



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: October 22, 2025

Originating Department: Community Development Department

Agenda Title: Resolution 85-10-25 - Proposed Northlake Promenade Outparcel Site Plan

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

Approved by Town Manager: _____ **Date:** _____

Cost of Item: Consultant & Legal Reviews **Funding Source:** Applicant Escrow

Account Number: 03-00103-00 **Finance Signature:** Barbara Gould

Advertised:

Date: September 12, 2025 **Newspaper:** Palm Beach Post

Attachments: Staff Report, Final Resolution, Legal Notice, Certified Letter, All Plans and Apps Binder

Please initial one:

AV Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

On behalf of OPV Northlake Promenade LLC ("Property Owner" and "Applicant"), Schmidt Nichols ("Agent") is requesting the Town Commission to consider approval of a site plan for a 7,578 SF retail building, located within the Northlake Promenade Shoppes area, adjacent to Northlake Boulevard (south side), between Helix Urgent Care and Wendy's.

The proposed development is consistent with the Town of Lake Park's adopted regulations for the C-3 Twin Cities Mixed Use District.

This proposed site plan was considered by the Town of Lake Park's Planning and Zoning Board

as well as the Town of North Palm Beach's Planning and Zoning Board of Adjustment during a joint meeting that was held on September 22, 2025. During this meeting both Boards found (unanimously) that the proposed site plan was consistent with the provisions of the C-3 Twin Cities Mixed Use District (which promotes cross-jurisdictional cooperation and review on projects in the C-3 District).

During the joint hearing, two (2) suggestions/recommendations were provided:

- 1) Incorporate additional ADA parking above the minimum requirement to accommodate handicapped vehicles
- 2) Incorporate paver crosswalks consistent with those used by the Northlake Promenade Apartments.

Note: Only one unique condition of approval is being recommended for this site plan - providing for a sidewalk easement along Northlake Boulevard to be granted by the Property Owner, OPV Northlake Promenade LLC to the Town of Lake Park.

Additionally, the proposed Northlake Promenade Outparcel site plan application and conditions of approval have been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, Lake Park Community Development Department, the Village of North Palm Beach Community Development Department Staff and the Town Attorney.

As a result, it is recommended that the proposed project's site plan substantially complies with the Town's Land Development Regulations (LDR's) and Comprehensive Plan.

Recommended Motion:

I move to approve Resolution 85-10-25 and the proposed Northlake Promenade Outparcel site plan and incorporate the proposed Town of Lake Park's Planning and Zoning Board and the Town of North Palm Beach's Planning and Zoning Board of Adjustment recommendations along with the associated conditions of approval.