



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 17, 2023

Agenda Item No. _____

Agenda Title:

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING THE SPECIAL EXCEPTION USES OF MOTOR VEHICLE SALES AND STORAGE WAREHOUSE FOR THE PROPERTY LOCATED AT 1220 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SPECIAL EXCEPTION USES; AND PROVIDING FOR AN EFFECTIVE DATE.

- | | | | |
|-------------------------------------|--|--------------------------|----------------|
| <input type="checkbox"/> | SPECIAL PRESENTATION/REPORTS | <input type="checkbox"/> | CONSENT AGENDA |
| <input type="checkbox"/> | BOARD APPOINTMENT | <input type="checkbox"/> | OLD BUSINESS |
| <input type="checkbox"/> | PUBLIC HEARING | | |
| <input type="checkbox"/> | NEW BUSINESS | | |
| <input checked="" type="checkbox"/> | OTHER: QUASI-JUDICIAL PUBLIC HEARING RESOLUTION | | |

Approved by Town Manager John D'Agostino Digitally signed by John D'Agostino
DN: cn=John D'Agostino, o=Town of Lake Park, ou=Town Manager,
email=jdagostino@lakeparkflorida.gov, c=US
Date: 2023.05.05 11:27:22 -04'00' Date: _____

Nadia Di Tommaso/Community Development Director
Name/Title

Originating Department: Community Development	Costs: Legal Notice / Attorney Review/ consultant reviews <i>Funding Source:</i> Applicant's escrow account for all advertising and reviews. Acct. #5673 <input type="checkbox"/> Finance <u>Jeffrey P. Duvall</u> <small>Digitally signed by Jeffrey P. Duvall DN: cn=Jeffrey P. Duvall, o=Town of Lake Park, ou=Finance, email=jduvall@lakeparkflorida.gov, c=US Date: 2023.05.03 17:39:05 -04'00'</small>	Attachments: <ul style="list-style-type: none">• Staff report• Resolution• Application and support documents and plans• Notice of Hearing• Certified letter
Advertised: Date: 4-21-23 Paper: PB Post Not applicable in this case KJG	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	X Yes I have notified everyone KJG (certified letter to properties within 300 ft.) or Not applicable in this case Please initial one.

Summary Explanation/Background

Quasi-judicial Public Hearing to consider a request for special exception under Town code, section 78-188 to permit the two special exception uses of motor vehicle sales and storage warehouse as provided in the C-2 zoning district, section 78-72 (2).

The owner proposes 6,564 square foot motor vehicle sales use (office) and a 13,488 square foot storage warehouse use for his business entity Cars From Dreams, LLC. within the existing 20,337 square foot building located 1220 10th Street. Improvements to the building façade are currently in progress under the permitted office use.



Please refer to staff report for details and analysis.

Planning and Zoning Board Recommendation

The Planning and Zoning Board held a Public Hearing on May 1, 2023 to consider the requests for special exception. There were no public comments. The only Board concern related to landscaping, as a landscape plan is not a requirement of a Special Exception. They were assured by the applicant's agent that landscaping would meet or exceed the code.

The Board voted unanimously (4-0) to approve the special exceptions for vehicle sales and storage warehouse with conditions to ensure that the approval could not be

construed as approval for typical vehicle sales and warehousing on this important 10th St. corridor. Therefore the following conditions were recommended and have been included in the adopting resolution, with slight rewording per the Town attorney.

1. The sale of vehicles shall not be open to the general public.
2. The outside display of vehicles for sale is prohibited.
3. The use of the storage warehouse shall be only be the Owner for the storage of his personal car collection and accessories.
4. The Special Exception use approvals are solely to the property owner JS 1220 10th Street, LLC and shall automatically terminate should the use cease or the property be conveyed or leased to another owner or tenant of the property.
5. The Owner shall utilize the Site consistent with the following submitted documents: Special Exception Application signed 11/29/22, Narrative dated April 13, 2023(revision), site plan dated 4/24/23 and survey dated 5/10/22

While not included in the Board motion, in order to address their concern regarding landscaping, staff has added the following condition to the resolution:

6. A landscape permit that includes a landscape plan that meets or exceeds the Town Code shall be submitted prior to the issuance of a certification of completion for the building.

RECOMMENDED MOTION:

I MOVE TO APPROVE THE RESOLUTION