



# Town of Lake Park, Florida

## Planning and Zoning Board Meeting Agenda

Monday, August 04, 2025 at 6:30 PM

535 Park Avenue Lake Park, Florida

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

***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.***

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### CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
  - Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
  - Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
  - Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
  - A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
  - All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.
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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**APPROVAL OF AGENDA:**

**APPROVAL OF MINUTES:**

**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.*

**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

**PLANNING & ZONING BOARD MEMBER COMMENTS:**

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:**

**ADJOURNMENT:**





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

**APPLICATION:** 1220 10<sup>th</sup> Street Site Plan Amendment and Special Exception

**SUMMARY OF APPLICANT’S REQUEST:** 2GHO, INC (“Agent”) on behalf of JS 1220 10<sup>th</sup> 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 10<sup>th</sup> 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

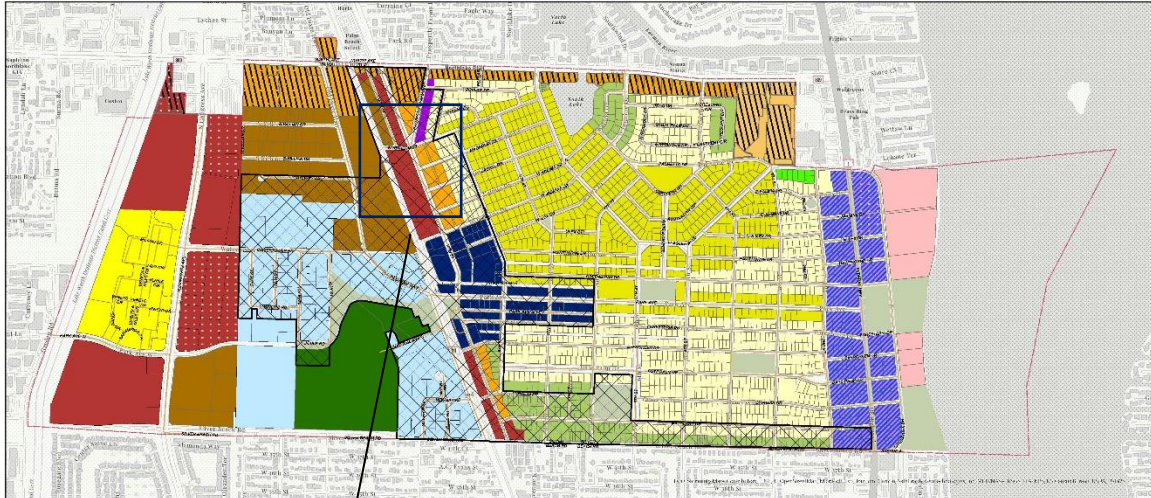
**Figure 1:** Aerial View of Site (image not to scale; for visual purposes only)



## LAKE PARK ZONING MAP

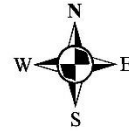


### Town of Lake Park Zoning Map



Community Development Department  
 Town of Lake Park  
 535 Park Avenue, Lake Park FL 33403  
 Anders Vene - Planner  
 561-881-3320 (ext 320)  
 avene@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:**

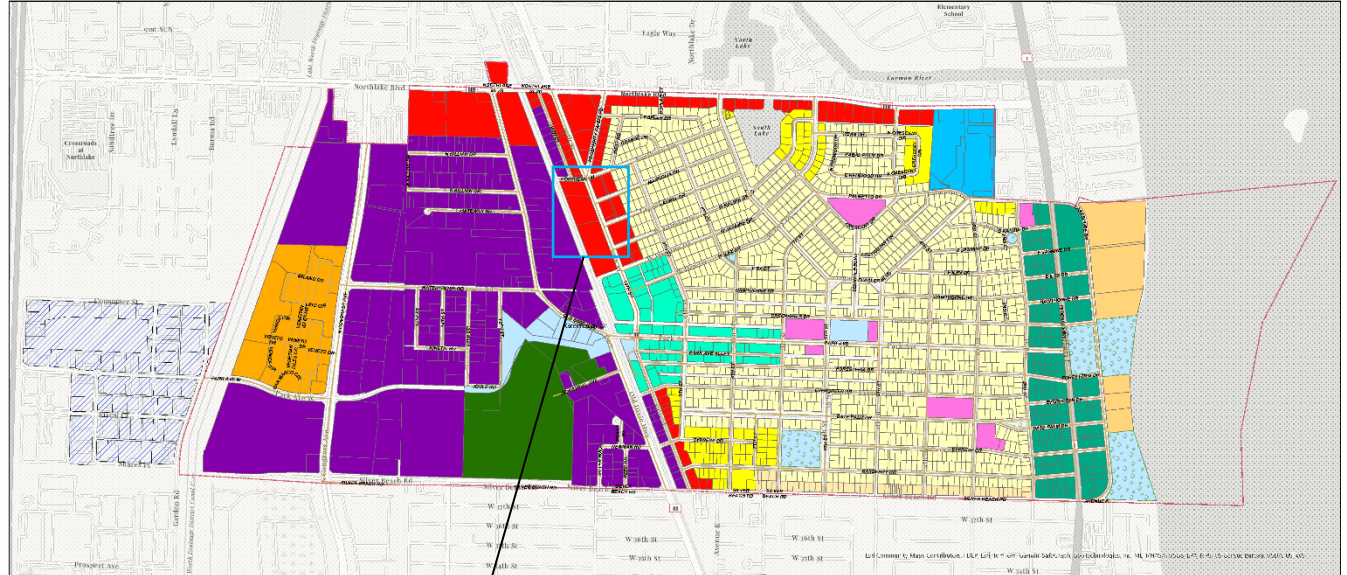
North: C-2 Business District  
 South: C-2 Business District  
 East: C-1 Business District  
 West: C-4 Business District



## LAKE PARK FUTURE LAND USE MAP



### Town of Lake Park Future Land Use Map 2017-2027



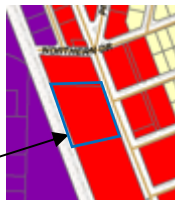
Community Development Department  
Town of Lake Park  
535 Park Avenue, Lake Park FL 33403  
Anders Viane - Planner  
561-881-3320 (ext 320)  
aviane@lakeparkflorida.gov  
Nadia DiTommaso - Director  
561-881-3319  
nditommaso@lakeparkflorida.gov

2,500    1,250    0    2,500 Feet



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 10<sup>th</sup> 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. 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.*

**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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> Street LLC and shall terminate upon the discontinuation of the use or the conveyance of the property to another owner or tenant.

**RESOLUTION 40-05-23**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING THE SPECIAL EXCEPTION USES OF MOTOR VEHICLE SALES AND STORAGE WAREHOUSE FOR THE PROPERTY LOCATED AT 1220 10<sup>TH</sup> STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SPECIAL EXCEPTION USES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** JS 1220 10<sup>th</sup> Street, LLC (“Owner”) is the owner of the property legally described in Exhibit “A”, which is attached hereto and incorporated herein; and

**WHEREAS,** the Owner’s property is located at 1220 10<sup>th</sup> Street, Lake Park (the Site); and

**WHEREAS,** George Gentile of 2GHO as the Owner’s agent (Applicant) has submitted an application seeking the approval of the special exception uses of motor vehicle sales and storage warehouse on the Site (“the Project”); and

**WHEREAS,** the Site has a future land use designation of Commercial; and

**WHEREAS,** the Site is located within C-2 Business District, which allows motor vehicle sales and storage warehouses as special exception uses; and

**WHEREAS,** at a public hearing on May 1, 2023 the Town’s Planning and Zoning Board reviewed the proposed Project and recommended to the Town Commission the approval of the two special exceptions uses which make up the Project, subject to the Owner’s compliance with certain conditions; and

**WHEREAS,** the Town Commission conducted a quasi-judicial hearing on May 17, 2023 to consider the Project; and

**WHEREAS,** at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town’s Community Development Department staff, the Owner, Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria for the approval of each of the special exception uses; and

**WHEREAS,** the Town Commission considered whether the Project would be consistent with the Town’s Comprehensive Plan and would meet the Town’s Land Development Regulations; and

**WHEREAS,** the Town Commission has determined that the Project is consistent with the Town’s Comprehensive Plan, meets the special exception use criteria, and all other applicable Land Development Regulations of the Town Code.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:**

**Section 1:** The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

**Section 2.** The Town Commission hereby approves the two special exception uses of motor vehicle sales and storage warehouse, subject to the following conditions:

1. The sale of vehicles shall not be open to the general public.
2. The outside display of vehicles for sale is prohibited.
3. The use of the storage warehouse shall be only be the Owner for the storage of his personal car collection and accessories.
4. The Special Exception use approvals are solely to the property owner JS 1220 10<sup>th</sup> Street, LLC and shall automatically terminate should the use cease or the property be conveyed or leased to another owner or tenant of the property.
5. The Owner shall utilize the Site consistent with the following submitted documents: Special Exception Application signed 11/29/22, Narrative dated April 13, 2023( revision), site plan dated 4/24/23 and survey dated 5/10/22
6. A landscape permit that includes a landscape plan that meets or exceeds the Town Code shall be submitted prior to the issuance of a certification of completion for the building.

**Section 3:** The Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.

**Section 4.** This Resolution shall become effective upon execution.

The foregoing Resolution was offered by Commissioner Linden,  
 who moved its adoption. The motion was seconded by Commissioner Taylor,  
 and upon being put to a roll call vote, the vote was as follows:



	AYE	NAY
MAYOR ROGER D. MICHAUD	<u>✓</u>	<u>   </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>✓</u>	<u>   </u>
COMMISSIONER JOHN LINDEN	<u>   </u>	<u>   </u>
COMMISSIONER MARY BETH TAYLOR	<u>   </u>	<u>   </u>
COMMISSIONER JUDITH E. THOMAS	<u>✓</u>	<u>   </u>

The Town Commission thereupon declared the foregoing Resolution 40-05-23  
 duly passed and adopted this 17th day of may, 2023.

TOWN OF LAKE PARK, FLORIDA

BY:   
 ROGER D. MICHAUD  
 MAYOR

ATTEST:

  
 VIVIAN MENDEZ  
 TOWN CLERK  
  
 TOWN OF LAKE PARK  
 (TOWN SEAL)  
 SEAL  
 FLORIDA

Approved as to form and legal sufficiency:

BY:   
 THOMAS J. BAIRD  
 TOWN ATTORNEY



PARCEL 1: A part of Block 4A of REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , FLORIDA, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of Palm Beach County, Florida, said parcels being more particularly described as follows:

BEGINNING at the intersection of the Easterly line of said Block 4A with a line parallel to and 1200 feet Northerly from measured at right angles to the South line of said Block 4A, said parallel line being the North line of land conveyed by George Kinsman and wife, to Florida Power and Light Company by Deed dated October 15, 1958, and recorded in O.R. Book 254, Page 527, Public Records of Palm Beach County, Florida, thence Northerly along the Eastern line of said Block 4A, a distance of 348.45 feet, thence Westerly parallel to the South line of said Block 4A, a distance of 331.57 feet, more or less, to a point in the Westerly line of said Block 4A, thence Southerly along the Western line of said Block 4A, a distance of 348.53 feet, more or less to a point in the North line of said Florida Power & Light Company land; thence Easterly along said North line of said Power & Light Company Land, a distance of 331.39 feet, more or less, to the POINT OF BEGINNING.

AND

PARCEL 2:

BEGINNING at the Northeasterly corner of the North 525.00 feet of the South 1200.00 feet of Block 4-A according to the REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , as recorded in Plat Book 11, Page 24, in and for the Public Records of Palm Beach County, Florida; thence Westerly, along the North line of the North 525.00 feet of the South 1200.00 feet of said Block 4-A, a distance of 331.39 feet to a point on the Westerly line of said Block 4-A; thence Southerly, along the said Westerly line, a distance of 82.94 feet to a point; thence Easterly, a distance of 308.91 feet to the POINT OF BEGINNING

Property Control Number: 36-43-42-20-01-123-0030



LA-0000530

Landscape Architects ■ Planners ■ Environmental Consultants

George G. Gentile FASLA  
 M. Troy Holloway ASLA  
 Emily M. O'Mahoney FASLA, PLA, LEED®AP, BD&C

**1220 10<sup>th</sup> 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 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. 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
<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



1220 10<sup>th</sup> Street  
 Site Plan Review/Special Exception  
 Town of Lake Park  
 Page 2

### PROPOSED USE:

The Owner is an avid collector of classic automobiles, and has a well-known reputation in the greater Palm Beach County area for providing a mechanism for other collectors to view, and take ownership of any particular automobiles. The Owner would like to repurpose the underutilized property to provide a climate- controlled warehouse space for the cars to be stored.

There will be no retail motor vehicles sales, no display outside of cars and no public customers coming to the site for motor vehicle purchases. The other use of the building will be for a business office for the Owners company, as he is moving his staff of 6-10 employees to the Town of Lake Park from his small New York location and his current location in the Village of North Palm Beach, Florida.

The owner will also be storing and displaying his classic car collection, model train collection and several other items in his collection in the warehouse building. He will also have other business items stored as well; however, the majority of the space will be devoted to his classic car collection. The Classic Car Collection, which will be set up as a display in the warehouse is not open to the public and only invited guests are permitted on site to view the collection. He also provides 3 to 4 charities and non-profit organizations to hold fund raising events including the Palm Beach County Sheriffs annual event for the Sheriffs Boys Ranch. These events are limited as stated above to approximately 3 to 4 events a year.

### SPECIAL EXCEPTION USE REQUEST

As previously mentioned, motor vehicle sales, and storage warehouse uses are designated as Special Exception uses in the Town. Consistent with Section 78-184 of the Town's Zoning Code, the Owner is requesting a Special Exception to redevelop the property with the proposed uses. 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:

*As previously mentioned, 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. Additionally, the proposed special exception uses do 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 seize the opportunity to repurpose an existing building within a commercial core of Lake Park.

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: As noted, the building was built in 1967 and meets the Town of Lake Park Code of Ordinances. With the proposed office (permitted), storage warehouse, and motor vehicle sales uses, the interior of the building has been modified through the building permit process.

***As a special exception is subject to commission approval; The commission may permit the proposed uses (storage warehouse and motor vehicle sales) in the C-2 zoning district. The proposed uses are consistent with good zoning practice and are not contrary to the policies of the town comprehensive plan.***

***Further, as stipulated by Sec. 78-72(2)(j) the proposed motor vehicle sales use is consistent with the code as a permanent building is currently existing on the site.***

***Last, the proposed use will comply Sec. 78-145(g), as the required surface parking will not be utilized for the subject automobiles.***

***The purpose of the storage warehouse is to allow the classic cars to be in a climate-controlled environment to preserve their condition.***

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 proposed 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 of a storage warehouse/motor vehicle sales will not cause a concentration of the same in the area. The Owner simply wants to utilize the existing building in order to provide a highly sought use in the South Florida area.***

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. An appropriate mechanism to unload cars will occur internal to the property, and will not create any nuisances to the existing community.***

1220 10<sup>th</sup> Street  
Site Plan Review/Special Exception  
Town of Lake Park  
Page 5

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: As this is an existing building, it will not reduce light and air to the adjacent property. To the contrary, it will aid in redeveloping and upgrading the existing property that in turn will positively affect adjacent property values.

### **Conclusion**

In closing, the Owner is requesting special exception use approval for a motor vehicle sales, and storage warehouse use to an existing building on 10<sup>th</sup> Street. The existing building will act as the location for the required motor vehicle dealer license, as well as a storage warehouse (for classic cars).

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, Patricia Lentini, and Alec Dickerson.



**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

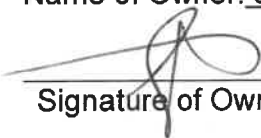
Date

**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

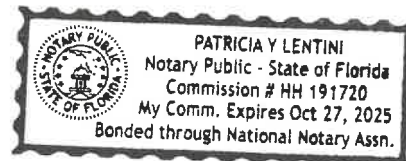
561-575-9557  
Telephone Number

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





**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SPECIAL EXCEPTION REVIEW**

Applicant/Agent: JS 1220 10th Street, LLC/George G. Gentile Agent  
 Address: c/o 1907 Commerce Lane Suite 101 Jupiter FL 33458  
 Telephone: 561-575-9557 Fax: 561-575-5260  
 E-mail : george@2gho.com/alec@2gho.com

- ☐ Owner  
☒ Agent (Attach Agent Authorization Form)

Owner's Name  
 (if not Applicant): JS 1220 10th Street, LLC  
 Address: 1220 10th Street, Lake Park, FL 33403  
 Telephone: see agent info Fax: \_\_\_\_\_  
 E-Mail : george@2gho.com

Property Location: 1220 10th Street  
 Legal Description: See attached legal  
 Property Control Number: 36-43-42-20-01-123-0030

Future Land Use: Commercial Zoning: C-2  
 Acreage: 2.77 Square Footage of Use: approx. 20,000 s.f.  
 Proposed Use: motor vehicle sales and storage warehouse

**Zoning/Existing Use of Adjacent Properties:**

North:	<u>C-2</u>	South:	<u>C-2</u>
East:	<u>C-1</u>	West:	<u>C-4</u>

**APPLICATION REQUIREMENTS:**

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

SEE ATTACHED PROJECT NARRATIVE.

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

SEE ATTACHED PROJECT NARRATIVE.

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.

SEE ATTACHED PROJECT NARRATIVE.

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.

SEE ATTACHED PROJECT NARRATIVE.

5. Please explain how the 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; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

SEE ATTACHED PROJECT NARRATIVE.

6. Please explain how the proposed 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.

SEE ATTACHED PROJECT NARRATIVE.

## Please provide the following:

1. Fees:
  1. Special Exception Fees:
 

Structure Size:

0 - 14,999 sq. ft. = \$1,500.00  
 + 15,000 sq. ft. = \$3,000.00
  2. Minimum Initial Escrow Fee: \$1,500.00

Advertising costs:  
 The petitioner shall pay all costs of publication of Public Hearing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.
2. Property Owners List:
 

A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official Palm Beach County Tax Roll. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.
3. Location Map
4. Site Plan, Landscape Plan  
Architectural Plans
  - A. Site plan drawn to scale indicating:
    1. size of the buildings;
    2. intended floor area ratios;
    3. quantity of parking spaces;
    4. intended access road(s);
    5. the general type of construction in accordance with the Florida Building Code and the Codes of the Town of Lake Park; and,
    6. availability and approximate location of utilities
  - B. Landscape Plan showing proposed improvements, to scale
  - C. Architectural plans including floor plan and building elevations, to scale
5. Site Survey:
 

A certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.
6. Applicants statement:
 

On the Applicants letterhead please provide a statement of interest in the property.
7. Warranty Deed:
 

A Warranty Deed with an affidavit from the Applicant stating that the Deed represents the current ownership.
8. Traffic Analysis:
 

A Traffic Impact Analysis, if required by the Town Engineer or Staff.

\*\*\*If special exception is for new development on a vacant parcel, please refer to requirements for site plan approval and site plan checklist as well.

**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

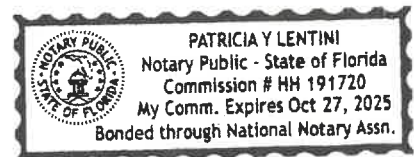
561-575-9557  
Telephone Number

george@2gho.com  
Email Address

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

  
Notary Public

My Commission Expires:



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.**

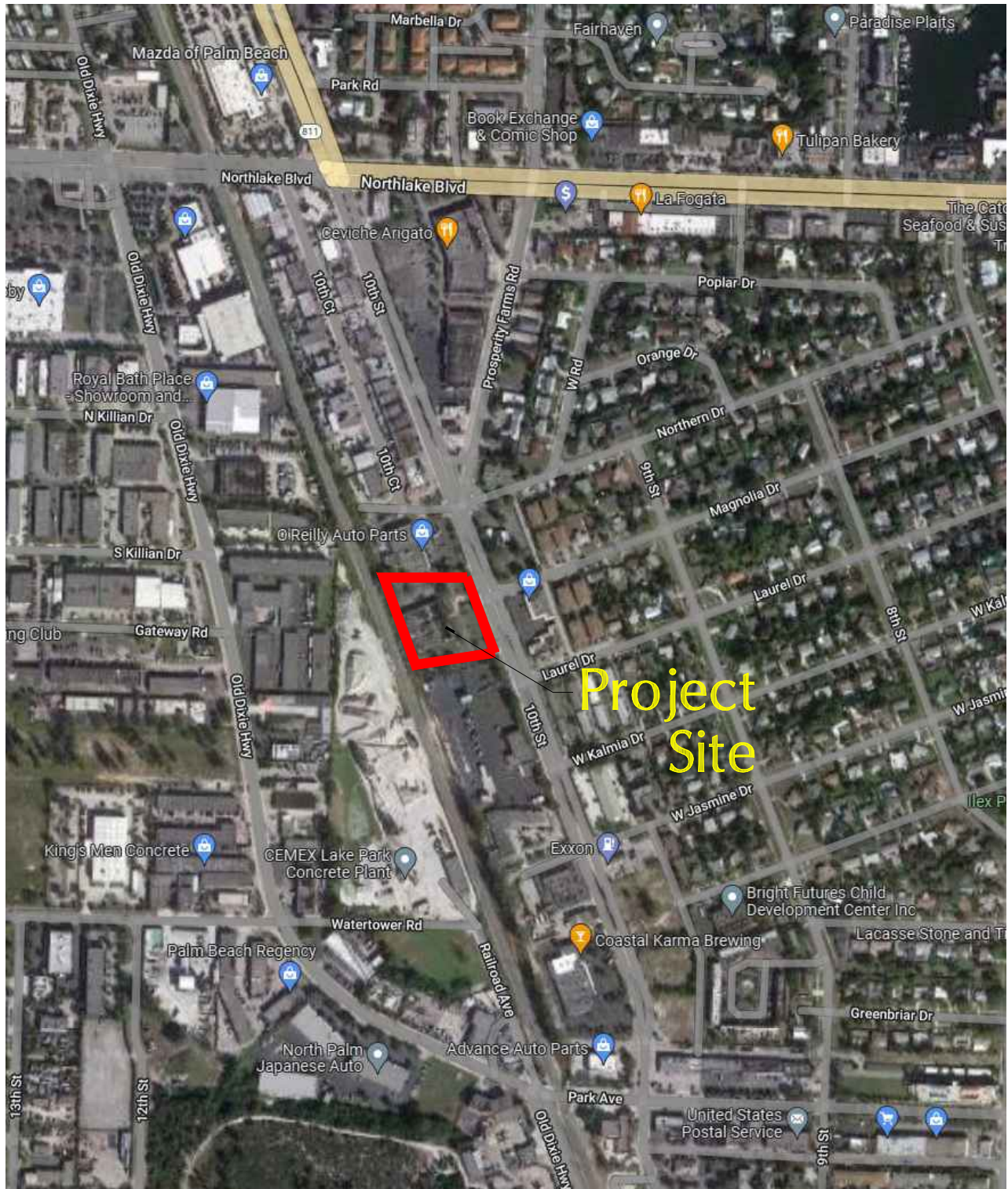
### **Conclusion**

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.

# 1220 10th Street

Town of Lake Park, Florida



Project  
Site



Aerial Location Map

5-28-24





March 6, 2024

Mr. Quazi Bari, P.E.  
Palm Beach County Traffic Division  
2300 North Jog Road, 3<sup>rd</sup> Floor  
West Palm Beach, Florida 33411-3745

**Re: 1220 10<sup>th</sup> Street - #PTC24-012  
Concurrency Traffic Statement**

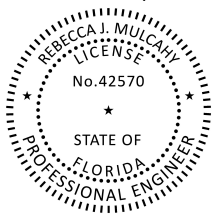
Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed expansion meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located on the west side of 10<sup>th</sup> Street, south of Northlake Boulevard in the Town of Lake Park as shown on **Attachment 1**. Existing on site is a 13,420 SF warehouse and a 6,632 SF vehicle sales office. It is proposed to add 8,800 SF of warehouse. The buildout of this project is projected to be 2027. The Parcel Control Number (PCN) is 36-43-42-20-01-123-0030.

**Attachments 2A and 2B** provide the Daily and Peak Hour trip generation for the existing and proposed uses. **Attachment 2C** provides the comparison of trips. As shown, the maximum net new peak hour trip generation is 2 trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards.

Please contact me by phone or at [rmulcahy@pindertroutman.com](mailto:rmulcahy@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,



Digitally signed by  
Rebecca Mulcahy  
Date: 2024.03.06  
14:02:48 -05'00'

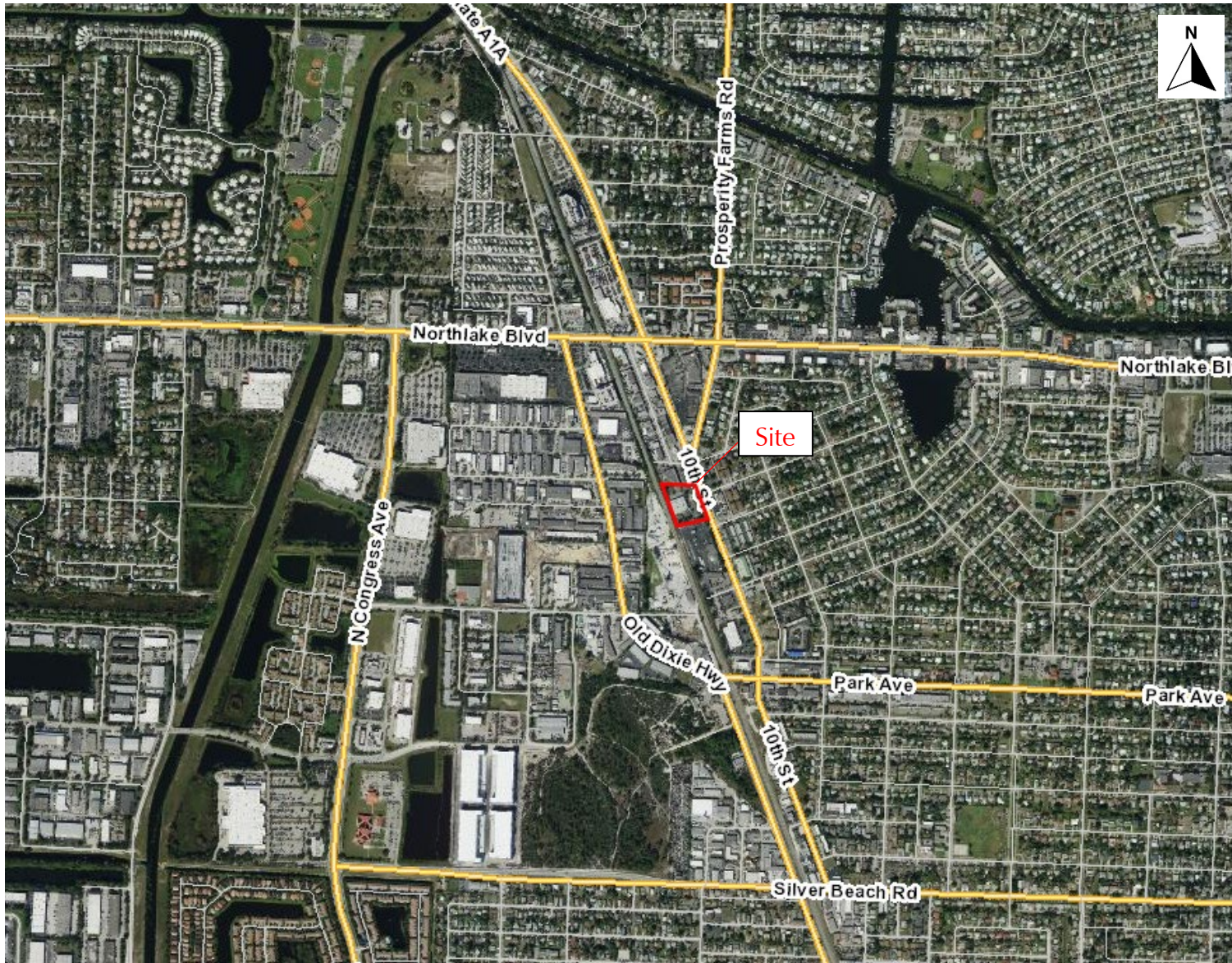
Rebecca J. Mulcahy, P.E.  
Vice President

Attachments

**Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570**

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 3/6/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

## Attachment 1 Project Location 1220 10<sup>th</sup> Street





**Attachment 2A**  
**1220 10th Street**  
**Trip Generation - Existing Uses**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Warehouse	150	13,420 SF	1.71 / 1000 SF	50%	23	2	10.0%	21	2	10%	19
Automobile Sales (New)	840	6,632 SF	27.84 / 1000 SF	50%	185	2	1%	183	27	15%	156
<b>TOTAL</b>		20,052			208	4	1.9%	204	29		175

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Warehouse	150	13,420 SF	0.17 / 1000 SF	77%	2	-	2	-	10%	2	-	2	-	2	-	2
Automobile Sales (New)	840	6,632 SF	1.86 / 1000 SF	73%	9	3	12	-	0%	9	3	12	2	8	2	10
<b>TOTAL</b>					11	3	14	-	0.0%	11	3	14	2	10	2	12

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips
Warehouse	150	13,420 SF	0.18 / 1000 SF	28%	1	1	2	-	10.0%	1	1	2	-	1	1	2
Automobile Sales (New)	840	6,632 SF	2.42 / 1000 SF	40%	6	10	16	-	0%	6	10	16	2	5	9	14
<b>TOTAL</b>					7	11	18	-	0.0%	7	11	18	2	6	10	16

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

**Attachment 2B**  
**1220 10th Street**  
**Trip Generation - Proposed Uses**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Warehouse	150	22,220 SF	1.71 / 1000 SF	50%	38	4	10.0%	34	3	10%	31
Automobile Sales (New)	840	6,632 SF	27.84 / 1000 SF	50%	185	4	2%	181	27	15%	154
<b>TOTAL</b>		28,852			223	8	3.6%	215	30		185

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Warehouse	150	22,220 SF	0.17 / 1000 SF	77%	3	1	4	-	10.0%	3	1	4	-	10%	3	1	4
Automobile Sales (New)	840	6,632 SF	1.86 / 1000 SF	73%	9	3	12	-	0%	9	3	12	2	15%	8	2	10
<b>TOTAL</b>					12	4	16	-	0.0%	12	4	16	2		11	3	14

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Warehouse	150	22,220 SF	0.18 / 1000 SF	28%	1	3	4	-	10.0%	1	3	4	-	10%	1	3	4
Automobile Sales (New)	840	6,632 SF	2.42 / 1000 SF	40%	6	10	16	-	0%	6	10	16	2	15%	5	9	14
<b>TOTAL</b>					7	13	20	-	0.0%	7	13	20	2		6	12	18

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

**Attachment 2C**  
**1220 10th Street**  
**Trip Generation Comparison**

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Uses	175	10	2	12	6	10	16
Proposed Uses	<u>185</u>	<u>11</u>	<u>3</u>	<u>14</u>	<u>6</u>	<u>12</u>	<u>18</u>
<b>Net New Trips:</b>	10	1	1	2	-	2	2



**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  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

July 15, 2024

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

**RE: 1220 10<sup>th</sup> 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:

<b>Municipality:</b>	Lake Park
<b>Location:</b>	1500 feet S of Northlake Blvd, W of 10 <sup>th</sup> St
<b>PCN:</b>	36-43-42-20-01-123-0030
<b>Access:</b>	1 Full access on 10 <sup>th</sup> Street across Magnolia Dr, and Right-in/Right-out on 10 <sup>th</sup> Street (both existing) <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Warehouse=13,420 SF, Automobile Sales (New)=6,632 SF
<b>Proposed Uses:</b>	Add 8,800 SF Warehouse to existing site
<b>New Daily Trips:</b>	10
<b>New Peak Hour Trips:</b>	2(1/1) AM; 2 (0/2) PM
<b>Proj Daily Trips:</b>	185
<b>Proj Peak Hour Trips:</b>	14(11/3) AM; 18 (6/12) PM
<b>Build-out:</b>	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



Rebecca J. Mulcahy, P.E.  
July 15, 2024  
Page 2

approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE  
Manager – Growth Mangement  
Traffic Division

QB:jyb

cc: Addressee

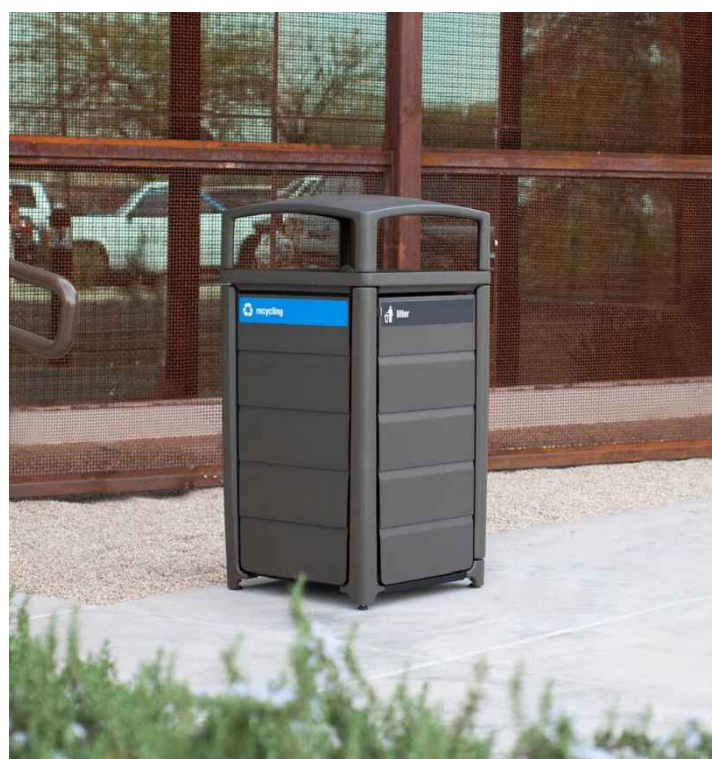
Nadia Di Tommaso, Director of Community Development, Town of Lake Park  
Andrea Troutman, P.E. - PTC  
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\240603 - 1220 10TH STREET.DOCX;



FILE: P:\STALP\PROJECTS\22010TH STREET 22-0519\DRAWINGS\CURRENT\22010TH STREET ACCESSORY BLDGS PLAN 2023\_REV1.DWG  
PLOTED: 7/27/25 AT 14:41 BY: DSJENSEN  
XREFS: X222019\_A-11.DWG X222019\_EXTR-11.DWG X222040\_EXTR-11.DWG

## TRASH RECEPTACLE

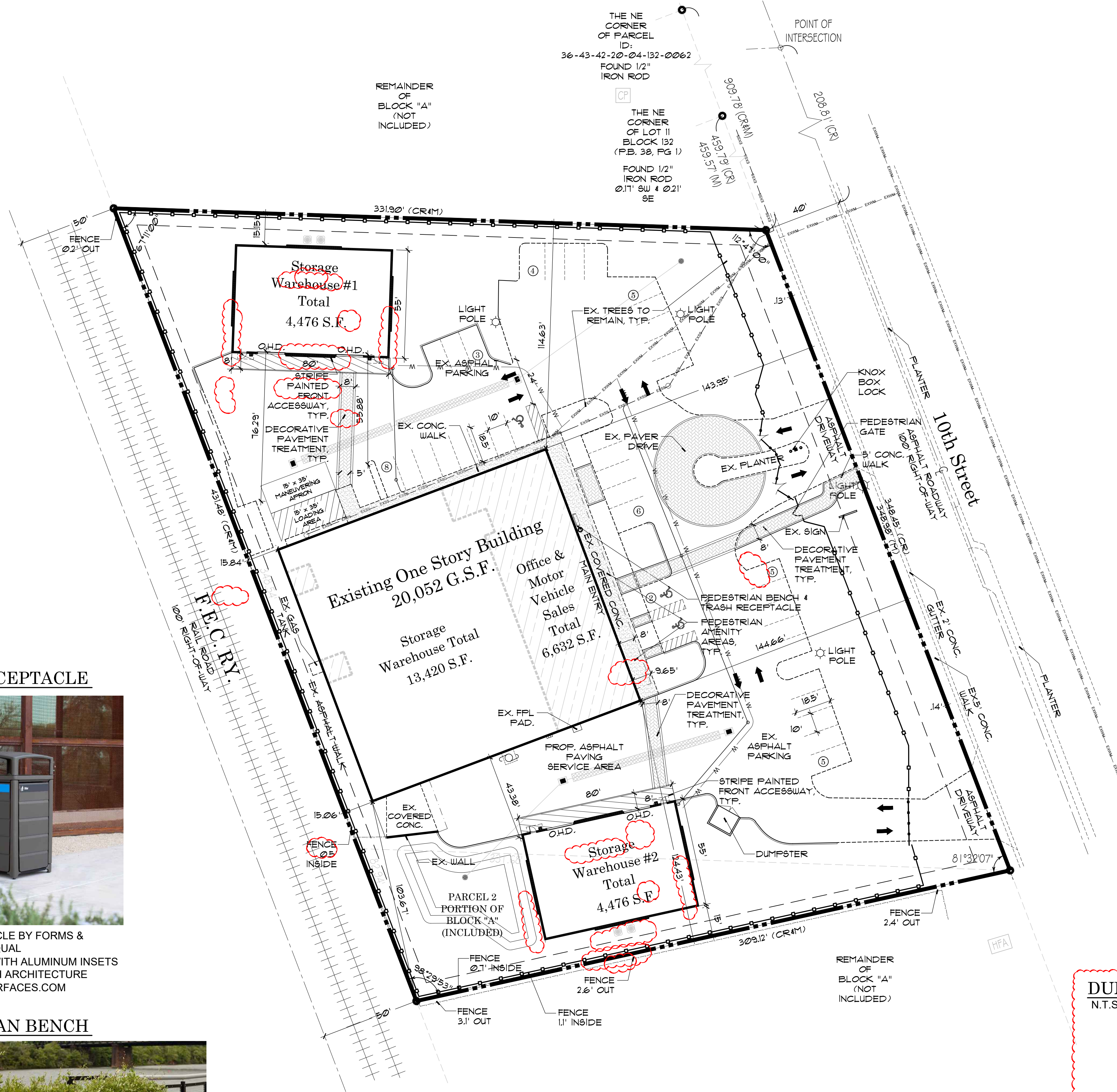


TRASH RECEPTACLE BY FORMS & SURFACES OR EQUAL  
CORDIA MODEL WITH ALUMINUM INSETS  
COLOR TO MATCH ARCHITECTURE  
WWW.FORMS-SURFACES.COM  
800-451-0410

## PEDESTRIAN BENCH



6' ALUMINUM BENCH BY FORMS & SURFACES OR EQUAL  
CORDIA MODEL WITH ALUMINUM SLATS  
COLOR TO MATCH ARCHITECTURE  
WWW.FORMS-SURFACES.COM  
800-451-0410



## SITE DATA:

PROJECT NAME: 1220 10th Street  
EXISTING FUTURE LAND USE: C - Commercial  
ZONING: C-2; Commercial  
SECTION - TOWNSHIP - RANGE: 20-42-43  
SITE AREA AC.: 2.74 AC. (119,270.67 s.f.)  
PROPOSED USE: OFFICE, MOTOR VEHICLE SALES & STORAGE WAREHOUSE

## BUILDING DATA:

EXISTING BUILDING S.F.: 20,052 S.F.  
EXISTING USES:  
OFFICE/MOTOR VEHICLE SALES S.F.: 6,632 S.F.  
WAREHOUSE/STORAGE S.F.: 13,420 S.F.  
PROPOSED BUILDING S.F.: 8,952 S.F.  
PROPOSED USES:  
WAREHOUSE/STORAGE S.F.: 8,952 S.F.  
GROSS S.F.: 29,004 S.F.

	REQUIRED	PROVIDED
FRONT SETBACK (10TH STREET):	25'	143.95'
SIDE SETBACK (NORTH):	15'	15.15'
SIDE SETBACK (SOUTH):	15'	15'
REAR SETBACK (WEST):	15'	15.06'
BUILDING HEIGHT LIMIT:	50' MAX	N/A
F.A.R.:	2.0 MAX	0.24

	REQUIRED	PROVIDED
LOT COVERAGE:	15%	42,161.28 s.f.(0.97 Ac.), 35%
MIN. OPEN SPACE :		29,004 s.f.(0.67 Ac.), 24%
BUILDING COVERAGE :		77,109.39 s.f. (65%)
IMPERVIOUS COVERAGE:		42,161.28 s.f. (35%)
PERVIOUS COVERAGE:		

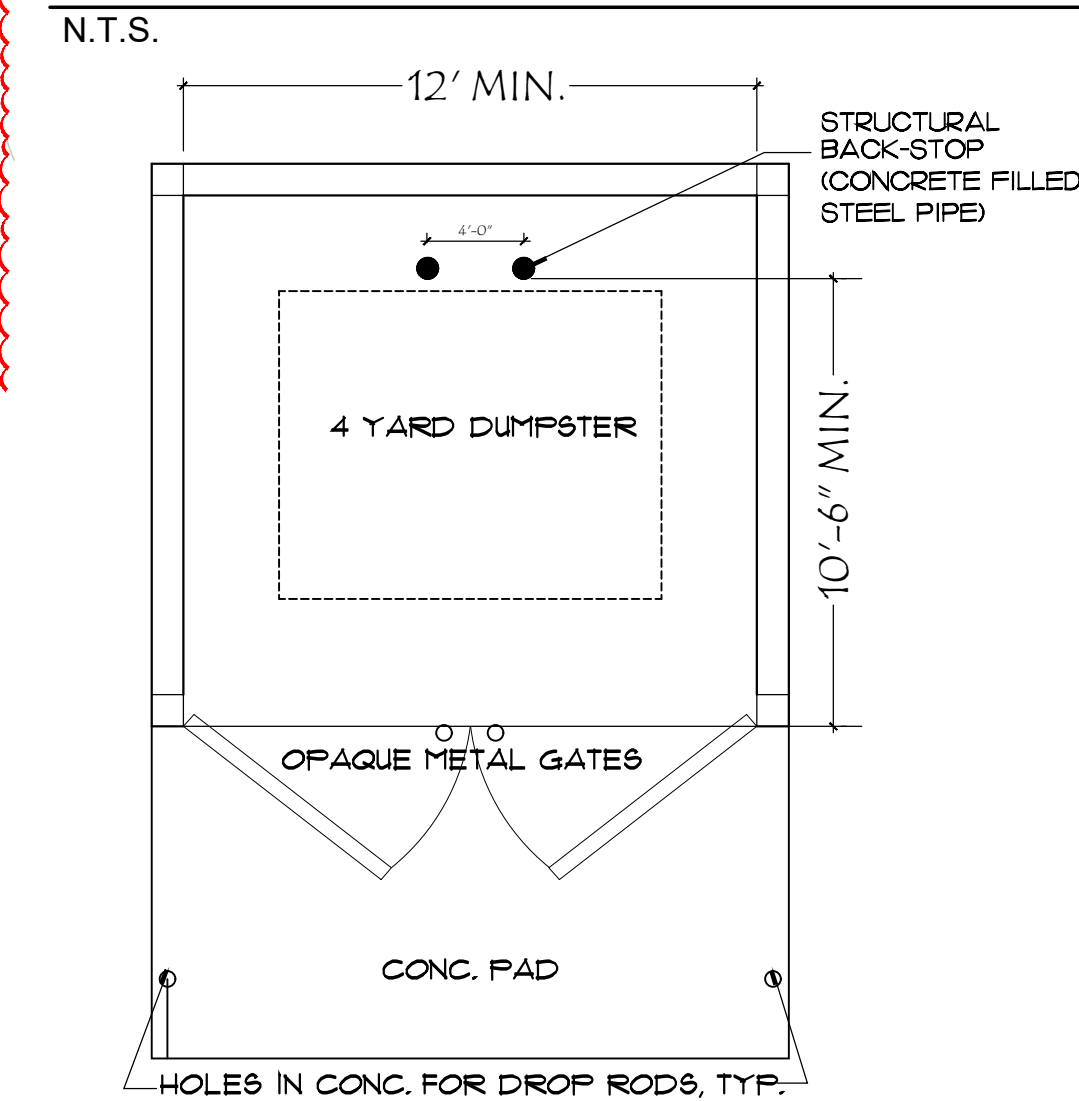
	REQUIRED	PROVIDED
PARKING DATA:		
TOTAL PARKING :		
BUSINESS OFFICES/STUDIO, INDIVIDUAL/MOTOR VEHICLE SALES: 5 SP / 1,000 S.F. OFFICE (6,632 SF)	13 SPACES	17 SPACES
WAREHOUSE: 1 SP / 2,000 S.F. (22,220 SF) 1 SP/EMPLOYEE (MAX SHIFT): 10	11 SPACES 10 SPACES	11 SPACES 10 SPACES
TOTALS:	34 SPACES	38 SPACES

HANDICAP PARKING:	3 SPACES	3 SPACES
LOADING SPACES:	1 SPACES	1 SPACES

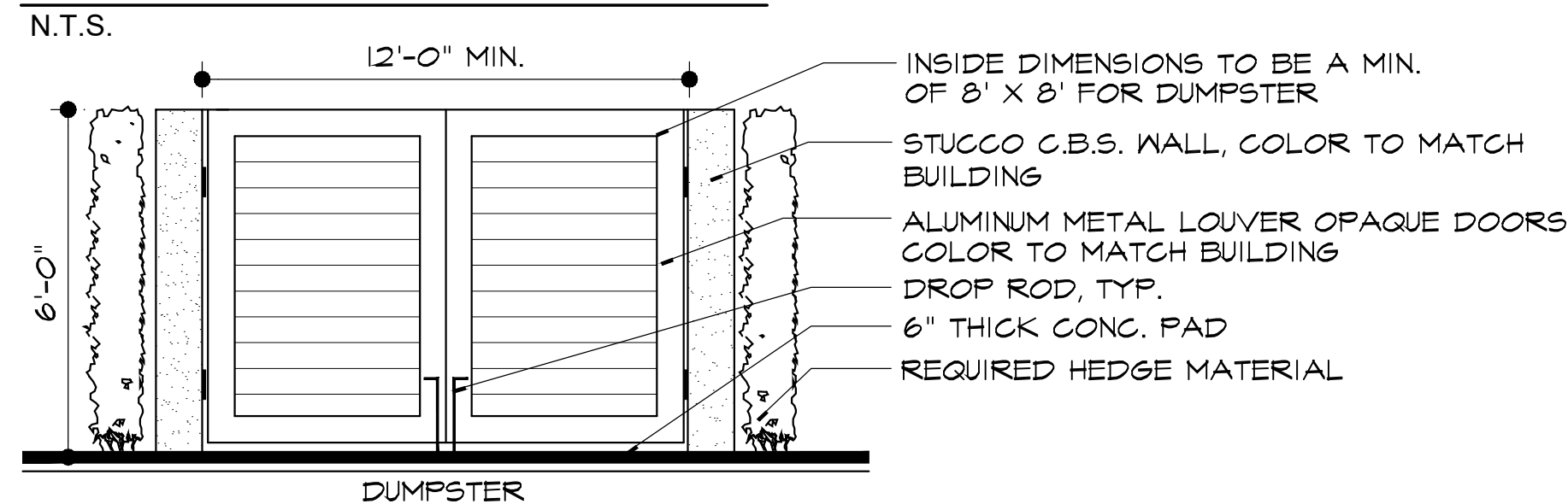
## GENERAL NOTES:

- SITE PLAN FOR INTERIOR AND EXTERIOR RENOVATIONS OF THE EXISTING BUILDING AND ASSOCIATED UTILITIES/IRRIGATION.
- PARKING AREAS TO BE SINGLE STRIPED AS PER TOWN OF LAKE PARK CODE.
- HANDICAPPED & DIRECTIONAL SIGNAGE WILL BE PROVIDED ON SITE & WILL MEET ALL STATE & LOCAL CODES.
- ALL PARKING AREAS SHALL BE ASPHALT PAVED OR EQUIVALENT.
- THE DIRECTION OF ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- IRRIGATION SOURCE SHALL BE POTABLE OR WELL WATER SOURCE.
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR.
- ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.

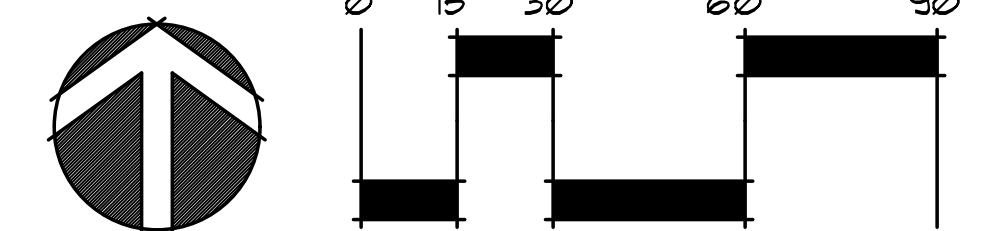
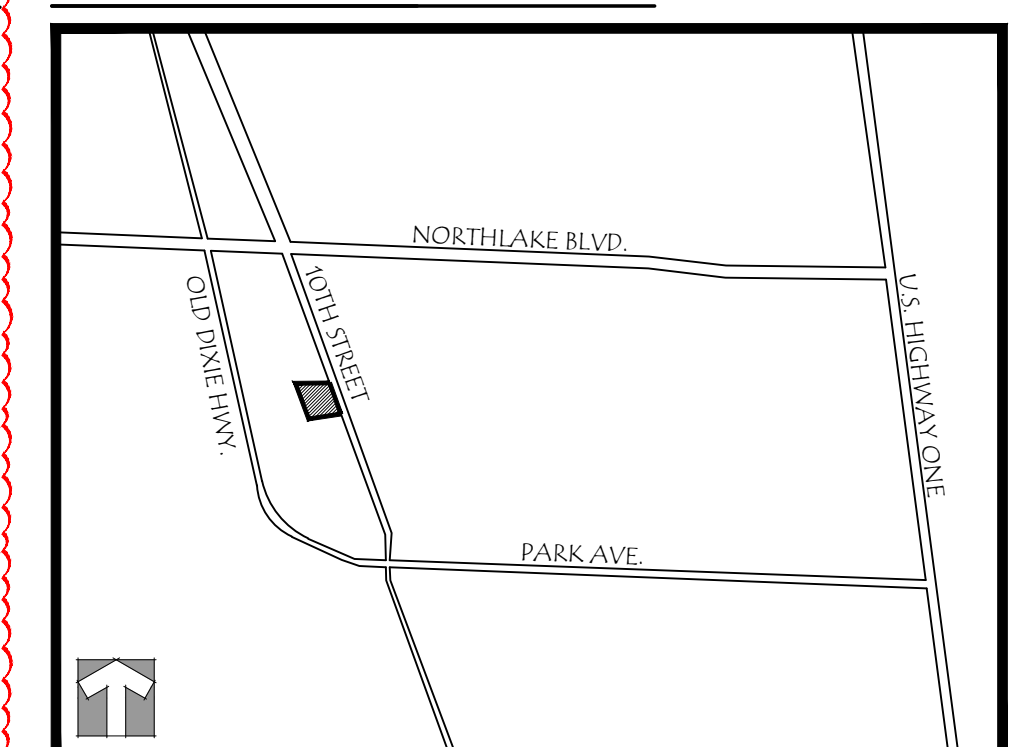
## DUMPSTER ENCLOSURE ELEVATION



## DUMPSTER ENCLOSURE PLAN



## LOCATION MAP:







**McLeod • McCarthy  
& Associates, P.A.**  
Civil Engineers

The Forum III  
1655 Palm Beach Lakes Blvd, Ste. 810  
West Palm Beach, FL 33401  
P: 561.689.9500  
F: 561.689.8080  
www.mcleodmccarthy.com



FIELD: DRAWN: P. Saffold  
DESIGNED: TMM  
APPROVED: TMM  
PROJECT #24-004

REVISIONS  
DATE  
NO.

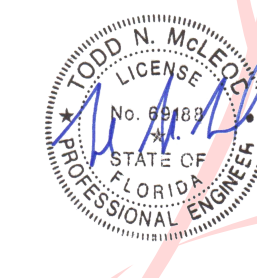
**PRELIMINARY GRADING &  
DRAINAGE PLAN  
1220 10th STREET  
STORAGE BUILDING ADDITION  
LAKE PARK, FLORIDA**

SITE PLAN RESUBMITTAL  
DATE: 7/1/2025

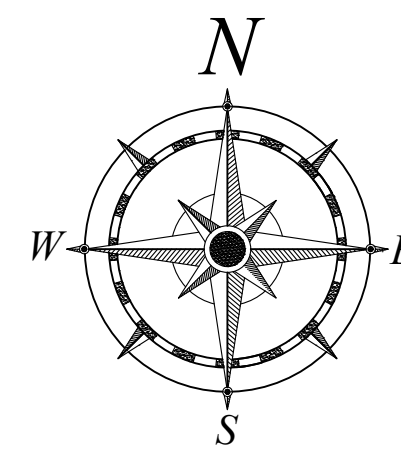
SHEET

**C1.1**

OF 5



Digitally  
signed by  
Todd  
McLeod  
Date:  
2025.07.01  
11:09:06  
-04'00'



0 15 30 60  
SCALE: 1" = 30'

#### LEGEND

- PROP. SIGN  
SURFACE FLOW ARROW  
PROP. CONCRETE PAVEMENT  
PROP. FULL-DEPTH ASPHALT  
PAVEMENT OR RECONSTRUCTION  
PROP. SEALCOAT & RESTRIPING  
PROPOSED ELEVATION  
EXIST. ELEVATION

#### NOTES:

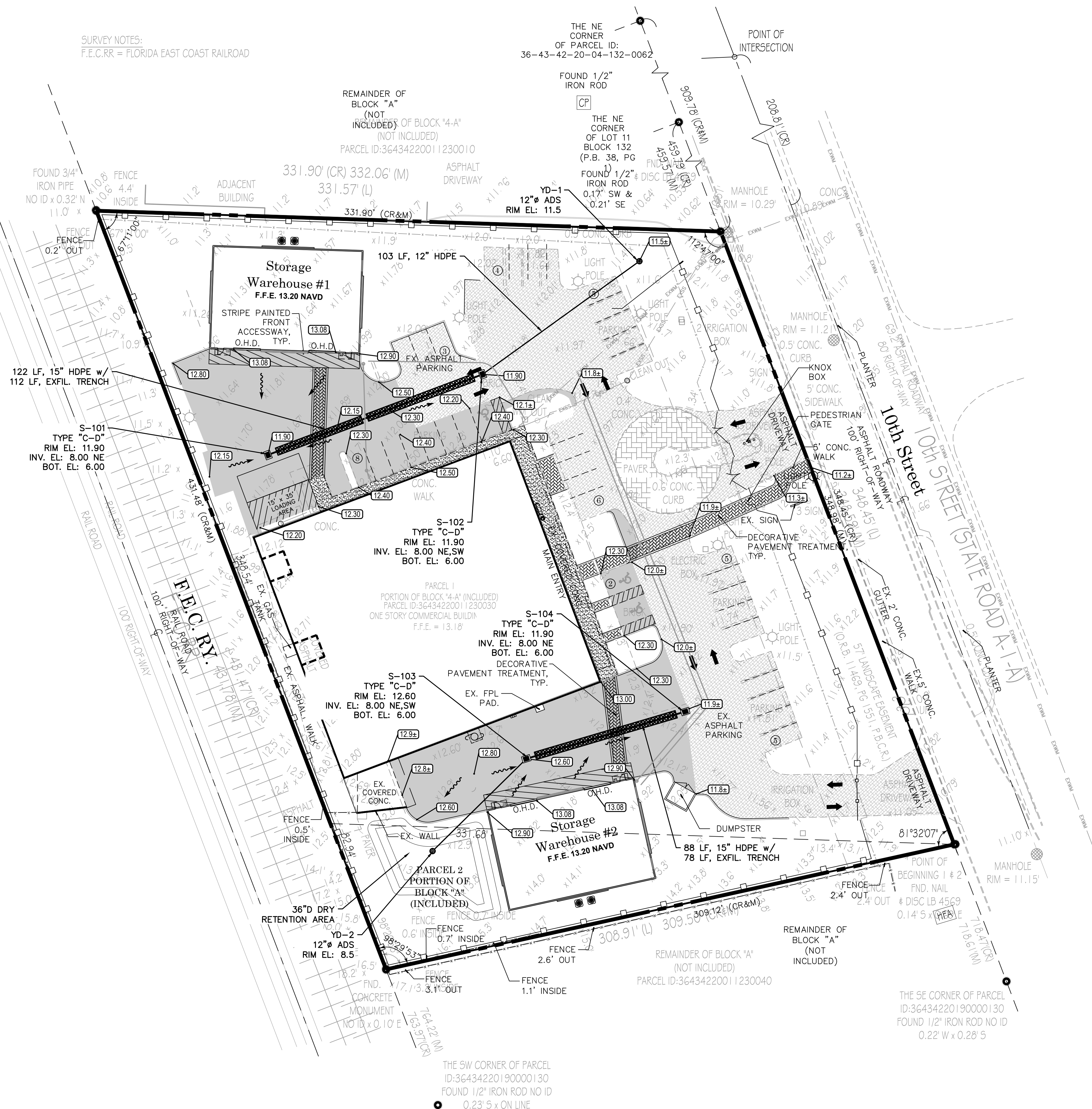
- EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY LANDTEC SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
- ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
- CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
- WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
- MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
- ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
- REFER TO SITE PLAN PREPARED BY 2GHO FOR ADDITIONAL SITE REQUIREMENTS.
- ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
- ALL BUFFER & UNPAVED/UNLANDSCAPED AREAS SHALL BE SODDED BY CONTRACTOR.
- ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
- ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 430--001.

#### ACCESSIBILITY NOTES:

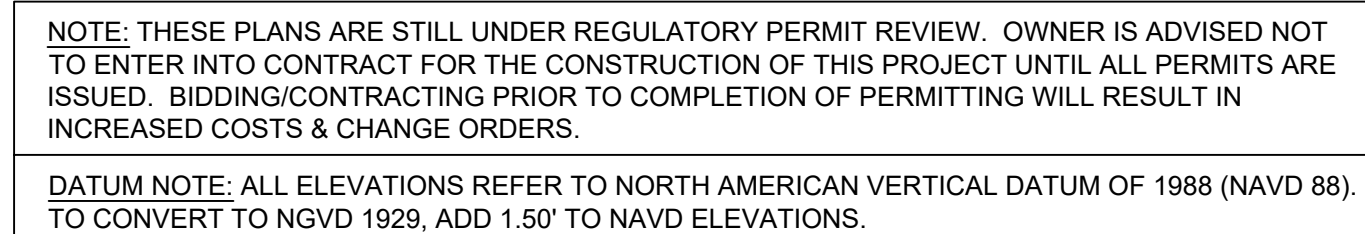
- ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE -- ACCESSIBILITY.
- ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE -- ACCESSIBILITY.
- CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 522--02. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
- DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.







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1655 Palm Beach Lakes Blvd, Ste. 810  
West Palm Beach, FL 33401  
P: 561.689.9500  
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**PRELIMINARY WATER &  
SEWER PLAN  
1220 10th STREET  
STORAGE BUILDING ADDITION  
LAKE PARK, FLORIDA**

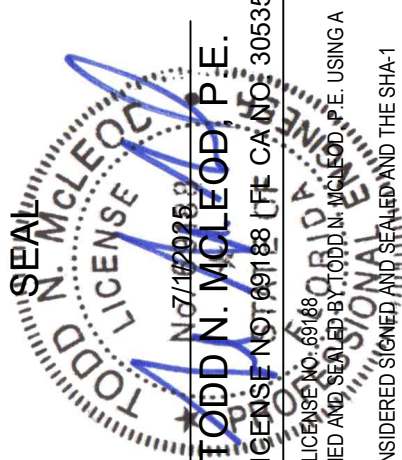
SHEET  
C1.2  
OF 5





**McLeod • McCarthy  
& Associates, P.A.**  
Civil Engineers

The Forum III  
1655 Palm Beach Lakes Blvd, Ste. 810  
West Palm Beach, FL 33401  
P: 561.689.9500  
F: 561.689.8080  
www.mcleodmccarthy.com



FIELD: DRAWN: P. Saffold  
DESIGNED: TNM  
APPROVED: TNM  
PROJECT #24-004

NO. DATE REVISIONS

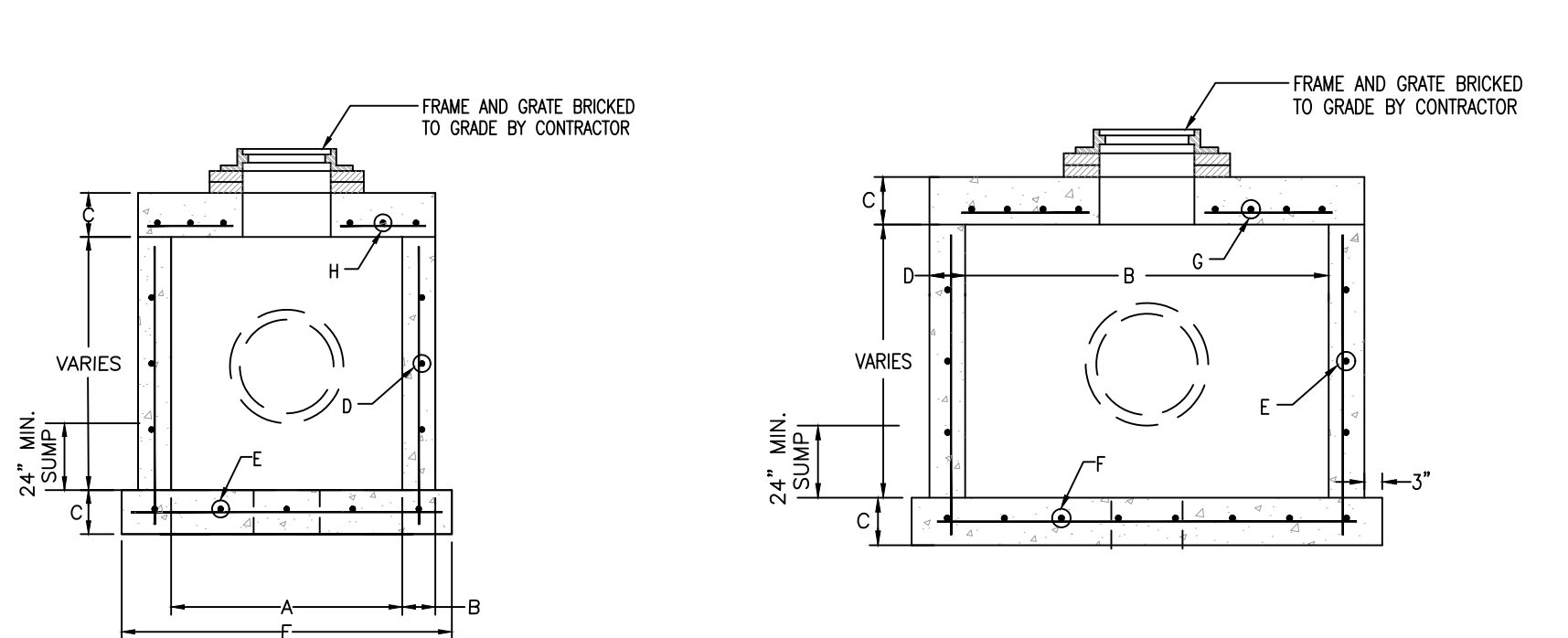
**PRELIMINARY ENGINEERING DETAILS**  
**1220 10th STREET**  
**STORAGE BUILDING ADDITION**  
**LAKE PARK, FLORIDA**

SITE PLAN RESUBMITTAL  
DATE: 7/1/2025

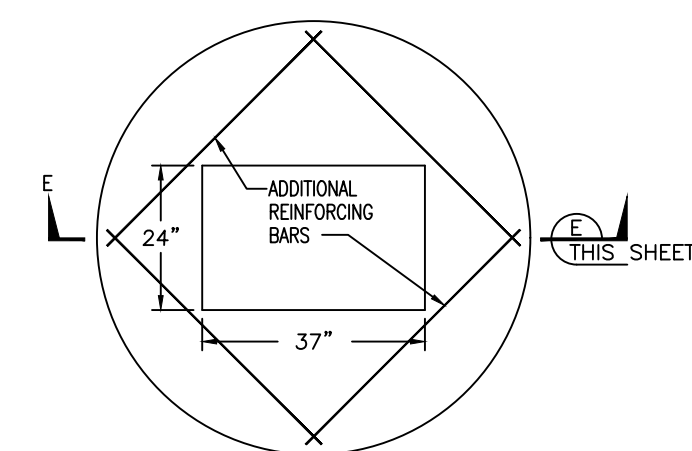
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**C2.1**

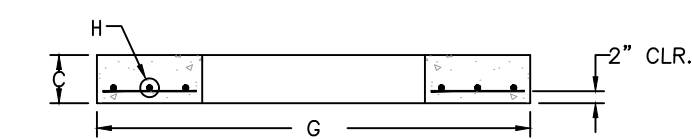
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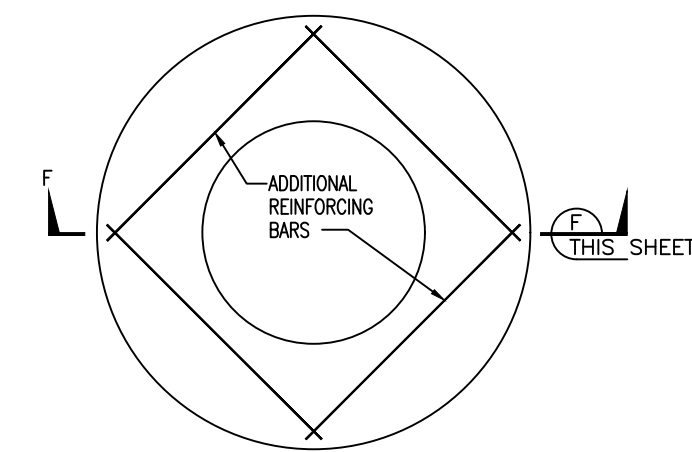
**CATCH BASIN**  
(SEE TABLE FOR DIMENSIONS)



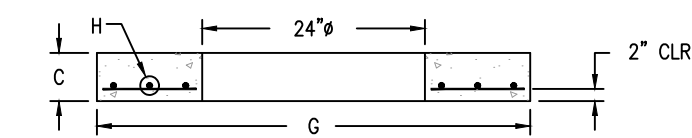
**TOP SLAB FOR CATCH BASIN**



**SECTION E-E**  
(SEE TABLE FOR DIMENSIONS) THIS SHEET



**TOP SLAB FOR MANHOLE**



**SECTION F-F**  
(SEE TABLE FOR DIMENSIONS) THIS SHEET

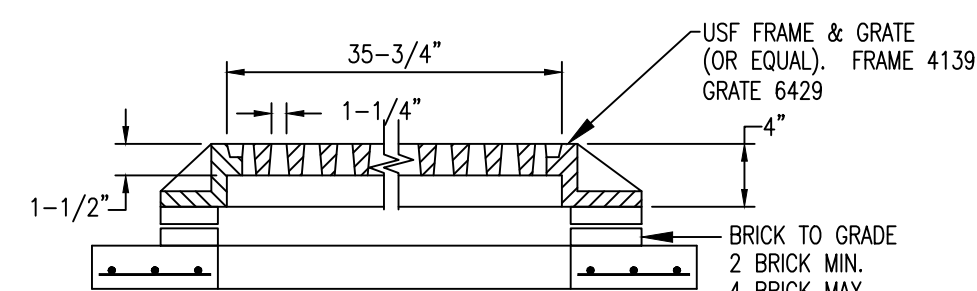
A	B	C	D	E*	F	G	H*
C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.
3'-6"	4"	8"	ASTM C-478	#4 @ 12"	4'-8"	4'-2"	#4 @ 6"
3'-6"	6"	8"	ASTM C-478	#4 @ 12"	5'-0"	4'-6"	#4 @ 6"
4'	6"	8"	ASTM C-478	#4 @ 12"	6'-0"	5'-0"	#4 @ 6"
4'	8"	8"	ASTM C-478	#4 @ 12"	6'-4"	5'-4"	#4 @ 6"
5'-0"	8"	8"	ASTM C-478	#5 @ 12"	7'-4"	6'-4"	#5 @ 8"
6'-0"	8"	8"	ASTM C-478	#5 @ 8"	8'-0"	7'-0"	#5 @ 6"
6'-0"	8"	8"	ASTM C-478	#5 @ 6"	8'-4"	7'-4"	#5 @ 6"
7'-0"	8"	8"	ASTM C-478	#5 @ 6"	9'-4"	8'-4"	#5 @ 6"
8'-0"	10"	10"	ASTM C-478	#5 @ 6"	10'-8"	9'-8"	#6 @ 6"
10'-0"	12"	12"	ASTM C-478	#5 @ 6"	12'-0"	12'-0"	#6 @ 6"

**INLET NOTES**

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".  
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.  
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

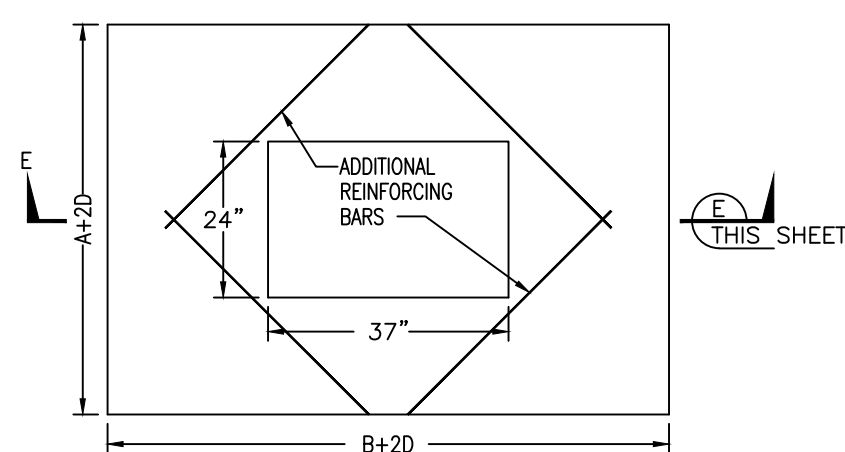
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

**CIRCULAR CATCH BASIN (ON-SITE)**

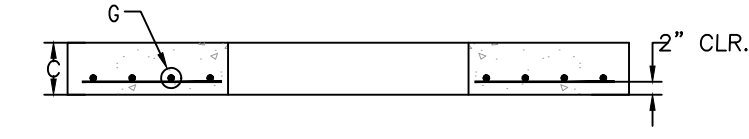


**ON-SITE INLET FRAME & GRATE**  
(TYPE "C-D" INLET)

**CATCH BASIN**  
(SEE TABLE FOR DIMENSIONS)



**TOP SLAB FOR CATCH BASIN**



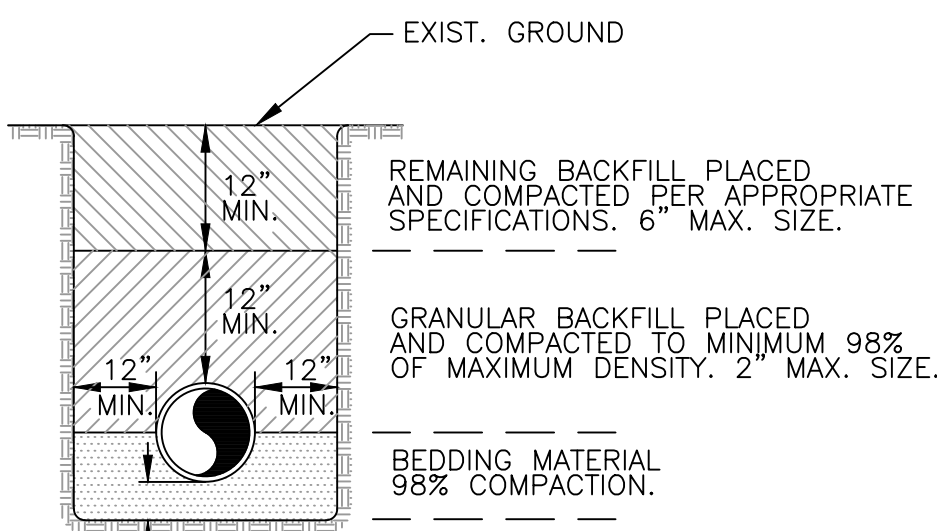
**SECTION E-E**  
(SEE TABLE FOR DIMENSIONS) THIS SHEET

A	B	C	D	E*	F*	G*
C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.
3'-6"	3'-6"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-0"	4'-0"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-10"	5'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'-0"	6'-0"	8"	8"	#4 @ 12"	#6 @ 12"	#6 @ 6"
8'-0"	8'-0"	10"	8"	#4 @ 12"	#6 @ 12"	#6 @ 6"
10'-0"	10'-0"	10"	8"	#4 @ 12"	#6 @ 6"	#7 @ 6"
3'-0"	4'-8"	8"	8"	#4 @ 12"	#4 @ 12"	#4 @ 6"
3'-6"	6'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
4'-0"	6'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
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5'-0"	7'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
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8'-0"	12'-0"	8"	8"	#4 @ 12"	#6 @ 12"	#6 @ 6"

**INLET NOTES**

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".  
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.  
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS  
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

**RECTANGULAR CATCH BASIN (ON-SITE)**

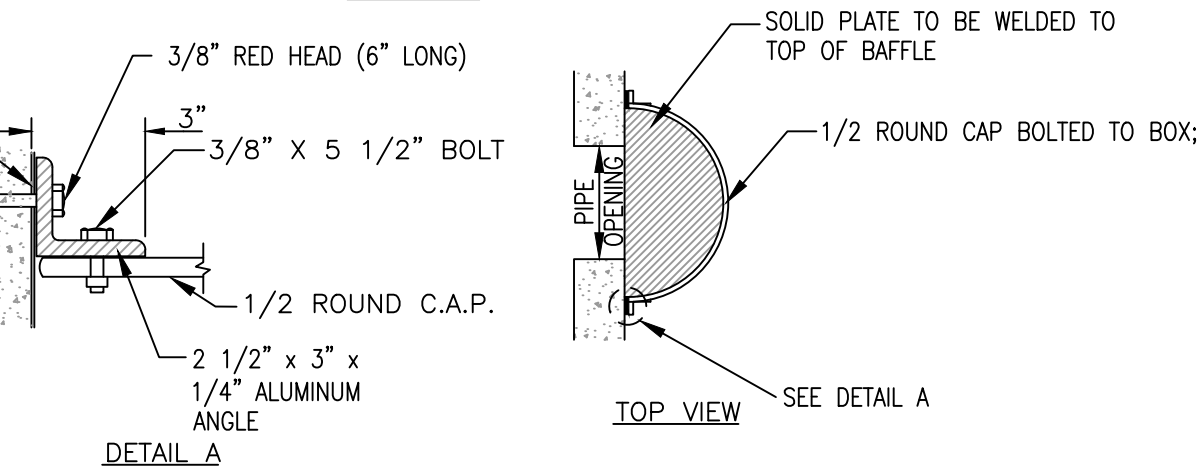
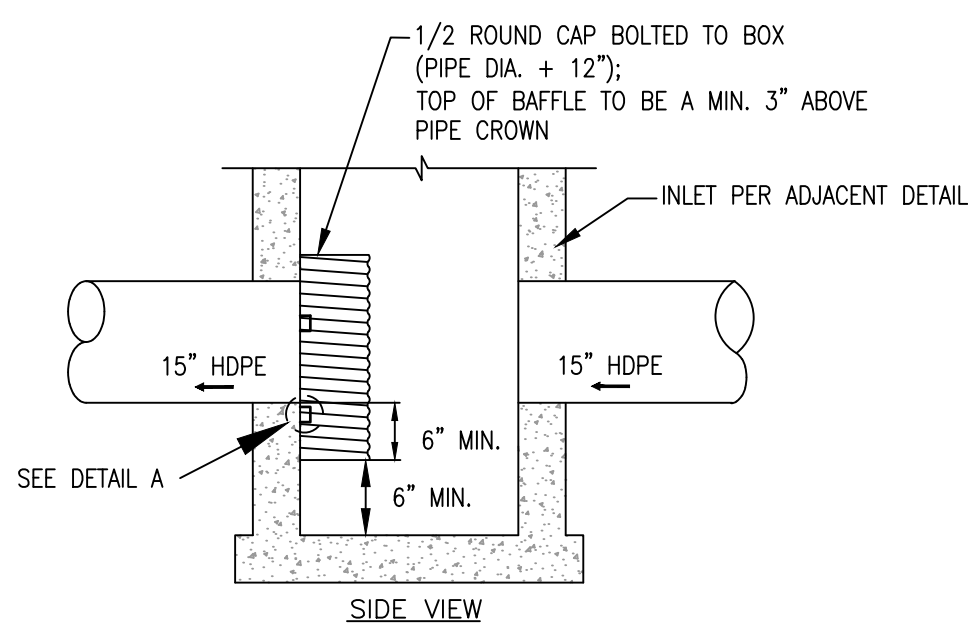


**NOTES:**

- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" TO 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS.
- SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.

**TRENCH DETAIL**

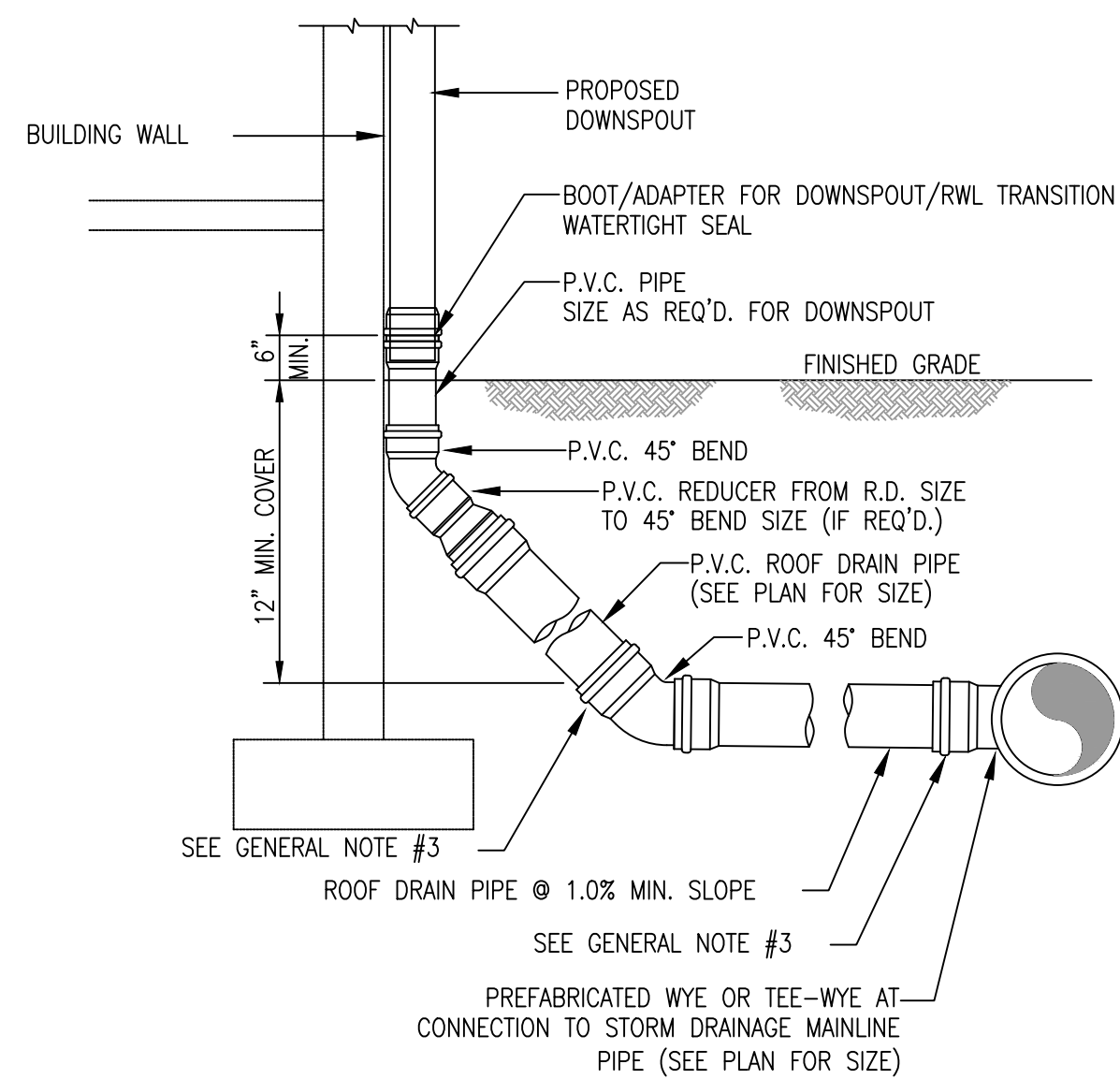
N.T.S.



NOTE: BAFFLE TO BE USED ON ALL PIPE INVERTS CONNECTING TO EXFILTRATION TRENCH.

REFER TO ADJACENT DETAIL FOR BAFFLE TO BE USED IN CONTROL STRUCTURE.

**POLLUTION RETARDANT BAFFLE (PRB) DETAIL**  
N.T.S.

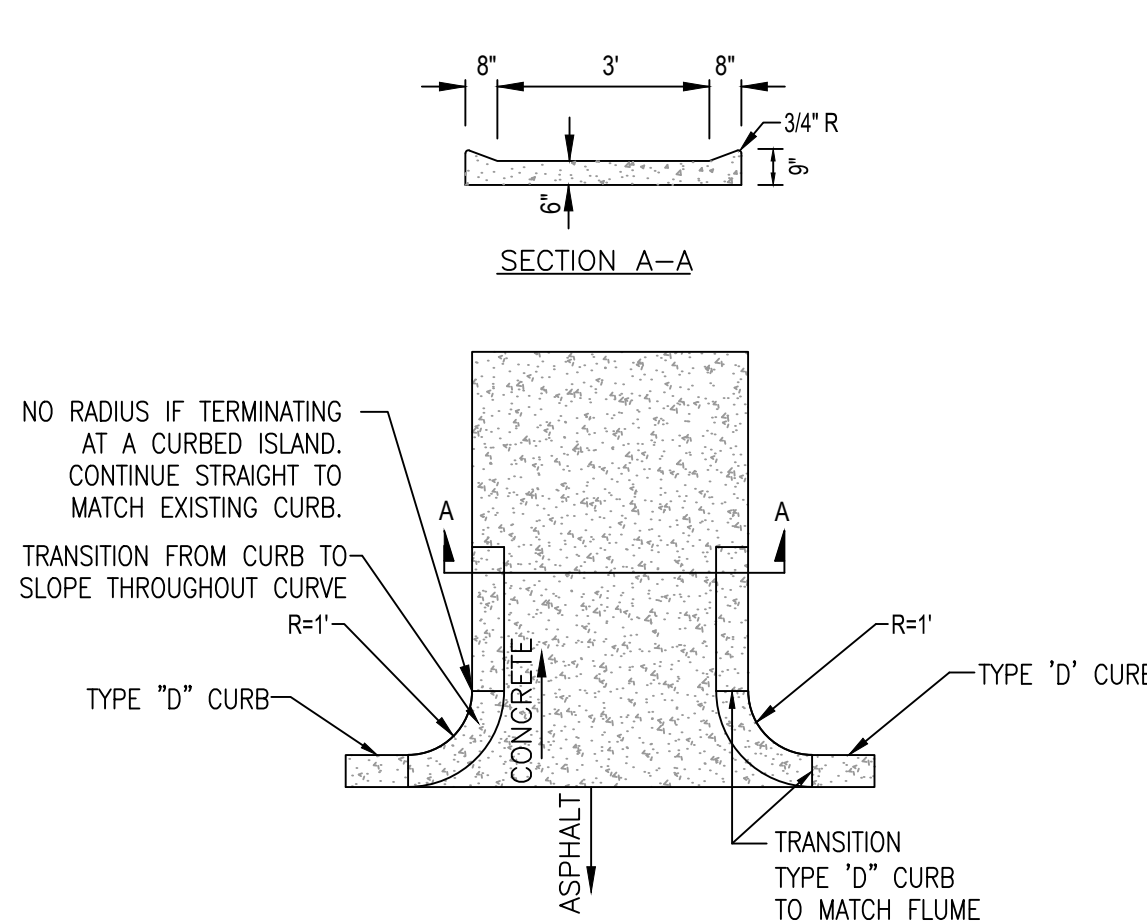


**GENERAL NOTES:**

- PROVIDE TEMPORARY P.V.C. PLUG IN BELL END OF DOWNSPOUT SERVICE STUB-UP.
- ADDITIONAL BENDS MAY BE REQUIRED TO CLEAR BUILDING FOUNDATIONS OR TO CONNECT TO MAIN TRUNK LINE STORM DRAINAGE PIPES.
- USE A FABRICATED P.V.C. TRANSITION ADAPTER TO TRANSITION FROM P.V.C. PIPE TO H.D.P.E. PIPE OR FITTINGS.
- ALL PIPE AND FITTING JOINTS SHALL BE WATERTIGHT.

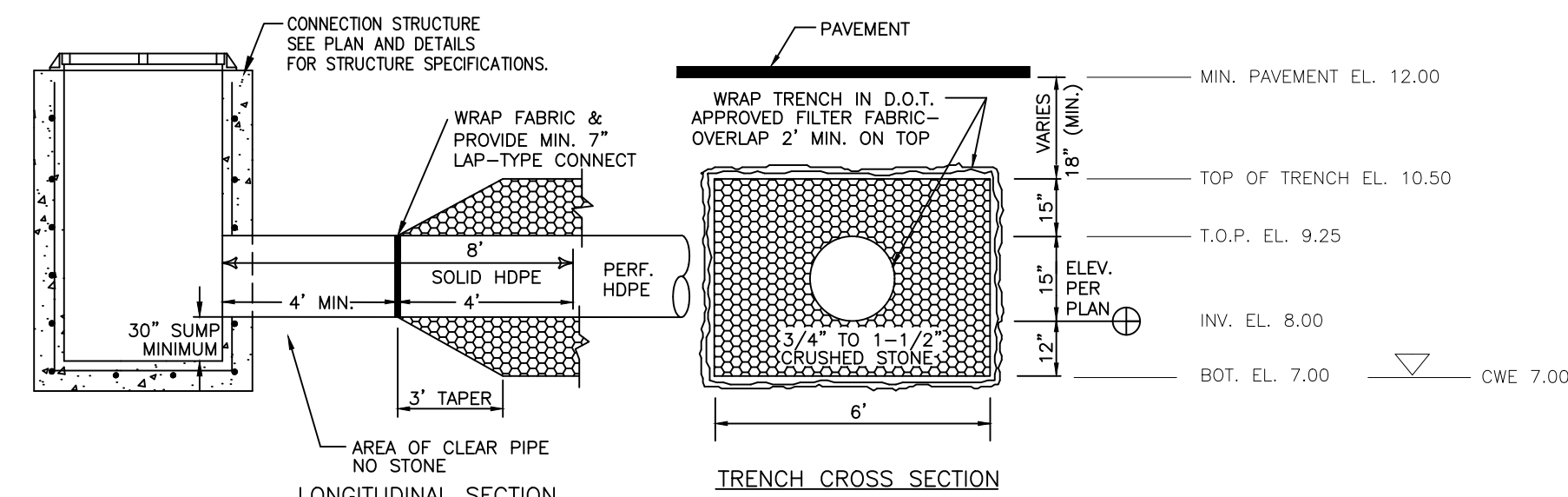
**DOWNSPOUT TIE-IN DETAIL**

N.T.S.



**CONCRETE FLUME DETAIL**

N.T.S.



NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

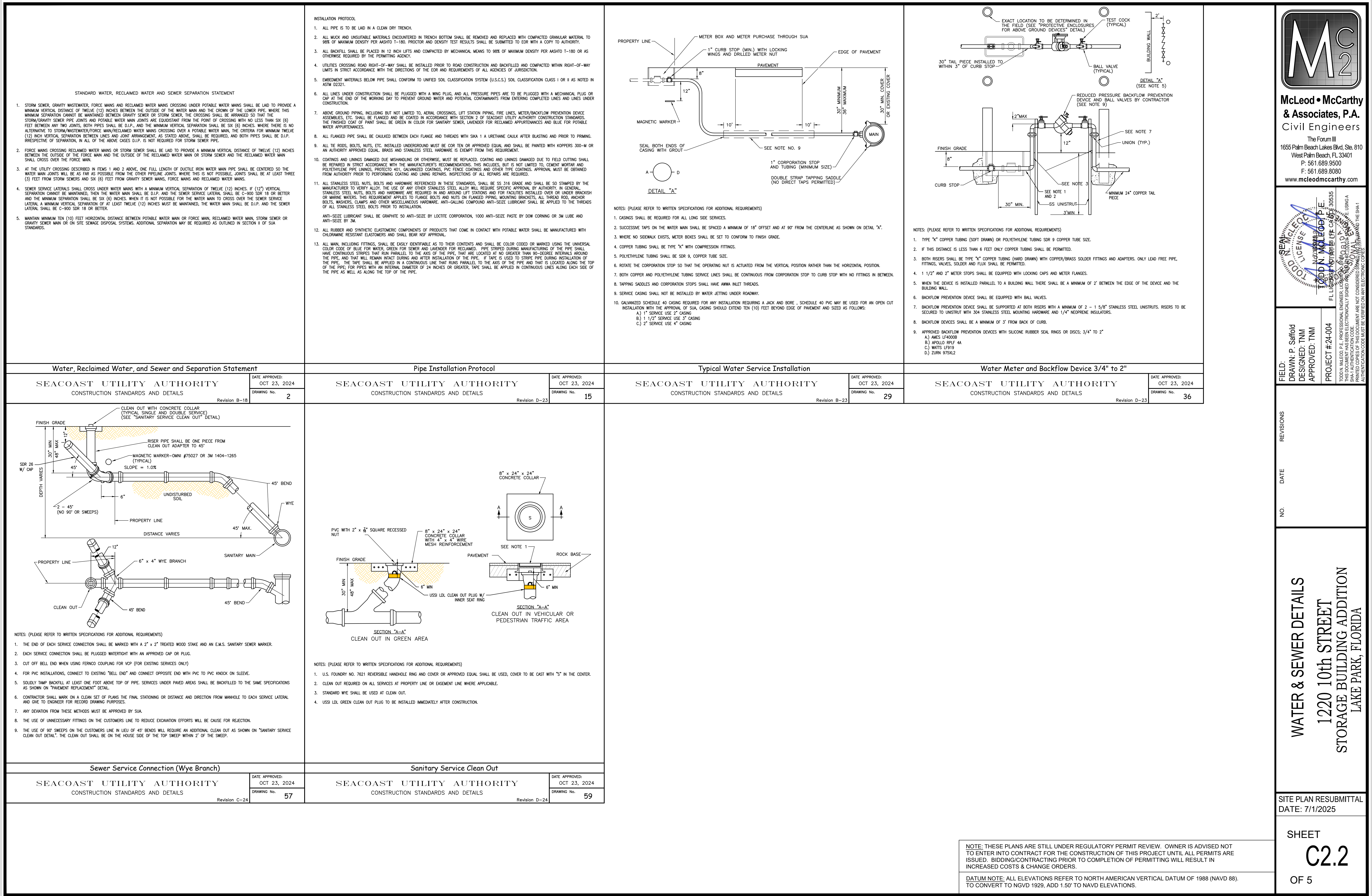
**ON-SITE EXFILTRATION TRENCH DETAIL**  
N.T.S.

PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
CONCRETE PAVEMENT (ON-SITE)	6" THICK (4,000 PSI) WITH JOINTING PER ACI 330. JOINTING PLAN TO BE SUBMITTED PRIOR TO POURING CONCRETE	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 40)
ASPHALT PAVEMENT (ON-SITE)	2" THICK SP-9.5 A.C.S.C. (2-LIFTS)	8" THICK LIMEROCK BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN 4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 40)
SIDEWALKS (ONSITE)	SIDEWALK: 4" THICK CONCRETE (3,000 PSI). CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES.		

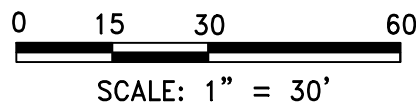
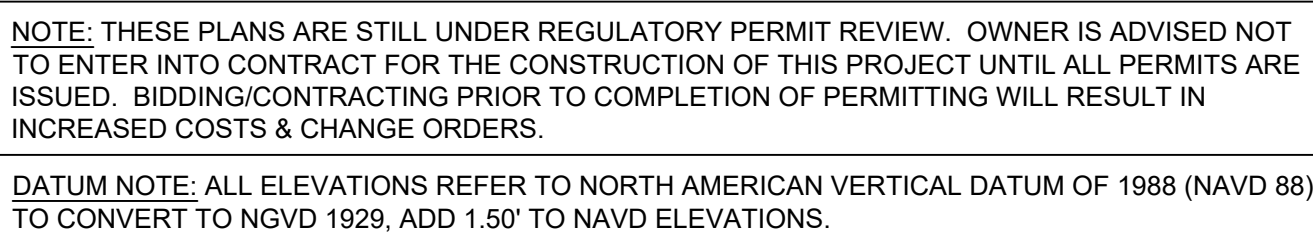
NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.





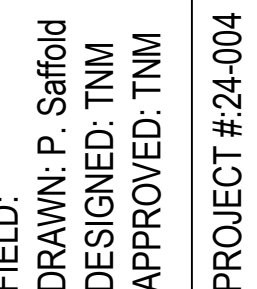




```
Width           : 10.00
Track           : 8.00
Lock to Lock Time : 6.0
Steering Angle  : 40.0
```



The Forum III  
1655 Palm Beach Lakes Blvd, Ste. 810  
West Palm Beach, FL 33401  
P: 561.689.9500  
F: 561.689.8080  
[www.mcleodmccarthy.com](http://www.mcleodmccarthy.com)



NO.	DATE	REVISIONS
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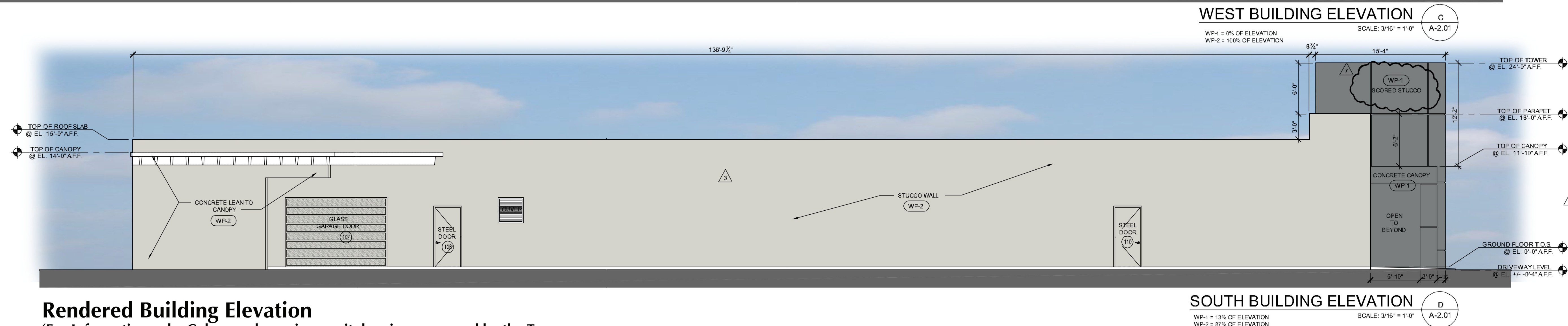
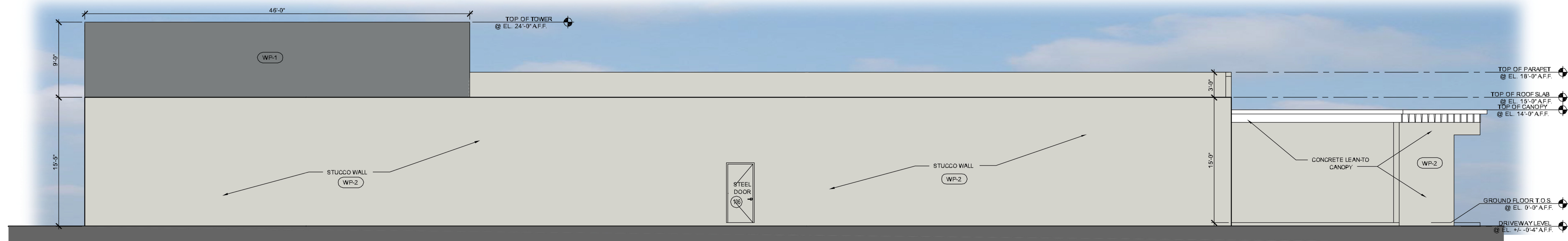
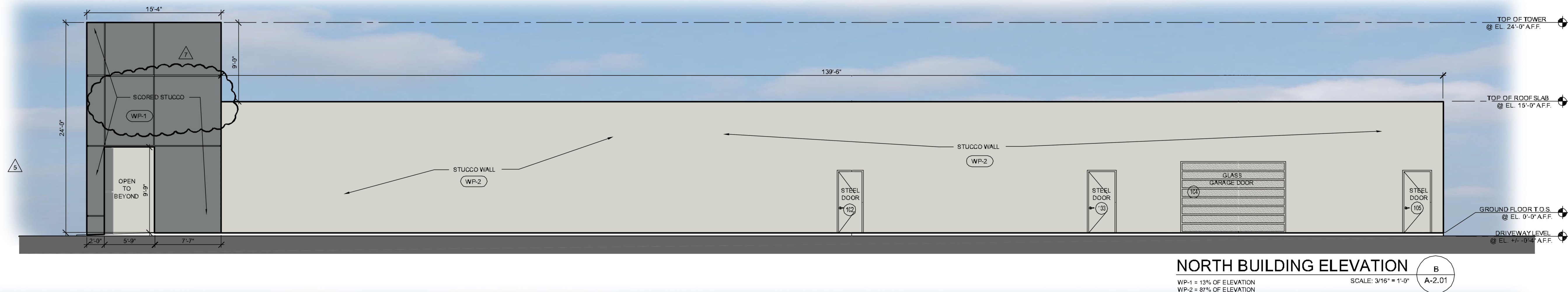
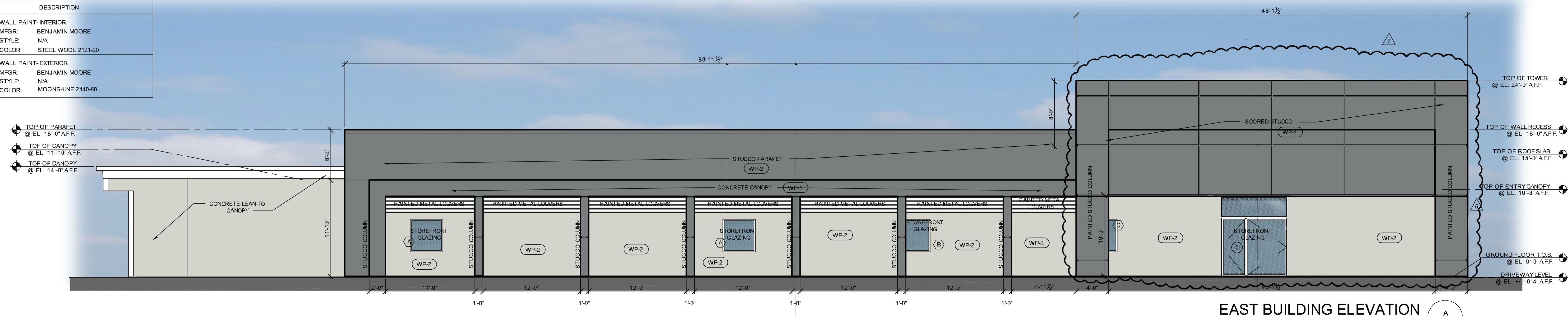
AUTOTURN EXHIBIT  
1220 10th STREET  
STORAGE BUILDING ADDITION  
LAKE PARK, FLORIDA

DATE: 7/1/2025

SHEET  
**EX1**  
OF 5

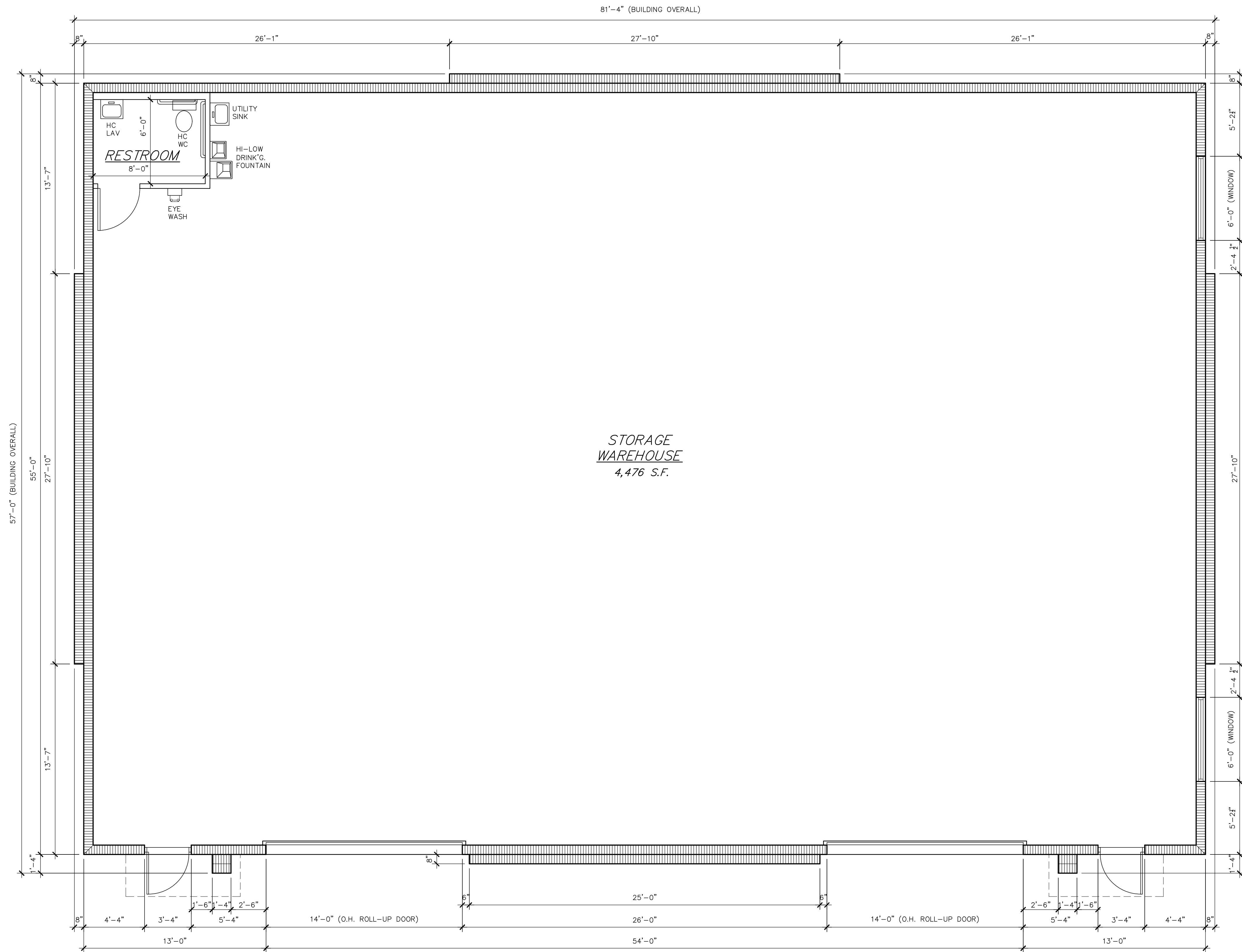


FINISH SCHEDULE	
SYMBOL	DESCRIPTION
WP-1	WALL PAINT- INTERIOR MFG# BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
WP-2	WALL PAINT- EXTERIOR MFG# BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60



**Rendered Building Elevation**  
(For Information only. Colors as shown in permit drawings approved by the Town.  
Permit # 23-000055, submitted 8.30.23. Refer to finish schedule for paint color specifications.)





STORAGE / WAREHOUSE  
BUILDING #1 FLOOR PLAN

1/4" = 1'-0"

NOTE:  
STORAGE / WAREHOUSE BUILDING #2 FLOOR PLAN  
SIMILAR. (STORAGE / WAREHOUSE BUILDING #2 IS  
A MIRROR IMAGE OF STORAGE / WAREHOUSE BUILDING #1).

AREAS:

NEW STORAGE / WAREHOUSE BUILDING #1 AREA	4,476	S.F.
NEW STORAGE / WAREHOUSE BUILDING #2 AREA	4,476	S.F.
TOTAL NEW AREA	8,952	S.F.



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REVISIONS

COMM. NO.  
23-012

DATE  
16 OCTOBER 2023

SITE DEVELOPMENT  
STORAGE  
WAREHOUSE  
BUILDINGS

1220 10TH STREET

TOWN OF LAKE PARK,  
FLORIDA

SCHEME-G

SHEET

A-1

OF 4

Item 1.

54



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#### REVISIONS

COMM. NO.

23-012

DATE

16 OCTOBER 2023

SITE DEVELOPMENT  
STORAGE  
WAREHOUSE  
BUILDINGS

1220 10TH STREET

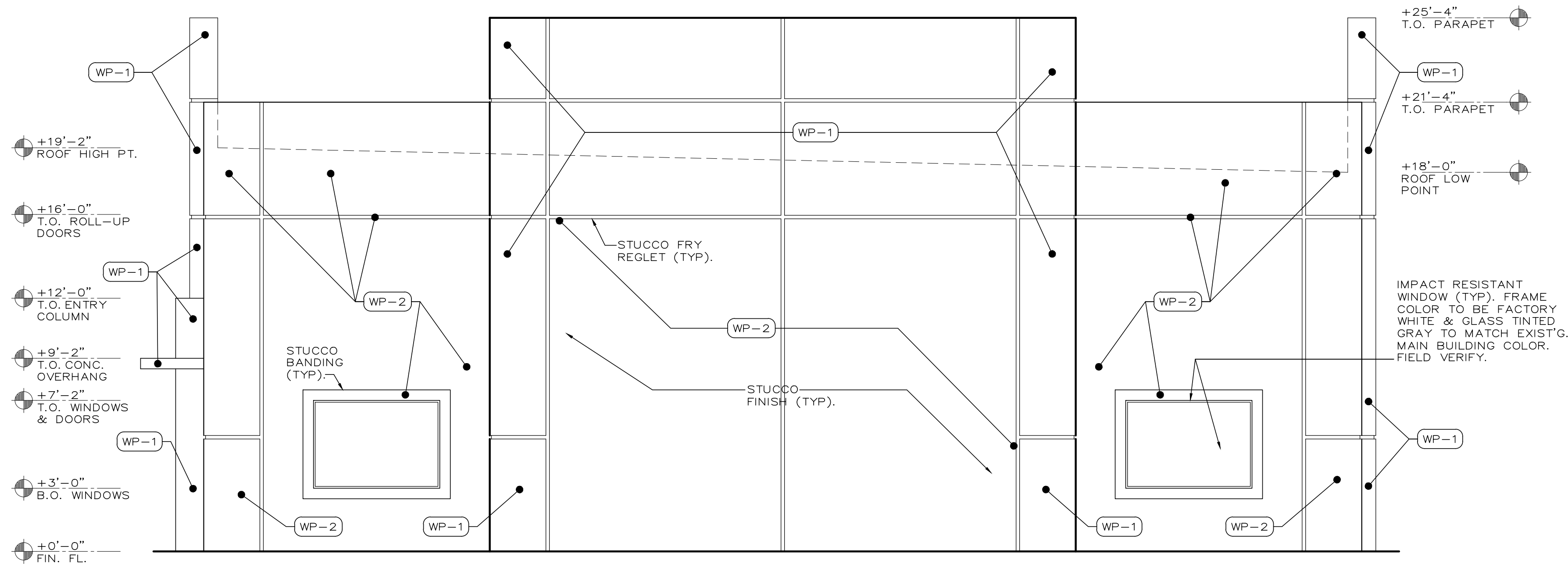
TOWN OF LAKE PARK,  
FLORIDA

SCHEME-G

SHEET

A-2

OF 4



#### FINISH SCHEDULE

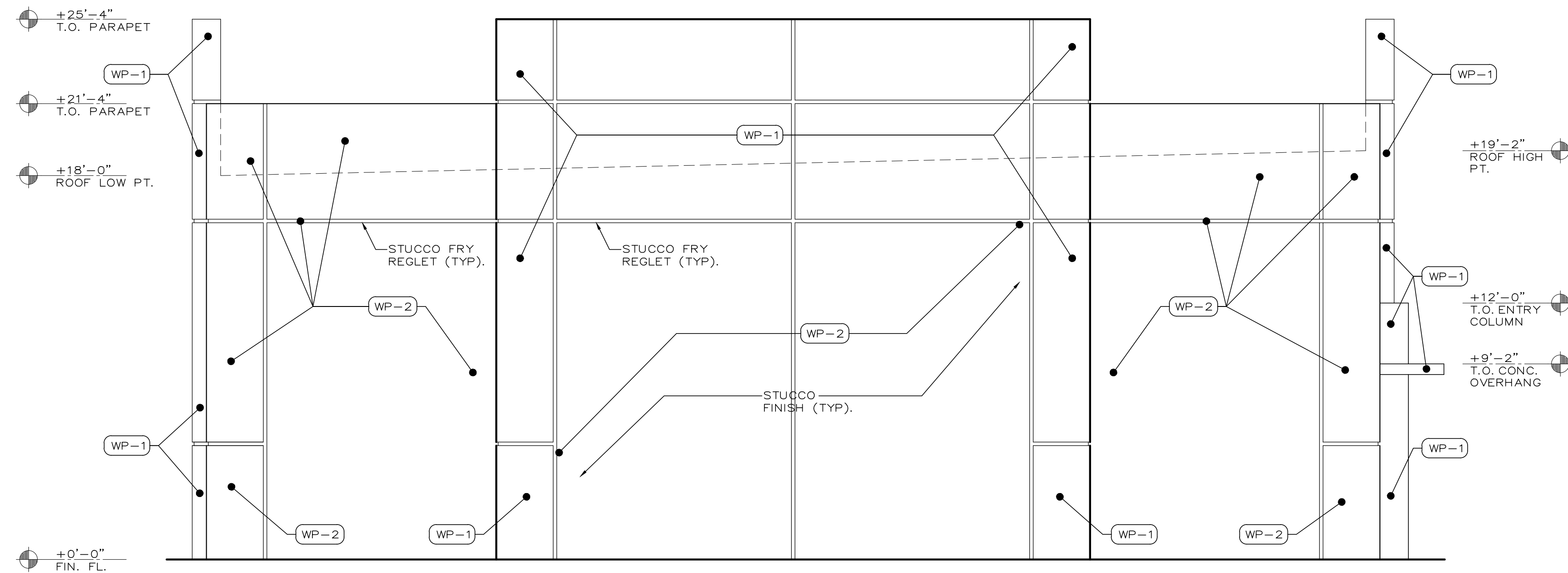
SYMBOL	DESCRIPTION
WP-1	WALL PAINT - EXTERIOR SATIN MFR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
WP-2	WALL PAINT - EXTERIOR SATIN MFR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60

#### STORAGE / WAREHOUSE BUILDING #1 EAST ELEVATION

1/4" = 1'-0"

NOTE:  
STORAGE / WAREHOUSE BUILDING #2  
EAST ELEVATION SIMILAR (MIRROR IMAGE  
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 34.5% OF ELEVATION  
WP-2 = 65.5% OF ELEVATION



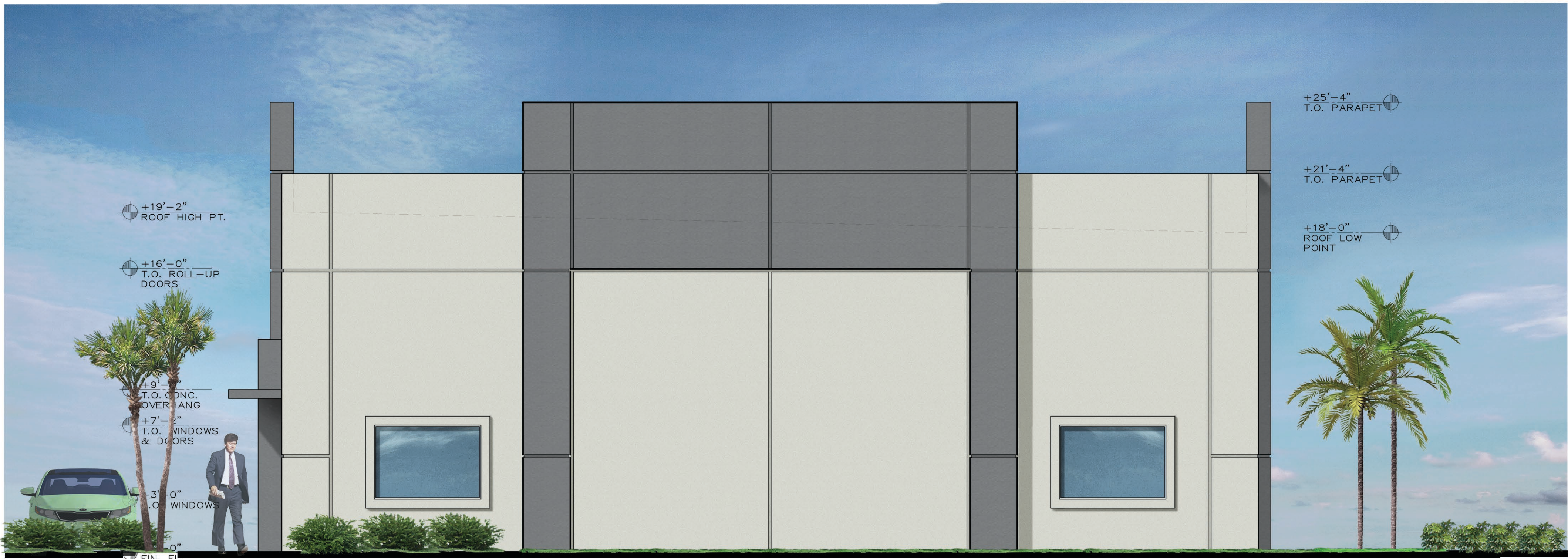
#### STORAGE / WAREHOUSE BUILDING #1 WEST ELEVATION

1/4" = 1'-0"

NOTE:  
STORAGE / WAREHOUSE BUILDING #2  
WEST ELEVATION SIMILAR (MIRROR IMAGE  
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 30.9% OF ELEVATION  
WP-2 = 69.1% OF ELEVATION





### FINISH SCHEDULE

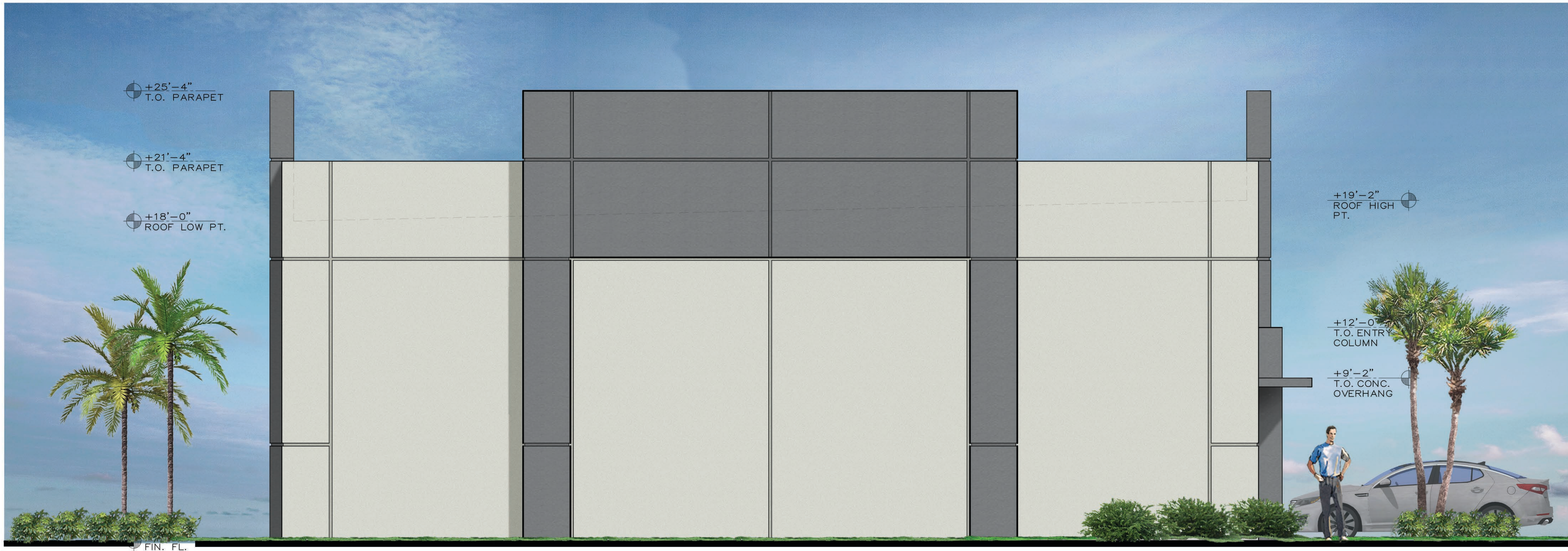
SYMBOL	DESCRIPTION
WP-1	WALL PAINT — EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
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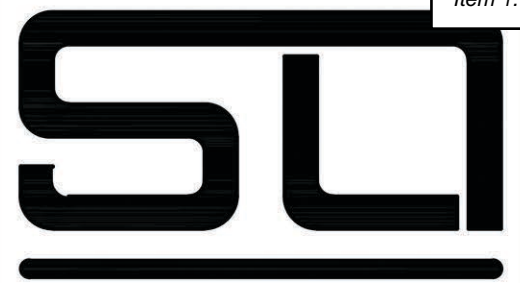


### STORAGE / WAREHOUSE BUILDING #1 WEST ELEVATION

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WP-2 = 69.1% OF ELEVATION



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### REVISIONS

COMM. NO.  
23-012

DATE  
16 OCTOBER 2023

SITE DEVELOPMENT  
STORAGE  
WAREHOUSE BUILDINGS

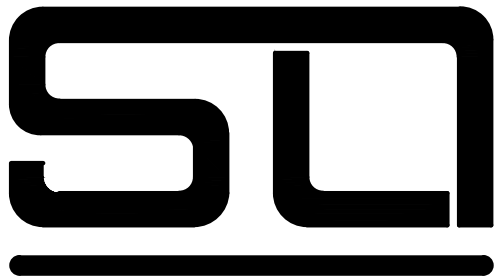
1220 10TH STREET  
TOWN OF LAKE PARK,  
FLORIDA

SCHEME-G

SHEET

OF 4





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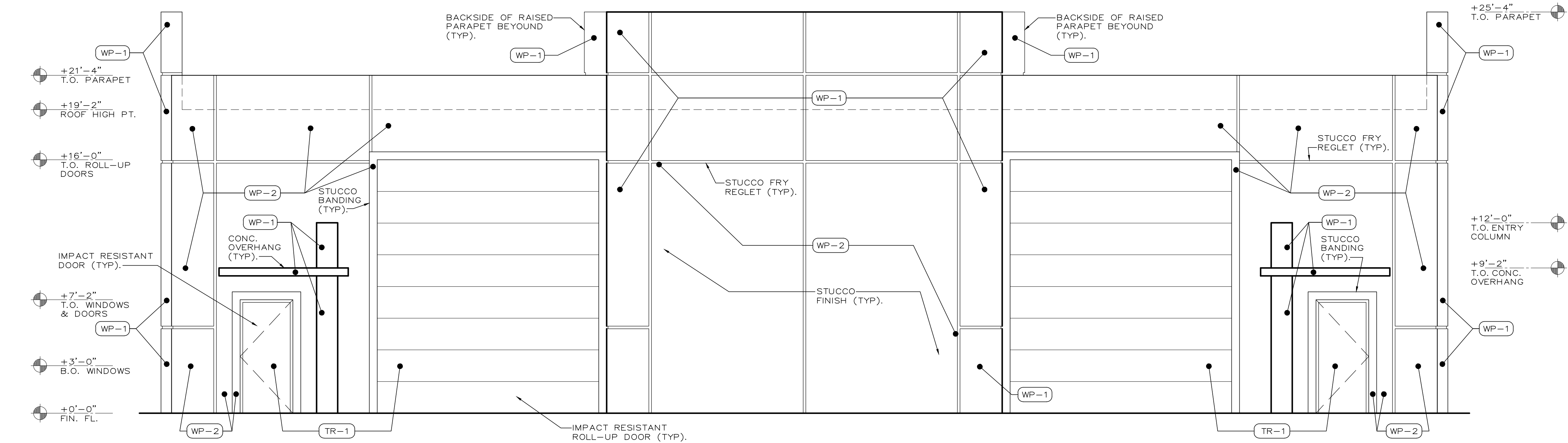
SITE DEVELOPMENT  
STORAGE  
WAREHOUSE  
BUILDINGS

1220 10TH STREET

TOWN OF LAKE PARK,  
FLORIDA

SCHEME-G

SHEET  
A-3  
OF 4



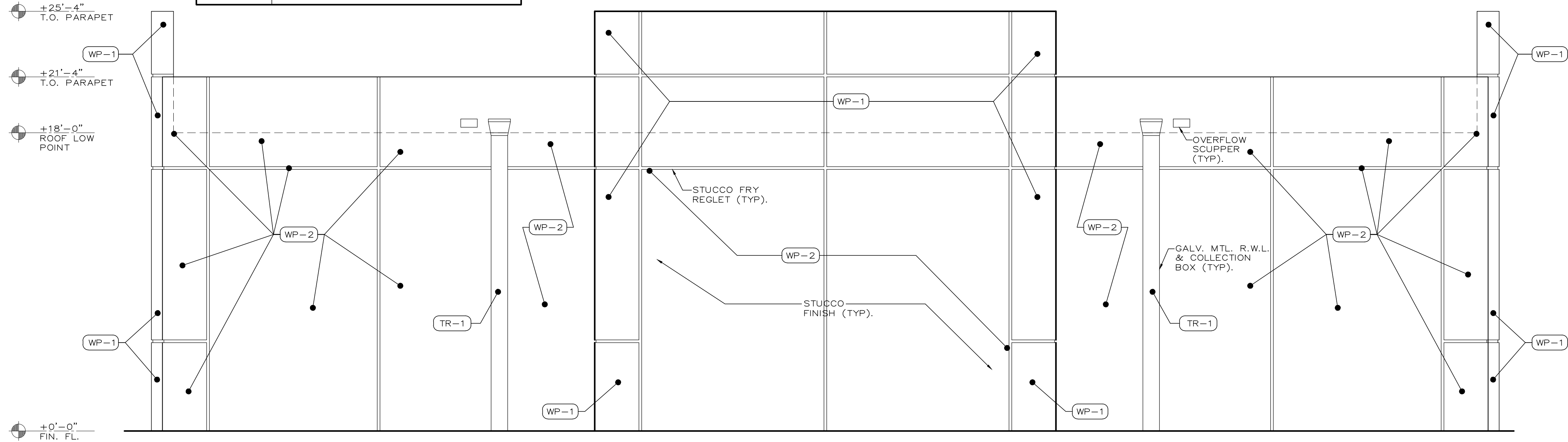
FINISH SCHEDULE	
SYMBOL	DESCRIPTION
WP-1	WALL PAINT - EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
WP-2	WALL PAINT - EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60
TR-1	WALL PAINT - ACRYLIC LATEX SEMI GLOSS MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60

### STORAGE / WAREHOUSE BUILDING #1 SOUTH ELEVATION

1/4" = 1'-0"

NOTE:  
STORAGE / WAREHOUSE BUILDING #2  
NORTH ELEVATION SIMILAR (MIRROR IMAGE  
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 23% OF ELEVATION  
WP-2 = 50.6% OF ELEVATION  
TR-1 = 26.4% OF ELEVATION



### STORAGE / WAREHOUSE BUILDING #1 NORTH ELEVATION

1/4" = 1'-0"

NOTE:  
STORAGE / WAREHOUSE BUILDING #2  
SOUTH ELEVATION SIMILAR (MIRROR IMAGE  
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 41.1% OF ELEVATION  
WP-2 = 56.9% OF ELEVATION  
TR-1 = 2% OF ELEVATION



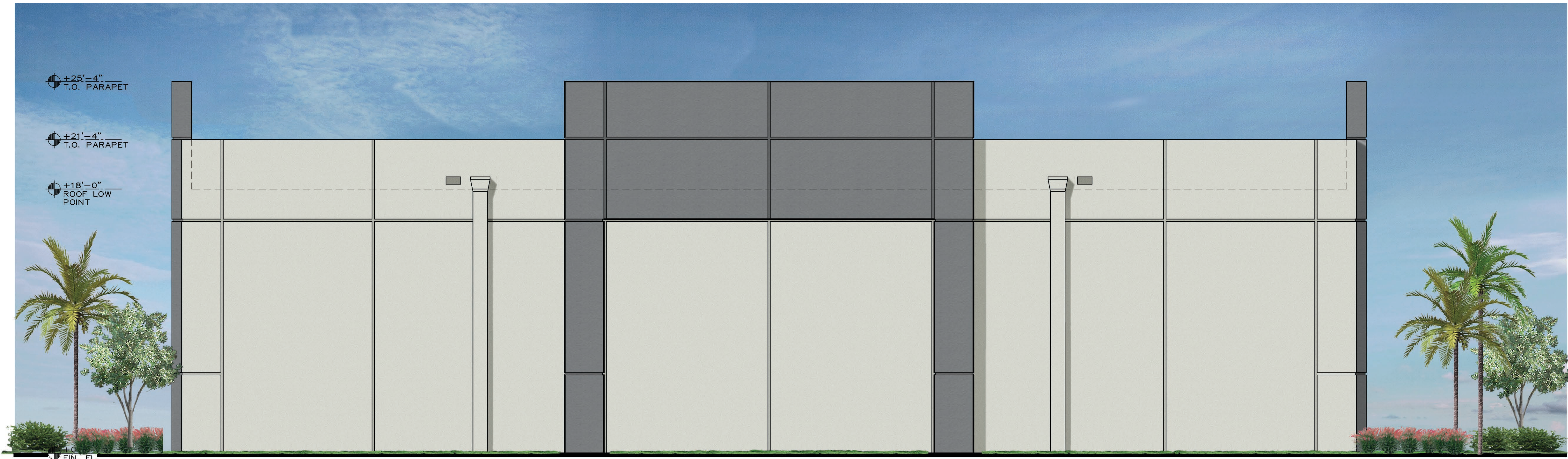


FINISH SCHEDULE	
SYMBOL	DESCRIPTION
WP-1	WALL PAINT — EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
WP-2	WALL PAINT — EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60
TR-1	WALL PAINT — ACRYLIC LATEX SEMI GLOSS MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60

STORAGE / WAREHOUSE  
BUILDING #1 SOUTH ELEVATION  
1/4" = 1'-0"

NOTE:  
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TR-1 = 26.4% OF ELEVATION



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BUILDING #1 NORTH ELEVATION  
1/4" = 1'-0"

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WP-2 = 56.9% OF ELEVATION  
TR-1 = 2% OF ELEVATION

Item 1.

SD

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REVISIONS

COMM. NO.  
23-012

DATE  
16 OCTOBER 2023

SITE DEVELOPMENT  
STORAGE  
WAREHOUSE BUILDINGS

1220 10TH STREET

TOWN OF LAKE PARK,  
FLORIDA

SCHEME-G

SHEET

OF 4



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.84	9.4	1.0	2.84	9.40
Property	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
	1	P-1	SINGLE	12826	114	0.900	ECAF(R,S)32QF1X100U4KC
	6	P-4	SINGLE	11881	110.2	0.900	ECAF(R,S)32QD1X100U4KC - Post Top - Fluted Pole / Decorative Base
	8	WM-1	SINGLE	4736	52.9	0.900	ECWP35QC1X47U4KC
	4	P-4-2	2 @ 90 DEGREES	11881	110.2	0.900	ECAF(R,S)32QD1X100U4KC - Post Top - Fluted Pole / Decorative Base
						20 Ft MH / Anchor Base	Tag

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CFN 20220261805  
 OR BK 33644 PG 1964  
 RECORDED 06/17/2022 15:47:39  
 Palm Beach County, Florida  
 AMT 4,500,000.00  
 DEED DOC 31,500.00  
 Joseph Abruzzo  
 Clerk  
 Pgs 1964-1967; (4Pgs)

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
 Peter R. Ray, Esquire  
 Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen  
 712 US Highway One, Suite 400  
 North Palm Beach, FL 33408

Property Appraisers Parcel Identification (Folio)  
 Number: 36-43-42-20-01-123-0030

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$4,500,000.00. Florida Documentary Stamps in the amount of \$31,500.00 have been paid hereon.

\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

## WARRANTY DEED

THIS WARRANTY DEED, made the 6<sup>th</sup> day of June, 2022 by 1220 Lake Park Partners, LLC, a Florida limited liability company, as to fifty percent (50%) interest and Marie G. Bruno, a single woman, as to fifty percent (50%) interest, whose post office address is 2247 Palm Beach Lakes Boulevard, West Palm Beach, FL 33409, collectively herein called the Grantor, to JS 1220 10th Street, LLC, a Florida limited liability company, whose post office address is 701 US Highway One, Suite 402, North Palm Beach, FL 33408, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject to covenants, restrictions and public utilities easements of record and taxes for the year 2022 and thereafter.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor warrants the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hands and sealed the day and year first above written.

Signed, sealed and delivered in our presence:

**1220 Lake Park Partners, LLC, a Florida  
limited liability company**

Harold Needle  
Witness #1 Signature

HAROLD Needle  
Witness #1 Printed Name

Kim O'Dea  
Witness #1 Signature

Kim O'Dea  
Witness #1 Printed Name

By: Robert Needle  
**Robert Needle, Manager**

**STATE OF FLORIDA**

**COUNTY OF PALM BEACH**

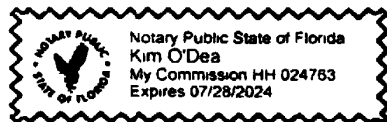
The foregoing instrument was physically acknowledged before me this 6 day of June, 2022, by Robert Needle, as Manager of 1220 Lake Park Partners, LLC, a Florida limited liability company, on behalf of company. He is personally known to me or who has produced as identification.

SEAL

[Signature]  
Notary Signature

Kim O'Dea  
Printed Notary Signature

My Commission Expires:



Signed, sealed and delivered in the presence of:

Chantelle L Sims

Witness #1 Signature

Chantelle L Sims

Witness #1 Printed Name

Olga Butrovich

Witness #2 Signature

Olga Butrovich

Witness #2 Printed Name

STATE OF Missouri

COUNTY OF Platte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this  
5 day of June, 2022 by Marie G. Bruno, who is personally known to me or has produced  
GA, DL as identification.

SEAL

Chantelle L Sims

Notary Public

My Commission Expires: 3/30/2025

Chantelle L Sims

Printed Notary Name

CHANTELLE L SIMS  
Electronic Notary Public - Electronic Notary Seal  
Platte County - State of Missouri  
Commission Number 21781402  
My Commission Expires Mar 30, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

File Number: 92903687

NotaryCam Doc ID: 30f752a2-7602-4a52-b4a6-80aa82d9568b



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1:**

A part of Block 4-A, of Re-Plat of Block 4-A Kelsey City (now Lake Park), Florida, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of Palm Beach County, Florida, said parcels being more particularly described as follows:

Beginning at the intersection of the Easterly line of said Block 4-A with a line parallel to and 1200 feet Northerly from measured at right angles to the South line of said Block 4-A, said parallel line being the North line of land conveyed by George Kinsman and wife, to Florida Power and Light Company by Deed dated October 15, 1958 and recorded in O.R. Book 254, Page 527, Public Records of Palm Beach County, Florida; thence Northerly along the Eastern line of said Block 4-A, a distance of 348.45 feet; thence Westerly parallel to the South line of said Block 4-A, a distance of 331.57 feet, more or less, to a point in the Westerly line of said Block 4-A; thence Southerly along the Western line of said Block 4-A, a distance of 348.53 feet, more or less, to a point in the North line of said Florida Power & Light Company land; thence Easterly along said North line of said Florida Power & Light Company Land, a distance of 331.39 feet, more or less, to the Point of Beginning.

**PARCEL 2:**

Beginning at the Northeasterly corner of the North 525.00 feet of the South 1200 feet of Block 4-A, according to the Re-Plat of Block 4-A, Kelsey City (now Lake Park), Florida, as recorded in Plat Book 11, Page 24, in and for the Public Records of Palm Beach County, Florida; thence Westerly along the North line of the North 525.00 feet of the South 1200.00 feet of said Block 4-A, a distance of 331.39 feet to a point on the Westerly line of said Block 4-A; thence Southerly, along said Westerly line, a distance of 82.94 feet to a point; thence Easterly, a distance of 308.91 feet to the Point of Beginning.

## TYPE OF SURVEY:

- ☐ BOUNDARY  
☐ ALTA/NSPS

- ☒ CONSTRUCTION  
☒ TOPOGRAPHIC

- ☐ CONDOMINIUM  
☐ SPECIAL PURPOSE

## PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

## TREE LOCATION

## BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

SURVEY NOTES:  
F.E.C.R.R. = FLORIDA EAST COAST RAILROAD

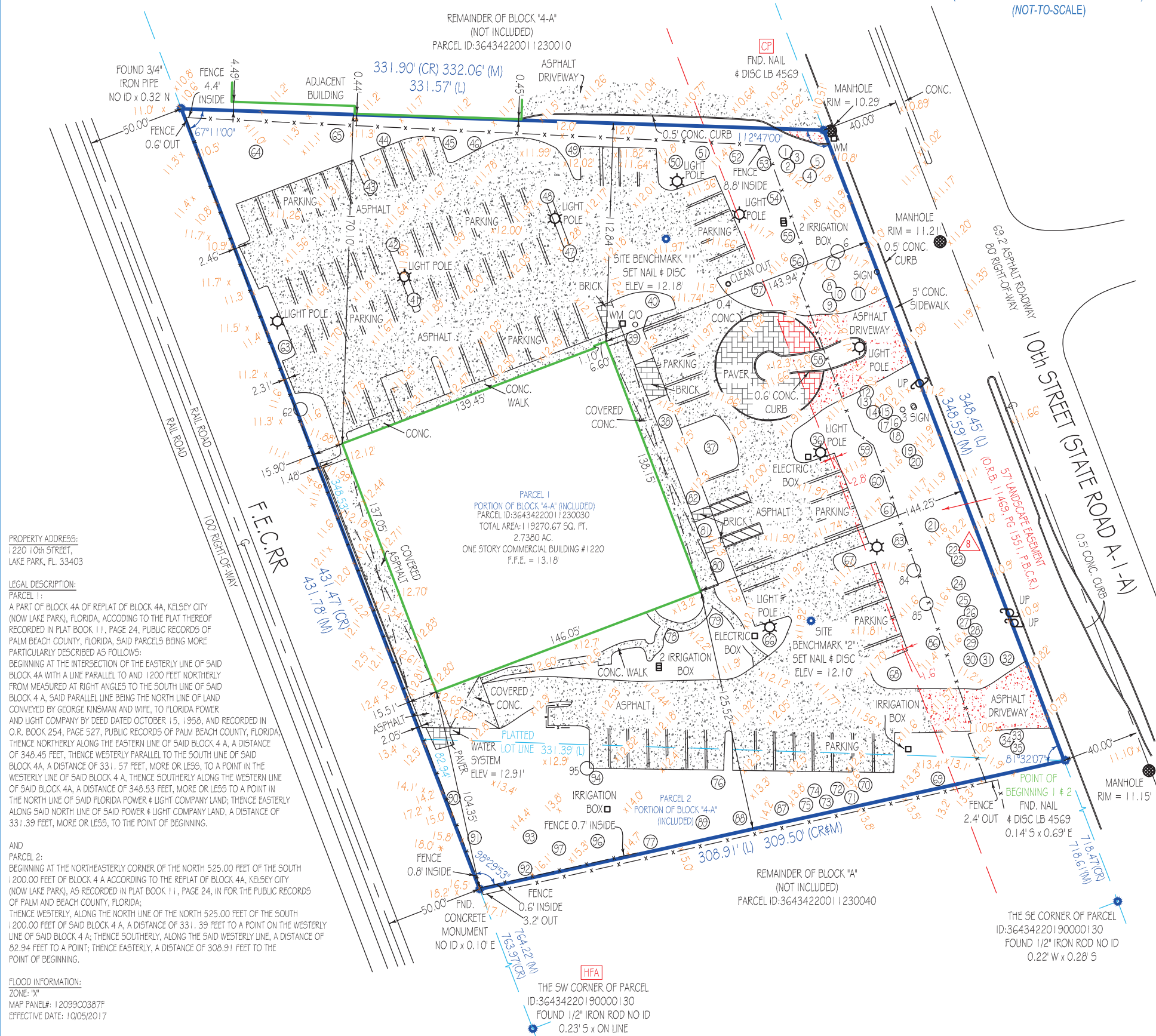
## NOTE:

⊕ = TREE



## AERIAL PHOTOGRAPH

(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)



PROPERTY ADDRESS:  
1220 10th STREET,  
LAKE PARK, FL. 33403

## LEGAL DESCRIPTION:

PARCEL 1:  
A PART OF BLOCK 4A OF REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID BLOCK 4A WITH A LINE PARALLEL TO AND 1200 FEET NORTHERLY FROM MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 4A, SAID PARALLEL LINE BEING THE NORTH LINE OF LAND CONVEYED BY GEORGE KINSMAN AND WIFE, TO FLORIDA POWER AND LIGHT COMPANY BY DEED DATED OCTOBER 15, 1958, AND RECORDED IN O.R. BOOK 254, PAGE 527, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID BLOCK 4A, A DISTANCE OF 348.45 FEET, THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID BLOCK 4A, A DISTANCE OF 331.57 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID BLOCK 4A, THENCE SOUTHERLY ALONG THE WESTERN LINE OF SAID BLOCK 4A, A DISTANCE OF 348.53 FEET, MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY LAND, THENCE EASTERLY ALONG SAID NORTH LINE OF SAID POWER & LIGHT COMPANY LAND, A DISTANCE OF 331.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND  
PARCEL 2:  
BEGINNING AT THE NORTHEASTERLY CORNER OF THE NORTH 525.00 FEET OF THE SOUTH 1200.00 FEET OF BLOCK 4A ACCORDING TO THE REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK), AS RECORDED IN PLAT BOOK 11, PAGE 24, IN FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE WESTERLY, ALONG THE NORTH LINE OF THE NORTH 525.00 FEET OF THE SOUTH 1200.00 FEET OF SAID BLOCK 4A, A DISTANCE OF 331.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 4A; THENCE SOUTHERLY, ALONG THE SAID WESTERLY LINE, A DISTANCE OF 82.94 FEET TO A POINT; THENCE EASTERLY, A DISTANCE OF 308.91 FEET TO THE POINT OF BEGINNING.

## FLOOD INFORMATION:

ZONE: "X"  
MAP PANEL#: 12099C0387F  
EFFECTIVE DATE: 10/05/2017

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

**Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

- 57' LANDSCAPE EASEMENT ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

- ASPHALT DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT.

- ASPHALT DRIVEWAY, ASPHALT PARKING AND PAVER SURFACE EXTENDS THROUGH THE EASTERLY EASEMENT.

This survey has been issued by the

following Landtec Surveying office:

840 U.S. HWY 1, Suite 330  
North Palm Beach, FL 33408  
Office: (561) 210-9344

Email: [Construction@landtecsurvey.com](mailto:Construction@landtecsurvey.com)

[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

## ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH  
C/O = CLEANOUT  
CA = CENTRAL ANGLE  
CATV = CABLE TV RISER  
CF = CALCULATED FROM FIELD  
CH = CHORD DISTANCE  
CONC. = CONCRETE  
CR = CALCULATED FROM RECORD  
DE = DRAINAGE EASEMENT  
EL OR ELEV = ELEVATION  
EM = ELECTRIC METER  
F.F.E. = FINISHED FLOOR ELEV.  
FIR = FOUND IRON ROD  
FN = FOUND NAIL  
FND = FOUND  
G.F.F.E. = GARAGE FINISHED FLOOR ELEV.  
L = LEGAL DESCRIPTION  
M = MEASURED  
OHC = OVERHEAD CABLE  
P = PLAT  
PC = POINT OF CURVE  
PCC = POINT OF COMPOUND CURVATURE  
PH = POOL HEATER  
PI = POINT OF INTERSECTION  
PK = PARKER KAELO  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

## PP = POOL PUMP

PRC = POINT OF REVERSE CURVATURE  
PT = POINT OF TANGENCY  
QTR = QUARTER  
R = RADIUS  
RNG = RANGE  
ROW = RIGHT OF WAY  
SEC = SECTION  
TR = TELEPHONE RISER  
TWP = TOWNSHIP  
UE = UTILITY EASEMENT  
UP = UTILITY POLE  
WM = WATER METER  
WV = WATER VALVE

## SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊕ = UTILITY POLE  
⊙ = LIGHT POLE  
⊗ = CATCH BASIN  
⊕ = FIRE HYDRANT  
⊕ = MANHOLE  
⊕ = WATER VALVE  
⊕ = WELL  
⊕ = CENTER LINE  
⊕ = PARTY WALL  
⊕ = AIR CONDITIONER  
⊕ = SEPTIC LID  
⊕ = ELEV. SHOT  
⊕ = HANDICAP PARKING SPACE  
⊕ = SEC. QTR. CORNER  
⊕ = SECTION CORNER  
⊕ = WWM = WATER METER

## LINETYPES:

BOUNDARY  
BUILDING  
EASEMENT  
CHAIN LINK FENCE  
WOOD FENCE  
PLASTIC FENCE  
OVERHEAD CABLE

GENERAL NOTES:  
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.  
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.  
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.  
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.  
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.  
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.  
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

## REVISIONS CONTINUED ON PAGE 2

UPDATE TOPO	Job Nr: 190233-SE	Date of Field Work : 04/09/2024	Drawn by: A.C.V.
UPDATE	Job Nr: 143136-SE	Date of Field Work : 11/03/2023	Drawn by: A.C.V.
	Job Nr: 143136-SE	Date of Field Work : 05/07/2022	Drawn by: O.S.

## Elevations, if shown:

Benchmark: AD 8025

Benchmark Elev.: 16.60'

Benchmark Datum: N.A.V.D.88

## Elevations on Drawing are in:

N.G.V.D.29 ☐ N.A.V.D.88 ☒

Revisions: TREE UPDATE

Job Nr.: 190233-SE

Date of Field Work: 10/12/2024

Drawn by: A.C.V. - 10/15/2024

## PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.  
DO NOT USE "FIT".

**LANDTEC**

LICENSED BUSINESS No. 8507



PAGE2OF2

TYPE OF SURVEY:

☐ BOUNDARY

☐ CONSTRUCTION

☐ CONDOMINIUM

☐ ALTA/NSPS

☐ TOPOGRAPHIC

☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

SCHEDULE B-II TITLE COMMITMENT REVIEW FINDINGS  
PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL  
TITLE INSURANCE COMPANY  
DATED: 04/12/2022 AT 8:00 AM  
ISSUING OFFICE FILE NO, 2022-500

ITEM NO.	COMMENTS
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER HEREON)
2	STANDARD EXCEPTIONS: A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER HEREON) B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON) C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. (AFFECTS AS SHOWN) D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (DOCUMENTS NOT PROVIDED) E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON)
3	ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. (NOT A SURVEY MATTER HEREON)
4	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT A SURVEY MATTER HEREON)
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (NOT A SURVEY MATTER HEREON)
6	ALL MATTERS CONTAINED ON THE PLAT OF RE-PLAT OF BLOCK 4-A KELSEY CITY (NOW LAKE PARK), FLORIDA, AS RECORDED IN PLAT (AFFECTS AS SHOWN)
7	LOT LINES, BOUNDARY LINES AND ROAD RIGHT OF WAYS AS CONTAINED ON THE PLAT OF KELSEY CITY (NOW LAKE PARK), AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS AS SHOWN)
8	TERMS AND CONDITIONS CONTAINED IN DECLARATION OF LANDSCAPE EASEMENT BY AND BETWEEN TOWN OF LAKE PARK, FLORIDA AND PALM BEACH LIMITED PARTNERS, LTD. (PALM BEACH POTTERY), RECORDED IN O.R. BOOK 11469, PAGE 1544, PUBLIC ISSUING OFFICE FILE NUMBER: 92903687 (AFFECTS AS SHOWN)
9	HAZARD SUBSTANCES CERTIFICATE OF INDEMNITY RECORDED IN O.R. BOOK 10104, PAGE 978, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER HEREON)
10	NOTICE OF LIEN RIGHTS OF SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 22953, PAGE 1631 AND NOTICE OF INTEREST RECORDED IN O.R. BOOK 26779, PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER HEREON)
11	FOR INFORMATIONAL PURPOSES ONLY, COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. (NOT A SURVEY MATTER HEREON)
LEGEND	
<div><div>#</div><div>DENOTES EXCEPTION NUMBER, IF IT EFFECTS AND IS PLOTTABLE.</div></div>	

CERTIFIED TO  
JS 1220 10TH STREET LLC

<div>This survey has been issued by the following Landtec Surveying office: 840 U.S. HWY 1, Suite 330 North Palm Beach, FL 33408 Office: (561) 210-9344 Email: <a href="mailto:Construction@landtecsurvey.com">Construction@landtecsurvey.com</a> <a href="http://www.Landtecsurvey.com">www.Landtecsurvey.com</a></div>	<div>ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH C/O = CLEANOUT CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CH = CHORD DISTANCE CONC. = CONCRETE CR = CALCULATED FROM RECORD DE = DRAINAGE EASEMENT EL OR ELEV = ELEVATION EM = ELECTRIC METER F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD FN = FOUND NAIL FND = FOUND G.F.F.E = GARAGE FINISHED FLOOR ELEV. L = LEGAL DESCRIPTION M = MEASURED OHC = OVERHEAD CABLE P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVATURE PH = POOL HEATER PI = POINT OF INTERSECTION PK = PARKER KAELOH POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY QTR = QUARTER R = RADIUS RNG = RANGE ROW = RIGHT OF WAY SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY EASEMENT UP = UTILITY POLE WM = WATER METER WV = WATER VALVE</div>	<div>SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = LIGHT POLE = CATCH BASIN = FIRE HYDRANT = MANHOLE = WATER VALVE = WATER METER = WELL = CENTER LINE = PARTY WALL = AIR CONDITIONER = SEPTIC LID = ELEV. SHOT = HANDICAP PARKING SPACE = SEC. QTR. CORNER = SECTION CORNER</div>	<div>LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE</div>
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GENERAL NOTES:  
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.  
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.  
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.  
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.  
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.  
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.  
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by  
Pablo A Alvarez  
Date: 2024.12.04  
09:48:06 -05'00'

Elevations, if shown:

Benchmark:

Benchmark Elev.:

Benchmark Datum:

Elevations on Drawing are in:  
N.G.V.D.29 ☐ N.A.V.D.88 ☐

12/03/2024 - UPDATED TREE INFO - K.T.

PRINTING INSTRUCTIONS:  
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.  
DO NOT USE "FIT".



LICENSED BUSINESS No. 8507

SIGNATURE \_\_\_\_\_ DATE: 12-4-2024  
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)











PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS  
FOR  
**1220 10th STREET**

Lake Park, Florida  
MMA #24-004

May 22, 2024  
Revised:  
N/A

**McLeod • McCarthy & Associates**

1655 Palm Beach Lakes Blvd, Suite 810  
West Palm Beach, FL 33401  
p 561.689.9500 | f 561.689.8080  
[www.mcleodmccarthy.com](http://www.mcleodmccarthy.com)

CA No. 30535



**McLEOD • McCARTHY**  
**& Associates, P.A.**  
CIVIL ENGINEERS



Digitally signed by  
Todd McLeod  
Date: 2024.05.22  
14:25:12 -04'00'

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TODD N. MCLEOD, P.E.  
Florida License No. 69188

5/22/2024

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Date



# PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET

Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

## LAND USE BREAKDOWN

### EXISTING

Site Area = 2.74 ac

Basin Area = 2.74 ac

	Acres	%	Grading	
			From	To
<b>Impervious Area</b>				
Existing Building	0.46 ac	(17%)	13.18	
Pavement & Concrete	1.20 ac	(44%)	10.70	13.00
<b>Pervious Area</b>				
Green Space	1.08 ac	(39%)	10.50	14.00
<b>Subtotal Impervious Areas</b>	1.66 ac	(61%)		
<b>Subtotal Pervious Areas</b>	1.08 ac	(39%)		

### Find Curve Number:

Avg. Pervious Ground El. = 12.25

Control Elevation = 7.00

Depth to Water Table = 5.25

Soil Type = Coastal

### Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 1.08 ac

Storage from Table = 8.18 in (w/ 25% compaction)

Available Soil Storage = 0.74 af

Soil Moisture Storage (S) = 3.22 in

Curve Number = 76

## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET

Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

## LAND USE BREAKDOWN

PROPOSED

Site Area = 2.74 ac

Basin Area = 2.74 ac

	Acres	%	Grading	
			From	To
<b>Impervious Area</b>				
Building	0.66 ac	(24%)	13.20	
Pavement	1.10 ac	(40%)	10.70	13.00
<b>Pervious Area</b>				
Green Space	0.92 ac	(34%)	10.50	14.00
Dry Retention Bottom	0.02 ac	(1%)	8.50	
Retention Banks	0.04 ac	(1%)	8.50	11.50
<b>Subtotal Impervious Areas</b>	1.76 ac	(64%)		
<b>Subtotal Pervious Areas</b>	0.98 ac	(36%)		

## Find Curve Number:

Avg. Pervious Ground El. = 12.08

Control EL. = 7.00

Depth to Water Table = 5.08

Soil Type = Coastal

**Soil Storage Table**

(SFWMMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.98 ac

Storage from Table = 8.18 in (w/ 25% compaction)

Avail Soil Storage = 0.67 af

Soil Moisture Storage (S) = 2.92 in

Curve Number = 77

## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREETProject #: MMA #24-004Engineer: TNMDate: 05/22/24Revised: N/A

### STAGE -STORAGE CALCULATIONS

#### PROPOSED

Starting Stage	7.00
Ending Stage	13.50
Stage Increment	0.50

Name	Pavement	Green Space	Dry Retention Bottom	Retention Banks	Trench	
Area	1.10	0.92	0.02	0.04	0.21 (AF)	
Start Elev	10.70	10.50	8.50	8.50	7.00	
End Elev	13.00	14.00	0.00	11.50	10.50	
Stage	Linear	Linear	Vert	Linear	Linear	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
7.00	0.00	0.00	0.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00	0.00	0.03	0.03
8.00	0.00	0.00	0.00	0.00	0.06	0.06
8.50	0.00	0.00	0.00	0.00	0.09	0.09
9.00	0.00	0.00	0.01	0.00	0.12	0.13
9.50	0.00	0.00	0.02	0.01	0.15	0.18
10.00	0.00	0.00	0.03	0.02	0.18	0.23
10.50	0.00	0.00	0.04	0.03	0.21	0.28
11.00	0.02	0.03	0.05	0.04	0.21	0.36
11.50	0.15	0.13	0.06	0.06	0.21	0.61
12.00	0.40	0.30	0.07	0.08	0.21	1.06
12.50	0.77	0.53	0.08	0.10	0.21	1.69
13.00	1.27	0.82	0.09	0.12	0.21	2.51
13.50	1.82	1.18	0.10	0.14	0.21	3.45

## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET  
 Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

### RUNOFF (ZERO DISCHARGE) CALCULATIONS

Soil Moisture Storage ( $S_{exist}$ )	3.22 in
Soil Moisture Storage ( $S_{prop}$ )	2.92 in

25 Year, 3 Day Rainfall Amount (P):	13.0 in	Figure C-8
100 Year, 3 Day Rainfall Amount (P):	15.5 in	Figure C-9

### PRE/POST RUNOFF: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

#### Existing:

$$Q = (P - (0.2XS))^2 / (P + (0.8 \cdot S))$$

$$= 9.8 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1\frac{1}{12}"$$

$$= 9.8 \text{ in} \times 2.74 \times 1\frac{1}{12}" = 2.24 \text{ AF}$$

#### Proposed:

$$Q = (P - (0.2XS))^2 / (P + (0.8 \cdot S))$$

$$= 10.0 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1\frac{1}{12}"$$

$$= 10.0 \text{ in} \times 2.74 \times 1\frac{1}{12}" = 2.29 \text{ AF}$$

Pre- vs. Post- = **0.06 AF** of storage required  
**0.33 AF** Provided at Elev. **11.5** Ft NAVD

### FINISHED FLOORS: 100-YEAR, 3-DAY RUNOFF CALCULATIONS:

#### Proposed:

$$Q = (P - (0.2XS))^2 / (P + (0.8 \cdot S))$$

$$= 12.5 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1\frac{1}{12}"$$

$$= 12.5 \text{ in} \times 2.74 \times 1\frac{1}{12}" = 2.85 \text{ AF}$$

**2.90 AF** Provided at Elev. **13.20** Ft NAVD

Storm Event	Rainfall (in)	Peak Stage (ft-NAVD)	Peak Discharge (cfs)	Design Criteria	Prop Stage (ft-NAVD)
25-yr, 3-day =	13.0	12.85	N/A	Allowable Discharge / Pre vs. Post	N/A
100-yr, 3-day =	15.5	13.15	n/a	Finished Floors	13.20



## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

<b>Project Name:</b> <u>1220 10th STREET</u> <b>Project #:</b> <u>MMA #24-004</u>	<b>Engineer:</b> <u>TNM</u> <b>Date:</b> <u>05/22/24</u> <b>Revised:</b> <u>N/A</u>
--------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------

### WATER QUALITY CALCULATIONS

#### 1-inch Over the Project Area

$$\begin{array}{rclcl}
 \text{(Treated Volume)} & 1\text{-inch} & * & 1\text{-ft}/12\text{-in} & * & \frac{2.74}{\text{PROJECT AREA (AC)}} & = & \boxed{0.23} & \text{ac-ft} \\
 & & & & & \text{TREATED VOLUME} & & & 
 \end{array}$$

#### 2.5-inches Times the Percent Impervious

$$\begin{array}{rclcl}
 \text{(Site Area)} & \frac{2.74}{\text{PROJECT AREA (AC)}} & - & \left( \frac{0.00}{\text{LAKES (AC)}} + \frac{0.66}{\text{ROOFS (AC)}} \right) & = & \frac{2.08}{\text{SITE AREA}} & \text{ac} \\
 \\ 
 \text{(Impervious Area)} & \frac{2.08}{\text{SITE AREA (AC)}} & - & \frac{0.98}{\text{PERVIOUS AREA (AC)}} & = & \frac{1.10}{\text{IMPERVIOUS AREA}} & \text{ac} \\
 \\ 
 \text{(\% Impervious)} & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} & = & & & 52.88\% & \\
 \\ 
 \text{(2.5-in * \% Imp.)} & 2.5\text{-inches} & * & \frac{52.88\%}{\text{PERCENT IMPERVIOUS}} & = & \frac{1.32}{\text{INCHES TO BE TREATED}} & \text{in} \\
 \\ 
 \text{(Treated Volume)} & \frac{1.32}{\text{TREATED (IN)}} & * & 1\text{-ft}/12\text{-in} & * & \frac{2.74}{\text{PROJECT AREA - LAKES (AC)}} & = & \boxed{0.31} & \text{ac-ft} \\
 & & & & & \text{TREATED VOLUME} & & & 
 \end{array}$$

#### THEREFORE 2.5-INCHES X %IMP GOVERNS

$$\text{Required WQ Treatment} = \boxed{0.31} \text{ ac-ft}$$

$$\text{Provided WQ Treatment (Via Exfil Trench \& Retention @ EL. 11.5)} = \boxed{0.33} \text{ ac-ft}$$

## PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET

Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

### EXFILTRATION TRENCH DESIGN: ONSITE

(All elevations shown in NAVD 1988 datum)

Minimum Ground Elevation = 12.00

Weir Elevation = 11.50

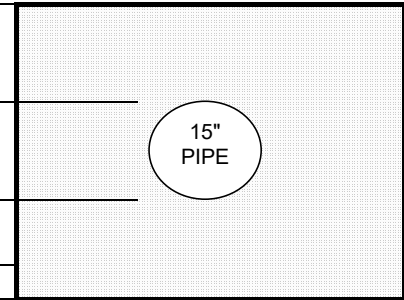
Trench Top Elevation = 10.50

Pipe Overt Elevation = 9.25

Pipe Invert Elevation = 8.00

CWE (Per Soils Report) = 7.00 ▽

Trench Bottom Elevation = 7.00



#### Standard Formula

$$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot D_u - D_u^2 + 2 \cdot H_2 \cdot D_s) + (1.39 \cdot 10^{-4}) \cdot W \cdot D_u)$$

&lt;=== INPUT ONLY IN GRAY CELLS

L <sub>WQ</sub>	Length of Trench Provided for Water Quality	190
W	Trench Width (feet)	6
K	Hydraulic Conductivity (cfs/ft <sup>2</sup> -ft.head)	2.24E-04
H <sub>2</sub>	Depth to Water Table (feet)	4.5
D <sub>u</sub>	Non Saturated Trench Depth (feet)	3.5
D <sub>s</sub>	Saturated Trench Depth (feet)	0

V<sub>WQ</sub> Volume Treated (acre-in) 2.52

V<sub>WQ</sub> Volume Treated (acre-ft) 0.21



## Town of Lake Park Community Development Department

### Tree Removal Building Permit Application Attachment

A **tree removal** building permit is required for all protected trees, and specimen trees with a trunk caliper larger than 12 inches.

**Please attach to a completed Building Permit Application - \$100.**

**Should the Town require a consultant to assist, an additional escrow fee will be required**

Building Permit Number Assigned \_\_\_\_\_

Location Address 1220 10th Street, Lake Park, FL 33403

Owner's name and e-mail

JS 1220 10th Street LLC, dan@2gho.com (agent)

Common Name of Tree Quercus virginiana

Tree size and Caliper (14.5"), (11.5"), (14.5"), (9.5"), (11") TOTAL: 61" - 31" FOR RELOCATES = 30" REQUIRED TO MITIGATE.

Reason for Request to Remove Tree – Please be detailed and use additional page if needed. (Arborist letter may be required to support the removal of protected trees or specimen trees)

**Refer to attached Arborist Tree Report**

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#### Include with application:

- Two (2) copies of your property survey illustrating the location of the tree to be removed. All existing structures and easements shall be identified on the survey
- Two (2) color photos of the tree(s).

**If a letter from a certified arborist is required**, at a minimum, it must contain the following information regarding tree (s): caliper, health/condition, aesthetic quality. In arborist's opinion, does the tree pose a threat to persons or property? Can the tree be removed and relocated? (on-site or elsewhere) Replacement value of tree.

**Failure to submit all of the above requirements will result in the denial of a tree removal building permit application.**

**If a determination is made that the trees are either *Specimen trees* or *Protected trees*, one of the following will be required, per section 34-9 (7) of the Code**

- Applicant shall provide alternate site plan that preserves tree
- Applicant shall adjustment of lot lines, if more than one lot
- Applicant shall provide for tree relocation elsewhere on site, or in town, in accordance with code section 34-9 (7) (c)
- If determination is made that tree cannot be saved, Community Development Department shall designate an equivalent replacement tree or trees to be placed:
  - on-site, by applicant or
  - elsewhere in Town
- If determined that on-site replacement is not feasible, off-site replacement shall be required, or contribution made to Town Tree Trust Fund for full equivalent of replacement tree or trees.

**Town Code, Sec. 34-2. - Definitions.**

***Protected tree.*** A tree with a minimum caliper of four inches in diameter, one foot above the ground of the species Live Oak, Laurel Oak, Gumbo Limbo, Royal Poinciana, Banyan, and Mahogany.

***Specimen tree.*** A tree with any individual trunk, which has a caliper larger than 12 inches. All nuisance trees listed in subsection [34-9\(2\)\(e\)](#) are not considered to be specimen trees.

*Tree Removal Standards from the Town of Lake Park Code of Ordinances are attached*

7/20/20

**Sec. 34-9. - Tree removal standards.**

The following standards shall be applicable to the removal of trees within the town:

- (1) *[Permit required.]* It shall be unlawful for any person, business or entity, intentionally or unintentionally, knowingly or unknowingly, directly or by direction, to cut down, destroy, remove or move, or to effectively remove or destroy, through the infliction of damage, any tree within the town, without first obtaining a permit from the community development department.
- (2) *[Exemptions.]* The following tree removal activities are specifically exempted from the permit, relocation, replacement and mitigation requirements of this chapter:
  - (a) Removal of trees within the property boundaries of developed property which are not specimen or protected trees.
  - (b) Removal of any dead tree.
  - (c) Removal of trees in emergency situations.
  - (d) Removal of any of the following nuisance tree species:

	Species	Common Name
1.	Acacia auriculiformis	Earleaf Acacia
2.	Albizzia lebbbeck	Woman's Tongue
3.	Araucaria heterophylla	Norfolk Island Pine
4.	Bambusa Vulgaris	Tree Bamboo
5.	Bischofia javanica	Bischofia
6.	Brassaia actinophylla	Schefflera
7.	Casuarina spp	Australian Pine
8.	Cupaniopsis anacardiodes	Carrotwood
9.	Enterolobium cyclocarpum	Ear Tree
10.	Eucalyptus spp	Eucalyptus
11.	Ficus spp	Ficus
12.	Grevillea robusta	Silk Oak
13.	Hibiscus tiliaceus	Mahoe
14.	Melaleuca quinquenervia	Melaleuca
15.	Metopium toxiferum	Poison Wood
16.	Psidium quajava/littorale	Guava
17.	Ricinus communis	Castorbean
18.	Sapium sebiferum	Chinese Tallow Tree
19.	Schinus terebinthifolius	Brazilian Pepper
20.	Syzygium cumini	Java Plum
21.	Thespesia populnea	Portia Tree



- (e) Removal of any tree which has been destroyed or effectively destroyed by an act of God, or by acts outside the control of the legal, beneficial or equitable owner of the real property in which the tree is located, and which acts could not have been prevented by the exercise of reasonable care.
  - (f) Removal of any tree by the town in accordance with the authority and administrative discretion provided in section 34-14 of this chapter.
  - (g) Removal of noxious weeds, noxious plants, noxious aquatic plants, invasive plants, non-native plants, non-native aquatic plants, and plants infested with plant pests, as such terms are defined in F.S. ch. 581, as amended from time to time.
- (3) *[Dead or destroyed tree removal.]* All of the aforesaid trees listed in subsection (2) of this section which are dead or effectively destroyed, shall be removed by the property owner, without any permit, relocation, replacement or mitigation requirement, so as to protect adjacent properties from damage that may be caused by the dead or effectively destroyed trees.
- (4) **Application for removal permits.** Tree removal permits are required for the removal of any specimen or protected tree not specifically exempted under this section. The town shall provide permit application forms which shall be used by permit applicants. An owner, agent of the owner, or lessee of a property may apply for a tree removal permit. If the permit applicant is a lessee, or agent of the owner, a statement from the owner of the property, indicating that the owner has no objection to the proposed tree removal, shall be submitted with the application. The permit applicant shall submit to the town a completed application form which shall include the reasons for the requested removal, the tree size and tree caliper, and the common name of the tree to be removed. Permit application forms shall be accompanied by two diagrams showing the location of the tree to be removed which are subject to review and approval by the community development department. The diagrams shall include the locations of all existing tree resources and all proposed structures or utilities which may require removal or relocation of trees. If the submitted diagrams do not provide sufficient information to determine which trees will be affected by proposed development, the department may require that a tree survey of the site be prepared and submitted to the department for review.
- (5) **Permit fees.** The town shall, by resolution, establish a fee schedule for all matters relating to tree removal, relocation, replacement, monetary contribution, and all administrative reviews necessitated thereby.
- (6) **Review and evaluations of removal permit applications.** A review of each completed tree removal permit application shall be conducted by the community development department. This review and all actions taken by the department shall be conducted under a standard of reasonableness using the best available practices from biology, botany, forestry, landscape architecture and other relevant fields.
- (7) **Specimen and protected trees standards.**
- (a) **Specimen and protected trees application.** Specimen and protected trees shall be preserved whenever reasonably possible. Upon receipt of an application to remove a specimen or protected tree, the department shall consider the following factors in evaluating said application:
    1. Size and configuration of the property.
    2. Size and configuration of any proposed development.
    3. Location of the tree relative to any proposed development.
    4. Whether or not the tree can be preserved under the proposed plan or any alternative plan.
    5. Health, condition and aesthetic qualities of the tree.
    6. Whether the tree poses a threat to persons or property.
  - (b) **Alternate plans.** If, upon review of the aforesaid factors, the department determines that a specimen tree cannot reasonably be preserved under the proposed plan, then the applicant shall provide an alternate plan which shall include preservation of the specimen tree and design alterations consistent with the scope and intent of the initially proposed plan.

Alterations consistent with the scope and intent of the initially proposed plan may include, but shall not be limited to:

1. An adjustment of building orientation on a site.
  2. An adjustment of lot lines within a site proposal for more than one lot when said adjustment will not cause an unreasonable loss of usable space. An applicant shall have the burden of proof in the determination of what constitutes an unreasonable loss of usable space.
- (c) ***Specimen and protected tree relocation.*** If preservation of the specimen and protected tree and any alternate design consistent with the scope and intent of the initial plan are mutually exclusive, then the department may issue a permit to relocate the specimen or protected tree. If the tree removal permit requires relocation, then the applicant shall be required to relocate the tree in a manner that will maintain the canopy within the general vicinity of the removal on the same property or to relocate the tree to a location within the town designated by the community development department.
- (d) ***Removal of specimen or protected trees.*** If relocation of the specimen or protected tree is not feasible, due to the size, health, location, species or any other factor, then a permit may be issued for removal, and tree replacement shall be required. The community development department shall designate an equivalent replacement tree or trees and a location within the town for its planting.
- (e) ***Replacement requirements for specimen or protected trees.*** In the event that replacement is not feasible on-site, then alternative off-site replacement shall be required, or, as a last alternative, there shall be a contribution made to the town tree trust fund for the full equivalent value of the replacement tree or trees.

(Ord. No. 04-2009, § 3, 2-18-2009; Ord. No. 02-2010, § 2, 2-17-2010)

Florida Statutes contain an exemption from obtaining a permit under the following circumstance:

**163.045** Tree pruning, trimming, or removal on residential property.

(1) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on residential property if the property owner obtains **documentation from an arborist certified** by the International Society of Arboriculture or a Florida licensed landscape architect **that the tree presents a danger to persons or property**



LA-0000530

Landscape Architects ■ Planners ■ Environmental Consultants

George G. Gentile FASLA  
 M. Troy Holloway ASLA  
 Emily M. O'Mahoney FASLA, PLA, LEED®AP, BD&C

**1220 10<sup>th</sup> St.**  
**Arborist Tree Report**  
 Lake Park, Florida  
 December 12, 2024

**The Site:** The site is located on the west side of 10<sup>th</sup> Ave. located approx. 1/4-mile South of Northlake Blvd. This is a previously developed site which has been an established business since the 1970's. The site consists of an existing Commercial Building, parking lot and is current and operational business use with a small proposed expansion to accommodate current needs which is impacting multiple trees. within the site there are multiple native tree species such as Live Oaks and Cabbage Palms as well as other non-native landscape Trees and Palms from previously approved plans.

**On Site Trees:** A site visit was conducted on October 29<sup>th</sup> and November 19, 2024. The purpose of this visit was to determine the current conditions, health and vitality of the existing native trees and palms being impacted by the proposed site plan amendment. The Site contains multiple Native Tree and Palm species. All Native Trees with a 6" D.B.H. or greater have been located on site and have all been surveyed to identify their current existing locations on site to identify on the proposed landscape plans. Refer to provided survey plans (prepared by Landtech Surveying) for all surveyed locations along with Landscape plans (prepared by 2GHO, Inc.) for final tree dispositions & mitigation requirements.

**Observations & Tree I.D.**

**Tree Relocation & Removal:** Tree relocation is required for any impacted native trees with a 6" D.B.H. or greater. Refer to Landscape Plans (prepared by 2GHO, Inc.) for all proposed vegetation dispositions and mitigation requirements and Landscape plans (prepared by 2GHO, Inc.) for final locations of any native vegetation to be relocated on site. All Native vegetation shall remain on site in existing locations or relocated on site unless noted below for removal. The reason for removal is due to site improvements impacting the trees. Coordination occurred between Landscape Architect and Town's Landscape consultant for direction.

**Tree & Palm Removal:** All Native Trees & Palms shall follow the Town of Lake Park code section 34-9(7) for preservation of Vegetation and requirements for removal and mitigation. There are multiple Live Oaks proposed for Removal & Relocation due to the proposed site plan layout and proposed expansion on site. The layout impacts the existing tree locations and will not allow the trees to remain as is with the proposed plan layout. Multiple site design layouts were explored to create as minimal of an impact to the existing vegetation. The landscape plans will determine final vegetation relocation and mitigation locations. These

locations will be reviewed and approved during site planning approval process through the Village. The following trees listed below are to identify per the Disposition plans, the tree ID, disposition, health and mitigation required for each tree. All trees that fall within the category as noted above will be mitigated as necessary. **Only** trees being impacted are listed below.

### **Live Oaks:**

#### **Tree ID#: QV-76**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 17.5" D.B.H.

Disposition: Relocate

Mitigation Required: Yes

Tree Mitigation Credit Required: None

Tree Mitigation Credit Provided: 17.5"

Description: This tree is in good health and condition with a canopy that is fairly uniform with strong lateral branching and no apparent trunk or pestilence identified currently to date. However, the tree falls within the limits of proposed addition/ construction which will not allow the tree in question to stay in its current location. The current site condition will allow this tree be relocated and meet the Town Of Lake Park code requirements, standards and meet all Ansi 300 & Z133.1 for relocated vegetation. The final location of the tree will be identified the Landscape Plans sheet (LP-1).

#### **Tree ID#: QV-66**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 13.5" D.B.H.

Disposition: Relocate

Mitigation Required: Yes

Tree Mitigation Credit Required: None

Tree Mitigation Credit Provided: 13.5"

Description: This tree is in good health and condition with a canopy that is fairly uniform with strong lateral branching and no apparent trunk or pestilence identified currently to date. However, the tree falls within the limits of proposed addition/ construction which will not allow the tree in question to stay in its current location. The current site condition will allow this tree be relocated and meet the Town Of Lake Park code requirements, standards and meet all Ansi 300 & Z133.1 for relocated vegetation. The final location of the tree will be identified the Landscape Plans sheet (LP-1).



**Tree ID#: QV-41**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 14.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 14.5 Tree Credits

Tree Mitigation Credit Provided: 14.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 70% canopy coverage along with some missing internal main structural branching as well as major root flare damage that has been affected by site operations. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

**Tree ID#: QV-42**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 11.5 Tree Credits

Tree Mitigation Credit Provided: 11.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 50% canopy coverage. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code

requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

**Tree ID#: QV-43**

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 14.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 14.5 Tree Credits

Tree Mitigation Credit Provided: 14.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 70% canopy coverage along with some missing internal main structural branching as well as major root flare damage that has been affected by site operations. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

**Tree ID#: QV-47**

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 9.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 9.5 Tree Credits

Tree Mitigation Credit Provided: 9.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 50% canopy coverage. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the

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 December 12, 2024  
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likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

**Tree ID#: QV-48**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 11 Tree Credits

Tree Mitigation Credit Provided: 11" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not fairly uniform with about 80% canopy coverage along with some structural branch loss and many improper pruning cuts. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation has also added to the hardship of this tree. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

## **Conclusion:**

Per the filed observations and recommendations listed above are based off of field research to observe overall conditions of existing vegetation and determine the overall disposition of the tree for relocation or mitigation replacements for Oaks species within the proposed site development. All measures were taken into consideration to the site design to minimize impacting existing vegetation as minimal as possible but still allow the development to function and expand as needed to make a successful business within the Town.

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December 12, 2024  
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Please feel free to contact me with any questions or concerns at 561-575-9557 or email me at [Ben@2gho.com](mailto:Ben@2gho.com).

Sincerely,

*Benjamin Dolan*

Benjamin R. Dolan  
Sr. Landscape Designer / Planner Graphic Designer /  
ISA Certified Arborist FL-9545A / Tree Risk Assessment Qualified  
2GHO & Associates





**Tree ID#: QV-42**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11.5" D.B.H.

(See Arborist Report for tree details)





**Tree ID#: QV-43**

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 14.5" D.B.H.

(See Arborist Report for tree details)





**Tree ID#: QV-47**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 9.5" D.B.H.

(See Arborist Report for tree details)





**Tree ID#: QV-48**

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11" D.B.H.

(See Arborist Report for tree details)





**Tree ID#: QV-41**

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 14.5" D.B.H.

(See Arborist Report for tree details)





**Tree ID#: QV-76**

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 17.5" D.B.H.

(See Arborist Report for tree details)





**Tree ID#: QV-66**

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 13.5" D.B.H.

