

RESOLUTION NO. 85-10-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 7,578 SF RETAIL BUILDING ON THE PROPERTY GENERALLY LOCATED SOUTH OF NORTHLAKE BOULEVARD AND WEST OF FEDERAL HIGHWAY; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, OPV Northlake Promenade, LLC (“Owner”) is the owner of the property legally described in Exhibit “A”, which is attached hereto and incorporated herein; and

WHEREAS, the Owner’s property has a property control number (PCN) of 36-43-42-21-29-003-0000 (the Site); and

WHEREAS, Schmidt Nichols as the Owner’s agent (“Applicant”) has submitted an application seeking the approval of a site plan to construct a 7,578 SF retail development on the Site (“the Project”); and

WHEREAS, the Site has a future land use designation of Twin Cities Mixed Use; and

WHEREAS, the Site is located within C-3 Twin Cities Mixed Use District, which allows retail uses; and

WHEREAS, because of its location spanning two municipal jurisdictions, development on the Site must be reviewed and approved by both the Town of Lake Park and the Village of North Palm Beach (Village); and

WHEREAS, at a joint public hearing on September 22, 2025 the Town’s Planning and Zoning Board and the Planning Commission of the Village reviewed the Project and recommended its approval; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on October 15, 2025 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town’s Community Development Department (Department) staff, the Owner, Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria of the Town’s Code for the approval of a site plan; and

WHEREAS, the Town Commission has determined that the Project is consistent with the Town’s Comprehensive Plan and meets the applicable Land Development Regulations of the Town Code.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

Section 1: The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves a site plan authorizes the development of a retail use on the Site, subject to the Owner's compliance with the following conditions:

1. The Applicant shall develop the Site consistent with the following plans. The title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
Survey			
Boundary Survey	1 of 1	10/22/16	7/30/25
Site Plan			
Site Plan	SP-1	10/3/25	10/3/25
Architecture			
Untitled	A-1	06/12/25	7/30/25
Untitled	A-2	12/16/24	7/30/25
Photometric Site Plan	A-3	07/08/25	7/30/25
Landscape Plan			
Tree Disposition Plan	LP-1	06/18/25	7/30/25
Landscape Plan	LP-2	06/18/25	7/30/25
Landscape Plan	LP-3	06/18/25	7/30/25
Landscape Specifications	LP-4	06/18/25	7/30/25
Civil			
Title Sheet	1 of 8	07/25/25	7/30/25
Paving and Drainage Plan	2 of 8	07/25/25	7/30/25
Paving and Drainage Details	3 of 8	07/25/25	7/30/25
Paving and Drainage Details	4 of 8	07/25/25	7/30/25
Pollution Prevention Plan	5 of 8	07/25/25	7/30/25
Water and Wastewater Plan	6 of 8	07/25/25	7/30/25
Water and Wastewater Details	7 of 8	07/25/25	7/30/25
Water and Wastewater Details	8 of 8	07/25/25	7/30/25
Auto-Turn Exhibit			
Delivery Van Turning Exhibit	TT-1	7/30/25	7/30/25

2. Construction associated with the development of the Site is only permitted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception has been approved by the Town Commission.

3. Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of Northlake Boulevard, Federal Highway, or any other right-of-way while the Project is being constructed shall be subject to the review and

approval of the Director and any governmental agency responsible for maintaining these roadways. Should there be any disruption to the normal flow of traffic occur during the construction of the Project, then upon written notice from the Director of the Community Development Department (Director), all construction shall cease until the Director has provided the Owner with a written notice to proceed.

4. All landscaping placed on the Site in accordance with the plans referenced herein shall be continuously maintained from the date of its installation. The Owner shall replace any and all dead or dying landscaping materials so as to meet and maintain the quantity and quality of the landscaping shown on the approved site and landscaping plans.

5. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the development of the Site.

6. All dumpsters and dumpster screening on the Site shall be kept closed at all times, except at such times as waste haulers are providing services on the designated pick-up day. All dumpsters placed on the Site shall be acquired from the approved franchise supplier for the Town.

7. Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations for the Site are in accordance with the approved site and landscaping plans (and any minor modifications that are approved through permitting) or are deemed to be equivalent by the Town's consulting landscape architect.

8. Prior to the issuance of any construction permits, the Applicant shall submit copies of all permits that are required with the approvals from all agencies having jurisdiction, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, and the State of Florida Department of Environmental Protection.

9. Any revisions to the approved plans incorporated herein, shall be submitted to the Department, and shall be subject to its review and approval. The Department shall determine whether or not the revisions to the approved plans require further review by the Town's Planning & Zoning Board and/or the Town Commission.

10. At such time as an application for a building permit is submitted, the Applicant shall submit drawings indicating the proposed signage (window, wall, freestanding, or other) for the Site, which shall include a master sign plan that ensures consistency in the design and color scheme of the signs to be located on the Site. A sign package illustrating all signs and their colors shall be included as part of the master sign plan submitted to the Department and shall be subject to its review and approval prior to the placement of any signs on the Site.

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 through completion. Failure to initiate bona fide development on the Site shall render this Development Order null and void. Once development has been initiated, the Owner shall continue development of the Site and complete the same within 18 months.

12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install high-definition surveillance cameras, which capture clear facial features throughout the parking areas on the Site and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and the Palm Beach County Sheriff's Office (PBSO).

13. **Cost Recovery.** All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and in the preparation of this resolution billed to the Owner shall be paid to the Town within 10 days of the mailing of the invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A building permit or certificate of occupancy shall not be issued if any invoices are outstanding.

14. Prior to the issuance of a building permit, the Owner shall submit a proposed sidewalk easement, which shall be subject to the review and approval of the Town Attorney. Upon the approval of the Town Attorney, the Owner shall either record the easement or incorporate the same into the final plat prior to receiving to receiving a certificate of occupancy.

Section 3. This resolution shall become effective upon execution.

Exhibit A - Legal Description

PARCEL 3 OF 'NORTHLAKE PROMENADE SHOPPES, A PUD',
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 102, PAGE 130, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.