



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR ZONING VARIANCE**

**APPLICANT INFORMATION**

**Owner**

Name: Northlake Promenade Shoppes, LLC Phone: 561-989-2240  
Address: 3200 N. Military Trail, 4th Floor City: Boca Raton State: FL Zip: 33431  
Email  
Address: styriver@woolbright.net (REQUIRED)

**Agent** (if applicable)

Name: McKenna West Phone: 561-747-6336  
Address: 1934 Commerce Lane, Suite 1 City: Jupiter State: FL Zip: 33458  
Email  
Address: mwest@cotleur-hearing.com (REQUIRED)

**PROPERTY INFORMATION**

1. Property Location/Address: Not addressed  
2. Property Control Number(s): 36 - 43 - 42 - 21 - 32 - 010 - 0000  
Property Control Number(s): 36 - 43 - 42 - 21 - 32 - 009 - 0000  
3. Zoning District: C3 Twin Cities Mixed Use

**PROJECT INFORMATION**

Variance(s) requested: **78-73 (e) Performance Standards**  
**b.A minimum of 60 percent of a building frontage shall abut any other street setback**  
Brief description of work proposed (use additional sheets if necessary):  
**Applicant proposes to build a 279-unit residential project. The subject site is 9.07 acres. The**  
**proposed development will integrate with existing retail uses on site, together with public open**  
**space, to create a vibrant mixed-use project that aligns with the regulations set forth for the C-3 Zoning**  
**district.**

## VARIANCE CRITERIA

In order to authorize any variance from the requirements of the Land Development Regulations, the Planning and Zoning Board must conduct a quasijudicial hearing, and must make findings of fact that all of the following criteria have been satisfied:

*(Respond to each item below)*

1. Special Conditions: That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.  
**Please see Justification Statement.**  

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2. Actions of Applicant: That the special conditions and circumstances do not result from the actions of the applicant.  
**Please see Justification Statement.**  

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3. Special Privilege: That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.  
**Please see Justification Statement.**  

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4. Literal Interpretation: That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter, and would work unnecessary and undue hardship on the applicant.  
**Please see Justification Statement.**  

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5. Minimum Variance: That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.  
**Please see Justification Statement.**

6. Public Interest/Harmony with Code: That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations of the Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.  
**Please see Justification Statement.**

7. Harmony with Comprehensive Plan: That the variance would not be contrary to the comprehensive plan of the Town.  
**Please see Justification Statement.**

#### LIST OF REQUIRED DOCUMENTS

- Map showing property subject to this application
- Six copies of Site Plan(s), if necessary
- Building plans of structures to be erected, if necessary
- Certified survey of property (no more than 1 year old)
- Notarized Town of Lake Park Agent Authorization form, if applicable

#### FEES

Application Fee:  
\$1,000 nonresidential;  
\$750.00 residential  
Minimum Escrow Deposit:  
\$1,500.00\*

*\*Unused portion of escrow  
is refundable – additional  
costs will be recovered in  
advance*

#### SIGNATURE

The undersigned states that the above is true and correct as s/he is informed and believes:

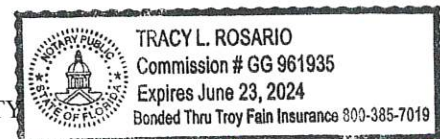
Signature of Owner or Agent

Soraya TyRiver

Print Name

STATE OF FLORIDA  
PALM BEACH COUNTY

(Seal)



Tracy L. Rosario

SWORN TO OR AFFIRMED before me this 9th day of April, 2024. By: Soraya TyRiver  
☐ who has produced as identification ☒ whom I know personally

**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**




Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Soraya TyRiver, have read and understand the regulations above regarding cost recovery.

  
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Property Owner Signature  
North Lake Promenade Shoppes LLC

4-9-2024  
\_\_\_\_\_  
Date