



## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** June 18, 2025

**Originating Department:** Town Attorney

**Agenda Title:** Release of Unity of Title – Former Twin City Mall - Village of North Palm Beach

**Agenda Category** (i.e., Consent, New Business, etc.): **Consent**

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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<b>Cost of Item:</b>	<u>\$2,486 (legal fees)</u>	<b>Funding Source:</b>	<u>Village of North Palm Beach Applicant (already paid)</u>
<b>Account Number:</b>	<u>N/A</u>	<b>Finance Signature:</b>	<u>N/A</u>

**Advertised:**

**Date:** N/A **Newspaper:** N/A

**Attachments:** Release of Unity of Title (to be executed)

Original Unity of Title (to be released)

**Please initial one:**

\_\_\_\_\_ Yes I have notified everyone

BL Not applicable in this case

#### **Summary Explanation/Background:**

The Community Development Department, the Town Attorney's Office and the Village of North Palm Beach are requesting the Town Commission to consider the release of unity of title within the former Twin City Mall site.

Currently, the Village of North Palm Beach is considering a new mixed-use redevelopment project (Village Place by NP-Devland Holdings, LLC - applicant and property owner) that is proposed to be located at the intersection of US-1 and Palmetto Drive (formerly Twin City Mall site) ("Property").

While the vast majority of the Property is located in the Village of North Palm Beach, a small portion of the Property extends into the Town of Lake Park (see aerial image below).

Currently, there is a unity of title over a portion of the Property where the Village Shoppes are located;

however, due to the new Village Place project that is expected to encompass additional parcels, it has been identified that there is a need to release the existing unity of title to enable the property owner to move forward with this new project.

Since the existing unity of title includes property within both the Village of North Palm Beach and the Town of Lake Park, the unity of title would require both the Village and the Town to approved the requested release.

Note: The Village of North Palm Beach's Council has approved the release of the unity of title on April 24, 2025. If approved by the Town of Lake Park Town Council, the release will be recorded in the official public records of the Palm Beach County.

If approved, the release does not grant any development rights and will require that all future development plans will be provided to the Town for joint review.

The proposed release of unity of title has been prepared by the property owner and reviewed by the Community Development Director, the Town Attorney and the Village of North Palm Beach

**Recommended Motion:**

I move to approve the release of unity of title within the former Twin City Mall site and authorize the Mayor to sign the release of unity of title.

