

RESOLUTION NO. 52-08- 25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 40-05-23 WHICH APPROVED A SITE PLAN AND 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 SPECIAL EXCEPTION USES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JS 1220 10th Street, LLC (“Owner”) is the owner of the property legally described in Exhibit “A”, which is attached hereto and incorporated herein; and

WHEREAS, the Owner’s property is located at 1220 10th Street, Lake Park (the Site); and

WHEREAS, George Gentile of 2GHO as the Owner’s agent (Applicant) has submitted an application seeking an amendment to an approved site plan and authorizing the special exception uses of motor vehicle sales and storage warehouse on the Site (“the Project”); and

WHEREAS, the authorization to conduct the special exception uses on the Site is specific only to the Owner; are not transferable to other owners or tenants of the Site; and do not run with the land; and

WHEREAS, the Owner has sought to increase the square footage of the storage warehouse use on the Site; and

WHEREAS, the Site has a future land use designation of Commercial; and

WHEREAS, the Site is located within C-2 Business District, which allows motor vehicle sales and storage warehouses as special exception uses; and

WHEREAS, at a public hearing on August 4, 2025 the Town’s Planning and Zoning Board reviewed the Owner’s requests to amend the site plan and to expand the square footage of the storage warehouse, and recommended approval of these requests; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on August 20, 2025 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town’s Community Development Department (Department) staff, the Owner, Applicant, and other interested parties and members of the public,

regarding whether the Project meets the criteria for the approval of the expansion of the storage warehouse special exception use and the amendment of the site plan; and

WHEREAS, the Town Commission has determined that the Project is consistent with the Town's Comprehensive Plan, meets the special exception use criteria, and all other applicable Land Development Regulations of the Town Code.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

Section 1: The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves the special exception use of motor vehicle sales and storage warehouse, subject to the following conditions:

1. The Applicant shall develop the Site consistent with the following plans. The title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
Survey			
Survey	Page 1	10/12/24	7/29/25
Survey	Page 2	12/03/24	7/29/25
Site Plan			
Site Development Plan	SP-1	7/21/25	7/29/25
Civil			
Preliminary Grading & Drainage Plan	C1.1	7/1/25	7/29/25
Preliminary Water & Sewer Plan	C1.2	7/1/25	7/29/25
Preliminary Engineering Details	C2.1	7/1/25	7/29/25
Water & Sewer Details	C2.2	7/1/25	7/29/25
Autoturn Exhibit	EX1	7/1/25	7/29/25
Architecture			
Rendered Existing Building Elevations	Rendered Building Elevation	7/3/25	7/29/25
Site Development Storage Warehouse Buildings	A-1	6/25/25	7/29/25
Site Development Storage Warehouse Buildings	A-2	6/25/25	7/29/25
Site Development Storage Warehouse Buildings	A-3	6/25/25	7/29/25
Site Development Storage Warehouse Buildings	N/A	4/15/25	7/29/25
Site Development Storage Warehouse Buildings	N/A	4/15/25	7/29/25
Landscape			7/29/25
Landscape Development Plan	LP-1	6/27/25	7/29/25
Landscape Specification Plan	LP-2	6/27/25	7/29/25

2. Construction associated with the development of the Site is only permitted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception has been approved by the Town Commission.
3. Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of 10th Street, Northern Drive, or any other right-of-way while the Project is being constructed shall be subject to the review and approval of the Director and any governmental agency responsible for maintaining these roadways. Should there be any disruption to the normal flow of traffic occur during the construction of the Project, then upon written notice from the Director of the Community Development Department (Director), all construction shall cease until the Director has provided the Owner with a written notice to proceed.
4. All landscaping shown on the approved site and landscaping plans shall be continuously maintained from the date of its installation. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved site and landscaping plans.
5. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the development of the Site.
6. All dumpsters and dumpster screening on the Site shall be kept closed at all times, except at such times as waste haulers are providing services on the designated pick-up day. All dumpsters placed on the Site shall be acquired from the approved franchise supplier for the Town.
7. Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations for the Site are in accordance with the approved site and landscaping plans (and any minor modifications that are approved through permitting) or are deemed to be equivalent by the Town's consulting landscape architect.
8. Prior to the issuance of any construction permits, the Applicant shall submit copies of all permits that are required with the approvals from all agencies having jurisdiction, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, and the State of Florida Department of Environmental Protection.
9. Any revisions to the approved plans incorporated herein, shall be submitted to the Department, and shall be subject to its review and approval. The Department shall determine whether or not the changes require further review by the Planning & Zoning Board and Town Commission.

10. During the building permit phase, signage (window, wall, freestanding, or other) for the Site shall be submitted through the Town's permitting process with a master sign plan that ensures signage consistency in design and color scheme of the signs to be located on the Site. A sign package illustrating all signs and their colors shall be submitted to the Department and shall be subject to its review and approval prior to their placement on the Site.
11. Within 18 months of the effective date of this resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site through completion. Failure to do so shall render the Development Order null and void. Once development has been initiated, the development of the Site shall be completed within 18 months.
12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install high-definition surveillance cameras, which capture clear facial features throughout the parking areas on the Site and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and the Palm Beach County Sheriff's Office (PBSO).
13. **Cost Recovery.** All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and in the preparation of this resolution billed to the Owner shall be paid to the Town within 10 days of the mailing of the invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A building permit or certificate of occupancy shall not be issued if any invoices are outstanding.
14. The sale of vehicles at the property shall not be open to the general public.
15. The display of vehicles outside the buildings for sale is prohibited.
16. The use of the storage warehouse shall be limited to the Owner's personal car collection and accessories.
17. The special exception uses hereby approved for the benefit of the Owner. The special exception uses shall not be conveyed, assigned or transferred to any other owner or tenant of the Site. Any attempt to do so shall result in this approval being automatically terminated.

Section 3: The Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.

Section 4. This resolution shall become effective upon execution.

Exhibit A - Legal Description

PARCEL 1: A part of Block 4A of REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , FLORIDA, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of Palm Beach County, Florida, said parcels being more particularly described as follows:

BEGINNING at the intersection of the Easterly line of said Block 4A with a line parallel to and 1200 feet Northerly from measured at right angles to the South line of said Block 4A, said parallel line being the North line of land conveyed by George Kinsman and wife, to Florida Power and Light Company by Deed dated October 15, 1958, and recorded in O.R. Book 254, Page 527, Public Records of Palm Beach County, Florida, thence Northerly along the Eastern line of said Block 4A, a distance of 348.45 feet, thence Westerly parallel to the South line of said Block 4A, a distance of 331.57 feet, more or less, to a point in the Westerly line of said Block 4A, thence Southerly along the Western line of said Block 4A, a distance of 348.53 feet, more or less to a point in the North line of said Florida Power & Light Company land; thence Easterly along said North line of said Power & Light Company Land, a distance of 331.39 feet, more or less, to the POINT OF BEGINNING.

AND

PARCEL 2:

BEGINNING at the Northeasterly corner of the North 525.00 feet of the South 1200.00 feet of Block 4-A according to the REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , as recorded in Plat Book 11, Page 24, in and for the Public Records of Palm Beach County, Florida; thence Westerly, along the North line of the North 525.00 feet of the South 1200.00 feet of said Block 4-A, a distance of 331.39 feet to a point on the Westerly line of said Block 4-A; thence Southerly, along the said Westerly line, a distance of 82.94 feet to a point; thence Easterly, a distance of 308.91 feet to the POINT OF BEGINNING

Property Control Number: 36-43-42-20-01-123-0030