Northlake Blvd
Request:	Amendment to density restriction in future land use element. Zoning text amendment to C3 Regional Business District to establish a new planned unit development process.



II. History

The old Twin City Mall site has been underutilized for many decades and redevelopment attempts, thus far, have been unsuccessful. The Village of North Palm Beach, in conjunction with the Town of Lake Park, entered into an interlocal agreement in 1993 to collectively address the future of the site. The last portion of the original mall building was demolished in 1995. The Northlake Promenade Shoppes PUD was established with the construction of Publix in 2000, mostly situated on the western, Lake Park side. The Village Shoppes PUD was created in 2003 on the eastern North Palm Beach side, creating the suburban shopping center that exists today.

The two municipalities have worked together over the years to revitalize the properties of the Twin City Mall site with a joint review of developments and identical zoning regulations called the C3 Regional Business District. However, both municipalities have acknowledged redevelopment was not occurring under those regulations. The Village completed the Citizen's master plan in 2016 with a section dedicated to the redevelopment of the site, showing a more urban, mixed-use development pattern. In efforts to codify the recommendations of the master plan, Dover Kohl and Partners was hired to assist the Village in rewriting the regulations of all commercial zoning districts. Though the consultants created a draft regulation of the new C3 Regional Business District, ultimately it was decided to move forward with the rest of the commercial properties and wait for Lake Park to draft complementary regulations. Commercial regulations for the remaining districts were passed in December 2020. As there was no consensus among Council and the general public on the market needs for the development of the C3 district, the Treasure Coast Regional Planning Council was contracted to assist in developing a market study to better identify what type of uses were economically viable.

With the results of the market study in hand, Lake Park adopted regulations for a much denser mixed-use development pattern in July 2022. The Town currently has a 250 unit, 5-story apartment building under review for the vacant piece on the west side of Publix. The Lake Park C3 regulations are further described in Section 5.

The Village of North Palm Beach completed the market study and was prepared to continue work on the updated land development regulations in early 2022. NP Devland Holdings, LLC purchased a thirteen (13) acre section of the old Twin City Mall site in April of 2022 and has since worked closely with the Village to develop regulations that follow the guidelines of the master plan, expound upon some of the concepts created by Dover Kohl and maintain similarity to the new regulations in Lake Park. The property owner presented the vision for the site at the July 14, 2022 Village Council meeting. With general support for the proposed development, staff has moved forward with an amendment to the C3 Regional Business District zoning regulations. The application is considered a Village initiated text amendment because it includes the entire zoning district.

The Planning Commission reviewed the proposed text amendment at the November 1, 2022 and December 6, 2022 meetings, where the item was tabled in each instance. December 6, 2022 meeting included discussing current issues and items that need to be addressed with a subsequent draft. The Treasure Coast Regional Planning Council (TCRPC) was asked by Planning Commission to review the draft regulations for consistency with the master plan and current best practices. The TCRPC, in coordination with staff, has formulated a formal report of recommendations for the Planning Commission to consider. The report is provided within attachment A. many of the TCRPC recommendations have been included into the draft land development regulations further described in Section 8 below.

III. Citizen's Master Plan

The basis for all of the work to rewrite the C3 zoning district started with the adopting of the Village of North Palm Beach Citizen's Master Plan in 2016. The plan includes the following excerpts pertaining to the C-3 District:

- *Provide shopping, entertainment, restaurant uses within the form of a an urban neighborhood that incorporates residential as an integral use*
- *Buildings tall enough to afford water views could be incorporated without impacting existing residences*
- *1. An interconnected system of walkable blocks and small streets;*
- *2. Buildings line streets and face parks and open spaces;*

- 3. *The grocery store is moved east to have visibility from US 1;*
- 4. *A mix of building types is provided including townhouses, low-rise multi-family, high-rise multi-family, retail and mixed-use;*
- 5. *Parking is provided on-street, in garages, and behind buildings;*
- 6. *Transitions to the adjacent area is designed to be harmonious - like uses face like uses; and*
- 7. *Redevelopment is equitably divided between the two municipalities.*

To accomplish the vision of the Citizen's Master Plan for the C3 district, the proposed changes to the code create interconnected, walkable streets with required public spaces, urban building forms and screened parking. Also, staff has collaborated with Lake Park to ensure this project is compatible with the Town's zoning regulations, the street connections are maintained and transitions are provided to adjacent uses. The only item that cannot be accomplished is the relocation of Publix, since the grocery store owns its property.

IV. Market Study

The Village coordinated with TCRPC and real estate and economic advisor firm WTL+a to complete a redevelopment feasibility analysis of the entire Twin City Mall site. It is seen as a snapshot of the real estate market at the end of 2021, and the data supports the proposed redevelopment regulations at this location.

The study concluded the following:

- Commercial office is not feasible with the change in remote work and the high vacancy rates around the country after the COVID-19 pandemic.
- The larger parcel of land on the North Palm Beach side will have a significantly high acquisition cost which will "necessitate additional density and building height to justify construction feasibility."
- No current demand for hotel
- No current demand for retail without also adding residential, though there are multiple industries with retail locations in the trade area (along PGA Blvd.) that could be recaptured as tax revenue and local services for residents of Lake Park and North Palm Beach.
- NPB jobs-to-population ratio is 0.48 (48 jobs for every 100 residents). This is much lower than adjacent municipalities that see an influx of commuters.
- Very low current population growth in both municipalities, but the ability for 850-1000 residents on this entire site by 2030.

V. Town of Lake Park regulations

The Town of Lake Park has created regulations that increase the developable intensity of the site. The use table is generally consistent with the Village's proposed regulations, with the exception of indoor entertainment and bar uses being permitted by right in North Palm Beach where they are a special exception use in Lake Park.

The Lake Park C3 zoning regulations have an overall density of 48 dwelling units per acre (du/ac) and a 2.0 floor area ratio (FAR) for non-residential uses. The maximum building height is twelve (12) stories or up to 160 feet. At twenty-one (21) acres of developable land in the C3 district, 1,009 residential units and 1,833,000 square feet of non-residential can be built. All development site plans are required to go before the Lake Park Planning and Zoning board as well as the Village's Planning Commission for final approval.

Lake Park additionally created new development regulations for properties along US Highway 1, named the Federal Highway Mixed-Use Development Overlay. The 7-Eleven site, to the immediate south of the C3 district on the west side of US Highway One, has a development potential of seven (7) stories or 60 feet. On the east side of US Highway One, adjacent to Kelsey Park, buildings can get up to ten (10) stories or 110 feet.

VI. Comprehensive Plan Amendment

The Village proposes three changes to the Future Land Use Element (Chapter 3) of the Comprehensive Plan. The Plan amendment will require review and a recommendation by the Planning Commission, review by the

Interlocal Plan Amendment Review Committee (IPARC), and transmittal to the Florida Department of Economic Opportunity (FDEO) before final approval by Village Council.

Language has been added to the Village goal statement, taken in part from the Citizen's Master Plan and in part from similar language included in the US 1 Mixed Use (CMU) zoning district, to establish the intent to redevelop the vacant parcels and older commercial buildings into a pedestrian-oriented, mixed-use development.

The second and third changes address the density restriction of 24 du/ac for all properties with a commercial future land use designation and 36 du/ac if utilizing the workforce housing density bonus. The C3 is proposed to remove the limitation of dwelling units to utilize a restriction on FAR instead. The C3 district is currently exempted from the FAR maximum for commercial, so development is limited by the setbacks and height of the zoning district.

A FAR maximum, established through the zoning regulations, restricts the overall building size and massing at a maximum square footage that can be either commercial or residential. Development limitation of dwelling units often yields larger, more expensive units while focusing on an FAR maximum square footage, should provide smaller, more affordable units without utilizing the workforce housing density bonus. The Village has more control over the maximum square footage and massing of the building by utilizing FAR for residential uses versus an overall dwelling unit maximum.

VII. Zoning Text Amendment

The proposed text amendment affects the Planned Unit Development (PUD) process of the existing C3 district. It amends the use table to provide for certain uses that can only be constructed within a PUD. The parcels that do not qualify for the new PUD process due to size constraints will be able to utilize the Village's existing PUD regulations. This approach will allow the outparcels currently occupied by the BP gas station, CVS Pharmacy, and TD Bank to remain conforming structures. These properties will have the option to either combine to meet the minimum requirements of the C3 PUD process or redevelop as a standard PUD with the ability to receive waivers to setbacks, landscaping and parking in order to conform to the look of the rest of the development.

All PUD applications are required to be presented to both Lake Park Planning and Zoning Board as well as North Palm Beach Planning Commission for recommendation to the Village Council for final approval. The revised PUD process creates a mixed-use, town center style development pattern, requiring a minimum of 50,000 square feet of commercial and half acre of civic space. The maximum buildable height is fourteen (14) stories or one-hundred seventy-five feet (175'). Properties adjacent to US Highway 1, Northlake Blvd., and Palmetto Drive are limited to nine (9) stories or one-hundred twenty feet (120') in height.

The PUD establishes a regulating plan specifying various building frontage types for each street. The frontage for US Highway one and Northlake Boulevard addresses the building setback, landscaping and pedestrian amenities as they relate to the existing power lines and large roadways. The Palmetto Drive frontage addresses the existing street and provides a softened edge to the residential to the south.

Along the new interior roads, the frontage types will have active-use areas to promote non-residential uses with wide pedestrian spaces. All interior frontages have been designed to provide more development flexibility with reduced sidewalk minimums and building step-backs on the upper floors. The civic space is shown on the regulating plan to reflect the minimum half-acre requirement, but may be shifted with the submittal of a master site development plan.

The regulating plan maintains the existing street grid and connections to Northlake Blvd, Palmetto Drive and US Highway One as well as internally to the western Lake Park parcels. There is an allowance for projects going through the PUD process to make amendments to the street locations shown on the regulating plan, as long as the connectivity to the existing street network is maintained. A typical street cross-section shall be followed, with on-street parking and sidewalks for all newly constructed streets.

Floor Area Ratio (FAR)

FAR is calculated by dividing the overall building area by the overall land area of a development site. The C3 PUD regulations permit a maximum FAR of 2.75. If the largest landowner requests a PUD, there could be a maximum of 1,566,427 square feet constructed on site. A minimum of 50,000 square feet of non-residential is required for the project and there is no limitation proposed for residential density. Currently there is approximately 130,000 square feet on commercial space on the site, but the majority of that space is the car museum, typically closed to the public.

There are many potential breakdowns of residential and non-residential uses for the site and the following is an example scenario for the development of the largest parcel. If the minimum commercial space was constructed (50,000 square feet) and the residential use was maximized using the remaining FAR (assuming 1,500 square feet per unit, including common space and amenities) this development could yield approximately 1,000 units built across 13-acres. This scenario is in-line with the maximum build out potential specified in the market study through 2030 for the entire site.

The ultimate buildout of the property would be based on how much non-residential is constructed and the mixture of different housing types. Another limiting factor to the overall size of the development will be traffic and utilities. The master plan and PUD application will determine the actual buildable potential for this site based on those limiting factors and analysis by industry professionals. For example, a higher commercial intensive development, utilizing restaurants and retail will have a higher traffic generation rate than residential uses and may be limited to less than the maximum buildable potential provided with the FAR alone.

Utilizing the FAR and a maximum height as the limiting factors of development is typical for mixed-use centers in other local municipalities. New urbanism and form-based code design principles also utilize FAR as a limiting factor to focus on human-scaled urban design. These principles help create walkable environments with a mixture of uses in close proximity. This school of thought emphasizes that if the pedestrian zone is designed as a vibrant, engaging, and comfortable place for people to be, the height of the adjacent buildings becomes less of a factor.

Height

The C3 regional business district was created from a shopping mall and has served for decades as a major junction, having commercial and major roadways on all sides of the project. Since there are no directly adjacent single family uses, this site presents an opportunity for additional height that will not adversely impact other properties. This site serves as an entrance to the Village, whether entering from Northlake Boulevard or US Highway One. Heights are comparable to allowances north of the parker bridge within the Village of North Palm Beach and does not affect the original corridor of US Highway one created with the Village's original development.

To be context sensitive with the single-story duplexes along Palmetto Drive, the frontage type requires landscaping and additional building setbacks. Staff is proposing to limit the height to nine (9) stories and one-hundred twenty feet (120') along Palmetto Drive. Lake Park permits up to twelve (12) stories at a thirty foot (30) setback within its zoning district to the immediate west. The building will be setback fifteen feet (15') from the property line or thirty feet (30') from the edge of the pavement. Above the 4th story, there will be an additional 10 foot step-back for the upper floors.

Any building that could get up to the fourteen (14) stories would be limited to the interior of the development, not directly adjacent to any major roadway, approximately two-hundred feet (200') setback. The closest single-family home within North Palm Beach to a building that could be 14 stories is across the Earman River, approximately 900 feet away.

All proposed structures will not be permitted to utilize parking decks towards the height limit, but small rooftop amenities (40% of the lower floors) can be permitted to exceed the height. For reference, the Water Club Phase 3 tower constructed in 2020 is at a height of 175 feet to the top of the architectural roof element.

VIII. February 2023 Update

Per the TCRPC recommendations, the Village has amended the draft code provided for review with this document and further described below:

1. Simplified the regulating plan, reduced the number of frontage types and eliminating extra unnecessary graphical elements.
2. Modified the frontages along Palmetto and US highway one to include a larger setback with landscaping to soften the edges and create a pedestrian scaled environment.
3. Clarified the waiver process to be followed in section 10.b
4. Consolidated the street cross sections to prefer two-way streets with the ability for one-way adjacent to the civic site only.
5. The parking space adjustment section (10.p.2) was amended to remove the parking reductions that the commission and TCRPC noted as excessive.
6. Photometric plan requirements were added to section 10.r

IX. CONCLUSION

Numerous discussions with industry professionals, other municipalities, Town of Lake Park staff and the Treasure Coast Regional Planning Council over the last year have created the proposed C3 regulations. In staff's analysis, the proposed changes to the comprehensive plan and land development regulations are consistent with the vision of the citizen's master plan, meet the needs of the market study, and are compatible with Lake Park's regulations.

VILLAGE OF NORTH PALM BEACH C-3 PUD RECOMMENDATIONS

PREPARED FOR THE VILLAGE OF NORTH PALM BEACH



DRAFT
JANUARY 2023

PREPARED BY THE TREASURE COAST REGIONAL PLANNING COUNCIL



MAYOR AND VILLAGE COUNCIL

Dr. Deborah Searcy, Mayor

David Norris, Vice Mayor

Susan Bickel, President Pro Tem

Darryl Aubrey, Councilmember

Mark Mullinix, Councilmember

VILLAGE STAFF

Chuck Huff, Interim Village Manager

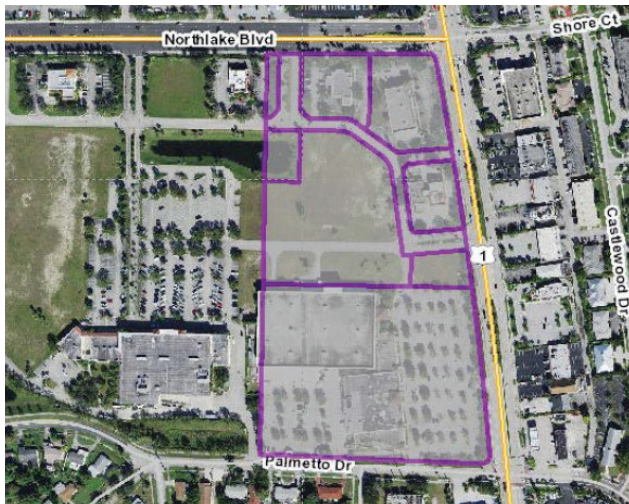
Alex Ahrenholz, Community Development Director (Acting)

Leonard G. Rubin, Village Attorney

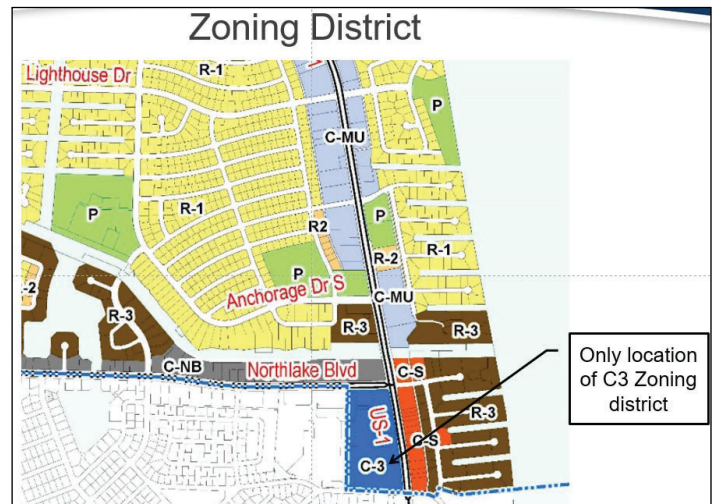


BACKGROUND

The Village of North Palm Beach (Village) has requested the Treasure Coast Regional Planning Council (Council) assist in the review of the proposed C-3 Planned Unit Development (PUD) regulations for the C-3 zoning district parcels located at the site of the old Twin City Mall. The C-3 zoning district (identified in purple below left) is the only district in the Village which allows the C-3 PUD development option. The purchase of the majority (13 acres) of the C-3 district by a single developer has resulted in proposed revisions to the PUD requirements to reflect current market and development conditions.



The C-3 Zoning District identified in purple above.



The C-3 Zoning District identified in blue above is the only area within the Village that the PUD is permitted.



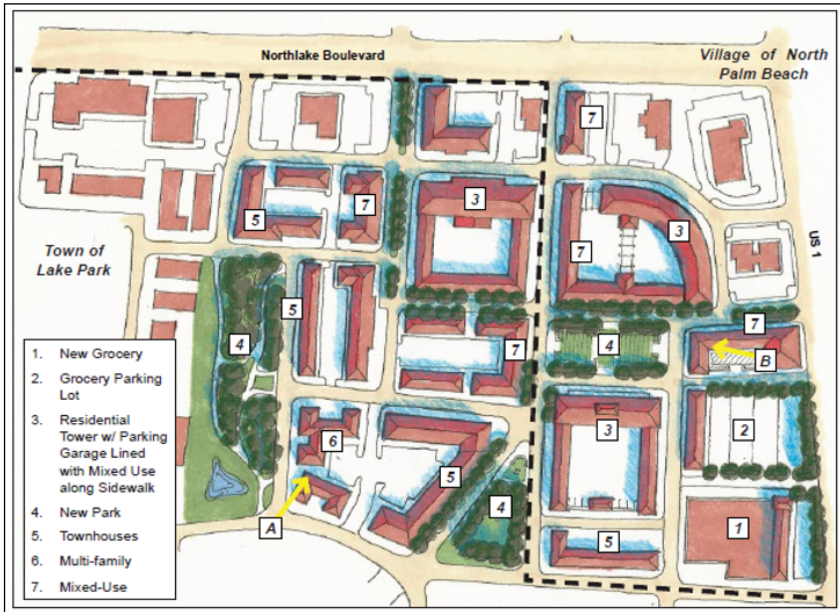
A historic aerial view of the original Twin City Mall which has been partially dismantled over the years, is in decline, and now is the subject of redevelopment interests.



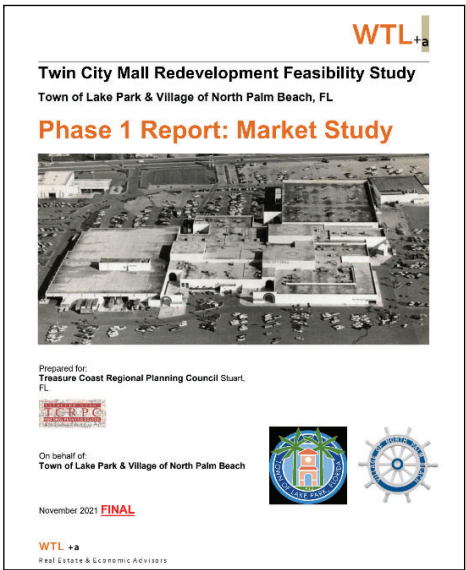
The proposed C-3 PUD Regulating Plan.

CITIZENS' MASTER PLAN

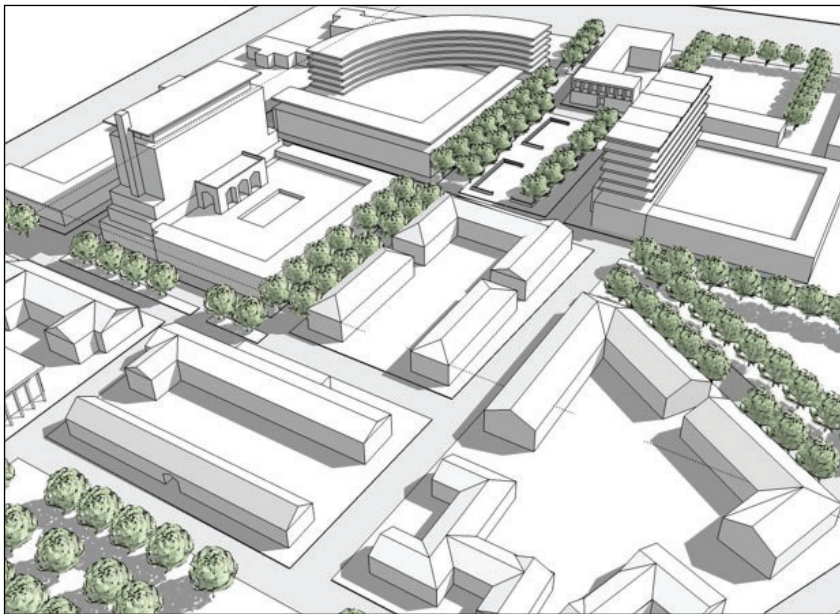
In 2016 Council conducted a week-long design Charrette in the Village of North Palm Beach which focused primarily on the US-1 corridor north of Northlake Boulevard and south of PGA Boulevard. The charrette team developed a conceptual plan for the Twin City Mall site which contemplated a mix of uses, building types, and scales. In 2021 an update to the 2016 Market Study was developed specifically for the mall site.



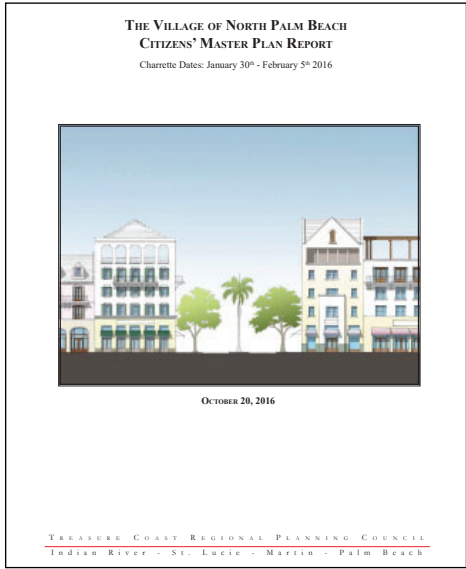
Twin City Mall redevelopment concept from the 2016 TCRPC Charrette Master Plan.



2021 WTL+a Market Study for the Twin City Mall site.



Twin City Mall redevelopment concept from the 2016 TCRPC Charrette Master Plan.



2016 TCRPC Village of North Palm Beach Charrette Master Plan.

FIELD ANALYSIS

During initial presentations to the Village Council and the Planning Commission there were many discussions regarding the appropriate setbacks and relationships between new buildings and the street they front. Considering the context of the area, the width of the street, and the height of proposed new buildings, what are the appropriate building setbacks for different areas?

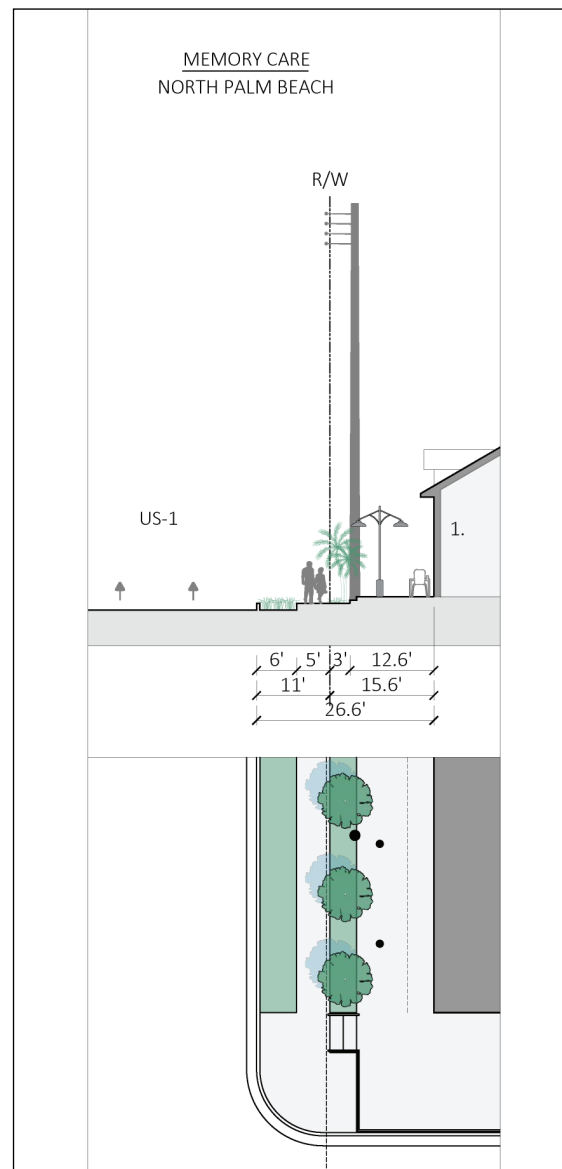
Council staff conducted field research into existing built projects located in different contexts to illustrate their relationship to the street and sidewalk and their measured setbacks. The following three examples are the results of that work.

NORTH PALM BEACH MEMORY CARE

After the 2016 Village of North Palm Beach Charrette and Master Plan were completed, a proposal was submitted for a memory care facility facing US-1 within the Village. The location for the new proposal was identified as a Town Center location in the master plan so there were concerns that a single story, single use building with large front-loaded surface parking lots was the antithesis to the community's desires. A compromise was reached during the planning of the project and a liner building facing US-1 was built to screen the parking and activate the street. The dimensions of the front setbacks were discussed at length in relation to the setbacks proposed in the PUD language.



North Palm Beach Memory Care facility facing south on US-1. The building is set back 26.5' from the roadway and is a good "measuring stick" as to the appropriate setbacks in the PUD language.



Cross section and plan of the Memory Care facility facing US-1.

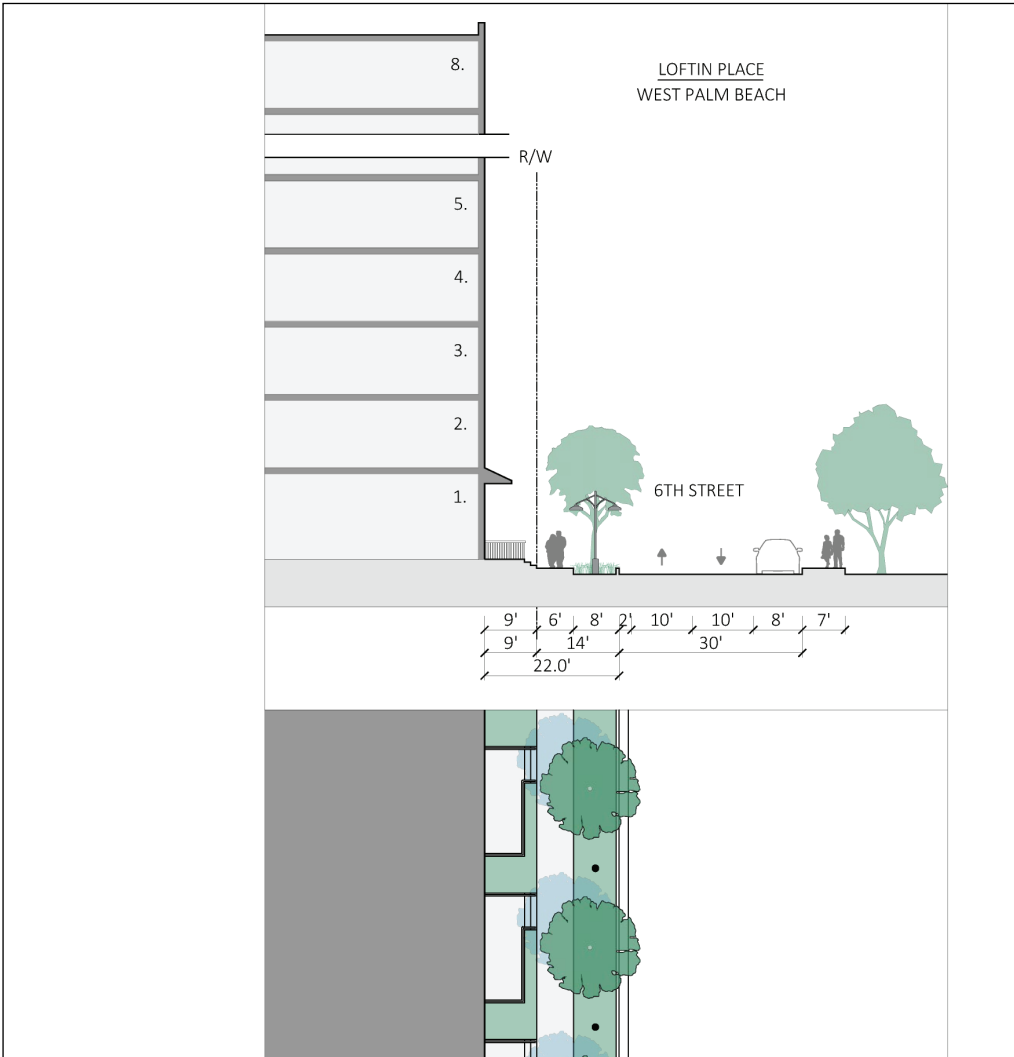
LOFTIN PLACE

Another project that was observed is the Loftin Place residential building on N 6th Street in downtown West Palm Beach. The building is eight stories tall, residential on all floors, and has ground-floor unit access facing 6th Street and N Olive Avenue. Loftin Place was developed by the current owner of the Twin City Mall properties which are the subject of the PUD revisions.

Loftin Place has relatively small setbacks and narrow sidewalks however it faces a small and intimate residential street with little traffic so in that context the building's relationship to the street seems to work well.



View of N 6th Street and the Loftin Place environment at the ground level.



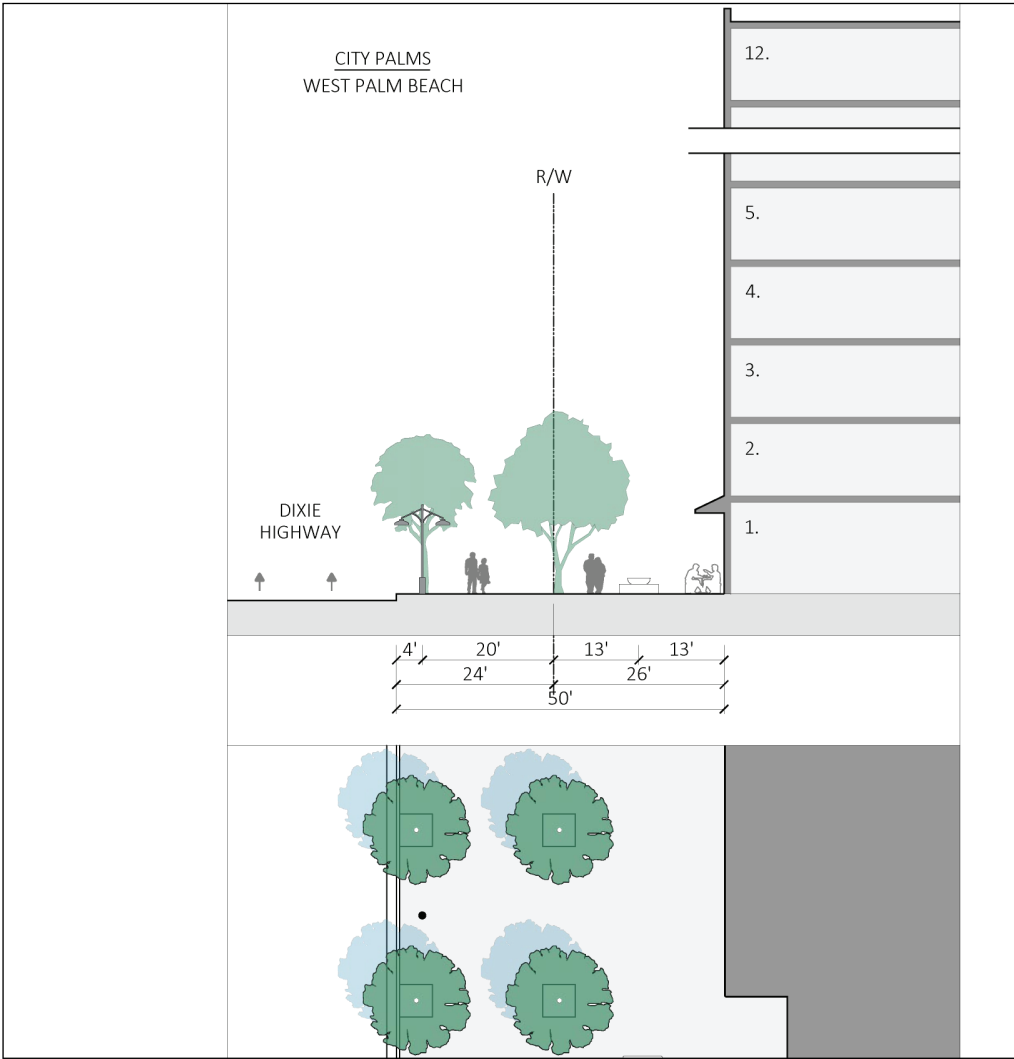
A cross-section of the Loftin Place residential project on N 6th Street and N Olive Avenue in West Palm Beach, Florida. This section illustrates the front-setbacks and treatments.

CITY PALMS

Council staff also observed and measured the front setbacks for the City Palms mixed-use residential tower on Dixie Highway in downtown West Palm Beach. A wide sidewalk already exists along Dixie Highway in this location but additional residential height was permitted for this project in exchange for civic open space which resulted in the very deep sidewalks and plazas at the ground level. The ground floor cafe and bakery takes full advantage of the outdoor seating areas which in turn activates the street and has made this a very popular downtown destination.



View of the sidewalk and mixed-use component of City Palms facing Dixie Highway in downtown West Palm Beach, Florida.



City Palms mixed-use project cross section facing Dixie Highway in downtown West Palm Beach, Florida. Note the very deep public sidewalks (within the ROW) and private spaces.

KEY RECOMMENDATIONS

The currently proposed C-3 PUD regulatory revisions recommend changes to many aspects of the development allowances and configurations. The Council review of the recommended revisions focuses mainly on the Regulating Plan, the Building Frontages and setbacks, required and/or permitted uses, and a number of other regulatory elements that should be reconsidered.

The following pages provide a brief discussion of some elements proposed in the C-3 PUD language and Council's suggested alterations.

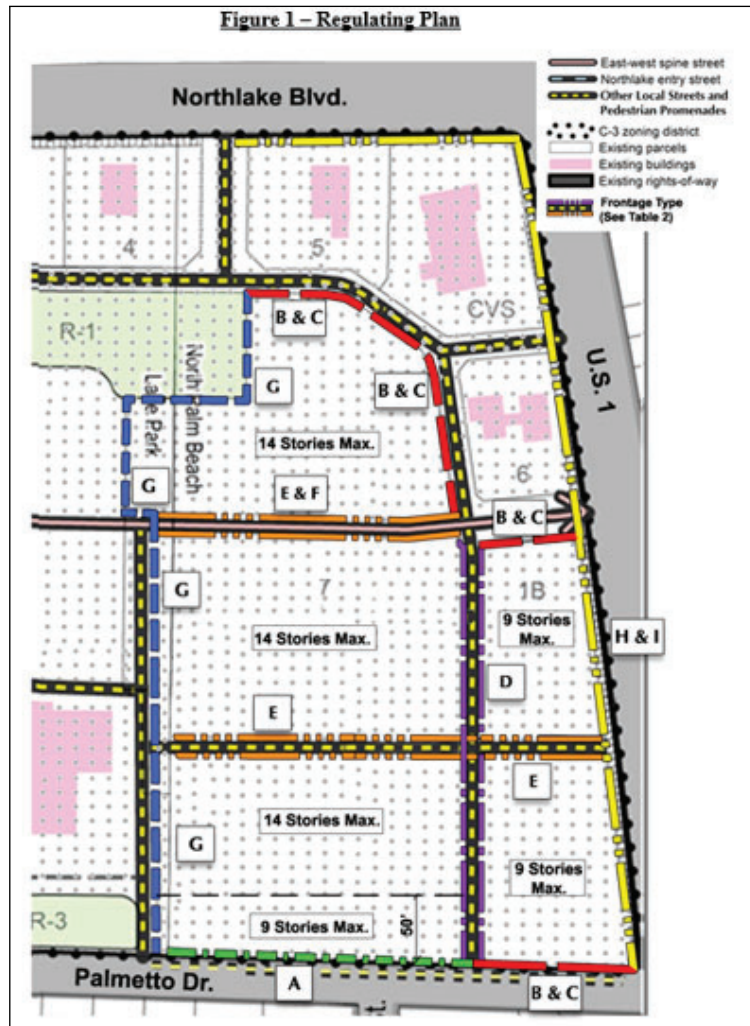
REGULATING PLAN

The proposed C-3 PUD revisions include the provision of a Regulating Plan for the C-3 District. The Regulating Plan is a very valuable tool as it can be far more informative than a simple zoning map. The proposed Regulating Plan illustrates the beginnings of a street and block structure to occur with redevelopment of the site, identifies areas of varying heights, and includes a key to the Street Frontage designations described later.

Key elements of the currently proposed C-3 PUD revisions are provided below.

C-3 PUD: Proposed Development Standards

- 13 Acres
- 2.75 Floor Area Ratio (FAR) = 1,566,427 s.f.
- 200' = Maximum Building Height Class A Office
- 175' = Maximum Building Height General
- Five Story Maximum Building Height (US-1 and Palmetto Drive for a depth of 50')



Proposed C-3 PUD Regulating Plan.

REGULATING PLAN

The provision of a Regulating Plan for the long-term redevelopment efforts of the C-3 PUD area is a positive approach for the Village. There can, however, be additions to the plan that would provide greater assurances to the Village that what is being envisioned is what gets built.

Council has reviewed the Regulating Plan and provides the following suggestions below.

C-3 PUD: Recommended Revisions to the Regulating Plan

- Limit number of proposed Frontage and Street Section types to US-1, Palmetto Drive, Northlake Boulevard, and Interior Street (see following section)
- Clearly identify location of proposed Frontage and Street Sections on the Regulating Plan
- Identify Northlake Blvd., US-1, and Palmetto Drive as Primary Streets (to be held to a higher design standard and require ground floor active uses)
- Identify general size, location, and configuration of the required Civic Open Space on the Regulating Plan
- Clarify the Boundary of the C-3 Zoning District on the Regulating Plan
- Either remove existing building footprints or illustrate all of the existing building footprints on the Regulating Plan



Revised C-3 PUD Regulating Plan revised to illustrate the general location, size, and configuration of the required Civic Open Space.



Above is a rendering of a future Civic Open Space as imagined by the developer. The general size and location should be illustrated on the Regulating Plan.

CURRENT STREET AND FRONTAGE SECTIONS

The current C-3 PUD regulations provide nine different Building Frontage Types (labeled A through I) which are intended to give direction on building setbacks, ground floor uses, and lower and upper level step-backs. A vignette of each of the typologies is illustrated to the right.

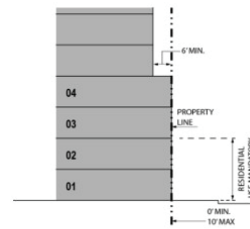
A summary of the information contained in the frontage types is provided below. The following pages will illustrate proposed alternatives to the current Building Frontage Types.

C-3 PUD: Current Frontage Standards

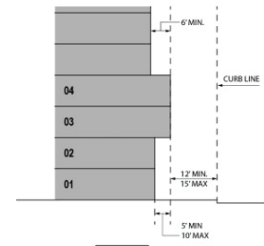
- Identify Building Setbacks as measured from the Right-of-Way
- Identify Ground Floor Uses (Active or Residential uses)
- Identify lower-level step-backs
- Identify upper-level step-backs
- Do not illustrate detailed sidewalk treatments



This view is looking west along Palmetto Drive. The C-3 PUD will occur to the right (north) opposite one story residential to the south. It is recommended that greater building setbacks be provided in the PUD regulations than what is currently proposed to provide a more sensitive approach to the existing context.



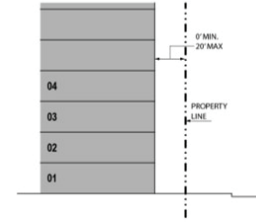
A



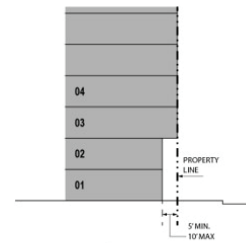
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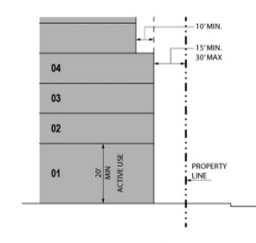
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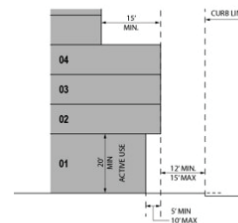
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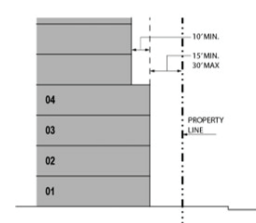
C



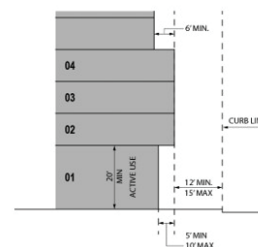
H



D



I



E

Proposed C-3 PUD
Regulating Plan

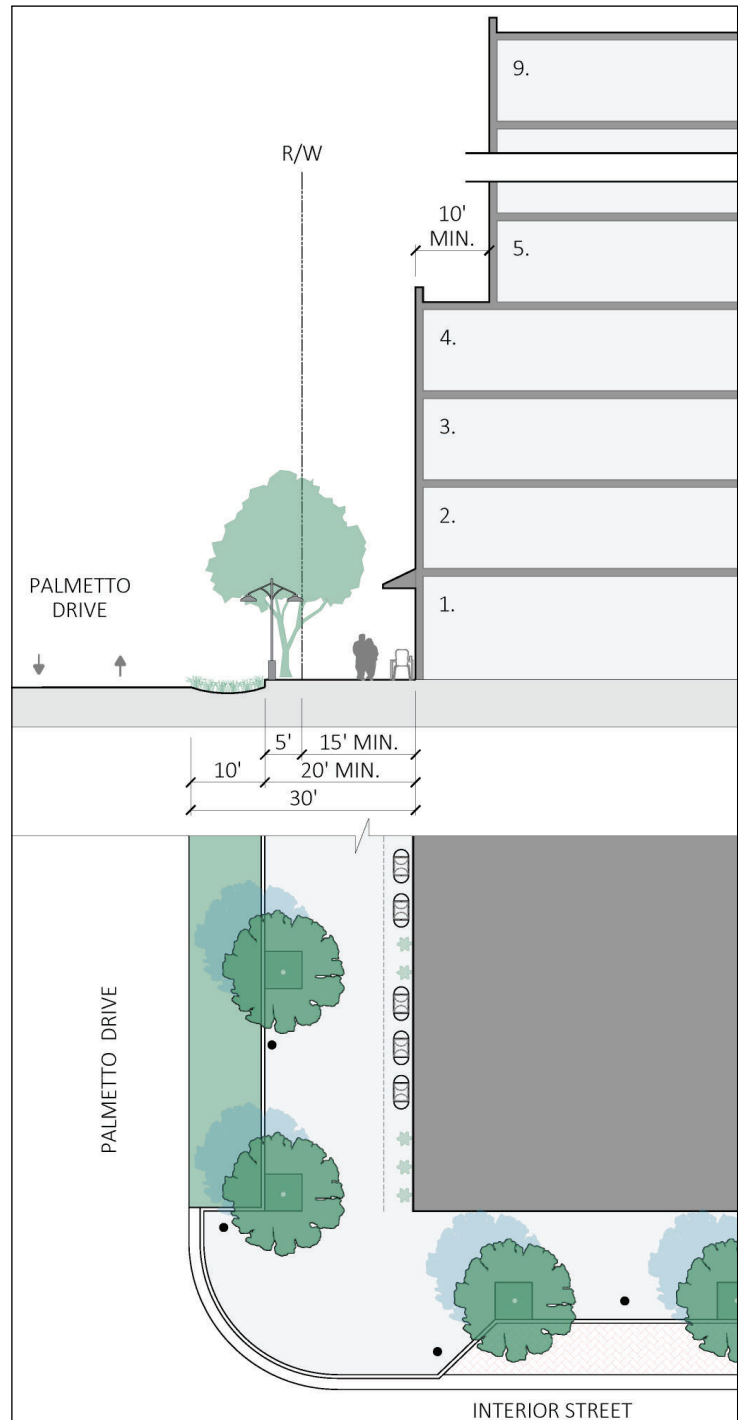
PROPOSED STREET AND FRONTAGE SECTIONS - PALMETTO DRIVE

While the inclusion of the Street and Frontage Types provided in the C-3 PUD revisions is helpful, Council recommends reducing the number of sections and providing more information on the depth and composition of the front setbacks and sidewalks.

The following pages offer recommended changes to the Street and Frontage sections.

C-3 PUD: Recommended Revisions for Palmetto Drive Frontage Type/Street Section

- Palmetto Drive is a small residential street with one-story duplex and multi-family fronting the south side of the roadway
- The Palmetto Drive development fronts should be set further back from the the right of way than currently proposed to provide deeper sidewalks and a deeper buffer for the existing structures to the south
- The ground level of the Palmetto Drive frontage should be active with residential uses that include units with direct access to the street (i.e. Loftin Place)
- The proposed setback above the fourth floor should be a minimum of 10'
- The clear sidewalk zone adjacent to the new buildings along Palmetto Drive should be a minimum of 15' in depth
- There should be continuous shade trees included in the Palmetto Drive streetscape



Council's recommendations for the Palmetto Drive Street and Frontage sections.

PROPOSED STREET AND FRONTAGE SECTIONS - US-1

US-1 is an important corridor in North Palm Beach as it serves as a gateway into the Village and is often the first impression for visitors or passersby. The Charrette Master Plan primarily focused on US-1 redevelopment improvements north of Northlake Boulevard however, the C-3 PUD regulations provide an opportunity to forge substantial urban design advancements south of Northlake. The following diagram and recommendations should be included in the C-3 PUD regulations.

C-3 PUD: Recommended Revisions for US-1 Frontage Type/Street Section

- A minimum 25' setback from the existing right-of-way to the face of new buildings should be provided and those areas should be treated as shaded, landscaped urban sidewalks
- Active uses (residential, commercial, retail and or restaurants) should occupy the ground floor for at least 80% of the US-1 frontage
- The areas between the existing sidewalks and the new urban setbacks should also be landscaped and include shade trees to the extent possible considering the overhead power lines
- The diagram to the upper right illustrates the cross section through the new buildings and existing right-of-way
- The plan view to the lower right illustrates the relationship between the new buildings, the new sidewalks, the existing sidewalk, and the power line buffer



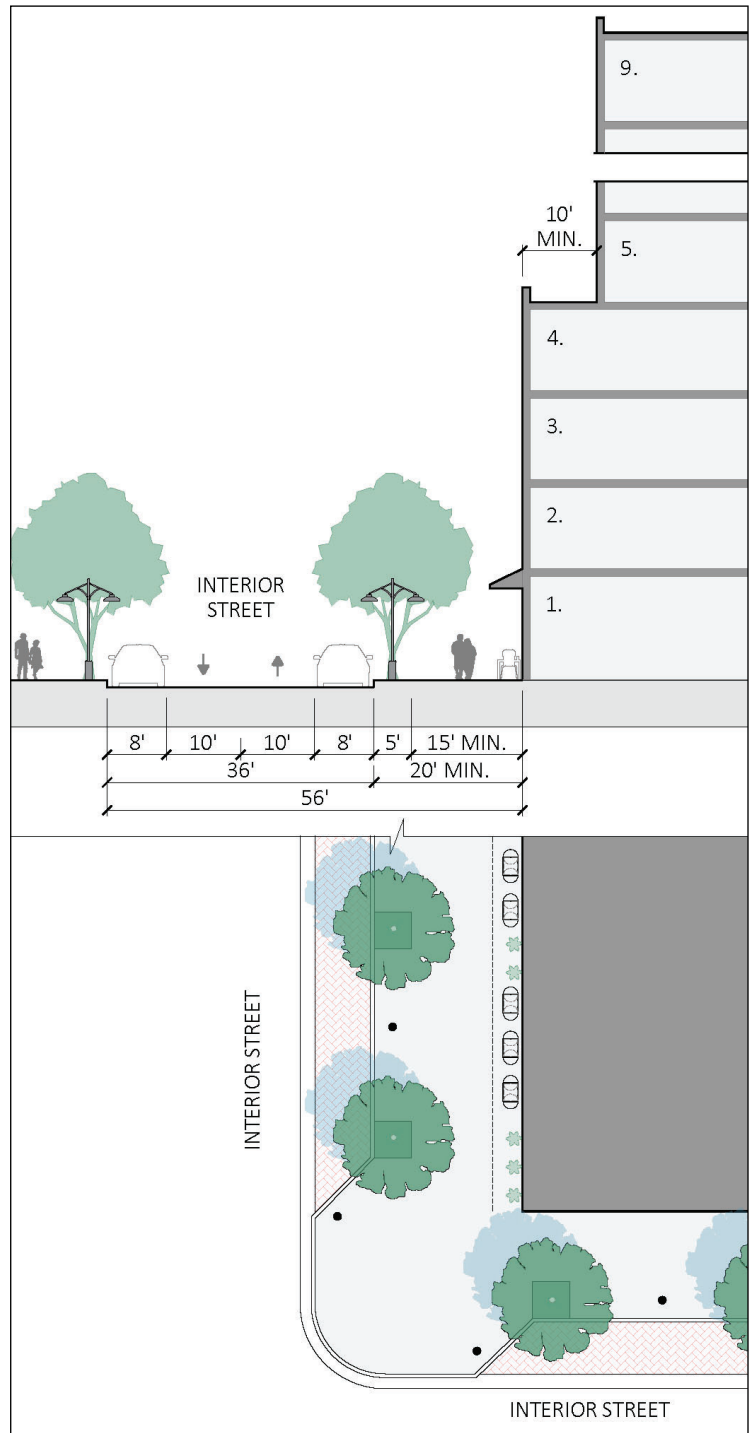
Council's recommendations for the US-1 Street and Frontage sections.

PROPOSED STREET AND FRONTAGE SECTIONS - INTERIOR STREET

An essential component to any new redevelopment within the C-3 PUD area is the creation of an internal network of streets and blocks. This network of streets is reflected in the currently proposed Regulating Plan. The new interior streets should be complete with ample sidewalks, shade trees, areas for street lighting and furniture, and when possible include on-street parking. The following are specific recommendations for the composition of new interior streets.

C-3 PUD: Recommended Revisions for Interior Street Frontage Type/Street Section

- All interior streets should contain two-way travel lanes, on-street parking, wide sidewalks and shade trees
- The preferred standard interior street section is illustrated at top right and includes these elements as well as critical dimensional criteria
- The section to the right could be utilized when a street is bounded on one or both sides by buildings and/or civic open spaces
- The plan view to the lower right illustrates the relationship between a new building, sidewalks, and the street - accommodations for on-street parking and corner bulb-outs are also shown
- There should always be clearly identified areas for street trees, signage and lighting, a pedestrian clear zone, and a cafe seating zone adjacent to the building
- Variations to the proposed section are acceptable considering the minimum dimensional criteria are provided



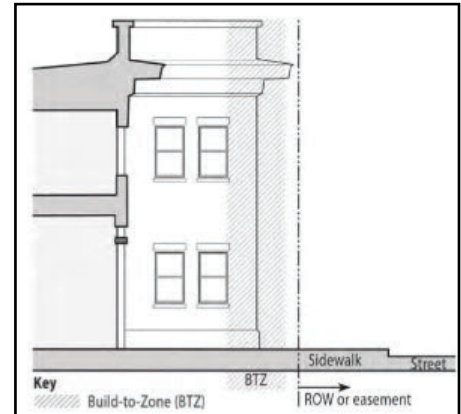
Street and Frontage Section for a typical interior street.

BUILDING FRONTAGE TYPES

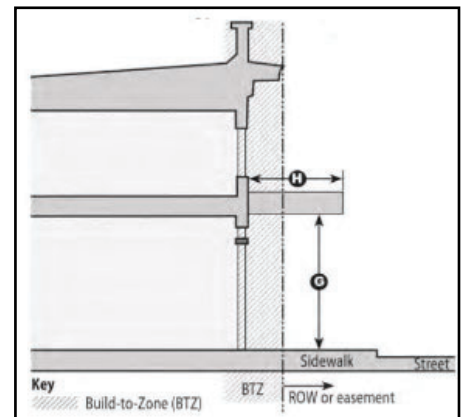
Building Frontage Types are a regulatory tool that helps to inform important defining architectural elements of buildings. The images below are a sampling of the Building Frontage Types found in the Village of North Palm Beach C-MU US-1 mixed-use zoning district. These important criteria should be incorporated into the C-3 PUD regulations.

C-MU US-1 Building Frontage Types

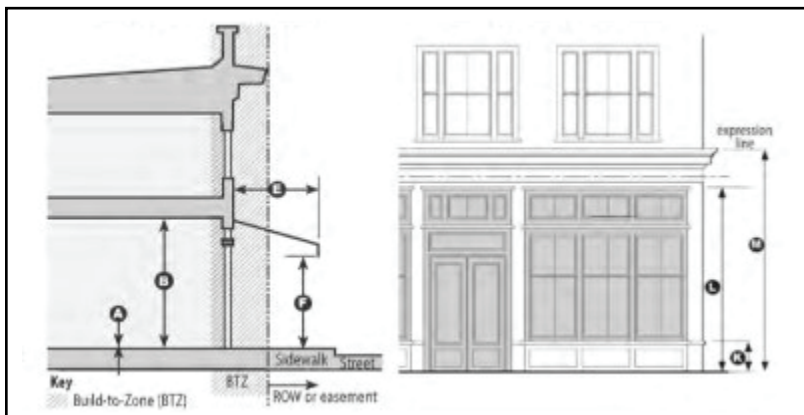
- A forecourt is a small private open space that is open to the sidewalk and bounded on two or three sides by the exterior walls of buildings. One or more forecourts are dominant features on the façade in the forecourt building frontage
- A canopy frontage contains a permanently attached rigid canopy that projects outward from the façade to shield the main entrance, windows, and sidewalk from the elements
- A gallery is a roofed promenade extending along the wall of a building and supported by arches or columns on the outer side. A gallery shields space below like a canopy but provides usable space above, either private open space or fully enclosed space
- A storefront is a flexible space at the sidewalk level that is directly accessible by pedestrians and suitable for retail sales. A storefront has a mostly transparent façade and a gallery, canopy, or awning that shades the storefront's windows and doors and the sidewalk



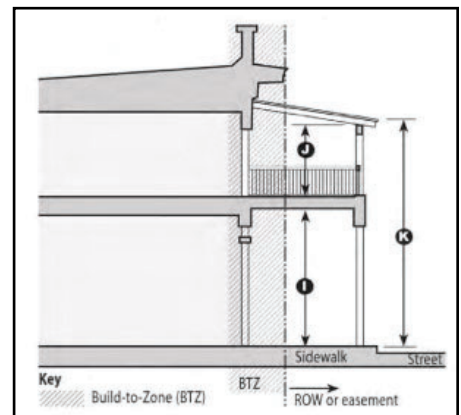
Forecourt Frontage Type



Canopy Frontage Type



Storefront Frontage Type



Gallery Frontage Type

ADDITIONAL RECOMMENDATIONS

The proposed C-3 PUD regulation revisions cover a broad spectrum of development issues and criteria. In addition to the dimensional and graphic recommendations provided in this report, Council also has a number of additional recommendations to be considered in the PUD revisions.

Additional C-3 PUD Recommendations

- Sidewalks should be a minimum of 15' on all streets and more generous along Primary Streets
- All interior streets should be two-way and have on-street parking
- Building setbacks shown in the Street and Frontage Sections are minimums and should not be considered for reduction
- All Primary Streets (Palmetto Drive, US-1, and Northlake Boulevard) shall have continuous, ground-level, active uses (residential, retail, office, etc) facing the right-of-way for a minimum of 80% of the block frontage
- When visible from the street, structured parking levels shall count as floors
- Revise and simplify approach to measuring the square footage of lease-able/sale-able space (should not be measured to the centerline of walls)
- Required functional spaces, including but not limited to, hallways, storage areas, mechanical rooms, electrical rooms, etc. should not be excluded from Floor Area Ratio (FAR) calculations - these areas are essential to the function of a building
- Remove use restrictions, especially at ground level, to provide greatest flexibility with the marketplace and avoid ground floor vacancies
- Provide consistent 10' minimum building step backs above the fourth level (see Street and Frontage sections)
- Provide detailed instructions for the size and type of civic open spaces to be required



Aerial view of the Twin City Mall site.



Rendering of proposed Paseo at Twin City Mall site.



US-1 frontage at Twin City Mall site.

ORDINANCE NO. 2022-____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING ARTICLE III, "DISTRICT REGULATIONS," OF APPENDIX C (CHAPTER 45) OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 45-34.1 TO REVISE THE ZONING REGULATIONS FOR THE C-3 REGIONAL BUSINESS DISTRICT TO FACILITATE REDEVELOPMENT AND PROVIDE FOR A NEW PLANNED UNIT DEVELOPMENT PROCEDURE; AMENDING SECTION 45-35.1, "PLANNED UNIT DEVELOPMENT," TO ALLOW FOR USE BY PROPERTIES WITHIN THE C-3 ZONING DISTRICT UNDER SPECIFIED CIRCUMSTANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, through the adoption of Resolution No. 2016-73, the Village Council formally adopted the Citizens' Master Plan Report prepared by the Treasure Coast Regional Planning Council ("Master Plan"), including the recommendations contained therein, as setting forth the guiding principles for future development within the Village; and

WHEREAS, the Master Plan recognized the redevelopment potential of the old Twin City Mall site, the development of which is governed by the Village's C-3 Regional Business District zoning regulations; and

WHEREAS, the Master Plan expressed a preference for a lifestyle center, like CityPlace or Mizner Park, within the C-3 District that would provide "shopping, entertainment, restaurant uses within the form of an urban neighborhood that incorporates residential as an integral use;" and

WHEREAS, as noted in the Master Plan, the site is large enough to accommodate a significant project with buildings tall enough to afford water views and could incorporate the following qualities: (1) an interconnected system of walkable blocks and small streets; (2) buildings lining streets and facing parks and open spaces; (3) a mix of building types such as townhouses, low-rise multi-family, high-rise multi-family, retail and mixed use; and (4) parking provided on-street, in garages and behind buildings; and

WHEREAS, the Village shares the Twin City Mall site with the Town of Lake Park, and the Town has already adopted new zoning regulations with increased density and intensity to facilitate redevelopment as well as a Regulating Plan to maintain interconnectivity; and

WHEREAS, the Village wishes to amend the zoning regulations for the C-3 Regional Business Zoning District to facilitate the type of large-scale development or lifestyle center contemplated by the Master Plan through the use of a new Planned Unit Development process that provides added flexibility and intensity; and

WHEREAS, the Planning Commission, sitting as the Local Planning Agency, conducted a public hearing to review this Ordinance and provide a recommendation to the Village Council; and

1
2 WHEREAS, having considered the recommendation of the Planning Commission and conducted
3 all required advertised public hearings, the Village Council determines that the adoption of this
4 Ordinance is in the interests of the health, safety and welfare of the residents of the Village of
5 North Palm Beach.

6
7 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE
8 OF NORTH PALM BEACH, FLORIDA as follows:
9

10 Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

11
12 Section 2. The Village Council hereby amends Article III, "District Regulations," of
13 Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-34.1 to read
14 as follows (additional language underlined and deleted language ~~stricken through~~):
15

16 **Sec. 45-34.1. C-3 regional business district.**
17

18 The C-3 regional business district is designed for the re-use and/or
19 redevelopment of commercial property. It contains special regulations and
20 procedures that are integrated with those of the Town of Lake Park to avoid
21 conflicts that could otherwise be created by the location of the town/village
22 boundary. Within C-3 business districts, the following regulations shall apply:
23

24 (1) *Uses permitted.* ~~Within the C-3 zoning district, no building,~~
25 ~~structure, land, or water shall be used, unless otherwise permitted by~~
26 ~~these regulations, except for any combination of the following~~
27 ~~purposes:~~ Table 1 indicates the allowable uses in the C-3 regional
28 business district:
29

30 a. ~~Banks, savings and loans, stockbrokers, and similar financial~~
31 ~~institutions.~~
32

33 b. ~~Business offices, including medical and professional~~
34 ~~services.~~
35

36 c. ~~Community residential homes, subject to the same~~
37 ~~requirements as apply in the R-2 zoning district, and family~~
38 ~~day care centers as defined in Chapter 402, Florida Statutes.~~
39

40 d. ~~Hotels, motels, and time share units.~~
41

42 e. ~~Multiple family dwellings (each building containing three~~
43 ~~(3) or more units) and customary accessory uses, subject to~~
44 ~~any limitations on residential uses in the adopted~~
45 ~~Comprehensive Plan.~~
46

- f. ~~Personal services typically offered in conjunction with shopping facilities, such as laundromats, dry cleaners, barber and beauty shops, child care facilities, health clubs, and shops for the repair, cleaning, or rental of items weighing less than one hundred (100) pounds.~~
- g. ~~Restaurants and other establishments where food and/or beverages are prepared and served.~~
- h. ~~Retail sale of new or antique merchandise that is displayed indoors only, whether in freestanding buildings or in a centrally managed shopping center or enclosed mall.~~
- i. ~~Theaters and other entertainment facilities including nightclubs, game rooms, bowling alleys, and similar establishments, provided they are fully enclosed and provided such uses shall not include adult entertainment establishments.~~

Table 1 - Allowable Uses

	<u>USES PERMITTED</u>	<u>BY PUD ONLY¹</u>	<u>NOT PERMITTED</u>
<u>RESIDENTIAL USES</u>			
<u>Mobile home park</u>			●
<u>Dwelling, one family detached</u>			●
<u>Dwelling, all other dwelling types</u>	●		
<u>Live/work unit</u>		●	
<u>Assisted living facility</u>		●	
<u>Community residential home</u>	● ²		
<u>LODGING USES</u>			
<u>Bed-and-breakfast establishment</u>		●	
<u>Hotel, including Extended Stay</u>	●		
<u>Motel</u>	●		
<u>Time-share unit</u>		●	
<u>BUSINESS USES</u>			
<u>Offices, general</u>	●		
<u>Office or clinic, medical or dental</u>	●		
<u>Stores & services, general</u>	●		
<u>Stores & services, large format</u>	●		
<u>Adult entertainment</u>			●
<u>Convenience store with fuel</u>		●	
<u>Dog daycare</u>		●	
<u>Drive-through facility (for any use)</u>		●	

<u>Garage, parking</u>	<u>●</u>	
<u>Heavy commercial and light industrial</u>		<u>●</u>
<u>Medical marijuana treatment center</u>		<u>●</u>
<u>Restaurant</u>	<u>●</u>	
<u>Bar, Night Clubs or Entertainment Establishments</u>	<u>●</u>	
<u>Telecommunications antennas</u>		<u>●</u>
CIVIC & EDUCATION USES		
<u>Child care facility</u>		<u>●</u>
<u>Church or place of worship</u>	<u>●</u>	
<u>Civic space</u>	<u>●</u>	
<u>Family day care</u>		<u>●</u>
<u>Government building</u>	<u>●</u>	
<u>Hospital or medical center</u>		<u>●</u>
<u>Public space</u>	<u>●</u>	
<u>School, public or private</u>		<u>●</u>

1 See section 10 for additional PUD requirements

2. Subject to the same requirements as apply in the R-2 zoning district

- (2) *Off-street parking.* All proposed land uses shall provide a sufficient number of parking spaces to accommodate the number of vehicles that can be expected to be attracted to that use. Individual land uses can provide at least the number of spaces listed below on the same parcel of land as the principal building (or on an adjoining parcel under identical ownership) in lieu of using the parking space standards found elsewhere in this Code. However, certain land uses may require less parking; and combinations of land uses may be able to reduce the total number of spaces by sharing those spaces during differing peak hours or because of pedestrian traffic or multi-purpose trips. Modified standards may be approved if fewer spaces will accommodate the number of vehicles that can be expected to be attracted to that use (or combination of uses) at the proposed location. Such a modification may be made on individual parcels of land (or adjoining parcels under identical ownership) by the building official when permitted by consensus national codes or standards or after submission of persuasive technical evidence (such as publications of the Institute of Transportation Engineers (ITE)). Modifications that involve shared parking on parcels of land that are not under identical ownership, or parking in a different municipality than the principal building regardless of ownership, may be approved through the special C-3 PUD procedures found below in section 45-34.1(10).

- a. Auditoriums of any kind — 1 space per 3 seats.

- 1 b. Banks and other financial institutions — 3 spaces per 1,000 square
2 feet.
3
4 c. Hotels and motels — 1 space per guest room plus 1 space per 2
5 employees during the peak period; parking for restaurants and other
6 guest facilities to be calculated separately.
7
8 d. Offices, medical/dental — 5 spaces per 1,000 square feet.
9
10 e. Offices, all other — 3 spaces per 1,000 square feet.
11
12 f. Residential — 2 spaces per dwelling unit.
13
14 g. Restaurants and nightclubs — 12 spaces per 1,000 square feet,
15 except 6 spaces per 1000 square feet for restaurants offering take-
16 out service.
17
18 h. Retail uses and personal services — 4 spaces per 1,000 square feet,
19 except 1.5 spaces per 1,000 square feet for furniture sales.
20
21 i. Shopping centers — 4 spaces per 1,000 square feet.
22
23 j. Uses not listed above to be determined by the building official using
24 standards found elsewhere in this Code or upon submission of
25 persuasive technical evidence about the number of vehicles that can
26 be expected to be attracted.

27
28 *NOTES:*

- 29 1. All areas are measured as gross floor area except multi-
30 tenant shopping centers and office complexes, which are
31 measured as gross leasable area.
32 2. Fractional spaces can be disregarded.
33 3. Wherever the term "identical ownership" is used, the land
34 parcels in question must be contiguous and must be owned
35 by or under the unified control of the applicant.
36

- 37 (3) *Off-street loading and internal circulation.* Requirements for off-street
38 loading, parking lot aisles, accessways, and general internal circulation shall
39 be same as would apply in the C-S zoning district.
40

- 41 a. *Lighting:* Parking lots shall be fully illuminated during hours of
42 business operation with a minimum standard of illumination from
43 closing to dawn per the Palm Beach County Code or ITE, whichever
44 is more stringent.
45

- 1 (4) *Landscaping.* Landscaping shall be required along the outer boundary of the
2 C-3 zoning district (irrespective of any municipal boundary) and also in
3 unroofed parking areas whenever a parking area is constructed,
4 reconstructed, or reconfigured. In addition to the other provisions of
5 Chapter 27 of this Code, the following landscaping requirements shall be
6 met:
7
8 a. *Required landscaping adjacent to public rights-of-way:* The
9 required landscaped strip between a public right-of-way and an off-
10 street parking area shall be at least fifteen (15) feet wide and shall
11 contain at least five (5) trees and eighteen (18) shrubs for each one
12 hundred (100) lineal feet.
13
14 b. *Parking area interior landscaping for unroofed parking areas:* At
15 least ten (10) percent of the total paved surface area shall be devoted
16 to landscaped areas. Each area counting toward the ten (10) percent
17 total shall have an average minimum dimension of ten (10) feet. At
18 least one (1) tree shall be planted for every two hundred fifty (250)
19 square feet of required internal planting area. No parking space shall
20 be more than one hundred (100) feet from a tree planted in a
21 permeable island, peninsula, or median having a ten-foot minimum
22 width.
23
24 c. *Indigenous native vegetation:* To reduce maintenance and water
25 consumption, required landscaping shall include at least seventy-
26 five (75) percent indigenous native trees and fifty (50) percent
27 indigenous native shrubs.
28
29 d. *Installation:* All required landscaping shall be installed using
30 xeriscape principles including water conservation through the
31 appropriate use of drought-tolerant plants, mulching, and the
32 reduction of turn areas. Irrigation systems shall be designed to
33 operate only when needed and only in those areas that require
34 irrigation.
35
36 e. *Maintenance:* The property owner shall be responsible for the
37 maintenance of all required landscaped areas in a healthy and
38 vigorous condition at all times. Required trees shall not be trimmed
39 or pruned in such a way as to alter or limit their normal mature
40 height or crown spread. If required plants die, they shall be replaced
41 within sixty (60) days.
42
43 (5) *Setbacks and height.* The following setback, height, and spacing regulations
44 apply in the C-3 zoning district:
45

- 1 a. *Perimeter setbacks:* All buildings and structures shall be set back a
2 minimum of thirty (30) feet from the outer boundary of the C-3
3 zoning district, except an interior common municipal boundary. For
4 buildings in excess of two (2) stories or thirty (30) feet in height,
5 one (1) foot shall be added to the required perimeter setback for each
6 extra foot of height over thirty (30) feet.
7
8 b. *Additional setbacks to internal property lines:* The need for building
9 setbacks to property lines adjoining other land zoned C-3 is related
10 to the existing or proposed uses of those properties. Unless modified
11 through the special C-3 PUD procedures found below in section 45-
12 34.1(10), all new buildings and structures shall be set back a
13 minimum of twenty-five (25) feet from each of its property lines.
14
15 c. *Maximum building height:* The maximum height of any building
16 shall be fifty (50) feet.
17
18 d. *Spacing between buildings:* The minimum spacing between
19 individual buildings on the same or adjoining C-3 properties shall
20 be as required by applicable fire and building codes.
21
22 (6) *Maximum lot coverage.* There is no fixed cap on lot coverage or floor area
23 ratio. Maximum intensity will be governed by the application of the parking,
24 loading, setback, building height, and surface water management standards
25 found herein.
26
27 (7) *Signs.* In addition to the other provisions of sections 6-111 through 6-117
28 of this Code, but notwithstanding any conflicting standards found therein,
29 signs in the C-3 zoning district shall comply with the following regulations
30 unless modified through the special C-3 PUD procedures.
31
32 a. *Ground signs* are mounted on a monolithic base and are independent
33 of any building for support. They are permitted only when the sign
34 and base are monolithic and have essentially the same contour from
35 grade to top. Ground signs that meet the following regulations are
36 permitted in the C-3 district only along U.S. Route 1 and Northlake
37 Boulevard:
38
39 1. *Maximum number of ground signs:* One (1) ground sign
40 along U.S. Route 1 and one (1) ground sign along Northlake
41 Boulevard, regardless of jurisdiction, North Palm Beach or
42 Lake Park.
43
44 2. *Maximum height of ground sign base:* Three (3) feet.
45

3. *Maximum height of ground signs:* Thirteen (13) feet including the base, measured from the finished grade nearest the base (excluding berms).
 4. *Maximum size of ground signs:* One hundred (100) square feet; copy may be placed on two (2) sides of a ground sign without counting the area twice.
- b. *Pole signs* are not attached to any building and are supported upon the ground by poles or braces. Pole signs are not permitted in the C-3 district.
- c. *Wall signs* are those that are attached to the exterior of a building or structure in such a manner that the wall becomes the supporting structure, and may form the background surface, of the sign. Wall signs are permitted in the C-3 district provided they meet the following regulations:
1. *Maximum depth of wall signs:* Wall signs may not be painted directly on the wall and may not project more than two (2) feet from the building to which they are fastened.
 2. *Allowable slope of wall signs:* Wall signs may not be attached to walls that slope more than forty-five (45) degrees from a vertical plane.
 3. *Maximum height of wall signs:* Eighteen (18) feet measured from the finished grade nearest the wall, except that on a building of more than two (2) stories, a single wall sign is allowed above eighteen (18) feet. No wall sign may extend above the top of the wall to which it is attached.
 4. *Maximum number of wall signs:* One (1) permanent wall sign is permitted for each business which has direct ground level walk-in access from a public or private roadway or sidewalk, and one additional permanent wall sign identifying the building is permitted for each multiple occupancy complex.
 5. *Maximum size of wall signs:* Five (5) percent of the area of the wall to which it is attached; or seven (7) percent if the front building setback is greater than seventy (70) feet; or ten (10) percent if the front building setback is greater than one hundred (100) feet. However, in no case shall a wall sign exceed one hundred (100) square feet in size.

d. *Roof signs* are erected and constructed wholly on and over the roof of a building, and are supported by the roof structure or are an integral part of the roof. Roof signs are not permitted in the C-3 district.

e. *Size computations:* When these regulations establish the maximum size of a sign, it shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign any backdrop or structure against which it is placed.

f. *Allowable colors:* Notwithstanding the regulations in Chapter 6 of this Code, color tones utilized for all signs complying with these regulations shall be compatible with surrounding area.

g. *Lighting:* Signs containing illumination shall be turned off by 12:00 a.m. (midnight) each night, or when the business closes, whichever is later.

h. *Appeals:* Notwithstanding conflicting appeal procedures found elsewhere in this Code, all requests for modifications to sign regulations in the C-3 zoning district shall be made through the special C-3 PUD procedures found below in 45-34.1(10).

(8) *Surface water management.* A complete surface water management system shall be provided to current standards of the South Florida Water Management District whenever a building or parking area is substantially redeveloped.

(9) *Location of business for retail sales of alcoholic beverages.*

a. No licensed retail sales of alcoholic beverages shall be carried on where the proposed place of business is within five hundred (500) feet of a church, synagogue, temple or other place of worship.

b. The method of measurement provided for above shall be made or taken from the main front entrance of such church to the main front entrance of the applicants proposed place of business along the route of ordinary pedestrian traffic.

c. The restrictions of section 45-34.1(9), (1)[a.] shall not apply to the retail sale of beer, ale or wine for off-premises consumption.

d. The restrictions of section 45-34.1(9), (1)[a.] shall not apply to any bona fide restaurant as defined and licensed under Florida Statutes as a restaurant with full kitchen facilities, regardless of size or seating capacity, where alcoholic beverages are served solely as an accessory use to the restaurant and only when such restaurant is open for the sale and service of food.

(10) *Special C-3 Planned Unit Development (PUD) provisions.* ~~Land in a C-3 zoning district may have fragmented ownership or may adjoin a municipal boundary. Despite these complications, the Village of North Palm Beach desires to provide for an added degree of flexibility in the placement and interrelationship of the buildings and land uses in this district. One (1) or more landowners in the C-3 district may elect to use these special PUD procedures to seek approval of a site development plan that resolves ownership or boundary complications and/or which differs from the literal terms of these zoning and land development regulations. These procedures may also be used to seek approval for certain land uses that are not permitted by right in the C-3 district (see section 45-34.1(1) above) or to request a specific modification to the sign regulations. However, any PUD approval under these procedures must be consistent with the spirit and intent of the C-3 zoning district and must also be consistent with the Comprehensive Plan. It is the intention of the village to provide a mechanism and process to promote the redevelopment of the obsolete and underutilized areas of the C-3 zoning district with large-scale, master-planned projects that promote: a mix of uses; connectivity; pedestrian-oriented development; removal of surface parking; creation of public/civic gathering spaces; and shopping, entertainment and restaurant uses within the form of an urban neighborhood incorporating residential development as an integral use. These projects promote the economic and redevelopment goals of the village, and the village has created these planned unit development (PUD) provisions to facilitate these goals. Properties in the C-3 zoning district that do not meet the threshold criteria set forth below may utilize the general PUD provisions of section 45-35.1 of this code as set forth in section 45-35.1(D). Properties in the C-3 zoning district that do meet the threshold criteria below may, at the option of the property owner, utilize the following special PUD regulations:~~

a. The threshold criteria for use of these special provisions are as follows:

1. The development parcel includes a minimum of at least five (5) contiguous acres of land that will be initially reviewed and approved as one overall development project. Any subsequent amendments to such plan or individual phases of such plan shall also be subject to these special provisions.

1 2. The project provides a minimum of one-half (1/2) acre for a
2 civic space within the project site. “Civic space” shall be
3 defined as an open space that is dedicated to public use
4 including all adjacent pedestrian amenities. The civic space
5 may include, parks, plazas, courtyards, playgrounds, or
6 similar uses. The civic space may be owned, maintained
7 and/or operated either publicly or privately. The civic space
8 may be reconfigured or relocated from the orientation shown
9 on the regulating plan. Civic space provided, pursuant to this
10 subsection, shall be credited towards the requirements of
11 Section 36-23.

12
13 3. To achieve a mixed-use project, a minimum of 50,000
14 square feet of the total project development shall be
15 allocated to non-residential uses.

16
17 ~~b. *Additional land uses:* The following land uses are not permitted by~~
18 ~~right but may be approved in response to a specific PUD application:~~

19
20 1. ~~Automobile, truck, or motorcycle dealers (new or used).~~

21
22 2. ~~Cultural, civic, educational, health care, and religious~~
23 ~~facilities.~~

24
25 3. ~~Nursing or convalescent homes.~~

26
27 4. ~~Offices for non-profit, religious, or governmental activities.~~

28
29 5. ~~Automobile service stations, not involving automobile~~
30 ~~repairs or maintenance, including ancillary uses of~~
31 ~~convenience store and car wash.~~

32
33 a b. Allowable changes to existing regulations: Waivers may be granted
34 by the village to certain standards in the district:

35
36 1. The waiver process in the C3 district cannot be used to:

37 i. Add uses that are not allowable under this Code.

38 ii. Increase the allowable floor area ratio.

39 iii. Increase the allowable building height.

40 2. When evaluating waiver requests, the Village will consider
41 the following factors and any additional criteria set forth in
42 the relevant zoning district:

43
44 i. The extent to which the alternate standard proposed
45 by the applicant differs from the code's standard that
46 would be waived;

- ii. Whether the granting of the waiver will lead to innovative design in which other minimum standards are exceeded;
- iii. Whether the request clearly demonstrates the public benefits to be derived;
- iv. Whether the request furthers the goals of the village master plan, and exemplifies the architectural, building, and site design techniques desired within the Village's Appearance Plan;
- v. Whether the requested waiver can be granted in the zoning district;
- vi. Any unusual circumstances regarding the property or immediate area, including the location of power lines, specimen trees, or shade trees;
- vii. The effect of approving or denying the waiver on the development project and on the surrounding area;
- viii. Consistency with the comprehensive plan;
- ix. Recommendations of village staff;
- x. Testimony from the applicant; and
- xi. Testimony from the public.

c. ~~*Minimum PUD requirements*~~ *Unified control*: There is no minimum parcel size for PUD applications. However, most favorable consideration will be given to applications that encompass the largest possible land area, and no parcel that is smaller than its size when this section was adopted (March, 1995) may be submitted unless it was properly platted through the provisions of these land development regulations. All parcels submitted in a single PUD application must be contiguous and must be owned by or be under the unified control of the applicant. All common areas shall be subject to joint maintenance by all of the property owners within the PUD, and the unified control documents shall provide for reciprocal easements over all driveways, parking areas and pedestrian areas in favor of all properties within the PUD. While the village shall always treat the PUD as one project, portions of the PUD may be conveyed to third parties by metes and bounds once the unified control documents have been approved by the village attorney and recorded in the public records.

d. *Application procedures*: PUD applications made under this section shall be accompanied by the applicable fee and shall contain the following:

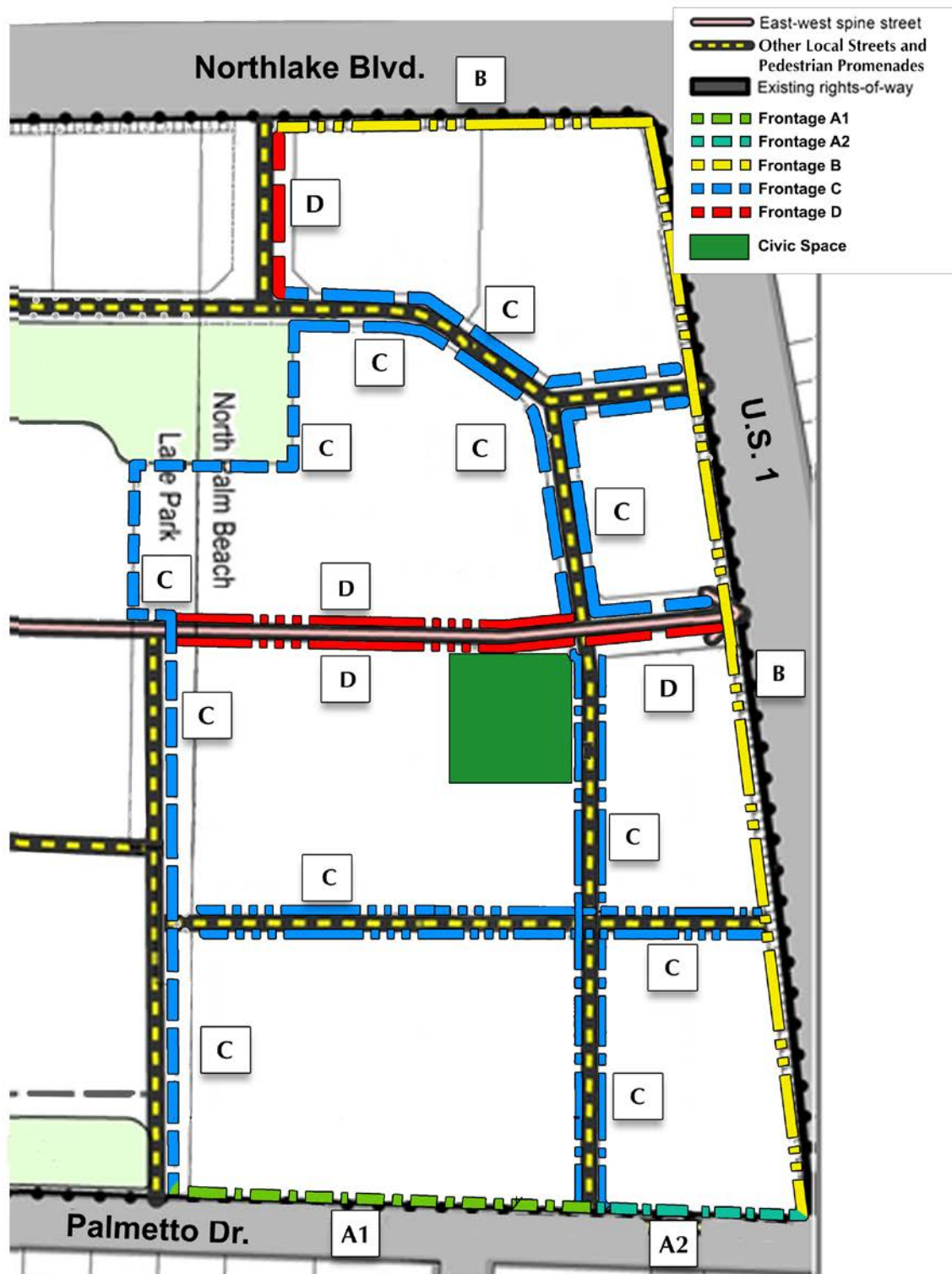
1. Satisfactory evidence of unified control of the entire area within the proposed PUD; agreement to abide by the

conditions of approval, if granted; and ability to bind successors in title to these conditions if the proposed development is built.

2. A proposed master site development plan in sufficient detail to show the approximate locations of buildings, parking areas, and stormwater management facilities. This plan shall also show the exact locations of all access points to public streets and to any abutting land zoned C-3, whether in Lake Park or North Palm Beach. The master plan shall also include intensity of each use, maximum floor area ratio (FAR), and building heights. The master plan may include phased development.
3. ~~Unless clearly shown directly on the site development plan, an explicit list of zoning and land development regulations for which changes are sought, and the proposed alternate standards. An application and justification statement describing land uses proposed, waivers required, and volunteered limiting conditions to further the intent of the C-3 district.~~
4. ~~A specific list describing any of the additional land uses listed in section 45-34.1(10)b. for which the applicant is requesting approval. Vehicular circulation plan and traffic impact study completed by a certified transportation engineer.~~
5. ~~Any volunteered limiting conditions that could provide assurances that the development as proposed would further the intent and spirit of the C-3 district and the Comprehensive Plan. Conceptual drainage plan and statement by a certified civil engineer.~~
6. Conceptual landscape design completed by a registered landscape architect.
7. Preliminary plat
8. Conceptual architecture elevations and/or renderings.

~~The site development plan, lists of alternate standards and additional land uses, and volunteered conditions should be submitted in a format suitable for attachment to an ordinance approving the requests.~~

- 1 e. *Approval process:* PUD applications under this section shall be
2 forwarded along with recommendations from staff to the planning
3 commission, which after holding a public hearing shall make a
4 formal recommendation to the village council of approval, partial
5 approval, or disapproval. The village council shall also hold a public
6 hearing ~~and decide whether to approve, partially approve, or~~
7 ~~disapprove the PUD application.~~ to take final action on the
8 application. ~~Unless the application is disapproved in full, this action~~
9 ~~shall be by ordinance.~~ The applicant may then proceed to obtain
10 final site plan and appearance approval for specific phases of the
11 project (if applicable) as indicated in the approved master plan. ~~all~~
12 ~~other needed development permits in accordance with the village's~~
13 ~~regulations.~~
- 14
- 15 f. *Application review procedures ~~abutting or crossing a municipal~~*
16 *boundary:* ~~Any PUD application for property abutting or crossing~~
17 ~~the Lake Park town boundary shall meet all of the above~~
18 ~~requirements. In addition, to protect the interests of other C-3~~
19 ~~landowners and the town, a decision on the PUD application shall~~
20 ~~be made by the village council only at a joint meeting with the Lake~~
21 ~~Park Town Commission.~~ Regardless of the final governing body
22 approving the project, joint municipal staff review and a joint
23 meeting of the North Palm Beach planning commission and the
24 Lake Park planning and zoning board shall be required for approval.
25 Both municipalities shall review the master plan and subsequent site
26 plan and appearance approvals, unless otherwise provided for as part
27 of the master plan approval process. For projects proposed within
28 the jurisdictional boundaries of both Lake Park and North Palm
29 Beach, the project shall be reviewed in accordance with the
30 governing standards of whichever jurisdiction contains 80% or more
31 of the project area. The governing body of the same jurisdiction,
32 instead of both governing bodies, shall make final approval, with
33 recommendations from both advisory planning boards.
- 34
- 35 g. *Regulating Plan.* Figure 1, Regulating Plan, identifies the
36 properties, frontage types and street locations for properties
37 developing under the special PUD regulations.
- 38

Figure 1 – Regulating Plan

1 h. *Building frontage types.*

2
3 1. *Setbacks.* The following setbacks shall apply to development
4 parcels approved through the site and appearance review
5 process:

6
7 i *Perimeter setbacks:* All buildings fronting public
8 rights-of-way shall meet the front setbacks as
9 indicated in the regulating plan and further described
10 in Table 2.

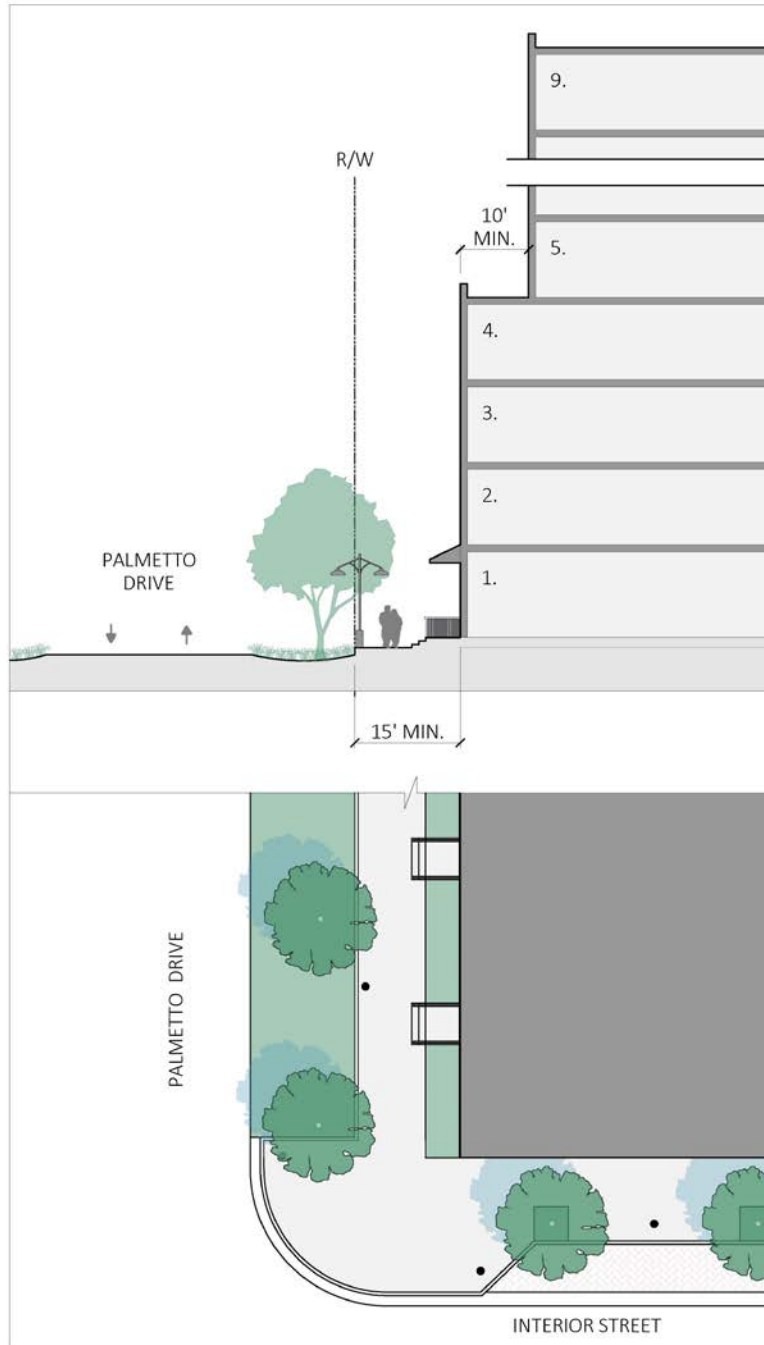
11
12 ii. *Additional setbacks to internal property lines, parcel*
13 *lines or private internal streets, drives or alleys:* All
14 internal buildings shall meet the building frontages
15 as indicated on the regulating plan and described in
16 Table 2.

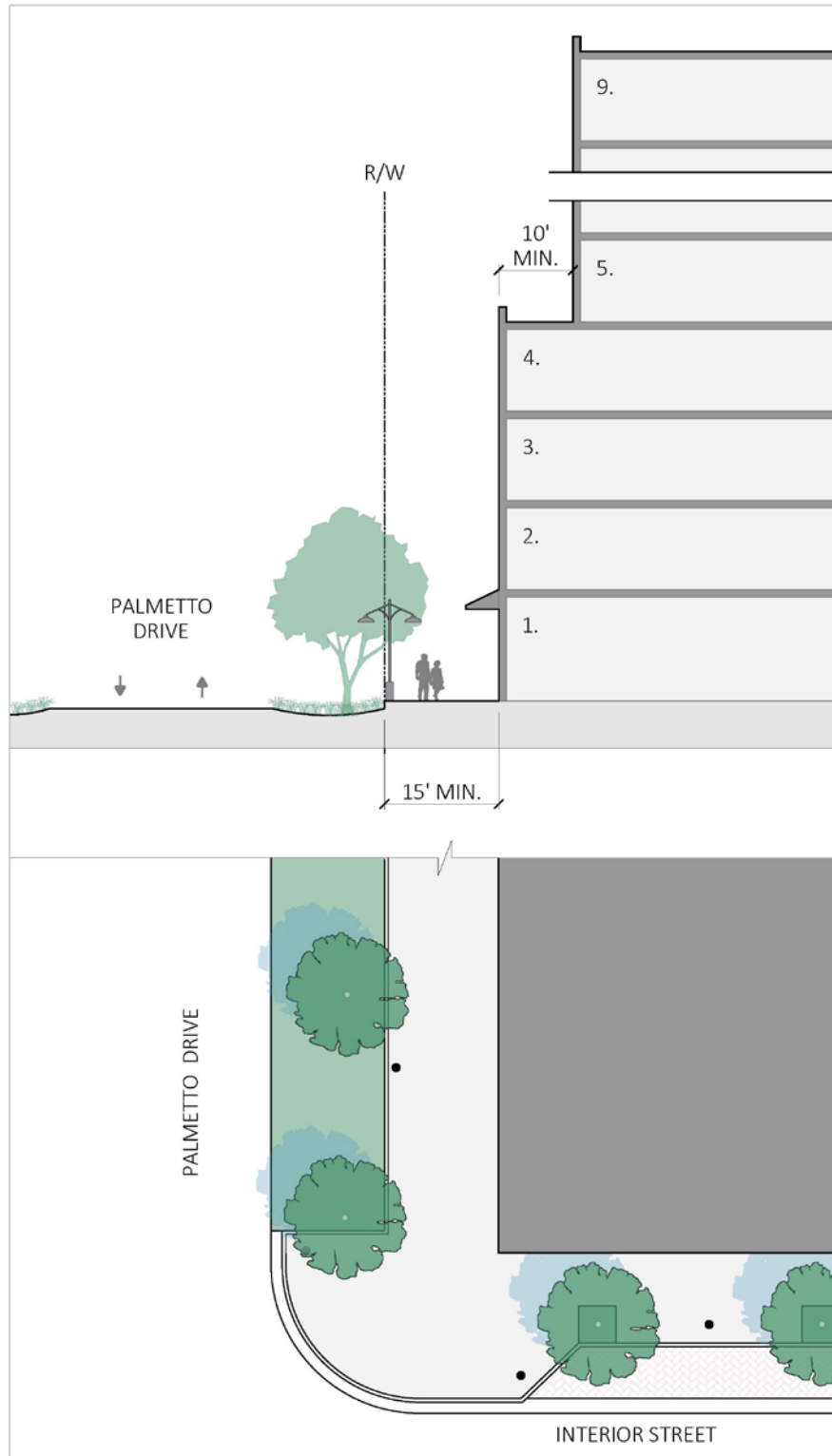
17
18 iii. *Spacing between buildings:* The minimum spacing
19 between individual buildings on the same property,
20 same parcel or adjoining C-3 properties shall be
21 determined by applicable fire and building codes.
22
23

Table 2 - Building Frontage Types

The following frontage configurations shall be used within the properties designated on the regulating plan. See Figure 1 for permitted frontage locations.

Frontage A1

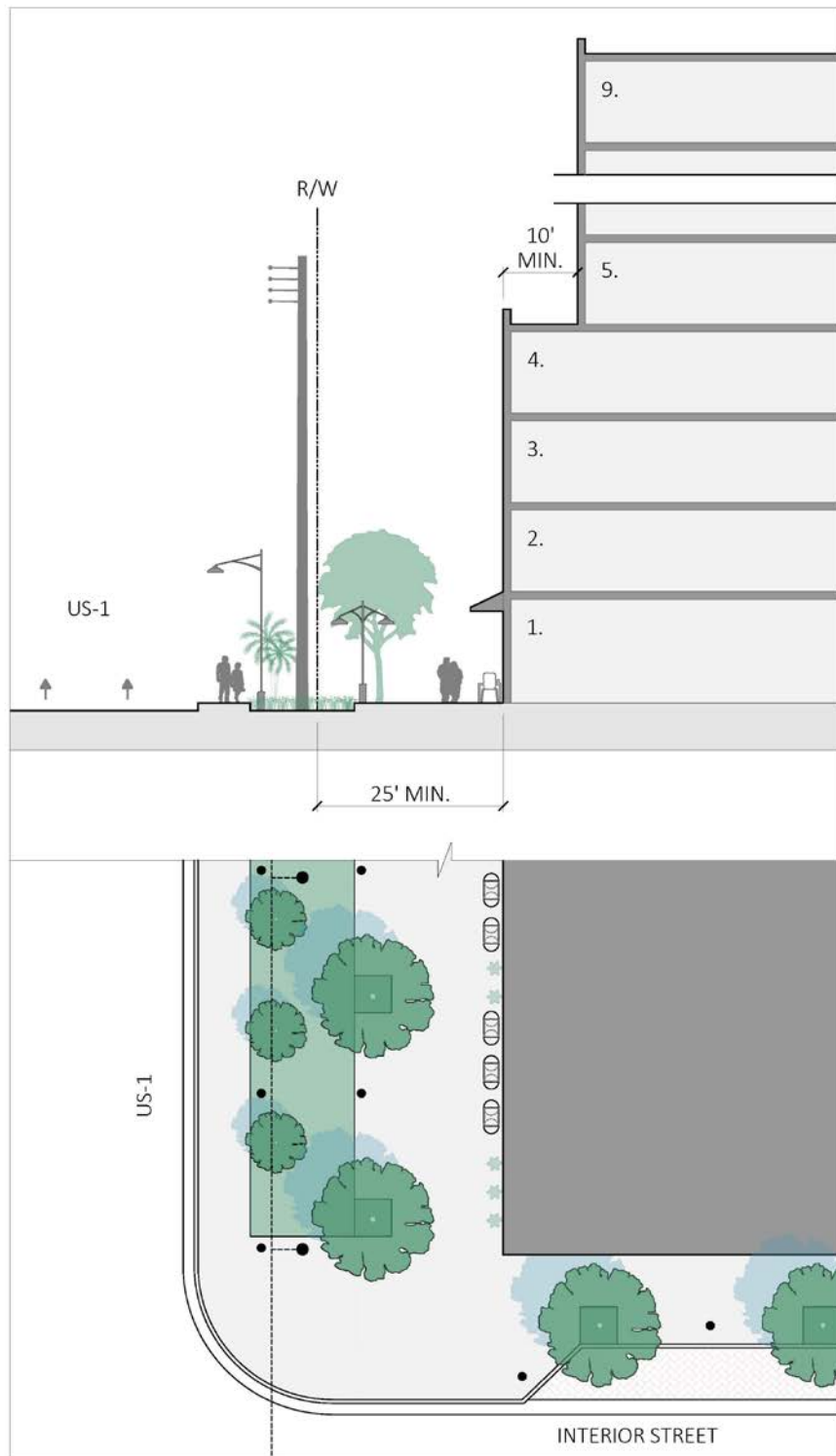


Frontage A2

1

2

Frontage B



3

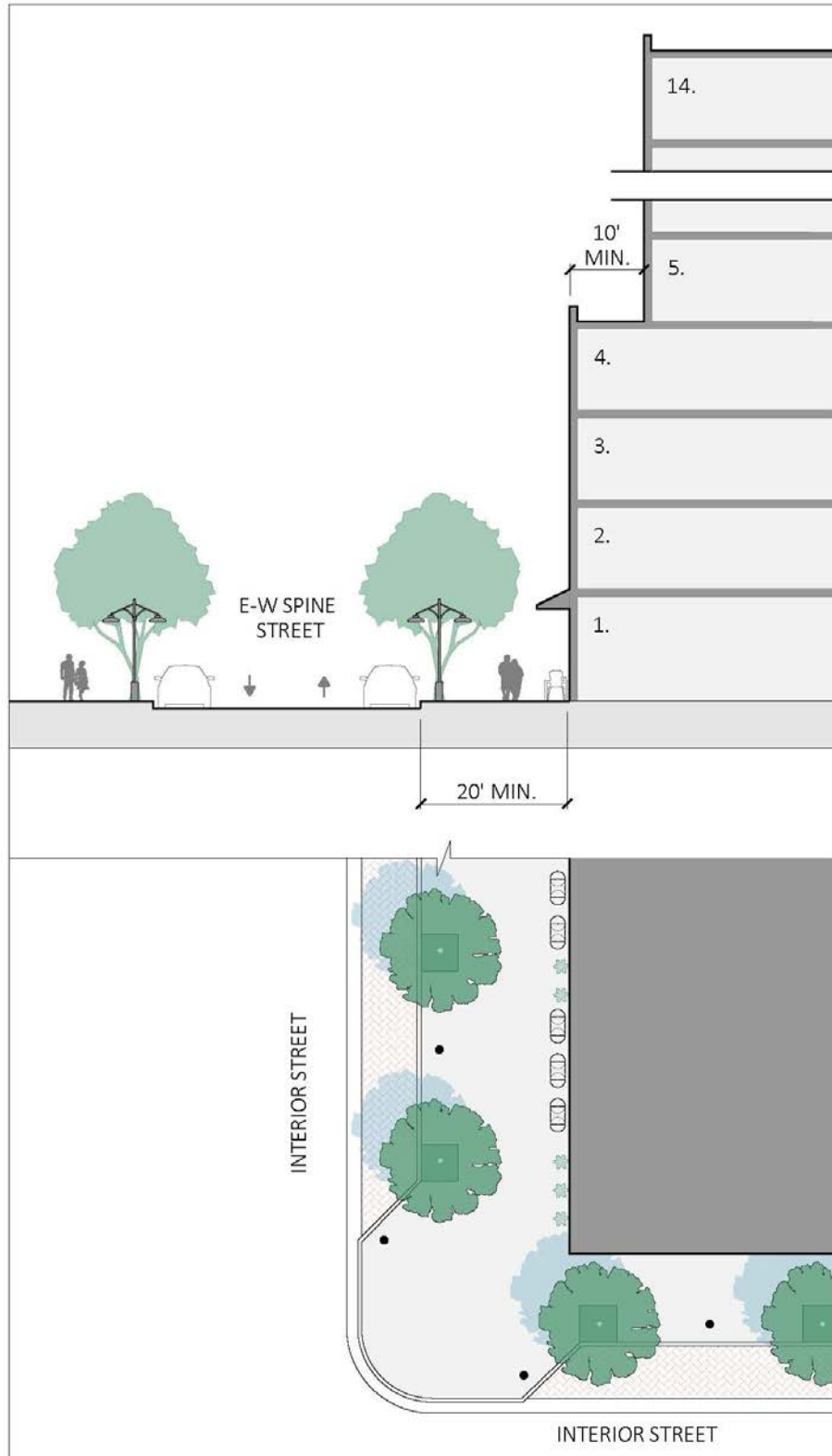
1

2

Frontage C



3

Frontage D

1 i. *Building Frontage percentage:* The building frontage
2 percentage is calculated by dividing the width of the building
3 by the width of the lot along the same street frontage. All
4 buildings shall have a minimum frontage of seventy (70)
5 percent for internal streets and eighty (80) percent along
6 Palmetto Drive, US Highway One and Northlake Boulevard.

7
8 j. *Development Intensities:* Master site development plans
9 proposed through this process shall have a maximum Floor
10 Area Ratio (FAR) of 2.75. The FAR is calculated by the total
11 gross area of the property, including existing and proposed
12 easements and proposed public and private streets and alleys
13 multiplied by the FAR. The maximum building area is
14 limited by the maximum allowable FAR. “Building Area”
15 means the total air-conditioned leasable or saleable floor
16 area of a building, including hallways, stairs, elevators and
17 storage spaces. The building area does not include: non-
18 habitable enclosed areas on the rooftop,, external
19 unenclosed circulation areas,parking areas, unenclosed
20 colonnades, porches and balconies, un-air-conditioned
21 storage spaces.

22
23 k. *Building Height:* Buildings meeting the criteria of these
24 special PUD provisions may have buildings up to fourteen
25 (14) stories in height, and a maximum of one-hundred
26 seventy-five feet (175’), not including roof-top amenities.
27 Buildings fronting U.S. Highway One, Northlake Boulevard
28 and Palmetto Drive shall not exceed nine (9) stories or one-
29 hundred twenty feet (120’) in height within fifty (50) feet of
30 the right-of-way.

31
32 For the purposes of calculating the number of stories in a
33 building, stories shall be defined as the space between
34 finished floor and the top of the structural slab and adjusted
35 as follows:

36
37 1. *Each level devoted to parking is considered as an*
38 individual story when calculating the number of
39 stories in a building except where parking levels are
40 screened by a liner building that is a minimum of
41 twenty feet (20’) deep and at least two (2) stories tall
42 or an architectural feature that screens the parking.

43
44 2. *When parking levels are constructed on a slope or are*
45 connected by sloping or circular ramps, the number
46 of stories will be based on the non-sloped areas. If

there are no non-sloped areas, the number of stories will be counted as the highest parking level plus each parking level below.

3. A mezzanine will not count towards the number of stories provided the total area of the mezzanine level is less than forty percent (40%) of the floor area of the main story below.

4. Rooftop amenities shall not count as a story so long as no more than forty percent (40%) of the rooftop shall be fully enclosed, air-conditioned space. None of the space is habitable for residential purposes.

1. Floor to Floor Heights: Development may use the following standards for the elevation of ground-floors and minimum/maximum dimensions for floor heights. These standards are measured as follows in Table 3.

Table 3 - Floor to Floor Standards

	<u>Max.</u>
<u>Height of ground-story:</u>	<u>25'</u>
<u>Height of upper-story:</u>	<u>14'</u>

Exceptions: The maximum floor to floor height standards in Table 3 do not apply in the following circumstances:

1. A story in or under a building that is devoted to parking is counted as a story when calculating the number of stories in a building, but does not need to comply with the maximum floor to floor heights in Table 3.

2. When the total area of mezzanine level is less than forty percent (40%) of the floor area of the story below, the mezzanine level does not need to comply with the maximum floor to floor heights in Table 3.

3. Any story that exceeds the height limitation of table 3 will count as an additional story.

m. Architectural Features:

1. Main Entrances:

1 i. Main entrances for all buildings in these
2 special provisions is its principal point of
3 access for pedestrians. Main entrances must
4 face a street, alley, or civic space.

5
6 ii. Buildings fronting on two streets may have a
7 pedestrian entrance on both streets.

8
9 2. Facade Transparency:

10
11 i. Transparency means the amount of
12 transparent window glass or other openings
13 in a building's façade along a street frontage.
14 The transparency ratio requirement is
15 expressed as the percentage of the transparent
16 area divided by the entire façade area. It is
17 calculated separately for the ground story of
18 a façade and all upper story floors above the
19 first floor.

20
21 ii. A minimum of sixty percent (60%)
22 transparency shall be provided for all ground
23 floor non-residential building frontage and all
24 non-residential uses above the ground floor,
25 with the exception of garage structures and
26 floors above the ground floor that are part of
27 a parking structure which are exempt from
28 this requirement.

29
30 iii. Glazed windows and doors with tinted glass
31 or applied films will be considered
32 transparent if they transmit at least fifty
33 percent (50%) of visible daylight.

34
35 iv. The transparent area of windows and doors
36 include rails and stiles as well as muntin bars
37 and other separators within primarily glazed
38 areas; however, the transparent area excludes
39 outer solid areas such as jambs, sills and trim.

40
41 n. Street and Sidewalk Standards:

42
43 1. Streets and blocks are indicated on the Regulating
44 Plan, Figure 1. Final development plans may deviate
45 from the alignment of those streets provided the
46 modification provides equivalent functionality to

intersections with U.S. Highway One and roads within the Town of Lake Park. Modifications shall be requested through the PUD application process.

2. Streets shall be designed in accordance with Figure 2 and shall be built concurrently with development or a phasing plan approved by the village.

3. To encourage pedestrian circulation, minor streets may be designed primarily for pedestrian use with the ability to accommodate service and emergency vehicles when required.

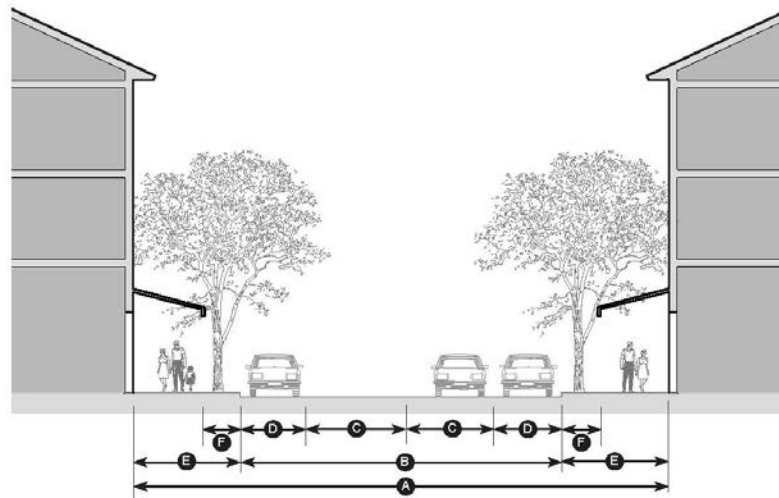
4. All streets within the C-3 Regional Business District shall be owned and maintained privately unless otherwise approved by the village.

5. Alleys may be proposed between streets shown on the regulating plan.

6. Sidewalks adjacent to the U.S. Highway One and Northlake right-of-way shall be a minimum of eight feet (8') in width. . All sidewalks shall be a minimum of six feet (6') in width.

7. One-way streets shall only be permitted adjacent to the civic space, following the lane width, parking and planter dimensions shown in Figure 2. All one-way streets shall be in addition to the proposed streets shown on the regulating plan. A traffic circulation plan shall be included with the master plan application to ensure anticipated connections are maintained.

Figure 2



<u>Description:</u>	<u>Details:</u>	<u>Key:</u>
<u>Width of right-of-way</u>	<u>60' min.</u>	<u>A</u>
<u>Movement type</u>	<u>Slow</u>	
<u>Target speed</u>	<u>25 mph</u>	
<u>Width of pavement</u>	<u>36' min.</u>	<u>B</u>
<u>Travel lanes</u>	<u>10' min. travel lanes</u>	<u>C</u>
<u>Bicycle facilities</u>	<u>shared travel lanes</u>	<u>C</u>
<u>On-street parking</u>	<u>8' min parallel parking</u>	<u>D</u>
<u>Pedestrian facilities</u>	<u>12' min.</u>	<u>E</u>
<u>Furnishing strip:</u>		<u>F</u>
<u>Tree spacing</u>	<u>30' average</u>	

- o. Landscape Standards. Landscaping shall meet the requirements of the Article VIII (Landscaping) of this chapter unless a modification is requested through the PUD process.
- p. Parking Standards. Parking shall meet the requirements of this subsection. Dimensions and specifications for parking shall meet section 45-36.J of this code.
 - 1. Parking space ratios: Table 4 provides parking space ratios for various uses on a site within the PUD. These ratios establish the minimum number of on-site parking spaces. Ratios based on square feet refer to the gross floor area.

Table 4 - Parking Space Ratios

<u>PROPOSED USE</u>	<u>PARKING SPACE</u>
<u>RESIDENTIAL USES</u>	
<u>Dwelling, all other dwelling types</u>	
<u>Efficiency</u>	<u>1 per unit</u>
<u>1 bedroom</u>	<u>1.25 per unit</u>
<u>2 or more bedrooms</u>	<u>1.75 per unit</u>
<u>Live/work unit</u>	<u>1 per 1,000 sq. feet</u>
<u>Assisted living facility</u>	<u>0.5 per resident</u>
<u>Community residential home</u>	<u>0.5 per resident</u>
<u>LODGING USES</u>	
<u>Bed-and-breakfast establishment</u>	<u>1 per guest room</u>
<u>Hotel</u>	<u>1 per guest room</u>
<u>Motel</u>	<u>1 per guest room</u>
<u>Time-share unit</u>	<u>1.25 per unit</u>
<u>BUSINESS USES</u>	
<u>Offices, general</u>	<u>2 per 1,000 sq. feet</u>
<u>Office or clinic, medical or dental</u>	<u>3 per 1,000 sq. feet</u>
<u>Stores & services, general</u>	<u>2 per 1,000 sq. feet</u>
<u>Stores & services, large format</u>	<u>3 per 1,000 sq. feet</u>
<u>Convenience store with fuel</u>	<u>5 per 1,000 sq. feet</u>
<u>Dog daycare</u>	<u>3 per 1,000 sq. feet</u>
<u>Drive-through facility (for any use)</u>	<u>---</u>
<u>Garage, parking</u>	<u>---</u>
<u>Restaurant or cocktail lounge</u>	<u>10 per 1,000 sq. feet</u>
<u>Telecommunications antennas</u>	<u>---</u>
<u>CIVIC & EDUCATION USES</u>	
<u>Child care facility</u>	<u>1 per 12 students</u>
<u>Church or place of worship</u>	<u>1 per 4 peak attendees</u>
<u>Civic space</u>	<u>---</u>
<u>Family day care</u>	<u>(no additional parking)</u>
<u>Government building</u>	<u>2 per 1,000 sq. feet</u>
<u>Public space</u>	<u>---</u>
<u>School, public or private</u>	<u>1 per 12 students</u>

2. *Parking space adjustments.* The number of on-site parking spaces calculated in accordance with Table 4 shall be adjusted under any one or more of the following circumstances:

- i. *Mixed-use developments qualify for the shared-parking percentage reductions specified in Table 5 provided the development includes at least ten percent (10%) of its gross floor area in a second category of Figure 4 (residential, lodging, office, business, and civic/education uses).*
- iv. *Required spaces may be located up to five hundred (500) feet off-site in a dedicated or joint-use parking lot provided that permission to use those spaces is specified in a binding agreement that is reviewed and approved during the site plan and appearance review process.*
- v. *Golf cart parking spaces may be provided, with minimum dimensions of five (5) feet wide by ten (10) feet long. None of the development's required parking spaces may be met by golf cart parking spaces.*

Table 5 - Shared Parking Reductions

Residential									Residential
Lodging									Lodging
Offices									Offices
Business (other)									Business (other)
Civic / Educ.									Civic / Educ.
				0%					
			10%	10%					
		30%	0%	30%					
	20%	20%	20%	20%					
	30%	15%	0%	15%	30%				
	20%	10%	10%	20%					
	10%	0%	10%						
	10%	10%							
	0%								

3. A deferred parking plan may be approved by the village if a parking study is provided that demonstrates the need for parking is less than what is required by code, or the owner has demonstrated that an alternative means of access to the uses on the site justifies the deferral of the construction of a portion of the required parking spaces. The deferred parking plan shall:
 - i. Be designed to contain sufficient space to meet the full parking requirements of the code. The plan shall illustrate the layout for the full number of parking spaces, and shall designate which parking spaces are to be deferred.
 - ii. Be designed so that the deferred parking spaces are not located in areas required for landscaping, buffer zones, or areas that would otherwise be unsuitable for parking spaces because of the physical characteristics of the land or other requirements of this code.
4. Physical standards for parking lots, driveways, and loading: Physical standards for outdoor parking lots, driveways and loading are contained herein or as maybe modified by a request through the PUD process. No parking shall be located within the building frontage setback.
5. Standards for parking garages: Parking spaces may be provided under or in buildings or in dedicated parking garages instead of being provided in uncovered surface parking lots. Such parking spaces need not comply with the minimum setbacks for surface parking lots. These parking spaces must be screened from view from all streets. Screening may be provided by rooms in the same building or with a liner building that is at least two (2) stories tall with space at least twenty feet (20') feet deep or an architectural feature screening the same two (2) stories.

- q. Sign Standards: All projects shall provide a sign plan that shall be reviewed and approved by the village during site plan approval.. Pedestrian oriented signs are encouraged and no ground signs shall be permitted.
- r. Lighting Standards: a photometric plan shall be provided during site plan review. The plan shall include all luminaire specifications, pole locations, and foot-candle levels on directly adjacent properties. Light trespass shall be limited to the largest extent possible.

1 Section 3. The Village Council hereby amends Article III, "District Regulations," of
2 Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-35.1 to read
3 as follows (additional language underlined and deleted language ~~stricken through~~):
4

5 **Sec. 45-35.1. - Planned unit development.**
6

7 I. *Statement of intent.*
8

9 A. The intent of this section is to provide, in the case of a
10 commercial planned unit development consisting of one
11 (1.0) or more acres, in the case of an industrial planned unit
12 development consisting of one (1.0) or more acres, and in
13 the case of a residential planned unit development, an added
14 degree of flexibility in the placement and interrelationship of
15 the buildings and uses within the planned unit development,
16 together with the implementation of new design concepts. At
17 the same time the intensity of land use, density of population
18 and amounts of light, air, access and required open space will
19 be maintained for the zoning district in which the proposed
20 project is to be located, except as may be permitted for key
21 redevelopment sites through subsection 45-35.1.VIII.
22 Nothing herein should be construed as allowing deviation for
23 uses other than those specified as permitted uses, nor any
24 greater intensity of use or density of population nor any less
25 required open space than that which is specified in this
26 chapter for the zoning district in which a proposed project is
27 located, except as may be permitted through subsection 45-
28 35.1.VIII.
29

30 B. Subject to the foregoing statement of intent, the village
31 council may, in the case of commercial, industrial and
32 residential planned unit developments, allow for minor
33 modification of the provisions of this chapter or other land
34 development regulations in accordance with the procedure
35 set forth in subsections II, III, IV and V.
36

C. The Planned Unit Development procedures in section 45-35.1 may not be used in the following zoning districts which provide a different process for considering minor modifications:

1. C-MU the C-MU zoning district allows waivers (see the C-MU zoning district and section 45-51).

~~2. C-3 the C-3 zoning district contains special PUD procedures that apply only to that district (see subsection 45-34.1.K).~~

~~3~~ 2. C-NB the C-NB zoning district allows waivers (see the C-NB zoning district and section 45-51).

D. The Planned Unit Development procedures in section 45-35.1 may be used in the C-3 zoning district where the property does not meet the threshold criteria for use of the special Planned Unit Development procedure set forth in section 45-34.1(10) of this code. The minimum size requirement set forth in subsection A above shall not be applicable to such Planned Unit Developments within the C-3 zoning district.

Section 4. The provisions of this Ordinance shall become and be made a part of the Code of the Village of North Palm Beach, Florida.

Section 5. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 6. All ordinances or parts of ordinances and resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall take effect upon the effective date of Ordinance No. ____.

PLACED ON FIRST READING THIS ____ DAY OF _____, 2022.

PLACED ON SECOND, FINAL READING AND PASSED THIS ____ DAY OF _____, 2022.

(Village Seal)

MAYOR

ATTEST:

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VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

VILLAGE ATTORNEY

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WHEREAS, the Village wishes to amend the Future Land Use Element of its Comprehensive Plan to facilitate redevelopment within the Village, particularly the former Twin City Mall site; and

WHEREAS, on November 1, 2022, the Planning Commission, sitting as the Local Planning Agency, conducted a public hearing to review the proposed amendments to the Village Comprehensive Plan and provide a recommendation to the Village Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA as follows:

Section 2. The Village Council hereby adopts the revisions to the Village of North Palm Comprehensive Plan attached hereto as Composite Exhibit “A” and incorporated herein by reference (additional language underlined and deleted language ~~stricken through~~).

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

Page 1 of 2

1 PLACED ON FIRST READING THIS ____ DAY OF _____, 2022.

2
3 PLACED ON SECOND, FINAL READING AND PASSED THIS ____ DAY OF _____,
4 2020.

5
6 (Village Seal)

MAYOR

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10 ATTEST:

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12 _____
13 VILLAGE CLERK

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16 APPROVED AS TO FORM AND
17 LEGAL SUFFICIENCY:

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20 VILLAGE ATTORNEY

3.0 FUTURE LAND USE

3.1 INTRODUCTION

The Future Land Use element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Future Land Use element requirement and Chapter 9J-5.006 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Future Land Use goal, objectives and policies is presented in Chapter 3 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

3.2 VILLAGE GOAL STATEMENT

Ensure that the current character of North Palm Beach is maintained, while allowing remaining vacant parcels to be developed and redeveloped in a manner consistent with present residential neighborhoods and commercial areas.

Further, ensure that the Village remains primarily a residential community offering: (1) a full range of municipal services; (2) diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial development opportunities compatible with established location and intensity factors; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Village.

Various land use activities, consistent with these Village character guidelines, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

It is also the intention of the Village to provide mechanisms and processes to promote the redevelopment of obsolete, underutilized, and underproductive areas of the Village. The Village shall provide flexibility in the land development regulations to promote such redevelopment, including but not limited to encouraging mixed-use development, connectivity, pedestrian-oriented development, reduction of dependence on vehicles, creation of open/public/civic gathering spaces, and otherwise promoting the economic, development, housing, and other public policy goals of the Village.

3.3 OBJECTIVES AND POLICIES

OBJECTIVE 1.A.: Future growth and development shall be managed through the preparation and adoption of land development regulations which: (1) coordinate future development with the appropriate natural features (i.e. topography, soil conditions, flood

prone areas and natural habitats) and the availability of facilities and services; (2) prevent uses inconsistent with the Village Goal Statement and Future Land Use Map Series; (3) require the maintenance of the Village building stock; and (4) discourage the proliferation of urban sprawl; and promote energy-efficient land use patterns accounting for existing and future power generation and transmission systems.

Policy 1.A.1: Maintain land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use and intensity of land development consistent with this element in a manner to ensure the compatibility of adjacent land uses consistent with the Future Land Use Map Series and provide for recreation and open space consistent with levels-of-service established in the Recreation and Open Space Element by requiring all new developments to donate or provide 5% of the residential site for recreational purposes;
- c. Protect environmentally sensitive lands designated on Figures 3A and 3B of the Future Land Use Map Series;
- d. Regulate areas subject to seasonal and periodic flooding by requiring a minimum first floor elevation of 8.5 feet NGVD and a drainage system which meets adopted Level-of-Service Standards;
- e. Regulate signage;
- f. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- g. Ensure that public facility, utility and service authorization has been procured prior to issuing any development order;
- h. Provide that development orders and permits, consistent with Policies 5.1 and 5.2 of the Capital Improvements Element, shall not be issued which result in a reduction of the levels of service for the affected public facilities below the Level-of-Service (LOS) Standards adopted in the Capital Improvements element (Ref: Table 11-1);
- i. Provide for the proper maintenance of building stock and property by continually updating and enforcing adopted building, housing and related codes;
- j. Designate an urban service area (Ref: Objective 6; Capital Improvements element); and
- k. Regulate the development of sites containing historic sites, as per the Future Land Use Map Series, to assure their protection, preservation and/or sensitive reuse.

Policy 1.A.2: An official zoning map shall be adopted and maintained which assures that the location and extent of non-residential land uses is consistent with the Future Land

Use Map Series. Planning Areas may include non-residential uses such as schools, public facilities, other public facilities, and recreational uses, etc., as indicated on the Future Land Use Map Series and/or as allowed as special exception uses in the Village Zoning Code.

Policy 1.A.3: Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential land use densities as indicated below.

- a. Conservation/Open Space - Maximum of one unit per upland acre;
- b. Low density residential - fewer than 5.80 residential units per gross acre;
- c. Medium density residential - 5.81 to 11.0 residential units per gross acre; and
- d. High density residential - 11.1 to 24.0 residential units per gross acre.

In any event, specific entitled residential densities within the ranges listed above shall be subject to the application of the site development criteria (e.g. setbacks, height limitations and site dedications, etc.) promulgated in the Village Land Development Regulations.

Policy 1.A.4: Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for non-residential land use intensities as indicated below:

- a. **Location** shall be in accordance with the Future Land Use Map. Commercial uses shall not be permitted within areas designated for residential development on the Future Land Use Map Series;
- b. **Maximum lot coverage** ratio shall be governed by applicable land development regulations;
- c. **Maximum building height** shall be governed by applicable land development regulations and shall be consistent with the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016, and compatible with neighboring land uses; and
- d. **Adequate off-street parking** and loading facilities.
- e. **Maximum Floor-Area-Ratios** for non-residential land uses shall be established as follows:
 - 1. **Commercial, religious, and institutional land uses:** A maximum of 0.70 for mixed-use development and 0.35 for all other non-residential land uses along U.S. Highway No. 1, north of the Parker Bridge; a maximum of 1.10 along U.S. Highway No. 1, from the Parker Bridge, south to Northlake Boulevard; a maximum of 0.70 along U.S. Highway No. 1, south of Northlake Boulevard; and a maximum of 0.70 along Northlake Boulevard and S.R. Alternate A-1-A. The following areas shall be exempt from this requirement to implement the 2016 Citizens' Master Plan:
 - The Twin City Mall site, and subject to the latest land development regulations of the C-3 zoning district, which have been jointly developed by the Village and the Town of Lake Park.

- The C-MU zoning district along U.S. Highway No. 1, updated in accordance with the Citizens' Master Plan.
 - Other key redevelopment sites that are explicitly identified in the Village's land development regulations to carry out the Citizens' Master Plan.
2. ***Educational Uses:*** A maximum of 0.15;
 3. ***Recreation and Open Space Uses:*** A maximum of 0.05
 4. ***Light Industrial/Business Uses:*** A maximum of 0.45.

Policy 1.A.5: Land development regulations shall contain performance standards which address:

- a. Buffering and open space requirements;
- b. Landscaping requirements; and
- c. A requirement for the environmental assessment of development proposals, including eliminating exotic plant species.

Policy 1.A.6: Land development regulations shall contain planned unit development provisions which allow design flexibility within projects under unity of title as a means of preserving natural resources delineated on Figures 3A and 3B, and protecting Conservation Use lands designated on the Future Land Use Map.

Policy 1.A.7: Future development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.

Policy 1.A.8: Residential subdivisions shall be designated to include an efficient system of internal circulation, including the provision of collector streets to feed traffic to arterial roads and highways.

Policy 1.A.9: In 2020, the Village revised its land development regulations and this Comprehensive Plan to implement the provisions and guiding principles of the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016.

OBJECTIVE 1.B: The Village desires to enhance certain aging commercial corridors that have a Commercial Future Land Use designation, into walkable and bikeable centers of vibrant activity. Current business uses along these corridors will be supplemented with new residential and mixed-use development as described in Policy 1.B.4.

Policy 1.B.1: The following use and intensity standards shall be used to promote land use efficiency in mixed-use infill and redevelopment activities, and determine maximum development potential on a given parcel of land:

1. **Maximum development potential:** Maximum commercial development potential is subject to the floor-area limitations established in Policy 1.A.4, subject to the application of the Village's land development regulations.
2. **Permitted uses:** Permitted uses shall be specified in each zoning district that allows mixed-use development (see Policy 1.B.4).
3. **Residential density:** Dwelling units in Commercial designations shall not exceed a density of 24 units per acre or as further limited by except where density and intensity are regulated solely through the application of a maximum floor area ratio (FAR) as set forth in the applicable zoning district regulations. Developments that qualify for the workforce housing density bonus described in Policy 1.B.2 may construct up to 12 additional units per acre).
4. **Height limitations:** The maximum height shall be limited to that allowed by the underlying commercial or mixed-use zoning district.

Policy 1.B.2: Workforce housing density bonus: Except where density and intensity are regulated solely through the application of a maximum floor area ratio (FAR), ~~the~~ maximum residential density of a mixed-use development shall be increased from 24 to 36 units per acre provided that either: (a) bonus units are constructed on-site; or (b) funding is provided to assist in an workforce housing program in another jurisdiction or an appropriate alternative, as determined by the Village of North Palm Beach. If alternative (a) is selected, 50% of the bonus units shall qualify for any of the four (4) eligible income group categories based on Average Median Income (AMI) set forth in the County's Workforce Housing Program income guidelines. No more than 50% of the workforce housing units shall be in the 120-140% category. If alternative (b) is selected, an amount equal to 5% of the cost of the vertical construction of the bonus units shall be contributed to the Palm Beach County Affordable Housing Trust Fund, or other appropriate alternative, as determined by the Village of North Palm Beach.

Policy 1.B.3: Assisted Living Facilities, as defined in Section 429.02(5) of the Florida Statutes and licensed by the Florida Agency for Health Care Administration may be permitted as mixed-use developments through the commercial planned unit development approval process, or the special exception process if authorized by the Village's land development regulations, subject to the following use and intensity standards:

1. **A mixed-use Assisted Living Facility** shall provide assistance with activities of daily living, as defined in Section 429.02(1) of the Florida Statutes and special care for persons with memory disorders, as regulated by Section 429.178 of the Florida Statutes.
2. **Required uses:** Each mixed-use Assisted Living Facility shall contain a residential component, together with a non-residential component consisting of administrative offices, central kitchen and communal dining facilities, and separate or shared spaces for the provision of medical, recreation, social, religious, and personal services.
3. **Mix of required uses:** The residential component shall comprise a minimum of 50% and the non-residential component shall comprise a maximum of 20% of the gross floor area of a mixed-use Assisted Living Facility.
4. **Maximum floor area:** Maximum mixed-use Assisted Living Facility development potential is subject to the floor-area limitations established in Policy 1.A.4, subject to the application of the Village's land development regulations.

5. **Maximum resident occupancy:** The residential density of a mixed-use Assisted Living Facility may be increased by the Village Council to an equivalent of 24 units per acre. The maximum resident occupancy shall then be determined by multiplying the equivalent residential density by 1.97 residents per unit. Maximum resident occupancy shall be determined on a project-by-project basis based upon an assessment of site characteristics and the application of Village land development regulations.

6. **Height limitations:** The maximum height of a mixed-use Assisted Living Facility shall be determined by the application of Policy 1.B.1.6.

7. **Waivers** for reductions in minimum dwelling unit size and parking requirements may be requested during the commercial planned unit development or other authorized approval process.

Policy 1.B.4: Residential and mixed-use developments may be approved in areas with a Commercial Future Land Use designation in order to achieve a mixed-use development pattern. The Village may use any of the following mechanisms to achieve the desired pattern:

- The mixed-use provisions in the C-MU zoning district along US. Highway No. 1 between Yacht Club Drive and the Earman River, which are intended to evolve that district into a mixed-use development pattern that remains predominately commercial along US Highway No. 1.
- The mixed-use provisions in the C-T zoning district in the southwest portion of the Village.
- The commercial planned unit development process in other zoning districts.

OBJECTIVE 2: Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the Village character as prescribed in the Future Land Use Element Goal Statement and the Village Character Statement (Ref: Chapter 2.0).

Policy 2.1: The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads to not exceed pre-development conditions and preserve existing natural drainage features, as per Chapters 40E-4, 40E-40 and/or 40E-41, Florida Administrative Code.

Policy 2.2: The Village land development regulations shall regulate business activities which have the potential to contaminate land and water resources by requiring said businesses to notify the Palm Beach County Department of Environmental Resources Management regarding the storage, use and/or disposal of potentially hazardous or toxic substances. This requirement shall be implemented by the Village through the Palm Beach County Wellfield Protection Ordinance (Ref: Section 9.3, Palm Beach County Unified Land Development Code).

Policy 2.3: The Village shall encourage, through its participation on the Seacoast Utility Authority Governing Board, protection of potable water wellfields by regulatory authorities having land use jurisdiction in aquifer recharge areas serving Seacoast Utility Authority systems.

Policy 2.4: The clearing of any wetlands vegetation or land assigned a Conservation Land Use Category on the Future Land Use Map Series shall not be approved by the Village until such time that appropriate permits have been procured, by the developer, from the Palm Beach County Environmental Resources Management or Health Departments and the Florida Department of Environmental Protection.

Policy 2.5: At the time of each required Evaluation and Appraisal Report and Comprehensive Plan update, the Village shall consider the need for the identification, designation and protection of additional historically significant properties under the provisions of the Standard Housing Code.

Policy 2.6: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall update the Water Supply Facilities Work Plan to determine whether or not adequate water supply is available to meet projected needs of the ensuing 10-year period.

OBJECTIVE 3: All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet Level of Service (LOS) standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easement, etc., be conveyed to the proper authority prior to the issuance of building permits.

Policy 3.1: The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 3.2: Public facilities and utilities shall be located to: (1) Maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

Policy 3.3: Remaining properties currently not utilizing central water and wastewater systems shall be governed by the provisions of: (1) Chapter 381.272, Florida Statutes; (2) Chapter 10D-6, Florida Administrative Code; and (3) Palm Beach County Environmental Control Rule - 1. These codes regulate the use and installation of individual sewage disposal systems.

Policy 3.4: The Village shall update its population projections at the time of the approval of a Comprehensive Plan amendment or development order permitting an increase in residential units.

OBJECTIVE 4: The Village shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

Policy 4.1: Requests for development orders, permits or project proposals shall be coordinated by the Village, as appropriate, with adjacent municipalities by participating in

IPARC, Metropolitan Planning Organization, Palm Beach County, School District of Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District and state and federal agencies.

Policy 4.2: All future high density residential development, with the following exceptions, shall be directed to areas west of U.S. Highway No. 1 as a means of coordinating coastal area population densities with the County Hurricane Evacuation Plan:

1. Properties located east of U.S. Highway No. 1 that are currently assigned a High Density Residential future land use designation;
2. Properties that have frontage on and access to the east side of U.S. Highway No. 1, provided a determination is made by the Village, based upon a professionally competent study, that the hurricane evacuation provisions of F.S. 163.3178(9)(a) are complied with.

Policy 4.3: Although there are currently no resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, in effect within North Palm Beach, the Village shall participate in the preparation and implementation of said plans should they become necessary.

Policy 4.4: In the event of a proposed future annexation of sufficient size to site a school, or co-locate a school with public facilities (e.g. parks, libraries, and community centers), the Village shall coordinate with the Palm Beach County School Board to determine the need for an additional school site in the area. If it is determined that there is a need, and that a school site can be accommodated, the proposed annexation shall provide for the school site.

Policy 4.5: The Village shall promote mixed-use development along its major transportation corridors, and cooperate with Palm Beach County to develop new and improved forms of transit as a means of reducing greenhouse gas emissions resulting from traffic congestion.

Policy 4.6: During the review of any development or redevelopment proposal, the Village shall determine the feasibility of cross-access with neighboring parcels as a means to promote more efficient travel.

Policy 4.7: The Village shall educate the public regarding the placement and maintenance of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

OBJECTIVE 5: Special land use policies shall be developed by North Palm Beach when necessary to address site-specific issues related to implementing the Village Goal Statement. Refer to the Future Land Use Map Atlas for parcel locations which are the subject of specific special policies.

Special Policy 5.1: Historic properties with an assigned Florida Master Site File reference number shall be identified on Planning Area maps located in the Future Land Use Map Atlas.

Special Policy 5.2: Utilize the mixed-use provisions of the Village's Commercial Planned Unit Development (CPUD) Ordinance as a means of developing the property delineated as "Special Policy 5.2 on Map 2 of the Future Land Use Map Atlas in a transition mode from Commercial (i.e. compatible to the C-B Zoning District) to Residential (i.e. compatible to the R2 Zoning District) running from U.S. Highway No. 1 east to Lake Worth. Maximum gross density shall not exceed 10-11 DU/AC. Non- residential development pods shall comply with the Floor-Area-Ratio standards listed in Policy 1.4 of the Future Land Use element. Development of the property shall be subject to the Village Council approval of site plan and PUD applications. The following uses shall be excluded from this development: (1) Golf club and its accessory uses such as restaurant, bar, driving range and equipment store; (2) bowling alley; (3) filling stations; (4) dry cleaning plants; (5) mobile home park; and (6) adult entertainment establishment.

Special Policy 5.3: As a means of preserving native vegetative species in Planning Area 6A, encourage the use of the Planned Unit Development by allowing the clustering of residential units in defined buildable areas (i.e. all areas in Planning Area 6A are as "buildable", with the exception of those delineated on Figure 3-3.

Special Policy 5.4: Require all new developments in Planning Areas 1 and 6A to perform an environmental assessment to define potential impacts upon the viability of vegetative species and/or habitats delineated on Figure 3. The impact assessment shall include necessary techniques and/or controls to maintain species and/or habitats in their current condition or mitigate potential impacts.

Special Policy 5.5: (Reserved).

Special Policy 5.6: As a means of enhancing the commercial character of the area along Northlake Boulevard through renovation and/or redevelopment, maintain a waiver process which may allows proposed projects to depart from the strict interpretations of the Zoning Code if, after review by the Village, it is found that said projects are in compliance with the North Palm Beach Comprehensive Plan and meet standards in the Zoning Code.

Special Policy 5.7: The Village shall review proposed Future Land Use Map Series amendments to determine whether or not they discourage the proliferation of Urban Sprawl based upon the application of standards contained in Chapter 9J-5, F.A.C. (No Future Land Use Map Atlas reference.)

Special Policy 5.8: Residential development on the property delineated as "Special Policy 5.8" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 98 residential units.

Special Policy 5.9: Residential development on the property delineated as "Special Policy 5.9" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 232 residential units.

Special Policy 5.10: Residential development on the property delineated as "Special Policy 5.10" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 184 residential units.

Special Policy 5.11: Residential development on the property delineated as "Special Policy 5.11" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 108 residential units.

Special Policy 5.12: Residential development on the property delineated as "Special Policy 5.12" Map 2 of the Future Land Use Map Atlas shall be limited to the existing 197 residential units.

Special Policy 5.13: Residential development on the property delineated as "Special Policy 5.13" on Map 7 of the Future Land Use Map Atlas shall be limited to the existing 48 residential units.

Special Policy 5.14: Residential development on Planning Area 1 shall be clustered in the least environmentally sensitive portion of the parcel which is the subject of an application for a development order. (No Future Land Use Map Atlas reference.)

Special Policy 5.15: Year-round, permanent resident residential development within the area defined by the current extent of John D. MacArthur Beach State Park shall be limited to that provided for Park personnel. (No Future Land Use Map Atlas reference.)

Special Policy 5.16: The 0.43 acre lot located at the southwest corner of Prosperity Farms Road and Honey Road (Map 5 of the Future Land Use Map Atlas) shall be assigned a Commercial Future Land Use Map designation in order to support its current use. The current use may be maintained consistent with the provisions of Sections 45-63 (non-conforming uses) and 45-64 (non-conforming structures) of the Village Code; however, any future change in use shall be consistent with those uses permitted in the C-T transitional Commercial District.

Special Policy 5.17: Non-residential land uses within Protection Zone 4 of the Richard Road wellfield (Ref: Map 5, 6B, and 7 of the Future Land Use Map Atlas) which store, handle, use or produce any regulated substance are prohibited, unless they qualify as a general exemption or receive an operating permit from Palm Beach County ERM, pursuant to Section 9.3 of the Palm Beach County Land Development Code.

Special Policy 5.18: Residential development on the property delineated as "Special Policy 5.18" on Map 3B of the Future Land Use Map Atlas shall be limited to a maximum of 16 residential units.

Special Policy 5.19: Public School development on the property delineated as Special Policy 5.19 on Map 4b of the Future Land Use Map Atlas shall be limited to a maximum 0.35 Floor-Area-Ratio.

OBJECTIVE 6: The Village shall encourage infill development and redevelopment along the Northlake Boulevard and U.S. Highway No.1 corridors.

Policy 6.1: Development and redevelopment activities in the Northlake Boulevard Overlay Zone, as illustrated on Figure 3-8, shall conform with the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor as well as the requirements of the Village's Comprehensive Plan and underlying zoning districts.

Policy 6.2: Mixed-use development and redevelopment is encouraged along the U.S. Highway No.1 corridor by the Village through the provisions of the C-MU and C-T and may also be permitted through the commercial planned unit development approval process, consistent with the density and intensity criteria stated in Objective 1.B.

Policy 6.3: Development and redevelopment activities shall be transit-ready by maintaining access to Palm Tran, pedestrian accessibility by sidewalks and bikeways, and connectivity with neighboring residential and commercial areas.

3.4. FUTURE LAND USE CLASSIFICATION SYSTEM

The land use Classification System presented on Table 3-1 is adopted as the "Future Land Use Classification System" of the Village of North Palm Beach. Subject to the land use compatibility and application review provisions of Section 163.3208, Florida Statutes, and electric distribution substations are permitted in all land use categories listed in Table 3-1 except Conservation/Open Space.

3.5 FUTURE LAND USE MAP SERIES

3.5.1 Future Land Use Maps

Village of North Palm Beach Planning Areas are delineated on Figure 3-1, while 2020 Future Land Use Plan is displayed on Figure 3-2. Recreation/Open Space areas are identified on Figure 3-2; however, due to their character and Village-wide appeal, the delineation of specific service areas is not appropriate. Each facility is deemed to serve the Village as a whole.

3.5.2 Future Land Use Map Atlas

For the purposes of identifying properties subject to the conditions of a special policy described in Objective 5 and tracking Future Land Use Map amendment and annexation activities, the Village of North Palm Beach Future Land Use Map Atlas, on file with the Village Clerk, is hereby incorporated by reference.

Designated historic districts or significant properties meriting protection within the Village, along with appropriate Florida Master File references are located, as appropriate, on Maps 1-7 of the Future Land Use Map Atlas.

3.5.3 Natural Resource Maps

The following natural resources data are exhibited on Figures 3-3 through 3-7:

1. Natural Habitat, Wetlands, Coastal Vegetation and Beaches (Ref: Figure 3-3 and Tables 3-2 and 3-3);
2. Surface Water Features (Ref: Figure 3-4);
3. Generalized Soils Map (Ref: Figure 3-5 and Table 3-4);
4. Flood Zones (Ref: Figure 3-6 and Table 3-5); and
5. The Coastal High Hazard Area (Ref: Figure 3-7), defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

There are no existing or planned potable water wells in the Village of North Palm Beach, nor are there any minerals of determined value. A portion of the Village, within Planning Area 5, is located within Protection Zone 4 of the Richard Road wellfield. The extent of Protection Zone 4 within Planning Area 5 is indicated on Maps 5, 6B and 7 of the Future Land Use Map Atlas.

3.5.4 Northlake Boulevard Overlay Zone Map

The Northlake Boulevard Overlay Zone is illustrated on Maps 3C and 5 in the Future Land Use Map Atlas. Development and redevelopment activities are subject to the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor.

TABLE 3 - 1

**TABLE 3-1
LAND USE CLASSIFICATION SYSTEM**

For purposes of the Comprehensive Plan, the following land use classifications, which are applicable to North Palm Beach, are used to describe existing land uses in the Village. The classifications are consistent with those defined in Chapter 9J5, F.A.C. and concurrent with the Village's perception of use.

Residential: Land uses and activities within land areas used predominantly for housing and excluding all tourist accommodations.

Commercial: Land uses and activities within land areas which are predominantly related to the sale, rental and distribution of products and the provision or performance of services. Within the Commercial classification, residential and other uses may also be permitted in accordance with the mixed-use policies of the Comprehensive Plan and the Village's land development regulations.

Light Industrial/Business: Land uses which are predominantly related to providing office, flex, light industrial and warehouse space for the purposes of light manufacturing, assembly and processing of products, office uses, research and development, and wholesale distribution and storage of products. In addition, commercial uses that serve the projected workforce and neighboring residential populations and which encourage internal automobile trip capture may also be permitted."

Recreation/Open Space: Land uses and activities within land areas where recreation occurs and lands are either developed or vacant and concerned with active or passive recreational use.

Conservation/Open Space: Land uses and activities within land areas "designated" for the primary purpose of conserving or protecting natural resources or environmental quality, and includes areas designated for such purposes, or combinations thereof, as primary recreation, flood control, protection of quality or quantity of ground water or surface water, flood plain management, fisheries management, and/or protection of vegetative community or wildlife habitats. Permitted land uses shall include single-family units.

Public Buildings & Grounds: Lands and structures that are owned, leased, or operated by a government entity, such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held but publicly regulated utility.

Educational: Land use activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Other Public Facilities: Land uses and activities within land areas concerned with other public or private facilities and institutions such as churches, clubs, fraternal organizations, homes for the aged and infirm, and other similar uses.

Transportation: Land areas and uses devoted to the movement of goods and people including streets and associated rights-of-way.

Water: All areas covered by water or any right-of-way for the purpose of conveying or storing water.

SOURCE: Florida Administrative Code: LRM, Inc. 2009; Rev. NPBCP Amendments 92-2 and 09-1.