



Exhibit B

**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: August 20, 2025**

APPLICATION: 1220 10th Street Site Plan Amendment and Special Exception

SUMMARY OF APPLICANT’S REQUEST: 2GHO, INC (“Agent”) on behalf of JS 1220 10th Street, LLC (“Property Owner” and “Applicant”) is requesting site plan and special exception approval for two one-story storage warehouse buildings totaling 8,952 SF. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 District.

The Subject Property is located west of 10th Street and south of Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 2.74 acres:

Parcel 1 – PCN: 36434220011230030

Planning and Zoning Board Review:

This item was brought before the P and Z Board on August 4, 2025 and received a unanimous vote of approval. There were no additional requests for clarification or changes. However, please note that the original unique condition of approval has since been rewritten by legal. The content remains the same but the condition language was modified to derive from the original resolution 40-05-23, which is being amended by this request. The new unique conditions are inserted for reference.