

**1220 10th Street
Town of Lake Park
Project Narrative
December 2, 2022
Rev. March 22, 2023
Rev. April 13, 2023**

REQUEST/LOCATION:

2GHO, Inc. as agent, respectfully request review and approval of the subject Special Exception use for motor vehicle sales, and storage warehouse. The motor vehicle sales use will allow the Owner to get a dealer license which is an administrative requirement that will allow the property owner to buy vehicles through auctions which do not occur at the property. No motor vehicles will be sold on the property.

The subject 2.74-acre site is located on the west side of 10th Street, north of Park Avenue in the Town of Lake Park, Florida. The subject site has a land use designation of Commercial, and a zoning designation of C-2 Commercial. It is the intent of the Owner to designate 6,632 sf as office/motor vehicle sales and 13,420 sf as storage warehouse.

PROPERTY HISTORY:

The existing building was originally constructed in 1967 and has been many uses over the years, inclusive of a grocery store and business offices. More recently, Palm Beach Academy of Health and Beauty operated on the site.

SURROUNDING ZONING AND LAND USE DESIGNATIONS:

The chart below demonstrates that the subject property is compatible with the land use and zoning of the surrounding properties.

	Existing Zoning	Existing FLU
SUBJECT PROPERTY (Existing Office Use)	C-2; Business District	Commercial
NORTH (Retail Strip Center)	C-2; Business District	Commercial
EAST	C-2; Business District	Commercial
SOUTH (FPL Service Center)	C-1; Business District	Commercial
WEST (FEC Rail /Cemex)	C-2; Business District	Commercial

PROPOSED USE:

The Owner is an avid collector of classic automobiles, and has a well-known reputation in the greater Palm Beach County area for providing a mechanism for other collectors to view, and take ownership of any particular automobiles. The Owner would like to repurpose the underutilized property to provide a climate-controlled warehouse space for the cars to be stored.

There will be no retail motor vehicles sales, no display outside of cars and no public customers coming to the site for motor vehicle purchases. The other use of the building will be for a business office for the Owners company, as he is moving his staff of 6-10 employees to the Town of Lake Park from his small New York location and his current location in the Village of North Palm Beach, Florida.

The owner will also be storing and displaying his classic car collection, model train collection and several other items in his collection in the warehouse building. He will also have other business items stored as well; however, the majority of the space will be devoted to his classic car collection. The Classic Car Collection, which will be set up as a display in the warehouse is not open to the public and only invited guests are permitted on site to view the collection. He also provides 3 to 4 charities and non-profit organizations to hold fund raising events including the Palm Beach County Sheriffs annual event for the Sheriffs Boys Ranch. These events are limited as stated above to approximately 3 to 4 events a year.

SPECIAL EXCEPTION USE REQUEST

As previously mentioned, motor vehicle sales, and storage warehouse uses are designated as Special Exception uses in the Town. Consistent with Section 78-184 of the Town's Zoning Code, the Owner is requesting a Special Exception to redevelop the property with the proposed uses. The Owner will address the required criteria set forth in 78-184(5)(b).

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

Future Land Use:

As previously mentioned, the subject property is designated with a Commercial Land Use;

- ❖ *In the Town's Comprehensive Plan, Table 3-4, Land Use Classification System, Commercial Land Use is defined as Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R.*

of 2.0. This category also includes personal and professional services.

The proposed uses are directly aligned with the Future Land Use description of commercial, as this use will allow for the delivery, and/or transfer of classic cars. Additionally, the proposed special exception uses do not create any inconsistencies with any other elements of the adopted Comprehensive Plan.

Objective 5:

As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments. and neighboring jurisdictions.

The Owner's proposal is directly consistent with the Town's Objective of promoting redevelopment, as the project will seize the opportunity to repurpose an existing building within a commercial core of Lake Park.

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

Response: As noted, the building was built in 1967 and meets the Town of Lake Park Code of Ordinances. With the proposed office (permitted), storage warehouse, and motor vehicle sales uses, the interior of the building has been modified through the building permit process.

As a special exception is subject to commission approval; The commission may permit the proposed uses (storage warehouse and motor vehicle sales) in the C-2 zoning district. The proposed uses are consistent with good zoning practice and are not contrary to the policies of the town comprehensive plan.

Further, as stipulated by Sec. 78-72(2)(j) the proposed motor vehicle sales use is consistent with the code as a permanent building is currently existing on the site.

Last, the proposed use will comply Sec. 78-145(g), as the required surface parking will not be utilized for the subject automobiles. The purpose of the storage warehouse is to allow the classic cars to be in a climate-controlled environment to preserve their condition.

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.

The subject site is located on a major arterial roadway within the Town of Lake Park. 10th Street is a north/south roadway which traverses through several industrial, and commercial uses within the Town. The proposed use will not create any adverse impacts to the surrounding area.

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.

Response: The approval of a storage warehouse/motor vehicle sales will not cause a concentration of the same in the area. The Owner simply wants to utilize the existing building in order to provide a highly sought use in the South Florida area.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding property 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 of flow of traffic within the vicinity of the proposed Special Exception use.

Response: The proposed use will not create any traffic impacts, as this use will not be a high trip generator. An appropriate mechanism to unload cars will occur internal to the property, and will not create any nuisances to the existing community.

6. Please explain how the 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.

Response: As this is an existing building, it will not reduce light and air to the adjacent property. To the contrary, it will aid in redeveloping and upgrading the existing property that in turn will positively affect adjacent property values.

Conclusion

In closing, the Owner is requesting special exception use approval for a motor vehicle sales, and storage warehouse use to an existing building on 10th Street. The existing building will act as the location for the required motor vehicle dealer license, as well as a storage warehouse (for classic cars).

On behalf of the Owner, 2GHO, Inc. requests approval of the special exception application. The project managers at 2GHO, Inc. are George G. Gentile, FASLA, PLA, Dan Siemsen, PLA, Patricia Lentini, and Alec Dickerson.