



AGENDA
CITY OF LAKE WORTH BEACH
PLANNING AND ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, DECEMBER 01, 2021 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES:

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [November 3, 2021 Meeting Minutes](#)

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [Herff Jones](#)
[LW Substation](#)
[Intermex](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. A Request for Continuance to a date certain of January 5, 2022 for PZB 21-00500008- Intermex - Money Services Business.
- B. Request for continuance to a date certain of January 5, 2022 for PZB 21-01400027 Lake Worth Beach Substation.
- C. [PZB Project Number 21-01400025: Consideration of a Major Site Plan and Conditional Use request to renovate an existing 14,446 sq. ft. commercial building and to allow for improvements to parking, drainage, and landscaping to operate a single-destination commercial use with a photography studio gallery \(Herff Jones\) within the Mixed Used Dixie Highway \(MU-DH\) zoning district.](#)

- D. [PZB Project Number 21-00500007: Consideration of a Conditional Use Permit request to allow a 3,200 square feet self-service laundromat at the property located at 810 South Dixie Highway.](#)

PLANNING ISSUES:

PUBLIC COMMENTS (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (*Sec. 2-12 Lake Worth Code of Ordinances*)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING AND ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, NOVEMBER 03, 2021 -- 6:07 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Greg Rice (virtual), Chairman; Anthony Marotta, Vice-Chair (presiding); Mark Humm; Laura Starr; Edmond LeBlanc (virtual); Zade Shamsi-Basha. Absent: Juan Contin. Also present were: Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. October 6, 2021 Regular Meeting Minutes

Motion: M. Humm moves to approve the October 6, 2021 meeting minutes as presented; L. Starr 2nd.

Vote: Ayes all, unanimous.

CASES:

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION Provided in meeting packet.

- 1) First Fleet
Coin Laundry

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. A Request for Continuance to a date certain of December 1, 2021 for PZB # 21-00500007.

Motion: Z. Shamsi Basha moves to approve the request to continue PZB 21-00500007 to a date certain of December 1, 2021; M. Humm 2nd.

Vote: Ayes all, unanimous.

B. PZB Project Number 21-00000019: Consideration of a request for a Mural Installation for the Cottages of Lake Worth located at 604 Lucerne Avenue; PCN # 38-43-44-21-15-022-0220. The subject property is located in the Downtown (DT) zoning district.

Staff: E. Sita- The proposed mural will replace a mural installed during the 2017 CRA initiated Canvas Mural project. The mural, in compliance with the Major Thoroughfare Design Guidelines, is on a side façade facing a parking lot.

Agent for the Applicant: Wes Blackman – explains the mural will mimic the Cottage Tours book of Lake Worth Beach and is located in the epicenter of the cottages district.

Muralist Sami Makela: Installed the recent Tuppens mural. Explains the preparation and care taken to prevent the fading of colors, to stay looking fresh. The mural could begin to be painted as early as December or January.

Board: What is the next step? **Response:** A mural permit would be required. This provides for the maintenance / enforcement of the mural appearance. The mural is not to include signage of the business at the location of the mural.

Public Comment: None

Motion: L. Starr moves to approve PZB 21-00000019 based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations; M. Humm 2nd.

Vote: Ayes all, unanimous.

B. PZB Project Number 21-01400018: Consideration of a Major Site Plan amendment request for the addition of an 8,413-sf industrial canopy structure at 1933 8th Avenue North. The proposed canopy addition is to provide shelter and protection for equipment needed for daily operations.

Staff: E. Sita- the site will receive landscaping and trees as it is non-conforming with regard to impervious coverage. This will be reduced to 92% impervious coverage with the addition of shrubs/hedges and trees. Additionally, there will be parking improvements to the site. The applicant agreed to providing R-O-W improvements, such as restriping, in exchange for parking on the R-O-W. Public Works has reached an agreement with the owner of the property.

Agent for Applicant-Alejandra Molina-Jackson: The canopy will provide needed shelter and shade for employees working outside as well as protection for the equipment. They provide heavy equipment repair. There will be no enclosed, walled areas. It will improve the working conditions for the employees and will not result in a change of types of duties. The site improvements will positively impact the surrounding area.

Board: Z. Shamsi Basha inquires as to whether any equipment will be suspended from the I-beams. **Response:** Yes, 2 cranes will be mounted and used to move equipment under the canopy. Currently employees are working outdoors on immovable equipment. The trolley will permit movement under the canopy. Currently the equipment is being lifted with big dollies.

Agent for the Applicant: The cranes will allow the current activities to be conducted with less human force, it will improve their work conditions.

Board: L. Starr asks if cranes are gas operated and what types of repair occurs at this location.

Response: Heavy trucks and equipment; the cranes are electric.

Board: E. LeBlanc has concerns with the impermeability of the site and whether the applicant has made a reasonable attempt to reduce the impermeability. **Response:** Although impermeability is not typically desirable, with this type of business, impermeable surfaces aid in preventing soil contamination. A wellfield permit must be obtained from PBC Environmental Resource Management.

Agent for the Applicant: Previous meetings with staff resulted in the owner/applicant agreeing to improve the site and making it visually pleasing, it is industrial. It will result in a cleaner worksite and improved employee conditions. The business has been at this location for 15-20 years.

Board: G. Rice inquires as to how long the applicant has been at this location. **Response:** 15-20 years and they own the site, it is a cleaner site than the surrounding parcels.

Public Comment: None

Motion: M. Humm moves to approve PZB 21-01400018, based upon competent, substantial evidence provided in the staff report and in the testimony at the public hearing; G. Rice, 2nd.

Vote: 5/1 motion carries; Z. Shamsi Basha dissenting.

PLANNING ISSUES: None

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: Continue to be understaffed.

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:51 PM

Public Notice

Public Notice

Legal Notice No. 39476

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a virtual meeting with a limited in-person capacity per the Centers for Disease Control and Prevention Coronavirus Disease 2019 (Covid-19) Guidance at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, December 1, 2021, at 6:00 pm** or as soon thereafter to consider the following application commonly referred to as "Lake Worth Substation."

PZB Project # 21-01400027: Consideration of a Major Site Plan and Conditional Use request to allow for the development of a new Electrical Substation within the Mixed Used East (MU-E) zoning district on the properties located at 706 and 710 South H Street, PCN #s 38-43-44-21-15-223-0070 and 38-43-44-21-15-223-0060.

The public can view the meeting via YouTube at <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available at <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

Public comment will be accommodated prior to the meeting through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please leave a message at 561-586-1687 or email pzoning@lakeworthbeachfl.gov to be read into the record by a staff member. Written responses or comments can be sent to the Department for Community Sustainability Planning and Zoning Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participation must notify the City of their status at least five (5) days before the hearing. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the City Commission to consider a minimum of one (1) full business day prior to the date of the meeting. **Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance** provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. For additional information, please contact City staff at 561-586-1687 or pzoning@lakeworthbeachfl.gov.

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 (FS 286.0105). **In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 or email pzoning@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.**

Publish: The Lake Worth Herald
November 18, 2021

Legal Notice No. 39475

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a virtual meeting with a limited in-person capacity per the Centers for Disease Control and Prevention Coronavirus Disease 2019 (Covid-19) Guidance at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, December 1, 2021, at 6:00 pm** or as soon thereafter to consider the following application commonly referred to as "Herif Jones Palm Beach."

PZB Project # 21-01400025: Consideration of a Major Site Plan and Conditional Use request to renovate an existing 14,446 sq. ft. commercial building and to allow for improvements to parking, drainage, and landscaping to operate a Single Destination Commercial use with a photography studio gallery within the Mixed Used Dixie Highway (MU-DH) zoning district located at 1032 N Dixie Highway, PCN # 38-43-44-21-15-310-0040.

The public can view the meeting via YouTube at <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available at <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

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Publish: The Lake Worth Herald
November 18, 2021

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Legal Notice No. 39478

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PZB 21-00500008: Request for the consideration of a Conditional Use Permit and Distance Waiver for a 100 square-foot accessory wire transfer money business service use within the Mixed Use - East (MU-E) zoning district at 1222 Lucerne Avenue Suite 4, PCN # 38-43-44-21-15-010-0310.

The public can view the meeting via YouTube at <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available at <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>.

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Publish: The Lake Worth Herald
November 18, 2021

PLANNING AND ZONING BOARD REPORT

PZB Project Number 21-01400025: Consideration of a Major Site Plan and Conditional Use request to renovate an existing 14,446 sq. ft. commercial building and to allow for improvements to parking, drainage, and landscaping to operate a single-destination commercial use with a photography studio gallery (Herff Jones) within the Mixed Used Dixie Highway (MU-DH) zoning district.

Transmittal Date: November 24, 2021

Meeting Date: December 1, 2021

Property Owner: Edward Jones of Maxed Properties Palm Beach LLC

Applicant: Edward Jones of Maxed Properties Palm Beach LLC

Project Manager: Joelle Gutierrez of Living Designs Group Florida Architects, Inc.

Address: 1032 N Dixie Highway

PCNs: 38-43-44-21-15-310-0040

Size: ~ 0.72 ac Lot / 14,446 sf - Existing Main Structure / 2,194 sf - Buildings Proposed for Demolition

General Location: Southeast corner of 11th Avenue North and North Dixie Highway

Existing Land Use: Commercial / Funeral Home

Current Future Land Use Designation: Mixed Use East (MU-East)

Zoning District: Mixed Used Dixie Highway (MU-DH)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Major Site Plan and Conditional Use is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on page 6 of this report.

PROJECT DESCRIPTION

The applicant, Edward Jones on behalf of Maxed Properties Palm Beach LLC, seeks approval for the addition to renovate an existing 14,446 sq. ft. commercial building and to allow for improvements to parking, drainage, and landscaping to operate a Single Destination Commercial use with a photography studio gallery (Herff Jones).

COMMUNITY OUTREACH

Staff has not received any letters of support or opposition for this application.

BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

Construction: The existing main structure was constructed in 1930. Per the plans provided, the main structure is 14,446 sf. There are two smaller structures on the property that are proposed for demolition.

Use: The subject site has no active business licenses. The site was previously occupied by a funeral home from 2000 to 2021.

Code Compliance: There are two active code cases on the subject site regarding Use and Occupancy inspection.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Mixed Use - East (MU-E). Per Policy 1.1.1.5, the MU-E FLU is intended to provide for a mixture of residential, office, service, and commercial retail uses within specific areas east of I-95, near or adjacent to central commercial core and major thoroughfares of the City. The preferred mix of uses area-wide are 75% residential and 25% non-residential. The proposal would allow for the redevelopment of an existing vacant commercial building and the establishment of a new commercial use (commercial and photography space) along one of the City's Major Thoroughfares, as consistent with the intent of the MU-E FLU.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar IV.A and Pillar IV.D of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base, and influence the supply and expansion of jobs. The proposed building and site improvements and expansion will allow for the establishment of a single destination commercial business and photography studio in previously vacant building, which will contribute towards the City's tax base and sustain or increase jobs as recommended under Pillar IV.A and Pillar IV.D.

Based on the analysis above, the proposed Major Site Plan request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the Land Development Regulations

The Mixed Use - Dixie Highway (MU-DH) zoning district is designed for Dixie Highway, Lake Worth's commercial spine. The MU-DH district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors.

Analysis: Both the proposed use of single-destination commercial use with a photography studio gallery and the proposed minor expansion and renovation of existing main structure have been determined to be consistent with the intent of the MU-DH zoning district as conditioned. The analysis for the both the conditional use permit and the major site plan are provided in this section below and as consistent with the review criteria located in Attachments A & B.

The table below shows the proposed site features and its compliance with the LDRs, as applicable:

Mixed Use – Dixie Highway (MU-DH)/ West side of Dixie Highway (LDR Section 23.3-17)			
Development Standard		Base Zoning District ¹	Proposed
Min. Lot Size in square feet (sf) / East Side		6,500 sf	31,250 sf.
Min. Lot Width		50'	125'
Setbacks	Front (West)	10' min - 22' max	7'8". ^{1,2}
	Rear (East)	13.3' min.	4'9" ¹
	Side (North)	10' min	0' ¹
	Interior Side (South)	0' min	114'6"
Max. Impermeable Surface Coverage		65%	81% ³
Max. Structure Coverage		45%	31.9%
Parking Spaces		~51 Spaces for the proposed uses	38 Spaces (37 spaces plus bicycle rack = 1 space in Phase II) 26 Spaces (Existing)
Max. Building Height		30 ft. and 2 stories	27' (Existing Roof) 24'5" (New Stairwell to Parapet)
Floor Area Ratio (FAR) Limitations		0.9	0.49
¹ Existing nonconformity			
² Setback is with condition of approval to remove front knee wall			
³ Reduction of 9.3% in impervious surface in Phase II. Existing non-conforming impermeable surface total of 89.3%			

Section 12-7, Dumpster Requirements: The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.

Analysis: The proposed dumpster location was reviewed by Public Works, who determined that the dumpster was consistent with the size and screening requirements. The dumpster enclosure is proposed to be an engineered metal enclosure that is located in the service alley.

Section 23.4-3, Exterior Lighting: All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the building code.

Analysis: A photometric plan was provided depicting compliance with the exterior lighting requirements in Section 23.4-3. A recommended condition of approval has been provided requiring the proposed lighting to comply with Dark Skies lighting recommendations. The proposed fixtures shall be required to have a warm tone setting of 3000 K or less. The

proposed fixtures may be substituted with similar fully shielded light fixtures at building permit to achieve a warm LED light tone of 3000K or less if the proposed fixture cannot be set to provide the required light tone.

Section 23.4-10. - Off-street parking: This section provides general provisions for off-street parking. The standards “*apply to all parking spaces required for new buildings, new uses, additions, enlargements, or changes.*”

Analysis: Additional parking is not required for changes of use for existing structures. However, the proposed site plan would increase parking by 12 total spaces (11 car spaces & 4 bicycle spaces). The proposed modifications to the parking lot area would also improve site circulation and add landscaping along Dixie Highway.

Section 23.4-9, Off-Street Loading Regulations: *Retail operations, wholesale operations and industrial operations, with gross floor area of less than ten thousand (10,000) square feet, shall provide sufficient space (not necessarily a full berth) so as not to hinder the free movements of vehicles and pedestrians over a sidewalk, street or alley. Where site conditions allow, loading areas shall be screened and buffered from public view.*

Analysis: A 12 X25' loading space is proposed in the rear of the property that provides screening from public rights-of-way.

Signage: Signage is required to comply with the size and design requirements in the Land Development Regulations. The proposed signage will be reviewed at building permit for consistency with these requirements.

Section 23.6-1. - Landscape regulations: *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city. Per Section 23.6-1(c)(2), “on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping” consistent with this section including a landscape strip ten (10) feet in depth.*

Analysis: The existing site has limited pervious and landscape areas. The development proposal reduces these existing non-conformities by providing additional perimeter and parking lot areas that are both pervious and landscaped. Specifically, the new landscape area along Dixie Highway proposed to install palms with some small shade trees. A condition of approval has been included to require the substitution of the palms with small to medium shade trees as consistent with the City’s landscape regulations and the Major Thoroughfare Design Guidelines.

Section 23.2-31 - Site Design Qualitative Standards (Attachment A)

Site Design Qualitative Standards are intended to “*promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be otherwise accomplished with quantitative standards.*” These qualitative standards are applicable to site plan applications as well as all conditional uses. The Major Thoroughfare Design Guidelines are an adopted component of these Site Design Qualitative Standards as per Section 23.2-31(j), which are applicable to properties adjacent to the City’s major thoroughfares inclusive of the subject site. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A. **The following analysis of the site, building, vehicular use area and appearance support the compliance findings for the applicable standards listed in Attachment A and in the Major Thoroughfare Design Guidelines.**

Site Design Qualitative Standards Analysis (including vehicular use areas) & and Major Thoroughfare Design Guidelines:

The proposed improvements to the site circulations, landscaping and architecture are generally consistent with the Major Thoroughfare Design Guidelines. The parking lot on the south side of the property will be improved to provide an additional 11 parking spaces and landscape isles. To improve pedestrian access to the site, the Dixie Highway curb

cut is proposed to be reduced with landscaping and shade trees planted along the right-of-way. A new dumpster enclosure is proposed on the rear; this improvement is properly screened as required, and location is deemed appropriate for pick-up services by Public Works. Improvements to the existing landscaping are also proposed and discussed in the landscape section of this report.

The proposed changes to the parking lot and vehicular use areas will effectively be screened from the public view with shade trees, palm trees and shrubs within the landscape areas. The proposed curb cuts and parking lot layout does not create an unsafe situation and will reduce non-conformities with the LDRs upon completion of the proposed upgrades. The proposed architectural modifications are harmonious as a whole, will improve the aesthetics of the site, and will be an asset to the neighborhood.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North	Mixed Use - East (MU-E)	MU-DH	Mixed-Use Commercial
South	Mixed Use - East (MU-E)	MU-DH / SF-TF-14	Commercial (Tuppens)
East	Mixed Use - East (MU-E)	SF-TF-14	Residential
West	TOD	MU-DH	Commercial (Walgreens)

The proposed uses and site improvements will not negatively affect the existing surrounding properties and uses. The proposed changes are harmonious and compatible with the existing industrial area.

Community Appearance Criteria:

The existing development is almost 90% impervious with very limited landscaping areas. The proposed building and concurrent site improvements represent a substantial improvement in the general appearance of the property by providing new landscape screening around the perimeter of the property, renovating the building, and improving site circulation. The proposed architecture of the building is appropriate and in harmony with the surrounding commercial area. Overall, the proposed site plan amendment represents a substantial reduction in non-conformities and an improvement in the visual appearance of the property.

Conditional Use Findings (Attachment B)

The proposed conditional use is not anticipated to impact the surrounding area greater than uses permitted by right or greater than the previous funeral home and crematorium use on the property. The site is existing non-conforming site that does not utilize the maximum development potential. Further, the applicant is proposing to demolish the two smaller structures along the southern property to reconfigure the parking and driveway entrance to provide a safer and more attractive vehicular and pedestrian circulation. The building is already served by municipal services, including water, sewer, refuse, fire and police. The site is located on an arterial roadway. Therefore, no additional public expenditures are required to service the proposed use. The proposed concurrent site improvements would provide improved screening and site circulation over the existing non-conforming site development.

CONCLUSION AND CONDITIONS

The MU-DH district is intended “to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use.” Uses identified as conditional uses are subject to additional review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors. Based on the data and analysis in this report and the supporting materials by the applicant, the use is not anticipated to negatively impact adjacent residential property or have a negative impact on the commercial viability

of neighboring commercial businesses. Further, the proposed site improvements, including upgrades, new landscaping, building renovation and lighting will improve the adjacent Dixie Highway streetscape and provide an improved condition over the existing site conditions. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning

1. Phase I landscaping shall include landscaping on the north, west and south sides at a minimum.
2. A certificate of occupancy shall not be issued until all improvements in Phase II are completed.
3. Signage shall be reviewed a building permit for consistency with the requirements Land Development Regulations. Signage shall be installed in the general area depicted in the architectural renderings and elevations.
4. No windows or openings of storefronts will utilize a mirrored reflective film. Films allowing light to pass through, but blocking ultraviolet light will be permitted. The intent is that interior displays will be visible from the right-of-way.
5. The fenestration on the front building façade shall be a minimum of 25%.
6. The knee wall in the northwest corner of the property shall be removed from plans prior to building permit and replaced with additional landscaping.
7. The palm trees along the Dixie Highway corridor shall be replaced with appropriately sized shade trees whenever feasible. However, a minimum of six (6) shade trees shall be required.
8. The applicant shall be required to improve the alley condition along the subject property line to 11th Ave North as required by Public Works at the time of building permit.

Utilities (Water, Sewer & Stormwater)

1. Applicant is required to fully complete the project prior to their Spring 2023 'busy' season (CRA)
2. Water services located at the structures to be abandoned on the south end must be removed and capped at the watermain by shutting off the corporation stop and removing the service line.
3. Sewer lateral shall be removed and capped at the wye located at the main.
4. The potable water services that will be used for the building shall have certified RPZ backflow devices.
5. The sewer lateral/s shall have a 6-inch cleanout at that property line/alleyway line.

Electric Utilities

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram.
3. Prior to building permit the site plan shall be updated to show the new location of the meter center on the site plan.
4. Developer will be responsible for installing their own lightning for the parking areas.
5. It will be beneficiary for the Developer to keep the same voltage inside the building so the existing pole-mounted transformer can be reused and save on materials.
6. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
7. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for the subject Conditional Use Permit and Major Site Plan based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** the request for the subject Conditional Use Permit and Major Site Plan. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

Consequent Action: *The Planning & Zoning Board's decision will be final decision for the Conditional Use Permit and Major Site Plan. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Qualitative Development Standards
- B. Conditional Use Findings
- C. Application Package (survey, site plan, architectural plans & supporting documents)

ATTACHMENT A – Qualitative Development Standards

Section 23.2-31(c) – Qualitative Development Standards	Analysis
<p>1. Harmonious and efficient organization. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.</p>	In Compliance
<p>2. Preservation of natural conditions. The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four feet or more.</p>	Not Applicable
<p>3. Screening and buffering. Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.</p>	In compliance
<p>4. Enhancement of residential privacy. The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.</p>	In compliance
<p>5. Emergency access. Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.</p>	In compliance
<p>6. Access to public ways. All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.</p>	In compliance
<p>7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.</p>	In compliance
<p>8. Design of ingress and egress drives. The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.</p>	In compliance
<p>9. Coordination of on-site circulation with off-site circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of</p>	In compliance

existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

10. Design of on-site public right-of-way (ROW). On-site public street and rights-of-way shall be designed to for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited access to parcels. **Not applicable**

11. Off-street parking, loading and vehicular circulation areas. Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

12. Refuse and service areas. Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

13. Protection of property values. The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property. **In compliance**

14. Transitional development. Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development. **In compliance**

15. Consideration of future development. In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development. **In compliance**

Section 23.2-31(d) - Qualitative Buildings, generally	Analysis
<p><i>1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.</i></p>	Not Applicable
<p><i>2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.</i></p>	In compliance
<p><i>3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.</i></p>	In compliance

4. *The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.* **Not applicable**
5. *Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.* **Not Applicable**
6. *Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.* **In compliance**
7. *Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.* **In compliance**
8. *Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.* **In compliance**
9. *"Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.* **Not Applicable**
10. *All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.* **In compliance**
11. *All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.* **In compliance**
12. *Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.* **In compliance**
13. *No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.* **In compliance**
14. *Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.* **In compliance**

Section 23.2-31(h) – Criteria for parking lots and vehicular use areas	Analysis
<p>1. <i>Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.</i></p>	In compliance
<p>2. <i>Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.</i></p>	In compliance
<p>3. <i>The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.</i></p>	In compliance
<p>4. <i>Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.</i></p>	In compliance

Section 23.2-31(l) – Community Appearance Criteria	Analysis
<p>1. <i>The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.</i></p>	In compliance
<p>2. <i>The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.</i></p>	In compliance
<p>3. <i>The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.</i></p>	In compliance
<p>4. <i>The proposed structure or project is in compliance with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.</i></p>	In compliance

ATTACHMENT B - Findings for Granting Conditional Uses

Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:

Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	In compliance
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	In compliance
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	In compliance
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	In compliance
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	In compliance
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	In compliance
3. <i>The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	In compliance
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
6. <i>The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.</i>	In compliance

7. *The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.* **In compliance**

8. *The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior lighting.* **In compliance**

PLANNING AND ZONING BOARD REPORT

PZB Project Number 21-00500007: Consideration of a Conditional Use Permit request to allow a 3,200 square feet self-service laundromat at the property located at 810 South Dixie Highway.

Transmittal Date: November 24, 2021

Meeting Date: December 1, 2021

Property Owner: Ran Dagan of Shunra Holdings, LLC

Applicant: Ran Dagan of Lavadora Coin Laundry, LLC

Address: 810 South Dixie Highway

PCN: 38-43-44-27-01-016-0050

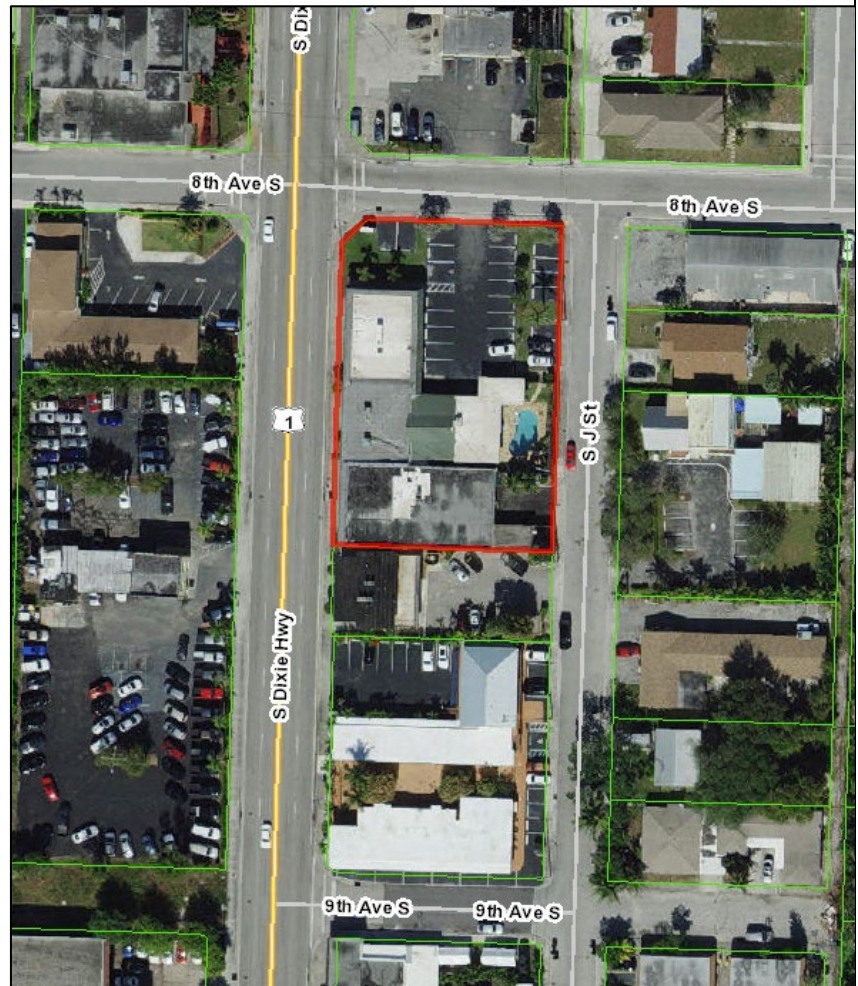
Size: 0.58-acre site / 10,848 sf. building

General Location: East side of 300 Block on South Dixie Highway

Existing Land Use: Commercial Space

Current Future Land Use Designation: Mixed-Use - East (MU-E)

Zoning District: Mixed-Use Dixie Highway (MU-DH)



RECOMMENDATION

In the review of the subject application, staff requested that the applicant submit a site plan application to reconfigure on-site circulation and provide additional screening of the property along the east property line. The applicant has requested for the application to move forward to the PZB prior to the site plan application submittal to be able to place an order for the laundry equipment. Staff has concerns about the proposed use on the property with the existing site circulation. The applicant has agreed to submit a subsequent application. Therefore, staff is requesting that the PZB discuss the timing of the CUP request prior to site plan application. Staff has also prepared conditions of approval for the Planning and Zoning Board, if approved, to condition the effective date of the conditional use permit to be the same date as the approval date of the required site plan application.

PROJECT DESCRIPTION

The applicant and property owner, Ran Dagan, is requesting a **Conditional Use Permit** to allow a 3,200 square feet self-service laundromat at the property located at 810 South Dixie Highway. The property is zoned Mixed Use-Dixie Highway (MU-DH) and has a Mixed Use-East (MU-E) Future Land Use Designation. The proposed use is comprised of commercial, services type uses that are all anticipated uses in the MU-DH zoning district. No modifications to the structure or parking are proposed as part of the subject request.

According to the project narrative provided as part of the request, the proposed self-service laundromat is to be occupied by Lavadora Coin Laundry, LLC. The subject location is desired as it is located to nearby residential districts that must currently travel longer distances for laundry services. The proposed laundromat will operate from the hours of 7AM to 10PM daily and will employ 3 full-time employees.

A self-service laundromat is listed as a medium-intensity personal service use. Medium-intensity personal service uses typically generate moderate volumes of customer traffic. The establishment of a self-service laundromat in the MU-DH zoning district, requires special considerations, via a Conditional Use Permit, to allow for the review and mitigation of potential negative impacts.

COMMUNITY OUTREACH

Staff has received an email and phone call from Guisepppe Millaj stating his opposition for this application and request to registration as an affected party.

BACKGROUND

Existing Development: The commercial building currently has a total of eight leasable commercial spaces, totaling 10,848 square feet and has 26 parking spaces on site. The existing building was constructed in 1950.

Land Use: The building has no active business licenses. The site has a history of being occupied by different commercial, retail, and services type uses.

Landscaping: The site is mainly paved for vehicular use areas. A landscape island is located on the northwest end of the site. A second landscape island extends between the main parking area and the additional back out parking spaces located off of South J Street.

Code Compliance: There are no open code compliance cases on the property.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Mixed Use -East (MU-E). Per Policy 1.1.1.5, the MU-E FLU is intended to provide for a mixture of residential, office, service, and commercial retail uses within specific areas east of I-95, near or adjacent to central commercial core and major thoroughfares of the City. The preferred mix of uses area-

wide are 75% residential and 25% non-residential. The proposal would allow for the establishment of a service use within a commercial building along one of the City's Major Thoroughfares, South Dixie Highway. Therefore, the proposal can be deemed consistent with the intent and desired uses for the MU-E FLU.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar IV.A and Pillar IV.D of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base, and influence the supply and expansion of jobs. The proposed self-service laundromat is a needed service and use for the community. The proposed use will activate a tenant space which is currently vacant, and it will help stimulate the economy without negatively impacting the community and will contribute towards the City's tax base and sustain or increase jobs as recommended under Pillar IV.A and Pillar IV.D.

Based on the analysis above, the proposed Conditional Use Permit to establish a self-service laundromat at the subject location is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the Land Development Regulations

The Department of Community Sustainability is tasked in the LDRs to review conditional use applications for consistency with the City's LDRs (Section 23.2-29(i)), for compliance with the following findings for granting conditional uses and to provide a recommendation on the proposed project.

Section 23.2-29.a), Conditional Use Permits: *Conditional uses are defined as generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of pertinent conditions to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area.*

Section 23.2-29.b), Approval Authority: *The planning and zoning board, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a development permit for a conditional use permit after review and recommendation by the development review official.*

Analysis: A recommendation by the development review official is provided on page 2 of this report, under Recommendation.

Section 23.2-29.c), General Procedures: *The department for community sustainability shall review the application in accordance with these LDRs and prepare a report that summarizes the application and the effect of the proposed conditional use, including whether the application complies with each of the findings for granting conditional uses stated below and provide a recommendation for whether the application should be approved, approved with conditions, or denied.*

Staff Analysis: The structure on the property was constructed in the 1950's. The existing site conditions do not conform to the current LDRs; therefore, the nonconformities section of the land development regulations, LDR Section 23.5-3 is applicable. The existing nonconformities are not proposed to be increased or negatively impacted by the subject Conditional Use request. **The proposed Conditional Use is consistent with the City's LDRs as conditioned based on the following data and analysis:**

Off-Street Parking

Per LDRs Section 23.4-10.f)2.A., Exceptions: *Parking is not required for changes in use or occupancy or remodeling of existing buildings which do not increase floor area or number of overall existing dwelling units, located outside of the single-family residential SF-R zoning district.*

Staff Analysis: The request is a change in use without increasing the existing building floor area; therefore, additional parking spaces are not required. The existing site has a 10,848 square feet commercial building, with eight different tenant spaces. A total of 26 parking spaces are located on site. The site has approximately 417 square feet of use area per parking space, which does not meet the minimum parking requirement of 1 space per 250 square feet of use area for commercial/single destination retail/standalone retail uses.

Major Thoroughfare Design Guidelines

No modifications to the building or site are proposed as part of this conditional use. However, Page 24 of the Major Thoroughfare Design Guidelines states *that commercial/retail spaces on the lower floor shall be appropriately designed to promote uses that serve the community living in a mixed-use development. Protect the pedestrian and enhance the pedestrian environment and scale.* Therefore, a condition of approval that landscaping in commercial grade planter boxes along the blank walls adjacent to Dixie Highway shall be provided to enhance the pedestrian environment along the major thoroughfare.

Findings for Granting Conditional Uses

Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:

Section 23.2-29.d) General findings relating to harmony with LDRs and protection of public interest.

Staff Analysis: The proposed conditional use is in harmony with the surrounding area. A self-service laundromat use is an anticipated use in the MU-DH zoning district. The proposed use will not result in less public benefit nor will it result in more intensive development than anticipated the zoning district in the comprehensive plan.

Section 23.2-29.e) Specific findings for all conditional uses.

Staff Analysis: The proposed conditional use is not anticipated to impact the surrounding area greater than uses permitted by right. The site is an existing non-conforming site that does not utilize the maximum development potential. The building is already served by municipal services, including water, sewer, refuse, fire and police. The site is located on an arterial roadway. Therefore, no additional public expenditures are required to service the proposed use.

Section 23.2-29.g) Additional requirements.

Staff Analysis: As of the date of this report transmittal, there are no active code compliance cases for the subject property. There are no previous approvals on the property.

CONCLUSION AND CONDITIONS

Per LDR Section 23.3-17, the MU-DH district was designed for Dixie Highway, Lake Worth Beach's commercial spine. The MU-DH district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including higher density residential uses.

The proposed self-service laundromat is to be occupied by Lavadora Coin Laundry, LLC. The subject location is desired as it is located to nearby residential districts that must currently travel longer distances for laundry services. The proposed will operate from the hours of 7AM to 10PM daily and will employ 3 full-time employees.

Based on the information provided in the application and analysis section of this report, the proposal complies with the conditional use criteria outlined in LDR Section 23.2.29.

The following conditions are recommended to improve the development streetscape appearance:

1. A concurrent Major Site Plan amendment shall be submitted to address the following:
 - The on-site circulation shall be modified to allow for pedestrian connectivity to the parking area.
 - A fence or wall and exterior landscape screen shall be provided along the East property line
 - A vehicular loading space shall be provided adjacent to the rear laundry entry for customer loading and unloading.
2. The effective date of the conditional use approval shall be the approval date of the required site plan application and its approval.
3. Planters shall be placed where large expanses of blank wall exist along the front façade facing Dixie Highway and below the clerestory windows (windows above eye level) that face the right of way, as feasible. The property owner shall work with staff to determine the most appropriate location and planting material based on the requirements in the Major Thoroughfare Design Guidelines. A permit to install landscaping shall be submitted and issued within 6 months of this approval date.
 - Such planters shall be maintained in good condition. If replacement is needed, the new planters and landscaping shall comply with the City's approved planters and landscaping guide.

BOARD POTENTIAL MOTION:

I move to **approve** PZB Project Number 21-00500007 with staff recommended conditions for a **Conditional Use Permit** request to establish a self-service laundromat in the Mixed-Use Dixie Highway (MU-DH) at 810 South Dixie Highway based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** PZB Project Number 21-00500007 for a **Conditional Use Permit** request to establish a service laundromat use in the Mixed-Use Dixie Highway (MU-DH) at 810 South Dixie Highway. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

Consequent Action: *The Planning & Zoning Board's decision will be final decision for the Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Findings for Granting Conditional Uses
- B. Application Package (survey, floor plan, request letter)

ATTACHMENT A - Findings for Granting Conditional Uses

Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:

Section 23.2-29.d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	In compliance as conditioned
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	In compliance as conditioned
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	In compliance as conditioned
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	In compliance as conditioned
Section 23.2-29.e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	In compliance as conditioned
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	In compliance as conditioned
3. <i>The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	In compliance as conditioned
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance as conditioned
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance as conditioned
6. <i>The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.</i>	In compliance as conditioned

- 7. *The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.* **In compliance as conditioned**
- 8. *The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior lighting.* **In compliance as conditioned**

Section 23.2-29.g) Additional requirements.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	In compliance as conditioned
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	In compliance as conditioned