



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: August 20, 2025**

APPLICATION: 1220 10th Street Site Plan Amendment and Special Exception

SUMMARY OF APPLICANT’S REQUEST: 2GHO, INC (“Agent”) on behalf of JS 1220 10th Street, LLC (“Property Owner” and “Applicant”) is requesting site plan and special exception approval for two one-story storage warehouse buildings totaling 8,952 SF. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 District.

The Subject Property is located west of 10th Street and south of Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 2.74 acres:

Parcel 1 – PCN: 36434220011230030

Planning and Zoning Board Review:

This item was brought before the P and Z Board on August 4, 2025 and received a unanimous vote of approval. There were no additional requests for clarification or changes. However, please note that the original unique condition of approval has since been rewritten by legal. The content remains the same but the condition language was modified to derive from the original resolution 40-05-23, which is being amended by this request. The new unique conditions are inserted for reference.

BACKGROUND:

Owner & Applicant(s):

JS 1220 10th Street LLC

Agent and Consultant:

2GHO Inc

Location:

Parcel 1 – PCN: 36434220011230030

Net Acreage (total):

2.74 acres

Legal Description:

See survey enclosed in packet.

Existing Zoning:

C-2 Business District

Future Land Use:

Commercial

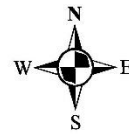
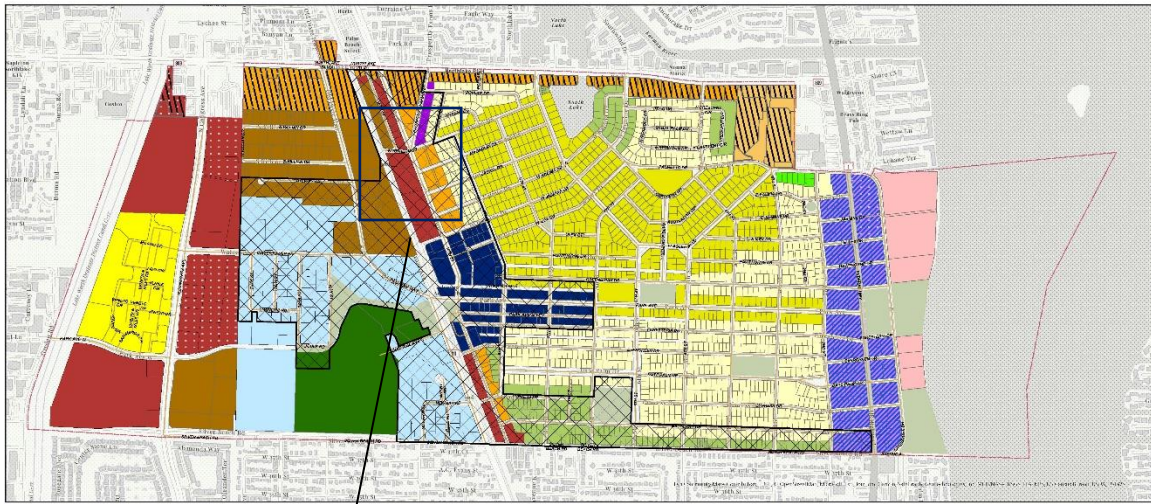
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



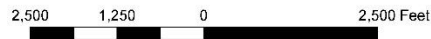
LAKE PARK ZONING MAP



Town of Lake Park Zoning Map



Date: 6/14/24



Community Development Department
Town of Lake Park
535 Park Avenue, Lake Park FL 33403
Anders Viane - Planner
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Nadia DiTommaso - Director
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Subject Site



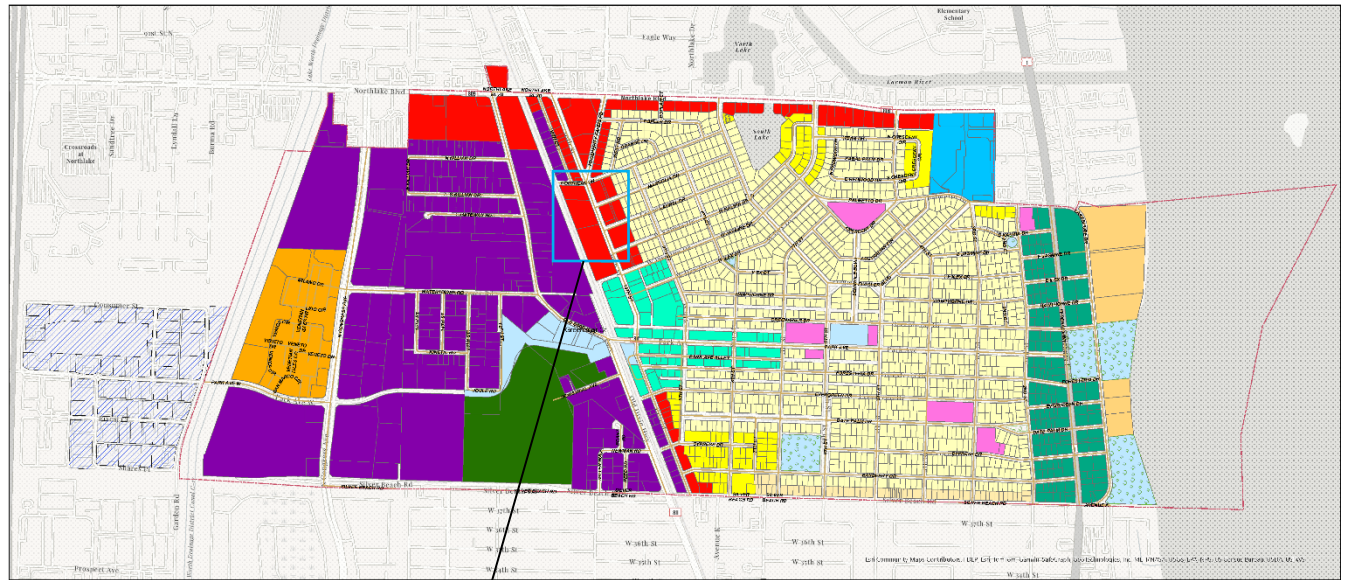
Adjacent Zoning:

North: C-2 Business District
South: C-2 Business District
East: C-1 Business District
West: C-4 Business District

LAKE PARK FUTURE LAND USE MAP

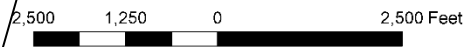


Town of Lake Park Future Land Use Map 2017-2027

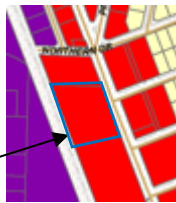


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Subject
Site



Adjacent Existing Land Use:

North: Commercial
South: Commercial
East: Commercial
West: Mixed Commercial and Light Industrial

PART I: SITE PLAN APPLICATION

The 1220 10th Street site plan application has been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, and the Lake Park Community Development Department. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet and advertised in the Palm Beach Post 7/25/25 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*
- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *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. Public schools are a permitted use within this land use designation.*
- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

Zoning: The proposed project is generally consistent with the requirements of the C-2 Business District, including the special exception use of storage warehouse, building height, minimum required open space, and building site area. The project also substantially complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

As it pertains to the special exception request, these are evaluated using the criteria of 78-184 (b). The evaluation criteria are identified below along with the applicant's responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

Applicant Response: *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. Additional storage warehouse use will not create any inconsistencies with any other elements of the adopted Comprehensive Plan.*

Staff Evaluation: We are in agreement. Relevant comprehensive plan objectives achieved through this redevelopment are as follows:

- 3.4 Goal, Objectives and Policies, Town Goal Statement 3.4.1 (3) - The Town shall maintain and seek opportunities to improve its ability to provide... commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals.
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 1, Policy 1.1 j. – encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 5 – The Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments and adjacent jurisdictions.

(2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

Applicant Response: *Per Sec. 78-72(2)(n) of the Town's zoning code, storage warehouse use is a permitted use by Special Exception. It is important to note that the project previously received special exception approval for 13,420 sf of storage warehouse, and this request is considered an expansion to the existing special exception use.*

Previously Approved Storage Warehouse: 13,420sf
Proposed Additional Storage Warehouse: 8,952 sf

Total Storage Warehouse: 22,372 sf

With regards to consistency with the Town's code, the proposed site plan makes efficient use of the land with the placement of the proposed storage warehouse buildings in portions of the site that are underutilized. All pertinent development regulations of the C-2 zoning district are provided with the plan.

Staff Evaluation: We are in agreement. The use of storage warehouse has been previously approved for this site under Resolution 40-05-23 back in 2023 and this new special exception request proposes to increase this use. Of note, several conditions were imposed through Resolution 40-05-23, which we are recommending are continued with this new approval. See the proposed conditions under the Staff Recommendation portion of this report.

(3) 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.

Applicant Response: *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 expanded storage warehouse use will not create any adverse impacts to the surrounding area.*

Staff Evaluation: We are in agreement. The Town's traffic consultant reviewed the applicant's traffic study and found no significant increase in traffic from the proposal. Building location, height, and setbacks are all code compliant and the applicant has made effort to integrate the architecture of the new buildings with the existing building, creating a uniform and tasteful complex.

(4) 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.

Applicant Response: *The approval additional storage warehouse will not cause a concentration of the same in the area. The proposed improvement seeks to enhance the property, and is designed in a cohesive manner that ties the buildings together.*

Staff Evaluation: We are in agreement. The owner and applicant JS 1220 10th Street LLC will use this new storage warehouse space for Cars of Dreams, an entity that buys and sells classic cars for charitable purposes. There is not a comparable business in Town and the owner has made landscaping and façade improvements along 10th Street that increase the appeal of the corridor by demonstrating attractive investment in Lake Park.

(5) The proposed 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; and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Applicant Response: *The proposed use will not create any traffic impacts, as this use will not be a high trip generator. Please refer to traffic statement which states that the added storage warehouse use has an insignificant impact on the adjacent roadways.*

Staff Evaluation: We are in agreement. As previously noted, our traffic engineer found no significant increase in trips. The use proposed is passive storage, and will not produce any of the nuisances factors described under b.

(6) That the proposed special exception use:

- 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 a 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.
- e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Applicant Response: *The expansion of the previously approved storage warehouse use, makes more efficient use of the site, and will adhere to all development standards ensuring that no adverse impacts are extended to surrounding and adjacent areas. For context; this property is in an established commercial corridor within the Town of Lake Park, and abuts railroad tracks. The proposed request WILL NOT deter any neighboring commercial businesses from redeveloping in the future should the respective owner choose. The additional 8,952 sf of storage warehouse will not impact adjacent natural systems or public*

facilities. Last, there are no changes to proposed public amenity areas for the previous approval, as the site will provide a trash receptacle, and bench.

Staff Evaluation: We find no evidence to suggest the expansion of warehouse storage space for 1220 10th Street will adversely impact light, air flow, property values, redevelopment, natural resources or public facilities. Furthermore, the applicant has previously provided pedestrian amenity improvements in accordance with criteria e. and we consider this condition satisfied.

Architecture: The proposal meets the standards set forth under 78-330 for building articulation, façade paint colors, material variation, and decorative features. Additionally, for buildings within multi-unit complexes, there are architectural consistency requirements. Applicants are required to create architectural harmony and consistency between their building and existing buildings. To satisfy this requirement, the applicant has replicated the design vernacular from the main building on the two new buildings. They are also proposing to repaint the main building with the same colors as the new outbuildings.

Building Site: The total impervious area for the project is 77,109 SF and the pervious area is 42,161 SF, or 35% of the total site. The development proposal consists two 4,476 SF buildings totaling 8,852 SF; this is in addition to the existing 13,420 SF of warehouse space for a new total warehousing area of 22,372 SF.

Site Access and Roadways: This site has two driveway entrances and exits along 10th Street. As previously noted, the proposed addition of storage space is not anticipated to increase traffic demand. The traffic engineer notes an addition of two peak hour trips.

Traffic Concurrency: The applicant has provided Palm Beach County Traffic Performance Standards (TPS) approval in connection with their project. Palm Beach County Traffic recommended approval July 15, 2024.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 7/21/25.

Paving, Grading and Drainage: The Town's consulting Engineers, Engenuity Group, reviewed and approved the civil plans for this proposal on 1/24/25.

Parking and Loading: The applicant's addition of warehouse space has not brought parking on site below the required minimum. At 22,372 SF of warehousing space, 11 spaces are required plus another 10 for employees at maximum shift for a total of 21.

Additionally, 13 were required for the existing motor vehicle sale use, which are not being impacted. The total required spaces are 34 and the applicant is providing 38. The previously-approved loading zone remains adequate for the expanded uses.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and issued their approval 7/15/25.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 7/14/25. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by Sgt. Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be compliant with best-practice principles for CPTED on 7/25/25. A high-definition security camera surveillance condition of approval is being recommended, which is a standard condition of approval. Additionally, he suggests that a landscape maintenance plan is created to avoid future conflict with lighting levels and anti-lodging benches be considered to deter abnormal use.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan and Special Exception for 1220 10th Street. In addition to all standard conditions, the following unique conditions of approval are being added:

1. The sale of vehicles at the property shall not be open to the general public.
2. The display of vehicles outside the buildings for sale is prohibited.
3. The use of the storage warehouse shall be limited to the Owner's personal car collection and accessories.
4. 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.