



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, August 04, 2025 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

6:30 p.m

PRESENT

Richard Ahrens

Jon Buechele

Evelyn Harris Clark

Patricia Leduc

Karen Lau

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Ahrens

APPROVAL OF AGENDA:

Motion to approve agenda made by Vice Chair Buechele, Seconded by Board Member Leduc.

Voting Yea: All.

APPROVAL OF MINUTES: NONE

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

NONE

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:

1. 1220 10th Street Site Plan Amendment and Special Exception Application

Town Planner Anders Viane presented to the Board (Exhibit A).

Board Member Lau stated she was very impressed with the project and feels that it will be an enhancement for the community.

2GHO representative, Mr. George Gentile presented to the Board (Exhibit B). Board Member Harris Clark asked if the car collection was in the center building. Mr. Gentile confirmed that to be correct. She also asked about philanthropic activities of the company and parking spaces allotted. Mr. Gentile stated that there are parking spaces on site for various activities. Chair Ahrens thanked Mr. Gentile for the property improvements. Board Member Lau asked about Fire Department inspections and all of the hazards in regards to painting have been addressed. Mr. Gentile confirmed this to be correct. Board Member Harris Clark asked if the vehicles on site will be restored. Mr. Gentile confirmed that yes, if there are vehicles that need restoration, they will do that but not all vehicles that come into the facility will need restoration. Chair Ahrens stated for the record that the Fire Department does inspections twice per year so if there were any issues, the Town would be notified immediately. Board Member Leduc asked about

the conditions being solely conveyed to the owner. Community Development Director Nadia DiTommaso that the use will attach to the current ownership and a future owner would have to come to the Board for approvals.

There were no public comments on this item.

Motion to approve the site plan amendment and special exception application made by Vice Chair Buechele, Seconded by Board Member Harris Clark.

Voting Yea: All.

PLANNING & ZONING BOARD MEMBER COMMENTS: NONE

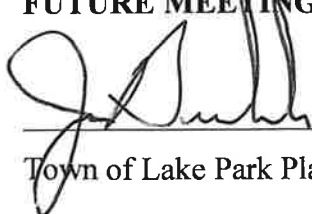
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Director DiTommaso advised the Board about 754 Park Avenue, which is moving forward with exterior improvements. She mentioned some other projects in town that are progressing with construction such as Nautilus 220, Clean Sweep and Avalon Bay which has started construction and anticipates completion by spring of 2027. Chair Ahrens asked what happened with the project on 10th Street north of Park Avenue. Community Development Director DiTommaso stated that the project is held up and there have been no submittals received for that project.

ADJOURNMENT:

Meeting adjourned 7:03 pm

FUTURE MEETING DATE: Special Call Meeting September 22, 2025.

 , Chair
Town of Lake Park Planning & Zoning Board


Town Clerk, Vivian Mendez, MMC



Approved on this 22 of September, 2025



Exhibit A

**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: August 4, 2025
PZ-25-02**

APPLICATION: 1220 10th Street Site Plan Amendment and Special Exception

SUMMARY OF APPLICANT’S REQUEST: 2GHO, INC (“Agent”) on behalf of JS 1220 10th Street, LLC (“Property Owner” and “Applicant”) is requesting site plan and special exception approval for two one-story storage warehouse buildings totaling 8,952 SF. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 District.

The Subject Property is located west of 10th Street and south of Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 2.77 acres:

Parcel 1 – PCN: 36434220011230030

BACKGROUND:

Owner & Applicant(s):

JS 1220 10th Street LLC

Agent and Consultant:

2GHO Inc

Location:

Parcel 1 – PCN: 36434220011230030

Net Acreage (total):

2.77 acres

Legal Description:

See survey enclosed in packet.

Existing Zoning:

C-2 Business District

Future Land Use:

Commercial

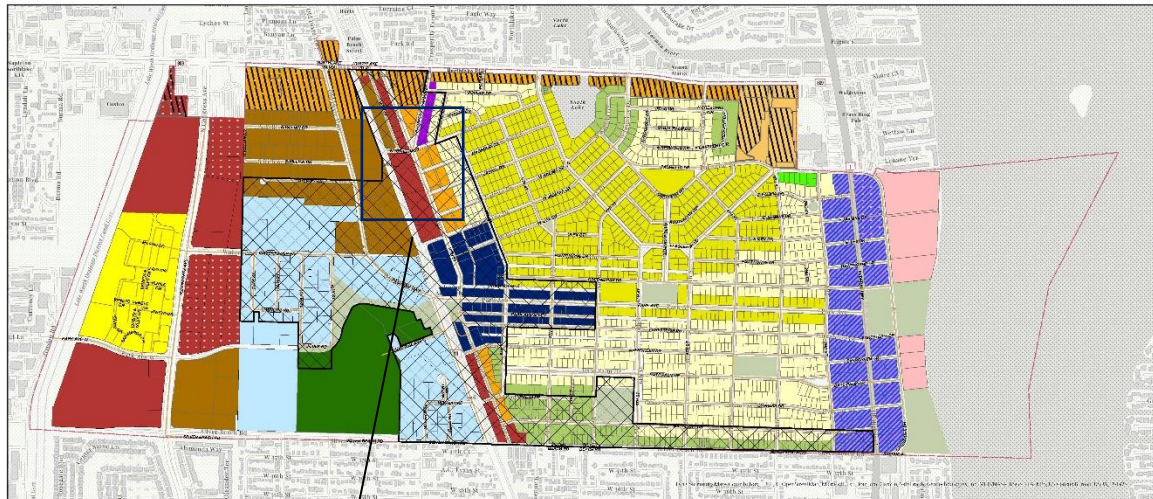
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



LAKE PARK ZONING MAP



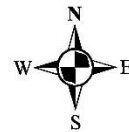
Town of Lake Park Zoning Map



	HC2 Overlay		C1 BUSINESS DISTRICT		C3 CC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL		R1A SINGLE FAMILY RESIDENCE DISTRICT
	Water Boundary		C3B MID-RISE COMMERCIAL DISTRICT		CONSERVATION		R1B HOUSING DISTRICT
	Current Lines		C2 BUSINESS DISTRICT		P PUBLIC USE		R2B TWO FAMILY RESIDENCE DISTRICT
	PHRD Overlay		C3 LIMITED AREA PUBLIC USE DISTRICT		PHRD PARK AVENUE DOWNTOWN DISTRICT		R2B1 FIVE FAMILY RESIDENCE DISTRICT
	CRA District		C4 BUSINESS DISTRICT		R1 SINGLE FAMILY RESIDENCE DISTRICT		T2D TOWNHOME DEVELOPMENT

Community Development Department
Town of Lake Park
535 Park Avenue, Lake Park FL 33403
Anders Viene - Planner
561-881-3320 (ext 320)
aviene@lakeparkflorida.gov
Nadia DiTommaso - Director
561-881-3319
ndtommaso@lake

2,500 1,250 0 2,500 Feet



Date: 6/14/24

Subject Site



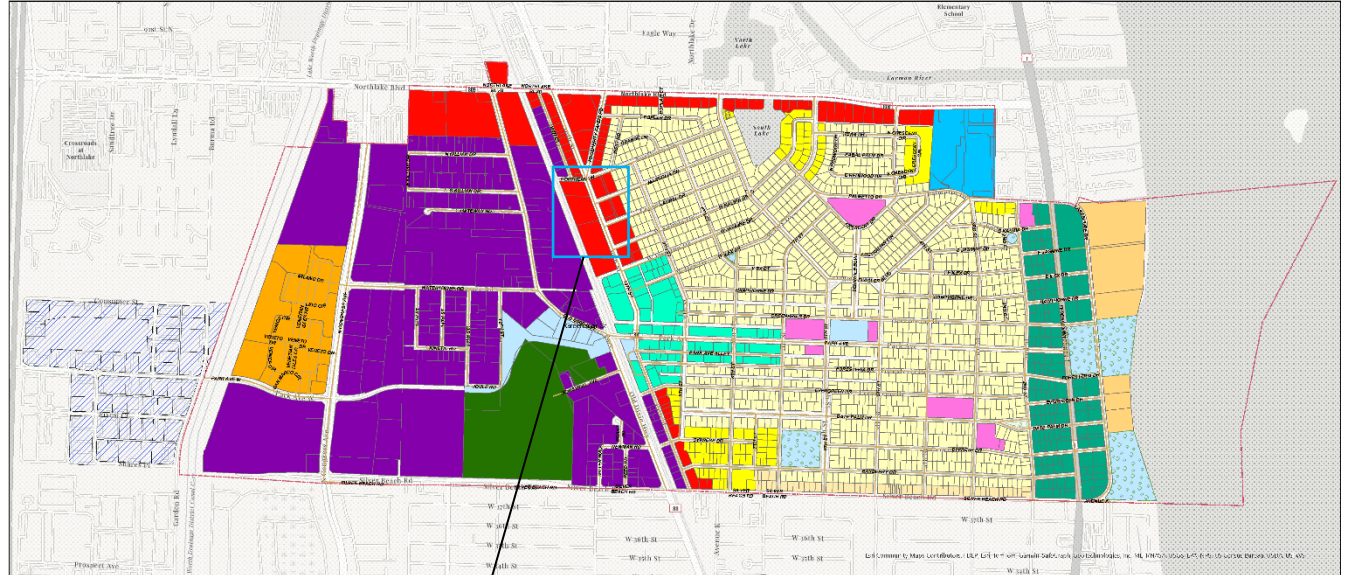
Adjacent Zoning:

North: C-2 Business District
South: C-2 Business District
East: C-1 Business District
West: C-4 Business District

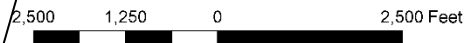
LAKE PARK FUTURE LAND USE MAP



Town of Lake Park Future Land Use Map 2017-2027

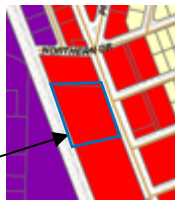


Community Development Department
Town of Lake Park
535 Park Avenue, Lake Park FL 33403
Anders Viane - Planner
561-881-3320 (ext 320)
aviane@lakeparkflorida.gov
Nadia DiTommaso - Director
561-881-3319
nditommaso@lakeparkflorida.gov



Date: 6/14/24

Subject
Site



Adjacent Existing Land Use:

North: Commercial
South: Commercial
East: Commercial
West: Mixed Commercial and Light Industrial

PART I: SITE PLAN APPLICATION

The 1220 10th Street 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 and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet and advertised in the Palm Beach Post 7/25/25 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*
- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *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. Public schools are a permitted use within this land use designation.*
- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

Zoning: The proposed project is generally consistent with the requirements of the C-2 Business District, including the special exception use of storage warehouse, building height, minimum required open space, and building site area. The project also substantially complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

As it pertains to the special exception request, these are evaluated using the criteria of 78-184 (b). The evaluation criteria are identified below along with the applicant's responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

Applicant Response: *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.*

Staff Evaluation: We are in agreement. Relevant comprehensive plan objectives achieved through this redevelopment are as follows:

- 3.4 Goal, Objectives and Policies, Town Goal Statement 3.4.1 (3) - The Town shall maintain and seek opportunities to improve its ability to provide... commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals.
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 1, Policy 1.1 j. – encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 5 – The Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments and adjacent jurisdictions.

(2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

Applicant 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.*

Previously Approved Storage Warehouse: 13,420sf
Proposed Additional Storage Warehouse: 8,952 sf

Total Storage Warehouse: 22,372 sf

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.

Staff Evaluation: We are in agreement. The use of storage warehouse has been previously approved for this site under Resolution 40-05-23 back in 2023 and this new special exception request proposes to increase this use. Of note, several conditions were imposed through Resolution 40-05-23, which we are recommending are continued with this new approval. See the proposed condition under the Staff Recommendation portion of this report.

(3) 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.

Applicant Response: *The subject site is located on a major arterial roadway within the Town of Lake Park. 10th 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.*

Staff Evaluation: We are in agreement. The Town's traffic consultant reviewed the applicant's traffic study and found no significant increase in traffic from the proposal. Building location, height, and setbacks are all code compliant and the applicant has made effort to integrate the architecture of the new buildings with the existing building, creating a uniform and tasteful complex.

(4) 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.

Applicant 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.*

Staff Evaluation: We are in agreement. The owner and applicant JS 1220 10th Street LLC will use this new storage warehouse space for Cars of Dreams, an entity that buys and sells classic cars for charitable purposes. There is not a comparable business in Town and the owner has made landscaping and façade improvements along 10th Street that increase the appeal of the corridor by demonstrating attractive investment in Lake Park.

(5) The proposed special exception use does not have a detrimental impact on surrounding properties 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; and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Applicant 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.*

Staff Evaluation: We are in agreement. As previously noted, our traffic engineer found no significant increase in trips. The use proposed is passive storage, and will not produce any of the nuisances factors described under b.

(6) That the proposed special exception use:

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

Applicant 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.

Staff Evaluation: We find no evidence to suggest the expansion of warehouse storage space for 1220 10th Street will adversely impact light, air flow, property values, redevelopment, natural resources or public facilities. Furthermore, the applicant has previously provided pedestrian amenity improvements in accordance with criteria e. and we consider this condition satisfied.

Architecture: The proposal meets the standards set forth under 78-330 for building articulation, façade paint colors, material variation, and decorative features. Additionally, for buildings within multi-unit complexes, there are architectural consistency requirements. Applicants are required to create architectural harmony and consistency between their building and existing buildings. To satisfy this requirement, the applicant has replicated the design vernacular from the main building on the two new buildings. They are also proposing to repaint the main building with the same colors as the new outbuildings.

Building Site: The total impervious area for the project is 77,109 SF and the pervious area is 42,161 SF, or 35% of the total site. The development proposal consists two 4,476 SF buildings totaling 8,852 SF; this is in addition to the existing 13,420 SF of warehouse space for a new total warehousing area of 22,372 SF.

Site Access and Roadways: This site has two driveway entrances and exits along 10th Street. As previously noted, the proposed addition of storage space is not anticipated to increase traffic demand. The traffic engineer notes an addition of two peak hour trips.

Traffic Concurrency: The applicant has provided Palm Beach County Traffic Performance Standards (TPS) approval in connection with their project. Palm Beach County Traffic recommended approval July 15, 2024.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 7/21/25.

Paving, Grading and Drainage: The Town's consulting Engineers, Engenuity Group, reviewed and approved the civil plans for this proposal on 1/24/25.

Parking and Loading: The applicant's addition of warehouse space has not brought parking on site below the required minimum. At 22,372 SF of warehousing space, 11 spaces are required plus another 10 for employees at maximum shift for a total of 21.

Additionally, 13 were required for the existing motor vehicle sale use, which are not being impacted. The total required spaces are 34 and the applicant is providing 38. The previously-approved loading zone remains adequate for the expanded uses.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and issued their approval 7/15/25.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 7/14/25. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by Sgt. Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be compliant with best-practice principles for CPTED on 7/25/25. A high-definition security camera surveillance condition of approval is being recommended, which is a standard condition of approval. Additionally, he suggests that a landscape maintenance plan is created to avoid future conflict with lighting levels and anti-lodging benches be considered to deter abnormal use.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan and Special Exception for 1220 10th Street. In addition to all standard conditions, the following unique condition of approval is being added:

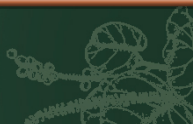
1. All conditions from development order 40-05-23 shall remain in force. This storage warehouse use shall be only for the property owner for the storage of his personal car collection and accessories. This special exception use approval for 8,592 SF of additional storage warehouse space is conferred solely to the property owner JS 1220 10th Street LLC and shall terminate upon the discontinuation of the use or the conveyance of the property to another owner or tenant.

1220 10th Street



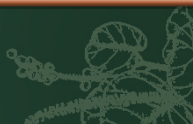
Site Plan Amendment – Special Exception
Town of Lake Park

1220 10th Street



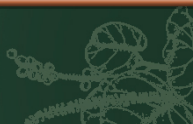
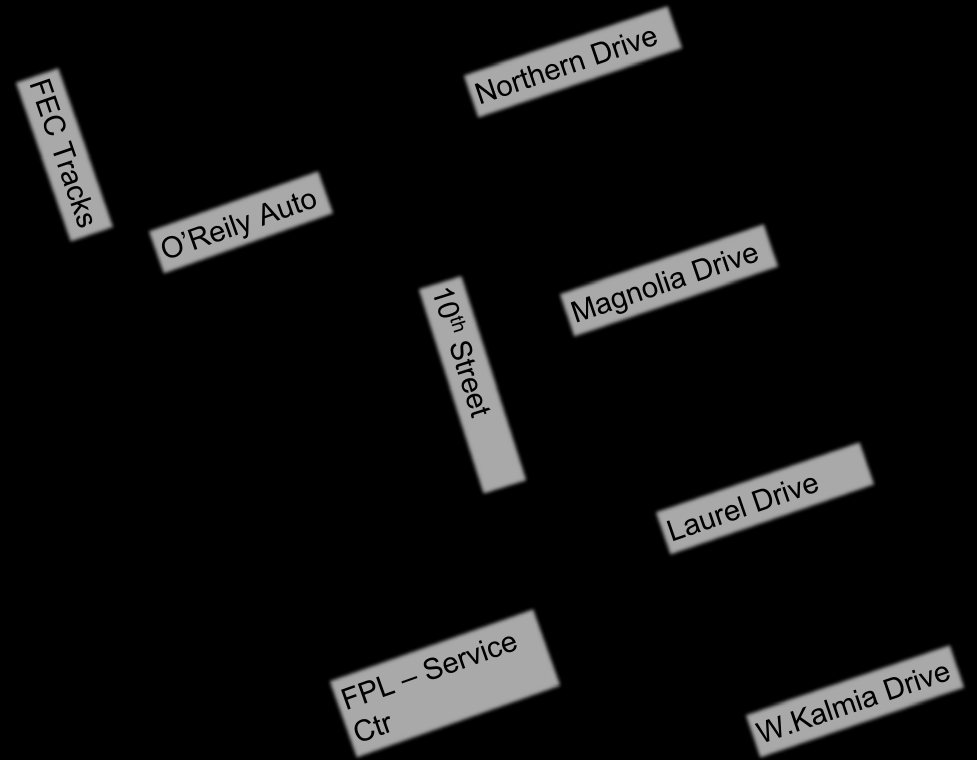
Request

- ❖ 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;



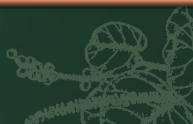
Project Location

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



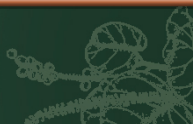
Property History

- ❖ 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

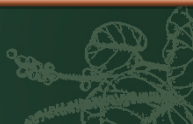


Scope of Proposed Improvements

- ❖ 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



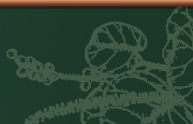
Previous Approval vs Proposed Request

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:

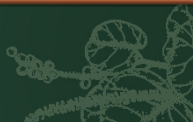
34 spaces required

38 spaces provided

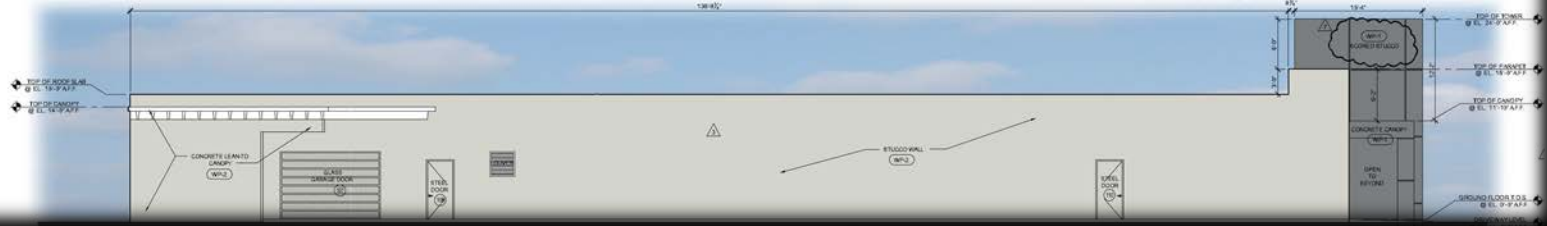
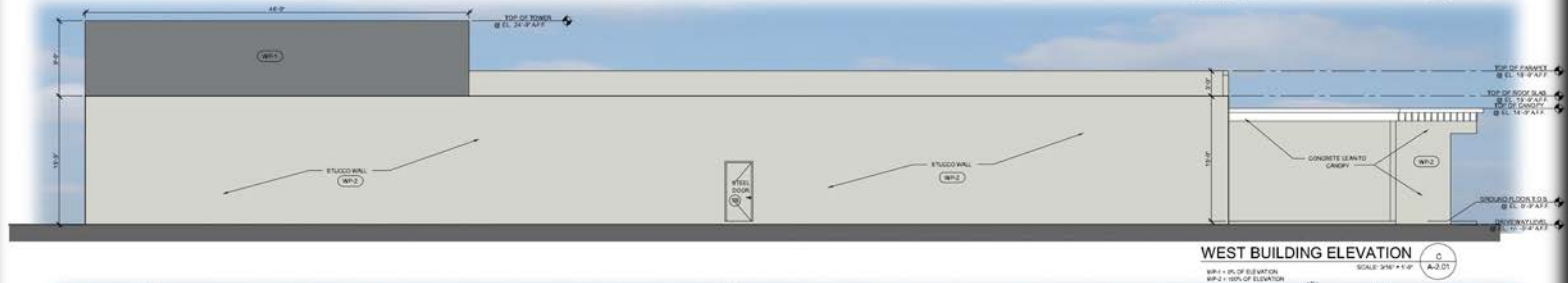
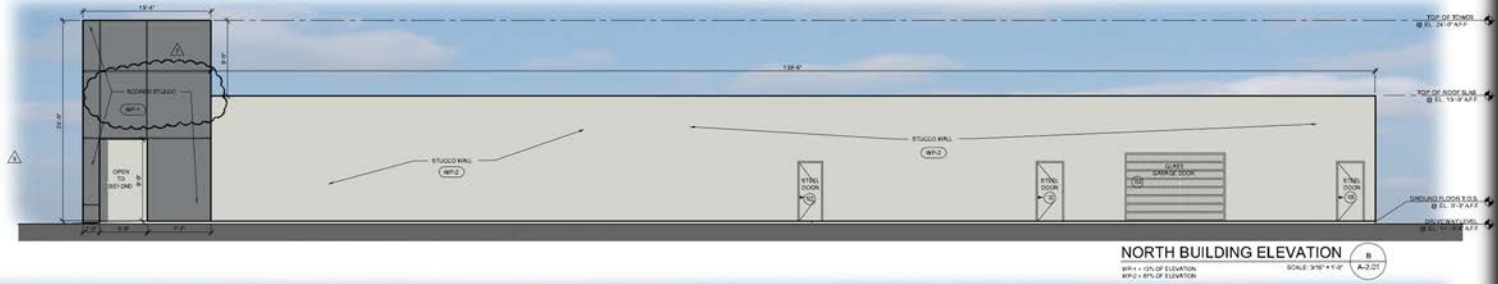
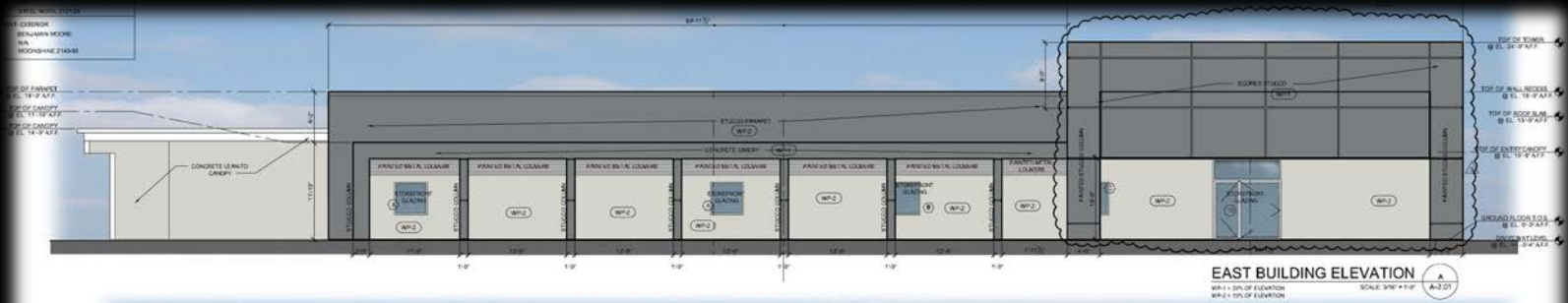


Architecture

- ❖ 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*

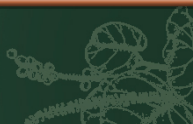


Building #1 South Elevation



Building #1 North Elevation

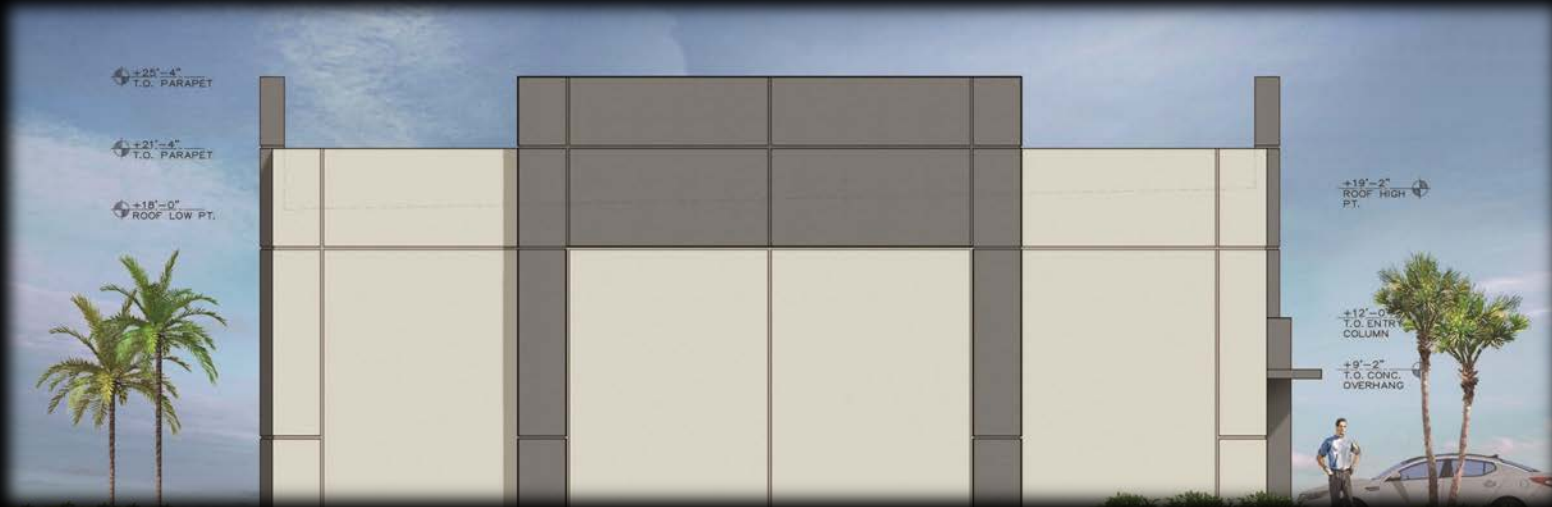
Building #2 to be mirrored



Proposed Architecture*

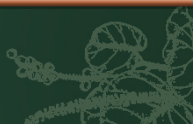


Building #1 East Elevation



Building #1 West Elevation

Building #2 to be mirrored



Justification for Request

Special Exception Criteria

Consistent with Town's Comprehensive Plan

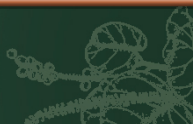
- ❖ Proposed uses remain aligned with the Town's description of Commercial Land Use
- ❖ Promotes the continued upgrading of an existing property within a commercial core of Lake Park

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

Palm Beach County
Board of County Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marco Woodward
Sara Baxter
Mack Bernard

County Administrator
Veronica C. Baker

"An Equal Opportunity
Affirmative Action Employer"

 printed on sustainable
and recycled paper

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

