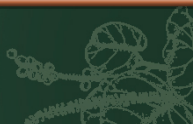


1220 10th Street



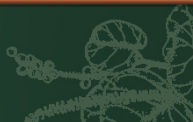
Site Plan Amendment – Special Exception
Town of Lake Park

1220 10th Street



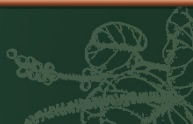
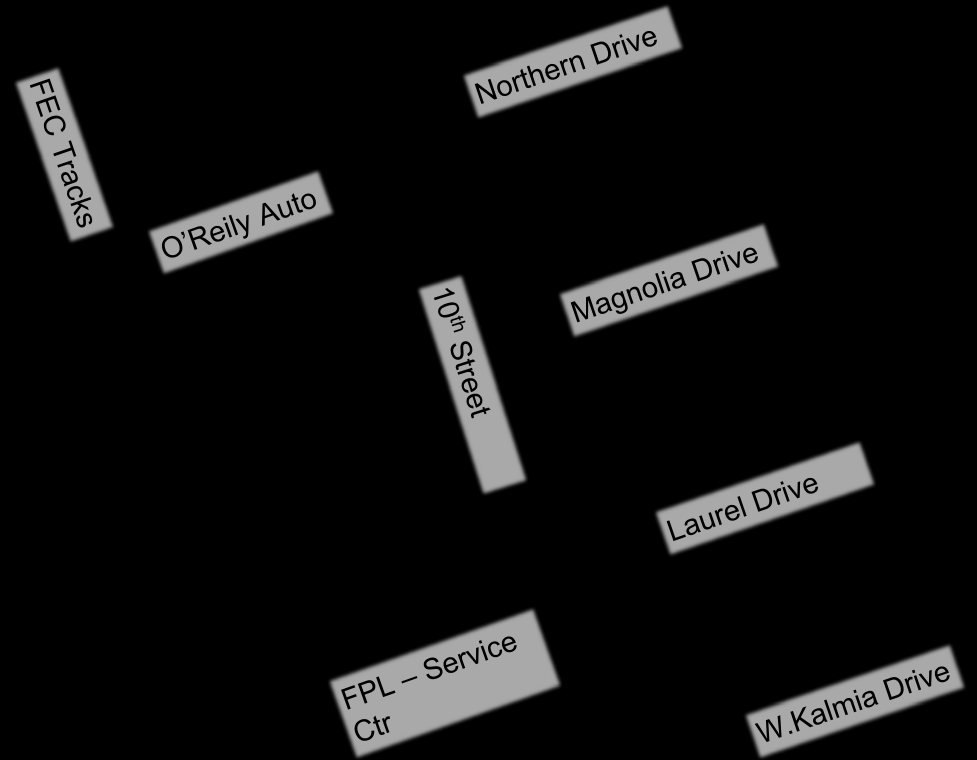
Request

- ❖ Site Plan Amendment and Special Exception to add two storage warehouse buildings;
- ❖ Property is approximately 2.74 acres; contains an existing building with motor vehicle sales and storage warehouse use;
- ❖ Increased storage warehouse is needed due to maximize operational efficiency;



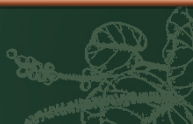
Project Location

- ❖ Located on 10th Street within a commercial corridor;
- ❖ Bounded by Commercial zoning districts on North, South, and East;
- ❖ FEC tracks to the immediate west



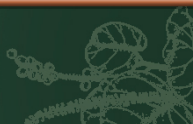
Property History

- ❖ Site Developed in 1967;
- ❖ Building has housed several uses including a grocery store, business offices, and beauty school;
- ❖ 2023 – Town Commission approved Site plan and special exception for motor vehicle sales and storage warehouse

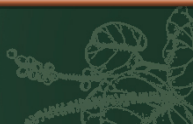


Scope of Proposed Improvements

- ❖ Two additional storage warehouses to support facility operations at 4,476 sf each;
- ❖ Structures will be concrete block base, and facades will be consistent with the existing structure



Proposed Site Plan



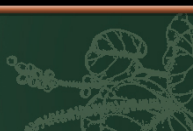
Previous Approval vs Proposed Request

Previously Approved Square footages - 2023

USE	SQUARE FOOTAGE
Motor Vehicle Sales	6,632 SF
Storage Warehouse	13,420 SF
TOTAL	20,052 SF

Proposed Square Footages - 2025

USE	SQUARE FOOTAGE
Motor Vehicle Sales (prev. approved)	6,632 SF
Storage Warehouse (prev. approved)	13,420 SF
Additional Storage Warehouse (proposed)	8,952 SF
TOTAL	29,004 SF



Site Data

Property Size: 2.74 ac;

- ❖ Land Use – Commercial
- ❖ Zoning – C2; Community Commercial

Total Existing Building Area: 20,052 sf

Proposed Building Area: 29,004 sf

Landscape Open Space: 35%

Parking:

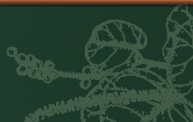
34 spaces required

38 spaces provided

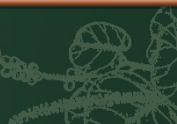
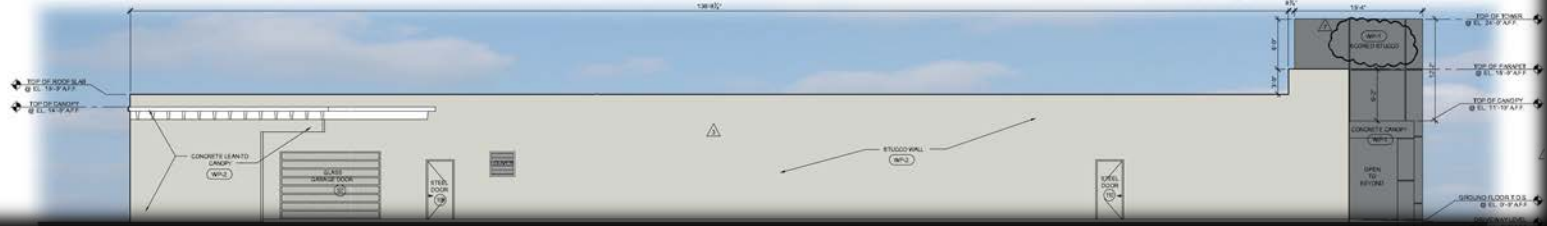
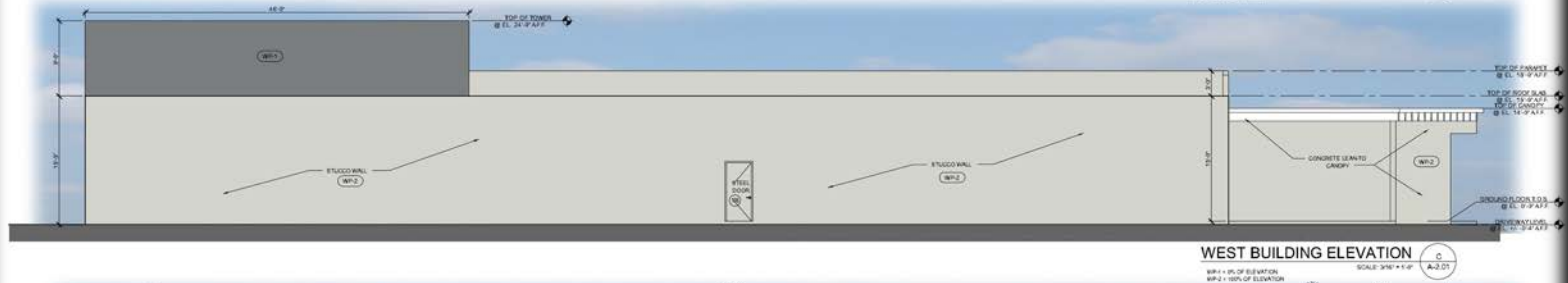
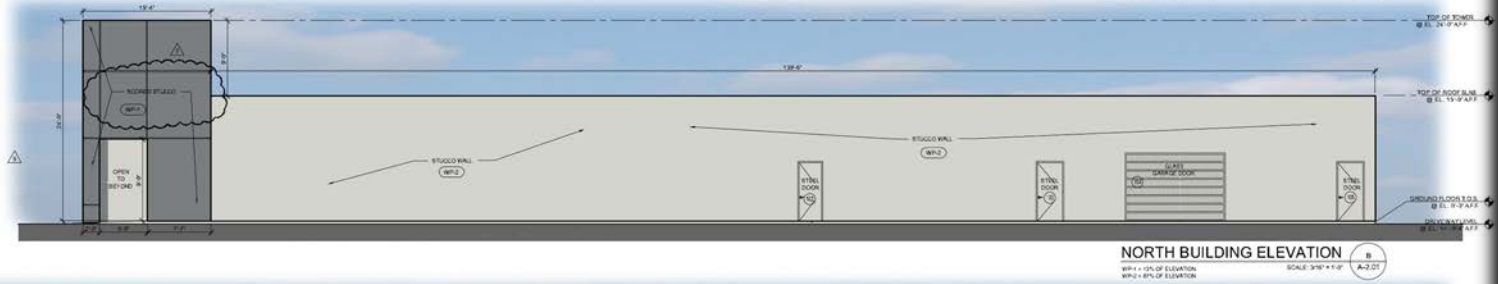
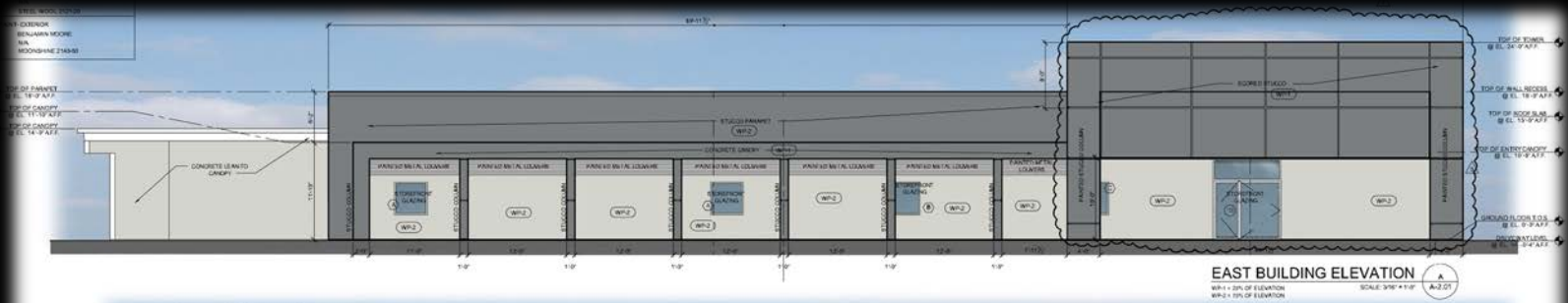


Architecture

- ❖ Architecture of additional storage warehouse structures will be mirrored on the site, and colors will be consistent with the principal structure;
- ❖ Principal structure is also being repainted to be consistent with approved building permit



Existing Building Elevation



Proposed Architecture*

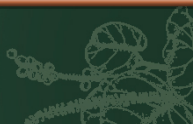


Building #1 South Elevation



Building #1 North Elevation

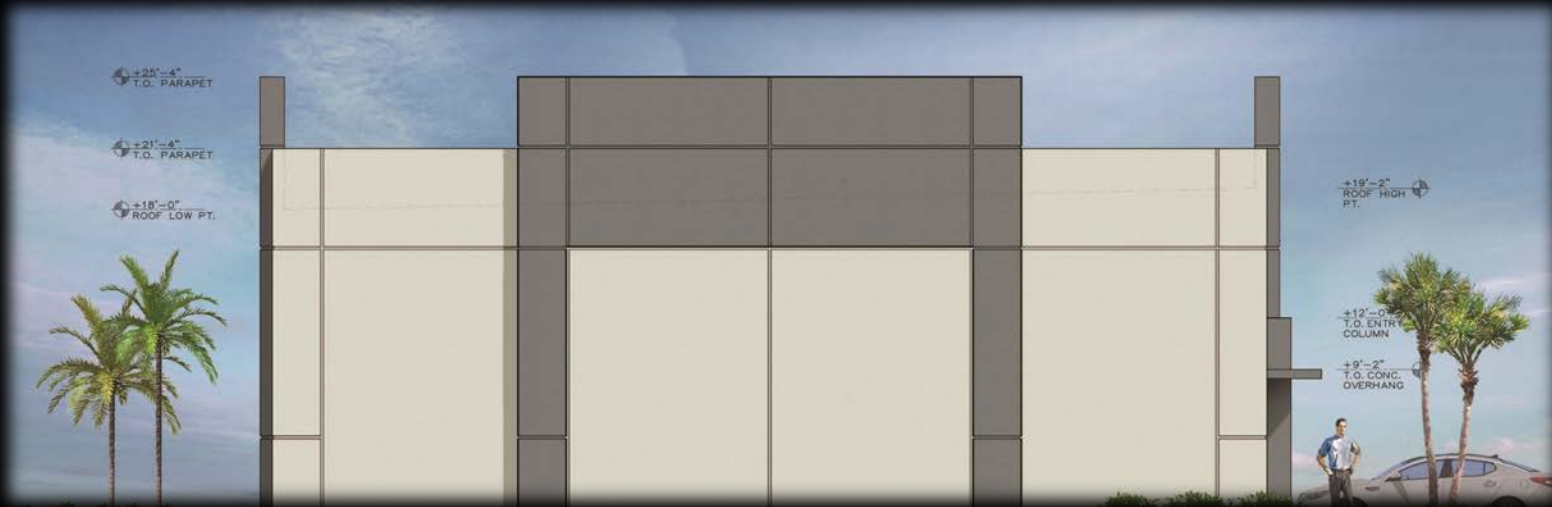
Building #2 to be mirrored



Proposed Architecture*

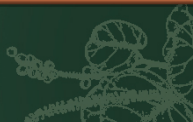


Building #1 East Elevation



Building #1 West Elevation

Building #2 to be mirrored



Justification for Request

Special Exception Criteria

Consistent with Town's Comprehensive Plan

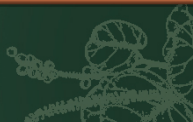
- ❖ Proposed uses remain aligned with the Town's description of Commercial Land Use
- ❖ Promotes the continued upgrading of an existing property within a commercial core of Lake Park

Consistent with Town's zoning regulations

- ❖ Two proposed storage warehouse will mirror each other, and be consistent with the exterior of the current building;
- ❖ Requested Uses can be permitted with Town Commission approval

Compatibility with surrounding properties

- ❖ Located on major arterial roadway, near several commercial and industrial uses
- ❖ Proposed uses are compatible with the existing area



Justification for Request *Special Exception Criteria*

Does not create a proliferation of the same use

- ❖ Expanded storage warehouse use is specific to the Owner's business operation;

Presents no adverse impact to surrounding properties

- ❖ Proposed use is not a high traffic generator
(PBC TPS Letter issued)
- ❖ All loading/unloading will occur internal to the site;
- ❖ Existing building (and proposed warehouses) will not block light and air
- ❖ Will not adversely affect surrounding property values



July 15, 2024

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.,
601 Heritage Dr, Suite 493
Jupiter, FL 33458

RE: 1220 10th Street
Project #: 240603
Traffic Performance Standards (TPS) Review

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 6, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality: Lake Park
Location: 1500 feet S of Northlake Blvd, W of 10th St
PCN: 36-43-42-20-01-123-0030
Access: 1 Full access on 10th Street across Magnolia Dr, and Right-in/Right-out on 10th Street (both existing)
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)

Existing Uses: Warehouse=13,420 SF, Automobile Sales (New)=6,632 SF
Proposed Uses: Add 8,800 SF Warehouse to existing site
New Daily Trips: 10
New Peak Hour Trips: 2 (1/1) AM; 2 (0/2) PM
Proj Daily Trips: 185
Proj Peak Hour Trips: 14 (1 1/3) AM; 18 (6/12) PM
Build-out: December 31, 2027

The project will generate less than 21 peak hour trips and a detailed traffic study is not required. The project is expected to have insignificant impacts and meets Traffic Performance Standards.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

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Board of County Commissioners
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Maria G. Marino, Vice Mayor
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Michael A. Barnett
Marco Woodward
Sara Baxter
Mack Bernard

County Administrator
Veronica C. Baker

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Conclusion

- ❖ Request special exception approval for two storage warehouse buildings to be constructed on the existing building ;
- ❖ Consistent with all special exception criteria in the Town of Lake Park's zoning code;
- ❖ Provides for the continued revitalization of an existing property, furthering visual aesthetics in the corridor;
- ❖ Staff recommends approval, and Owner will continue to maintain previously issued conditions of approval set in Resolution 45-05-23

