



TOWN LAKE OF PARK
TOWN COMMISSION
STAFF REPORT
MEETING DATE: October 22, 2025

APPLICATION: Northlake Promenade Outparcel 3

SUMMARY OF APPLICANT’S REQUEST: 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

Joint Planning and Zoning Board Hearing (APPROVED 4-0):

This item was brought before the Lake Park Planning and Zoning Board and the Planning and Zoning Board of Adjustment of North Palm Beach on September 22, 2025 consistent with the provision of the C-3 Twin Cities Mixed Use District promoting cross-jurisdictional cooperation and review on project in the C-3 District. The Northlake Promenade Outparcel project received a unanimous vote of approval from the Lake Park Planning and Zoning Board. During the joint hearing, two suggestions were made: (1) to incorporate additional ADA parking above the minimum requirement to accommodate the handicapped; (2) to incorporate paver crosswalks consistent with those used by the Northlake Promenade Apartments. Only one unique condition of approval is being recommended for this site plan approval, providing for a sidewalk easement along Northlake, which is further detailed below the recommendation portion of this report.

BACKGROUND:

Owner & Applicant(s):

OPV Northlake Promenade LLC

Agent and Consultant:

Schmidt Nichols

Location:

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

Net Acreage (total):

0.858 acres

Legal Description:

See survey enclosed in packet.

Existing Zoning:

C-3 Business District (NBOZ Overlay)

Future Land Use:

Twin Cities Mixed Use

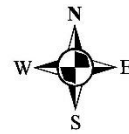
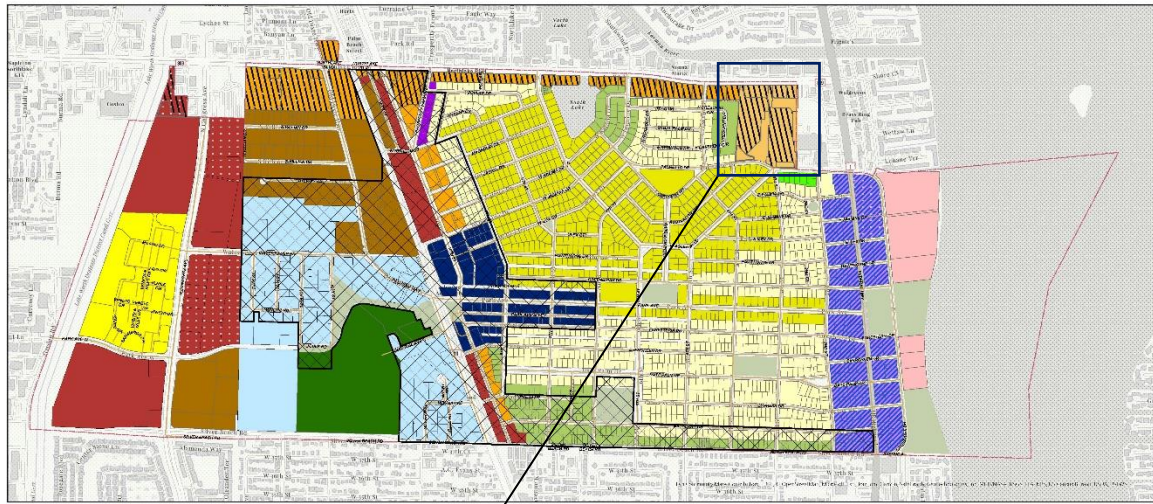
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



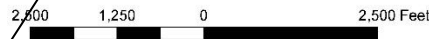
LAKE PARK ZONING MAP



Town of Lake Park Zoning Map



Date: 6/14/24



Community Development Department
 Town of Lake Park
 535 Park Avenue, Lake Park FL 33403
 Anders Viane - Planner
 561-881-3320 (ext 320)
 aviane@lakeparkflorida.gov
 Nadia DiTommaso - Director
 561-881-3319
 nditommaso@lake

Subject
Site



Adjacent Zoning:

North: (North Palm Beach Jurisdiction Across Northlake Boulevard)

South: C-3 Twin Cities Mixed Use District

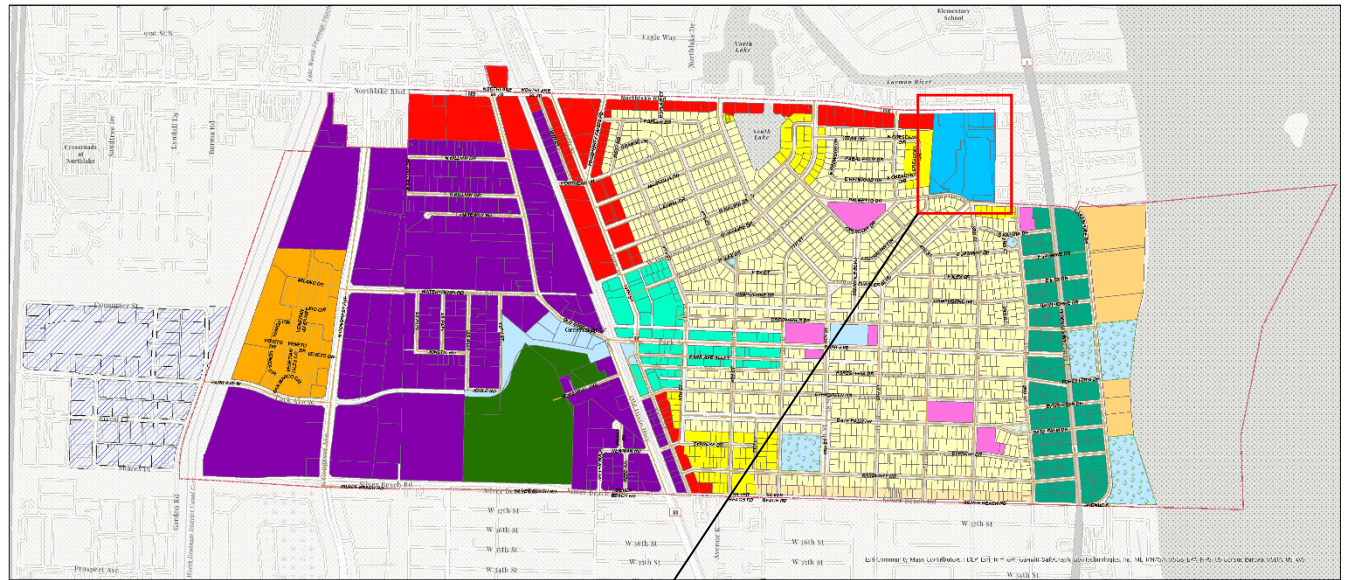
East: C-3 Twin Cities Mixed Use District

West: C-3 Twin Cities Mixed Use District

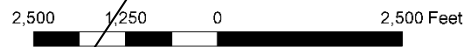
LAKE PARK FUTURE LAND USE MAP



Town of Lake Park Future Land Use Map 2017-2027



Community Development Department
Town of Lake Park
535 Park Avenue, Lake Park FL 33403
Anders Viane - Planner
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Nadia DiTommaso - Director
561-881-3319
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Date: 6/14/24

Subject
Site



Adjacent Existing Land Use:

North: (North Palm Beach Jurisdiction Across Northlake Boulevard)
South: Twin Cities Mixed Use
East: Twin Cities Mixed Use
West: Twin Cities Mixed Use

PART I: SITE PLAN APPLICATION

The Northlake Promenade Outparcel site plan application has 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 and the Village of North Palm Beach Community Development Department Staff. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet and advertised in the Palm Beach Post 9/12/25 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*
- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands located in the southwest quadrant of Northlake Boulevard and Federal Highway as shown on the Future Land Use Map shall be designated with the future land use of "Twin Cities Mixed Use." These lands, and adjoining lands to the east in the Village of North Palm Beach, are within the property formerly known as the Twin City Mall. The purpose of the Twin City Mixed Use Classification is to redevelop this site into a vibrant mixed-use place that combines residences, businesses, and civic spaces. The maximum density shall not exceed an average of 48 dwelling units per gross acre, as calculated for the entire Twin Cities Mixed Use area within the Town of Lake Park. The FAR for non-residential uses shall not exceed an average FAR of 2.0, as calculated for the entire Twin Cities Mixed Use area within the Town of Lake Park. The policies which are intended to implement the site's redevelopment are located under Objective 11 of the Future Land Use Element.*
- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

- ➔ **Future Land Use Element, Policy 11.2:** *The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for the development of new compact residential and non-residential buildings to complement the existing commercial buildings, all of which are supported by publicly accessible civic spaces, walkable and bikeable streets and served by varied forms of public and private transportation.*
- ➔ **Future Land Use Element, Policy 11.3:** *The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for public plazas, urban or green open spaces or pocket parks that are accessible to the public and which form an integrated component of redevelopment with the Twin Cities Mixed Use District.*
- ➔ **Future Land Use Element, Policy 11.5:** *The new land development regulations for the Twin Cities Mixed Use District shall provide for a variety of non-residential uses that are internally compatible with and complementary to the residential uses provided for in the Twin Cities Mixed Use District.*

Zoning: The proposed project is generally consistent with the requirements of the C-3 Twin Cities Mixed Use District, including such aspects as use, building height, minimum required open space, and building site area. The project also substantially complies with the supplemental regulations of the general code and the Northlake Boulevard Overlay Zoning District, which will be further discussed as applicable in the sections below.

Architecture: The proposal meets the standards set forth under Section 3-1 (c) of the NBOZ for building articulation, façade paint colors, material variation, and decorative features. Additionally, for buildings within C-3 District, there are architectural consistency requirements. Applicants are required to create architectural harmony and consistency between their building and existing buildings in the C-3 District. To satisfy this requirement, the applicant has utilized design vernacular from the Northlake Promenade Apartment project, including matching roof tile, matching stone coquina, and stone veneer.

Building Site: The total site area is 37,396 SF; the impervious area for the project is 25,941 SF and the pervious area is 11,455 SF, or 31% of the total site. The development proposal consists one 7,578 SF building. Of note, this project's open space is configured in the "square" typology outlined in the C-3 District, consisting of a column of trees, a pergola, and a seating area.

Site Access and Roadways: This site has two driveway entrances on interior roadways. No new curb cuts on Northlake Boulevard are proposed. This project also does not impact any existing Internal Streets recognized by the C-3 District regulating plan.

Please note, subsequent to the P and Z Board meeting, the applicant has modified the driveway crosswalks to incorporate decorative pavers to match the Northlake Promenade Apartment project in response to feedback received at the meeting.

Traffic Concurrency: The applicant has provided Palm Beach County Traffic Performance Standards (TPS) approval in connection with their project. Palm Beach County Traffic recommended approval February 6, 2025. The Town's consultant traffic reviewer approved the applicant's traffic study January 17, 2025.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of July 18, 2025.

Paving, Grading and Drainage: The Town's consulting Engineers, Engenuity Group, reviewed and approved the civil plans for this proposal on July 18, 2025.

Parking and Loading: The applicant's requested retail use is parked at the rate of 3 spaces per 1,000 SF. The required parking is 23 spaces and the applicant is proposing 34. The applicant has provided a loading zone with a nonstandard maneuvering apron; please refer to the applicant's autoturn analysis for details. In addition to the autoturn, the applicant has provided a justification statement noting this configuration will be sufficient for expected delivery needs of any potential tenants based on the C-3's allowed uses.

Please note, subsequent to the P and Z Board meeting, the applicant has modified the proposed number of ADA spaces from 2 to 3 in response to feedback received at the meeting.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and issued their approval July 15, 2025.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on July 11, 2025. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by Sgt. Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be compliant with best-practice principles for CPTED on August 22, 2025. A high-definition security camera surveillance condition of approval is being recommended, which is a standard condition of approval.

North Palm Beach Planning: North Palm Beach's planning staff provided approval July 23, 2025.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan Northlake Promenade Outparcel. In addition to all standard conditions, the following unique conditions of approval is recommended:

1. 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.