



Town of Lake Park, Florida
Special Call Joint Planning and Zoning Board Meeting
with North Palm Beach Minutes

Monday, September 22, 2025 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

6:33 P.M.

PLEDGE OF ALLEGIANCE

Vice-Chair Buechele led the pledge.

ROLL CALL

PRESENT FROM TOWN OF LAKE PARK

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

ABSENT

Chair Richard Ahrens

PRESENT FROM VILLAGE OF NORTH PALM BEACH

Chair Donald Solosar

Vice-Chair Jonathan Haigh

Member Thomas Hogarth

Member Scott Hicks

Member Cory Cross

Member Claudia Visconti

Member Mark Michels

APPROVAL OF AGENDA:

Motion to approve the agenda made by Board Member Harris Clark, Seconded by Board Member Leduc.

Voting Yea: Vice Chair Buechele, Board Member Harris Clark, Board Member Lau, Board Member Leduc

APPROVAL OF MINUTES:

Motion to approve the August 4, 2025 Planning & Zoning Board Meeting Minutes made by Board Member Harris Clark, Seconded by Board Member Lau.

Voting Yea: Vice Chair Buechele, Board Member Harris Clark, Board Member Lau, Board Member Leduc

1. Minutes of the August 4, 2025 Planning & Zoning Board Meeting

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:

2. Northlake Promenade Outparcel

Town Planner Anders Viane introduced Josh Schmidt, agent representing Schmidt Nichols who provided a brief presentation about the project. Town Planner Viane concluded the presentation by noting that the project does meet the Town's zoning regulations, including the Northlake Blvd Overlay. He explained that the only unique condition being proposed was that prior to building permit issuance, an easement document be recorded. The Village of North Palm Beach are included in the process and no comments were received by their planning division.

Board Member Evelyn Harris Clark addressed traffic concerns. Mr. Schmidt explained the egress and ingress within the area. The use of stop bars were discussed along with a stop sign. Board Member Harris Clark asked what proposed businesses were expected in the retail space. Mr. Schmidt expects light retail businesses. Board Member Karen Lau asked what vegetation would remain. Mr. Schmidt stated that a \$150,000 landscape package was proposed for the area. He stated that the Oak trees would remain and those under the power lines would be removed. Board Member Patricia Leduc asked if security cameras were required. Mr. Schmidt stated no. Town Planner Viane explained that the Town has an Ordinance requiring security measures. Board Member Leduc agreed with the pedestrian walkway. Vice-Chair Jon Buechele asked the size of the retail space. Mr. Schmidt stated that four-eight would be realistic, but they could accommodate more, because they have more than the required parking spaces by Town Code. Board Member Harris Clark asked if rumble strips would be installed to alert drivers that they have passed the stop sign. Mr. Schmidt stated that they would look into possible rumble strips. Eric Cooper with Simmons and White explained that they only have striping, but they could review installing brick pavers.

Village of North Palm Beach Planning Council Vice-Chair Johnathan Haigh stated that if paver bricks were chosen then it should be coordinated with the apartment complex. He supported new retail in the area. Council Member Claudia Visconti asked if a restaurant, like Chipotle, that does not consider "fast food" would change the circulation. Mr. Schmidt stated that if the restaurant did not have a drive-thru then it would be a permitted use. Council Member Visconti asked why did they create more parking than required. Mr. Schmidt explained that they tried to meet what everyone ask for and wanted in the area. They felt the Town Code requirement was under parked for this project. Council Member Visconti commented that her preference would be more green space. She asked the size of the dumpster needs. Mr. Schmidt stated it was a full size dumpster. Council Member Thomas Hogarth asked if there would be a common entrance to the retail space.

Mr. Schmidt stated that they would have one common area that would lead to the retail businesses. Council Member Hogarth asked if signage was being approved this evening. Town Planner Viane stated that no signage was expected because that decision was made at the staff level. Council Member Hogarth asked if the monument sign allowed for multi tenants. Town Planner Viane believe that it does allow multi tenants. He explained that the Northlake Blvd Overlay Zoning District (NBOZ) has a specific sign code. Council Member Hogarth referenced the original Planned Unit Development (PUD) for the area. Town Planner Viane explained that the PUD was restive and no longer in effect, which was why they referred to the NBOZ sign code. Council Member Hogarth asked how the PUD was terminated. Town Planner Viane stated that he would need to research the response, but felt it was done when the C3 Zoning was done. Council Member Hogarth asked if the developer was responsible for the sidewalk construction. Town Planner Viane stated that the applicant/developer would be responsible for the sidewalk construction. Mr. Schmidt explained that the easement along the west side of the property was already in place. He stated that they are providing two new easements; one is along the north side and the south side for the future pedestrian connections. Council Member Hogarth asked Town Attorney Tom Baird if he was familiar with the PUD and the C3. He asked why was the Village of North Palm Beach here. Town Planner Viane provided a bit of the history regarding the joint parcel. He stated that within the C3 language it states that both municipalities work together on joint parcels. Council Member Scott Hicks asked if there were any design plans for the Publix Plaza. Mr. Schmidt explained that they were in the site plan details, which includes a brick paver, benches, and an overhead trellis. Council Member Hicks how the traffic flow around the loading zone. Mr. Schmidt stated that there was a blank space, with no parking to allow for the three point turn. Council Member Hicks asked if the stormwater treatment and would 150% be sufficient. Mr. Schmidt explained that it was part of the overall drainage master plan. Simmons & White representative Eric Cooper explained that it was an impaired basin that they need to provided a 150% water quality, which they are providing through an exportation trench and dry retention. Council Chair Donald Solodar asked about handicap parking spaces. Mr. Schmidt explained that there were two spaces in the front of the main entrance. Council Member Cory Cross asked about the awnings. Mr. Tim Claudel explained that there are two awnings of fabric along the sides and a metal canopy in the front. Council Member Cross asked if the canopy was slatted or was it solid. Mr. Claudel stated that it was solid. Council Member Cross asked what type of fabric material was used. Mr. Claudel stated that it had a warranty from fading. Council

Member Cross recommended paying close attention to the fading because they want it to look nice for as long as possible.

PUBLIC COMMENT:

Ms. Deborah Cross 2560 Pepperwood Circle South, North Palm Beach, expressed concern with the location of the stop sign at the ingress and egress. She stated that the stop signs are not affective in stopping traffic. She expressed the need to the handicap spaces to be as close to the front door as possible.

Board Member Lau suggested that the area have consistency with the colors and design of the structures.

Board Member Harris Clark asked if certain recommendation could be made as part of the decisions this evening. Community Development Director Nadia DiTommaso explained that the person making the motion could include whatever recommendations they wanted.

Motion to approve the Northlake Promenade Outparcel with the condition to increase the handicap parking availability as well as a tactical transition bar for the egress in and out on both sides made by Board Member Harris Clark. Seconded by Board Member Lau.

Council Member Cross suggested adding additional handicap spaces. Council Member Haigh recommended that the sidewalks be the same as the apartment building.

Community Development Director DiTommaso recapped the motion indicating that the developer consider the addition of handicap spaces.

Town Attorney Baird recapped the motion to recommend staff approval with the conditions and two other recommendations to study further – handicap parking and the transition.

Vote: All Aye – motion carries 4/0

PLANNING & ZONING BOARD MEMBER COMMENTS:

NONE

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

NONE

ADJOURNMENT

7:28 P.M.

FUTURE MEETING DATE: The next regularly scheduled Lake Park Planning & Zoning Board Meeting will be held on October 6, 2025 at 6:30 p.m.

Richard C. O'Hallorhan, Chair

Town of Lake Park Planning & Zoning Board

Vivian Mendez

Town Clerk, Vivian Mendez, MMC



Approved on this 5 of January, 2026