



LA-0000530

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**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