



## VILLAGE OF NORTH PALM BEACH SPECIAL WORKSHOP SESSION AGENDA

VILLAGE HALL COUNCIL CHAMBERS  
501 U.S. HIGHWAY 1

MONDAY, NOVEMBER 14, 2022  
AFTER SPECIAL SESSION

Deborah Searcy  
Mayor

David B. Norris  
Vice Mayor

Susan Bickel  
President Pro Tem

Darryl C. Aubrey  
Councilmember

Mark Mullinix  
Councilmember

Chuck Huff  
Interim Village Manager

Leonard G. Rubin  
Village Attorney

Jessica Green  
Village Clerk

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### INSTRUCTIONS FOR "WATCH LIVE" MEETING

To watch the meeting live please go to our website page (link provided below) and click the "Watch Live" link provided on the webpage:

<https://www.village-npb.org/CivicAlerts.aspx?AID=496>

### ROLL CALL

### DISCUSSION

- C3 ZONING DISTRICT REGULATIONS** Council discussion regarding C3 Zoning District regulations affecting the property located on the Southwest corner of Northlake Boulevard and US Highway 1, previously known as the Twin City Mall.

### ADJOURNMENT

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

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

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TO: Honorable Mayor and Council  
THRU: Chuck Huff, Interim Village Manager  
FROM: Alex Ahrenholz, Acting Director of Community Development  
DATE: November 14, 2022  
SUBJECT: **WORKSHOP – C-3 Zoning District Regulations (Twin City Mall Site)**

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**Context:**

The Twin City Mall was established as the C-3 zoning district with the execution of an Interlocal Agreement with the Town of Lake Park in 1993. The current site is underutilized, with large vacant parcels. The Citizen’s Master Plan, completed in 2016, envisioned redevelopment of the site into a mixed-use, transformational, walkable, town center for the Village. Staff has been working with the owner of a 13-acre portion of the site to develop regulations that achieve this goal.

The Planning Commission reviewed the draft regulations at its November 1, 2022 meeting. The Commission expressed reservations about the overall building height and the use of Floor Area Ratio (FAR) to limit development without any density restriction. The Commission also wanted to ensure that enough restrictions were in place in the event the proposed development did not move forward.

Dana Little with the Treasure Coast Regional Planning Council (TCRPC) attended the Planning Commission meeting to discuss the Citizen’s Master Plan concepts, as well as the Market Study completed for this site in 2021. The Planning Commission recommended the Village utilize the expertise of the TCRPC to help finalize the proposed regulations.

**Summary of Requested Code Changes:**

The current draft C-3 zoning regulations create a new Planned Unit Development (PUD) process for large scale developments. It is anticipated that the owner of the 13-acre portion of the site will utilize these regulations. The existing outparcels will continue to be governed by the existing C-3 zoning regulations, with the added flexibility of utilizing the Village’s existing PUD provisions with no minimum parcel size requirement.

The proposed C-3 PUD provisions would allow buildings up to 14 stories or 200 feet, with a limit of 9 stories within 50 feet of U.S. Highway One or Palmetto Drive. The entire site will be limited to an FAR of 2.75, which results in approximately 1,566,000 square feet over the 13-acre portion. Utilizing FAR allows for varying housing types and unit sizes, whereas density restrictions favor larger dwelling units. Ultimately, the development will be limited by traffic, utilities and overall compatibility with the area. Additionally, the PUD process ensures that the Village Council has full review authority over any development application.

The Village’s proposed regulations are generally consistent with the regulations adopted by the Town of Lake Park, which utilize a density of 48 units per acre and an FAR of 2.00 over the entire site. The Town of Lake Park limits building height to 12 stories or 160 feet; however, the height limitation exempts up to three levels of structured parking.