



**Town of Lake Park, Florida  
Special Call Joint Meeting  
Lake Park Planning & Zoning Board  
And The  
Village of North Palm Beach  
Planning Commission  
Meeting Minutes  
May 2, 2024, 6:30 P.M.  
Town Hall Commission Chamber  
535 Park Avenue, Lake Park, Florida 33403**

**CALL TO ORDER**

The meeting was called to order at 6:37 P.M.

**PLEDGE OF ALLEGIANCE**

Chair Ahrens lead the Pledge of Allegiance.

**ROLL CALL – (Town of Lake Park)**

Richard Ahrens, Chair	Present
Jon Buechele, Vice-Chair	Present
Gustavo A. Rodriguez	Present
Patricia J. Ledue	Present
Evelyn C. Harris	Present

**ROLL CALL – (Village of North Palm Beach)**

Donald Solodar, Chair	Present
Cory Cross, Vice-Chair	Present
Thomas Hogarth	Present
Jonathan Haigh	Present
Scott Hicks	Present
Tim Hullihan	Present
Mark Michaels	Present

Also in attendance were Town Planner Anders Viane, Town Planner Karen Golonka, Town Attorney Brett Lashley, and Assistant to the Community Development Director Kimberly Rowley.

In attendance, representing the Village of North Palm Beach was Village Attorney Len Ruben.

## **APPROVAL OF AGENDA**

**Motion: Vice-Chair Buechele moved to approve the agenda; Board Member Rodriguez seconded the motion.**

Motion passed unanimously.

## **APPROVAL OF MINUTES**

- February 5, 2024 Planning & Zoning Board Meeting Minutes.

**Motion: Vice-Chair Buechele moved to approve the February 5, 2024 Planning & Zoning Board Meeting minutes; Board Member Leduc seconded the motion.**

Motion passed unanimously.

Chair Ahrens explained the need for a joint meeting with the Village of North Palm Beach due to the property being within the jurisdiction of both municipalities.

Town Planner Karen Golonka explained that this review and discussion was only on the Northlake Promenade project within the Town of Lake Park. The North Palm Beach Northlake Promenade section was not to be discussed this evening. The Village of North Palm Beach Planned Unit Development (PUD) would be discussed during the next meeting, scheduled for May 8, 2024 in the Village of North Palm Beach.

## **Public Comment**

Chair Ahrens explained the Public Comment procedure.

## **ORDER OF BUSINESS**

The normal order of business for Hearings on agenda items are as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of staff and applicant
- Public Comments – limited to 3 minutes per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

## **NEW BUSINESS:**

**PZ-24-02: Variance Request (Quasi-Judicial – the Lake Park Planning & Zoning Board is the Governing Body):** Variance Application for Parcels 36—43—42-21-32-010-0000 AND 36-43-42-21-32-009-0000 within the C-3 Twin Cities Mixed-Use District

from building frontage requirements due to utility easement conflicts (this variance request is associated with the Site Plan Association item listed herein below).

Attorney Ruben swore in all witnesses.

Exparte Disclosure:

Chair Ahrens disclosed that he saw this site plan one-year ago.

Board Member Leduc disclosed conversations with staff regarding the project.

Town Planner Golonka explained the project (see Exhibit “A”). Mr. Donaldson Hearing from Cotleur & Hearing gave a presentation (see Exhibit “B”). Board Member Harris asked for clarification due to the presentation this evening of 7-stories and 279 units, which was different from the documents they received and the setback requirements related to the variance request. Mr. Hearing stated that the increase in density had no relevance to the variance request.

Planning Commission Member Tim Hullihan stated that criteria number two was referenced in the presentation, which states that a road could be built if a parking lot was built. If the road was built and the setup was not affected, then why included criteria number two.

Mr. Hearing explained that it would create two roads, side-by-side, which would be disruptive and negatively affect traffic flow. He clarified that they was a Publix road that would be utilized.

Board Member Harris asked what would happen if the variance were not approved. Mr. Hearing explained that it would not be financial feasible and would take multiple years to move the easements for the project. Chair Ahrens explained that with his background he knows that it would be impossible to have FPL approve the easement.

**Motion: Vice-Chair Buechele moved to approve PZ-24-02; Board Member Harris; seconded the motion.**

Motion passed unanimously.

**PZ-24-03: Site Plan Application (a joint recommendation by the Lake Park Planning & Zoning Board and the North Palm Beach Planning Commission is required):** On behalf of Northlake Promenade Shoppes LLC (“Property Owner” and “Applicant”), McKenna West of Cotleur & Hearing (“Agent”) is requesting Site Plan Approval for a seven-story, 279 unit Multi-Family Apartment Complex.

Town Planner Anders Viane explained the project (see Exhibit “C”). Planning Commission Chair Donald Solodar asked if there would be indoor or outdoor parking. Town Planner Viane stated that there was all outdoor parking, with some spaces covered, but not indoors. Planning Commission Chair Solodar asked why the plan changed from six to seven stories. Town Planner Viane stated that the applicant might address the reasons during their presentation.

Board Member Harris asked for clarification on the number of parking spaces to accommodate the units. Town Planner Viane stated that this was a mix-use urban district, which accommodates for walking, biking and other motor mobility options. There was a traffic study completed, which also supported the proposed parking for this site.

Planning Commission Hullihan asked why that code was used. Town Planner Viane explained that it was the adopted standard for the C-3 Twin Cities Mixed District, so it was not specific to the project. It would apply to all projects of that use type within that district. Chair Ahrens believed that what was referred to as “shared parking” was called time sequence because some of the commercial spaces are not in occupancy when those businesses are not operating.

Planning Commission Member Mark Michaels asked if the Future Land Use Map was the same in the Village of North Palm Beach. He expressed concern with the additional traffic impact to US1 and Northlake Blvd. Town Planner Viane explained that the question property does not share geographical boundaries with the Town so he was unable to respond to the question. He deferred the traffic concerns to the traffic engineers.

Planning Commission Member Tom Hogarth asked if this was the Floor Area Ratio (FAR) for the entire parcel and what the FAR result. Town Planner Viane explained that the FAR was for non-residential uses within the Town of Lake Park. Planning Commission Member Hogarth asked how the applicant resulted in the shared parking. He asked if the Town had a formula for calculating spaces. Town Planner Viane explained the applicant was not relying on shared parking. They had performed a parking study. He explained the Town’s C-3 Code as it related to parking.

Planning Commission Member Michaels asked if the Publix would be shut down during the same time that the Publix was closed on Alt A1A. Mr. Hearing explained that this Publix has undergone a similar renovation that was currently taking place on Alt A1A, so it would remain open while they improved the façade.

Mr. Hearing presented to the Board and Planning Commission (see Exhibit “D”). Vice-Chair Buechele asked if any of the units be available under affordable housing. Mr. Hearing explained there was no work-force housing component. Board Member Harris asked how the parking situation would be addressed for this area. Mr. Hearing stated that they were strategic of where to place the residential version public parking. Chair Ahrens complimented the developer on the changes to the site plan since two-years ago. Board Member Leduc asked for clarification on the traffic study. Ms. Anna Lai with Simmons and White explained the overall project and the reduction since the original site plan. She explained that because of the reduction the traffic flow would be significantly less. Mr. Hearing explained that the study was conducted years before the project was changed. Board Member Harris asked where the access points on Palmetto Drive were. Mr. Hearing explained that there were two access points on Palmetto Drive and one was being created to the west for residents and parking area. It would not be a cut through.

Planning Commission Member asked if the traffic was vested. Mr. Hearing stated that this would only include the parking located in Lake Park and not North Palm Beach. He stated that it was conducted in 2018. Planning Commission Member asked if a traffic signal

would be installed on Northlake Blvd. Mr. Hearing stated that a four-way traffic signal would be installed at the intersection. Planning Commissioner Member Michaels expressed concern with traffic that was done prior to the Nautilus and other projects in the area. Mr. Hearing stated that those projects were taking into account when creating the access points, turn lane and traffic signal placement. Planning Commission Member Michaels asked if the road could be widened. Mr. Hearing stated that the road could not be made into a cut-through. Planning Commission Member Jonathan Haigh asked how commercial deliveries would be made to those businesses west of Publix. Mr. Hearing explained that the rear area would be utilized for employee parking and delivery. Planning Commission Member Haigh asked to have the drop-off stop near the proposed park be removed from the site plan. Mr. Hearing stated that it could be removed. Planning Commission Member Haigh asked commented about the diversity of shrubs. Mr. Hearing agreed that the shrubs could be diversified and those changes have been noted. Planning Commission Member Thomas Hogarth asked for clarification regarding the median cuts on Northlake Blvd. Ms. Lai of Simmons and White stated that there would be a total of three entrances from Northlake Blvd., with the center entrance as the main signaled entrance. The median cut on the east side of the property, closest to US1 will be closed. Planning Commission Member Hogarth asked if there was one landscape maintenance company to support the new development. Mr. Hearing explained that Avalon Bay would own and operate all the retail on lot set 9 and 10. He further explained that those were part of a common area association of the overall site. Planning Commission Member Hogarth asked if this was a Planned Unit Development (PUD) agreement. Mr. Hearing stated that there was a POA declaration. Planning Commission Member Hogarth has noticed poor maintenance on the North Palm Beach side. Planning Commission Member Hullihan liked the project. He provided his opinions regarding the architecture design. Mr. Hearing responded to the lighting question posed to ensure that they have met all of the lighting requirements. Planning Commission Member Hogarth asked the Village of North Palm was affected by the seven-stories and does it automatically extend to everything within a mile. He asked how the Live Local Act would be impacted. Mr. Hearing stated that the Live Local Act changed during the last legislative session. Village Attorney Len Ruben explained that this would not affect the Village of North Palm Beach because it was being approved under the Town of Lake Park. He explained that while the Village has input, it was not the Village regulations that apply. He further explained that once the project comes to the Village, the Village regulations would apply.

#### Public Comment:

Mr. Lawrence Bieler provided their comments via Exhibit "E".

Mr. Thomas Cruz, Crescent Circle asked if a water pressure study was conducted to establish the effect of water pressure to the surrounding neighbors. Mr. Cruz stated that during the presentation his question was answered. He made a traffic flow suggested, which was to have a straight arrow on the far right lane of traffic.

Brady Drew, Sable Palm Drive, made suggestions to make the area more walkable and urban. He suggested more greenspace and building a parking garage instead of street parking.

**Motion: Vice-Chair Buechele moved to approve PZ-24-03 with staff conditions; Board Member Leduc; seconded the motion.**

Motion passed unanimously.

**Motion: Planning Commission Member Hullihan moved to deny the application at this time and ask the applicant to come back with revisions; Planning Commission Member Michaels seconded the motion.**

Roll Call Vote Conducted:

Jonathan Haigh	Nay
Mark Michaels	Aye
Tim Hullihan	Aye
Tom Hogarth	Nay
Cory Cross	Nay
Donald Solodar	Nay

Motion failed 2/4.

**Motion: Planning Commission Member Hogarth moved to approve the application as submitted and with the conditions as presented; Seconded by Cory Cross.**

Motion passed 4/2.

**TLP PLANNING & ZONING BOARD MEMBER COMMENTS - NONE**

**NPB PLANNING COMMISSION MEMBERS COMMENTS - NONE**

**FUTURE MEETING DATE: June 3, 2024 @ 6:30 P.M.**

**ADJOURNMENT:**

Motion to adjourn by Board Member Leduc and seconded by Board Member Rodriguez.  
The meeting adjourned at 9:04 P.M.

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\_\_\_\_\_, Chair  
Town of Lake Park Planning & Zoning Board

Town Seal

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Town Clerk, Vivian Mendez, MMC

Approved on this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_