

Exhibit C

Northlake Promenade Outparcel 3

Town of Lake Park Commission Hearing October 22, 2025
Resolution 85-10-25



PROPOSED PROJECT: NORTHLAKE PROMENADE OUTPARCEL 3



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LOCATION MAP

3



Lot Size: 0.858 acres

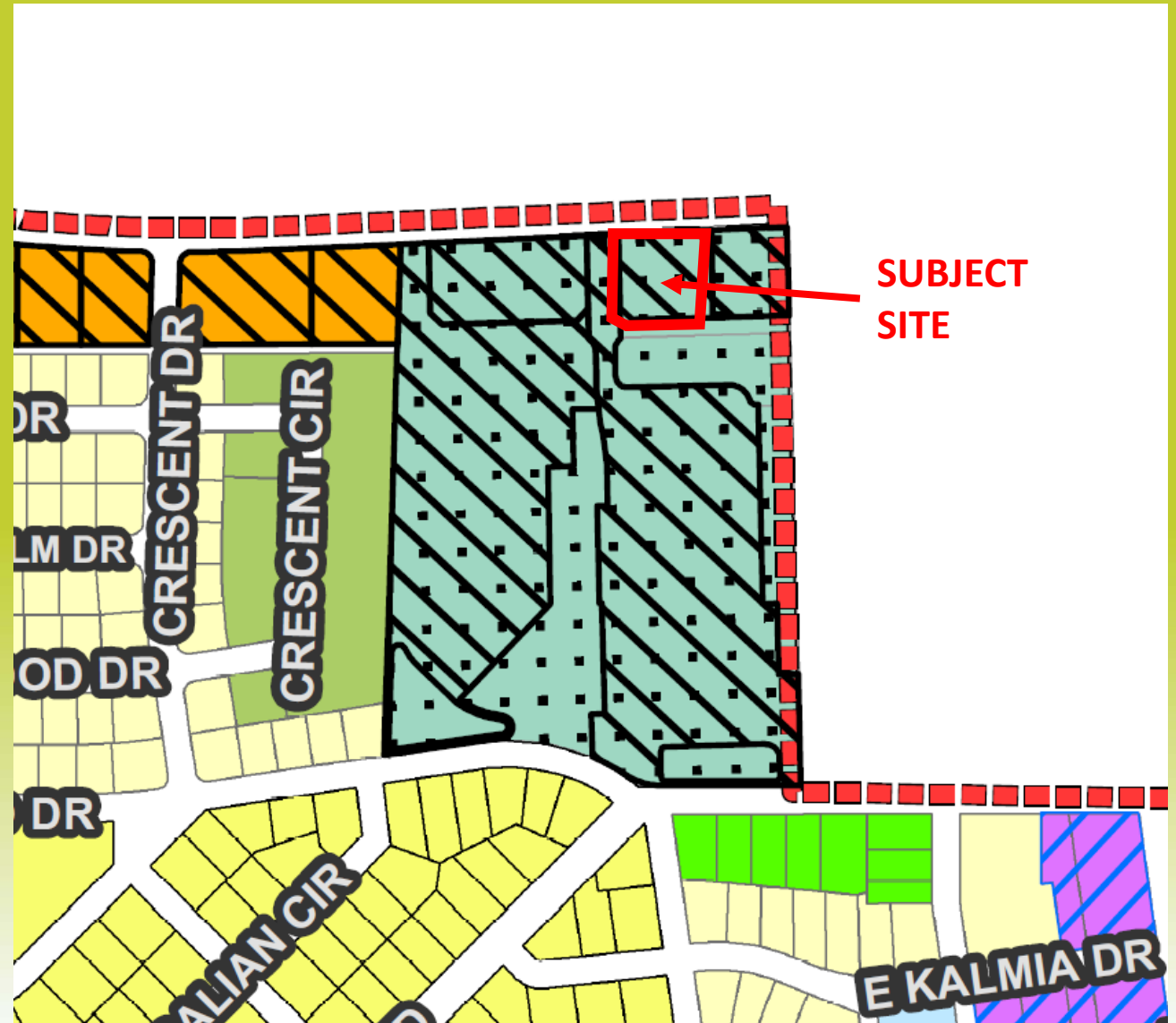
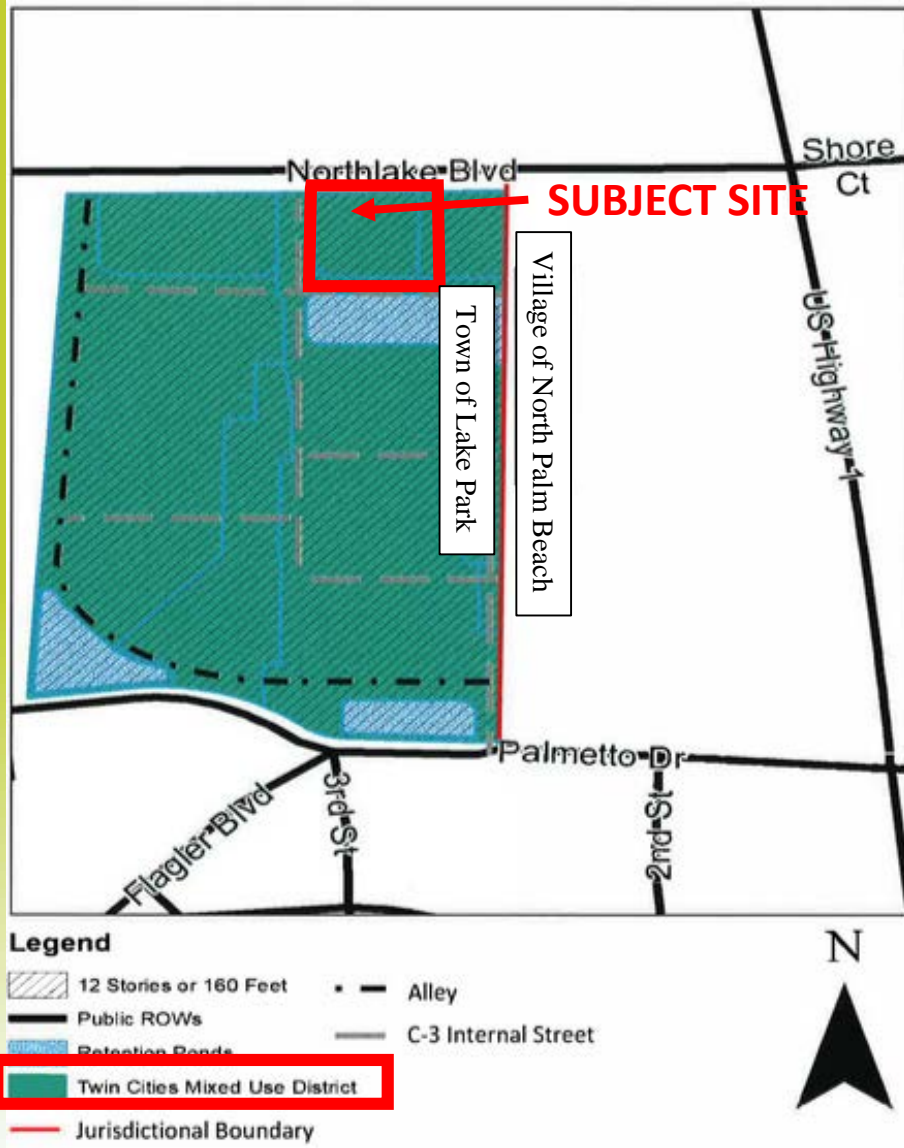
Future Land Use: Twin Cities Mixed Use

Zoning: C-3

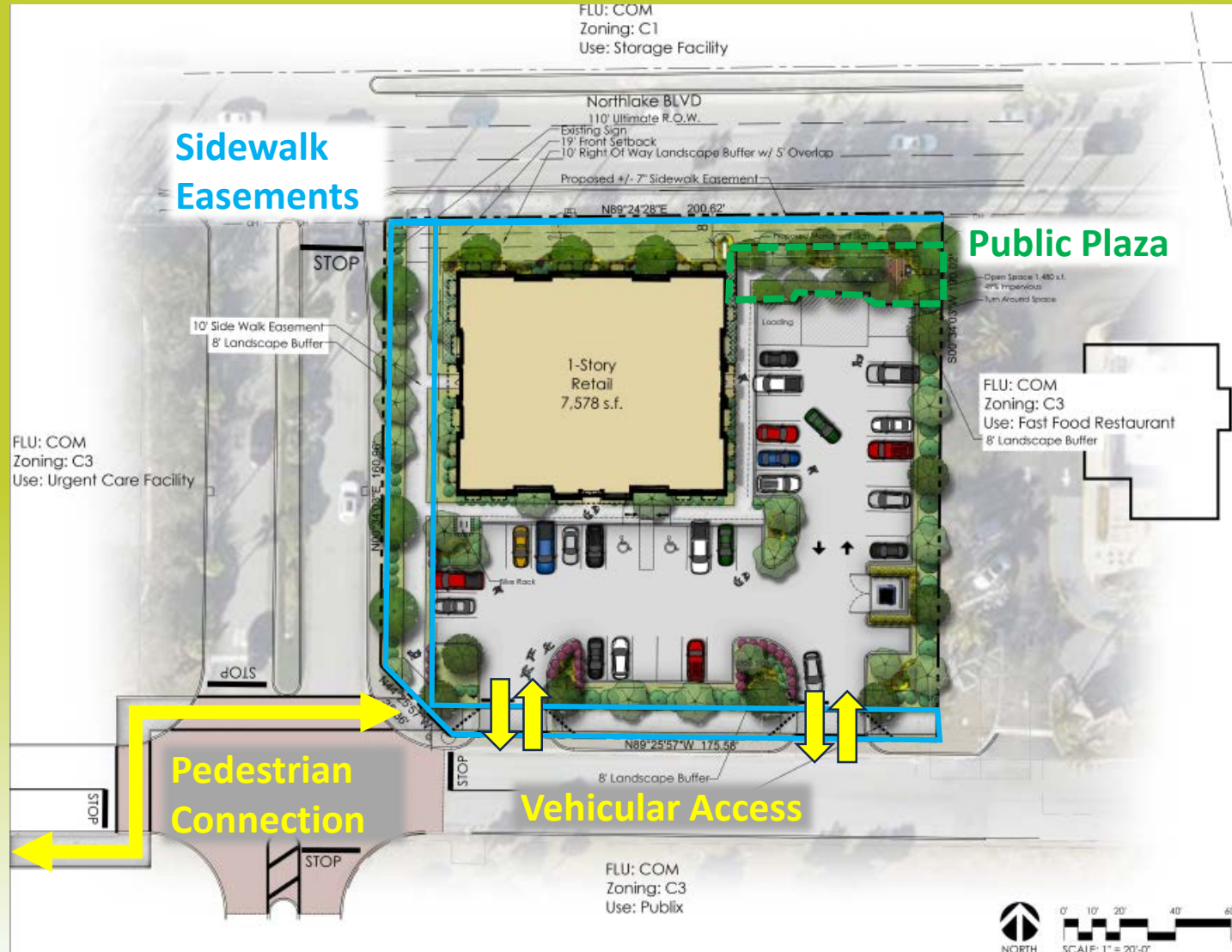
Existing Use: Vacant

Future Land Use: Twin Cities Mixed Use

Zoning: C-3



Request: Site Plan Approval for 7,578 s.f. Retail development on the subject vacant site.



Proposed Use: 7,578 s.f. Retail

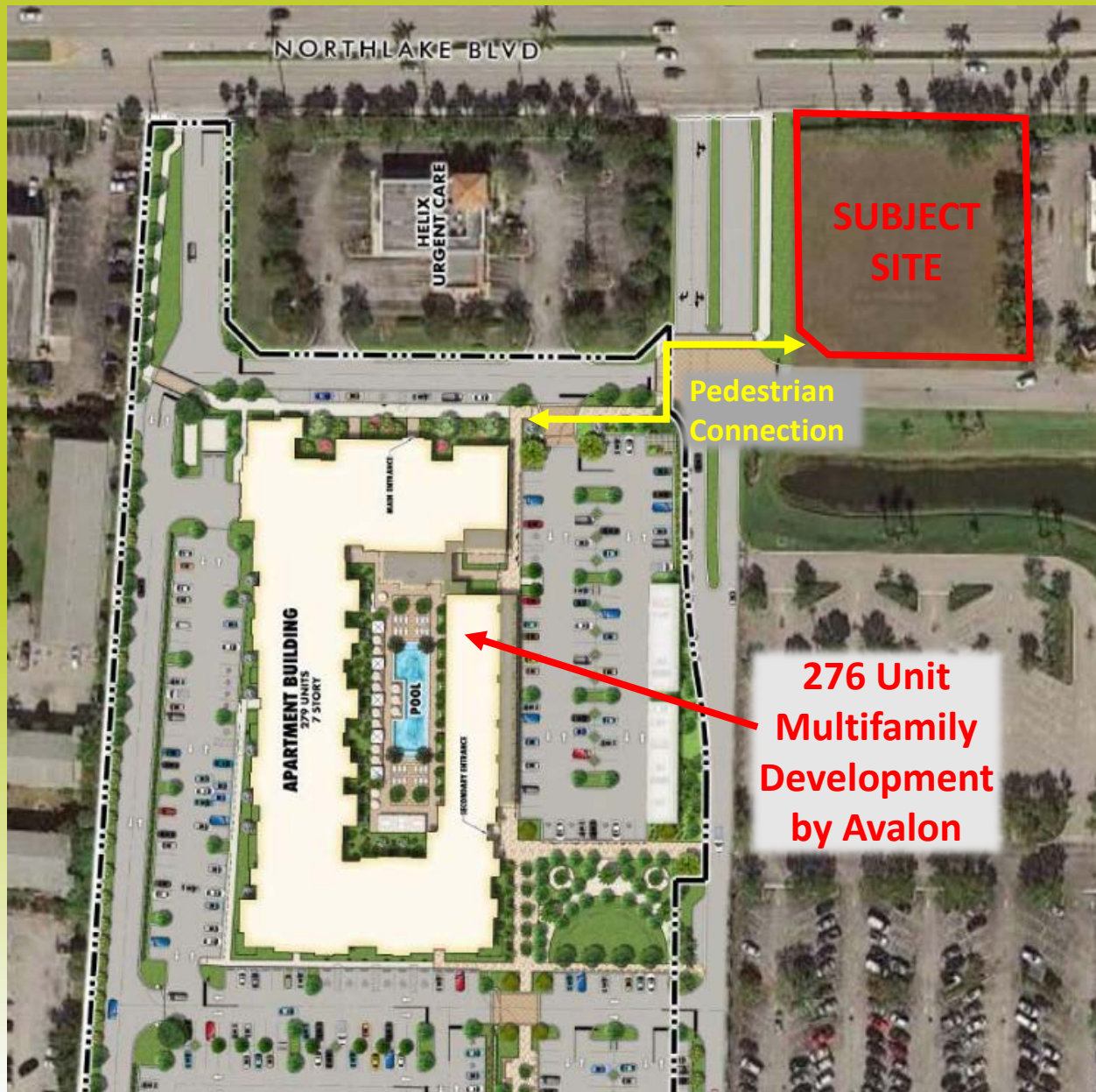
Parking Required: 23 spaces

Parking Proposed: 35 spaces

Loading Required: 1 space (15' x 35')

Loading Proposed: 1 space (15' x 40')

Sec. 78-73(a) (2) Provide Destination with Commentary Use. Retail is one of several. Streetscape requirement along three frontages. (N,S,W).



Facing Southeast at Main Entry

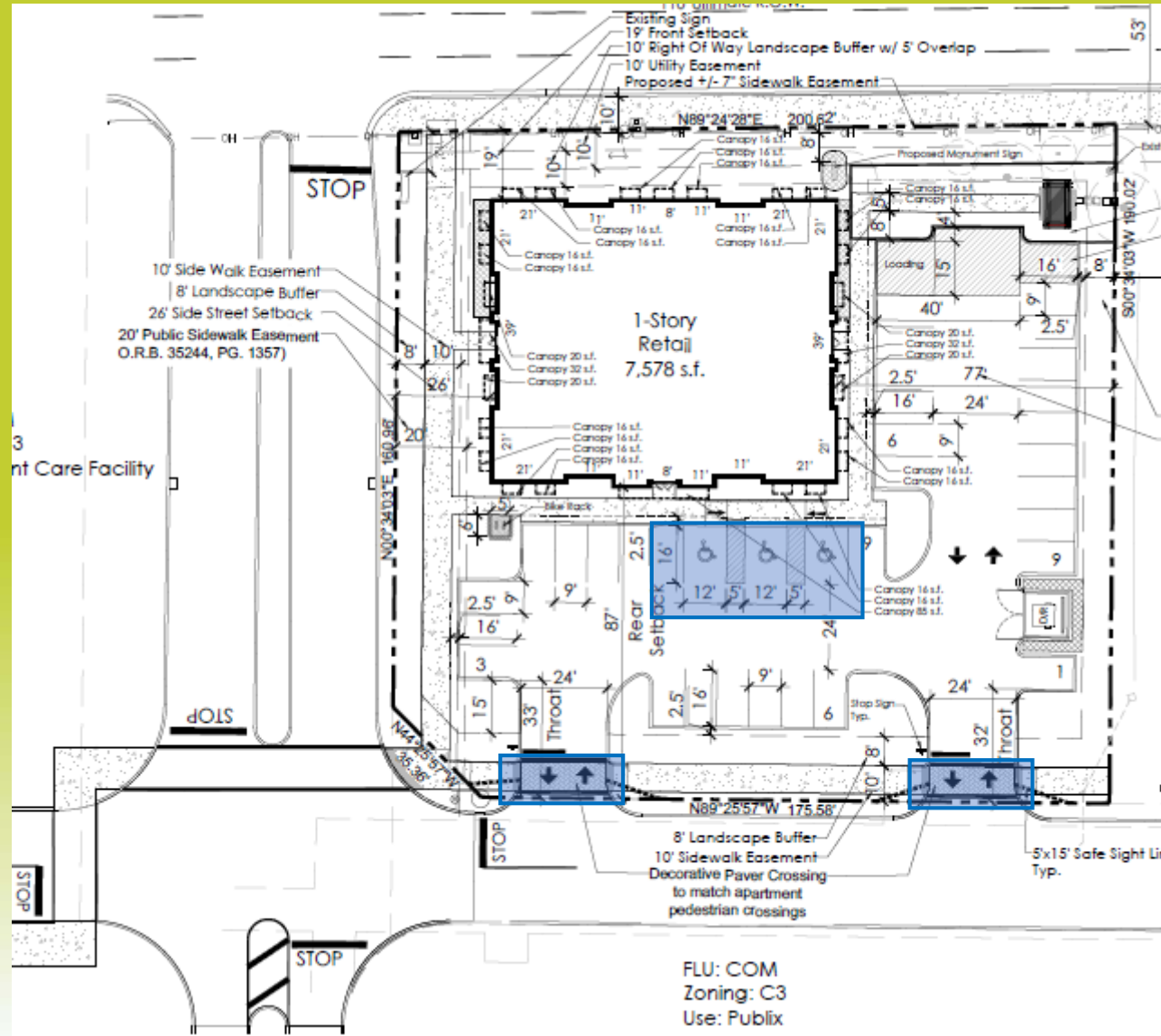
Architecture is Compatible with the renovated Publix and Apartments



Facing Northwest



Unanimous Joint Planning Board



Joint Planning Board revisions.

1. Additional Handicap Space
 2. Decorative Cross Walks
- Visual Change
Texture Change

Our application meets the Site Plan review standards of the Town of Lake Park
Zoning Code

Staff is recommending approval and we are in agreement with the 14
Condition of Approval and have submitted the recorded easement.

We respectfully request the Joint P& Z Board's recommendation of approval.

Thank you!

Our team is here to answer your questions.

