

George G. Gentile, PLA ■ Emily M. O'Mahoney, PLA ■ M. Troy Holloway, PLA ■ Dan Siemsen, PLA ■ Dylan Roden, PLA

**1220 10<sup>th</sup> Street**  
**Site Plan Amendment/Special Exception**  
**Town of Lake Park**  
**Project Narrative**  
**May, 2024**  
**rev. July 10, 2025**

**REQUEST/LOCATION:**

2GHO, Inc. as agent, respectfully request review and approval of the subject site plan amendment and “amended” special exception application(s) which will allow for the addition of two - 4,476-sf accessory storage warehouse buildings, for a total of 8,952 additional sf to the property.

The subject 2.74-acre site is located on the west side of 10<sup>th</sup> 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.

**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. On May 17, 2023, the site received Special Exception approval for 13,420 sf storage warehouse, and 6,632 motor vehicle sales use. As noted above, this application simply seeks to add an additional 8,952 sf of an already approved special exception use (storage warehouse). A chart depicting the existing and proposed uses for the site is provided below:

Existing Uses (SF)	Proposed Uses (SF)	Total
Motor Vehicle Sales (6,632)	-	6,632
Warehouse/Storage (13,420)	Warehouse/Storage (8,952)	22,372
		29,004 SF

### **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
<b>SUBJECT PROPERTY (Existing Office Use)</b>	<b>C-2; Business District</b>	<b>Commercial</b>
<b>NORTH (Retail Strip Center)</b>	C-2; Business District	Commercial
<b>EAST</b>	C-2; Business District	Commercial
<b>SOUTH (FPL Service Center)</b>	C-1; Business District	Commercial
<b>WEST (FEC Rail /Cemex)</b>	C-2; Business District	Commercial

### **PROPOSED SITE PLAN:**

As the Owner continues to evaluate the operational needs of the facility, it is now proposed to add additional storage warehouse use to the site. The buildings will be concrete block base, and the facades will match that of the principal structure. The proposed buildings will have two 20 wide' entry doors that will face the internal portion of the property, and will be utilized for support storage to meet the needs of the Owner. Note, all other elements that were detailed with the previously approved special exception application will continue to function, as approved.

There will be no impact to the surrounding area, as this is an established commercial corridor. As mentioned, the new building will be used as accessory storage to support the operations inside of the principal building.

### **LANDSCAPE:**

Currently, the site contains existing vegetation that will be removed with the placement of the two storage warehouse buildings on the property. The Owner proposes to replace the trees that will be removed at a ratio of 1" for 1". All other landscape requirements will be met, as demonstrated on the submitted landscape plan.

### **SPECIAL EXCEPTION USE REQUEST**

As previously mentioned, motor vehicle sales, and storage warehouse uses are designated as Special Exception uses in the Town. The Owner received Special Exception approval for both of these uses on May 17, 2023; however, as this proposal contemplates adding additional square footage of storage warehouse use, the Owner requests consideration on amending the site plan. Consistent with Section 78-184 of the Town's Zoning Code, the Owner will address the required criteria set forth in 78-184(5)(b).

1. The proposed Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

**Future Land Use:**

*The subject property is designated with a Commercial Land Use;*

- ❖ *In the Town's Comprehensive Plan, Table 3-4, Land Use Classification System, Commercial Land Use is defined as 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.*

***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.***

**Objective 5:**

As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments. and neighboring jurisdictions.

***The Owner's proposal is directly consistent with the Town's objective of promoting redevelopment, as the project will repurpose an existing building within a commercial core of Lake Park. Additionally, an accessory storage warehouse buildings will be added to the property that will be architecturally compatible with the principal structure.***

2. Please discuss how the Special Exception use is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

***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.***

<b><i>Previously Approved Storage Warehouse</i></b>	<b><i>13,420sf</i></b>
<b><i>Proposed Additional Storage Warehouse</i></b>	<b><i>8,952 sf</i></b>
<b><i>Total Storage Warehouse</i></b>	<b><i>22,372 sf</i></b>

***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. Further, the plan provides for more than double the required open space by providing 35%***

3. Please explain how 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.

***The subject site is located on a major arterial roadway within the Town of Lake Park. 10<sup>th</sup> 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.***

4. Please explain how 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.

***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.***

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding property 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; (c) the effect on the amount of flow of traffic within the vicinity of the proposed Special Exception use.

***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.***

6. Please explain how the Special Exception use meets the following requirements; (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 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; and (e) provides

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

***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.***

#### **CRITERIA FOR SITE PLAN REVIEW:**

1. The proposed development or redevelopment is consistent with the goals, objectives and policies of the comprehensive plan.  
***Response: The Owner's proposal seeks to add additional square footage of storage warehouse, which was initially approved by the Town Commission in May, 2023. The proposed operations will remain consistent with the Commercial Future Land Use designation.***
2. The proposed development or redevelopment is consistent with any applicable land development regulations.  
***Response: All applicable land development regulations are maintained with this request.***
3. The proposed development or redevelopment is consistent with other regulations of this Code.  
***Response: The request for additional storage warehouse use remains consistent with the Owner's initial request that received special exception approval in May, 2023. All code requirements will continue to be met with this request.***
4. The proposed development or redevelopment is compatible and/or consistent with the established character of a neighborhood, area, or a particular zoning district.  
***Response: The existing site is located an established commercial corridor. As shown on the surrounding land use and zoning table (found on page 1 of this document), the property is compatible with the surrounding area, and the proposed improvements will not create any inconsistencies within the commercial corridor.***

5. The proposed development or redevelopment does not substantially increase traffic or otherwise adversely impact the roadways within the town.

**Response: No traffic impacts are anticipated from this request. With this application, we have provided a traffic statement prepared by Pinder Troutman Consultants, showing no adverse traffic impacts.**

6. There are adequate levels of service for all public facilities, including, but not limited to, transportation, water supply, drainage and sanitation, and that the public facilities are available concurrent with the impact expected to be created by the development or redevelopment.

**Response: As this is an existing property with a structure, there will be adequate levels of service to support the Owner's request.**

7. The proposed development or redevelopment does not adversely affect the light and air of adjacent properties.

**Response: There will be no reduction of light and air to the surrounding properties.**

8. The proposed development or redevelopment does not adversely affect property values in adjacent areas.

**Response: There will be no negative impact the any property values in the adjacent area.**

9. The proposed development or redevelopment would not be a deterrent to the improvement, redevelopment or development of adjacent properties in the same general area or zoning district.

**Response: The Owner's request does not propose anything that that will deter any nearby properties from redeveloping.**

10. The proposed development or redevelopment does not diminish the views of adjacent properties, create a substantial increase in noise, or contribute to the visual pollution in the area of the proposed development or redevelopment.

**Response: No noise/visual impacts are anticipated with this proposal.**

11. The proposed development or redevelopment does not negatively impact parks, open space, natural systems or public facilities in the general vicinity of the proposed development or redevelopment.

**Response: No parks/public facilities will be affected with the request to add 8,952 sf of storage warehouse.**

12. The proposed development or redevelopment provides pedestrian amenities, including, but not limited to, green or open spaces, benches, trash receptacles, and/or bicycle parking.

**Response: The project does provide for a pedestrian amenity area, as denoted on the site plan.**

### **Conclusion**

In closing, the Owner is requesting site plan approval for additional storage warehouse use for an existing site on 10<sup>th</sup> Street. The two 4,476 sf structures will be architecturally consistent with the existing (principal) building on the property.

On behalf of the Owner, 2GHO, Inc. requests approval of the special exception application. The project managers at 2GHO, Inc. are George G. Gentile, FASLA, PLA, Dan Siemsen, PLA, and Alec Dickerson.