



Notification of Public Meetings

9/12/2025

Dear Property Owner:

You are receiving this notice of public meetings because you are the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence. The public meetings listed herein are being held to hear the applications described below the AGENDA ITEM portion of this letter.

Should you wish to attend the meetings or comment on the application please take note of the date, time, and the instructions for attending and commenting detailed below. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

PUBLIC NOTICE TOWN OF LAKE PARK NOTICE OF PUBLIC HEARING AND QUASI-JUDICIAL PUBLIC HEARINGS

BE ADVISED THE PLANNING AND ZONING BOARD OF THE TOWN OF LAKE PARK AND THE PLANNING COMMISSION OF THE VILLAGE OF NORTH PALM BEACH WILL CONDUCT A JOINT, SPECIAL CALL PUBLIC HEARING AT 535 PARK AVENUE IN LAKE PARK TO CONSIDER THE AGENDA ITEM LISTED BELOW ON MONDAY, SEPTEMBER 22, 2025 AT 6:30PM, OR AS SOON THEREAFTER AS CAN BE HEARD. A QUORUM OF THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

THE TOWN COMMISSION WILL ALSO CONDUCT A QUASI-JUDICIAL MEETING AT 535 PARK AVENUE, LAKE PARK, TO CONSIDER THE AGENDA ITEM ON WEDNESDAY, OCTOBER 15, 2025 AT 6:30PM, OR AS SOON THEREAFTER AS CAN BE HEARD. (TENTATIVE DATE, PLEASE MONITOR WWW.LAKEPARKFLORIDA.GOV FOR ANY CHANGES). A QUORUM OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

AGENDA ITEM

On behalf of OPV Northlake Promenade LLC ("Property Owner" and "Applicant"), Schmidt Nichols ("Agent") is requesting site plan approval for a 7,578 SF retail building. The proposed development is consistent with the Town of Lake Park's adopted regulations for the C-3 Twin Cities Mixed Use District.

The Subject Property is located south of Northlake Boulevard in the Town of Lake. It is comprised of the following parcel, which totals 0.858 acres:

- Parcel 1 – PCN: 36-43-42-21-29-003-0000

PUBLIC HEARINGS

MEETING: **JOINT SPECIAL CALL PLANNING AND ZONING BOARD &
VILLAGE PLANNING COMMISSION**

LOCATION: **535 PARK AVENUE, LAKE PARK, FL. 33403.**

DATE: **MONDAY, SEPTEMBER 22, 2025**

TIME: **6:30 P.M., OR AS SOON THEREAFTER AS CAN BE HEARD**

MEETING: **TOWN COMMISSION (QUASI-JUDICIAL) – TENTATIVE, MAY
CHANGE (SEE TOWN WEBSITE)**

LOCATION: **535 PARK AVENUE, LAKE PARK, FL. 33403.**

DATE: **WEDNESDAY, OCTOBER 15, 2025**

TIME: **6:30 P.M. , OR AS SOON THEREAFTER AS CAN BE HEARD**

LOCATION MAP



Records related to this item may be inspected by contacting the Community Development Department at 561-881-3320, or by emailing Anders Viane at aviane@lakeparkflorida.gov. If a person decides to appeal any decision made by the Planning and Zoning Board or Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.