

# Exhibit C 1220 10<sup>th</sup> Street



Site Plan Amendment – Special Exception  
Town of Lake Park

1220 10<sup>th</sup> Street

# Request

Site Plan Amendment and Special Exception to add two storage warehouse buildings;

Property is approximately 2.74 acres; contains an existing building with motor vehicle sales and storage warehouse use;

Increased storage warehouse is needed due to maximize operational efficiency;



# Project Location

- ❖ Located on 10<sup>th</sup> Street within a commercial corridor;
- ❖ Bounded by Commercial zoning districts on North, South, and East;
- ❖ FEC tracks to the immediate west



1220 10<sup>th</sup> Street

# Property History

- ❖ Site Developed in 1967;
- ❖ Building has housed several uses including a grocery store, business offices, and beauty school;
- ❖ 2023 – Town Commission approved Site plan and special exception for motor vehicle sales and storage warehouse





# Scope of Proposed Improvements

- ❖ Two additional storage warehouses to support facility operations at 4,476 sf each;
- ❖ Structures will be concrete block base, and facades will be consistent with the existing structure



# Proposed Site Plan



1220 10<sup>th</sup> Street

# Previous Approval vs Proposed Request

## Previously Approved Square footages - 2023

USE	SQUARE FOOTAGE
Motor Vehicle Sales	6,632 SF
Storage Warehouse	13,420 SF
TOTAL	20,052 SF

## Proposed Square Footages - 2025

USE	SQUARE FOOTAGE
Motor Vehicle Sales (prev. approved)	6,632 SF
Storage Warehouse (prev. approved)	13,420 SF
Additional Storage Warehouse	8,952 SF
TOTAL	29,004 SF

# Site Data

Property Size: 2.74 ac;

- ❖ Land Use – Commercial
- ❖ Zoning – C2; Community Commercial

**Total Existing Building Area: 20,052 sf**

**Proposed Building Area: 29,004 sf**

**Landscape Open Space: 35%**

38 spaces provided

34 spaces required





# Architecture

Architecture of additional storage warehouse structures will be mirrored on the site, and colors will be consistent with the principal structure;

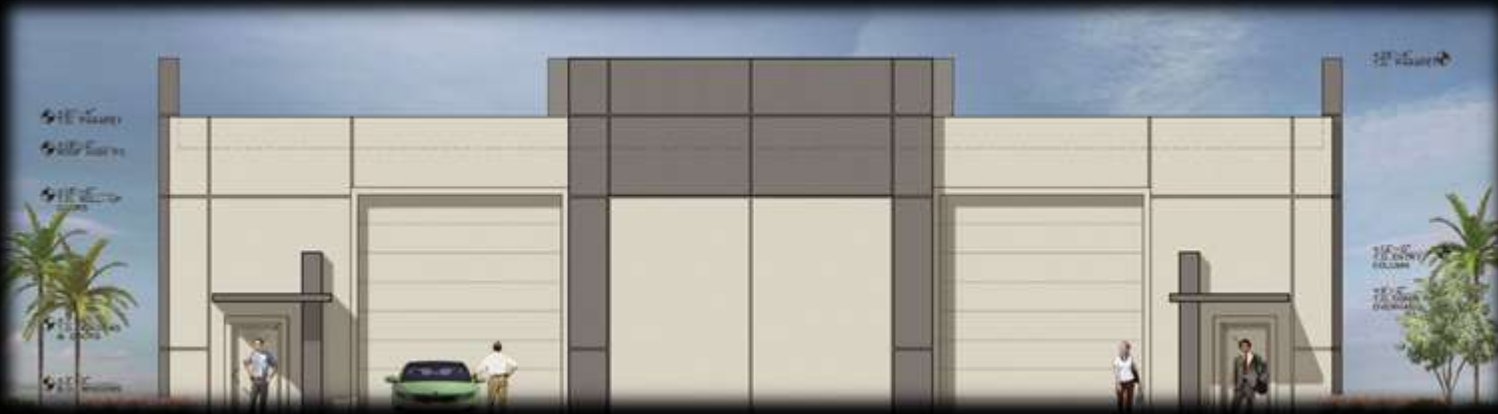
Principal structure is also being repainted to be consistent with approved building permit



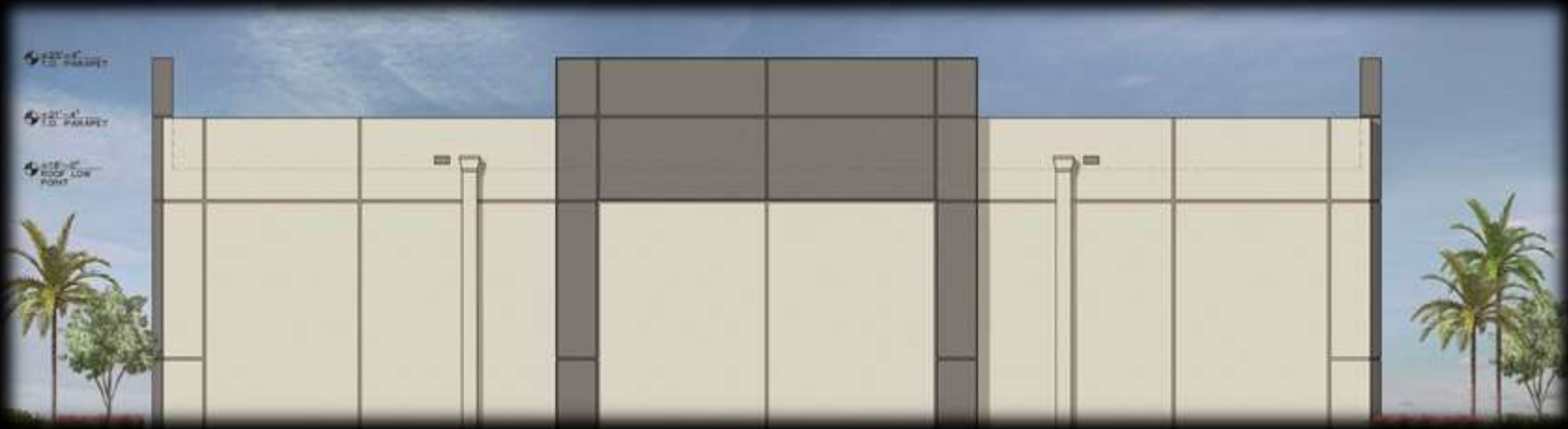
# Existing Building Elevation



# Proposed Architecture\*



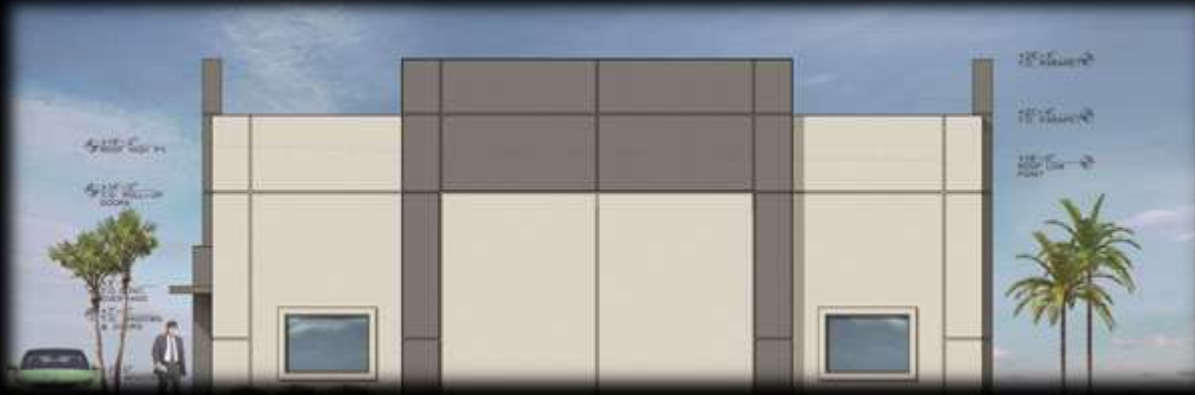
Building #1 South Elevation



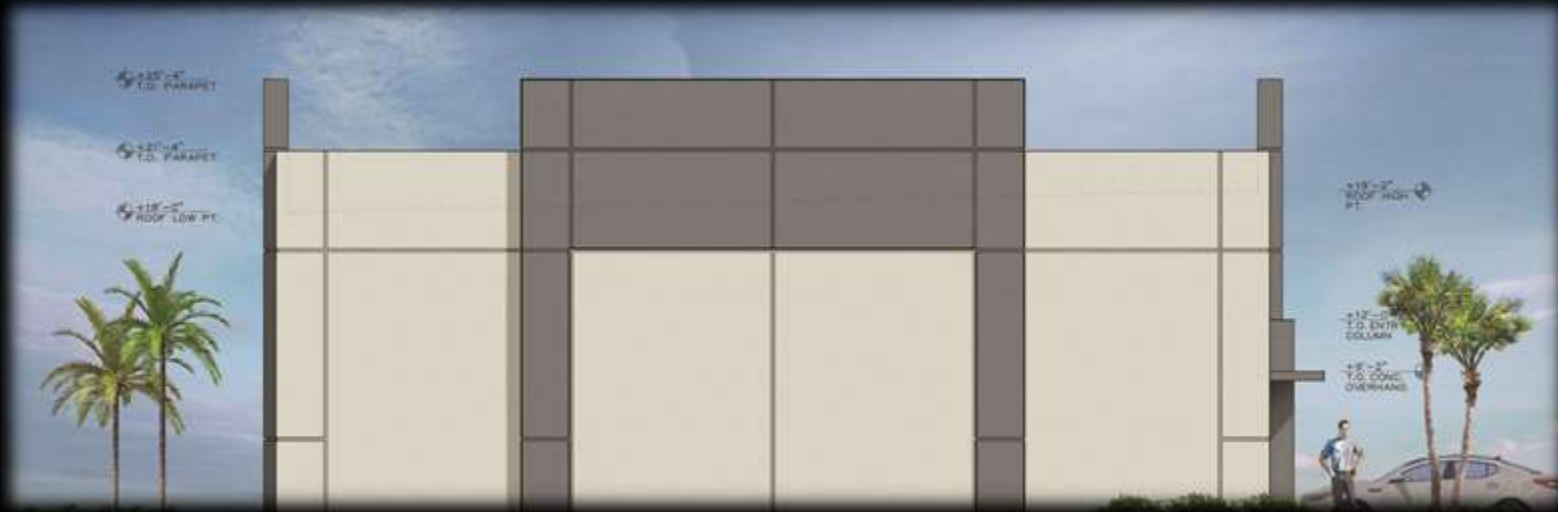
Building #1 North Elevation

*Building #2 to be mirrored*

# Proposed Architecture\*



Building #1 East Elevation



Building #1 West Elevation

*Building #2 to be mirror copy*



# Justification for Request

## *Special Exception Criteria*

### Consistent with Town's Comprehensive Plan

- ❖ Proposed uses remain aligned with the Town's description of Commercial Land Use
- ❖ Promotes the continued upgrading of an existing property within a commercial core of Lake Park

### Consistent with Town's zoning regulations

- ❖ Two proposed storage warehouse will mirror each other, and be consistent with the exterior of the current building;
- ❖ Requested Uses can be permitted with Town Council approval

### Compatibility with surrounding properties

- ❖ Located on major arterial roadway, near several commercial and industrial uses
- ❖ Proposed uses are compatible with the existing area




# Justification for Request *Special Exception Criteria*

## Does not create a proliferation of the same use

- ❖ Expanded storage warehouse use is specific to the Owner's business operation;

## Presents no adverse impact to surrounding properties

- ❖ Proposed use is not a high traffic generator (PBC TPS Letter issued)
- ❖ All loading/unloading will occur internal to the site;
- ❖ Existing building (and proposed warehouses) will not block light and air
- ❖ Will not adversely affect surrounding property values



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July 15, 2024

Rebecca J. Mulcahy, P.E.  
Pinder Troutman Consulting, Inc.,  
601 Heritage Dr, Suite 493  
Jupiter, FL 33458

**RE: 1220 10<sup>th</sup> Street  
Project #: 240683  
Traffic Performance Standards (TPS) Review**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 6, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Lake Park
<b>Location:</b>	1500 feet S of Northlake Blvd, W of 10 <sup>th</sup> St
<b>PCN:</b>	26-43-02-20-01-123-0030
<b>Access:</b>	1 Full access on 10 <sup>th</sup> Street across Magnolia Dr, and Right-in/Right-out on 10 <sup>th</sup> Street (both existing) (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
<b>Existing Uses:</b>	Warehouse 13,420 SF, Automobile Sales (New) 6,632 SF
<b>Proposed Uses:</b>	Add 8,800 SF Warehouse to existing site
<b>New Daily Trips:</b>	10
<b>New Peak Hour Trips:</b>	3 (1/1) AM; 2 (0/2) PM
<b>Proj Daily Trips:</b>	185
<b>Proj Peak Hour Trips:</b>	14 (1/1) AM; 18 (6/12) PM
<b>Build-out:</b>	December 31, 2027

The project will generate less than 21 peak hour trips and a detailed traffic study is not required. The project is expected to have insignificant impacts and meets Traffic Performance Standards.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the

# Conclusion

- ❖ Request special exception approval for two storage warehouse buildings to be constructed on the existing building ;
- ❖ Consistent with all special exception criteria in the Town of Lake Park's zoning code;
- ❖ Provides for the continued revitalization of an existing property, furthering visual aesthetics in the corridor;
- ❖ Staff recommends approval, and Owner is okay with the Conditions of Approval??

# Thank You!

