



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT**

*Please call (561)881-3319 for submittal fees*

***\*\*For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the  
Town Code of Ordinances for additional requirements\*\****

**Project Name:** 1220 10th Street  
**Project Address:** 1220 10th Street  
**Property Owner:** JS 1220 10th Street, LLC

**APPLICANT INFORMATION:**

**Applicant Name:** JS 1220 10th Street, LLC  
**Applicant Address:** 701 US Highway One, Suite 402, North Palm Beach, FL 33408  
**Phone:** 561-575-9557 **Fax:** \_\_\_\_\_ **E-Mail:** george@2gho.com

**SITE INFORMATION:**

**General Location:** west side of 10th Street Lake Park  
**Address:** 1220 10th Street  
**Zoning District:** C-2 **Future Land Use:** Commercial **Acreage:** 2.77  
**Property Control Number (PCN):** 36-43-42-20-01-123-0030

**ADJACENT PROPERTY:**

DIRECTION	ZONING	BUSINESS NAME	USE
North	C-2	O'REILLY AUTO PARTS	AUTOMOTIVE
East	C-1 AND C-2	LUMINOUS MEALS AND CAMILLA SQUARE	COMMERCIAL
South	C-2	FPL	UTILITY
West	ROW AND C-2	RAILROAD TRACKS AND CEMEX	COMMERCIAL

**JUSTIFICATION:**

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

SEE ATTACHED NARRATIVE

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2. What will be the impact of the proposed change to the surrounding area?

SEE ATTACHED NARRATIVE

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3. How does the proposed Project comply with the Town of Lake Park's zoning requirements?

SEE ATTACHED NARRATIVE

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**LEGAL DESCRIPTION:**

The subject property is located approximately \_\_\_\_\_ mile(s) from the intersection of \_\_\_\_\_, on the \_\_\_\_\_ north, \_\_\_\_\_ east, \_\_\_\_\_ south, <sup>x</sup> \_\_\_\_\_ west side of the 10TH STREET (street/road).

*Legal Description:*

SEE ATTACHED SURVEY

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I hereby certify that I am the owner(s) of record of the above described property or that I/we have written permission from the owner(s) of record to request this action.



OWNER/APPLICANT Signature

5-28-24

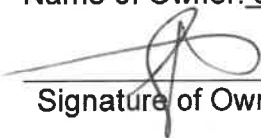
Date

**CONSENT FORM**  
**Statement of Ownership and Designation of Authorized Agent**

Before me, the undersigned authority, personally appeared John Staluppi, who,  
being by me first duly sworn, on oath deposed and says:

1. That he is the Authorized Representative of JS 1220 10<sup>th</sup> Street, LLC, the fee simple title holder of the property described in the attached Legal Description.
2. That he is requesting an application for Special Exception and Site Plan Review in the Town of Lake Park, Florida.
3. That he has appointed George G. Gentile and 2GHO, Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: JS 1220 10<sup>th</sup> Street, LLC

  
Signature of Owner

John Staluppi (Manager)

By: Name/Title

1220 10<sup>th</sup> Street  
Street Address

Lake Park, FL, 33403  
City, State, Zip Code

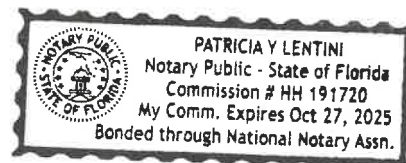
561-575-9557  
Telephone Number

george@2gho.com  
Email Address

Sworn and subscribed before me this 22<sup>nd</sup> day of May, 2024

  
Notary Public

My Commission Expires:



**STAFF REVIEW: SUBMIT ONE COMPLETE SET IN HARD COPY AND ONE AS AN ELECTRONIC COPY.**

**PLANNING BOARD REVIEW: UPON THE APPROVAL OF ALL GOVERNING AGENCIES, PLEASE SUBMIT ONE ELECTRONIC COPY AND SIX (6) COMPLETE SETS OF THE REQUIRED DOCUMENTS FOR FINAL REVIEW**



**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3320. 9/13/21

I, see attached consent, have read and understand the regulations above regarding cost recovery.

  
Property Owner Signature

5/6/2024

Date