



# Cotleur & Hearing

## **Northlake Promenade Apartments Application for Site Plan Approval**

Town Commission Meeting

June 5, 2024

Lake Park, Florida

- **Applicant:** Northlake Promenade Shoppes LLC
- **Developer:** AvalonBay Communities
- **Land Planner:** Cotleur & Hearing
- **Traffic Engineer:** Simmons & White
- **Civil Engineer:** Sun-Tech Engineering, Inc.
- **Architect:** Baker Barrios
- **Landscape Architect:** Naturalificial, Inc.
- **Electrical Engineer:** Jordan & Skala Engineers



# LOCATION

## Twin Cities Mixed Use District



SUBJECT SITE

LOT 10

LOT 9

LOT 8

Lake Park

North Palm Beach

Northlake Blvd

US Highway 1

Shore Ct

Castlewood Dr

Doolen Ct

Wettaw Ln

Lehane Ter

Teak Dr

Crescent Cir

Redwood Dr

Crescent Dr

Australian Cir

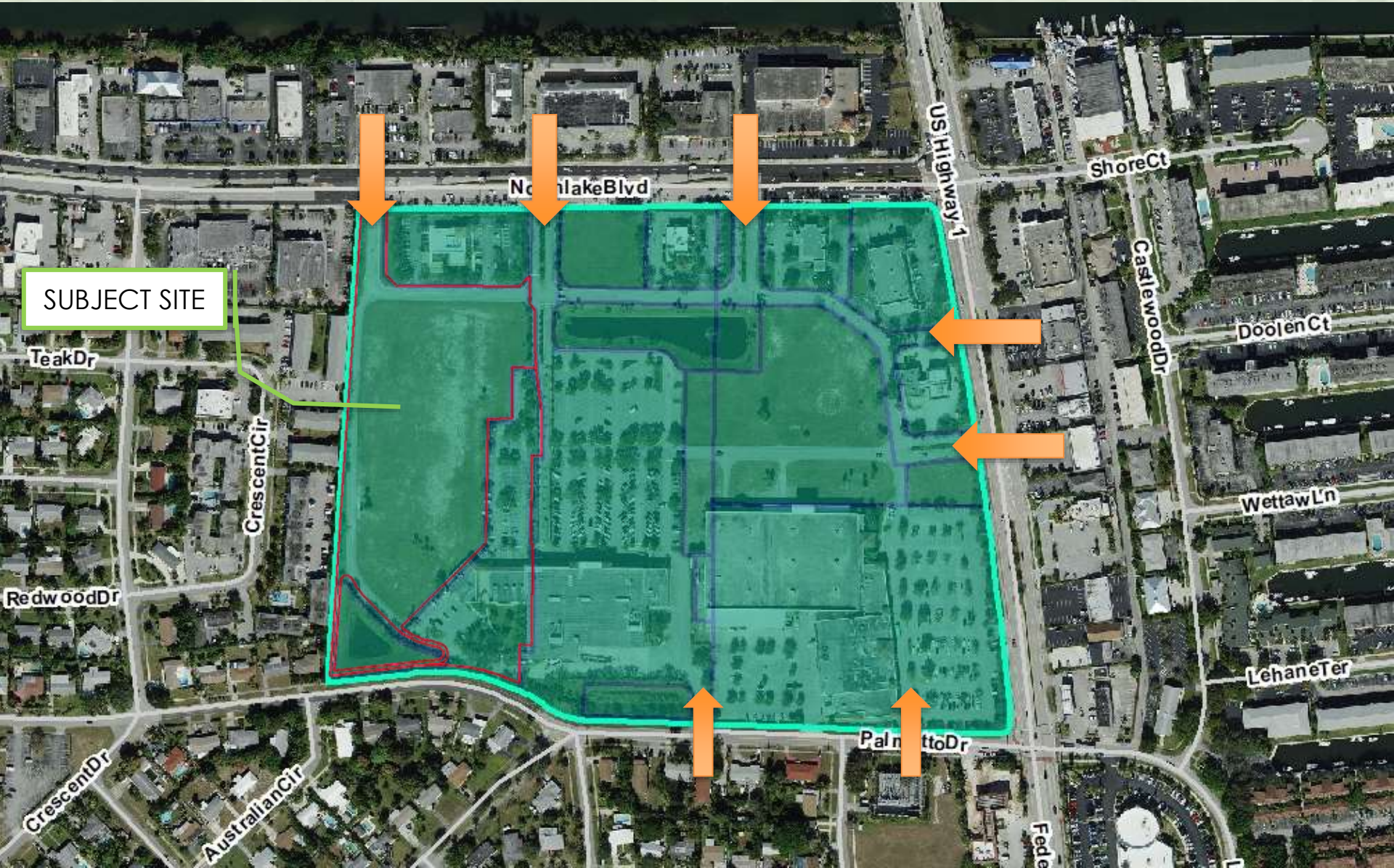
Palmetto Dr

Feder



# LOCATION

## Twin Cities Mixed Use District **POINTS OF ACCESS**





- **The site maintains an existing site plan approval for 65,380 square feet of additional retail space, which was approved in 2018 and remains vested through 2028 (Res. No. 84-11-18.)**
- The proposed site plan has been designed according to the recently adopted Twin Cities Mixed Use Zoning District regulations.
  - ❑ Northlake Promenade Shoppes LLC Acquired site **in 2016**
  - ❑ Vested site plan was approved **in 2018**
  - ❑ **“Zoning in Progress” April 2020**
  - ❑ Apartments application was originally submitted in **July 2021**
  - ❑ **Comprehensive Plan Amendment and Land Development Regulations adopted in July 2022.**
  - ❑ Submitted amended site plan application in **November 2023**

# Approved Site Plan



**Total Retail Gross Floor Area: 75,804**

**Remains vested through 2028**

*Existing Retail 1:*  
**4,138 SF**

*Existing Retail 2:*  
**6,186 SF**

**Approved Retail:**  
**65,480 SF**





**Total Retail Gross  
Floor Area: 75,804**

**Remains vested  
through 2028**



- **Site Plan Approval**

- *To allow the construction of a 7-story, 279-unit residential apartment building.*



Northlake Promenade Apartments  
Lake Park, FL



# SITE DATA

<b>Site Area</b>	<b>9.05 acres (Gross)</b>
<b>Future Land Use</b>	<b>Twin Cities Mixed Use</b>
<b>Zoning District</b>	<b>Twin Cities Mixed Use District (C3)</b>
<b>Dwelling Units</b>	<b>279 (30.8 dwelling units/acre)</b>
<b>Parking Required</b>	<b>394 spaces</b>
<b>Parking Provided</b>	<b>448 spaces</b>
<b>Height Permitted (COURTYARD TYPE A)</b>	<b>88 Feet</b>
<b>Height Proposed</b>	<b>84 Feet 11 Inches</b>
<b>Unit Mix</b>	<b>Studios: 20 1-Bedrooms: 133 2-Bedrooms: 102 3-Bedrooms: 24</b>



# Proposed Site



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# Proposed Site Plan | Aerial





# Points of Access to Site



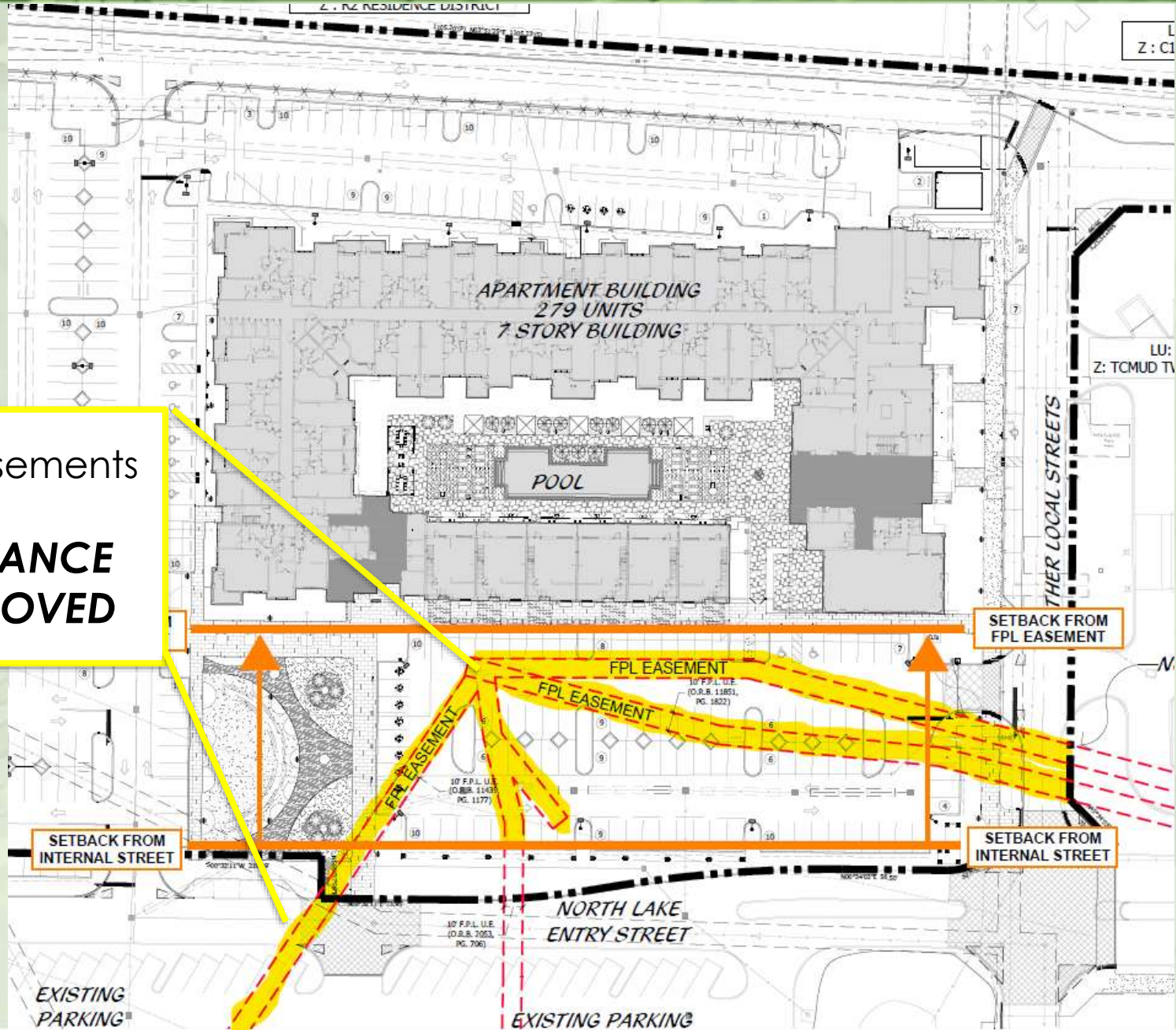


# Pedestrian Network of Site





# Site Characteristics



FPL Easements  
**VARIANCE APPROVED**

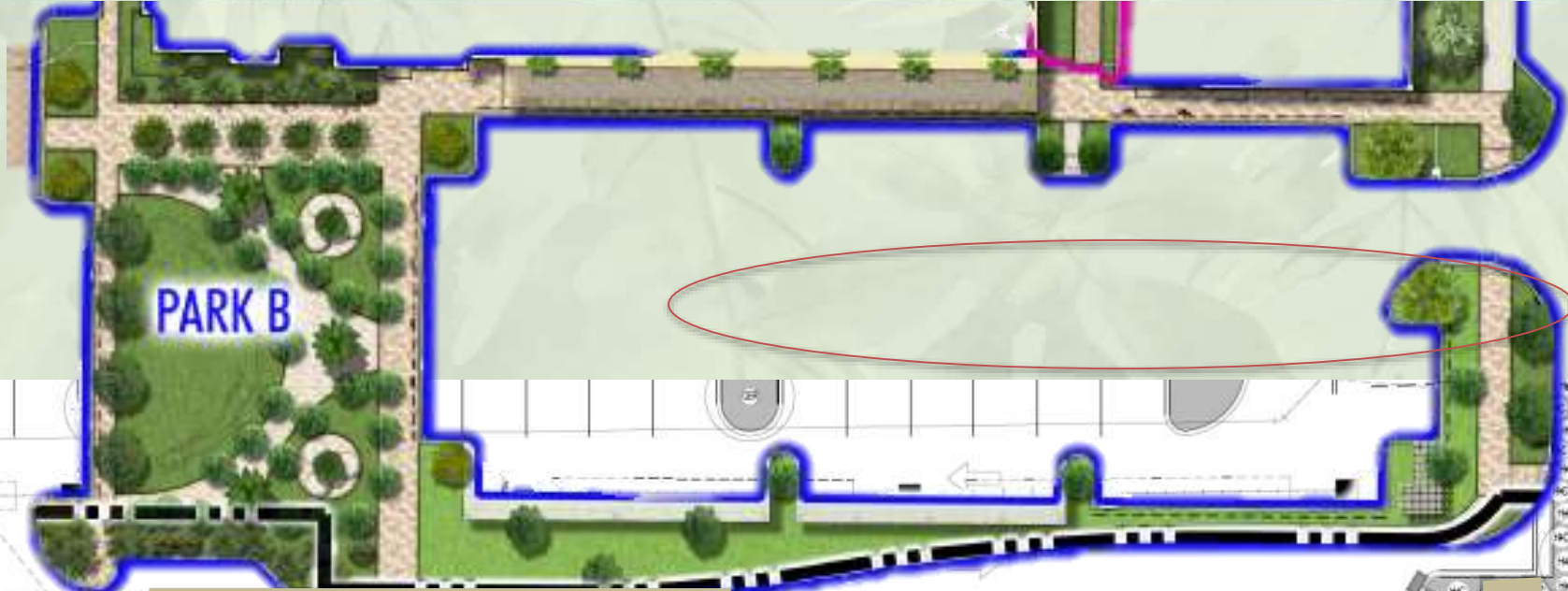




***Pervious Area of Parks: 10% of Total Site***

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Covered Parking Structures

**NORTHLAKE ENTRY STREET**

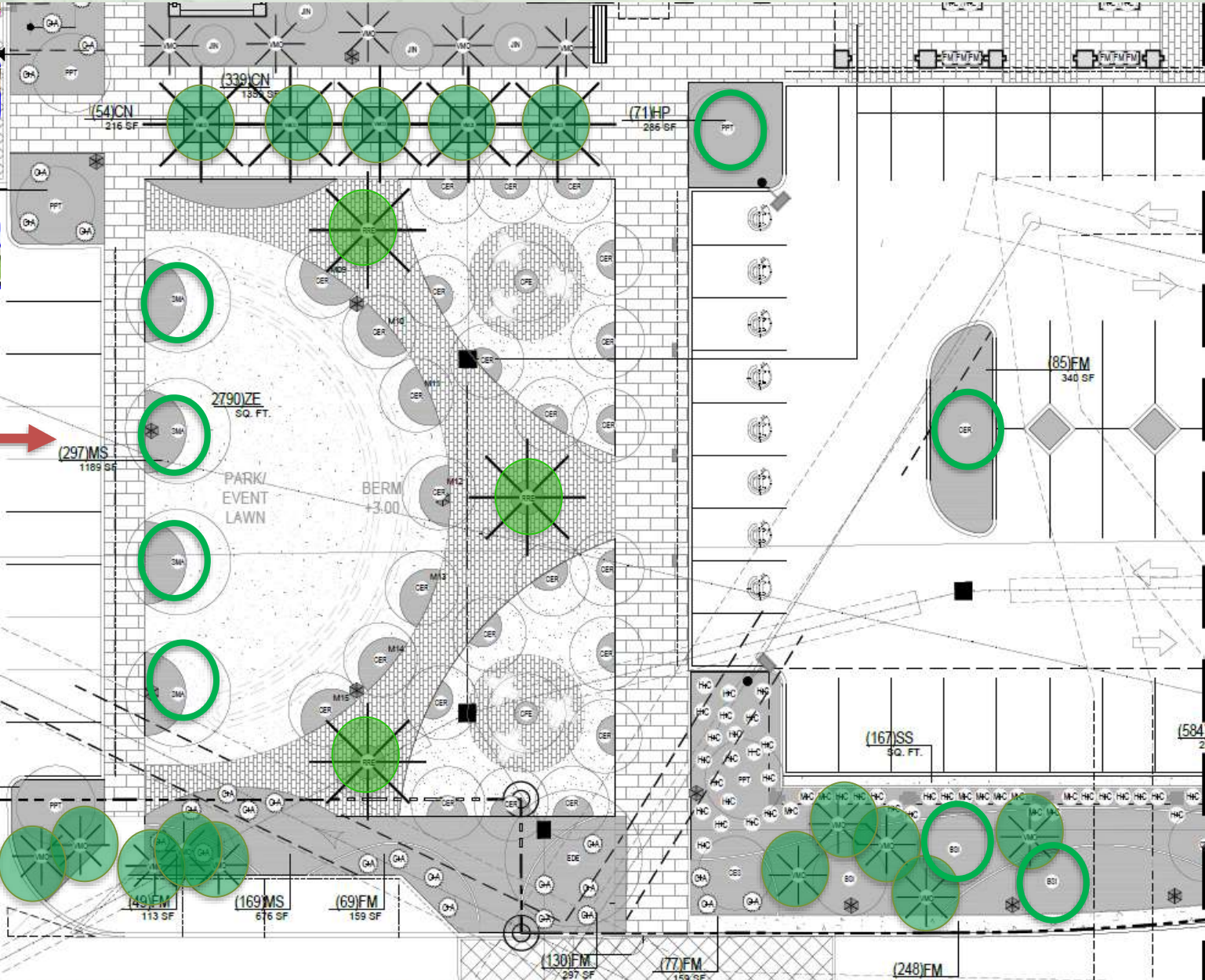
-  Sabal Palm
-  Gumbo Limbo
-  Montgomery Palm
-  Silver Buttonwood
-  Green Buttonwood







# Open Space



**NORTH AKF ENTRY STREET**

-  **Montgomery Palm**
-  **Royal Palm**







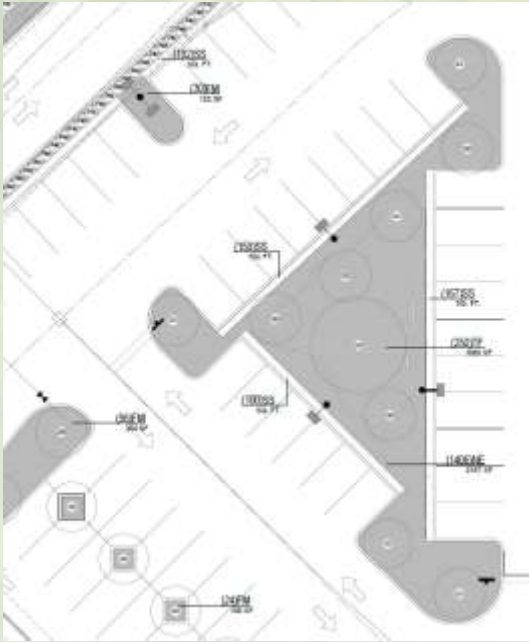






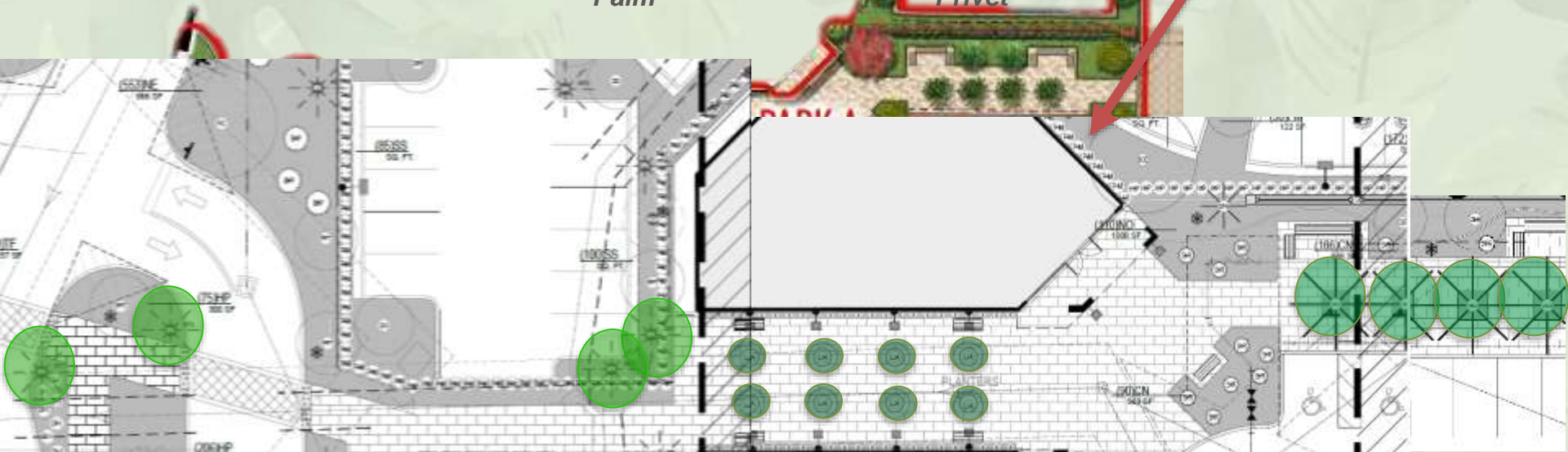




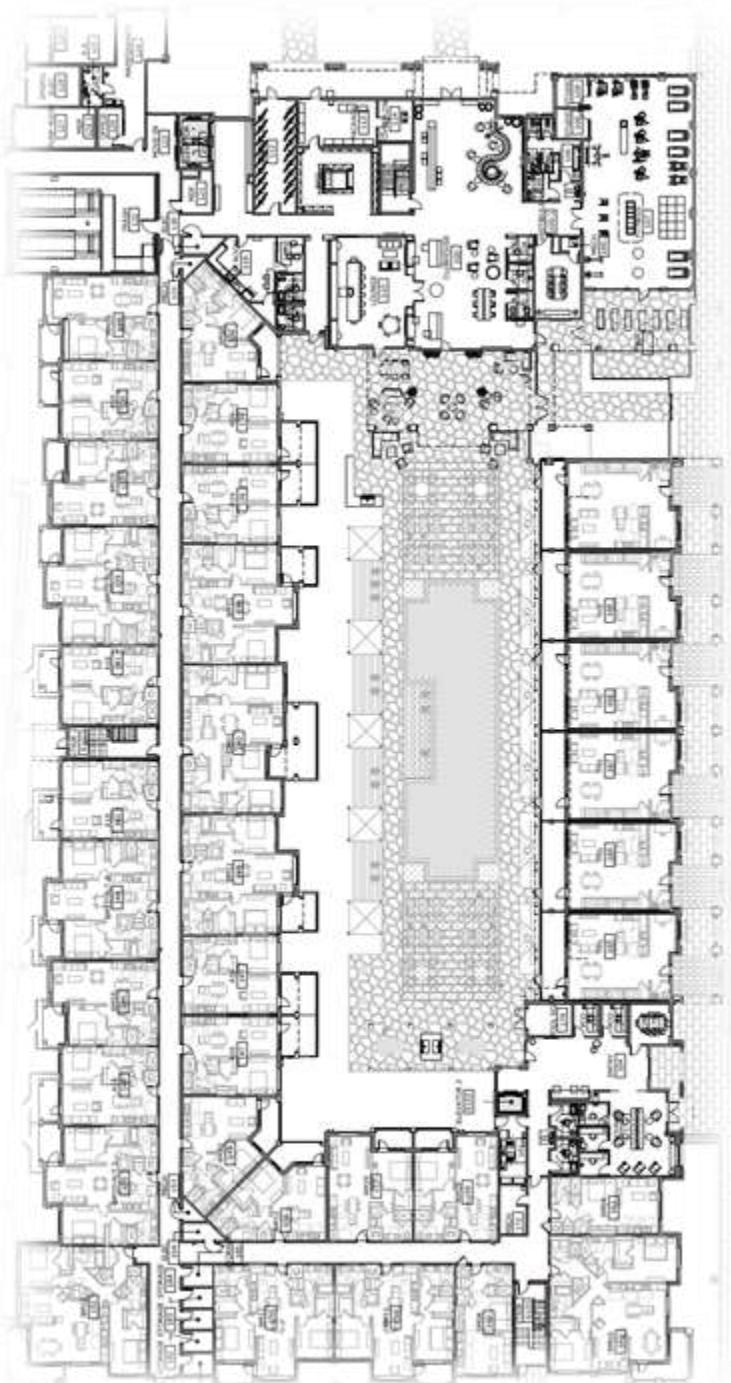
# Open Space



-  **Montgomery Palm**
-  **Sabal Palm**
-  **Japanese Privet**







# ARCHITECTURE









*Main Entry – North Facade*





*Northwest view*





***Southwest view – Retail + Residential***





*East Facade*





*Existing Retail – Façade Improvements*





***(g) Architectural consistency.*** All new buildings shall utilize an architectural vernacular that is consistent and harmonious with existing adjacent structures as well as those in the immediate vicinity per 78-330(3) or section 3-1(c), as applicable.





# Architectural Consistency



*(g) Architectural consistency. All new buildings shall utilize an architectural vernacular that is consistent and harmonious with existing adjacent structures as well as those in the immediate vicinity per 78-330(3) or section 3-1(c), as applicable.*







## Traffic Performance Standards Conditions of Approval

### *Prior to Certificate of Occupancy:*

Owner shall provide the funds for the cost of the installation of a traffic signal on Northlake Boulevard at the Site's western main entrance, "the Northlake Entry Street."

Close the easterly median opening on Northlake Boulevard and extend the eastbound dual left turn lanes at the U.S. Highway 1.

Extend the existing eastbound right turn lane on Northlake Boulevard at US-1, westerly to the east edge of the Project's westernmost driveway connection.





Trips	EXISTING	APPROVED	PROPOSED
Total	4,115	8,462	5,080
Average Peak Hour (AM & PM)	294	583	369

The proposed development is:

- ✓ Consistent with the Comprehensive Plan
- ✓ Consistent with the C3 Code Regulations
- ✓ Compatible with the Surrounding area
- ✓ Consistent with all Level of Service (LOS) standards
- ✓ Recommended for approval as noted in staff's report



## **Applicant is generally in agreement with the proposed conditions of approval.**

We respectfully request a revision to condition #11:

Within 18 months of the effective date of this Resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site until completed. Failure to initiate bona fide development or to complete the development of the site within the ~~18 months~~ **36 months** shall render the Development Order null and void. **The Town Manager shall have the authority to extend the construction period, if the Owner should have cause and/or is diligently working toward completion.**

THANK YOU



On behalf of the applicant and  
AvalonBay Communities, we request  
your APPROVAL.

Thank you for your time and  
consideration

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