



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025

Originating Department: Community Development Department

Agenda Title: Resolution 52-08-25 - Site Plan & Special Exception - Two (2),
One (1) Story Storage Warehouse Buildings (8,952 SF) - JS 1220
10th Street, LLC (West of 10th Street & South of Northern Drive)

Agenda Category (i.e., Consent, New Business, etc.): New Business

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** Applicant Escrow

Account Number: 03-0567300 **Finance Signature:** Barbara A. Gould

Advertised:

Date: July 25, 2025 **Newspaper:** Palm Beach Post

Attachments: Staff Report, Final Resolution, Legal Notice, Certified Letter, Original
Resolution 40-05-23; All Plans and Apps Binder

Please initial one:

AV Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The Community Development Department is requesting the Town Commission to consider a request by JS 1220 10th Street LLC for Site Plan and Special Exception approval to permit two (2), one-story storage warehouse buildings (totaling approximately 8,952 SF) to be constructed on property generally located west of 10th Street & South of Northern Drive.

The owner and applicant is proposing to utilize this property to support new storage warehouse space for Cars of Dreams, an entity that buys and sells classic cars for charitable purposes. Further, the proposed use of storage warehouse has been previously approved for this site under Resolution 40-05-23 in 2023 and the new special exception request would propose to increase this use.

Note: Several conditions were imposed through Resolution 40-05-23, which staff is recommending to be continued within the proposed (new) approval (as outlined within the Staff Report).

Additionally, 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. Thus, the proposed request does not appear to provide a detrimental impact on surrounding properties.

The proposed 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 (LDR's) and Comprehensive Plan.

Planning & 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.

Note: The Community Development Department has notified the surrounding property owners of this proposed request in accordance with State Statute and the LDR's on July 25, 2025. A legal advertisement was placed in the Palm Beach Post and certified letter notices to all property owners within 300 feet of the subject property were mailed.

Recommended Motion:

I move to approve Resolution 52-08-25 for Site Plan & Special Exception approval of two (2), one (1) story storage warehouse buildings (totaling 8,952 SF) by JS 1220 10th Street, LLC on the property generally located West of 10th Street & South of Northern Drive.