



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SPECIAL EXCEPTION REVIEW**

Applicant/Agent: JS 1220 10th Street, LLC/George G. Gentile Agent  
Address: c/o 1907 Commerce Lane Suite 101 Jupiter FL 33458  
Telephone: 561-575-9557 Fax: 561-575-5260  
E-mail : george@2gho.com/pat@2gho.com

- ☐ Owner  
☒ Agent (Attach Agent Authorization Form)

Owner's Name  
(if not Applicant): JS 1220 10th Street, LLC  
Address: 1220 10th Street, Lake Park, FL 33403  
Telephone: see agent info Fax: \_\_\_\_\_  
E-Mail : george@2gho.com

Property Location: 1220 10th Street  
Legal Description: See attached legal  
Property Control Number: 36-43-42-20-01-123-0030

Future Land Use: Commercial Zoning: C-2  
Acreage: 2.77 Square Footage of Use: approx. 20,000 s.f.  
Proposed Use: motor vehicle sales and storage warehouse

**Zoning/Existing Use of Adjacent Properties:**

North:	<u>C-2</u>	South:	<u>C-2</u>
East:	<u>C-1</u>	West:	<u>C-4</u>

**APPLICATION REQUIREMENTS:**

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

SEE ATTACHED PROJECT NARRATIVE.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

SEE ATTACHED PROJECT NARRATIVE.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

SEE ATTACHED PROJECT NARRATIVE.

4. Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special Exception use is proposed to be developed.

SEE ATTACHED PROJECT NARRATIVE.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

SEE ATTACHED PROJECT NARRATIVE.

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

SEE ATTACHED PROJECT NARRATIVE.

**Please provide the following:**

1. Fees:
  1. Special Exception Fees:

Structure Size:  
~~0 - 14,999 sq. ft. = \$1,500.00~~  
+ 15,000 sq. ft. = \$3,000.00
  2. ~~Minimum Initial Escrow Fee: \$1,500.00~~

Advertising costs:  
The petitioner shall pay all costs of publication of Public Hearing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.
2. Property Owners List:

A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official Palm Beach County Tax Roll. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.
3. Location Map
4. Site Plan, Landscape Plan  
Architectural Plans
  - A. Site plan drawn to scale indicating:
    1. size of the buildings;
    2. intended floor area ratios;
    3. quantity of parking spaces;
    4. intended access road(s);
    5. the general type of construction in accordance with the Florida Building Code and the Codes of the Town of Lake Park; and,
    6. availability and approximate location of utilities
  - B. Landscape Plan showing proposed improvements, to scale
  - C. Architectural plans including floor plan and building elevations, to scale
5. Site Survey:

A certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.
6. Applicants statement:

On the Applicants letterhead please provide a statement of interest in the property.
7. Warranty Deed:

A Warranty Deed with an affidavit from the Applicant stating that the Deed represents the current ownership.
8. Traffic Analysis:

A Traffic Impact Analysis, if required by the Town Engineer or Staff.

\*\*\*If special exception is for new development on a vacant parcel, please refer to requirements for site plan approval and site plan checklist as well.

## CONSENT FORM

### Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Lawrence W. Smith, who, being by me first duly sworn, on oath deposed and says:

1. That he is the Authorized Representative of JS 1220 10<sup>th</sup> Street, LLC, the fee simple title holder of the property described in the attached Legal Description.
2. That he is requesting an application for Special Exception and Site Plan Review in the Town of Lake Park, Florida.
3. That he has appointed George G. Gentile and 2GHO, Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: JS 1220 10<sup>th</sup> Street, LLC

  
Signature of Owner

Lawrence W. Smith  
By: Name/Title

701 US Highway One, Suite 402  
Street Address

North Palm Beach, FL 33408  
City, State, Zip Code

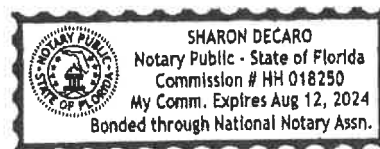
561-575-9557  
Telephone Number

george@2gho.com  
Email Address

Sworn and subscribed before me this 29<sup>th</sup> day of November, 2022.

  
Notary Public

My Commission Expires:



**STAFF REVIEW: SUBMIT ONE COMPLETE SET IN HARD COPY AND ONE AS AN ELECTRONIC COPY.**

**PLANNING BOARD REVIEW: UPON THE APPROVAL OF ALL GOVERNING AGENCIES, PLEASE SUBMIT ONE ELECTRONIC COPY AND SIX (6) COMPLETE SETS OF THE REQUIRED DOCUMENTS FOR FINAL REVIEW**

**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**



Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3320.

9/13/21

I, see attached consent, have read and understand the regulations above regarding cost recovery.

[Signature], AUTHORIZED REP.  
Property Owner Signature

11/29/2022  
Date