

Exhibit B

Town of Lake Park Special Call Commission Meeting

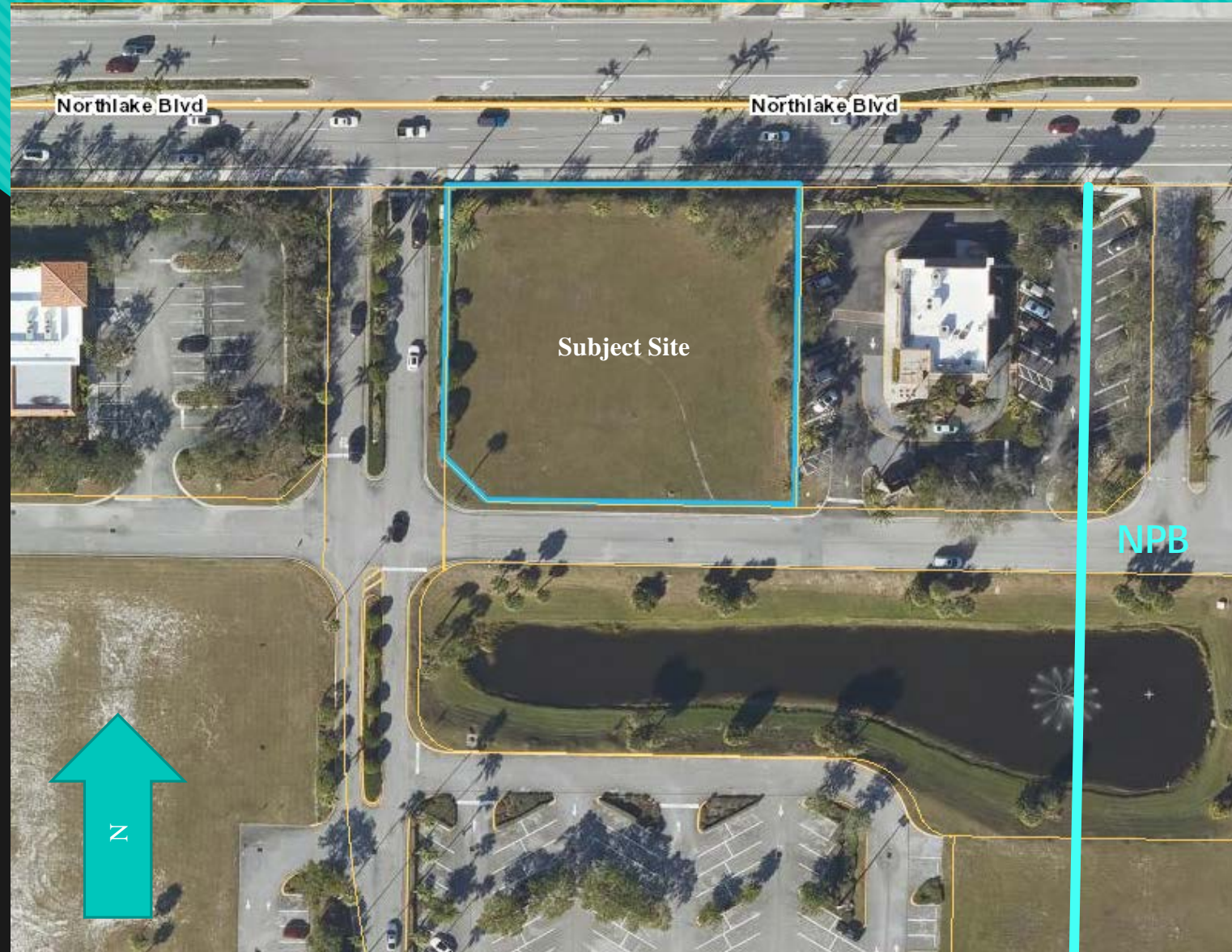
MEETING DATE: October 22, 2025

Presented by the Community Development Department

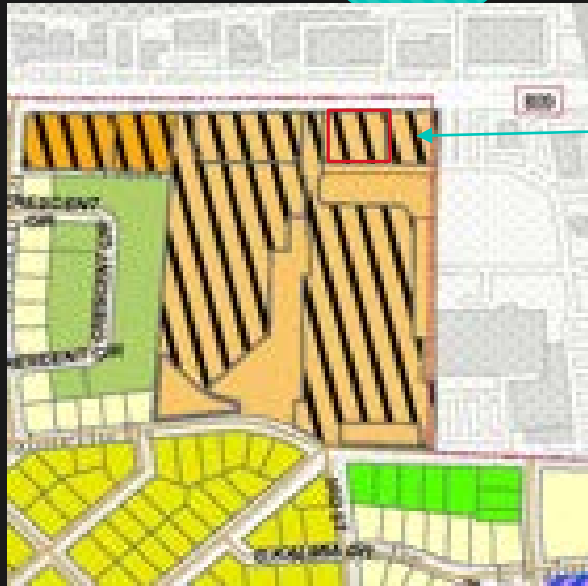
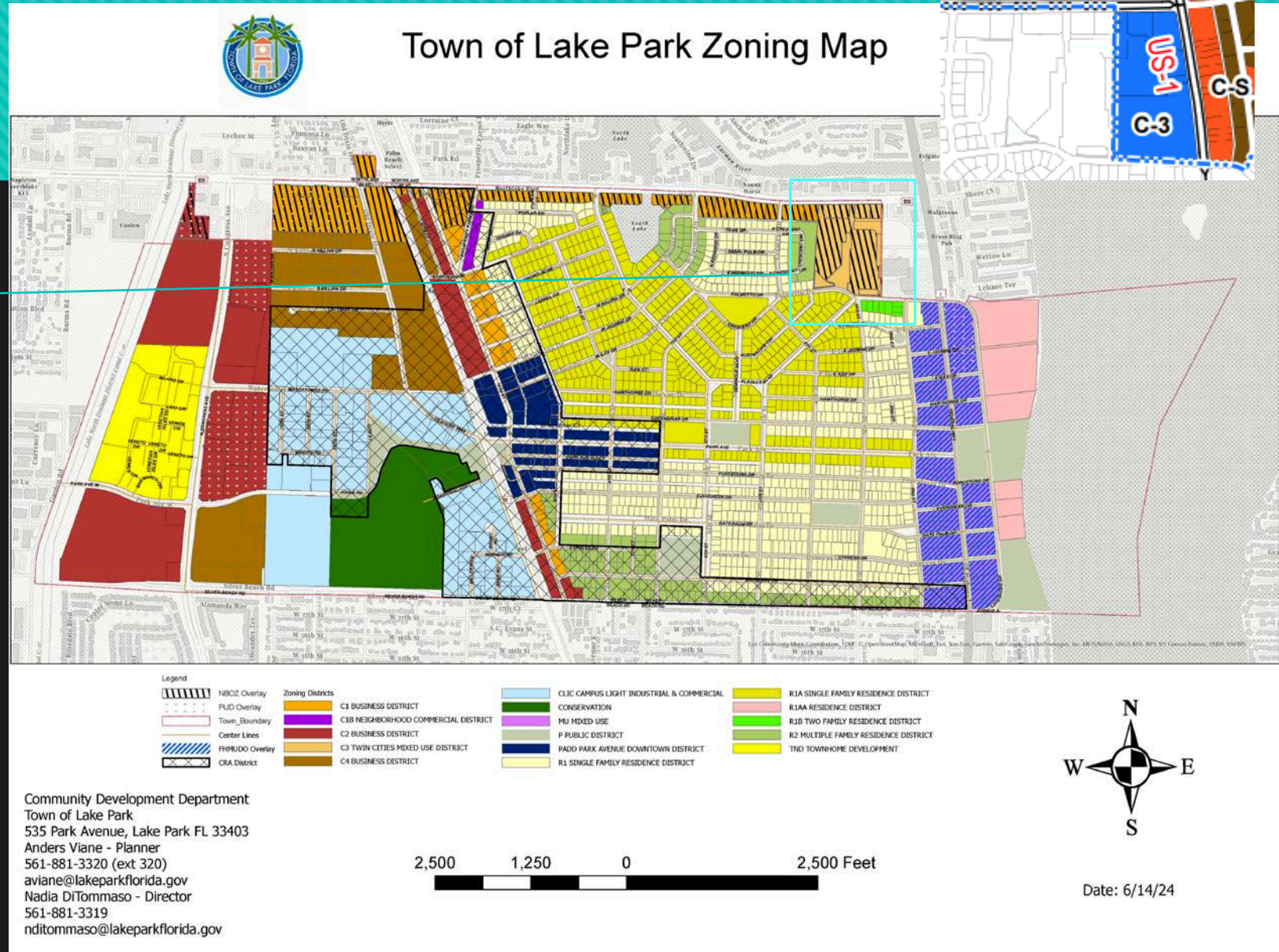
Application Background

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
Proposed Use:	Retail (tenant TBD)
Total Area:	7,578 SF

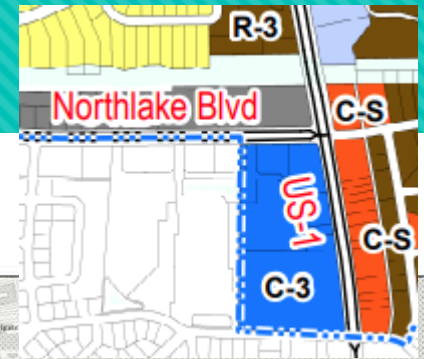
Aerial Overview



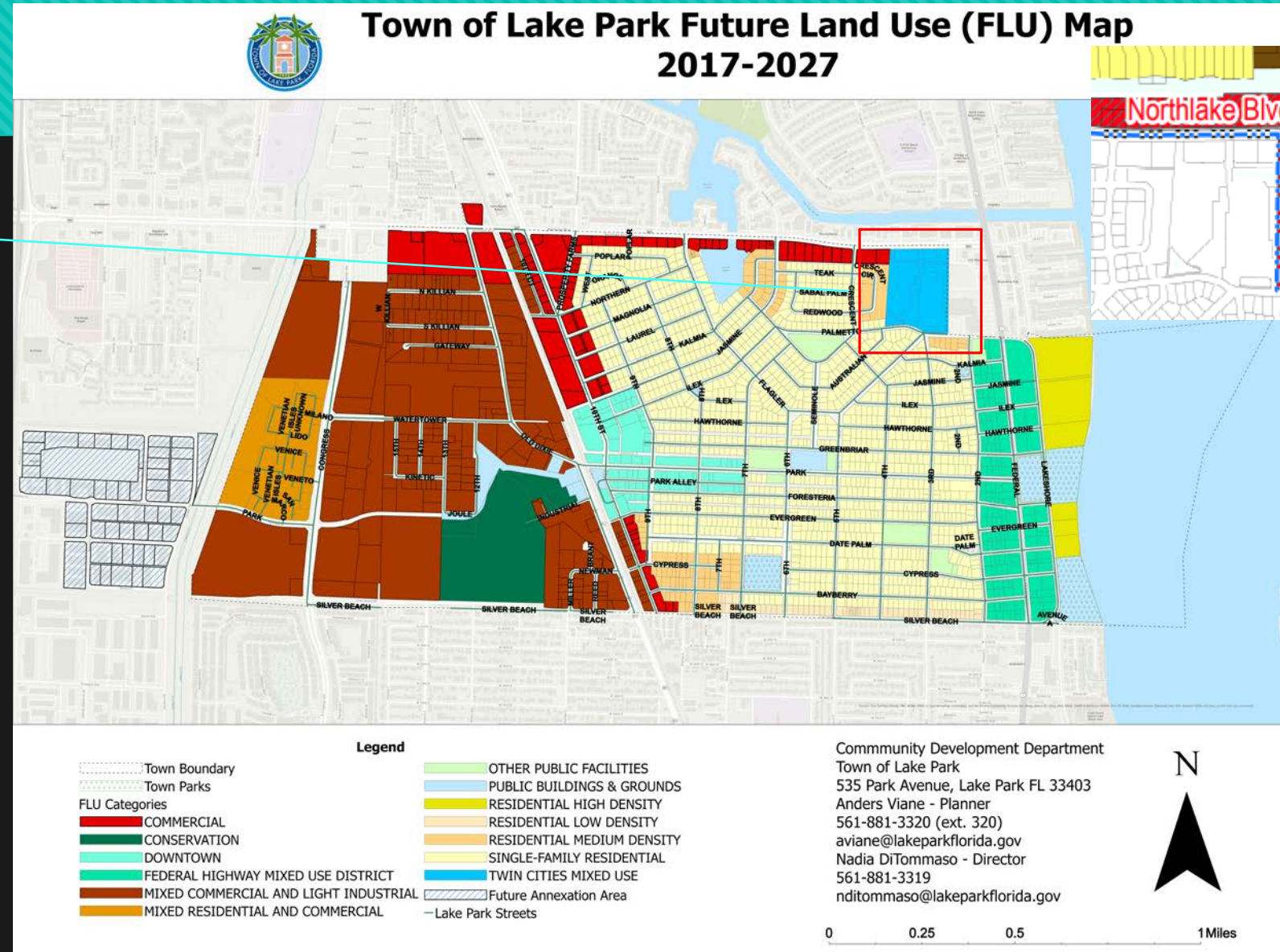
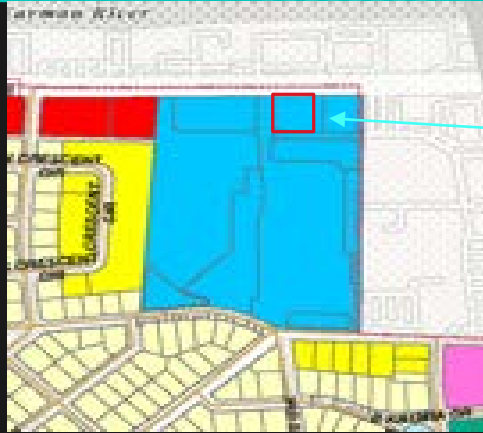
Lake Park Zoning Map



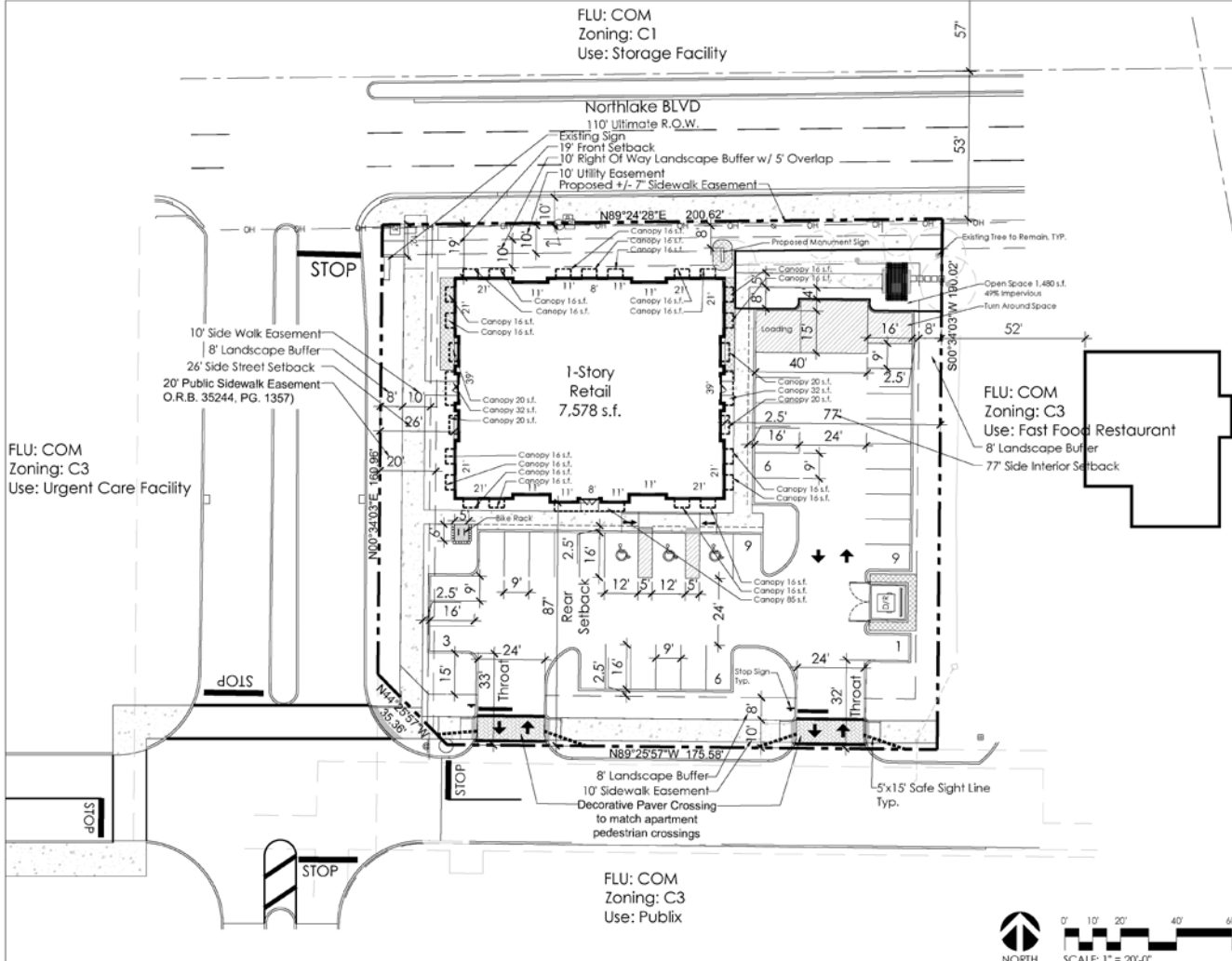
North: (NPB) C-NB Northlake Bl.
Commercial
South: C-3 Twin Cities Mixed Use
East: C-3 Twin Cities Mixed Use
West: C-3 Twin Cities Mixed Use



Lake Park FLU Map

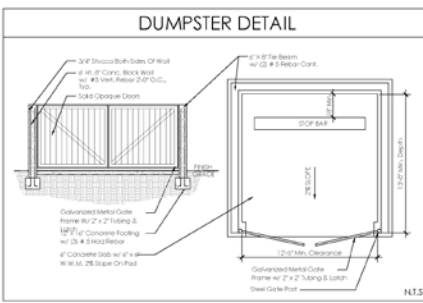
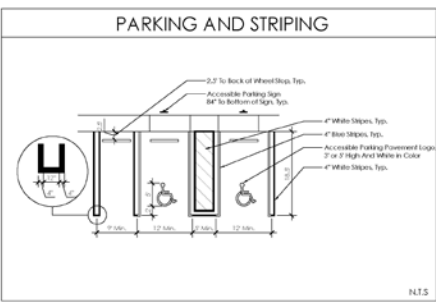
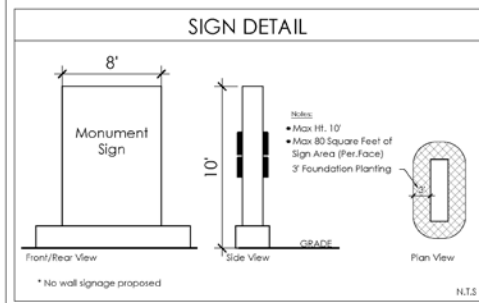


North: (NPB) Commercial
South: Twin Cities Mixed Use
East: Twin Cities Mixed Use
West: Twin Cities Mixed Use



SITE TABULAR DATA	
Application Name	Northlake Promenade Outparcel 3
Application Number	
Existing Future Land Use Designation	Twin Cities Mixed Use
Existing Zoning District	C-3
Section, Township, Range	21N/24E
Property Control Numbers	36-43-42-21-29-003-0000
Existing Use	Vacant
Proposed Use	Retail
Total Gross Site Area	0.858 AC. (37,396 s.f.)
Total Net Site Area	0.858 AC. (37,396 s.f.)
Total Gross Floor Area	7,578 s.f.
Retail	7,578 s.f.
Total Floor Area Ratio	0.2
Total Building Coverage	22% (8,079 s.f.)
(including canopy of 541 s.f.)	
Building Height	max. 28'4"
Number of Stories	1
Max. Allowed Impervious Area	90%
Proposed Impervious Area	75,941 s.f. (89%)
Buildings - 7,578 s.f.	
Paved Areas - 18,344 s.f.	
Permitted Area	11,455 s.f. (31%)
Parking Required	23 SPACES
Retail (C-3 Rate) - 3 spaces/1,000 s.f. @ 7,578 s.f. = 23 spaces	
Proposed Parking	34 SPACES
Handicap Spaces Required	2
Handicap Spaces Proposed	3
Loading Required (10' x 30' Min.)	1
Loading Provided	1
Traffic Analysis Zone	123
Concurrence Approval*	
Retail 7,578 s.f.	
*Concurrence is approved for the above uses and amounts shown on this plan.	

PROPERTY DEVELOPMENT REQUIREMENTS	
ZONING DISTRICT	MINIMUM LOT DIMENSIONS
CODE	SIZE
C-3	20,000 SF
PROJ.	17,360 SF
DEVELOPMENT TEAM	
DEVELOPER: DPV NORTHLAKE PROMENADE LLC 3200 N. MILITARY TR. STE 400 BOCA RATON, FL 33431	
CIVIL/TRAFFIC ENGINEER: SIMMONS & WHITE 2581 METROCENTRE BLVD. STE 3 WEST PALM BEACH, FL 33407 (561) 478-7048	
PLANNER: SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE, STE 102 WEST PALM BEACH, FL 33401 (561) 684-6141	
SURVEYOR: WALLACE SURVEYING 5555 VILLAGE BLVD. WEST PALM BEACH, FL 33407 (561) 540-4551	
NOTES BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WALLACE SURVEYING DATED: 10/03/22. OR DUMPSTER WITH ENCLOSURE	



AMENDMENT STAMP	ZONING STAMP

1551 N. Flagler Dr. Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@schmidtnichols.com
Website: www.schmidtnichols.com
License No: LC26000292

Northlake Promenade Out Parcel 3

Town of Lake Park, Florida

Date: 10/21/24
Scale: 1" = 20'
Design By: JS
Drawn By: JAH
Checked By: JS
File No: 819.018
Job No: 16-100

REVISIONS / SUBMISSIONS

Original Submittal	12/20/24
Revised Submittal	04/01/25
Revised Submittal	07/02/25
Handicap & Parking Pattern	09/29/25
Viability Triangle Revision	10/03/25

SITE PLAN

SP-1

of 1

STAFF RECOMMENDATION

Staff recommends APPROVAL of the Site
Plan Application