



AGENDA
CITY OF LAKE WORTH BEACH
PLANNING AND ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JULY 19, 2023 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES:

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [June 7, 2023 Regular Meeting Minutes](#)

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [PZB 23-00500010 - 1622 North Federal Hwy](#)
[PZB 23-00500006 - 326 South H Street](#)
[PZB 23-01500007 - 212 16th Ave North](#)
[PZB 23-01500003 - 1901 12th Ave South](#)
[PZB 22-01400019 - 1432 North Dixie Hwy](#)
[PZB 23-00600003 - 2505 North Dixie Hwy](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [PZB Project Number 23-00000009: Request by Robert Cartagine for the approval of a mural located on the south façade of the building at 920 North Dixie Highway. The subject site is zoned Mixed Use – Dixie Highway \(MU-DH\) and has a future land use designation of Mixed Use – East \(MU-E\).](#)
- B. [PZB Project Number 23-00500010: A conditional use permit request for a ±3,404 square foot Medical Office \(outpatient clinic/medical office use\) located at 1622 North Federal Highway. The](#)

subject property is zoned Mixed Use – Federal Highway and has a Mixed Use – East (MU-E) future land use designation.

- C. PZB Project Number 23-00500006: A conditional use permit request for a ±2,622 square foot Minor Vehicular Service and Repair use located at 326 South H Street. The subject property is zoned Artisanal Industrial (AI) and has an Artisanal Mixed Use (AMU) future land use designation.
- D. PZB Project Number 23-01500003: Consideration of a waiver to allow a new ground changeable copy sign for an institutional use at 1901 12th Avenue South. The property is zoned Single-Family Residential (SF-R) and has a Single-Family Residential (SF-R) future land use designation.
- E. PZB Project Number 23-00600003: Consideration of an alcohol beverage distance waiver to allow package sales of alcoholic beverages at the Presidente Supermarket at 2505 North Dixie Highway. The subject site is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).
- F. PZB Project Number 23-01500007: A request by Peter Heidmann for consideration of a variance to allow a pool (accessory structure) within the front yard at 212 16th Avenue North. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR).
- G. PZB Project Number 22-01400019: A major site plan and sustainable bonus incentive program request to construct a mixed-use building containing commercial space and 4 residential units. The sustainable bonus incentive program request is for an additional story (3 stories total). The subject site is zoned Mixed Use - Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).

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 & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JUNE 07, 2023 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Juan Contin, Chairman; Mark Humm, Edmond LeBlanc, Alexander Cull, Evelin Urcuyo. Absent: Daniel Walesky; Zade Shamsi-Basha. Also present were: Abraham Fogel, Senior Community Planner; Scott Rodriguez, Principal Planner; Erin Sita (virtual) Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. May 24, 2023 Regular Meeting Minutes

Motion: E. Urcuyo moves to approve the minutes as presented, A. Cull 2nd.

Vote: Ayes all, unanimous

CASES:

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

PROOF OF PUBLICATION Provided in the meeting packet.

- 1) 1803 Madrid Avenue
1821 and 1841 7th Ave N
1776 Lake Worth Rd
1007 13th Ave N

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. PZB Project Number 23-00500007: A conditional use permit request for The Guatemalan-Maya Center for a ±9,952 square foot Social Service Center with accessory Medical Office (outpatient clinic/medical office use) located at 1776 Lake Worth Road.

Staff: S. Rodriguez presents case findings and analysis. This proposal would allow the applicant to increase the square footage up to 9,952 without returning to the Board. The Rezoning is underway at the City Commission level and has received 1st reading approval. Should the Rezoning not be approved by City Commission, this Conditional Use approval would be null and void. Social services, food distribution, pop-up medical clinic are the primary services being offered. The plan, as proposed, is consistent with the City LDR's and Comprehensive Plan.

Board: It seems the Conditional Use is pushing to get ahead of the Rezoning. The rezoning would allow the social services use in TOD-E. With current zoning nothing can go at the location except an office, as a non-conformity neither the structure or the use can be expanded. The social services center is allowed in TOD-E zoning district.

Public Comment: None

Motion: A. Cull moves to approve PZB 23-00500007 with staff recommended Conditions of Approval based upon competent, substantial evidence in the staff report and testimony at the public hearing; E. Urcuyo 2nd.

Vote: Ayes all, unanimous.

B. PZB Project Numbers 23-00500005: A Conditional Use request for the business "Interior Exterior Building Supply" at 1803 Madrid Ave for the establishment of a ±38,000 square feet distribution facility designated as a Wholesale and Distribution Facilities use by LDR Section 23.3-6. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

Staff: S. Rodriguez presents case findings and analysis. A 2014 ingress/egress access agreement, allowed access to Madrid Avenue which serves only four (4) properties in the area. Conditions include no outdoor storage and any existing outdoor storage and accessory structures shall be removed.

Agent for the Applicant- Wes Blackman CWB Associates – representing the owner of the property. Has concerns about the expediency of the tenant approval. Time is of the essence with the lease at 40K per month. Condition #5 indicates that a minor site plan must be completed prior to the issuance of the Business License. Requests a one year time frame to complete and not be tied to a business license.

Staff offers a three (3) month time period to apply for the minor site plan.

Board: States applicant could be a good neighbor and go ahead and improve the property. Question if there is anything burdensome anticipated with the site plan review.

Staff: There is a code violation on the property. A Business License cannot be issued until the code case is remediated.

Motion: E. Urcuyo moves to approve PZB 23-00500005 with staff recommended Conditions of Approval including the modification of Condition #5 to read "The minor site plan modification shall be required to address the following within three (3) months of the Development Order issuance " ; based upon competent substantial evidence in the staff report and in the testimony at the public hearing; A. Cull 2nd.

Vote: Ayes all, unanimous.

C. PZB Project Numbers 23-00500008 & 23-00500009: A Blanket Conditional Use request for multiple conditional uses as provided for in LDR Section 23.3-6 for an existing industrial development at 1821 and 1841 7th Avenue North. The properties are zoned Industrial - Park of Commerce (I-POC) and have an Industrial (I) Future Land Use (FLU) designation.

Staff: A. Fogel presents case analysis and findings. The property owner discussed challenges with tenancy issues at the Business License level. Staff recommended a blanket conditional use. The uses

requested do not include vehicular uses. Landscaping, refuse area inclusion and removal of chain link fencing are items that need to be addressed.

Board: Question about restoration to the original plans on file. Staff states there is not any space to increase the landscape but rather to replace where it has deteriorated over time.

Staff: The uses allowed in IPOC zoning district typically require either an Administrative Use Permit review or Conditional Use review for the uses found in an industrial area. Many times the applicant is no longer interested when faced with that scenario.

Motion: A. Cull moves to approve PZB 23-00500008 & 23-00500009 with staff recommended Conditions of Approval based upon competent substantial evidence in the staff report and in the testimony at the public hearing; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

D. PZB Project Number 23-01500002: Consideration of a variance by Gualberto and Silvia Gonzalez to allow a lot width of 46.61', whereas, a minimum lot width of 50' is required at 1007 13th Avenue North. The property is zoned Mixed Use – Dixie Highway (MU-DH) and has a Mixed Use – East (MU-E) future land use designation.

Staff: A. Fogel presents case findings and analysis. Criteria #2 -If redeveloped as Multi-Family it would be consistent with the future land use, zoning and strategic plans. Criteria #3 -The requested variance is minimal. The proposal does appear to meet Criteria #1 (special circumstance) as the pattern of platting width is repeated on the majority of the northernmost lots along the southside of 13th Avenue North. Criteria #4-the reduced lot width will not negatively affect surrounding properties, the neighborhood or public welfare.

Board: Question about whether it is a tear down. **Response:** It is a tear down.

Staff: It is currently a Single-Family Residence and staff is reviewing for 3 units.

Motion: A. Cull moves to approve PZB 23-01500002 with staff recommended Conditions of Approval as it meets the variance criteria based on the data and analysis in the staff report; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: Staff is proposing a meeting on June 28, 2023.

BOARD MEMBER COMMENTS: J. Contin and A. Cull will not be available for the June 28, 2023 meeting.

ADJOURNMENT: 6:45 PM

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, July 19, 2023 at 6:00 pm** or as soon thereafter to consider the following application.

PZB Project Number 23-00500010: A conditional use permit request for a ±3,404 square foot Medical Office (outpatient clinic/medical office use) located at 1622 North Federal Highway. The subject property is zoned Mixed Use - Federal Highway and has a Mixed Use - East (MU-E) future land use designation. PCN # 38-43-44-15-16-008-0010.

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 in person at the meeting, or virtually prior to the meeting through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please email pzoning@lakeworthbeachfl.gov for a comment 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 Planning and Zoning Board (PZB) 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.

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Publish: The Lake Worth Herald
July 6, 2023

Legal Notice No. 42344

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, July 19, 2023 at 6:00 pm** or as soon thereafter to consider the following application.

PZB Project Number 23-00500006: A conditional use permit request for a ±2,622 square foot Minor Vehicular Service and Repair use located at 326 South H Street. The subject property is zoned Artisanal Industrial (AI) and has an Artisanal Mixed Use (AMU) future land use designation. PCN #38-43-44-21-15-119-0040.

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

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, July 19, 2023 at 6:00 pm** or as soon thereafter to consider the following application.

PZB Project Number 23-01500007: Request for consideration of a variance to allow a pool (accessory structure) within the front yard at 212 16 th Avenue North. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR). PCN # 38-43-44-15-16-063-0010.

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
July 6, 2023

Legal Notice No. 42342

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, July 19, 2023 at 6:00 pm** or as soon thereafter to consider the following application.

PZB Project Number 23-01500003: Consideration of a waiver / variance to allow a new ground changeable copy sign for an institutional unit at 1901 12th Avenue South. The property is zoned Single-Family Residential (SFR) and has a Single-Family Residential (SF-R) future land use designation. PCN # 38-43-44-33-00-000-3050.

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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Zoning Board (PZB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, July 19, 2023 at 6:00 pm** or as soon thereafter to consider the following application.

PZB 22-01400019: A major site plan and sustainable bonus incentive program request to construct a mixed-use building containing commercial space and 4 residential units located at 1432 N. Dixie Hwy. The sustainable bonus incentive program request is for an additional story (3 stories total). The subject site is zoned Mixed Use - Dixie (MU-DH) and has a future land use designation of Mixed Use - East (MU-E). PCN # 38-43-44-15-16-047-0070.

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
July 6, 2023

Legal Notice No. 42345

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **Wednesday, July 19, 2023 at 6:00 pm** or as soon thereafter to consider the following application. The City Commission meeting is tentatively scheduled for Tuesday, August 1, 2023 at 6:00 pm or soon thereafter at 7 North Dixie Lake Worth Beach.

PZB Project Number 23-00600003: Consideration of an alcohol beverage distance waiver to allow package sales of alcoholic beverages at Presidente Supermarket at 2505 North Dixie Highway. The subject site is zoned Mixed Use - Dixie Highway (MU-DH) and has a future land use designation of Mixed Use - East (MU-E). PCN #38-43-44-16-25-001-0000.

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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PLANNING AND ZONING BOARD REPORT

PZB Project Number 23-00000009: Request by Robert Cartagine for the approval of a mural located on the south façade of the building at 920 North Dixie Highway. The subject site is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).

Meeting Date: July 19, 2023

Property Owner: 914 920 N DIXIE HWY LLC

Applicant: Robert Cartagine

Address: 920 North Dixie Highway

PCN: 38-43-44-21-15-278-0050

General Location: East 900 block of North Federal Highway

Existing Land Use: Store/Retail

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

Zoning District: Mixed Use – 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 mural is consistent with the Comprehensive Plan, Strategic Plan, and LDRs as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 3 and 4 of this report.

A rendering of the mural is included as **Attachment A**. Additional information including the mural specifications, artist work samples for James Deluce, and a justification statement are included as **Attachment B**.

PROJECT DESCRIPTION

Robert Cartagine, business owner of The Chill Room, is requesting approval for a new mural on the south façade of the building at 920 North Dixie Highway. The mural will show a “Fijian Beach” scene. It will be installed using a printable vinyl adhesive with UV protection. The subject property is located on the east side of the 900 block of North Dixie Highway.

PUBLIC COMMENT

At the time of publication of the agenda, staff has not received written public comment.

BACKGROUND

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

Construction: The existing structure was constructed in 1955.

Use: The property’s use is specialty retail store (The Chill Room).

Code Compliance: There are no active code cases associated with this property.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The City’s Comprehensive Plan, including in both the Future Land Use Element and the Economic Development Element, has multiple goals, objectives and policies encouraging the arts and economic development through arts and cultural activities. The City’s Strategic Plan Pillar III.D is to “Inspire arts and culture through City through events and programs.” Murals in general are consistent with both the Comprehensive Plan and Strategic Plan.

Consistency with the City’s Land Development Regulations

Per LDR Section 23.1-12, a mural is defined as, “Any picture or graphic design painted on or otherwise applied to the exterior of a building or structure, or to a window.”

LDR Section 23.5-1(e)(13) provides standards and requirements for mural installation within the City. With regard to placement and location of murals, generally:

- *Murals shall be permitted in commercial and industrial districts.*
- *Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.*
- *Murals may co-exist with all types of on premises signs. If printed commercial messages are included in a mural, the entire mural shall be considered part of the overall allowable signage permitted by code.*

Analysis: The Planning and Zoning Board is tasked in LDR Section 23.5-1(e)(13) with determining the appropriateness of the mural. The LDRs also require that the design of the mural be consistent with the requirements of Section 23.2-31(I), which specifies community appearance review criteria. The criteria are listed below and include staff's analysis.

Lake Worth Beach Code of Ordinances, Land Development Regulations Section 23.2-31(I); Community Appearance criteria:

1. 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.

Analysis: The mural installation generally appears to be of good taste and good design. It illustrates a "Fijian Beach" with views of palm trees, an erupting volcano, beach chair, boat, and turtle. It was designed by the artist James Deluce. The mural is consistent with the intent of the City's Comprehensive Strategic Plan to enhance the character of Lake Worth Beach and to inspire arts and culture throughout the City.

2. 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.

Analysis: Typically, mural installations in the City consist of painted applications to the exterior of a building. The proposed mural, however, utilizes a printable vinyl adhesive with UV protection. The applicant indicated that the product comes with a 4 to 7-year warranty against defects or erosion. The required mural removal agreement ensures that any deterioration that is not remedied would require removal of the mural. Therefore, the proposed mural appears to be of a high quality, and is not anticipated to cause harm to the local environment.

3. 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.

Analysis: The surrounding area of the subject property includes a mix of commercial and retail buildings, and the mural installation generally appears to be in harmony with murals that exist elsewhere in the City. Staff has included a condition of approval that the QR code be removed from the mural so that it does not contain commercial messaging in accordance with LDR Section 23.5-1(e)(13)(C).

4. The proposed structure or project complies with this section and 23.2-29, as applicable.

Analysis: The subject property, 920 North Dixie Highway, is not applying for a Conditional Use Permit. Therefore, this criterion is not applicable.

CONCLUSION AND CONDITIONS

Staff is recommending approval of the proposed mural installation since it is in conformity with good taste and design; and is in harmony with the area as required by and consistent with the City's Land Development Regulations. Staff has drafted conditions of approval for the proposed mural installation request, outlined below:

Planning and Zoning

1. The applicant shall apply for a City of Lake Worth Beach building permit for the installation of the mural.
2. This approval does not include any physical alterations to the building's exterior aside from mural installation.

3. Prior to the approval of the building permit, a mural removal agreement shall be entered between the applicant and the City of Lake Worth. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County by the applicant.
4. The QR code shall be removed from the mural so that it does not contain commercial messaging in accordance with LDR Section 23.5-1(e)(13)(C).

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE PZB PROJECT NUMBER 23-00000009 for **mural** installation for the structure located at **920 North Dixie Highway**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 23-00000009 for **mural** installation for the structure located at **920 North Dixie Highway**. The project does not meet the mural criteria for the following reasons [Board member please state reasons.]

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

ATTACHMENTS

- A. Proposed Mural
- B. Additional Information (mural specifications, justification stamen, and artist samples of work)



PARKING BY
PERMIT
ONLY



LX480mC SV480mC

Product Description

- Use LX480mC with Latex Inkjet inks
- Use SV480mC with Solvent Inkjet Inks
- Use LX480mC or SV480mC with UV Inkjet or Screen Print Inks
- High-performance, 2-mil, white, non-PVC film with a luster finish

Product Features

- Comply™ Adhesive with micro technology offers excellent air flow and leaves a smooth finish
- Optimized initial tack
- Slideability for easy positioning
- Non-visible air release channels for fast and easy, bubble-free installations
- Many finished graphic constructions can be stretched up to 150% (i.e., a 10 inch [25 cm] piece of film can stretch to 15 inches [38cm]) without primer or relief cuts and maintain lift resistance; see [“Stretchability” on page 8](#)
- Flexible and highly-conformable for use on compound curves, corrugations, deep channels, and rivets
- High dimensional stability, for installation in hot or cold temperatures
- Removable with heat from most surfaces within the Warranty Period
- Resists tearing in cooler temperatures
- Highly durable, guards against intense UV and even acid dew, when applied with recommended graphic protection.
- A horizontal warranty is offered when paired with the 3M™ Envision™ Wrap Overlaminates
- Expected Performance Life of 11 years (unwarranted period for unprinted film with no graphic protection, applied to a flat, vertical, outdoor surface)
- Expected Performance Life for Textured Surface Graphics of 2 years (indoor in most applications); and 6-12 months (outdoor when not used in freezing and thawing cycles). See [“Factors that Affect Graphic Performance Life” on page 5](#)



Greener Solutions

- Non-PVC, phthalate-free film
- Contains no added chlorine or halogens
- 8548G, 8549L, and 8550M made in part from bio-based materials
- Manufactured using 58% less solvent

Recommended Types of Graphics and End Uses

- Indoor and outdoor graphics and signs, including point-of-purchase and displays
- Fleet, vehicle, watercraft and transit graphics and wraps
 - Commercial vehicles and fleet trucks and trailers; emblems or striping
 - Personal vehicle graphics and wraps
 - Watercraft graphics (above the static water line only)
 - Bus graphics
 - Rail cars and lead cars of trains, light rail and subways
 - Non-vertical and horizontal vehicle wraps, watercraft and transit when protected with overlaminate 8528, 8548G, 8549L, or 8550M
- Small format original equipment manufacturer's (OEM) decorative and identification graphics, cautionary and safety labeling
- Smooth and textured walls graphics
 - Graphics applied to indoor smooth wall surfaces
 - Graphics applied to indoor or outdoor moderately textured surfaces when protected with overlaminate 8548G, 8549L, 8550M

When constructed and used as described in this Bulletin, these types of graphics and end uses may be warranted by the 3M™ MCS™ Warranty or the 3M Performance Guarantee. Please read the entire Bulletin for details.

Quick Links

- [3M Graphics Warranties](#)
- [Technical Information Selector](#)
- [Safety Data Sheets \(SDS\)](#)
- [Flammability \(ASTM E84 Reports\)](#)
- [Videos](#)

Some of these links lead to web-based resources that are not product-specific.

Recommended Compatible Products

Graphic Protection

The recommended graphic protection options for 3M™ Wrap Films LX480mC and SV480mC are the following Envision™ Wrap Overlaminates, designed for optimal compatibility and conformability:

- [3M™ Envision™ Gloss Wrap Overlamine 8548G](#) with horizontal vehicle warranty
- [3M™ Envision™ Luster Wrap Overlamine 8549L](#) with horizontal vehicle warranty
- [3M™ Envision™ Matte Wrap Overlamine 8550M](#) with horizontal vehicle warranty

Alternative graphic protection options, listed below, are also compatible with LX480mC and SV480mC, however, the finished graphic may have lower conformability:

- [3M™ Scotchcal™ Gloss Overlamine 8518](#)
- [3M™ Scotchcal™ Luster Overlamine 8519](#)
- [3M™ Scotchcal™ Matte Overlamine 8520](#)
- [3M™ Scotchcal™ Gloss Overlamine 8528](#) with horizontal vehicle warranty
- [3M™ Décor Overlamine 8600](#)
- [3M™ Scotchcal™ Ultra Matte Overlamine 8915](#)
- [3M™ Screen Print Matte Clear 1930](#)
- [3M™ Screen Print UV Gloss Clear 9800CL](#)
- [3M™ Screen Print Gloss Clear 1920DR](#)
- [3M™ Screen Print UV Gloss Clear 9740i](#)
- [3M™ Screen Print Matte Clear 9730UV](#)

Application Tapes

See [3M Instruction Bulletin AT-1](#) to determine what application tape is recommend for the film or finished graphic.

Other Products

- [3M™ Edge Sealer 3950](#)
- [3M™ Edge Sealer Tape 8914](#)
- [3M™ Vehicle Channel Applicator Tool VCAT-2](#)
- [3M™ Roller L \(large hard roller\)](#)
- [3M™ Roller S \(small hard roller\)](#)
- [3M™ Textured Surface Application TSA-1](#)
- [3M™ Textured Surface Application TSA-2](#)
- [3M™ Textured Surface Application TSA-3](#)
- [3M™ Textured Surface Application TSA-4](#)

See the [3M Quick Reference Guide for Installation Tools](#) for more information.

Certificate of 3M™ MCS™ Warranty

Graphic manufacturers who produce digitally printed graphics made with all 3M Graphics Products, including 3M Ink purchased through a qualified 3M Distributor or 3M Printing Partner, may register to be recognized with a Certificate of 3M™ MCS™ Warranty. Only graphic manufacturers having a current Certificate of 3M™ MCS™ Warranty are eligible to extend this warranty to their customers.

NOTE: For non-digitally printed Finished Graphics, check your eligibility for the 3M™ MCS™ Warranty by viewing the Warranty Period found within the Product Bulletin or using the warranty selector at www.3mgraphics.com/warranties.

Characteristics

These are typical values for unprocessed product. Processing may change the values.

Physical Characteristics

Characteristic	Value
Material	High-performance non-PVC
Film Color	White, opaque
Thickness	Without adhesive: 2 mil (0.05 mm) With adhesive: 3–4 mil (0.08–0.10 mm)
Adhesive	Pressure-activated (slide, tack, snap-up, reposition) with air release channels
Adhesive Color	Gray
Liner	Polyethylene-coated paper
Adhesion, Typical 24 hours after application	ABS: 2–4 pounds/inch (0.36–0.72 kg/cm) Acrylic enamel: 2–4 pounds/inch (0.36–0.72 kg/cm) Aluminum, anodized: 5–7 pounds/inch (0.89–1.26 kg/cm) Aluminum, etched: 4–6 pounds/inch (0.72–1.08 kg/cm) Fruehauf pre-painted panels: 2–4 pounds/inch (0.36–0.72 kg/cm) Automotive clear coats: 3–5 pounds/inch (0.54–0.89 kg/cm)
Tensile Strength	11–13 pounds/inch at 73 °F (1.98–2.34 kg/cm at 23 °C)
Chemical Resistance	Resists mild alkalis, mild acids, and salt Excellent resistance to water (does not include immersion) Resists occasional fuel spills
Flammability	ASTM E84 report: SV480mC , LX480mC or go to the On-line Product Catalog at 3M.com/graphics All other test reports: call 1-800-328-3908

Application Characteristics

Characteristic	Value
Finished Graphic Application Recommendation	Sign and vehicle applications: Surface type: flat, with and without rivets, simple curves, compound curves, deep channels and corrugations Substrate type: ABS resins, aluminum, chrome, glass, fiberglass reinforced plastics, paint (check adhesion to powder-coated or water-based paints), fiberglass with gel coat Application method: Dry Application temperature (air and substrate): Flat without rivets: 40–105 °F (4–40 °C) Curves or corrugations with rivets: 50–105 °F (10–40 °C) Compound curves and/or watercraft: 60–95 °F (16–35 °C) Walls: 40–100 °F (4–38 °C)
Applied Shrinkage	Less than 0.015 inches (0.4 mm)
Temperature Range After Application	-65 to +225 °F (-60 to +107 °C) (not for extended periods of time at the extremes)
Graphic Removal	Removable with heat from most substrates within the Warranty Period at 50 °F (10 °C) minimum (air and substrate) 3M makes no claims as to the ease or speed of removal. See 3M Instruction Bulletin 6.5 for removal techniques.

Warranty Information

Warranty Coverage Overview

The warranty coverage for eligible graphics is based on the user both reading and following all applicable and current 3M Graphics Product and Instruction Bulletins. The warranty period for eligible graphics is as stated in the 3M Graphics Warranties Matrices at the time that the film was purchased. Information found at [3MGraphics.com/warranties](https://www.3M.com/graphics/warranties) includes:

- [3M Graphics Warranties Bulletin](#)
 - This bulletin contains information on limitations and exceptions, and warranty period reductions for 3M Graphics Warranties. The warranty period may be reduced and stipulations may apply for certain constructions, applications, and graphic exposures as covered in this Bulletin.
- [3M Graphics Warranties Selector](#)
 - Use this selector to search for your vertical warranty period by product type, ink type, film name, and/or ink/printer platform.
- [U.S. Desert Southwest Region Map](#)
 - Use this map of hot, arid desert areas to determine if you are subject to reduced warranted durabilities.

The warranties set forth in this Bulletin are made in lieu of all other express or implied warranties, including any implied warranty of merchantability, fitness for a particular purpose, or arising out of a course of dealing, custom, or usage of trade.

3M Basic Product Warranty

3M Graphics Products are warranted to be free of defects in materials and manufacture at the time of shipment and to meet the specifications stated in its applicable 3M Graphics Product Bulletin and as further set forth in the [3M Graphics Warranties Bulletin](#).

Limited Remedy

The limited remedy applicable to each warranty is addressed in the 3M Graphics Warranties Bulletin found at [3MGraphics.com/warranties](https://www.3M.com/graphics/warranties).

Limitation of Liability

Except where prohibited by law, 3M SHALL NOT UNDER ANY CIRCUMSTANCES BE LIABLE TO PURCHASER OR USER FOR ANY DIRECT (EXCEPT FOR THE LIMITED REMEDY PROVIDED IN THE 3M GRAPHICS WARRANTIES BULLETIN), INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, BUT NOT LIMITED TO, LABOR, NON-3M MATERIAL CHARGES, LOSS OF PROFITS, REVENUE, BUSINESS, OPPORTUNITY, OR GOODWILL) RESULTING FROM OR IN ANY WAY RELATED TO 3M'S GRAPHICS PRODUCTS, SERVICES, or THIS BULLETIN. This limitation of liability applies regardless of the legal or equitable theory under which such losses or damages are sought.

Warranty Period Matrices - Inkjet

See the 3M Graphics Warranties Matrices at [3MGraphics.com/warranties](https://www.3M.com/graphics/warranties), for vertical warranty period information specific to your film.

IMPORTANT NOTE

The Adhesion Test Kit must be used to test adhesion characteristics of smooth indoor walls before application in order to be eligible for the 3M™ MCS™ Warranty. See [3M Instruction Bulletin 5.37](#) for full details.

The 3M Smooth Interior Wall Installation Checklist (located at the end of this Bulletin) must be completed in order for the finished graphic to be eligible for the 3M™ MCS™ Warranty.

Additional Limitations

See the 3M Graphics Warranties Bulletin at [3MGraphics.com/warranties](https://www.3M.com/graphics/warranties), for terms, additional limitations of your warranty, if any, information on reduced warranties for different exposures, and limitations of liability.

Factors that Affect Graphic Performance Life

The actual performance life of a graphic is affected by:

- the combinations of graphics materials used.
- complete ink drying or curing.
- selection, condition and preparation of the substrate.
- surface texture.
- application methods.
- angle and direction of sun exposure.
- environmental conditions.
- cleaning or maintenance methods.

Factors that Affect Graphic Performance Life for Textured Surface Graphics

- **Installation techniques.** Improper installation techniques result in edge curling, lifting and/or poor adhesion.
- **Adhesion for outdoor graphics.** When testing film adhesion, the film is unlikely to be durable in outdoor applications if it can be easily removed from a textured surface (using a force of <2 pound/lineal inch (0.36 kg/cm)). See [Instruction Bulletin 5.37](#) for the proper Textured Wall adhesion test procedure.
- **Outdoor graphics exposed to water from rain or irrigation systems.** Water can be trapped behind graphics applied outdoors, leading to lifting as well as the creation of mold.
- **Surface temperature.** Textured substrates that reach temperatures in excess of 135°F (57°C) may exhibit lifting, especially in mortar joints.
- **Texture variation.** More than 1/8 inch (3 mm) variation in high and low spots of substrate texture and mortar joints, as well as square cut or undercut mortar joints, may exhibit lifting.
- **Freezing and thawing cycles.** For a textured masonry wall that has both an indoor facing side and an outdoor facing side and no effective moisture barrier, moisture vapor transmission occurs naturally when the indoor surface has a room environment that is warmer and moister than the outdoor surface. When a graphic is applied to the outdoor wall and there are cycles of outdoor freezing and thawing, moisture can be trapped between it and the wall and result in graphic lifting, as well as in spalling both within the wall and on the outdoor facing wall. Such damage can be unsightly and costly to repair.
- **Removal.** Unsound substrates, paint, texture-finished wallboard and textured wallpaper may be damaged upon graphic removal.

Graphics Manufacturing

CAUTION

Before using any equipment, always read the manufacturer's instructions for safe operation.

Inkjet Printing

Always read and follow the ink manufacturer's written instructions on usage.

Total Ink Coverage

The maximum recommended total ink coverage for this film is:

- **270%** when printed with all approved 3M solvent inkjet inks.
- **280%** when printed with all approved 3M UV inkjet inks.
- **250%** when printed on the Mimaki JV5 Series printer with HS ink series ([3M Performance Guarantee](#)).

Do not exceed the recommended total ink coverage for the ink series used on this product. Having too high a total physical ink amount on the product results in media characteristic changes, incomplete drying, overlamine lifting, and/or poor graphic performance. For additional details about total ink coverage, refer to the 3M Product and Instruction Bulletin for 3M inks or the [3M Performance Guarantee Matrix](#) for OEM inks.

Completely Dry Graphics

IMPORTANT NOTE

Incomplete drying or curing can result in graphic failure including curling, increased shrinkage and adhesion failure, which are not covered under any 3M Graphic Warranty.

See the ink's 3M Product and Instruction Bulletin for more details.

Printing on Sheeted Film

3M does not recommend inkjet printing on sheeted film because material handling can contaminate the film's surface and affect print quality.

Screen Printing

Formulations and processing conditions can affect ink durability. Refer to the Product and Instruction Bulletins for your ink for limitations and proper usage.

Cutting

See [3M Instruction Bulletin 4.1](#) for Sheeting, Scoring and Film Cutting details.

Graphic Protection

Graphic protection may improve the appearance, performance and durability of the graphic. Click on the graphic protection options listed in Product Bulletin or see the [3M Graphics Market Product Catalog](#), for more information.

IMPORTANT NOTE

During installation, scratches may occur on films without graphic protection.

Application Tapes

There are two types of application tapes. See [3M Instruction Bulletin AT-1](#) to determine what application tape is recommended for your film or finished graphic.

Premasking Tape

Increases stiffness during application while preventing stretching and damage. Use when little or no liner is exposed. See [3M Instruction Bulletin 4.3](#) for complete details.

Prespacing Tape

Holds cut and weeded letters or graphics in place during application and after removing the film liner, while preventing stretching and damage. Use when large amounts of liner are exposed. See [3M Instruction Bulletin 4.3](#) for complete details.

Application and Installation

In addition to other 3M Bulletins specified in this document, the following Bulletins provide details that you may need to successfully apply a graphic.

- [3M Instruction Bulletin 2.1](#) Design of graphics.
- [3M Instruction Bulletin 4.22](#) Lamination Basics for Inkjet Printed Graphics.
- [3M Instruction Bulletin 5.36](#) Application Techniques for Automobiles, Vans and Buses. Complete the 3M Pre-Installation Inspection Record found in this Instruction Bulletin prior to manufacturing or applying a graphic to an automobile, van, or bus.
- [3M Instruction Bulletin 5.37](#) A Guide to Understanding and Applying Graphics to Common Smooth and Textured Wall Surfaces
- [3M Instruction Bulletin 5.4](#) Application, Fleet Trucks.
- [3M Instruction Bulletin 5.42](#) Application, Special Considerations for Watercraft. Complete the 3M Pre-Installation Inspection Record found in this Instruction Bulletin prior to manufacturing or applying a graphic to a watercraft.
- [3M Instruction Bulletin 5.5](#) Application, General Procedures for Interior and Exterior Dry Application
- [3M Product and Instruction Bulletin V-Tools](#). 3M™ Vehicle Channel Applicator Tools.

IMPORTANT NOTE

UV inkjet inks may crack if too much heat is used during graphic application to complex curves and deep contours as well as around rivets. When using heat during application, make sure the film surface temperature does not exceed 212° F (100° C). For best results, **always do a test application** of a printed graphic to determine how much heat can be used without damaging the image.

IMPORTANT NOTE

3M recommends using additional heat in the post-application process for vehicle graphics. During this process, 3M only recommends using a heat gun to make sure the film surface temperature reaches a minimum of 200° F (93° C) and does not exceed 225° F (107° C).

IMPORTANT NOTE

For textured walls, 3M only recommends using a heat gun with appropriate application tools to apply the film to the textured surfaces.

Pressure-activated Adhesive

The pressure activated adhesive on this film offers:

- smooth sliding into position on a substrate;
- fast finger tacking to check position; and
- easy snap-up and repositioning when you need it.

The **snap-up and reposition feature is lost:**

- when firm pressure with a squeegee or other application tool is applied.
- at application temperatures above 100° F (38° C) even if only light finger pressure was used for tacking.
- if any part of the film is removed from the original liner and reapplied to the same or another liner.
- solvent from inkjet ink has not completely dried or cured, which affects both slideability and snap-up.

Working with Non-Visible Air Release Channels

Air release channels are a characteristic of films with Comply™ adhesive that allow trapped air to exit through the edges of the graphic.

- The channels will be damaged and effective air removal affected if the user removes and attempts to change liners or reapply the same liner.
- For the best results, always work from the center out to the edges of the graphic to allow trapped air to exit through the air release channels. If the channels are closed off by firm pressure and air is trapped, use an air release tool to aid in removing air bubbles. See [3M Instruction Bulletin 5.4](#) for details.

Stretchability

Many finished graphic constructions can be stretched without primer or relief cuts and maintain lift resistance.

- For Automobiles, Vans and Buses, see [3M Instruction Bulletin 5.36](#) for details and exceptions.
- For Straight trucks, semi-trucks and semi-trailers, see [3M Instruction Bulletin 5.4](#) for details and exceptions.

Primer

3M recommends the use of the following primers on substrates where the film will be stretched, particularly for the edges of the film. Use primer to maximize a graphic's bond to its substrate.

- 3M™ Tape Primer 94
- 3M™ Adhesion Promoter 111

IMPORTANT NOTE

Air Quality Regulations

Air quality regulations on the state and municipal level may restrict or prohibit the use of certain chemicals that contain Volatile Organic Compounds (VOC's). Check with your local state environmental authorities or air quality district to determine whether use of VOC containing products may be restricted or prohibited.

Maintenance and Cleaning

Use a cleaner designed for high-quality painted surfaces. The cleaner must be wet, non-abrasive, without solvents, and have a pH value between 3 and 11 (neither strongly acidic nor strongly alkaline). See [3M Instruction Bulletin 6.5](#) for details.

Removal

Removal may require heat. 3M makes no claims as to the ease or speed of removal. See [3M Instruction Bulletin 6.5](#) for details.

Shelf Life, Storage and Shipping

Shelf Life

The shelf life is **never more than 3 years** from the date of manufacture on the original box.

If you process the film, the shelf life is changed to **1 year** from the processing date, but not later than the 3 year maximum from the manufacturing date.

Storage Conditions

- 40° to 100 °F (4° to 38 °C)
- Out of sunlight
- Clean, dry area
- Original container
- Bring the film to room temperature before use

Shipping Finished Graphics

Flat, or rolled printed side out on 6 inch (15 cm) or larger core. This helps prevent the application tape, if used, from popping off.

Health and Safety

CAUTION

When handling any chemical products, read the manufacturers' container labels and the Safety Data Sheets (SDS) for important health, safety and environmental information. To obtain SDS sheets for 3M products go to [3M.com/SDS](https://www.3m.com/SDS), or by mail or in case of an emergency, call 1-800-364-3577 or 1-651-737-6501.

When using any equipment, always follow the manufacturers' instructions for safe operation.

LEED v4 Credits

This section describes some of the options for acquiring LEED credits using this product.

NOTE: Each application is different. It is the sole responsibility of the end user to evaluate and determine whether the LEED credits listed below are applicable.

ID+C MR Credit, Interiors Life-Cycle Impact Reduction

- Option 1: Interior Reuse - Product can be used to refinish salvaged, refurbished, or reused nonstructural materials.
- Option 2: Furniture Reuse - Product can be used to refinish salvaged, refurbished, or reused furniture and furnishings.

ID+C, BD+C EQ Credit, Low-Emitting Materials

- Product is GREENGUARD GOLD Certified, meaning it is in compliance with the General Emissions Evaluation requirements

BD+C MR Credit, Building Life-Cycle Impact Reduction

- Option 3: Building and Material Reuse - Product can be used to refinish permanently installed interior elements (e.g. walls, doors).

BD+C MR Credit, Furniture and Medical Furnishings

- Option 3: Multi-attribute assessment of products - Product can be used to refinish permanently installed interior elements (e.g. walls, doors).

O+M MR Credit, Purchasing - Facility Maintenance and Renovation

- Product can be used to refinish permanently installed interior elements (e.g. walls, doors)
- Product is GREENGUARD GOLD Certified, meaning it is in compliance with the General Emissions Evaluation requirements

Building Product Disclosure and Optimization Information

Environmental Product Declaration (EPD) or

Life Cycle Analysis (LCA) LCA information available under Confidential Disclosure Agreement

Raw Material Source and Extraction Reporting

Raw Material source and extraction information for this product is considered to be 3M confidential and is therefore not available

Extended Producer Responsibility

Take-back or recycling program for this product is not available

Bio-based Materials

Product does not meet criteria for bio-based materials

Wood Products

Product does not meet criteria for wood-based product

Materials Reuse

Product can be used to refinish salvaged, refurbished, or reused materials and furniture

Recycled Content

Product does not contain pre- or post-consumer recycled content

Material Ingredient Reporting

Product ingredient information for this product is considered to be 3M confidential and is therefore not available

3M™ Envision™ Print Wrap Film

GreenScreen Benchmark or Cradle to Cradle Certification

Assessment or Certification not available on this product

REACH Optimization

REACH Substance of Very High Concern certifications are on www.3M.com/SDS (US) or 3M.com/SVHC (Europe)

Location Valuation Factor

Based on supply chain, this product would not meet location valuation factor requirements of being extracted, manufactured, and purchased within 100 miles.

Commercial Solutions

3M Center, Building 220-12E-04
St. Paul, MN 55144

1-800-328-3908
3M.com/Graphics

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Revision D, February 2020 Please recycle.





May 1, 2023

Abraham Fogel, GGEP
Senior Community Planner
Community Sustainability Department
City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461

Re: Proposed Mural Installation at 920 N. Dixie Hwy, Lake Worth Beach, FL 33460

Project Description:

The Chill Room proposes to install an artistic rendering of a “Fijian Beach” scene on the south side of our building at 920 N. Dixie Highway, Lake Worth Beach, FL 33460. The material used is a 3M 480cv3 Printable Vinyl Adhesive with UV protection. This product comes with a 4-7 year warranty against defects or erosion. The artwork was created by James Deluce of Deluce Designs and the vinyl adhesive material will be installed by All Wrapped Up Signs & Graphics, 1246 Arrowhead Point Road, Loxahatchee, FL 33470.

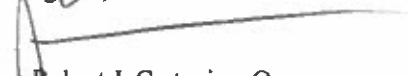
Justification Statement:

The goal and objectives are to create a scenic mural that will beautify the property and take eyes off of the parking lot on the same side. We chose this scene because we see a “beach” as emblematic of the immediate vicinity of Lake Worth Beach and, particularly a “Fijian beach” because that is in keeping with the origins of some of the products we serve in our establishment.

The mural wraps around the front top portion of the building providing continuity of art however this section serves primarily as a depiction of our brand logo on the front side of our building. This will be lit at night with LED lighting that will provide complete coverage of the sign so that our brand is visible from the street at all times. Again, this low-tech approach is meant to beautify the property like the way Tuppen’s Marine Center has artwork on its building.

Thank you for your kind consideration.

Regards,



Robert J. Cartagine, Owner
The Chill Room



THE DROWSY POET
COFFEE COMPANY

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PLANNING AND ZONING BOARD REPORT

PZB Project Number 23-00500010: A conditional use permit request for a ±3,404 square foot Medical Office (outpatient clinic/medical office use) located at 1622 North Federal Highway. The subject property is zoned Mixed Use – Federal Highway and has a Mixed Use – East (MU-E) future land use designation.

Meeting Date: July 19, 2023

Property Owner: INDIAN CHASE PARTNERS LLC

Applicant: Fernando Capetillo – Amel Therapy Center

Address: 1622 North Federal Highway

PCNs: 38-43-44-15-16-008-0010

Size: 0.4362 – Acre Lot / ±3,404 square feet existing structure

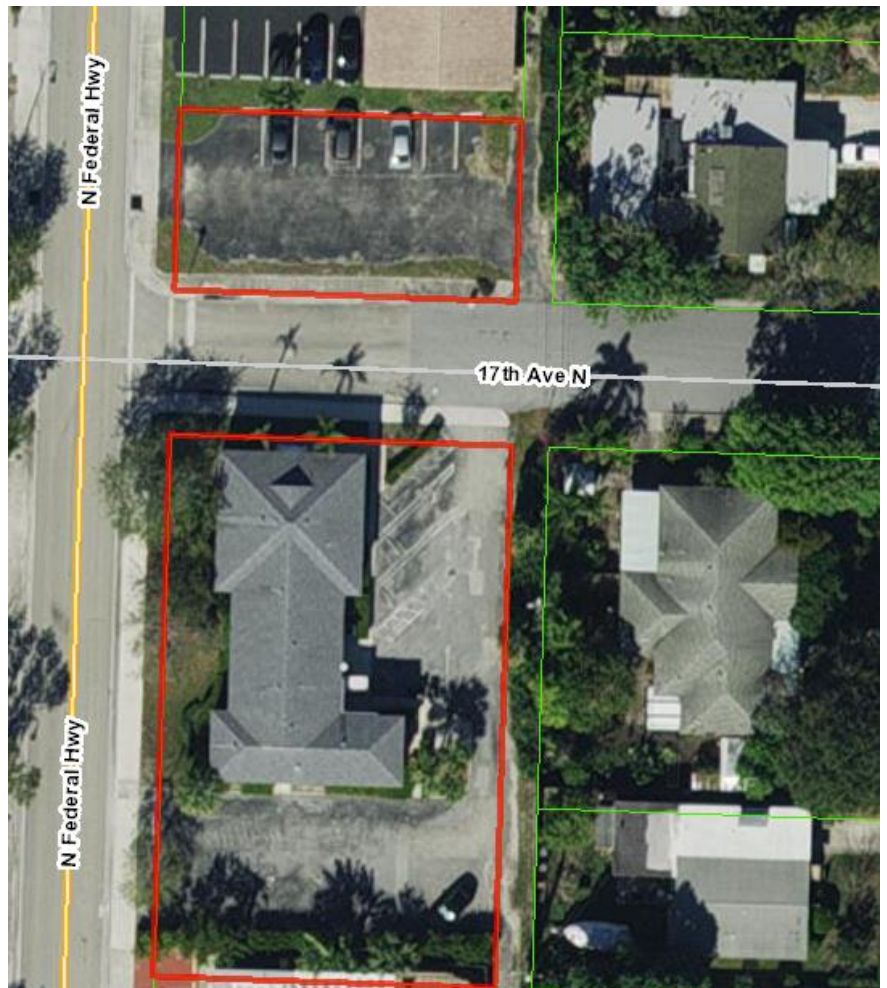
General Location: On the northeast and southeast corner of North Federal Highway and 17th Avenue North

Existing Land Use: Vacant Office Building

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

Zoning District: Mixed Use – Federal Highway (MU-FH)

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 use is consistent with the Comprehensive Plan, Strategic Plan, and LDRs as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on page 5 of this report.

PROJECT DESCRIPTION

The applicant, Fernando Capetillo on behalf of Amel Therapy Center, is requesting a **Conditional Use Permit (CUP)** to establish a medium-intensity (up to 7,500 square feet of use area) medical office use (outpatient clinic/medical office) in the Mixed Use – Federal Highway (MU-FH) zoning district. According to the applicant’s justification statement, the medical office will provide counseling sessions and group therapy. The subject property is located on the northeast and southeast corner of North Federal Highway and 17th Avenue North.

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 structure was constructed in 1961.

Use: The property’s use is vacant office building.

Code Compliance: There are no active code cases associated with this 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). 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 the central commercial core and major thoroughfares of the City. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. While mixed-use projects are allowed on a single site, it is not a requirement that each site within the category incorporate multiple uses. Zoning regulations implementing the Mixed Use – East category shall permit the establishment and expansion of residential (including single family, two-family and multi-family), office, service and commercial retail uses either as uses permitted by right or through conditional use permit provisions. All buildings are required to provide transitional buffering and design features to mitigate impact of the MU-E sites adjacent to residential zoning districts. The proposed request is seeking to add a medium-intensity medical office to be allowed in the existing ±3,404 square foot vacant office building.

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, IV.D, and V.E of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base, influence the supply and expansion of jobs, and support and foster an environment of inclusion and social consciousness. Because the proposed Conditional Use permit will allow for the establishment of a medium-intensity medical office use that will contribute towards the City’s tax base, sustain or increase jobs, and foster inclusion the proposal is consistent with Pillar IV.A, Pillar IV.D, and Pillar V.E.

Based on the analysis above, the proposed Conditional Use Permit, as conditioned, are 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 – Federal Highway (MU-FH)** zoning district is intended to provide for limited retail, office, hotel/motel and low-density multiple-family residential development. Provision is made for the establishment of the following nonresidential uses: (1) Low intensity office uses; (2) Low intensity personal service uses; (3) Residential apartments as secondary uses in structures with office uses as primary uses; and, (4) Hotels and motels.

Analysis: The applicant is requesting a Conditional Use Permit for medium-intensity (use area less than 7,500 square feet) medical office. Based on the data and analysis provided by the applicant, the proposed conditional use is not anticipated to impact the surrounding area greater than multiple uses permitted by right. The building will be served by municipal services, including water, sewer, refuse, fire and police. The site is located on a major collector roadway. Therefore, no additional public expenditures are required to service the proposed use.

The medical office is subject to LDR Section 23.3-6. A medical office use requires a Conditional Use Permit and is also subject to additional supplemental regulations per LDR Section 23.4-13(c)15, *Medical related uses*. The use is consistent with the intent of the MU-FH zoning district as conditioned. The analysis for the conditional use permit is provided in the section below and is consistent with the review criteria located in Attachment A. The proposed medical office use is also consistent with the additional supplemental regulations located in Attachment A.

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 of approval by the development review official is provided on page 2 of this report.

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 1961. The existing site conditions do not conform to the current LDRs. Therefore, the nonconformities section (23.5-3) of the Land Development Regulations is applicable. The property includes a parcel on the north side of 17th Avenue North that accommodates surplus parking. There is no landscaping other than existing turf. As a result, there is no screening of the vehicular use area. This is nonconforming with the LDRs which require parking areas to fully screened from the right-of-way and neighboring properties. The existing nonconformities are not proposed to be increased by the subject Conditional Use Permit request. Further, staff has proposed landscape conditions of approval that will reduce the nonconformities with the City's landscape code. **The proposed Conditional Use Permit is consistent with the City's LDRs based on the following data and analysis:**

Per LDRs Section 23.4-10.f)2.A., Exceptions (Off-street Parking). *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 for a conditional use without increasing the existing building floor area, and as such additional parking is not required. The site currently has 19 total parking spaces including one (1) handicap space. Per LDR Section 23.4-10(f)(B), 1 space per 250 gross square feet of space is required for medical offices. Therefore, a minimum of 14 spaces is required which the site exceeds.

Signage: Signage is required to comply with the size and design requirements in the Land Development Regulations. Any proposed signage will be reviewed at building permit for consistency with these requirements. Any changes to the existing monument/freestanding sign shall bring it into conformance.

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: A landscape plan was found in the City's property records. The existing nonconforming property is lacking required landscaping and is not meeting the intent of LDR Section 23.6-1, *Landscape regulations* and LDR Section 23.2-31.j), *Design guidelines for major thoroughfares*. Staff is proposing conditions to ensure that the site is brought into conformity to the greatest extent feasible and reduce the nonconformity with both the LDRs and Major Thoroughfare Design Guidelines. This will include extending the landscaping along North federal Highway to adequately screen the parking areas and installing a new screened refuse area. In addition, the landscape areas on the perimeter of the northern parking lot shall include shrubs and shade trees in accordance with current landscape requirements.

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 Permit is in general harmony with the surrounding area and consistent with development of the corridor. The requested use is an anticipated use in the MU-FH zoning district. The proposed use will not result in less public benefit nor will it result in more intensive development than anticipated in the zoning district in the comprehensive plan. However, it was noted in the review that there is no existing screened refuse area on the property and additional landscaping will be required. Therefore, staff has proposed conditions of approval addressing these concerns.

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

Staff Analysis: The proposed Conditional Use Permit is not anticipated to impact the surrounding area greater than uses allowed on the property and within the zoning district. The building is already served by municipal services, including water, sewer, refuse, fire and police. No additional public expenditures are required to service the proposed use. The site is located on a major collector, and as such traffic flow and movements related to the proposed use is not anticipated to negatively impact the street greater than a use permitted by right. The proposed use will not change the

existing on-site traffic circulation. Staff has proposed landscaping conditions of approval to ensure adequate screening is provided of the vehicular use area and compliance with the LDRs and Major Thoroughfare Design Guidelines.

Section 23.2-29.g) Additional requirements.

Staff Analysis: As of the date of this report transmittal, there is no active code compliance case for the subject property.

CONCLUSION AND CONDITIONS

The Mixed Use – Federal Highway (MU-FH) zoning district is intended to provide for limited retail, office, hotel/motel and low-density multiple-family residential development. Based on the data and analysis in this report and the supporting materials by the applicant, the requested medical office use is not anticipated to negatively impact adjacent properties as conditioned. Further, the proposed Conditional Use Permit will be compatible with the neighboring uses in the Federal Highway corridor. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning, and Landscaping

1. The medical office shall comply with the following supplemental regulations per LDR Section 23.4-13(c)15., *Medical related uses*:
 - a. Hours of operation shall be weekdays anytime between 8:00 a.m. to 8:00 p.m.
 - b. All medical services to be provided at said location must be included on the business license application and updated annually should the array of services change or expand. Changes in services and/or expansion of types of services will be evaluated to determine whether the additional services would constitute an expansion of use requiring an updated conditional use approval.
 - c. No outdoor storage, outdoor activities, or patient areas, including smoking areas, are permitted.
2. An issued building permit and concurrent minor site plan shall be required prior to the issuance of a business license to install a new refuse enclosure and to install new landscaping to reduce nonconformities with the landscape code in so far as feasible per LDR Section 23.6-1 as follows:
 - a. Extend landscaping along the southwest corner of the property to adequately screen the parking area.
 - b. Supplement the landscaping to match the approved landscape plan on file. Plant substitutions may be reviewed by the City's Horticulturalist.
 - c. Add shrubs and shade trees to the perimeter of the northern parking lot.
 - d. Remove existing non-native invasive Queen Plants from the north side of the property adjacent to 17th Avenue North and replace with native shade trees.
 - e. Remove and replace the existing low-quality Live Oak tree located on the north side of the property adjacent to the parking area entrance.
 - f. Add one live Oak tree in the southern portion of the landscape bed that is adjacent to North Federal Highway.
 - g. Restore/replace all dead turf areas.
 - h. Provide a new screened refuse enclosure.
 - i. Resurface, replace, and/or repair the parking areas based on staff's assessment from a site visit.
 - j. A minimum of 75% of the new plant material must be native to South Florida.

The improvements shall be completed within one (1) year of the subject CUP's approval.
3. Coordinate with Public Works on the location and screening of the refuse area. The location of the screened refuse area shall comply LDR requirements and be approved by the Public Works Department.
4. A new unity of title or evidence of an existing unity of title to combine the parcels shall be required prior to the issuance of a business license.
5. All uses shall meet all the requirements and stipulations set forth in City Code Section 15-24, Noise control.
6. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License.

7. The City shall revoke the business license and the approval of the conditional use permit if the property is declared a chronic nuisance as result of or related to the operations of either the requested uses.
8. All uses shall comply with the use occupancy requirements for each tenant space as required by the Florida Building Code.
9. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations. Any changes to the existing monument/freestanding sign shall bring it into conformance.

Electric Utility

1. If any changes will be required to the electric service at this location, the electric utility will require voltage and load calculations along with a riser diagram before or at the time of application for a building permit.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for PZB Project Number 23-00500010 Conditional Use Permit for a medical office 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 PZB Project Number 23-00500010 Conditional Use Permit for a medical office. 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. Conditional Use Findings
- B. Application Package (survey/site plan, floor plan, and supporting documents)

ATTACHMENT A - Findings for Granting Conditional Uses

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
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**

Sec. 23.4-13.(c)15. - Administrative uses and conditional uses/Standards/Medical related uses	Analysis
1. <i>All such uses shall front a major thoroughfare;</i>	In compliance
2. <i>Hours of operation shall be weekdays anytime between 8:00 a.m. to 8:00 p.m., unless an operational waiver allowing expanded hours is granted by the appropriate board. A waiver may be granted if it can be established that operating hours beyond the specified times will not constitute a nuisance or negatively affect surrounding properties. Under no circumstances shall a waiver be granted if the property is located next to a residential zoning district;</i>	In compliance as conditioned
3. <i>Sufficient/adequate parking shall be documented to serve the needs of the doctors, staff, clients and patients of said use;</i>	In compliance
4. <i>In the DT zoning district, said uses may be established only if fronting Dixie Highway. No waiver or variance shall be granted for this requirement;</i>	Not applicable
5. <i>Said uses may not be established on properties that have frontages on either Lake Avenue or Lucerne Avenue. No waiver or variance shall be granted for this requirement;</i>	Not applicable
6. <i>Once established, said use may not be expanded without conditional use approval regardless of increased size of use;</i>	In compliance as conditioned
7. <i>All medical services to be provided at said location must be included on the business license application and updated annually should the array of services change or expand. Changes in services and/or expansion of types of services will be evaluated to determine whether the additional services would constitute an expansion of use requiring an updated conditional use approval.</i>	In compliance as conditioned

Justification Statement :

1. All such uses shall front a major thoroughfare. YES
2. Hours of operation shall be weekdays anytime between 8:00 a.m. to 8:00 p.m. Yes
3. Sufficient/adequate parking shall be documented to serve the needs of the doctors, staff, clients and patients of said use. YES
4. In the DT zoning district, said uses may be established only if fronting Dixie Highway. No waiver or variance shall be granted for this requirement. NOT APPLICABLE
5. Said uses may not be established on properties that have frontages on either Lake Avenue or Lucerne Avenue. No waiver or variance shall be granted for this requirement. NOT APPLICABLE
6. Once established, said use may not be expanded without conditional use approval regardless of increased size of use. NOT NEEDED
7. All medical services to be provided at said location must be included on the business license application and updated annually should the array of services change or expand. Changes in services and/or expansion of types of services will be evaluated to determine whether the additional services would constitute. WE AGREE



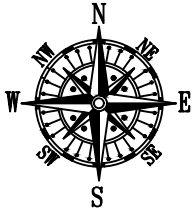
PROPERTY ADDRESS:

1622 NORTH FEDERAL HIGHWAY
LAKE WORTH, FL 33460

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



LAW OFFICE OF RICK KOZELL

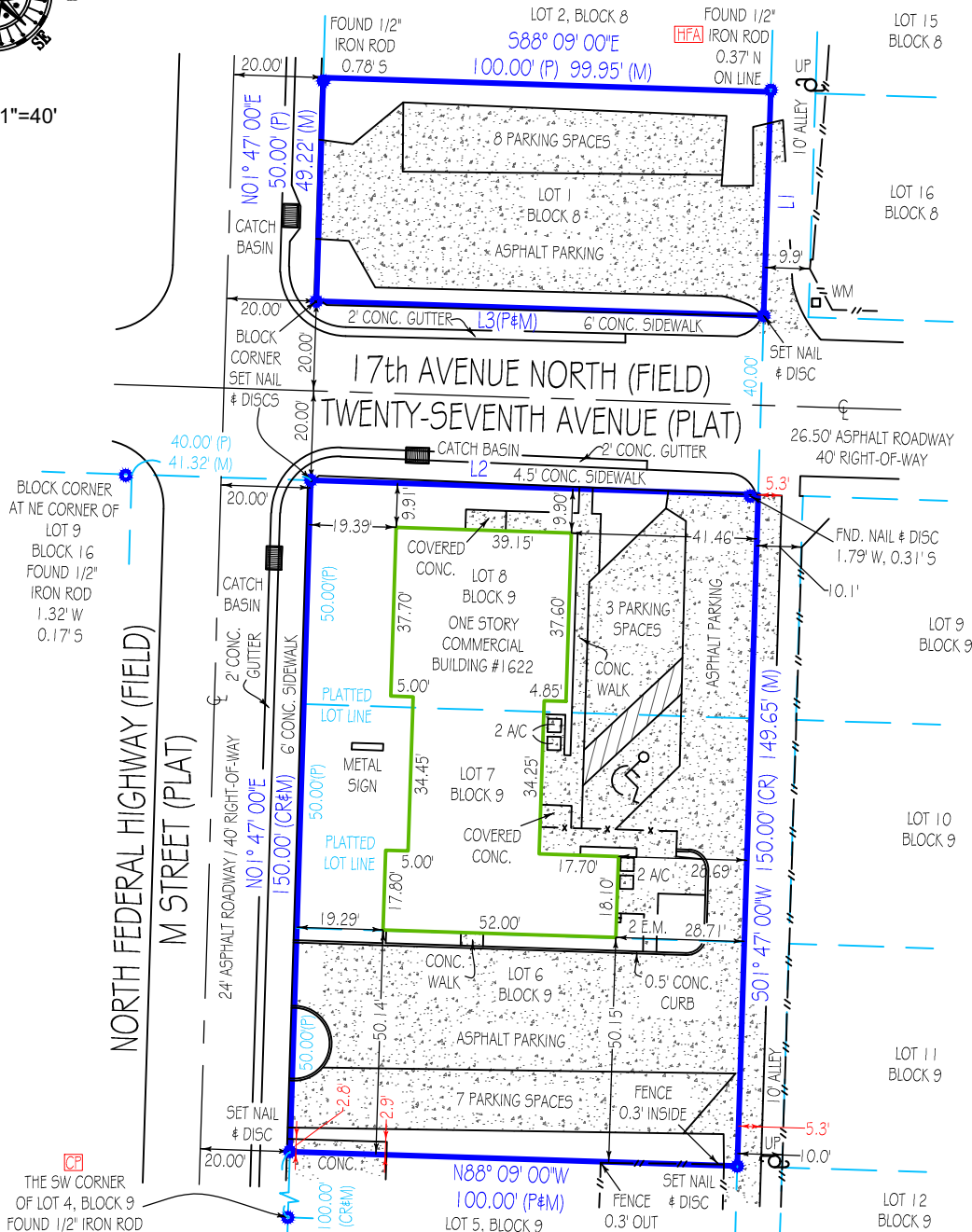


SCALE: 1"=40'

BEARING REFERENCE:
SOUTHERLY LINE OF SUBJECT LOT AS N88° 09' 00"W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



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



LINE TABLE		
	BEARING	DISTANCE
L1(P)	S01° 47' 00"W	50.00'
L1(M)	S01° 47' 00"W	50.37'
L2(P)	S88° 09' 00"E	100.00'
L2(M)	S88° 09' 00"E	98.23'
L3	N88° 09' 00"W	100.00'

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

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

- ASPHALT PARKING CROSSES THE BOUNDARY LINE ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- NEIGHBOR CONCRETE SURFACE CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

Job Nr: 149188-SE

Date of Field Work: 07/26/2022

Drawn by: A.I.

LANDTEC

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TYPE OF SURVEY: <input checked="" type="checkbox"/> BOUNDARY <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): Purchase/Refinance
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LEGAL DESCRIPTION:

LOTS 6, 7 AND 8, BLOCK 9, THE PALM BEACH FARMS CO. PLAT NO. 5 OF NORTH LAKE WORTH, AS RECORDED IN PLAT BOOK 5, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LOT 1, BLOCK 8, THE PALM BEACH FARMS CO. PLAT NO. 5 NORTH LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:
 1622 NORTH FEDERAL HIGHWAY
 LAKE WORTH, FL 33460

INVOICE NUMBER: 149188-SE
DATE OF FIELD WORK: 07/27/2022

CLIENT FILE: 22-201

CERTIFIED TO
 LAW OFFICE OF RICK KOZELL
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 INDIAN CHASE PARTNERS, LLC

FLOOD ZONE: X
FLOOD MAP: 12099C
PANEL: 0593
SUFFIX: F
PANEL DATE: 10/05/2017

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- ASPHALT PARKING CROSSES THE BOUNDARY LINE ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- NEIGNBOR CONCRETE SURFACE CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH DE = DRAINAGE EASEMENT P = PLAT B.S.L = BUILDING SETBACK LINE EL OR ELEV = ELEVATION PC = POINT OF CURVE C/O = CLEANOUT EM = ELECTRIC METER PCC = POINT OF COMPOUND CURVE CA = CENTRAL ANGLE FIR = FOUND IRON ROD PH = POOL HEATER CATV = CABLE TV RISER FND = FOUND NAIL PI = POINT OF INTERSECTION CF = CALCULATED FROM FIELD HFA = HELD FOR ALIGNMENT POB = POINT OF BEGINNING CH = CHORD DISTANCE L = LEGAL DESCRIPTION POC = POINT OF COMMENCEMENT CONC. = CONCRETE M = MEASURED PP = POOL PUMP CP = CONTROLLING POINT OHC = OVERHEAD CABLE PRC = POINT OF REVERSE CURVE OR = CALCULATED FROM RECORD	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = WELL = LIGHT POLE = CENTER LINE = HANDICAP PARKING SPACE = CATCH BASIN = PARTY WALL = FIRE HYDRANT = AIR CONDITIONER = SEC. QTR. CORNER = MANHOLE = SEPTIC LID = WATER VALVE X = ELEV. SHOT = SECTION CORNER = WATER METER	LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE
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GENERAL NOTES:

- 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.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 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.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 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 ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

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 HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

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

SIGNATURE _____ DATE: 07/27/2022
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

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LICENSED BUSINESS No. 8007

PLANNING AND ZONING BOARD REPORT

PZB Project Number 23-00500006: A conditional use permit request for a ±2,622 square foot Minor Vehicular Service and Repair use located at 326 South H Street. The subject property is zoned Artisanal Industrial (AI) and has an Artisanal Mixed Use (AMU) future land use designation.

Meeting Date: July 19, 2023

Property Owner: Barry Johnson

Applicant: Sergio Molina – Molina Auto Repair Corp.

Address: 326 South H Street

PCNs: 38-43-44-21-15-119-0030 and 38-43-44-21-15-119-0040

Size: 0.3243-Acre Lot / 2,622 square foot existing structure

General Location: East side of South H Street, between 3rd Avenue South and 4th Avenue South

Existing Land Use: Warehouse

Current Future Land Use Designation: Artisanal Mixed Use (AMU)

Zoning District: Artisanal Industrial (AI)

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. Staff recommends that the Planning and Zoning Board reviews this information to determine if the proposed Conditional Use Permit (CUP) meets the criteria of the Comprehensive Plan and LDRs. If the Planning and Zoning Board approves the request, conditions of approval have been provided on pages 5 and 6 of this report.

PROJECT DESCRIPTION

The applicant, Sergio Molina on behalf of Molina Auto Service Corp., is requesting a **Conditional Use Permit (CUP)** to establish a Minor Vehicular Service and Repair use ($\pm 2,622$ square feet) in the Artisanal Industrial (AI) zoning district located at 326 South H Street. According to the applicant's justification statement, the services provided will include oil changes, tire rotation, diagnosing, and maintenance in all types of cars. All repairs will be performed inside the building. The hours of operation will be 8 AM to 6 PM. The subject site is located on the east side of South H Street, between 3rd Avenue South and 4th Avenue South.

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 structure was constructed in 1955.

Use: The property's use is warehouse

Code Compliance: There are no active code cases associated with this property.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Artisanal Mixed Use (AMU). Per Policy 1.1.1.9, The AMU FLU is intended provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 50% non-residential and 50% residential. The implementing zoning district is AI. Zoning regulations implementing the Artisanal Mixed Use land use category shall permit arts-related industrial uses of low to moderate external impacts. Development in the Artisanal Mixed Use land use category should be guided to minimize negative impacts on nearby residential areas. The proposed request is seeking to add a Minor Vehicular Service and Repair use within the existing $\pm 2,622$ square foot building.

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, IV.D, and V.E of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base, influence the supply and expansion of jobs, and support and foster an environment of inclusion and social consciousness. Because the proposed Conditional Use permit will allow for the establishment of a Minor Vehicular Service and Repair use that will sustain or increase jobs, and foster inclusion the proposal is consistent with Pillar IV.A, Pillar IV.D, and Pillar V.E.

Based on the analysis above, the proposed Conditional Use Permit request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the City's Land Development Regulations

The Artisanal Industrial (AI) zoning district is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The artisanal industrial district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The industrial district implements the industrial land use category of the Lake Worth Comprehensive Plan.

Analysis: The applicant is requesting a Conditional Use Permit for a Minor Vehicular Service and Repair use. Based on the data and analysis provided by the applicant, the proposed conditional use is not anticipated to impact the surrounding area greater than multiple uses permitted by right. The building will be served by municipal services, including water, sewer, refuse, fire and police. The site is located on a local roadway. Therefore, no additional public expenditures are required to service the proposed use. However, there is no screened refuse area on the property. Additionally, a unity of title is required so that the parcel meets the minimum lot width and minimum area requirements for the use. A condition of approval has been added to require the unity of title prior to the issuance of a business license.

The vehicular use is subject to LDR Section 23.3-6. A Minor Vehicular Service and Repair use requires a Conditional Use Permit and is also subject to additional supplemental regulations per LDR Section 23.4-13(c)4, *Vehicular services and repair facilities – Major or minor, or repair and maintenance services – Major*. The use is consistent with the intent of the AI zoning district as conditioned. The analysis for the conditional use permit is provided in the section below and is consistent with the review criteria located in Attachment A. The Minor Vehicular Service and Repair use is also consistent with the additional supplemental regulations located in Attachment A.

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 completed construction in the 1950's. The building and site currently 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:**

Per LDRs Section 23.4-10.f)2.A., Exceptions (Off-street Parking). *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: There is a deficit of on-street parking in the area due to the illegal usage of the right-of-way for outdoor storage of vehicles by other businesses, which impacts customer parking for all businesses in the area. Therefore, it is important that the subject Minor Vehicular Service and Repair use provides sufficient off-street parking to ensure that the proposed new business does not further contribute to the on-street parking issues. Further, outdoor storage is not permitted in this zoning district. The site currently has a large parking area; however, the surface is shellrock and there is no striping of spaces. Staff has added conditions of approval that will require improvement of the parking area to provide a minimum of three (3) parking spaces for each service bay plus one parking space for each three hundred (300) square feet of non-service enclosed area per LDR Section 23.4-13(c)4. In addition, the shellrock shall be replaced by a code-compliant impervious or semi-pervious material. The parking lot shall also be required to comply with the landscape requirements for parking areas.

Signage: Signage is required to comply with the size and design requirements in the Land Development Regulations. Any proposed signage will be reviewed at building permit for consistency with these requirements. Any changes to the existing monument/freestanding sign shall bring it into conformance.

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 nonconforming property is lacking required landscaping and is not meeting the intent of LDR Section 23.6-1, *Landscape regulations*. Staff is proposing conditions to ensure that the site is brought into conformity to the greatest extent feasible and reduce the nonconformity with the LDRs. This will include new landscape buffers [five-foot wide with shrubs and shade trees every twenty-five (25) linear feet on center per LDR Section 23.4-13(c)4] to adequately screen the parking area from the right-of-way and abutting properties and installing a new screened refuse area. In addition, the existing chain-link fencing with barbed wire, abutting South H Street, shall be removed and can be replaced with a code-compliant fence material. New shrubs and shade trees shall be installed in the front yard and in the parking area in accordance with current landscape requirements. The applicant shall be required to comply with the City's landscape requirements in so far as feasible on the subject nonconforming site.

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, as conditioned, is in general harmony with the surrounding area as the proposed conditions would require improving the off-street parking area, limiting business activities to indoor only, and improving the landscaping of the property. The Minor Vehicular Service and Repair use is an anticipated use in the AI

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 services provided will include oil changes, tire rotation, diagnosing, and maintenance in all types of cars. All repairs will be performed inside the building. The hours of operation will be 8 AM to 6 PM. The building is already served by municipal services, including water, sewer, refuse, fire and police. The site is located on a local roadway. Therefore, no additional public expenditures are required to service the proposed use. However, there is no screened refuse area on the property. Additionally, a unity of title is required so that the parcel meets the minimum lot width requirements for the use. A condition of approval has been added to require the unity of title prior to the issuance of a business license.

Section 23.2-29.g) Additional requirements.

Staff Analysis: As of the date of this report transmittal, there is no active code compliance case for the subject property.

CONCLUSION AND CONDITIONS

The Artisanal Industrial (AI) zoning district is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The artisanal industrial district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. As the proposed use is not an industrial related use to the arts, staff recommends that the Planning and Zoning Board reviews this information to determine if the proposed Conditional Use Permit (CUP) meets the criteria of the Comprehensive Plan and LDRs. If the Planning and Zoning Board approves the request, conditions of approval have been provided below:

Planning & Zoning, and Landscaping:

1. The minor vehicular service and repair is to be (per LDR Section 23.1-12): A business providing brake repairs, tire repair and installation, muffler replacement, and oil changes not including repairs to the drive train or requiring the removal of the engine block, drive train or other major engine components. This includes establishments engaged in the installation, maintenance and repair of motor vehicle parts or systems that require basic standard maintenance and shall include but not be limited to: air conditioning systems, audio systems, brakes, oil and fluid changes, shock absorbers, tune-ups, window tinting, washing and detailing, and wheel alignment and balancing for automobiles, trucks, and motorcycles. Any minor vehicle service and repair use that requires outdoor storage or activities and overnight parking of vehicles being serviced will be considered a major vehicle service and repair use.
2. No on-street parking of vehicles being serviced is permitted.
3. Major vehicular service and repair is prohibited which includes repairs to transmissions.
4. The vehicular use shall comply with the following supplemental regulations per LDR Section 23.4-13(c)4:
 - a. No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.
 - b. All pits and hydraulic hoists shall be located entirely within a building. Lubrication, washing, repairs and service shall be conducted within the building.
 - c. The site must be provided with a five-foot wide perimeter planting area with shade trees planted every twenty-five (25) linear feet on center. A hedge must also be maintained within the required planting area.
5. Outdoor storage is not permitted.
6. A unity of title to combine the parcels shall be required prior to the issuance of a business license.
7. Prior to the issuance of a business license, an issued building permit and concurrent minor site plan shall be required and the work shall be completed to install a new refuse enclosure and to install new landscaping to reduce nonconformities with the landscape code in so far as feasible per LDR Section 23.6-1 as follows:

- a. Installing a new five-foot wide landscape buffer with shrubs and shade trees planted every twenty-five (25) linear feet on center.
 - b. Providing a new screened refuse enclosure.
 - c. Removing the existing chain-link fencing with barbed wire, abutting South H Street. It may be replaced with new fencing that is code compliant.
 - d. Installing new shrubs and shade trees in the front yard of the property and landscaping in the parking lot area for consistency with the City's landscape requirements in so far as feasible.
 - e. A minimum of 75% of the new plant material must be native to South Florida.
 - f. Striping the parking lot area. A dustless material in lieu of the existing shellrock shall be provided within the impervious surface limitations of the zoning district.
 - g. Complying with all applicable landscape requirements for parking areas.
8. Coordinate with Public Works on the location and screening of the refuse area. The location of the screened refuse area shall comply LDR requirements and be approved by the Public Works Department.
 9. The use, handling, production and storage of regulated substances in wellfield zones as defined in the PBC Unified Land Development Code shall be prohibited as provided for in the requirements of the PBC Wellfield Ordinance (ULDC, Article 14, Chapter B).
 10. Prior to the issuance of a business license, the business shall contact the City Engineer's office to confirm if additional pollution prevention or other utility requirements are required. A copy of the PBCERM Affidavit shall be provided.
 11. All uses shall meet all the requirements and stipulations set forth in City Code Section 15-24, Noise control.
 12. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License.
 13. The City shall revoke the business license and the approval of the conditional use permit if the property is declared a chronic nuisance as result of or related to the operations of either the requested uses.
 14. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations. Any changes to the existing monument/freestanding sign shall bring it into conformance.

Electric Utility

1. If any changes will be required to the electric service at this location, the electric utility will require voltage and load calculations along with a riser diagram before or at the time of application for a building permit.

BOARD POTENTIAL MOTION:

I move to **approve** PZB Project Number 23-00500006 with staff recommended conditions for a **Conditional Use Permit** request to establish a Minor Vehicular Service and Repair use 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 23-00500006 for a **Conditional Use Permit** request to establish a Minor Vehicular Service and Repair use. 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 Conditional Uses
- B. Application Package (Survey & Justification Statement)

ATTACHMENT A - Findings for Granting Conditional Uses

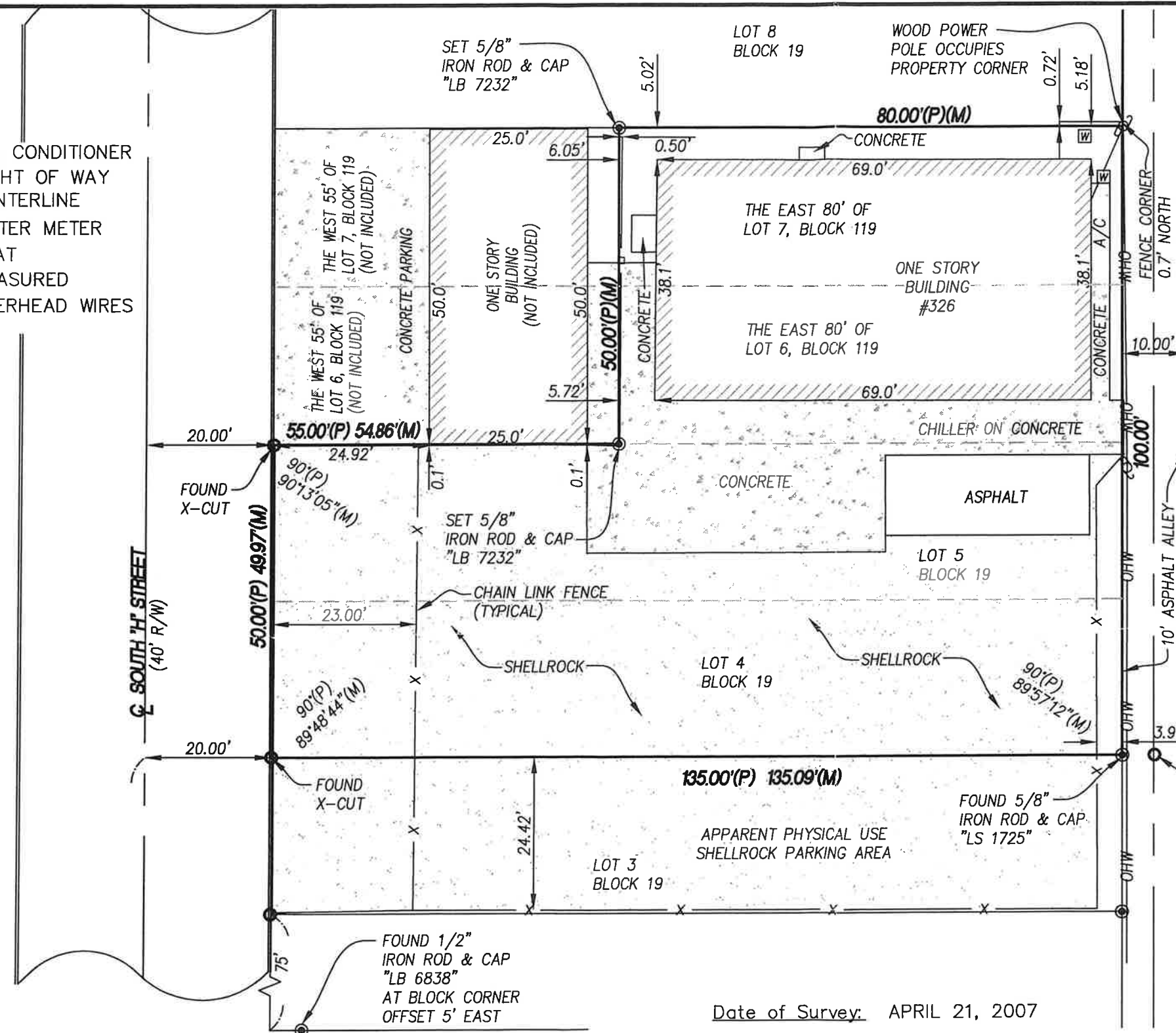
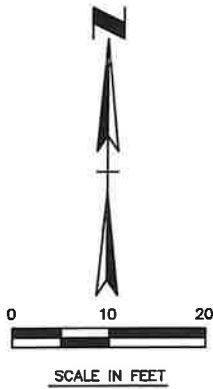
Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur 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
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**

Sec. 23.4-13.(c)4. - Administrative uses and conditional uses/Standards/ Vehicle service and repair facilities—Major or minor, or repair and maintenance services—Major	Analysis
1. <i>Minimum lot frontage. Seventy-five (75) feet.</i>	In compliance as conditioned through Unity of Title
2. <i>Minimum site.</i> Minor - Site: Ten thousand (10,000) square feet; minimum area per business/tenant on a multiple tenant/business site: One thousand (1,000) square feet.	In compliance combined area of 0.3243 acres
3. <i>Location of equipment, facilities and services. All pits and hydraulic hoist shall be located entirely within a building. Lubrication, washing, repairs and service shall be conducted within the building.</i>	In compliance
4. <i>Landscape requirements. The site must be provided with a five-foot wide perimeter planting area with shade trees planted every twenty-five (25) linear feet on center. A hedge must also be maintained within the required planting area.</i>	In compliance as conditioned
5. <i>Buffering/screening. A masonry wall shall be erected to a height of not less than six (6) feet where the proposed site is within twenty-five (25) feet of a residential district, in addition to the landscaping requirements outlined above. Said wall shall be finished with a graffiti-resistant paint.</i>	Not applicable
6. <i>Minimum parking requirements. Three (3) parking spaces for each service bay (if applicable) plus one parking space for each three hundred (300) square feet of non-service enclosed area. Applicable parking requirements in section 23.4-10 apply to all other use areas. All vehicles shall be parked in designated storage areas, except for vehicles dropped off by customers or placed for temporary customer pick-up in parking spaces designated on an approved site plan not visible from the public right-of-way. These vehicles may be temporarily parked in these designated parking spaces, not to exceed a maximum of one twenty-four-hour period.</i>	In compliance as conditioned
7. <i>Hours. No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.</i>	In compliance as conditioned
8. <i>Outdoor storage may be permitted as accessory to vehicle service and repair-major and repair and maintenance services-major in I-POC only, provided the outdoor storage area is fully screened from any public rights-of-way and adjacent properties as consistent with section 23.4-19, outdoor storage, and all equipment, parts and vehicles are stored on an impermeable paved surface.</i>	In compliance as conditioned

LEGEND

- A/C = AIR CONDITIONER
- R/W = RIGHT OF WAY
- ⊕ = CENTERLINE
- ⊞ = WATER METER
- (P) = PLAT
- (M) = MEASURED
- OHW = OVERHEAD WIRES



SURVEYORS' NOTES

1. BEARINGS BASE: RELATIVE TO THE CENTERLINE OF SOUTH H STREET.
2. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "C" PANEL# 1202130002 C DATED: 9/30/1982
3. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS INVALID.
5. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
6. EQUIPMENT USED: TOPCON GTP 3005W, ELECTRONIC TOTAL STATION.
7. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
8. SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT.

Date of Survey: APRIL 21, 2007

Property Address:
326 SOUTH H STREET
LAKE WORTH, FL 33460

This Survey is for the benefit of only the following parties:

- 1) BARRY L. JOHNSON
- 2) WACHOVIA BANK, N.A., COMMERCIAL LOAN SERVICING DEPT.
its successors and/or assigns as their interests may appear
- 3) FLAGLER TITLE COMPANY
- 4) CHICAGO TITLE INSURANCE COMPANY



BOUNDARY SURVEY

DESCRIPTION

LOT(S) 4 AND 5, AND THE EAST 80 FEET OF LOT(S) 6 AND 7, BLOCK 119, THE PALM BEACH FARMS CO., PLAT NO. 2, TOWNSITE OF LUCERNE, N/K/A LAKE WORTH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 29. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

This drawing and the prerequisite field survey have been prepared to conform with the applicable Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.

Thomas E. Whidden
Professional Surveyor and Mapper
Florida License Number LS6225

WHIDDEN SURVEYING & MAPPING, INC.

8100 Belvedere Road
Suite #13
West Palm Beach, Florida 33411
Phone: (561) 790-5515
Fax: (561) 790-6557

AUTHORIZATION No. LB7232

Justification Statement

Dear City of Lake Worth Beach

The purpose of this project is to provide minor auto repair. There are two lots Lot 1: 0.2468 and Lot 2: 0.0775, for a total of 14,126.51 sq ft. All repairs will be performed inside the building like routine servicing of cars and trucks, such as oil changes, tire rotation, diagnosing and transmissions maintenance in all types of cars.

The lot will meet landscaping requirements with healthy plants, trees, and hedges. It will have a planting area with shade trees planted every twenty-five linear feet in the center. Also, hedges will be maintained within the required planting area.

There are no residential properties within 25 feet of the property. The closest residential lot is at the corner of S. H Street and 4th Ave S., but it is farther than 25 feet. That house has been recently demolished and now sits as a vacate lot. As far as the facing for the property we will be keeping the same chain link fence it has currently and we will be adding privacy fence slat.

The property will house more than 16 parking spaces. All vehicles will be parked in designated areas, except for vehicles dropped off by customers or vehicles placed for temporary customer pickup in parking spaces designated on an approval site and it will not exceed 24 hours. All parking will be used within our property line.

The Hours of operation for this business will be from 8am to 6pm. No outdoor storage will be needed because we are only doing minor repairs.

Sincerely,

Sergio R. Molina Rivera
CEO of Molina Auto Repair

PLANNING AND ZONING BOARD REPORT

PZB Project Number 23-01500003: Consideration of a waiver to allow a new ground changeable copy sign for an institutional use at 1901 12th Avenue South. The property is zoned Single-Family Residential (SF-R) and has a Single-Family Residential (SF-R) future land use designation.

Meeting Date: July 19, 2023

Property Owners: Lakeside United Methodist Church Inc.

Project Manager: Denise Williams on behalf of Art Sign Company

Address: 1901 12th Avenue South

PCN: 38-43-44-33-00-000-3050

Size: 3.2056-acre lot / ±8,862 square feet of existing structures

General Location: Bounded to the north by 12th Avenue South, to the south by Cochran Drive, to the west by Lake Osborne Drive, and to the east by the railway

Existing Land Use: Religious/Institutional

Current Future Land Use Designation: Single-Family Residential (SF-R)

Zoning District: Single-Family Residential (SF-R)

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 waiver request is consistent with the waiver criteria in the LDRs. Therefore, staff is recommending approval of the subject waiver application.

PROJECT DESCRIPTION

The project manager, Denise Williams on behalf of Art Sign Company, is requesting a waiver to allow a new changeable copy sign for an institutional use at 1901 12th Avenue South. As defined in LDR Section 23.1-12, a changeable copy sign is any freestanding, ground sign or wall sign or portion thereof comprised of letters, illustrations or symbols which are replaced automatically, digitally and/or manually and which indicate the names of persons associated with or events conducted upon, or products or services offered on the premises where the sign is maintained. The property is bounded to the north by 12th Avenue South, to the south by Cochran Drive, to the west by Lake Osborne Drive, and to the east by the railway. The property is zoned Single-Family Residential (SF-R). If the waiver is approved, it would allow the installation of a new changeable copy sign, whereas the LDRs only allow this signage type along the City's Major Thoroughfares. The subject site is surrounded by other properties to the north, south, east, and west that are also zoned Single-Family Residential (SF-R).

COMMUNITY OUTREACH

Staff has not received letters of support or opposition from adjacent or nearby neighbors.

BACKGROUND

The subject site is a 3.2056-acre institutional lot. Below is a timeline summary of the property based on the City records:

- On November 3, 2022 – A building permit (22-4062) was submitted to install a new freestanding LED sign. On November 15, 2022, and March 1, 2023, the request was denied by zoning due to the dimensions of the sign and because changeable copy signs are not allowed outside of the City's Major Thoroughfares.
- On April 20, 2023 – A relief request was submitted to allow the changeable message sign.
- On May 3, 2023 – The Planning and Zoning Board (PZB) recommended approval of Ordinance 2023-06 which creates a waiver review process for changeable copy signage for public and institutional uses outside of the City's Major Thoroughfares.
- On May 31, 2023 – The relief request is deemed complete.
- June 14, 2023 – A search of the City's database shows that there are no active code cases associated with this property.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per Policy 1.1.1.2, the SFR future land use area *is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units. Implementing zoning districts are SF-7, MH-7 and NC. Zoning regulations shall protect single-family residential development from the encroachment of incompatible land uses. At the same time, **provision may be made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses shall be compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character.** Zoning regulations may provide for compatible nonresidential uses either through special zoning districts that may be mapped within areas designated single-family residential or through conditional use permit provisions incorporated within single-family*

residential districts. Mobile home parks should accommodate mobile home single-family units, not travel trailers, motor homes, or similar recreational vehicles. **Academic schools that are determined to be compatible with the surrounding neighborhood shall be a conditionally permitted use within this land use category.** There is currently a church and school academy on the subject property. These uses are permitted in the SF-R zoning district through an administrative use permit (AUP) and conditional use permit (CUP), respectively. The waiver being sought does not change the uses of the property. Therefore, the proposal is generally consistent with Policy 1.1.1.2 of the Comprehensive Plan. The subject waiver is associated with the installation of a new sign that will result in a minor change to the property’s appearance. As such, review of the strategic plan is not applicable to an improvement of this scale.

Consistency with the City’s Land Development Regulations

Staff Analysis: On May 3, 2023, the Planning and Zoning Board (PZB) recommended approval of Ordinance 2023-06 which creates a waiver review process for changeable message signage for public and institutional uses outside of the City’s Major Thoroughfares. Per the draft language in Section 23.2-27(c), a waiver of limited land development regulations relating to site development requirements only, and excluding use regulations, may be requested to certain sections or subsections of Chapter 23 – Land Development Regulations where it is expressly stated in that section or subsection that a waiver may be requested to specify provisions for approval by the applicable review board. The draft language in Section 23.5-1(e)(16)(i), notes that changeable copy signs may also be allowed on roadways with lower functional classifications for institutional and public uses only with a waiver per Section 23.2-27.c. if approved by the applicable review board. The Department of Community Sustainability is tasked in the Code to review waiver applications for consistency with the City’s LDRs, for compliance with the findings for granting waivers (analyzed in the next section), and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

An upgraded ground changeable copy sign is proposed at the subject property. It shall comply with all applicable signage regulations in Section 23.5-1.

Zoning Analysis		
Development Standard Ground Signs	Sign Regulations (LDR Section 23.5-1)	Provided
Frontage Minimum	50’	±364’ Lake Osborne Drive Frontage
Maximum Sign Area	150 sf (Frontage 301-400’)	136 sf
Setback	3’	10’
Changeable Copy Area	25% of Sign Face	34 sf (25%)
Number of Signs	One (1) for corner properties	One (1)
Landscaping	Required Landscaping at the base of the sign	Existing Planter Base

Waiver Request		
LDR Citation	Required	Proposed
Section 23.5-1(e)(16)(i)	Changeable copy shall be allowed for the following uses along the major thoroughfares of the city. 1. Hotels and motels 2. Institutional uses 3. Gas and service stations 4. Movie theaters and playhouses 5. Menu board signs for restaurants	Changeable copy signage on the corner of Lake Osborne Drive and 12 th Avenue South (Not listed as Major Thoroughfares in LDR Section 23.1-12)

The data and analysis below review the application against the regular findings for approval of all waiver requests:

Section 23.2-26(b) Regular findings of approval

The land development regulations require waiver requests to be analyzed for consistency with Section 23.2-27(c). Staff has reviewed the application against this section and the analysis is outlined as follows:

1. The waiver requested is the smallest or minimum modification necessary.

Staff Analysis: Per LDR Section 23.1-12, the City's Major Thoroughfares are the following streets and roadways:

- a. Lake and Lucerne Avenues from the Intracoastal to Interstate 95 and within the Old Town Historic District.
- b. Lake Worth Road.
- c. 6th Avenue South from Dixie Highway west to the West City Limit.
- d. 10th Avenue North from Dixie Highway west to the West City Limit.
- e. Federal Highway from the South City Limit to the South Boundary of College Park.
- f. Dixie Highway from the South City Limit to the North City Limit.

The property is bounded to the north by 12th Avenue South, to the south by Cochran Drive, to the west by Lake Osborne Drive, and to the east by the railway. The abutting rights-of-way are not classified as Major Thoroughfares. Therefore, due to the property's location, the subject waiver is the minimum necessary to allow installation of a new ground changeable copy sign for an institutional use. **Meets criterion.**

2. The waiver request shall not negatively impact adjacent property owners or protected land uses as described in Section 23.1-12.

Staff Analysis: Per LDR Section 23.1-12, protected land uses means school (public or private, including pre-k through 12th grade), house of worship, child care facility, residential zoning district (including a mixed use district containing a residential component); cemetery, columbarium or mausoleum; public (P) district; Public Recreation and Open Space (PROS) district, Conservation (C) district and Beach and Casino district (BAC) except where the subject property is a preserved natural area not accessible to the general public that was legally established prior to the establishment of the applicable zoning district. The subject site is surrounded by other properties to the north, south, east, and west that are also zoned Single-Family Residential (SF-R) with single-family residences. As conditioned, a new ground changeable copy sign that adheres to the requirements Section of 23.5-1(e)(16)(ii) will not negatively impact adjacent property owners.

Meets criterion.

3. The applicable review board has determined that the waiver is appropriate in massing, scale, visual impact and does not create noise, light or other impacts greater than similar improvements permitted in the immediate area.

Staff Analysis: There is currently a church and school academy on the subject property. These uses are permitted in the SF-R zoning district through an administrative use permit (AUP) and conditional use permit (CUP), respectively. As signage technology has evolved, many institutional uses such as churches and schools have upgraded their message boards with changeable copy (LED) signs. Staff is providing a recommendation of approval because this signage type is common for the subject uses which were envisioned by the SF-R zoning district to provide services for nearby residences.

Meets criterion.

4. The waiver request supports the goals, objectives and policies of the City's Comprehensive Plan.

Staff Analysis: Policy 1.1.1.2 of the City's Comprehensive Plan, indicates that "a limited number of nonresidential uses for the convenience of residents" were expected in the SF-R FLUM. Therefore, the waiver allows upgrades to the existing signage that support uses that are convenient for the neighborhood. **Meets criterion.**

5. The waiver request is supportive of currently permitted uses, and shall not create or increase a nonconformity with regards to use as described in Section 23.5-3.

Staff Analysis: Not applicable, the proposed sign waiver will not impact uses of land or existing buildings. The upgraded ground sign with a changeable copy area (LED) shall comply with all applicable signage regulations. **Criterion not applicable.**

CONCLUSION AND CONDITIONS

Based on staff's analysis, the waiver request complies with all the waiver criteria outlined above. Therefore, staff is recommending approval of this application with conditions:

1. The full zoning review of the proposed signage shall take place at permitting.
2. The signage shall comply with all applicable regulations in Section 23.5-1, to be reviewed at permitting, including the following restrictions (Section 23.5-1(e)(16)(ii)):
 - a. Digital copy shall have a minimum dwell time cycle of sixty (60) seconds.
 - b. Digital copy shall be limited to one (1) message related to one (1) type of use per cycle
 - c. Digital copy shall be limited to three (3) individual total cycles
 - d. Changeable copy shall relate only to the principal use on a property
 - e. Individual changeable copy messages may only be changed once in a four (4) hour period
3. The signage shall comply with site visibility requirements, to be reviewed at permitting.
4. The landscaping at the base of the signage shall be reviewed at permitting by the City's Horticulturalist.

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE PZB PROJECT NUMBER 23-01500003 with staff recommended conditions for a **waiver** allow a new changeable copy sign for an institutional use not along one of the City's Major Thoroughfares at 1901 12th Avenue South. The application meets the waiver criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 23-01500003 for a **waiver** to allow a new changeable copy sign for an institutional use not along one of the City's Major Thoroughfares at 1901 12th Avenue South. The project does not meet the waiver criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Planning & Zoning Board's decision will be the final decision for the Waiver. The Applicant or Affected Party may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Application Package (survey & supporting documents)

MONUMENT RETROFIT

removing existing cabinet and replacing with LED display

NOTE: NO OTHER SIGNS WILL BE ON PROPERTY. THE EXISTING SMALL POST AND PANEL SIGN WILL BE REMOVED. THIS WILL BE THE ONLY SIGN.



136 SQ FT

TOTAL SQ FT OF SIGN AREA

34 SQ FT

25% SQ FT ALLOWANCE to be changeable copy

22 SQ FT

Proposed
Changeable copy

+

9.22 SQ FT

Proposed
Non illuminated flat
cut out letters

=

33.75 SQ FT

Proposed Total Sign area

TOTAL SQ FT OF SIGNAGE

Existing landscape in planter will remain. Any dead or damaged plants will be replaced. Irrigation is in place and operational.

ART
SIGN CO INC
835 NW 6TH AVE
FT. LAUDERDALE, FL 33311
954.763.4410 | artsignfl.com

CLIENT: Lakeside United Methodist Church
FILE: Lakeside United Methodist Church_MONUMENT_STRUCTURAL_SM_V5
ADDRESS: 1901 12th Ave, Lake Worth, FL 33461

REVISION V2: 08/06 | CHANGES TO LAYOUT
REVISION V3: 10/07 | CHANGES TO LAYOUT
REVISION V4: 10/18 | CHANGES TO LAYOUT
REVISION V5: 01/26 | CHANGES TO LAYOUT

CLIENT APPROVAL:

START DATE: 09/30/2022 SALE REP: Steph

ARTIST: Allie

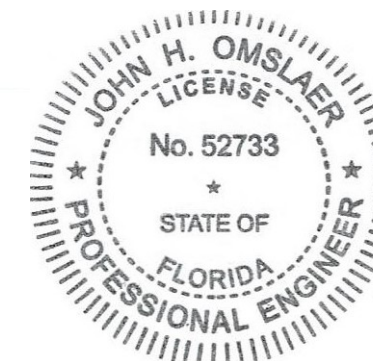
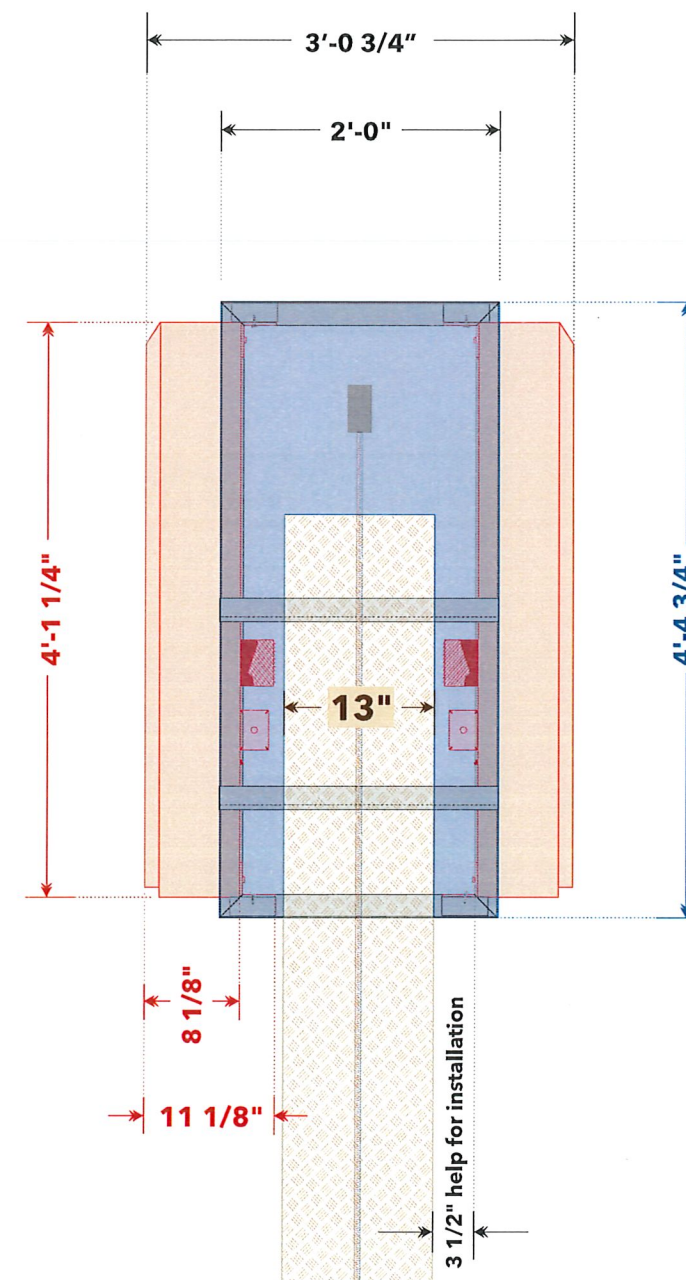
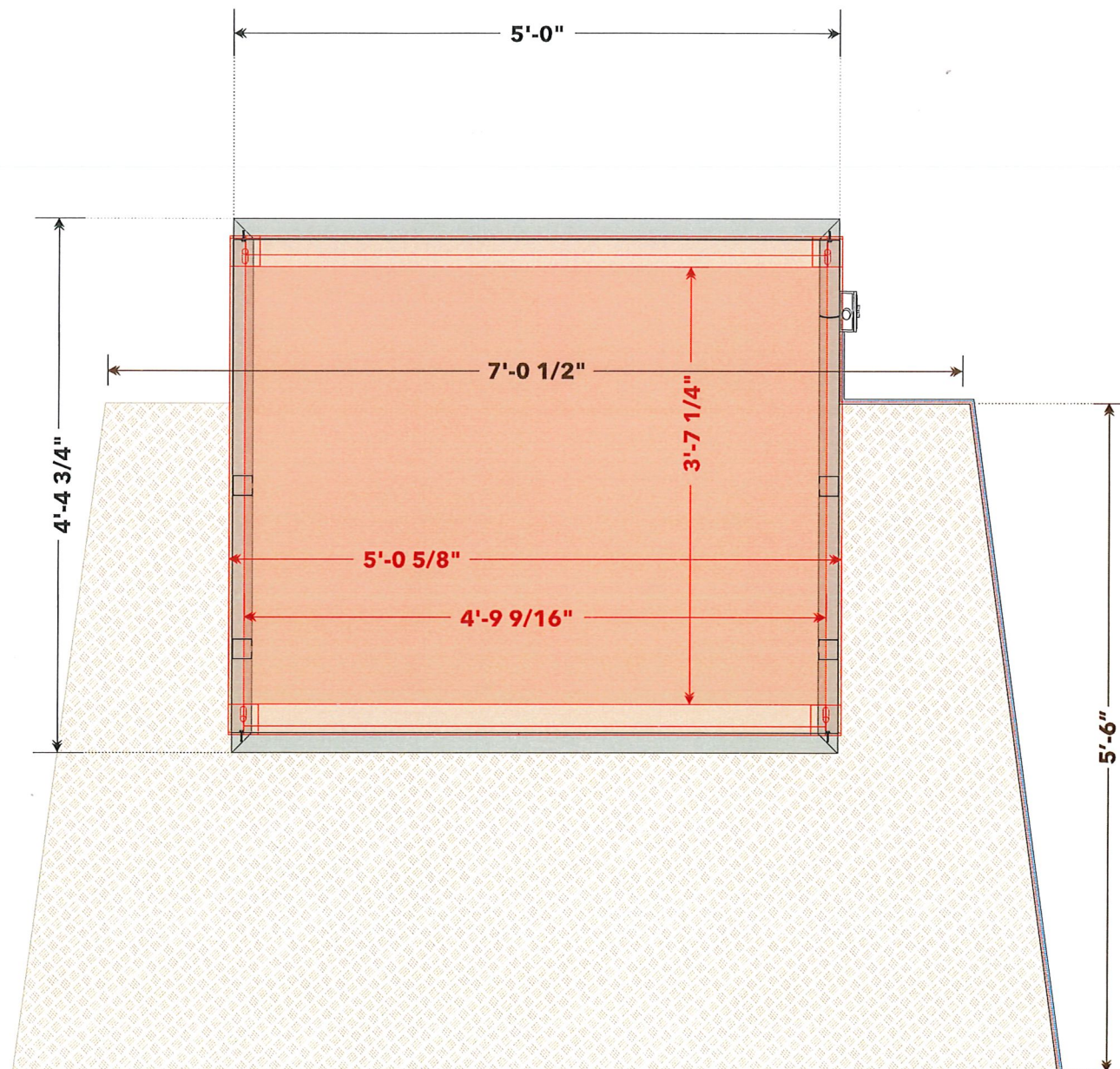
 1

Colors shown on drawing are for presentation purposes. All colors must be confirmed initiated by project manager before painting. Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

MONUMENT RETROFIT

removing existing cabinet and replacing with LED display

MEASUREMENTS



This document has been electronically signed and sealed by John H. Omslaer, P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.060, F.A.C. Dynamic Engineering Solutions, Inc. 1950 NE 6th Street, #10075 Pompano Beach, FL 33061 John H. Omslaer, PE #52733, CA#26829

EXISTING CONCRETE
REMOVABLE PANEL
DIGITAL LED DISPLAY

B1 MEASUREMENTS
 Scale: 3/4" = 1'

ART SIGN CO INC
 835 NW 6TH AVE.
 FT. LAUDERDALE, FL 33311
 954.763.4410 | artsignfl.com

CLIENT: Lakeside United Methodist Church
FILE: Lakeside United Methodist Church_MONUMENT_STRUCTURAL_SM_V6
ADDRESS: 1901 12th Ave, Lake Worth, FL 33461

REVISION V2: 08/06 | CHANGES TO LAYOUT
REVISION V3: 10/07 | CHANGES TO LAYOUT
REVISION V4: 10/18 | CHANGES TO LAYOUT
REVISION V5: 01/26 | CHANGES TO LAYOUT
REVISION V6: 02/02 | CHANGES TO LAYOUT

CLIENT APPROVAL:

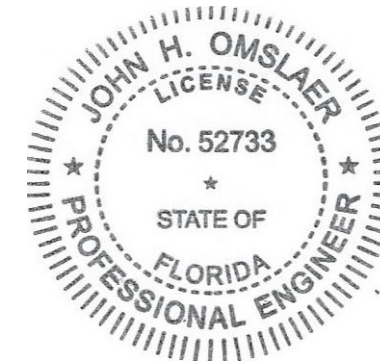
START DATE: 09/30/2022 **SALE REP:** Steph

ARTIST: Allie

AS **2**

MONUMENT RETROFIT

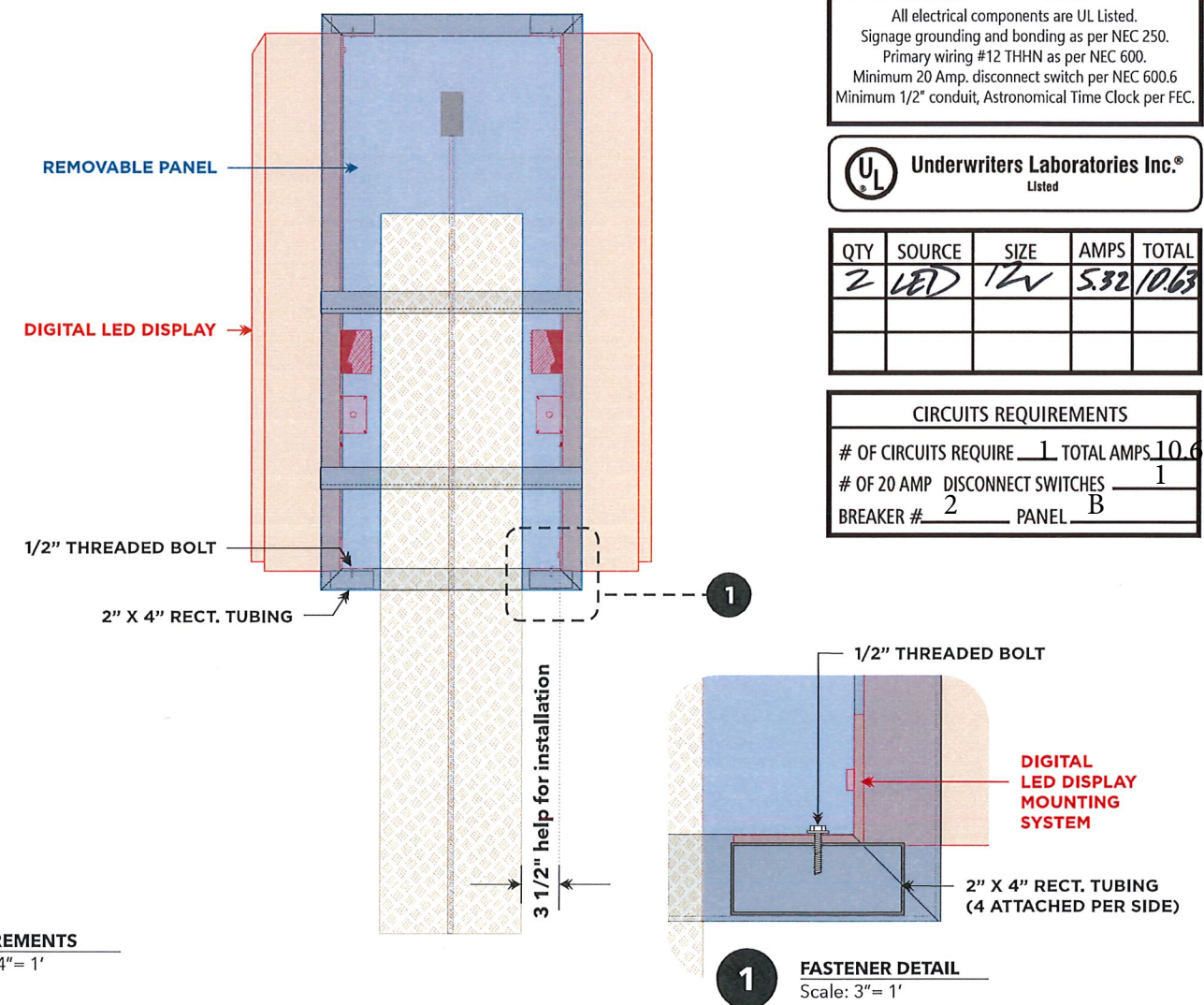
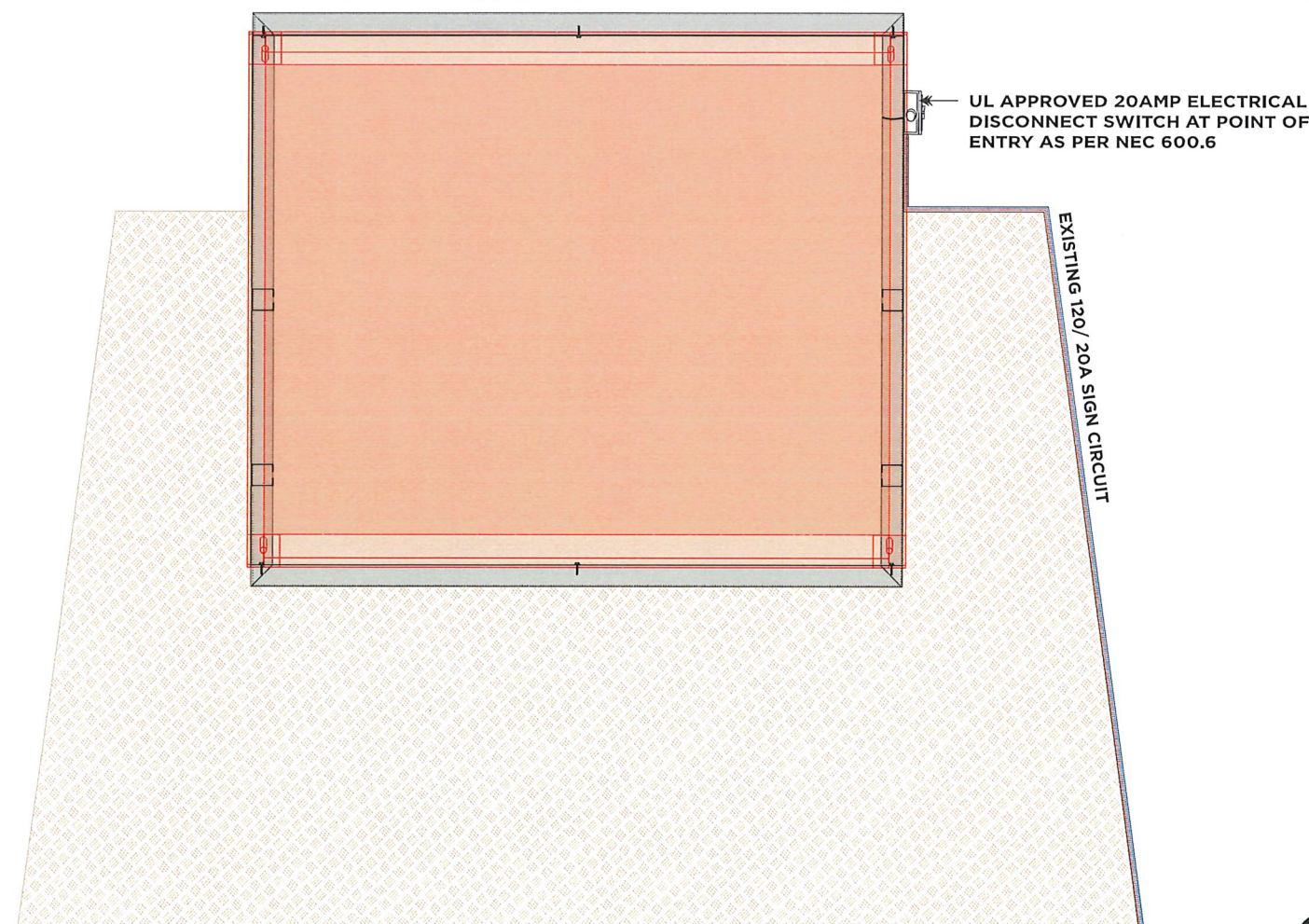
removing existing cabinet and replacing with LED display



STRUCTURE & NOTES

Broward & North Freestanding	
1. Design, fabrication and construction to the following codes and specifications:	
A. The Florida Building Code (2020) 7th edition	
B. American Welding Society AWS D1.1-D1 & D1.2	
C. American Concrete Institute building code requirements for structural concrete ACI 318-11	
2. Structural Steel requirements:	
A. Plates, rolled shapes and bars shall be ASTM A36, or equal	
B. Standard pipe shall be ASTM A53, Grade B or equal (Fy=35 KSI)	
C. Structural tubing shall be ASTM A500, Grade B or equal (Fy=48 KSI)	
D. All bolted connections shall be made with ASTM A307 bolt or equal	
E. All anchor bolts shall be ASTM A307 or equal (flat washers at nut)	
F. All welds shall be made with E70XX electrodes or equal	
G. Structural steel shall be shop prime coated with a rust inhibitive primer	
3. All field welds shall comply with AWS code by a AWS certified welder	
4. NEC 2017 compliant.	
5. All concrete shall have a minimum compressive strength at 28 days' 3000 PSI	
6. Grout shall be non-metallic and non-shrink with a minimum compressive strength of 5000 PSI at one day	
7. All reinforced steel shall have a minimum yield strength of 60,000 PSI and shall conform to ASTM A615	
All reinforcement steel shall be installed in accordance with ACI 318-11 with a minimum concrete cover of 3 inches	
8. H.V.B.Z., section 1620 F.B.C., ASCE 7-16 170 MPH, exposure C, Category 2, Chapter 18.	
9. All ferrous to non ferrous surfaces shall be separated by 3M #355 polyester clear tape or equal	

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 Dynamic Engineering Solutions, Inc. 1950 NE 6th Street, #10075
 Pompano Beach, FL 33061
 John H. Omslaer, PE #52733, CA#26829

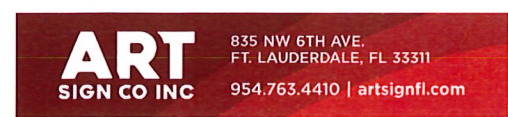


ELECTRICAL SPECIFICATIONS:	
All electrical components are UL Listed.	
Signage grounding and bonding as per NEC 250.	
Primary wiring #12 THHN as per NEC 600.	
Minimum 20 Amp. disconnect switch per NEC 600.6	
Minimum 1/2" conduit, Astronomical Time Clock per FEC.	

QTY	SOURCE	SIZE	AMPS	TOTAL
2	LED	12V	5.32	10.63

CIRCUITS REQUIREMENTS	
# OF CIRCUITS REQUIRE	1 TOTAL AMPS 10.63
# OF 20 AMP DISCONNECT SWITCHES	1
BREAKER #	2 PANEL B

C1 MEASUREMENTS
Scale: 3/4" = 1'



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ADDRESS: 1901 12th Ave, Lake Worth, FL 33461

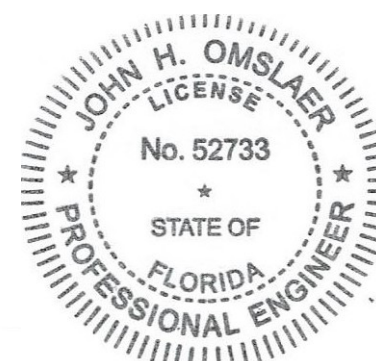
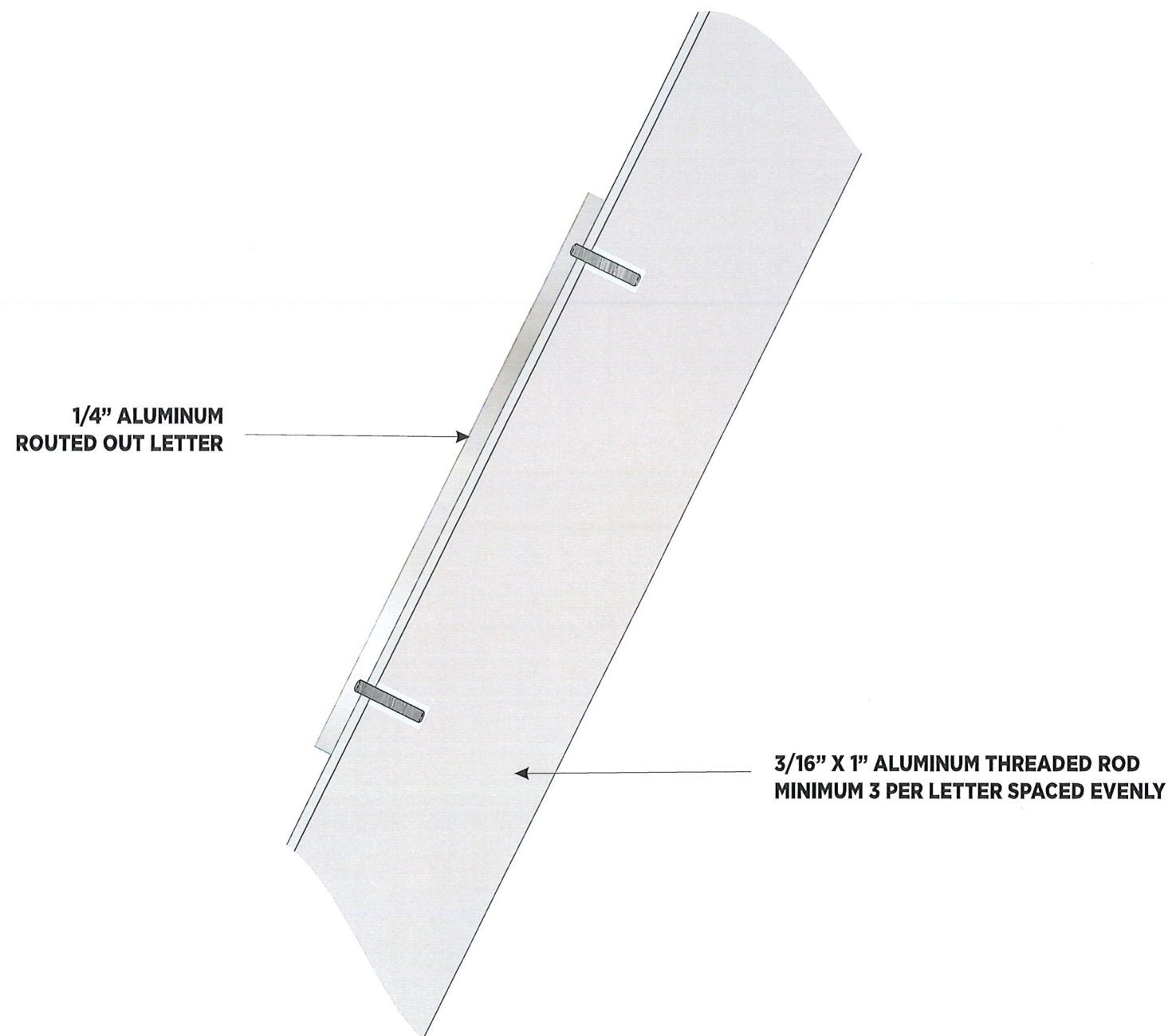
REVISION V2: 08/06 | CHANGES TO LAYOUT
REVISION V3: 10/07 | CHANGES TO LAYOUT
REVISION V4: 10/18 | CHANGES TO LAYOUT
REVISION V5: 01/26 | CHANGES TO LAYOUT
REVISION V6: 02/02 | CHANGES TO LAYOUT

CLIENT APPROVAL: [Signature]
START DATE: 09/30/2022 **SALE REP:** Steph **ARTIST:** Allie

MONUMENT RETROFIT

1/4" aluminum plate letters flush stud mounted to concrete fascia

STRUCTURE & NOTES



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Dynamic Engineering Solutions, Inc. 1950 NE 6th Street, #10075
Pompano Beach, FL 33061
John H. Omslaer, PE #52733, CA#26829

Broward & North Wall Sign

1. Design, fabrication and construction to the following codes and specifications:

- A. The Florida Building Code (2020) 7th edition
- B. American Welding Society AWS D1.1-04 & D1.2
- C. Specifications for aluminum structures by the Aluminum Association (Current Edition)

2. Structural requirements:

- A. All bolted connections shall be made with ASTM A307 bolt or equal
- B. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
- C. All welds shall be made with E70XX electrodes or equal
- D. The electrical installation shall be in compliance with the National Electric Code (NEC 2017) grounding and bonding as per NEC 250 600-7
- E. H.V.H.Z., section 1620 F.B.C., ASCE 7-16 170 MPH, exposure C, Category 2, Chapter 16

D1 MEASUREMENTS
Scale: 6" = 1'

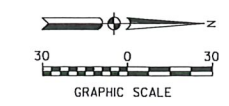
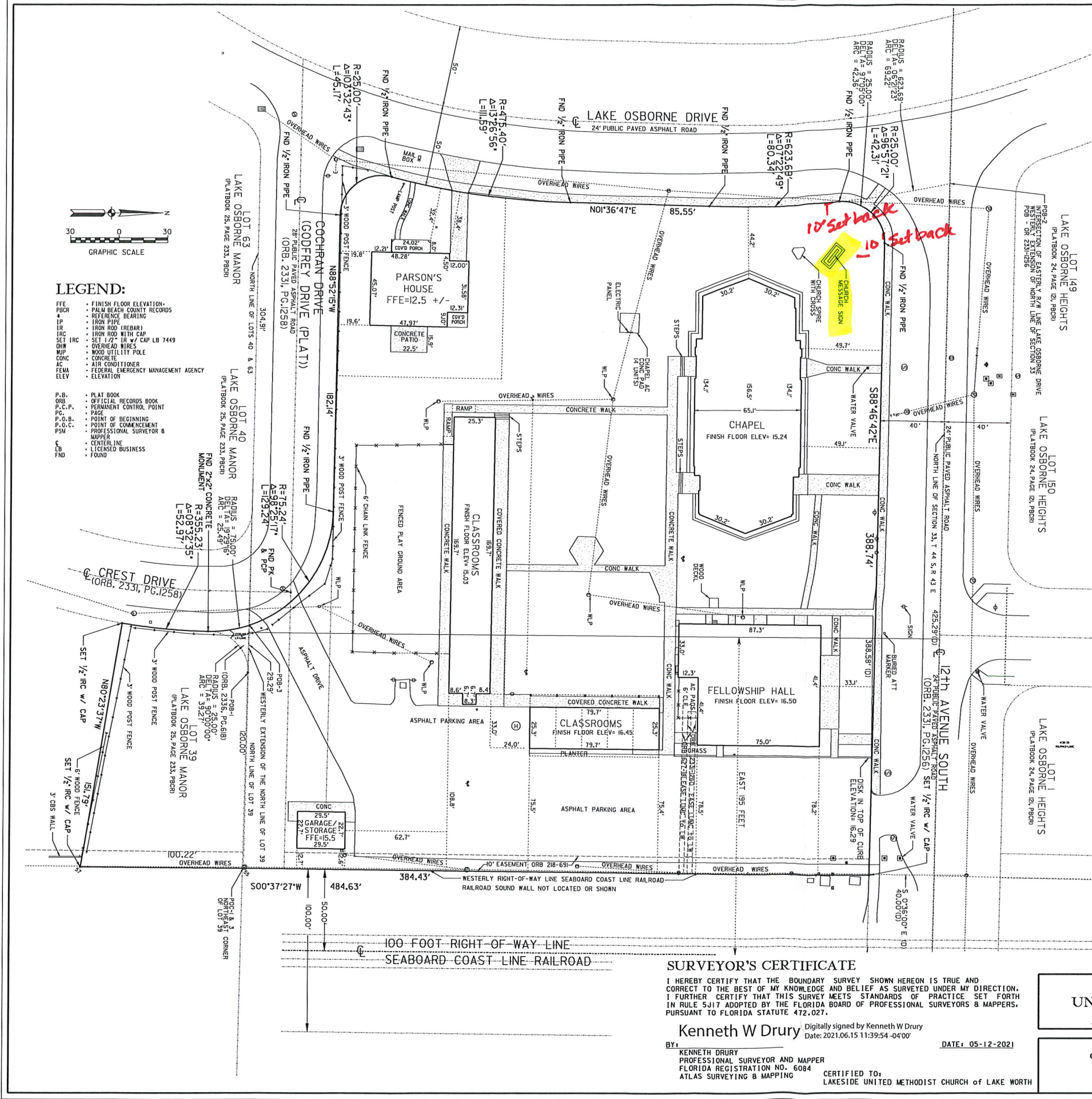
ART SIGN CO INC
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REVISION V5: 01/26 | CHANGES TO LAYOUT
REVISION V6: 02/02 | CHANGES TO LAYOUT

CLIENT APPROVAL: _____
START DATE: 09/30/2022 **SALE REP:** Steph **ARTIST:** Allie **4**

20250610 11:37:31



- LEGEND:**
- FFE - FINISH FLOOR ELEVATION
 - PBCR - PALM BEACH COUNTY RECORDS
 - REF - REFERENCE BEARING
 - IR - IRON PIPE
 - IRRC - IRON ROD (REBAR)
 - IRRCW - IRON ROD WITH CAP
 - IRRCWC - IRON ROD WITH CAP LB 7449
 - OW - OVERHEAD WIRES
 - UT - UTILITY POLE
 - CONC - CONCRETE
 - AC - AIR CONDITIONER
 - FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
 - ELEV - ELEVATION
 - P.B. - PLAT BOOK
 - ORB - OFFICIAL RECORDS BOOK
 - P.C.P. - PERMANENT CONTROL POINT
 - PAGE - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PSM - PROFESSIONAL SURVEYOR'S MAP
 - LEB - CENTERLINE
 - FBZ - LICENSED BUSINESS FOUND

LAND DESCRIPTION
 (PER ORB 1446, PG. 395) Lot South of Garage)
 Lot 39, LAKE OSBORNE HEIGHTS, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 25, page 233
 AND; (PER ORB 101, PG. 597) Main Church Parent Tract in Gov't Lot 1)
 The North 425 feet of Government Lot 1, Section 33, Township 44 South, Range 43 East, LESS the S.A.L. Railroad Company's Right of Way and LESS any previous dedicated road Right of Way along the North line of Section 33, abutting East of Lake Osborne Drive, containing 4.5 +/- acres.
 Reserving unto the grantor hereof and the grantor's successors and assigns an easement over the South 50 feet thereof for road purposes.
 AND; (PER ORB 1650, PG. 1543) (Lands between Gov't Lot Land Meander Line)
 From the northwest corner of Section 33, Township 44 South, Range 43 East, run 736.16 feet South 88°23'44" East, along the north line of said Section 33, to the Point of Beginning; thence run 345 feet southerly along the East right-of-way of Lake Osborne Drive along the East shore of Lake Osborne to the Point of Intersection with the Government Meander Line along the East shore of Lake Osborne; thence run North 87°56'20" East along said Meander line to a Meander corner; thence run 351.23 feet North 24°44'30" West to the Meander corner in the North line of Section 33; thence run 102.9 feet North 88°23'40" West along the North line of Section 33 to the Point of Beginning. This parcel lies adjacent to the Northwest part of Government Lot 1, Section 33, Township 44 South, Range 43 East.
 TOGETHER WITH; (PER ORB 2336, PG. 618) (Road Corner R/W VACATED)
 COMMENCING AT THE NORTHEAST CORNER AT LOT 39, ACCORDING TO THE PLAT OF LAKE OSBORNE MANOR, AS RECORDED IN PLAT BOOK 25, PAGE 233 IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°-00'-00"; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF THE SAID CURVE AND THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 19°-25'-16"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.49 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 39, THENCE EASTERLY, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 29.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.45 SQUARE FEET OR 0.00389 ACRES MORE OR LESS.
 TOGETHER WITH; (PER ORB 1839, PG. 46) (Lands between Gov't Lot Land Lake Osborne Drive)
 That portion of certain submerged land lying adjacent to and West of the North 425 feet of Government Lot 1, Section 33, Township 44 South, Range 43 East, East of the East right-of-way for Lake Osborne Drive, as now laid out and in use, less the right-of-way for 12th Avenue South, as now laid out and in use.
 LESS THERE FROM; (PER ORB 2331, PG. 1258) (Road Right-of-Way Cochran Drive)
 Commencing at the northeast corner of Lot 39, according to the Plat of Lake Osborne Manor, as recorded in Plat Book 25, Page 233 in and for the public records of Palm Beach County, Florida; thence westerly, along the north line of said Lot 39 and the westerly extension thereof, a distance of 149.29 feet to the point of beginning; thence continue westerly, along the westerly extension of the north line of said Lot 39, the north line of lots 40 and 63, according to the said plat of Lake Osborne Manor and the westerly extension of the north line of said lots 63, a distance of 304.51 feet to a point on the easterly right-of-way line of Lake Osborne Drive, as now laid out and in use, said point being on a curve concave to the west, having a radius of 475.40 feet and a central angle of 10°-18'-58" (the angle formed by the preceding curve with the tangent of the said curve is 66°-00'-54" when measured from east to northeasterly, thence northeasterly along the arc of the said curve, a distance of 85.50 feet to the end of the said curve and the beginning of a curve, concave to the northeast, having a radius of 25.00 feet and a central angle of 103°-40'-08"; thence southerly, southeasterly and easterly, along the arc of said curve, a distance of 45.23 feet to the end of the said curve and a point on a line lying 50.00 feet north of, when measured at right angles, and parallel with the north line of said lots 63 and 40; thence easterly, along the said parallel line, a distance of 182.32 feet to the beginning of a curve, concave to the southwest, having a radius of 15.00 feet and a central angle of 70°-31'-44"; thence easterly and southeasterly, along the arc of the said curve, a distance of 92.32 feet to the point of beginning.
 Containing 14,028.73 square feet or 0.322 acre more or less.
 LESS THERE FROM; (PER ORB 2331, PG. 1256) (Road Right-of-Way 12th Avenue South)
 Beginning at intersection of the easterly right-of-way line of Lake Osborne Drive, as now laid out and in use, with the westerly extension of the north line of Section 33, Township 44 South, Range 43 East, Palm Beach County, Florida; thence east, along the westerly extension of the north line of said Section 33, and the north line of said Section 33, a distance of 425.23 feet to a point on the westerly right-of-way line of the Seaboard Coast Line Railroad, as now laid out and in use; thence S 00°-36'-00" E, along the said westerly right-of-way line, a distance of 40.00 feet to a point on a line lying 40.00 feet south of, when measured at right angles, and parallel with the north line of said Section 33; thence west, along the said parallel line, a distance 388.58 feet to the beginning of a curve, concave to the southeast, having a radius of 25.00 feet and a central angle of 97°-05'-00"; thence westerly, southwesterly and southerly, along the arc of the said curve, a distance of 42.36 feet to the end of the said curve and a point on the easterly right-of-way line of said Lake Osborne Drive, said point being on a curve concave to the west having a radius of 623.69 feet and a partial central angle 6°-21'-23"; thence northerly, along the arc of said curve, a distance of 69.22 feet to the point of beginning.
 containing 17,031.23 square feet or 0.391 acres, more or less.
 THIS PROPERTY HAVING A CALCULATED TOTAL AREA OF 159748.26 SQUARE FEET OR 3.6673 ACRES MORE OR LESS.

- SURVEYORS NOTES**
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS OF WAYS AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
 - THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE PUBLIC RECORDS.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
 - SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED UNLESS SHOWN HEREON
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO STATE PLANE GRID COORDINATE ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NAD 83, PER THE 1990 ADJUSTMENT, BASED ON GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, WITH A REFERENCE BEARING OF SOUTH 88° 46' 42" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 12TH AVENUE SOUTH IN LAKE WORTH FLORIDA.
 - ELEVATIONS SHOWN HEREON WERE OBTAINED BY GPS OBSERVATIONS THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK, OPERATED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12099C077F, COMMUNITY PANEL NO. 120213, COMMUNITY NAME "CITY OF LAKE WORTH, EFFECTIVE DATE OCTOBER 05, 2017, THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE X, CERTAIN PORTIONS OF LAKE OSBORNE DRIVE, ABUTTING THE WESTERLY LINE, LIES IN ZONE AE WITH A BASE FLOOD ELEVATION OF 12 FEET.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027.
 Digitally signed by Kenneth W Drury
 Date: 2021.06.15 11:39:54 -04'00'
 BY: **Kenneth W Drury**
 KENNETH DRURY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 6084
 ATLAS SURVEYING & MAPPING
 CERTIFIED TO:
 LAKESIDE UNITED METHODIST CHURCH OF LAKE WORTH
 DATE: 05-12-2021

ATLAS Surveying And Mapping Inc.
 LAND SURVEYORS AND MAPPERS
 LB No. 7449
 612 Skylake Drive, West Palm Beach, FL 33415
 PHONE (561) 248-8339 EMAIL - ATLASAMI@AOL.COM

A BOUNDARY SURVEY OF LAKESIDE UNITED METHODIST CHURCH OF LAKE WORTH AS SURVEYED BY THE BOYS OF TROOP 204

A PORTION OF THE SOUTH 400 FEET OF THE NORTH 425 FEET OF GOVERNMENT LOT 1, SECTION 33 TOWNSHIP 44 SOUTH, RANGE 43 EAST TOGETHER WITH:
 ALL OF LOT 39, "PLAT OF LAKE OSBORNE MANOR", AS RECORDED IN PLAT BOOK 25, PG. 233, PBCR

DATE 04-24-2021
 SCALE 1" = 30'
 FIELD BK. TDS DATA
 DWNG. BY K.W.D.
 CHECKED BY K.W.D.
 SHEET NO. 1
 OF 1 SHEETS
 PROJECT NO. 218890 C-01

PLANNING AND ZONING BOARD REPORT

PZB Project Number 23-00600003: Consideration of an alcohol beverage distance waiver to allow package sales of alcoholic beverages at the Presidente Supermarket at 2505 North Dixie Highway. The subject site is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).

Meeting Date: July 19, 2023

Property Owner: ARBOR SQUARE REALTY CO LLC

Applicant: Ariel Martinez – Presidente Supermarket

Address: 2505 North Dixie Highway

PCNs: 38-43-44-16-25-001-0000

Size: 6.6-acre lot / ±25,600 square feet of use area

General Location: 2500 block of North Dixie Highway at the southwest corner of North Dixie Highway and the West Palm Beach Canal

Existing Land Use: Shopping Center

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

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

Location Map



RECOMMENDATION

Staff has reviewed the documentation and materials provided, applying the applicable guidelines and standards found in the City of Lake Worth Zoning Code. Staff recommends that the Planning and Zoning Board reviews this information to determine if the proposed alcohol beverage distance waiver meets the criteria of the Comprehensive Plan and LDRs, considering that an alcohol distance waiver for a similar use (Family Dollar) was recently granted in the same plaza. If the Planning and Zoning Board recommends approval to the City Commission of the request, conditions of approval have been provided on page 4 of this report.

PROJECT DESCRIPTION

The applicant, Ariel Martinez on behalf of Presidente Supermarket, is requesting an **alcohol beverage distance waiver to allow beer and wine packaged sales** (2APS License) for Presidente Supermarket. The property, 2505 North Dixie Highway, is a plaza known as Arbor Square located at the 2500 block of North Dixie Highway, southwest corner of North Dixie Highway and the West Palm Beach Canal. Presidente Supermarket occupies 25,600 square feet of the existing building.

COMMUNITY OUTREACH

Staff has not received letters of support or opposition from adjacent or nearby neighbors.

BACKGROUND

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

- Development History
 - 1978 – The construction of a 20-retail space shopping center on a 6.6-acre site at 2505 North Dixie Highway was approved by the City.
 - 1980 – The retail plaza was constructed on the 6.6-acre site at 2505 North Dixie Highway.
- Business License History (Excludes records prior to the year 2000)
 - Monterey Market was licensed in 2013 and 2014.
 - Sedano's Supermarket was licensed in 2001, and between 2008 and 2013.
 - President Supermarket applied for a business license on May 22, 2023. The use and occupancy inspection was conducted on June 13, 2023, and the business license was issued on June 20, 2023.
- Recent Building Permit History
 - March 10, 2023 – Building Permit #23-407 was issued for commercial fire sprinklers.
 - January 13, 2021 – Building Permit #20-3392 was issued for a new dumpster enclosure.
 - July 17, 2021 – Building Permit #20-1431 was issued for major interior renovations.
 - September 4, 2020 – Building Permit #20-306 was issued for façade renovations.
- Recent Code Enforcement History
 - There are no active code cases associated with this property.
- Other Alcoholic Beverage Approvals
 - At the May 2, 2023, City Commission meeting an alcohol distance waiver for packaged sales (beer and wine) was approved for Family Dollar at 2507 North Dixie Highway.
 - Within the existing plaza, an existing restaurant at 2543 North Dixie Highway (Don Juan Pizzeria) is licensed for on-site consumption of beer only.

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 provides for a mixture of residential, office, service, and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed alcohol distance waiver allows Presidente Supermarket within the Arbor Square shopping plaza to further expand its offering of products. Therefore, it is consistent with the intent of the MU-E FLU. The subject alcohol distance waiver allows the packaged sales of beer and wine (accessory use to the principal use). As such, review of the strategic plan is not applicable to an application of this scale.

Consistency with the City's Land Development Regulations

Staff has reviewed the documentation and materials provided and has outlined the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) concerning alcoholic beverages.

Section 5.5(d) – Standards for Review/Decision

A decision on a request for a waiver shall be guided by the following factors:

- 1) Whether approval of the waiver will result in two (2) or more alcoholic beverage establishments having a license within five hundred (500) feet of a protected land use or each other, or within five hundred (500) feet of a property zoned for residential use;

Staff Analysis: Per LDR Section 5.5(a)(2), protected land uses are identified as churches, public or private schools, parks, and libraries. The City's Spillway Park is located within five hundred (500) of the subject parcel. Additionally, residential uses in the Sunset Ridge and College Park neighborhoods are located five (500) feet from the parcel. Within the existing plaza, an existing restaurant at 2543 North Dixie Highway (Don Juan Pizzeria) is licensed for on-site consumption of beer only within five hundred (500) feet of the proposed packaged alcoholic beverage sales. At the May 2, 2023, City Commission meeting an alcohol distance waiver for packaged sales (beer and wine) was approved for Family Dollar at 2507 North Dixie Highway. Therefore, the alcohol distance waiver is required since Presidente Supermarket will be located within a 500ft radius of other alcoholic beverage establishments, protected land uses, and residential properties. However, the parcel size, plaza orientation, and the location of the business in the plaza is such that the proposed alcohol beverage establishment's location is greater than 500ft in travel distance on existing roads and sidewalks to protected land uses. Based on the location of Presidente Supermarket within the plaza, direct impacts to protected use are not anticipated. Furthermore, an anchor grocery store with accessory package alcohol sales historically took place at this location.

- 2) Whether the license is being added to or is a license upgrade of an existing use or to an establishment which is relocating to the subject location;

Staff Analysis: The proposed beer and wine packaged sales will be an accessory use to Presidente Supermarket. If approved, staff has added a condition of approval that the Applicant shall apply for a City of Lake Worth Beach Business License to legally operate the sales of alcoholic beverages.

- 3) If the property contains a structure which is on the National Register of Historic Places or otherwise has been designated by the city as having historic architectural significance, whether the structure will be preserved or developed so as to retain its architectural and historic character; and

Staff Analysis: The subject property is does not contain a designated historic property, therefore this criterion is not applicable.

- 4) Whether the waiver promotes the health, safety and welfare of the neighborhood and the public.

Staff Analysis: The waiver is necessary to allow the packaged sales of beer and wine at the subject Presidente Supermarket. Staff has added several conditions of approval so that the business operates within the allowed hours of sale to ensure the proposed accessory use is not detrimental to the health, safety, and welfare and surrounding community.

CONCLUSION AND CONDITIONS

Based on the location of the Presidente Supermarket within the plaza, the proposed accessory packaged alcoholic beverage sales are not anticipated to have direct impact on protected land uses, and is not detrimental to the health safety and welfare of the neighborhood and public. Further, an anchor grocery store with accessory package alcohol sales historically took place at this location. Staff recommends that the Planning and Zoning Board reviews this information to determine whether to waive the prohibition of packaged alcoholic beverage sales within five hundred (500) feet of other place of business of other alcoholic beverage establishments, protected land uses, and residential properties. If the Planning and Zoning Board recommends approval to the City Commission of the request, conditions of approval have been provided below:

1. The Applicant shall apply for a City of Lake Worth Beach Business License to legally operate the packaged alcohol sales as an accessory use to the existing business.
2. On-site alcohol consumption is not permitted.
3. No person shall sell, deliver, or permit the sale, delivery, of alcoholic beverages on the premises except for the following hours where a business holds a legal alcohol license: The hours of sale of alcoholic beverages, having more than one (1) percent of alcohol by weight (Section 5-4) shall be from 12:00 a.m. (midnight) to 2:00 a.m., and 7:00 a.m. to 11:59 p.m., each day.

BOARD POTENTIAL MOTION:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 23-00600003 of the alcohol distance waiver for the sale of packaged beer and wine based on the data and analysis in the staff report and the testimony at the public hearing.

I MOVE TO NOT RECOMMEND APPROVAL OF PZB PROJECT NUMBER 23-00600003 of the alcohol distance waiver for the sale of packaged beer and wine is not consistent with the waiver criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Planning and Zoning Board will be making a recommendation to the City Commission on the alcohol distance waiver request.*

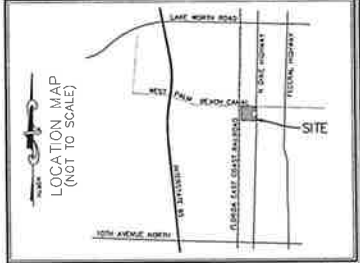
ATTACHMENTS

- A. Application Package

ZONING = RPD
USE MUNICIPAL

ZONING = AI
USE = WAREHOUSE

ZONING = MU-DIXIE
USE = DEPARTMENT STORE



P.L.C.N: 28434416250010000
ADDRESS: 2505 NORTH DIXIE HIGHWAY
ZONING - MU-DIXIE
USE - SHOPPING CENTER COMMUNITY

SITE TABULATIONS

ITEM	QUANTITY	UNIT
TOTAL SITE AREA	5,824	SQUARE FEET
IMPERVIOUS	81,794	SQUARE FT.
CONCRETE DRIVE AND SIDEWALKS	4,182	SQUARE FT.
PARKING AREA, ASPHALT AND CURB	173,128	SQUARE FT.
TOTAL IMPERVIOUS	263,104	SQUARE FT.
TOTAL PARKING	36,322	SQUARE FT.

BUILDING USE TABULATIONS

USE	TOTAL AREA	ADJUSTED AREA
RETAIL	62,134 SQUARE FEET	62,134 SQUARE FEET
RESTAURANT	2,825 SQUARE FEET	2,825 SQUARE FEET
	64,959 SQUARE FT.	64,959 SQUARE FT.

PARKING TABULATIONS

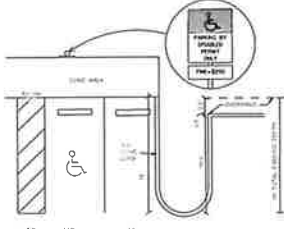
ITEM	REQ.	PROVIDED
RETAIL (1 SPACE PER 200 S.F.)	157	348
RESTAURANT (1 SPACE PER 75 S.F. SERVICE AREA)	37	348

DESCRIPTION

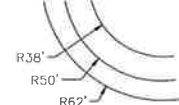
TRACT A, THE ARBOR, AS RECORDED IN PLAT BOOK 36 AT PAGE 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6.624 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

BUILDING & SITE REGULATIONS

	REQUIRED	PROPOSED
MIN. SET BACK	AS SHOWN	AS SHOWN
MIN. SET FRONT	N/A	N/A
MIN. FRONT	10'	10'
MAX. USE	2F	2F
MAX. USE	10'	10'



Typical Parking Layout



Typical Fire Truck Radius



NO.	DATE	BY



ARBOR SQUARE
SITE PLAN

DATE: 03/13/2020

DRAWN BY: CAW

P.B. / P.C.

SCALE AS SHOWN

LIMITED BY:

ALL RIGHTS RESERVED
LAND SURVEYING & ENGINEERING
STATE OF FLORIDA
C.S. 400.01
DATE: JUL 17, 2010

JOB # 8884

SHEET

SP-1

OF 1 SHEETS



PRESIDENTE SUPERMARKETS
3001 N.W. 17TH AVENUE
MIAMI, FL 33142
catherine@presidentesupermarkets.com
305-310-5422

6/13/23

Abraham Fogel, GGEP
Senior Community Planner
Community Sustainability Department
City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461

Reference: Arbor Square Proximity Waiver
Presidente Supermarket No. 58, Inc.
2505 N. Dixie Highway
Lake Worth, FL 33460

Subject: Narrative/Justification Statement regarding Distance Waiver

Dear Mr. Fogel:

We herewith offer this narrative as justification in support of a distance waiver with regards to the referenced, and newest, of our supermarket chain's store – Presidente Supermarket No. 58, Inc. located at 2505 N. Dixie Highway, Lake Worth, FL 33460.

Our mission is as follows:

“Presidente Supermarkets offer the best quality and most competitive prices for retail grocery products directed to benefit the surrounding communities with their shopping needs. The ability to service EBT programs from day one allows the entire neighborhood to enjoy an affordable shopping experience.

We carry the freshest produce available from locally and imported sources. The freshest meats and seafoods are offered daily with personalized customer service. The dairy department offers an extensive variety of products. The general grocery items are vastly assorted and continuously available. In addition to the “cafecito” and the “pastelitos”, the coffee shop is a favorite for quick hot and cold foods prepared daily. We also offer a large variety of beers and wines for package sales only.

It is our pleasure to welcome customers to enjoy our newest grocery store in the City of Lake Worth and are honored to be of service to a growing community. Our goal is to provide the best products and the best prices in the cleanest environment for the benefit of our customers and our employees. The store will provide employment opportunities for many families. We look forward to being responsible neighbors and to enjoy a mutually beneficial future.”

Our mission provides for a model retail grocery store with full customer service in all departments and package sales only of beer and wine as part of our services. This model is the outline for our entire chain of 40+ stores throughout the State of Florida. We adhere strictly to all rules and regulations provided by DBPR with strict internal training and disciplinary procedures regarding all sales of beer and wine.

Our commitment to this mission is the reason we request a distance waiver for Presidente Supermarket No. 58, Inc. and that our model be continuous throughout the State of Florida providing uniformity and reliability to our



PRESIDENTE SUPERMARKETS

3001 N.W. 17TH AVENUE

MIAMI, FL 33142

catherine@presidentesupermarkets.com

305-310-5422

customers that all our stores are committed in the same way to providing the same high quality of products and services throughout our entire chain, wherever the stores are located.

With regard to Section 5-5(d) of the Lake Worth Beach Municipal Code:

- Whether approval of the waiver will result in two or more alcoholic beverage establishments having a license within 500 feet of a protected land use or each other, or within 500 feet of a property zoned for residential uses:

We were advised by the City of Lake Worth Beach that other businesses at this shopping center have the alcohol license, those being the Family Dollar and the pizza shop.

- Whether the license is being added to or is a license upgrade of an exiting use or to an establishment which is relocating to the subject location:

We are applying for the waiver as our entity model includes beer and wine for package sales only, no consumption on premises. Furthermore, in prior years, this same location was also a retail grocery store, Monterey Supermarket, and had its respective alcohol license at this same address. Thus, this location is not new for this use.

- If the property contains a structure which is on the National Register of Historic Places or otherwise has been designated by the city as having historic architectural significance, whether the structure will be preserved or developed so as to retain its architectural and historic character:

This section is not applicable in this case, the location is not of historic architectural significance.

- Whether the waiver promotes the health, safety and welfare of the neighborhood and the public:

The waiver would promote an opportunity for the community to do all of its shopping in one very clean, thus healthy; surveilled with cc cameras and live security, thus safety; and as to welfare of the neighborhood by providing one stop convenience for the entire family's needs.

We look forward to a favorable response with the hopes of being granted the opportunity to maintain our model intact as we move forward offering the community a decent place to shop and to work.

Please feel free to contact us at your earliest convenience to discuss this matter further.

Kind Regards

Catherine Valdes

Catherine Valdes

PLANNING AND ZONING BOARD REPORT

PZB Project Number 23-01500007: A request by Peter Heidmann for consideration of a variance to allow a pool (accessory structure) within the front yard at 212 16th Avenue North. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR).

Meeting Date: July 19, 2023

Property Owners: Peter & Allison Heidmann

Address: 212 16th Avenue North

PCN: 38-43-44-15-16-063-0010

Size: 0.1148 -acre lot / ±1,280 square feet of existing structure

General Location: Northeast corner of 16th Avenue North and North Ocean Breeze

Existing Land Use: Single-family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)

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. As the proposed variance request for the pool is consistent with the variance criteria in the LDRs, staff is recommending approval of that variance subject to conditions of approval provided on page 4.

PROJECT DESCRIPTION

The property owner, Peter Heidmann, is requesting a **variance** to allow a pool (accessory structure) within the front yard at 212 16th Avenue North. The site is a single-family zoned property located on the northeast corner of 16th Avenue North and North Ocean Breeze. The lot currently has a ±1,280 square foot residence. The subject site is surrounded by single-family zoned properties to the north, east, south, and west.

COMMUNITY OUTREACH

At the time of publication of the agenda, staff has not received written public comment.

BACKGROUND

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

- 1926 – The single-family residence was constructed.
- March 16, 2023 – City staff had a pre-application meeting with the property owner to discuss a pool variance.
- June 13, 2023 – The property owner formally submitted the variance request.
- June 26, 2023 – The application is deemed complete after additional documentation was provided.
- June 30, 2023 – A search of the City's database shows that there are no active code cases linked to this property.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per Policy 1.1.1.2, the SFR future land use area is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units. There is currently one single-family residence on the subject property. The variance being sought does not change the use of the property, which will remain single family. Therefore, the proposal is generally consistent with Policy 1.1.1.2 of the Comprehensive Plan. The subject variance is associated with the placement of a pool which is a minor change to the property overall. As such, review of the strategic plan is not applicable to an improvement of this scale.

Based on the analysis above, the proposed variance is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan, should the PZB approve the subject variance request.

Consistency with the City’s Land Development Regulations

Per Section 23.2-26, variances are authorized for height, area, size of structures, size of yards, parking requirements, and other area requirements and open spaces. The Department of Community Sustainability is tasked in the Code to review variance applications for consistency with the City’s LDRs, for compliance with the findings for granting variances (analyzed in the next section) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

Staff Analysis: The proposed pool is generally consistent with the LDR requirements for accessory structures with the exception of the location. The proposed pool location, which is between the principal structure and the public right-of-way, is in conflict with LDR Sections 23.1-12 and 23.3-7. The pool is consistent with the side setback and lot coverage requirements of the Single Family Residential (SFR) zoning district. The applicant has requested relief from the code limitations by applying for the variance.

Zoning Analysis			
Development Standard		Base Zoning District Single-Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	5,000 sf
Lot Width (min)		50’	50’
Accessory Structure Setbacks (Shed)	Front	20’	20’
	Rear	5’	50’
	Side	5’ (10% lot width)	5’ street side 27’ interior side
Impermeable Surface Coverage (max)		55%	49%
Structure Coverage (max)		35%	16%

Variance Requests		
LDR Citation	Required	Proposed
Accessory Structure Location (Section 23.1-12)	May not be constructed between any principal structure and a public street right-of-way.	Pool to be constructed in the front yard, between the principal structure and a public street right-of-way.
Accessory Structure Location (Section 23.3-7)	Shall be allowed within the rear or side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.	Pool to be constructed in the front yard, between the principal structure and a public street right-of-way.

The data and analysis below review the application against the regular findings for approval for all variance requests:

Section 23.2-26(b) Regular findings of approval

The land development regulations require all variance requests to be analyzed for consistency with Section 23.2-26(b). Staff has reviewed the application against this section which the analysis outlined as follows:

1. Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings, and that this is not the result of action of the applicant.

Staff Analysis: Based on the siting of the structure, the rear (east) setback of the primary structure is 2.4’ to 2.8’. As a result, there is insufficient space to locate a pool in the backyard. The only feasible location for a pool is in the front yard, between the primary residence and the right-of-way. It is staff’s analysis that there are special circumstances or

conditions that are peculiar to the land and building that do not apply generally to the nearby lands and building due to the unique siting of the residence on the northeast corner of the property. **Meets Criterion.**

2. The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought.

Staff Analysis: The subject property has accommodated a single-family use for almost 100 years. Strict application of the LDRs would not deprive the applicant's continued use of the residence; however, a pool is a reasonable expectation for a single-family home in South Florida due to the context and climate. **Meets Criterion.**

3. The variance proposed is the minimum variance which makes possible the reasonable use of the land or building

Staff Analysis: The proposed variance of the accessory structure location is the minimum necessary to accommodate a new pool at the subject property due to the siting of the residence. **Meets Criterion.**

4. The granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare.

Staff Analysis: Although the character of the neighborhood does not include pools in the front yard, this request would not be unduly injurious or detrimental to the public welfare. Fencing or hedging will be required to screen the pool location in the front yard. **Meets Criterion.**

CONCLUSION AND CONDITIONS

Based on staff's analysis, the variance request complies with all the variance criteria outlined above. Therefore, staff is recommending approval of this application with conditions:

Conditions of Approval:

1. A landscape screen, as approved by the City horticulturist, shall be required to minimize visual impact to the surrounding properties. The landscape screen may include fencing consistent with the City's fencing regulations. The landscape plan shall be included with the building permit for the proposed pool.
2. A full zoning review will be completed at the time of building permit.

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE PZB PROJECT NUMBER 23-01500007 with staff recommended conditions for a **variance** to the accessory structure location to allow the installation of a pool between the principal structure and the public street, for the property at 212 16th Avenue North. The application meets the variance criteria based on the data and analysis in the staff report.

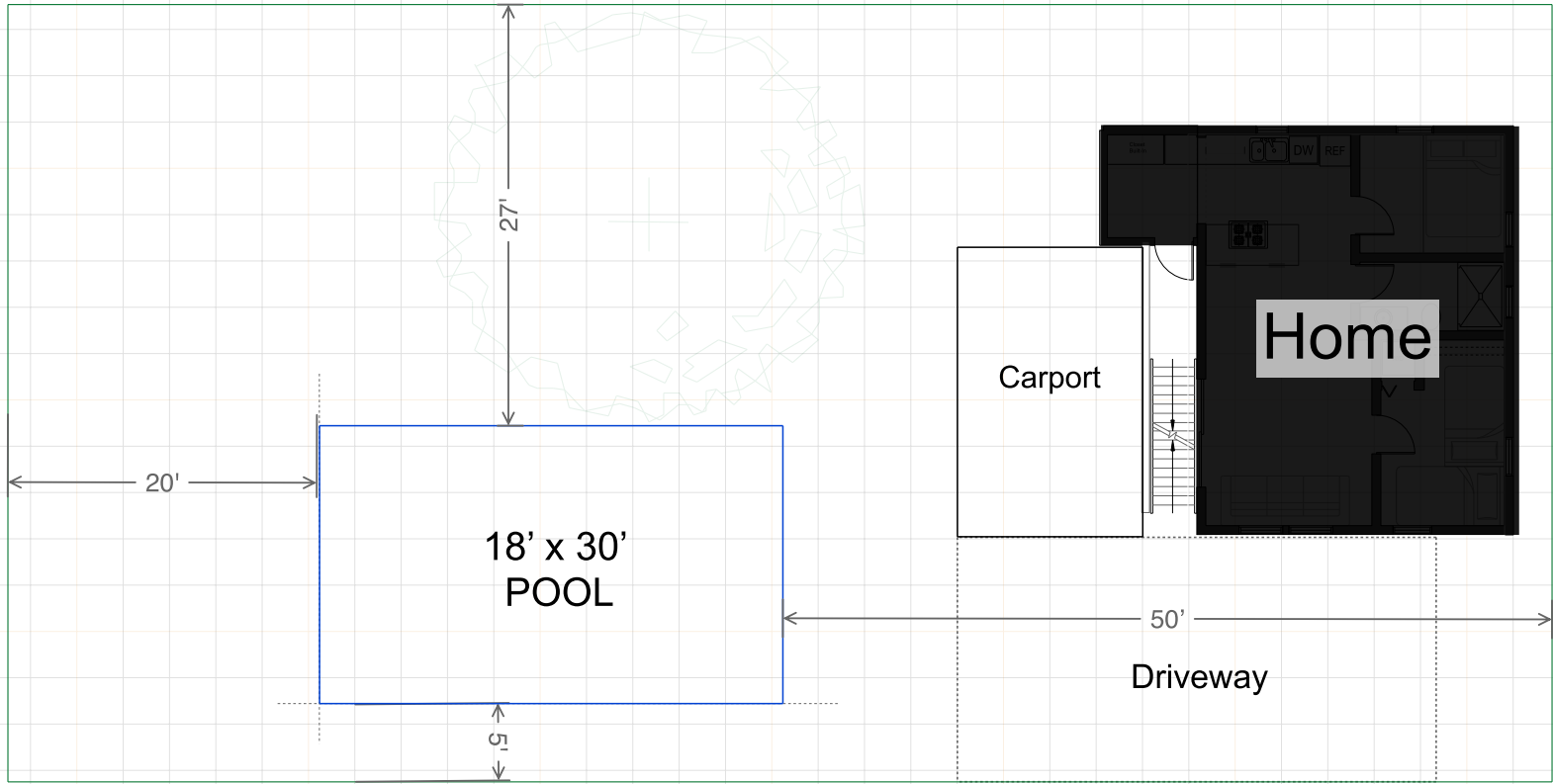
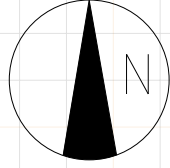
I MOVE TO DISAPPROVE PZB PROJECT NUMBER 23-01500007 for a **variance** to the accessory structure location to allow the installation of a pool between the principal structure and the public street, for the property at 212 16th Avenue North. The project does not meet the variance criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Planning & Zoning Board's decision will be the final decision for the Variance. The Applicant may appeal the Board's decision directly to circuit court.*

ATTACHMENTS

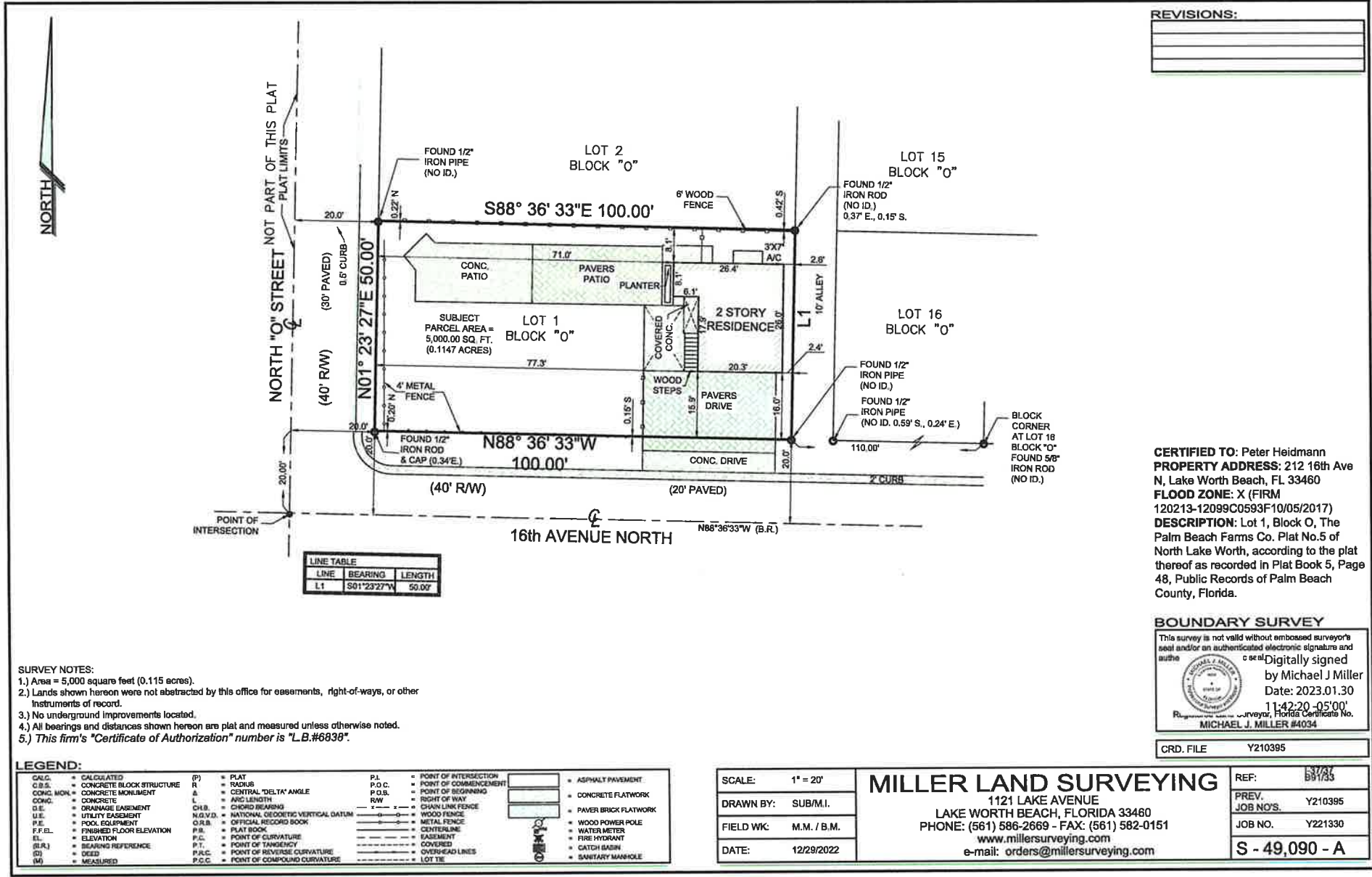
- A. Application Package (survey, conceptual plan & supporting documents)

North O St



16th Ave North

REVISIONS:	



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°23'27"W	50.00'

- SURVEY NOTES:**
- Area = 5,000 square feet (0.115 acres).
 - Lands shown hereon were not abstracted by this office for easements, right-of-ways, or other Instruments of record.
 - No underground improvements located.
 - All bearings and distances shown hereon are plat and measured unless otherwise noted.
 - This firm's "Certificate of Authorization" number is "L.B.#6836".

LEGEND:			
CAL.C.	= CALCULATED	(P)	= PLAT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE
CONC.	= CONCRETE	L	= ARC LENGTH
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING
U.E.	= UTILITY EASEMENT	N.O.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE
P.I.	= POINT OF INTERSECTION	ASPH.	= ASPHALT PAVEMENT
P.O.C.	= POINT OF COMMENCEMENT	CONC. FL.	= CONCRETE FLATWORK
P.O.B.	= POINT OF BEGINNING	PAV. BR.	= PAVER BRICK FLATWORK
R.W.	= RIGHT OF WAY	GLAN L.F.	= GRAN LINK FENCE
---	= CHAIN LINK FENCE	WOOD F.	= WOOD FENCE
---	= WOOD FENCE	METAL F.	= METAL FENCE
---	= CENTERLINE	W.P.P.	= WOOD POWER POLE
---	= EASEMENT	W.M.	= WATER METER
---	= COVERED	F.H.	= FIRE HYDRANT
---	= OVERHEAD LINES	C.B.	= CATCH BASIN
---	= LOT TIE	S.M.	= SANITARY MANHOLE

SCALE: 1" = 20'
 DRAWN BY: SUB/M.I.
 FIELD WK: M.M. / B.M.
 DATE: 12/29/2022

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH BEACH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF: **Y210395**
 PREV. JOB NO'S: Y210395
 JOB NO. Y221330
S - 49,090 - A

CERTIFIED TO: Peter Heidmann
PROPERTY ADDRESS: 212 16th Ave N, Lake Worth Beach, FL 33460
FLOOD ZONE: X (FIRM 120213-12099C0593F10/05/2017)
DESCRIPTION: Lot 1, Block O, The Palm Beach Farms Co. Plat No.5 of North Lake Worth, according to the plat thereof as recorded in Plat Book 5, Page 48, Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY
 This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and auth.
 Digitally signed by Michael J Miller
 Date: 2023.01.30 11:42:20 -05'00'
 Registered Professional Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y210395

To: City of Lake Worth

From: Peter Heidmann/Oak Crest Properties

Re: Justification Statement for Variance, 212 16th Ave North, Lake Worth, FL 33460

Date: June 12, 2023

We are seeking at variance at 212 16th Avenue North to allow us to install a swimming pool on the Southwest portion of the Lot.

We are requesting this variance because unique circumstances exist at the site that do not apply to other nearby lands and buildings, and which are not our fault – specifically that the home is located at the Northeast corner of the lot so there is no other appropriate location for installation of a pool. We have attached a site plan with our proposed location for the pool.

The strict application of the Land Development Regulations would deprive us of reasonable use of the land and represent a hardship, and our proposed variance request is the minimum variance which makes possible the reasonable use of the land or building.

It is our opinion that the granting of this Variance request will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare.

We understand that there would exist setbacks of 20' from the West property line, and 5' from the South property line (or North property line) for location of the pool.

Thank you for your consideration.

Sincerely,



Peter Heidmann

PLANNING AND ZONING BOARD REPORT

PZB Project Number 22-01400019: A major site plan and sustainable bonus incentive program request to construct a mixed-use building containing commercial space and 4 residential units. The sustainable bonus incentive program request is for an additional story (3 stories total). The subject site is zoned Mixed Use - Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).

Meeting Date: July 19, 2023

Property Owner: Michael Gizewski,
1432 N Dixie Holding, LLC

Applicant: Juan Contin,
Contin Architecture & Design

Address: 1432 North Dixie Highway

PCN: 38-43-44-15-16-047-0070

Size: ±0.218 acres/9,500 sf

General Location: On the southeast corner of North Dixie Highway and 15th Avenue North

Existing Land Use: Vacant

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

Zoning District: Mixed Use - 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 Sustainable Bonus Incentive Program (SBIP) requests are consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 8 and 9 of this report.

PROJECT DESCRIPTION

The Applicant, Juan Contin, is requesting approval of the mixed-use development known as Contin Mixed Use located at 1432 North Dixie Highway:

- A **Major Site Plan** for the development of a mixed-use building and additional site improvements.
- A **Sustainable Bonus** request for a bonus height of 1 story to allow a 3-story building.

The Applicant is proposing a 3-story, 4-unit mixed-use development on a .218-acre lot with the purpose of improving the area. The building is designed with a ground floor commercial space, and residential units on the second and third floors. Each residential unit will have a private garage that is accessed from the rear of the property abutting the alley.

The proposed development will be compatible with the surrounding mixed uses that include a mix of some commercial, as well as single and multi-family residential. The building is designed in a contemporary architectural style, with large vertically-proportioned windows as well as a ground-floor storefront system, a smooth stucco exterior finish, aluminum railings, flat roof, and eyebrow details.

COMMUNITY OUTREACH

Staff has not received any letters of support or opposition for this application. Per LDR Section 23.2-20, Public Neighborhood Meeting, a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored **new construction projects** along the City's major thoroughfares as well as those **utilizing the City's Sustainable Bonus Incentive Program**, Transfer of Development Rights Program and/or Economic Investment Incentives.

On February 14, 2023, the applicant held a virtual meeting at 1 PM. Notices were mailed to all property owners within 400 ft of the project on January 25, 2023, and signs were placed on the property on January 30, 2023. There were three attendees at the meeting and no concerns were identified per the meeting minutes. The Applicant also has a project website: <https://www.nowbuilders.net/projects-8>

BACKGROUND

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

Construction: The subject site contained a circa 1948 duplex that was demolished in 2021 through Building Permit #21-404.

Use: The property is currently vacant.

Code Compliance: The subject site has an active code case (23-1267). The only outstanding violation is related to trash and debris on the property. Staff has added conditions of approval that require the code case to be resolved prior to the issuance of a building permit.

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 Mixed Use – East category 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 the central commercial core and major thoroughfares of the City. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. While mixed-use projects are allowed on a single site, it is not a requirement that each site within the category incorporate multiple uses. Zoning regulations implementing the Mixed Use – East category shall permit the establishment and expansion of residential (including single family, two-family and multi-family), office, service and commercial retail uses either as uses permitted by right or through conditional use permit provisions. All buildings are required to provide transitional buffering and design features to mitigate impact of the MU-E sites adjacent to residential zoning districts.*

Analysis: The proposed commercial and residential uses are appropriate and intended in the MU-E FLU designation. The project would allow for the infill of a vacant property along of the City’s Major Thoroughfares with an architecturally appropriate and attractive design. 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 II and Pilar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options; continue crime reduction and prevention in achieving a safe, livable and friendly community; achieve financial sustainability and stable tax base; and ensure facility placement, construction and development that anticipates and embraces the future. The proposed building and associated site improvements will contribute towards the City’s Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan.

Based on the analysis above, the proposed development 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

Mixed Use – Dixie Highway (MU-DH): Per LDR Section 23.3-17(a), *the "MU-DH mixed use Dixie Highway 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. The district implements in part the downtown mixed use land use category of the Lake Worth Comprehensive Plan.*

The table and topic area analysis below evaluate the proposed site features and the project’s compliance with the Code, including factoring in the Sustainable Bonus incentives and the Comprehensive Plan maximums:

Development Standard	Base Zoning District Mixed Use – Dixie Hwy (MU-DH)	MU-DH w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)	6,500 sf	6,500 sf	9,500 sf
Lot Width (min) East side of Dixie Hwy	50’	50’	100’

Development Standard		Base Zoning District Mixed Use – Dixie Hwy (MU-DH)	MU-DH w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Setbacks	Front (min build-to line)	10 ft. minimum not to exceed 22 ft.	Front façade for third story and above must have front setback of 8' to 12' feet in addition to minimum <u>18 ft. min for third story</u>	10'-0" first and second story/ 18'-0" third story
	Rear (min)	15 ft. or 10% of lot depth when next to residential zoning district	Rear façade for third floor and above must have rear setback of 8' to 12' in addition to minimum <u>18 ft. min for third story</u>	21'-10"
	Street Side (min)	10'	10'	22'-0"
	Side Interior (min)	0'	0'	5'-1"
Impermeable Surface Coverage (maximum)		65%	65%	61.8% (5,874 sf)
Structure Coverage (max)		45%	45%	42.1% (4,003 sf)
Density (max)		20 du/acre (4 units)	20 du/acre (4 units)	4 units
Building Height (max)		30' (max. 2 stories)	Additional 5 ft. of height under Sustainable Bonus Incentive Program (not to exceed 3 stories) <u>35'-0" total height</u>	33'-0" (3 Stories)
Maximum Wall Height at Side Setback		30'	Additional 5 ft. of height under Sustainable Bonus Incentive Program (not to exceed 3 stories) <u>35'-0" total height</u>	33'-0" (3 Stories)
Floor Area Ratio (FAR) (max)		0.90	0.90	0.81 (7,698 sf)

Development Standard		Base Zoning District Mixed Use – Dixie Hwy (MU-DH)	MU-DH w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Living Area (minimum)	Two-bedroom units	750 sf	750 sf	1,487 sf
Parking		9 spaces	9 spaces	11 spaces (see full parking analysis on page 5)
Is property in flood plain or Wellfield Zone? Yes/No		Wellfield Zone 4		

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 refuse will be collected in City approved trash cans/bins and stored away in a designated refuse location on the north side of the property. The refuse area is screened by a masonry wall and landscaping.

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: Staff has included a condition of approval that a revised photometric plan (consistent with the final site plan) shall be submitted in a Minor Site Plan to demonstrate 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 3000K 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: The required parking for the mixed-use use proposal is 9 spaces. The parking spaces were calculated at the following rates:

- 1.75 spaces/unit for the multi-family 2-bedroom unit proposal (7 spaces for 4 units)
- 1 space/500 sf of retail space (4 spaces for 1,940 sf)

A total of 9 parking spaces are required when the 25% parking reduction for mixed-use projects is applied. The project exceeds the minimum required parking with a mix of off-street (7 spaces including 1 ADA space), on-street (3 spaces), and bicycle racks (4 spaces that count as 1 parking space).

Section 23.5-1- 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 development proposal provides perimeter landscaping and shade trees. The proposed landscaping is generally consistent with the City's landscape regulations and the Major Thoroughfare Design Guidelines. Tree species include a mix of Gumbo Limbo and Live Oak trees with multiple native shrubs, grasses and groundcovers for the perimeter and interior plantings. The proposed landscape complies with the City's requirement that a minimum 75% of all required plants be Florida native.

As required by the tree removal provisions in the landscape regulations, the applicant submitted a tree survey and disposition plan that was reviewed by staff.

The diameter at breast height (DBH) for the existing trees with a condition rating of fifty (50) percent or greater on the property is used to calculate the replacement tree requirement. Although one tree with a condition rating of 30% is proposed to be removed from the site to facilitate the construction, no mitigation is required due to onsite replacement. Since the tree that is proposed to be removed is greater than 18 inches in diameter it must be replaced with a tree that is at least 6 inches in diameter.

On the northwest corner of the property there is an interruption in the required trees and landscape treatments within the buffer. Staff has added a condition of approval to revise the landscape plan in order to comply with the code required tree spacing along North Dixie Highway and 15th Avenue North.

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 is 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, including landscaping and architecture, are generally consistent with the Major Thoroughfare Design Guidelines. The character of the proposed development is consistent with the vision for the Major Thoroughfare Design Guidelines, providing for vibrant, diverse, safe, inviting, and sustainable features. The Applicant is proposing a 3-story, 4-unit mixed-use development on a .218-acre lot with the purpose of improving the area. The building is designed with a ground floor commercial space and residential units on the second and third floors. Each residential unit will have a private garage that is accessed from the rear of the property abutting the alley. The proposed development will be compatible with the surrounding mixed uses that include a mix of some commercial, as well as single and multi-family residential. Adequate interior and perimeter landscaping are provided with a variety of trees and hedges. The landscaping of the perimeter buffers is designed to compliment the architectural style of the building. The proposed improvements to the site 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)	Mixed Use – Dixie Highway (MU-DH)	Auto sales (across 15 th Avenue North)
South	Mixed Use – East (MU-E)	Mixed Use – Dixie Highway (MU-DH)	Auto Repair/Retail
East	Medium Density Residential (MDR)	Single-Family and Two-Family Residential (ST-TF-14)	Multi-family and single-family residential
West	Mixed Use – East (MU-E)	Mixed Use – Dixie Highway (MU-DH)	Service station (across North Dixie Highway)

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 mixed-use area.

Community Appearance Criteria:

The proposed mixed-use development project includes new construction, new landscaping, and associated site improvements that represent an enhancement in the general appearance of the property over the existing vacant lot. The proposed contemporary architectural style of the building is appropriate and in harmony with the surrounding residential and nonresidential area. Consistent with the chosen architectural style, the exterior finishes large vertically proportioned windows as well as a ground-floor storefront system, a smooth stucco exterior finish, aluminum railings, flat roof, and eyebrow details. Overall, the proposed project represents a substantial improvement in the visual appearance over the existing property and is consistent with the Comprehensive Plan, Major Thoroughfare Design Guidelines, and the City’s Land Development Regulations (LDRs). The project is in conformity with the principals of good design and quality and is in harmony with the City and the surrounding area as conditioned.

Section 23.2-33(c) - Sustainable Bonus Incentive Program (SBIP)

The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City’s Comprehensive Plan which states the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program. The Program offers the opportunity to attain an option for increased height in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of a development proposal.

Per Policy 1.2.3.4 of the City’s Comprehensive Plan, *“incorporation of Sustainable features is required for developments over two stories, which allows for increases in density, height and intensity over base line maximums. Annually, the City Commission shall establish base line sustainable bonus values required to participate in the program.”* The applicant is asking for a bonus height which is less than the maximum allowances that can be permitted for height through a sustainable bonus incentive in a MU-E zoning district.

The total square footage of the bonus area above the second floor is +/- 2,876 square feet. Therefore, the value of required improvements for the SBIP bonus areas is \$21,570 (2,876 square feet x \$7.50 per sf). Fifty percent (50%) of the incentive award value is \$10,785, which the applicant is required to pay to the City. For the remaining 50% of the incentive award value (\$10,785), the applicant may propose qualified on-site improvements or provide additional payment to the City.

The Applicant is proposing the following qualified improvements per LDR Section 23.2-33. These improvements include 10 bicycle racks (that are not required to meet parking requirements); water conservation through low flow water

fixtures, shower heads, and high-performance toilets; increased energy efficiency through ENERGY STAR appliances; and community health and safety through antimicrobial door handles. The estimated value of these improvements is \$21,118.30.

CONCLUSION AND CONDITIONS

The Mixed Use – Dixie Highway (MU-DH) zoning 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.

Based on the data and analysis in this report and the supporting materials by the applicant, the proposed site plan, building design, landscaping, and site circulation are appropriate and consistent with the City's Comprehensive Plan, Strategic Plan, Major Thoroughfare Design Guidelines, and Land Development Regulations. The proposed site circulation, parking, and refuse are anticipated to minimize and/or mitigate any impacts of the mixed-use proposal on the adjacent and proximate uses. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning

1. Fifty percent of the sustainable bonus fee shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first.
2. The applicant shall provide qualifying sustainable bonus features equal to fifty percent of the sustainable bonus fee, or shall be required to pay the remaining incentive value in its entirety prior to the issuance of a certificate of occupancy.
3. Prior to issuance of a building permit, any and all outstanding code compliance violations, fees or fines related to the property shall be paid and resolved.
4. The proposed project shall comply with Palm Beach County's Unified Land Development Best Management Practices for Wellfield Protection.
5. A video security system shall be required for the property.
6. Prior to building permit application, an address application shall be required to be submitted prior to application for building permit.
7. Prior to the issuance of building permit, a Minor Site Plan shall be submitted to implement the following:
 - a. The site table shall be revised to list the correct FAR maximums in accordance with MU-DH regulations.
 - b. The site data table shall be revised to update the building setbacks on the site data table to be consistent with site plan measurements.
 - c. The site table shall be revised to update the parking calculations to account for the 25% reduction for a mixed-use project in accordance with LDR Section 23.4-10(h)(1).
 - d. A revised photometric plan shall be submitted. All lighting shall comply with lighting code regulations in LDR Section 23.4-3. Further, lighting fixtures shall comply with dark skies fixture recommendations, including a 3000K light tone or less for LED lighting, and shall be consistent with the architectural style of the project as determined by the Development Review Official.
 - e. Dimensioned detailed drawings shall be submitted for the rooftop mechanical equipment screening to demonstrate that it is architecturally complementary to the building design in accordance with LDR Section 23.4-21.
 - f. Incorporate any plan changes based on the conditions of approval from other departments.

Landscape Services

1. Prior to the issuance of building permit, a Minor Site Plan shall be submitted to revise the landscape plan in order to comply with the code required tree spacing along North Dixie Highway and 15th Avenue North.

Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
3. In the event of a legal challenge to this approval, shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.
4. Prior to the issuance of a certificate of occupancy, alleyway improvements consisting of milling and asphalt surfacing from 15th Avenue North to the south property line of the parcel shall be constructed.
5. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City.
6. Prior to the issuance of a building permit, submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
7. Prior to the issuance of a Certificate of Occupancy, fine grade and sod all disturbed areas with bahia sod.
8. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
9. Prior to performing work in the right of way, apply for and receive issuance of a "Right of Way/Utility Permit" application.
10. Prior to the issuance of a Certificate of Occupancy, restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.

Utilities – Electric

1. Before or at the time of application for a Building Permit, Developer must provide the Load Calculation, Voltage requirements, and a Riser diagram. The proposed location of the service meters is acceptable.
2. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
3. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.

Utilities – Water & Sewer

1. Prior to Building Permit, please the following items shall be addressed:
 - a. The northern trench still appears to have perforated pipe called out between the west end of the trench and the structure. Perforated pipe should discontinue for 4 ft minimum before/after a structure.
 - b. More information needs to be provided to show how stormwater is retained onsite and routed to the exfiltration system.
 - c. Please note that capacity fees will be due at building permit for the new water services and sanitary lateral.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for the Major Site Plan and Sustainable Bonus Incentive Program (SBIP) requests for the project located at 1432 North 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** the request for the Major Site Plan and Sustainable Bonus Incentive Program (SBIP) requests for the project located at 1432 North Dixie Highway. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

ATTACHMENTS

- A. Qualitative Development Standards
- B. Architectural Plans
- C. Survey
- D. Justification Statement

ATTACHMENT A – Qualitative Development Standards

Section 23.2-31(c) –Qualitative Development Standards	Analysis
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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. **In compliance**

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. **In compliance as conditioned**

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. **In compliance**

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. **In compliance**

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. **In compliance**

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. **In compliance**

7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system. **In compliance**

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. **In compliance**

- 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 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.* **In compliance**
- 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>	In compliance
<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

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.* **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.* **In compliance**
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.* **Not Applicable**
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 as conditioned**
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.* **Not Applicable**
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.* **Not Applicable**
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 as conditioned**

<u>Section 23.2-31(h) – Criteria for parking lots and vehicular use areas</u>	<u>Analysis</u>
<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 as conditioned

<u>Section 23.2-31(l) – Community Appearance Criteria</u>	<u>Analysis</u>
<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

3. *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.* **In compliance**

4. *The proposed structure or project is in compliance with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.* **In compliance**

MIXED USE DEVELOPMENT

1432 N Dixie Hwy,

LAKE WORTH BEACH, FL 33460

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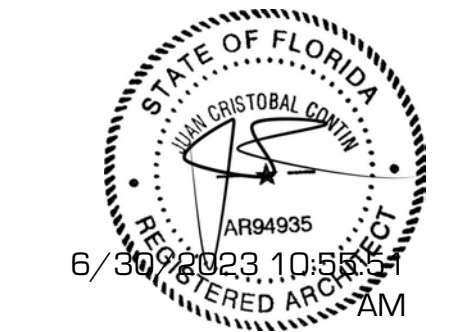
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc. Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 10:55:51 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

1 5/10/2023

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Index Sheet

DRAWING STATUS:

DRAWING NUMBER:

00

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES NEW CONSTRUCTION OF A 3 STORY MIXED USE BUILDING.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION. INCLUDING BUT NOT LIMITED TO:

- FLORIDA BUILDING CODE: 2020 7TH EDITION
- FBC, MECHANICAL: 2020 7TH EDITION
- FBC, PLUMBING: 2020 7TH EDITION
- NFPA NATIONAL ELECTRICAL CODE, 2020 EDITION

PROJECT TEAM

ARCHITECT
CONTIN ARCHITECTURE AND DESIGN
826 S FEDERAL HWY LAKE WORTH FL
(561) 249 - 4007

Sheet List

Sheet Number	Sheet Name	Discipline Order
00	Index Sheet	1-GENERAL
LP100	Planting Plan	2-LANDSCAPE
LP101	Planting Detail	2-LANDSCAPE
LP102	Disposition & Mitigation Plan	2-LANDSCAPE
C-0.0	CIVIL COVER SHEET	3-CIVIL
C-1.0	PAVING, GRADING AND DRAINAGE PLAN	3-CIVIL
C-2.0	PAVING, GRADING AND DRAINAGE DETAILS	3-CIVIL
C-3.0	WATER AND SEWER PLAN	3-CIVIL
C-4.0	WATER AND SEWER DETAILS	3-CIVIL
C-5.0	STORMWATER POLLUTION PREVENTION PLAN	3-CIVIL
C-6.0	STORMWATER POLLUTION PREVENTION DETAILS	3-CIVIL
A00	Site Details	4-ARCHITECTURAL
A100	Site Plan	4-ARCHITECTURAL
A101	Level 2 Floor Plan	4-ARCHITECTURAL
A102	Level 3 Floor Plan	4-ARCHITECTURAL
A104	Roof Plan	4-ARCHITECTURAL
A201	Elevations	4-ARCHITECTURAL
A301	3D Front	4-ARCHITECTURAL
A302	3D Rear	4-ARCHITECTURAL
A202	Elevations	4-ELECTRICAL
E0	Photometric Plan	4-ELECTRICAL



ABBREVIATIONS

AB	ANCHOR BOLT	FD	FLOOR DRAIN	#	NUMBER	T & G	TONGUE & GROOVE
ABV	ABOVE	FIN	FINISH	NOM	NOMINAL	TEL	TELEPHONE
A/C	AIR CONDITIONING	FX	FIXTURE	NTS	NOT TO SCALE	TEMP	TEMPORARY
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	OA	OVERALL OUTSIDE AIR	THK	THICK-THICKNESS
ALUM	ALUMINUM	FLUR	FLUORESCENT	OC	ON CENTER	T.O.	TOP OF
APPROX	APPROXIMATE	FTG	FOOTING	OPG	OPENING	TYP	TYPICAL
ARCH	ARCHITECTURAL/ARCHITECT	FURR	FURRING	OPP	OPPOSITE	UGND	UNDERGROUND
BD	BOARD	GA	GAGE, GAUGE	ORIG	ORIGINAL	UL	UNDERWRITERS LAB.
BLDG	BUILDING	GALV	GALVANIZED	PART	PARTITION	VERT	VERTICAL
BLK	BLOCK	GL	GLASS	PL	PLATE	W/	WITH
BLK	BLOCK	GR	GRADE	PLAS	PLASTER	WC	WATER CLOSET
BOTT	BOTTOM	GYP	GYPSPUM	PLYWD	PLYWOOD	WH	WATER HEATER
B.O.	BOTTOM OF	HB	HOSE BIBB	PNL	PANEL	WM	WIRE MESH
BRG	BEARING	HRT	HORIZONTAL	POL	POLISH	W/O	WITHOUT
BTN	BETWEEN	HCP	HANDICAP	POL	POLISHED	WP	WATERPROOF
CAB	CABINET	HDW	HARDWARE	PREFAB	PREFABRICATED	WS	WEATHER STRIPPING
CLG	CEILING	HGT	HEIGHT	PROJ	PROJECT	WWF	WELDED WIRE FABRIC
CEM	CEMENT	HM	HOLLOW METAL	PSF	POUNDS PER SQUARE FOOT		
CLG	CEILING	HR	HORIZONTAL	PSI	POUNDS PER SQUARE INCH		
CL	CLOSED	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PRTR	PRESSURE TREATED		
CLR	CLEAR	IN	INCH	PTD	PAINTED		
COL	COLUMN	INCAND	INCANDESCENT	PVMT	PAVEMENT		
CONC	CONCRETE	INCLD	INCLUDE	QTY	QUANTITY		
CONSTR	CONSTRUCTION	INFO	INFORMATION	REF	REFRIGERATOR		
CONTR	CONTRACTOR	INSUL	INSULATE-INSULATION	REQD	REQUIRED		
CTR	CENTER	INT	INTERIOR	REINF	REINFORCE-REINFORCING		
DEG	() DEGREE	KIT	KITCHEN	RETN	RETURN		
DEPT	DEPARTMENT	LAM	LAMINATED	REV	REVERSE, REVISION		
DET	DETAIL	LAV	LAVATORY	RSD	RIGID		
DF	DRINKING FOUNTAIN	LB	POUND	RM	ROOM		
DIA	DIAMETER	LN	LINEAR	RO	ROUGH OPENING		
DIM	DIMENSION	LL	LIVE LOAD	SCHD	SCHEDULE		
DN	DOWN	LGT	LIGHT	SD	SOAP DISPENSER		
DR	DOOR	LVR	LOUVER	SEP	SEPARATE		
DWG	DRAWING	MATL	MATERIAL	SECT	SECTION		
EA	EACH	MAX	MAXIMUM	SHT	SHEET		
ELEV	ELEVATION	MECH	MECHANICAL	SHT	SHEET		
ELEC	ELECTRICAL-ELECTRIC	MEMB	MEMBRANE	SPEC	SPECIFICATION		
EQ	EQUAL	MTL	METAL	SQ	SQUARE		
EQPT	EQUIPMENT	MFC	METAL FURRING CHANNEL	STD	STANDARD		
EQUIV	EQUIVALENT	MFR	MANUFACTURER	STL	STEEL		
EW	EACH WAY	MIN	MINIMUM	STOR	STORAGE		
EMB	EMBEDDED	MIR	MIRROR	SUB	SUBSTITUTE		
EXIST	EXISTING	MISC	MISCELLANEOUS	SURF	SURFACE		
EXT	EXTERIOR-EXTERNAL	MO	MASONRY OPENING	SUSP	SUSPEND-SUSPENDED		
		MR	MOISTURE RESISTANT	SYS	SYSTEM		
		NAT	NATURAL				
		NIC	NOT IN CONTRACT				

Site Images



Adjacent Sites



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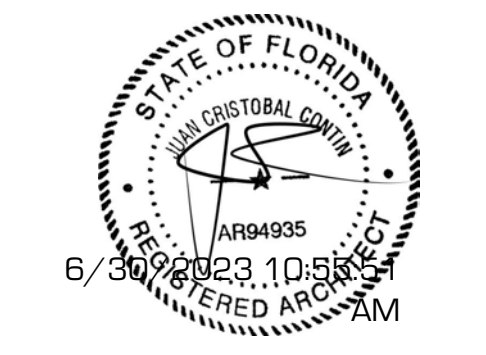
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GGSP Properties, Inc. Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 10:55:51 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Site Images

DRAWING STATUS:

DRAWING NUMBER:

01

COMMERCIAL PROPERTIES ALONG DIXIE HWY



MIXED USE ALONG DIXIE HWY



MULTIFAMILY DISTRICT ALONG REAR OF PROPERTY



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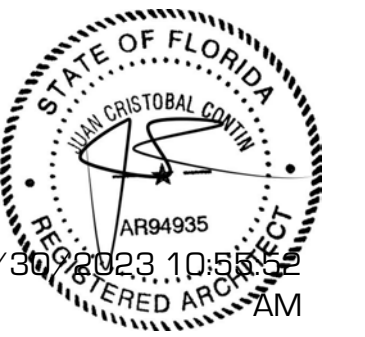
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FL LICENSE # AR94935

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LAKE WORTH, FL 33460



CLIENT:

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PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

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SCALE/NORTH POINT:

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DRAWING TITLE

Adjacent Sites

DRAWING STATUS:

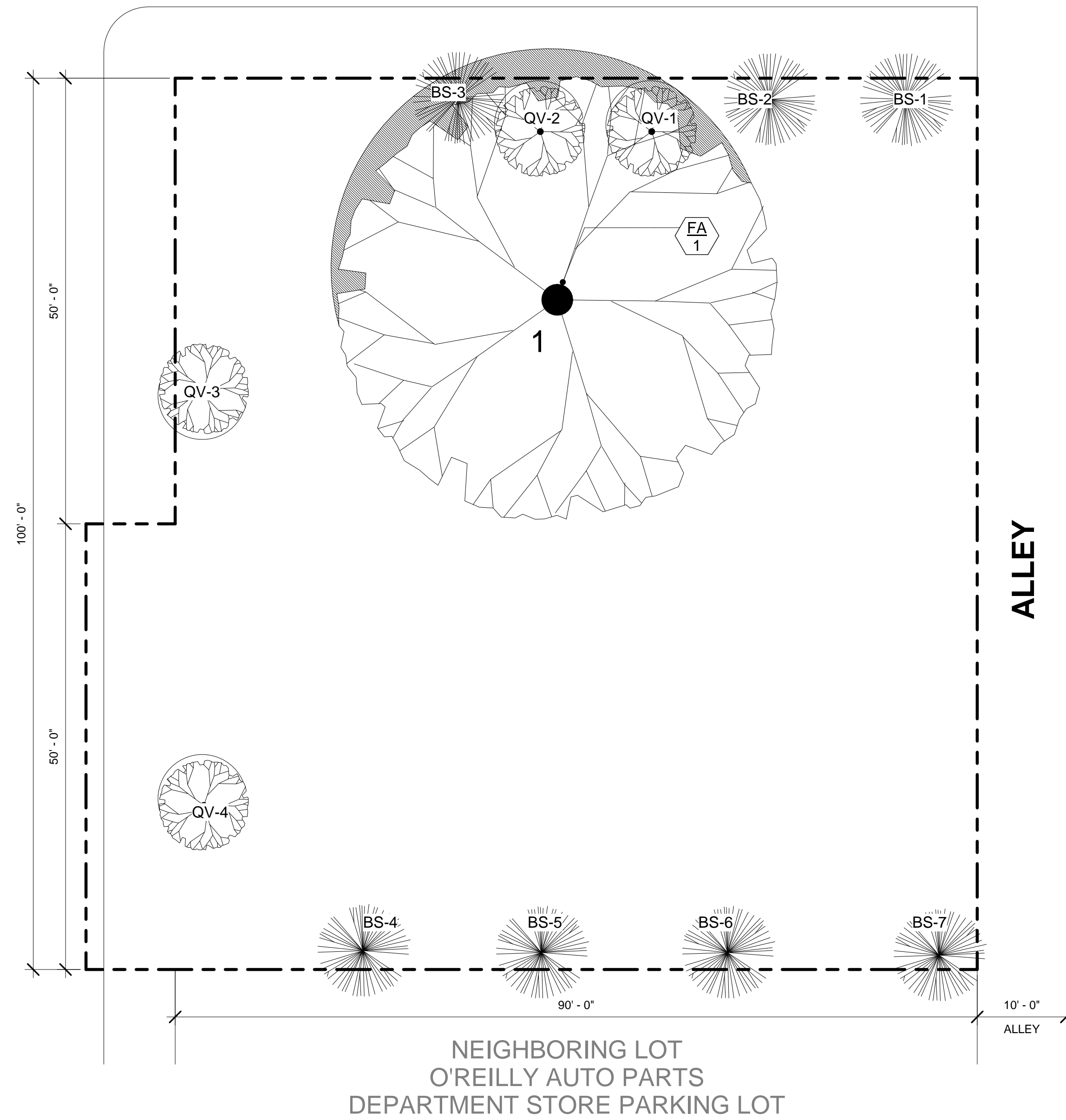
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02

CAR DEALERSHIP

15TH AVE N

NORTH DIXIE HIGHWAY



MULTI-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

ALLEY

NEIGHBORING LOT
O'REILLY AUTO PARTS
DEPARTMENT STORE PARKING LOT

1 Existing Site
1" = 10'-0"

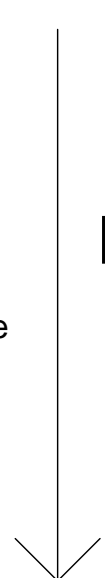
EXISTING SITE CONDITIONS

1. THERE IS AN EXISTING STANGLER FIG TREE ON THE SITE. ARBORIST HAS PROVIDED A REPORT FOR THE EXISTING SURVEY. ATTACHED TO THIS APPLICATION.
2. THERE IS FOUNDATION REMAINING ON SITE FROM THE PREVIOUSLY DEMOLISHED STRUCTURE. THIS WILL NEED TO BE ADDRESSED BEFORE NEW WORK IS PERFORMED.
3. CITY NOTED THAT THE ALLEYWAY WILL MOST LIKELY REQUIRE IMPROVEMENT.

EXISTING PLANTS

KEY	LABEL	BOTANICAL NAME	COMMON NAME	DIAMETER (DBH)	HEIGHT	SPREAD
FA	1	FICUS AUREA	Strangler fig	80"	20'	50'

TOTAL DBH



BASIS OF REMOVAL OF TREES - Sec. 23.6-1 (m)(7)(a) :

1. The tree, or trees, are located in an area where a structure or improvement will be placed in accordance with other development provisions in the City Code of Ordinances, and retention of the trees is such that no reasonable economic use can be made of the property without removal of the trees, and the tree, or trees, cannot be relocated on or off the property because of age, type or size of tree.

REPLACED WITH

PARTIAL - PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	DBH/caliper inch-per-inch
QV	4	QUERCUS VIRGINIANA	LIVE OAK	18' HT x 12-14' spr./ full,dense/ min 6" cal/ 6' c.t. (NATIVE)	6" cal X (4) TREES PROVIDED = 24"
BS	7	BURSERA SIMARUBA	GUMBO LIMBO	16-18ft HT, 12-14ft Spr, min 8" Cal, 6-6.5ft CT (NATIVE)	8" cal X (7) TREES PROVIDED = 56"
					TOTAL CALIPER TO BE PROVIDED = 80"

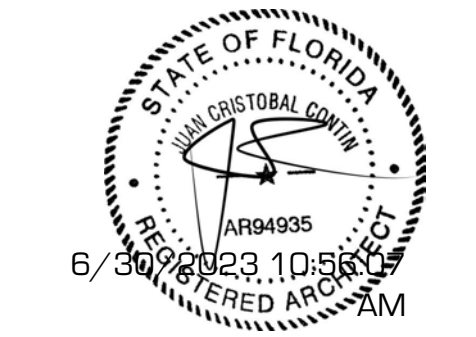
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1432 N Dixie Hwy

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REVISIONS:

1 5/10/2023

2 6/2/2023

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Disposition & Mitigation Plan

DRAWING STATUS:

DRAWING NUMBER:

LP102

LANDSCAPE SPECIFICATIONS

I. SCOPE OF WORK:

The scope of work for the Landscape Contractor includes furnishing all plants, materials and equipment and labor needed for installation of plant materials as indicated on plans and/or in these specifications.

II. PLANT MATERIALS:

A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:

- C.T. (indicates clear trunk)
- Spr. (indicates spread)
- Cl. (indicates clear trunk measurement from top of ball, to first branching)
- O.A. (indicates overall height from top of ball to mid point of current season's growth)

B. **Quality and Size:** Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard of Nursery Stock. Plant materials shall be graded Florida No. 1 or better as outlined under Grades and Standards for nursery plants, State Plant Board of Florida, latest edition. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable growth.

C. **Quantities:** All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for the clarification prior to the submission of bids.

D. **Substitution:** Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that any plant is not obtainable in the type and size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the owner.

III. COMMERCIAL FERTILIZERS:

A. Commercial fertilizer shall be an acid (6.6.6) fertilizer containing nitrogen, phosphoric acid and potash in equal percentages of available plant food by weight. Nitrogen shall be 6.6% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

B. **Planting tablets** shall be tightly compressed, long lasting, slow release fertilizer tablets with a potential acidity of not more than 3% by weight and having an analysis of 20-10-15.

IV. PLANTING SOIL:

Planting soil shall be sandy loam and shall contain a minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots and other foreign materials which may be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and be applied in accordance with the Planting Specifications.

V. MULCH:

Mulches shall not contain sticks larger than 1/4 inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness. Mulch shall be applied evenly in a 3" mat.

VI. WATER:

Water for planting will be available at the site and will be provided by the Owner. All conditions regarding site water shall be verified by Contractor prior to submission of bids.

VII. PROTECTION OF PLANTS:

A. Root Protection:

1. **Balled and Burlapped Plants:** Plants designated "B & B" (balled and burlapped) shall be dug with firm roots and earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plant. Balls shall be firmly secured with burlap. All collected plants shall be B&B.

2. **Container Grown Plants:** Plants grown in containers will be accepted as "B & B" providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes.

B. **Protection During Transportation:** All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage.

C. **Protection After Delivery:** Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed seventy-two (72) hours.

D. **Protection of Palms (If Applicable):** Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. With the exception of Cabbage Palms, which shall be "hurricane cut".

E. **Protection During Planting:** Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark slippage by means of burlap, wood battens, or other approved methods.

VIII. IMPLEMENTATION

A. **Layout:** Locations of plants and outlines of shrub beds are indicated on the PLAN. All trees, palms, and shrubs locations shall be staked in the field by the Contractor, so as to satisfactorily match the locations indicated on the plan. Any unforeseen underground utilities shall be verified by General Contractor and communicated to L.A. ASAP so that necessary adjustments can be made.

B. **Soil Preparation:** Soil shall be prepared in accordance with specifications outlined in statement 4.

C. **Excavation for Planting:** Excavation of plant pits shall be circular in outline and shall extend to the required subgrades as specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be stripped of all vegetation prior to planting.

D. **Balled and Burlapped Plants:** After final setting, loosen burlap wrappings exposing the top of the root ball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids which may be caused upon decomposition.

E. **Container Grown Plants:** Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Pits for container materials shall be formed flat on the bottom to avoid settling. Balls and containers shall be removed carefully to prevent damage to plant or root system.

F. **Pit Sizes:** Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

1. Diameter - Trees: 18" greater than diameter of ball or spread of roots.
2. Diameter - Shrubs: 6" greater than diameter of ball or spread of roots.
3. Depth - Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the rootball. (Large, heavy trees and shrubs may sit directly on unexcavated pit bottom if it is determined that undue settlement may occur.)
4. Depth - Vine Groundcovers: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus one (1) inch.

G. **Setting Trees and Shrubs:** Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire, and surplus binding from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for three inches (3") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

H. **Setting Palms:** All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil for future waterings. Saucer areas shall be top dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

I. **Fertilization:** When setting trees, palms and shrubs, place in each plant hole Planting Tablets, 20-10-15 formula, 21 gram, according to the following:

- 1 - gallon can1 tablet
- 2 - 3 gallon can2 tablets
- 5 - gallon can3 tablets
- B & B Shrubs and Trees: tablet for every 20" around circumference of root ball above middle of ball.

J. **Correct Placement of Tablets:** Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly around the perimeter of, and immediately adjacent to, the root ball at a depth which is between the middle and the bottom of the root ball. Complete backfilling as described above, under setting trees, palms and shrubs.

K. **Pruning:** Remove dead and broken branches from all plant materials. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Headback" cuts, right angle to line of growth, will not be permitted and trees will not be pulled or topped. Palm all cuts 1/2" in diameter and larger with approved waterproof antiseptic tree paint and remove trimmings from site.

L. **Guying and Staking:** Guy all trees 1 - 1 1/2" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished diameter or more, if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until project completion. In staking palms and broadleaf trees no nails or other fasteners will directly penetrate the trunks. Wood 2 x 4 battens 12 inches long, separated by a minimum of four (4) layers of burlap can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens.

M. **Excess Excavated Soil:** Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner.

9. SOD (When Applicable):

A. **Soil:** The contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1") to all areas receiving sod.

B. **Grades:** Finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect prior to the application of soil. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved.

C. The sod shall be as called for on the Landscape Drawings. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no Bermuda Grass, weeds, or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven (7) days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

10. CLEAN UP:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site.

II. MAINTENANCE:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright positions and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. All trees shall be deep watered for a period of 90 days after planting.

C. In the event of the threat of serious damage resulting from insects or disease prior to final acceptance, the plants shall be treated by preventative or remedial measures approved for good horticultural practice at no additional cost to the Owner.

12. INSPECTION AND ACCEPTANCE:

A. **Inspection:** Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect, at the conclusion of all planting and at the written request of the Contractor.

B. **Acceptance:** After inspection, the contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

13. GUARANTEE AND REPLACEMENT:

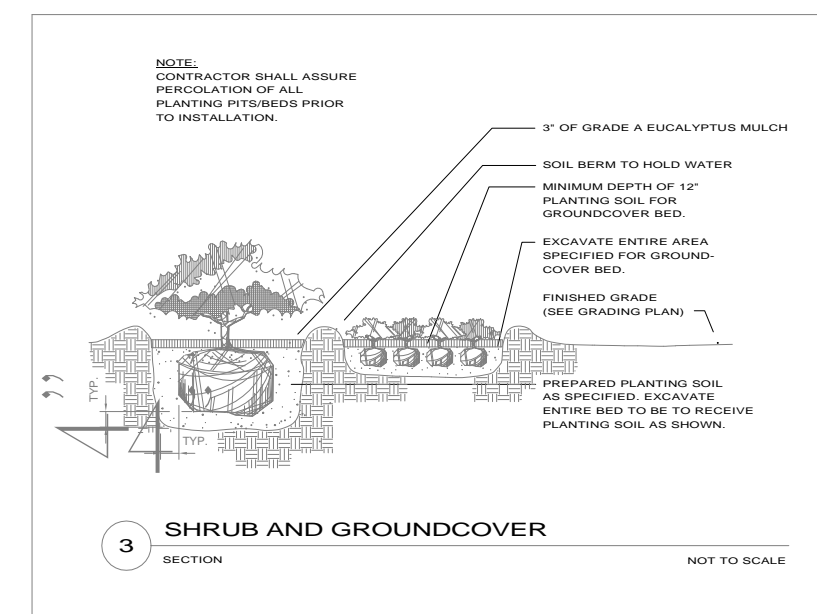
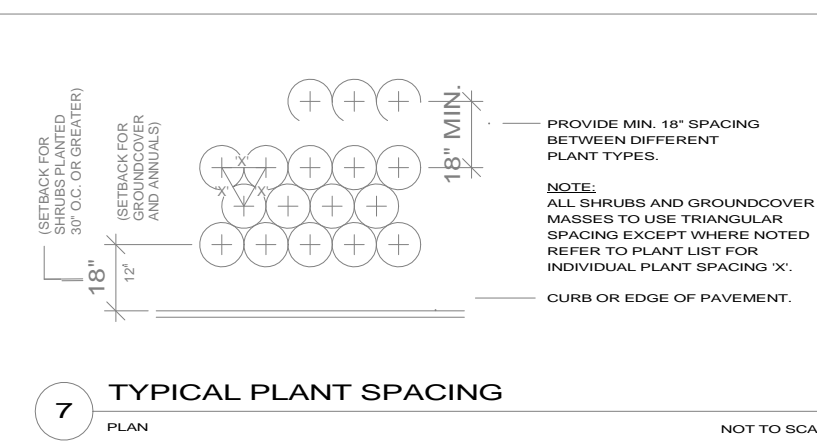
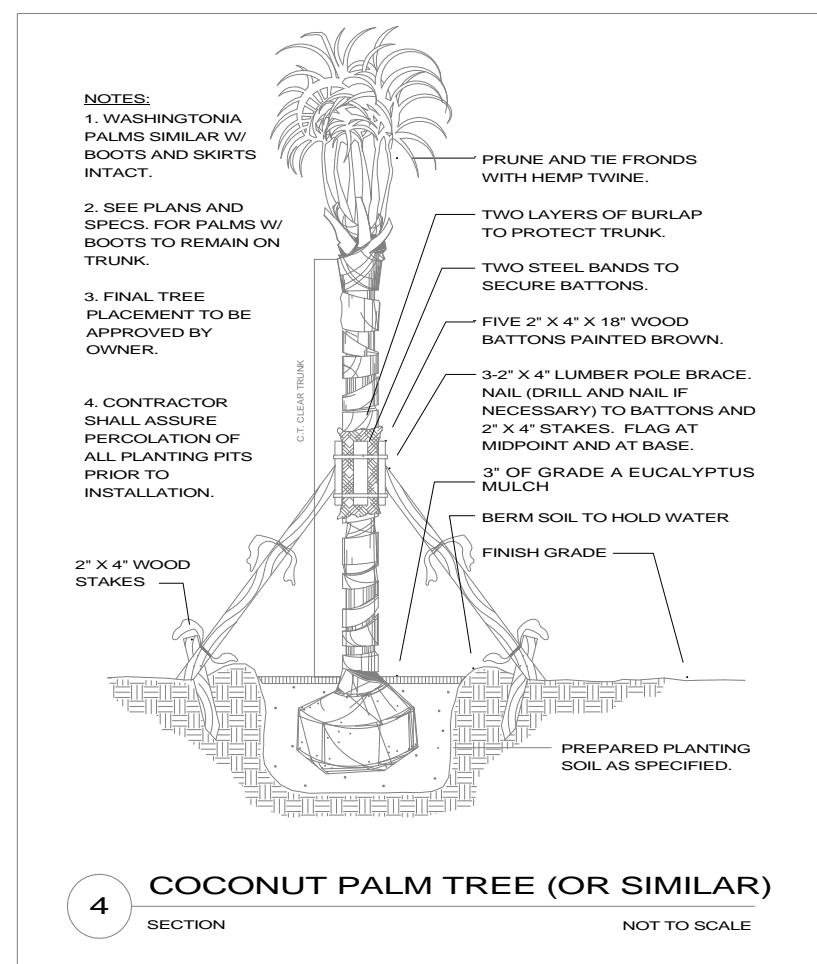
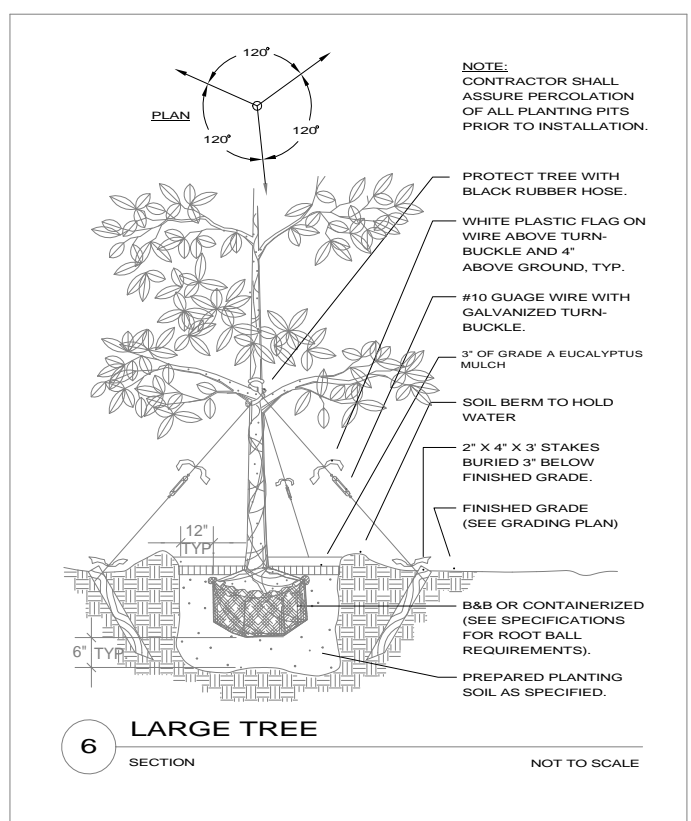
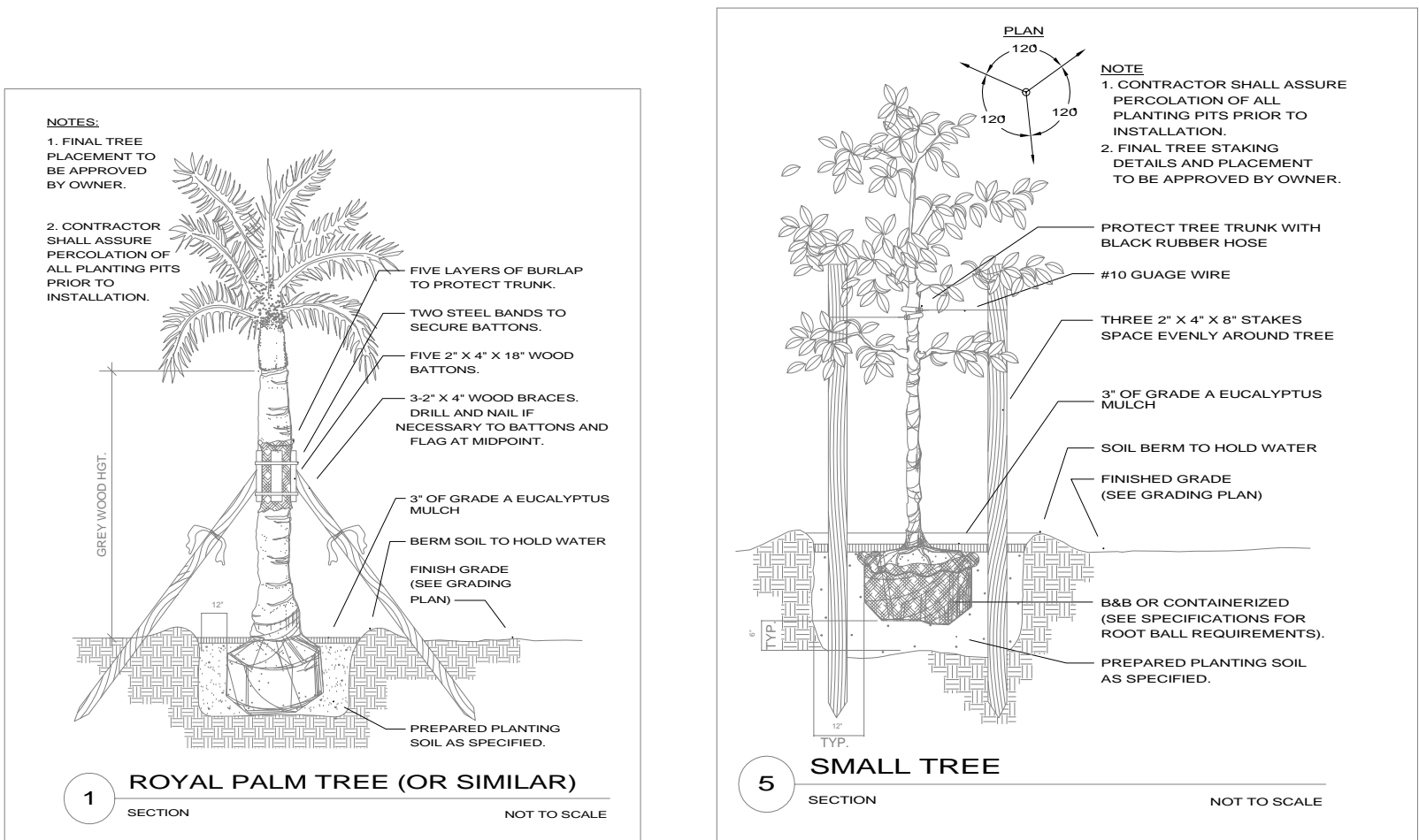
A. **Guarantee:** The Contractor, as part of his Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of six (6) months from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where vandalism is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the six month guarantee after final acceptance.

*Trees and Palms shall be guaranteed for twelve (12) months.

B. Sod shall be guaranteed for a two (2) month period, dating from final acceptance and any lawn care which becomes necessary during the completion period will be the responsibility of the Contractor to ensure a vigorous strand of grass.

GENERAL NOTES

1. Contractor shall field verify all site conditions prior to initiating planting installation. All existing planting shall remain intact and undisturbed unless otherwise noted on the drawings.
2. Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities. Irrigation and landscape and other elements to remain shall be Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
3. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage unless otherwise noted.
4. Report any discrepancies between the construction drawings and field conditions to JBD Design, Inc. immediately.
5. Landscape contractor shall coordinate all work with related contractors and with the general contractor of the project in order not to impede the progress of the work of others or the Contractor's own work.
6. The location of the landscape holding area will be identified by the owner's representative. The contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others.
7. All plant material shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants" (latest edition) published by the Florida Department of Agriculture and Consumer Services. The product name and specifications. Plant materials shall exceed in some instances some specifications if necessary to meet the minimum requirements of others.
8. All container and caliper sizes noted on plant list are minimum. Increase size if necessary to conform to plant size and specifications.
9. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed under "Comments" on the plant list.
10. Landscape Contractor shall field stake the location of all plant material prior to installing installation for the review and approval of the Owner's Representative and/or Landscape Architect.
11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements.
12. Contractor shall match all new plant material throughout and completely to depth specified.
13. Any substitutions in size and/or plant material must be approved by the Landscape Architect. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin.
14. Contractor shall refer to the landscape planting details, plant list, general notes and the specifications for further and complete landscape planting instructions.
15. Landscape Contractor shall coordinate all planting work with irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work.



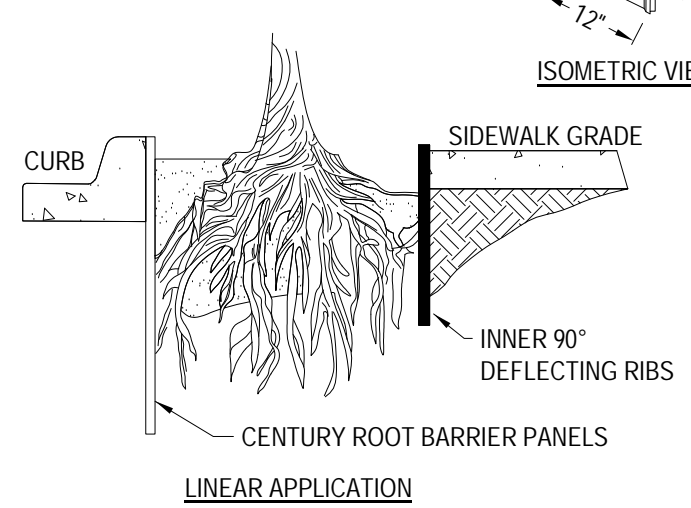
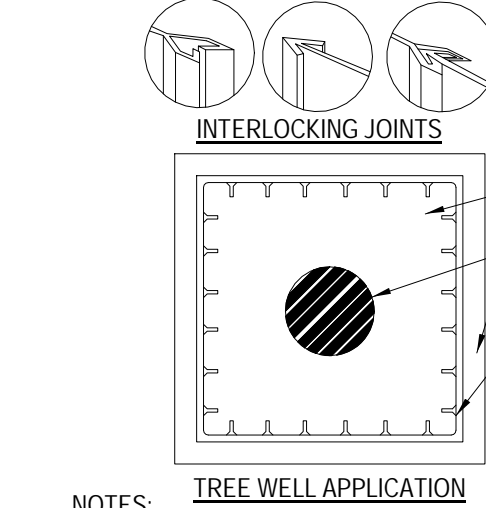
century root barrier

SPECIFICATIONS:

CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
**A. THE ROOT BARRIER SHALL BE CPU-UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92804 (714) 632-7083 OR APPROVED EQUIVALENT.
 B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE RIBS WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBS PROTRUDING 1/2" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.080" AND ARE PLACED @ 15 CM APART.
 INTERLOCKING PANEL JOINING SYSTEM DESIGNED TO HOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
THICKNESS: 0.080"**

MATERIAL THICKNESS	POLYETHYLENE 0.080"	VALUE
ASTM TEST METHOD	POLYETHYLENE COPOLYMER	
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	D747	-
CANTILEVER BEAM	D1822	125,000
TENSILE IMPACT	-	PSI SOFT LBS/IN
ENVIRONMENTAL STRESS CRACK RESISTANCE	D1693	-
	D2240	1 HR.

HARDNESS, SHORE D: 68
LINEAR APPLICATION: FOR ROOT PRUNING OF EXISTING TREES OR IN PLANTING SITUATIONS WHERE ONE OR MORE TREES ARE IN CLOSE PROXIMITY TO HARDSCAPES.
TREE WELL APPLICATION: FOR NEW TREE PLANTING OR WHEN THE HARDSCAPE ENCIRCLES THE PLANTER.



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. TOLERANCES MAY VARY IN ORDER TO MAINTAIN THE INTEGRITY OF POST-CONSUMER MATERIALS AND ASSURE THE MATERIAL STRUCTURE. WE MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIM THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 005-019.

UTILITY GRADE ROOT BARRIER PANELS

② - APPLICATION DETAIL

1" = 1'-0"

Plant List

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
CIR	67	CHRYSOBALANUS ICACO	Cocoplum	#3 full,dense/ 24" hgt. x 24" spr./ 24" o.c. (NATIVE)
QV	4	QUERCUS VIRGINIANA	Live Oak	18" o.a. x 12" spr./ full,dense/ min 4.5" cal/ 6" c.t. (NATIVE)
FK	56	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 gal. full dense/ 18" x 18" / (NATIVE)
VS	2	VEITCHIA SP.	VEITCHIA PALM	Grade #1, Heavy, 14ft HT, 6ft CT
BS	7	BURSEIRA SIMARUBA	GUMBO LIMBO	16-18ft HT, 12-14ft Spr, min 8" Cal, 6-6.5ft CT (NATIVE)
	660 SF		BAHIA SOD	
	136		TOTAL NUMBER OF PLANTS PROPOSED	
	136 OR 100%		TOTAL NUMBER OF NATIVE PLANTS PROVIDED	

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CONTIN

ARCHITECTURE + DESIGN

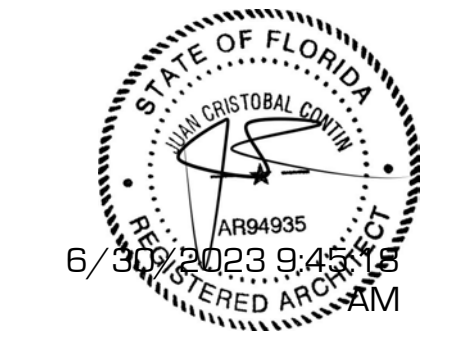
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc.
 Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:45:18 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

1 5/10/2023

2 6/2/2023

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Planting Detail

DRAWING STATUS:

DRAWING NUMBER:

LP101

1502 N DIXIE HWY
 ZONING: MU-DIXIE - MIXED USE - DIXIE HIGHWAY
 FUTURE LAND USE: MU-E

CAR DEALERSHIP

15TH AVE N

NORTH DIXIE HIGHWAY

EXISTING LAMP POST

EXISTING FIRE HYDRANT

1429 N J ST
 ZONING: SF-TF-14 - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL
 FUTURE LAND USE: MDR

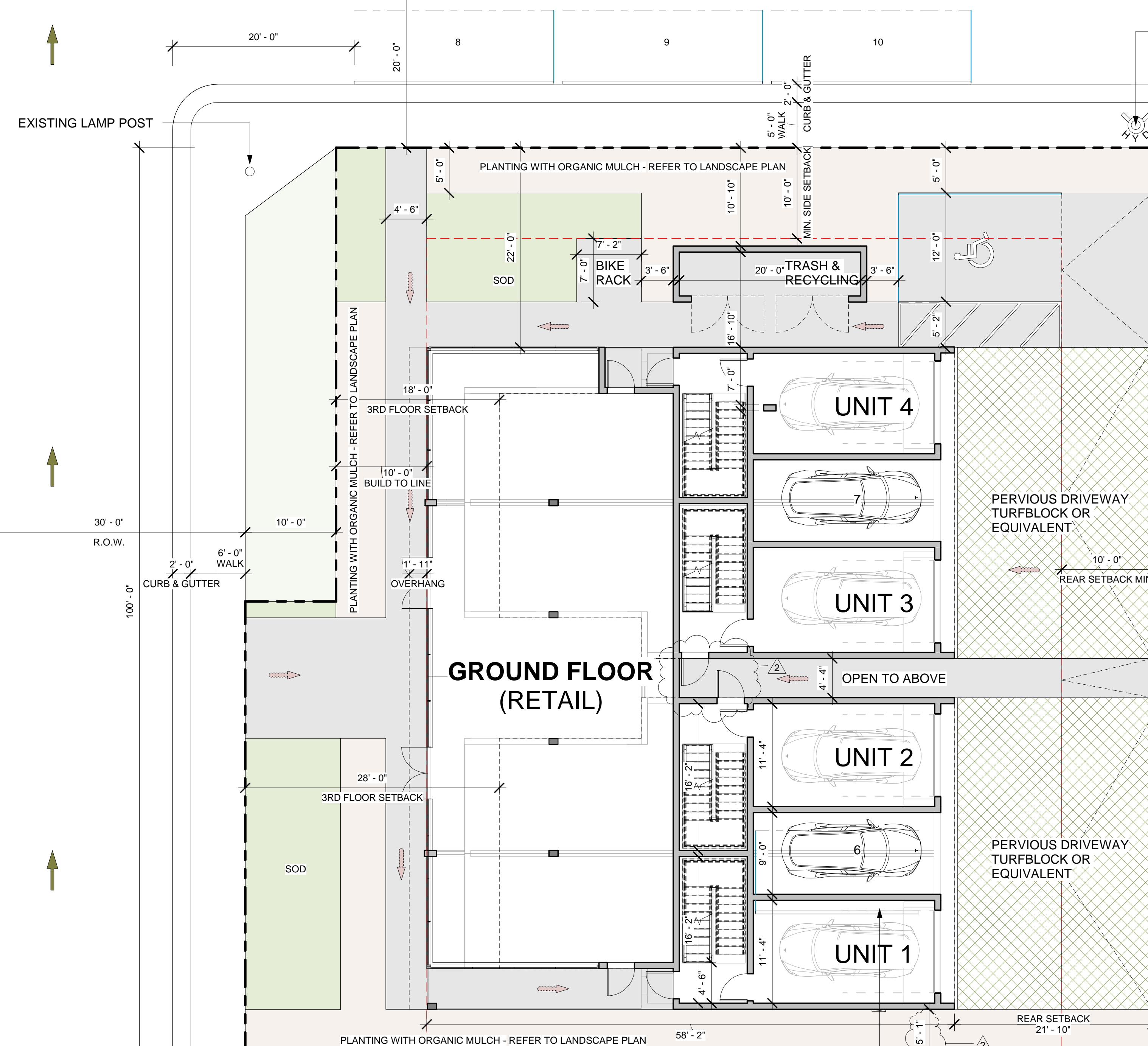
1425 N J ST
 ZONING: SF-TF-14 - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL
 FUTURE LAND USE: MDR

1421 N J ST
 ZONING: SF-TF-14 - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL
 FUTURE LAND USE: MDR

1402 N DIXIE HWY
 ZONING: MU-DIXIE - MIXED USE - DIXIE HIGHWAY
 FUTURE LAND USE: MU-E

NEIGHBORING LOT
 O'REILLY AUTO PARTS
 STORE PARKING LOT

ELECTRIC METER CENTER



Site Data Table		
Zoning and FLU	Existing	Proposed
Zoning District	MU-DIXIE - Mixed Use Dixie Hwy	MU-DIXIE - Mixed Use Dixie Hwy
Future Land Use	MU-E	
Existing Use	VACANT	MIXED USE - MULTI-FAMILY +COMMERCIAL
Description	Required	Provided
Lot Size (Acreage and SF)	(East Side of Dixie) 6,500 SF	0.218 Acres (9,500 SF)
Lot Width	50 ft. (on East side of Dixie Highway)	100 ft.
Minimum Living Area	Multiple- Family - 750 square feet 2 BR	SEE AREA SCHEDULE
Setbacks	Front	10 ft. minimum not to exceed 22 ft.
	Rear	10 ft. minimum not to exceed 22 ft.
		Third Story and above - 8' to 12' in addition to minimum
	Side	15 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general.
Side	North	23' - 4"
	South	23' - 4"
Maximum Density	(East Side of Dixie) Max density 1 du per each 2,175 SF net lot area (4.36 dwelling units)	4 UNITS
Maximum Building Height	30'-0" (max 2 stories)	33'-0" (3 stories)
Maximum Floor Area Ratio Limitation	0.90 (8,550 SF)	9,418 SF
Mixed Use Ratio	75% Residential	4 UNITS X 1,892 S.F. = 7,568 SF (80%)
Maximum Impermeable Space Coverage	65% (6,175 SF)	1,850 SF (20%)
Maximum Building Coverage	45% (4,275 SF)	42.1% (4,003 SF)
Parking	one-bedroom = (1.5) spaces per unit. two-bedroom = (1.75) spaces per unit.	7 OFF-STREET PARKING + 3 ON-STREET PARKING
Nonresidential uses:	Retail = One (1) space per 500 SF of space.	10 PARKING SPOTS TO BE PROVIDED
Shared parking:	building two (2) or more uses, the total requirement for off-street parking shall be the sum of the requirements of the various uses computed separately, minus twenty-five (25) percent of the total required.	+ 4 bicycle rack spaces = 11 PARKING ALTERNATES: can replace 2.5 parking spots (25% of Total) THESE INCLUDE: A. four (4) bicycle rack spaces shall count as one (1) parking space B. two (2) motorcycle or scooter spaces shall count as one (1) parking space
	TOTAL OF (2) USES = 11 PARKING SPACES	

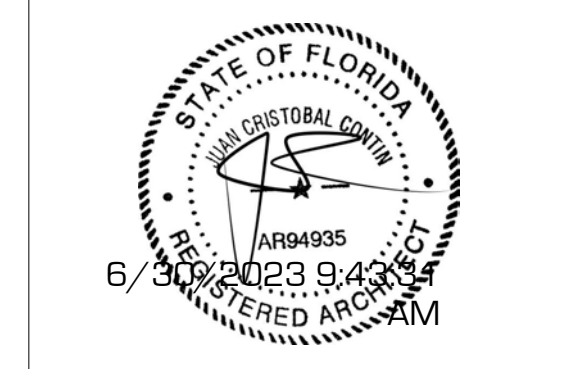
Area Schedule	
Name	Area
RETAIL SPACE	1850 SF
UNIT 1 - GARAGE	405 SF
UNIT 1 - LEVEL 2	768 SF
UNIT 1 - LEVEL 3	719 SF
UNIT 2 - GARAGE	405 SF
UNIT 2 - LEVEL 2	768 SF
UNIT 2 - LEVEL 3	719 SF
UNIT 3 - GARAGE	405 SF
UNIT 3 - LEVEL 2	768 SF
UNIT 3 - LEVEL 3	719 SF
UNIT 4 - GARAGE	405 SF
UNIT 4 - LEVEL 2	768 SF
UNIT 4 - LEVEL 3	719 SF
	9418 SF

Area Schedule (TYP. UNIT)	
Name	Area
UNIT 1 - GARAGE	405 SF
UNIT 1 - LEVEL 2	768 SF
UNIT 1 - LEVEL 3	719 SF
	1892 SF

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REGISTERED ARCHITECT:
 JUAN CRISTOBAL CONTIN
 FL LICENSE # AR94935
 826 S. FEDERAL HIGHWAY
 LAKE WORTH, FL 33460



CLIENT:
 GGSP Properties, Inc.
 Michael Gizewski

PROJECT TITLE:
 Mixed Use Development

PROJECT ADDRESS:
 1432 N Dixie Hwy

DATE: 6/30/2023 9:43:31 AM
 ISSUED: ISSUED
 DRAWN BY: RG
 CHECKED BY: JC

REVISIONS:
 1 01/23/23
 2 06/02/23

SCALE/NORTH POINT:
 AS SHOWN

DRAWING TITLE
 Site Plan

DRAWING STATUS:

DRAWING NUMBER:
A100

1 Site Plan
 1/8" = 1'-0"



② Level 2
1/4" = 1'-0"

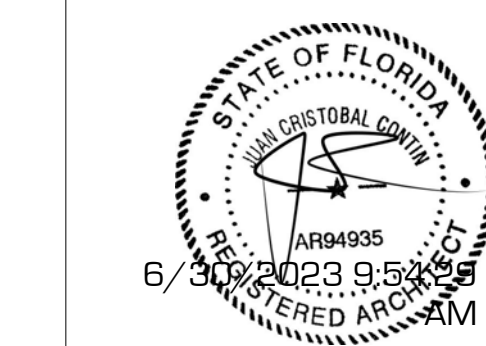
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JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:

GGSP Properties, Inc.
Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:54:29 AM

ISSUED: ISSUED

DRAWN BY: FG

CHECKED BY: JC

REVISIONS:

△	
2	06/02/23
△	
△	
△	

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Level 2 Floor Plan

DRAWING STATUS:

DRAWING NUMBER:

A101



① Level 3
1/4" = 1'-0"

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CONTIN
ARCHITECTURE + DESIGN

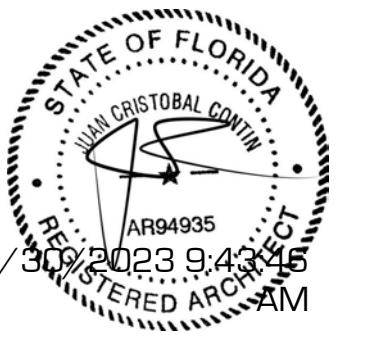
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc.
Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:43:46 AM

ISSUED: ISSUED

DRAWN BY: FG

CHECKED BY: JC

REVISIONS:

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△	
△	
△	
△	

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Level 3 Floor Plan

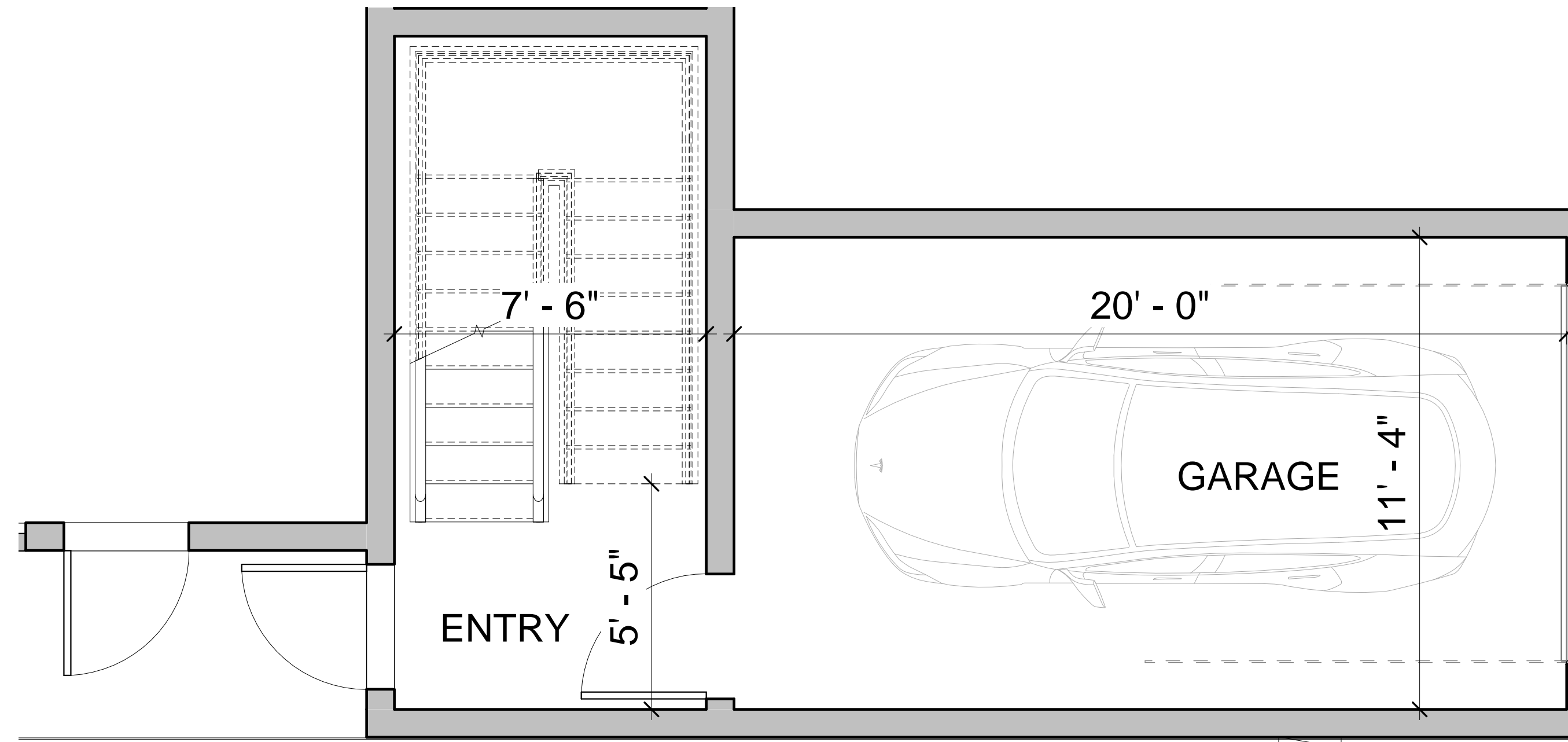
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DRAWING NUMBER:

A102

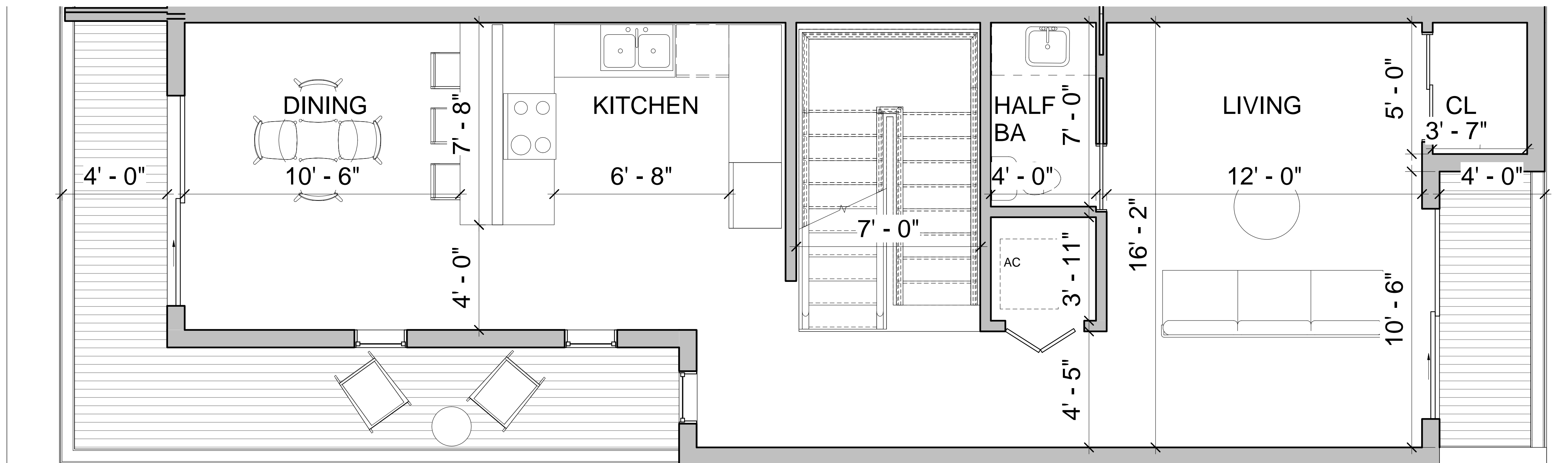
TOTAL UNIT SIZE: 1,608 SQ. FT. LIVING AREA
 + 284 SQ. FT. 1 CAR GARAGE
 = **1,892 SQ FT.**

LEVEL 1 + GARAGE
 121 SF + 284 SF



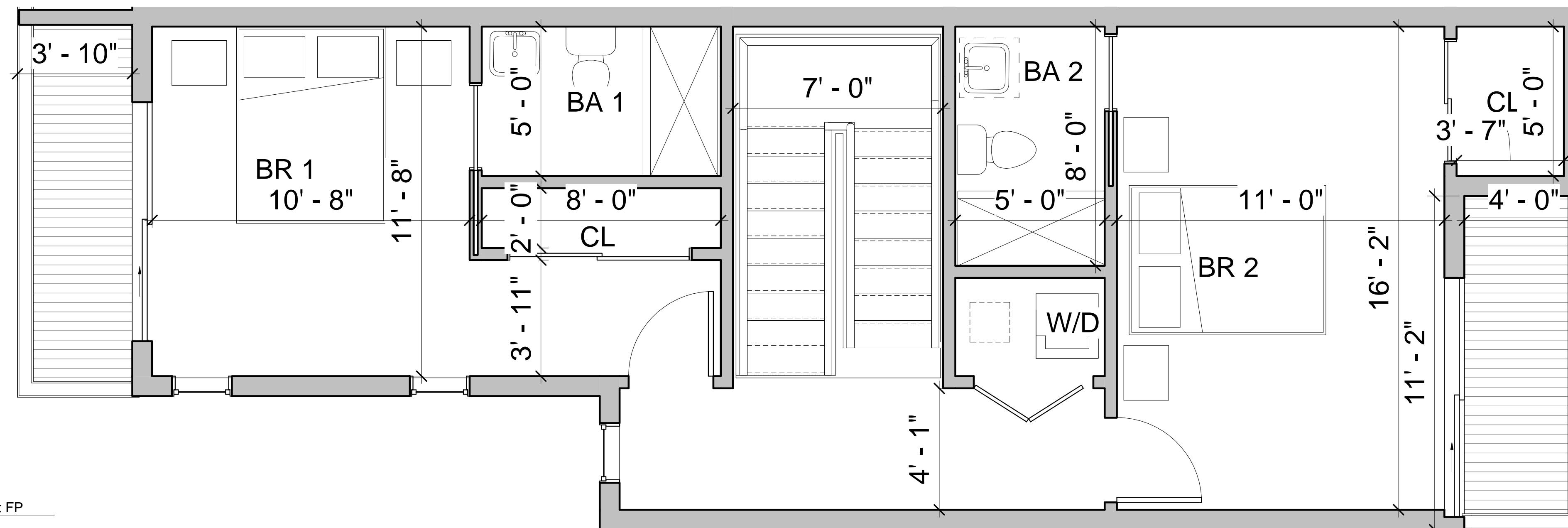
③ Level 1 Unit FP
 3/8" = 1'-0"

LEVEL 2
 719 SF



① Level 2 Unit FP
 3/8" = 1'-0"

LEVEL 3
 768 SF



② Level 3 Unit FP
 3/8" = 1'-0"

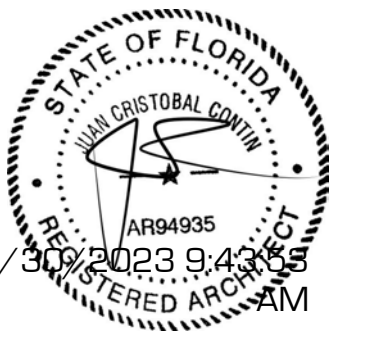
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CONTIN
 ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN
 FL LICENSE # AR94935
 826 S. FEDERAL HIGHWAY
 LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc.
 Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:43:53 AM

ISSUED: ISSUED

DRAWN BY: FG

CHECKED BY: JC

REVISIONS:

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SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Unit Floor Plans

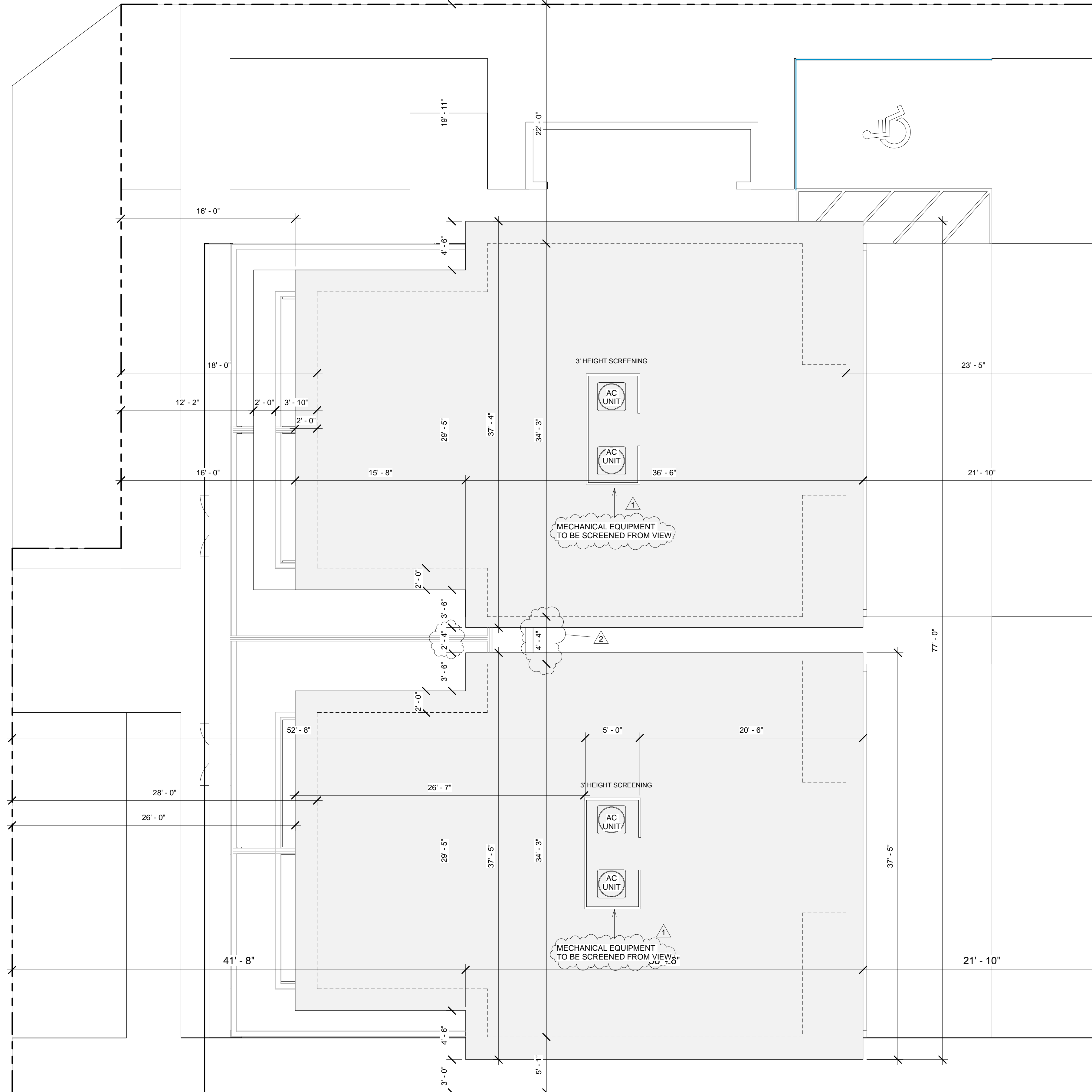
DRAWING STATUS:

DRAWING NUMBER:

A103

15TH AVE N

N. DIXIE HWY



1 Roof
3/16" = 1'-0"

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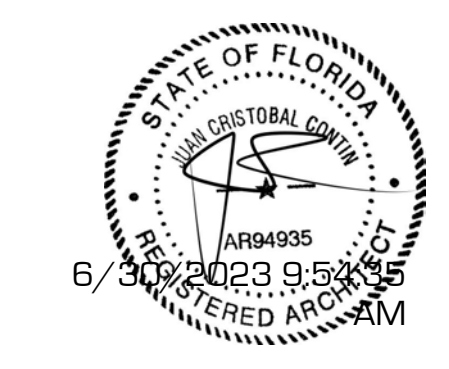
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GGSP Properties, Inc.
Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:54:35 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

1	01/23/23
2	06/02/23

SCALE/NORTH POINT:

AS SHOWN

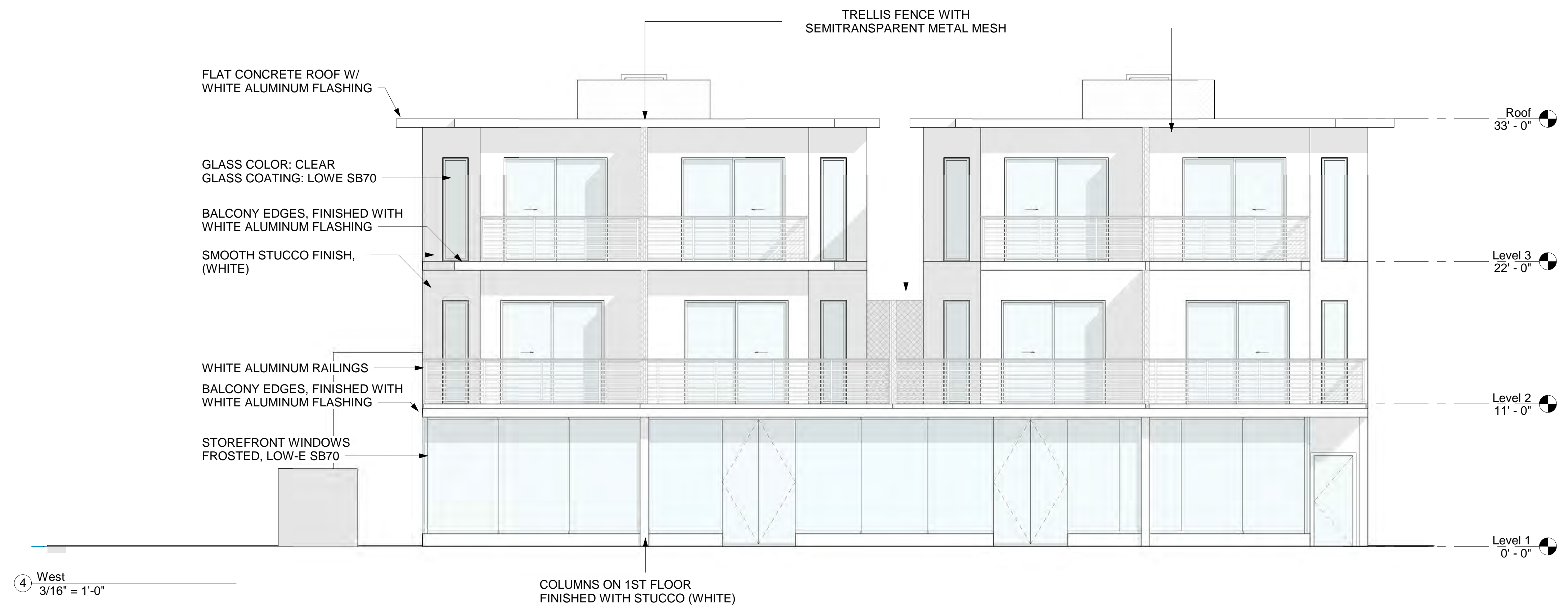
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Roof Plan

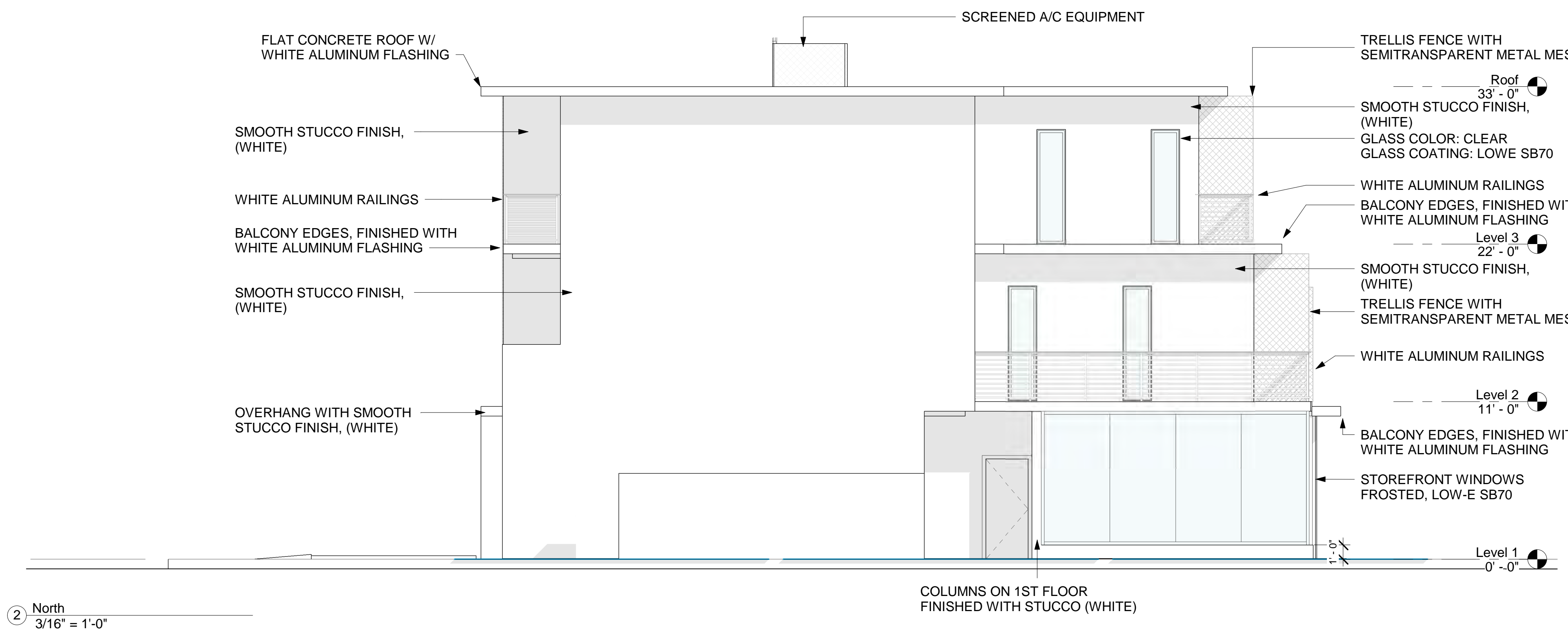
DRAWING STATUS:

DRAWING NUMBER:

A104



④ West
3/16" = 1'-0"

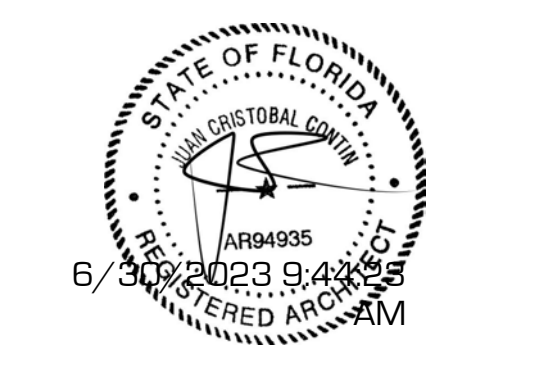


② North
3/16" = 1'-0"

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REGISTERED ARCHITECT:
JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:
GGSP Properties, Inc.
Michael Gizewski

PROJECT TITLE:
Mixed Use Development

PROJECT ADDRESS:
1432 N Dixie Hwy

DATE: 6/30/2023 9:44:23 AM
ISSUED: ISSUED
DRAWN BY: FG
CHECKED BY: JC

REVISIONS:

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SCALE/NORTH POINT:
AS SHOWN

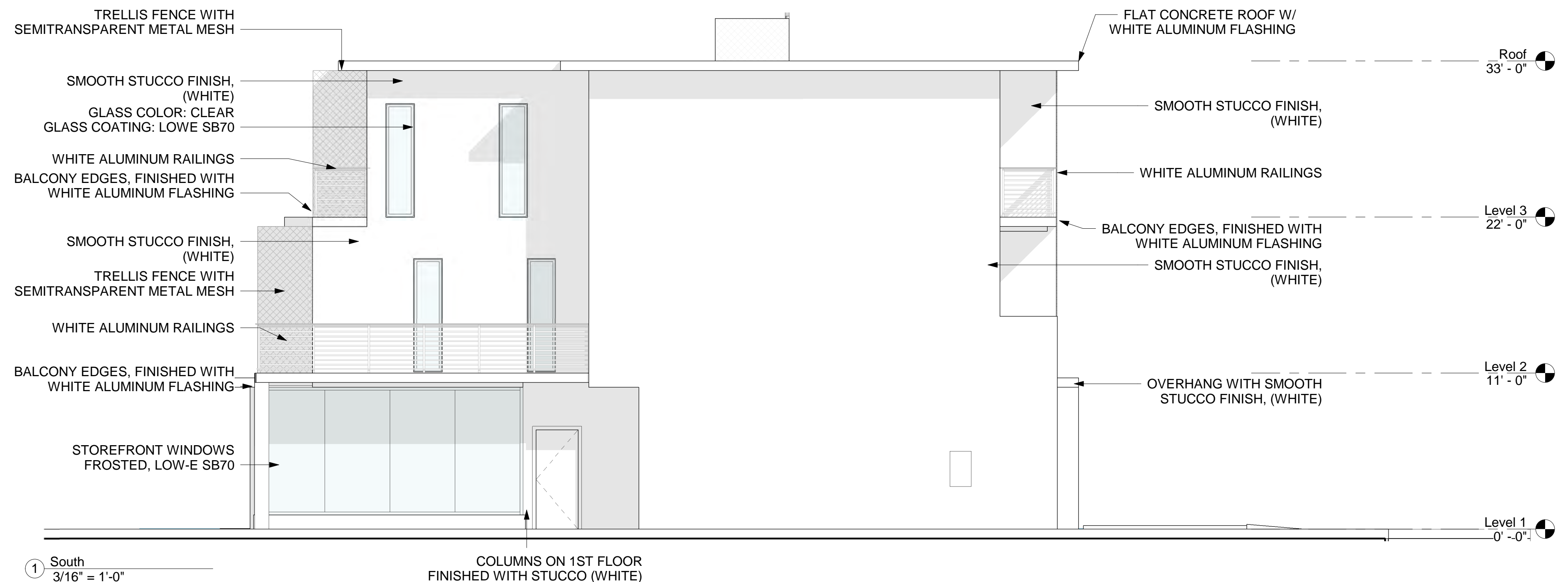
DRAWING TITLE:
Elevations

DRAWING STATUS:

DRAWING NUMBER:
A201



② East
3/16" = 1'-0"

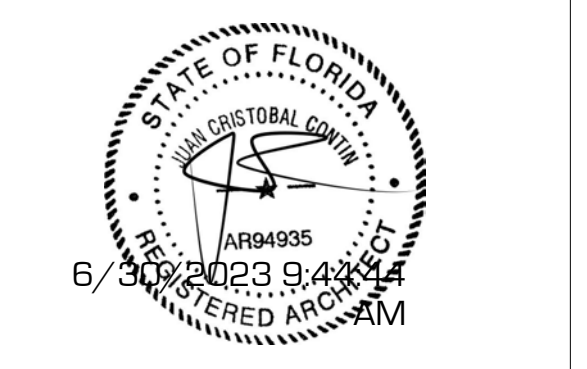


① South
3/16" = 1'-0"

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FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:
GGSP Properties, Inc.
Michael Gizewski

PROJECT TITLE:
Mixed Use Development

PROJECT ADDRESS:
1432 N Dixie Hwy

DATE: 6/30/2023 9:44:44 AM
ISSUED: ISSUED
DRAWN BY: RG
CHECKED BY: JC

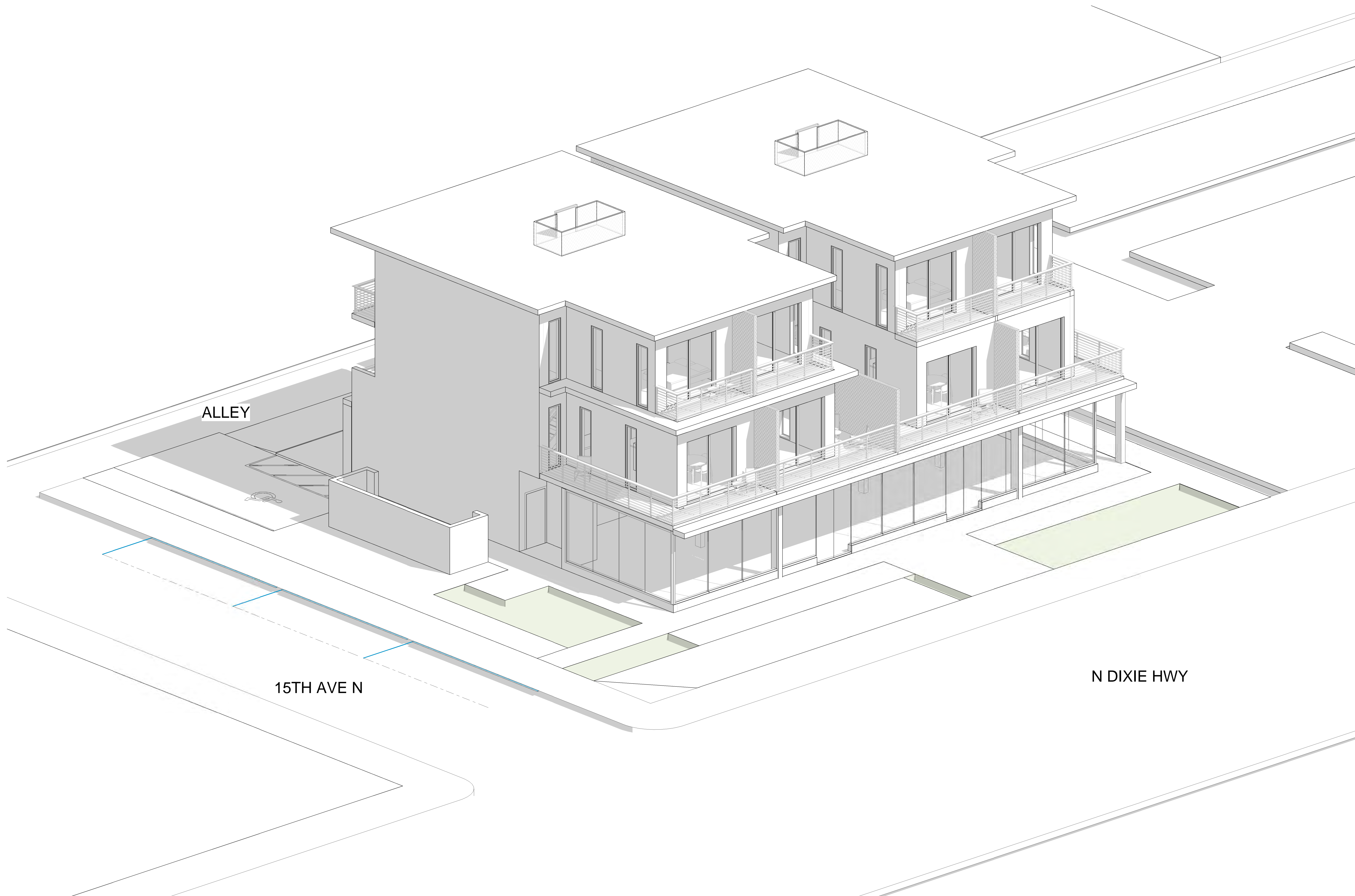
REVISIONS:

SCALE/NORTH POINT:
AS SHOWN

DRAWING TITLE:
Elevations

DRAWING STATUS:

DRAWING NUMBER:
A202



ALLEY

15TH AVE N

N DIXIE HWY

① 3D Front

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CONTIN
ARCHITECTURE + DESIGN

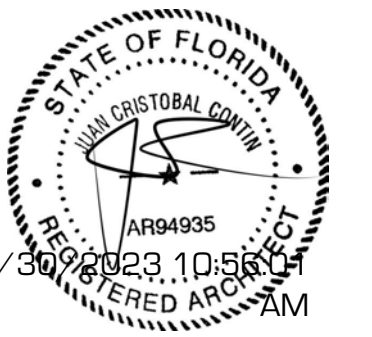
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc. Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 10:56:01 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

- △ _____
- △ _____
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- △ _____

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

3D Front

DRAWING STATUS:

DRAWING NUMBER:

A301



N. DIXIE HWY

15TH AVE N

ALLEY

1 3D Rear

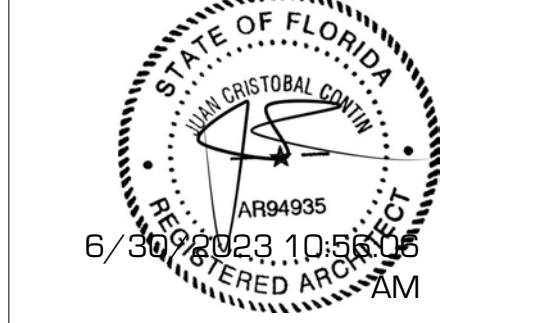
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 FL LICENSE # AR94935
 826 S. FEDERAL HIGHWAY
 LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc. Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 10:56:06 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

3D Rear

DRAWING STATUS:

DRAWING NUMBER:

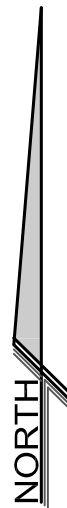
A302





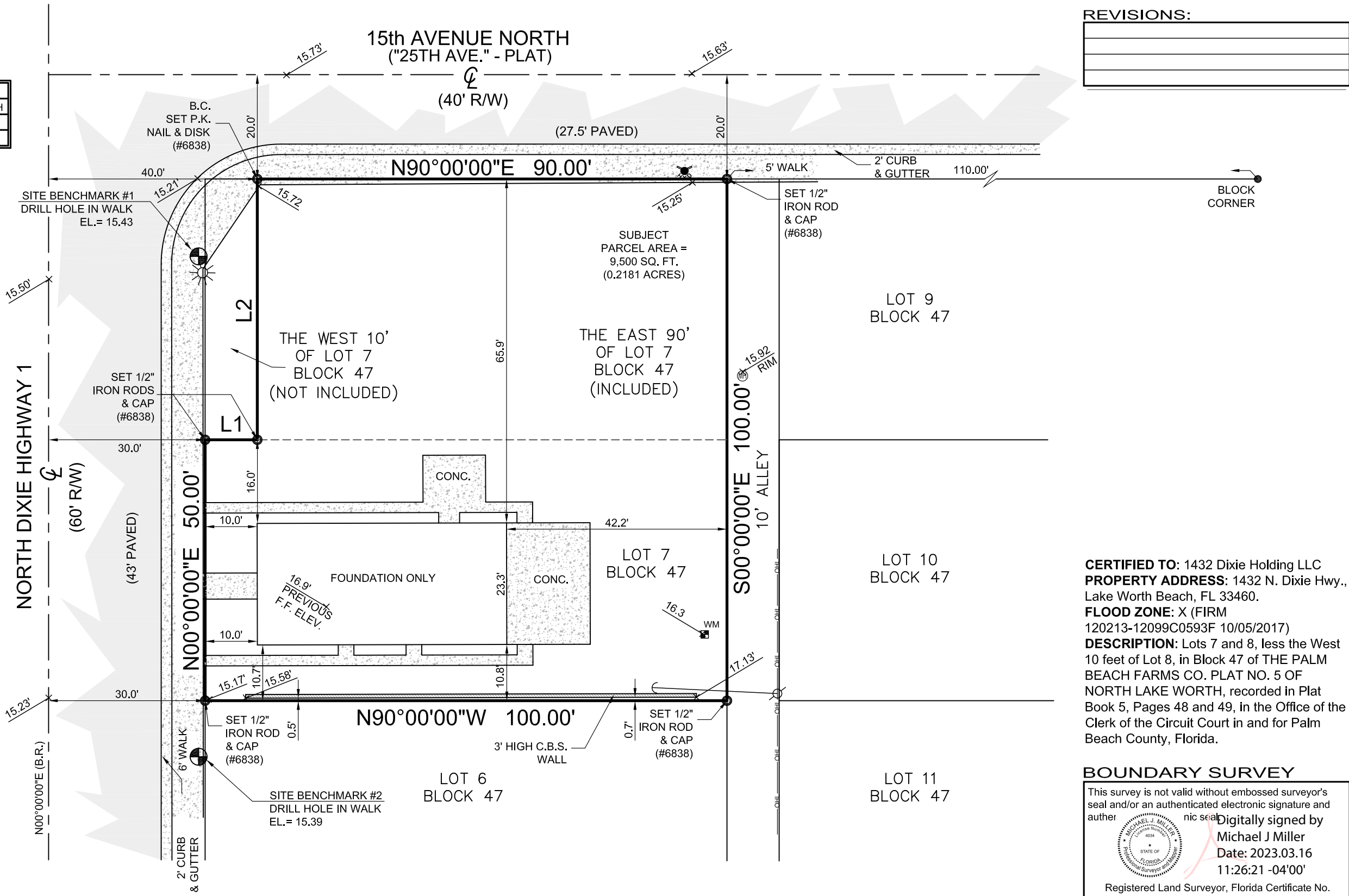






LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	10.00'
L2	N00°00'00"E	50.00'

REVISIONS:	



- SURVEY NOTES:**
- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
 - Area of subject property = 9,500 square feet (0.218 acres).
 - Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - $\times 00.00$ = existing elevation (NAVD 88 typical).
 - No underground improvements located.
 - All bearings and distances shown hereon are plat and measured unless otherwise noted.
 - This firm's "Certificate of Authorization" number is "LB 6838".

CERTIFIED TO: 1432 Dixie Holding LLC
PROPERTY ADDRESS: 1432 N. Dixie Hwy., Lake Worth Beach, FL 33460.
FLOOD ZONE: X (FIRM 120213-12099C0593F 10/05/2017)
DESCRIPTION: Lots 7 and 8, less the West 10 feet of Lot 8, in Block 47 of THE PALM BEACH FARMS CO. PLAT NO. 5 OF NORTH LAKE WORTH, recorded in Plat Book 5, Pages 48 and 49, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

BOUNDARY SURVEY
 This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and author
 Digitally signed by
 Michael J Miller
 Date: 2023.03.16 11:26:21 -04'00'
 Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

LEGEND:			
CALC.	= CALCULATED	(P)	= PLAT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE
CONC.	= CONCRETE	L	= ARC LENGTH
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE
P.I.	= POINT OF INTERSECTION	ASPH.	= ASPHALT PAVEMENT
P.O.C.	= POINT OF COMMENCEMENT	CONC.	= CONCRETE FLATWORK
P.O.B.	= POINT OF BEGINNING	PBR	= PAVER BRICK FLATWORK
R/W	= RIGHT OF WAY	W.P.P.	= WOOD POWER POLE
— x — x —	= CHAIN LINK FENCE	W.M.	= WATER METER
— □ — □ —	= WOOD FENCE	F.H.	= FIRE HYDRANT
— ○ — ○ —	= METAL FENCE	C.B.	= CATCH BASIN
— — —	= CENTERLINE	S.M.	= SANITARY MANHOLE
— — — — —	= EASEMENT		
— · — · —	= COVERED		
— ····· —	= OVERHEAD LINES		
— ····· —	= LOT TIE		

SCALE:	1" = 20'
DRAWN BY:	SUB
FIELD WK:	M.M. / B.M.
DATE:	03/07/2023

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH BEACH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF:	G53/25
PREV. JOB NO'S.	Y200816
JOB NO.	Y230221
S - 48,950-A	

CRD. FILE Y200816-A

City of Lake Worth Beach

Planning and Zoning

Project Address: 1432 N Dixie Hwy

Date: 5/11/23

SITE PLAN NARRATIVE

- Project Location
 - **1432 N. Dixie Hwy, Lake Worth Beach, FL 33460**
- Current Zoning and Land Use Designation
 - **MU-DIXIE - Mixed Use - Dixie Highway**
- Proposed Zoning and Land Use Designation (if applicable)
 - **Proposed zoning and land use to remain MU-DIXIE - Mixed Use - Dixie Highway**
- Existing Use (if applicable)
 - **Vacant Lot**
- Project Background
 - **The proposed building will be a 3 story mixed use development. The ground floor will comprise of +/- 1940 sq. ft. of retail/commercial space as well as entry and one car garage per (4) townhouse style units above. Level 2 encompasses the living spaces of the respective units and level 3 the bedrooms. The site additionally offers 2 covered guest parking spaces in the rear, 1 ADA Handicapped Space and 4 bicycle rack spaces.**
- Site Characteristics
 - **The site is a 9,500 sqft corner lot with +/- 100 ft. frontage along Dixie Hwy to the west and 90 ft. frontage along 15th Ave N to the North.**
- Surrounding Property Information – *Uses, Architectural Style and Size*
 - **Surrounding properties along Dixie Hwy are primarily commercial including an auto parts store, used car sales, mechanic shops and a gas station. The MID apartments a block north on Dixie Hwy incorporate ground floor retail and 2 floors of 1 and 2 bedroom units above. The area east of the property is comprised of 1 and 2 story multifamily residential buildings.**

- Justification of the Proposal

- **The proposed use and design for the property complies with all applicable code requirements while elevating the aesthetic and quality of architecture in the area. Efficient use of the property for multiple purposes (commercial and residential) blend together seamlessly.**

- Compliance with the Site Design Qualitative Standards in Section 23.2-31, which are as follows:

- 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.*

The proposed design is efficiently organized on the site, being placed at the build to lines along Dixie Hwy and at the corner of 15th Ave N. Vehicular access is through the rear alley way. The size is consistent with that of other new construction along Dixie Hwy with similar mixed use typology.

- 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 vegetations 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 storm water 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.*

The proposed landscape is 100% native species with a mix of shade trees, shrubs and palms. The pervious driveway minimizes storm water runoff and allows for onsite drainage.

- 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.*

Vegetative Screening is provided between the outdoor spaces of the units to provide privacy. The refuse area is placed away from the building and screened with a fence and landscape to hide undesirable views and odors.

- 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.*

The proposed building is situated at the build to lines along Dixie Hwy and 15th Ave N, placing it at the corner of the property allowing for privacy towards the multifamily residential neighborhood behind.

- 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.

As situated, emergency vehicles will have access to all side of the building including from Dixie Hwy on the west side, 15th Ave N on the north side and the rear alleyway on the east side. The building is also set 15 feet from the property line on the south side allowing for practical access.

- 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.

The building has direct access to sidewalks along Dixie Hwy and 15th Ave N as well as vehicular access along the rear alleyway.

- Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

The pedestrian circulation is separated from vehicular circulation wherever possible and by different materiality & elevation when adjacent to one another.

- 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.

The Off-street parking are accessed from the rear alleyway, minimizing impact to public roadways and adjacent properties.

- 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 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.

The arrangement of on-site circulation is consistent with the existing pattern of pedestrian and vehicle circulation utilizing the sidewalks along N Dixie Hwy and 15th Ave N as well as the rear alleyway for vehicular access.

- Design of on-site public right-of-way. On-site public street and rights-of-way shall be designed 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 direct access to parcels.

The public street and right of ways are not being expanded upon and the building is being placed along the build to lines of Dixie Hwy and 15th Ave N, making the most efficient use of the site. Rear parking and access to garages is from the alleyway.

- 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.

Off street parking, loading and vehicular circulation areas are located along the rear alleyway minimizing impact to adjacent property.

- 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.*

Refuse Area is screened and located along the alleyway with access from 15th Ave N for collection.

- 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.*

The site plan and building design are a major improvement to the existing empty lot and consistent with new development in the area, adding to property values.

- 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.*

The proposed building is placed at the front of the site along the minimum build-to-line of Dixie Hwy, which keeps the commercial and retail portion away from the neighboring multifamily residential zoning district. While, the rear of the building which faces the multifamily residential district maintains a similar use as it contains the garages and balconies of the residential units above.

- 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.*

The property is being fully developed based on what is allotted by zoning and code. There are no plans or possibility for future development of the site.

- Compliance with Community Appearance Criteria Section 23.2-31(l), which are as follows:

- *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.*

The building is tastefully and efficiently designed with graciously glazed for natural light, overhangs to create shade were needed, and generous outdoor space for quality living. The design provides an aesthetically appealing building at the highly visible corner lot. The design is in conformity with other new construction mixed use typology along Dixie Hwy.

- *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.*

The proposed project adds value to the surrounding area with quality design and thoughtful placement on the corner lot.

- *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.*

The proposed structure has been designed in accordance with all applicable code requirements. The design is harmonious in scale and typology with other new development in the area.

- *The proposed structure or project is in compliance with this section and 23.2-29, as applicable.*

Not Applicable as the use of this project does not require a conditional use permit.

- Compliance with Major Thoroughfare Design Guidelines

- Guidelines for Site Planning

- Encourage high-quality mixed-use infill development that is comprised of residential, office, entertainment, and commercial uses.

The design is a mixed use with commercial on the first floor, and residential units occupying the 2nd & 3rd floor.

- Provide the residents living in the upper floors of a mixed use development with high-quality standards of living.

The residential units are located above the ground floor commercial space, except for the garage on the first floor that faces the alley. For all units, the 2nd level includes the living and kitchen space. The 3rd level is more elevated from the street and includes the bedrooms. we believe that way the spaces are organized provides a higher standard of living for residents.

- Protect the pedestrian and enhance the pedestrian environment and scale.

New proposed pathways are surrounded by new shade trees to enhance the pedestrian experience. We've provided access from all corners of the site. The front entry of the commercial spaces is shaded with 2 ft overhang to protect the pedestrian.

- Provide residents with entrances separate from office and commercial spaces.

Residents have an entrance that connects to the sidewalk on the rear/ side, and another entrance directly from the garage.

- Create a base that distinctly grounds the building, and which enhances the streetwall along each thoroughfare.

The ground floor commercial space follows a minimum setback to continue the streetwall along the thoroughfare.

- Developments should include open spaces accessible to the public, located on the ground floor, as well as private spaces for residents.

The open spaces on the north and south edge of the property are accessible to the public. Each unit has access to a spacious uncovered private terrace on the 2nd floor.

- Ensure that commercial/retail spaces on the lower floor are appropriately designed to promote uses that serve the community living in a mixed-use development.

The commercial space on the ground floor has been left open, to keep all options open for potential tenants.

- Ensure compatibility between adjacent uses, especially residential.

The rear setback is beyond the minimum required for properties abutting residential zone. The commercial use in the building is oriented to the west, facing Dixie. While the back is designed to be mainly residential (facing the existing residential).

○ Parking Design Guidelines

- On-site parking shall be placed either behind or on the side of the building, not in front, whenever possible.

On-site parking is provided on the north-side along 15th Ave N, and in the rear facing the alley.

- Refrain from using the standard black asphalt surface material on parking lots; the use of sustainable, permeable materials, such as porous asphalt is encouraged.

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 pavement.

The paving for the rear driveway, leading to garage/parking spaces, is proposed to be a semi-perVIOUS turf block. This allows for grass to grow in between, to avoid a harsh pavement look. Two gumbo limbos are proposed in the rear on the north and south end

○ Public Realm + Right-Of-Way

- Provide a minimum of eight feet (8') of vertical clearance along all areas where pedestrians traverse.

8' of vertical clearance is provided throughout all walkways

- For façades fronting a major thoroughfare, provide 8 to twelve feet (8'-12') width of unobstructed sidewalks for the Pedestrian Through Zone, whenever possible; at a minimum, provide six foot (6') width.

There is 10' of unobstructed sidewalk/open space provided for in pedestrian through zone.

- Include spaces specifically allocated for the temporary or long term storage of private trash and/or recycling bins within the design of the right-of-way, in an effort to maintain the aesthetic value of the Major Thoroughfares and safety of the pedestrians.

The garbage enclosure is located in the north-east corner of the site, accessed from 15th Ave N.

- Building setbacks shall be minimized, in order to enhance the pedestrian experience, whenever possible.

The ground floor commercial space follows the minimum setback.

○ Safety and Prevention

- Apply the principles of CPTED by providing open lines of sight, and encourage natural surveillance through strategic placement of streetscape furnishings, landscape, and lighting.

Lighting is provided at all corners of building. To encourage natural surveillance, the 2nd and 3rd floor terraces have views of all sides of building.

- Provide adequate transparency at the ground level, especially at corners, building entries, corridors, and public spaces.

The commercial space is glazed along both north & south corners to provide visibility throughout the entire site.

- Create pathways and way finding signage to improve safety through accessibility, connectivity of spaces and functions, and orientation.

Pathways are easily accessible from all sides of the site, and lead directly to entrances for safety.

○ Scale and Massing

- Developments shall be of similar scale to surrounding buildings, avenues, the public realm, as well as its context, character, and use. However, special consideration could be given to buildings with unique styles and architectural forms, which contribute to the goals of the City, and/or which participate in the City's incentive program(s).

Massing shall reflect similar dimensions to surrounding buildings and landscape.

New development in the area such as 'The Mid', which is one block north of the property, has a similar scale and modern contemporary style. They also share the same organization of retail on the first floor facing Dixie and parking access in the rear.

○ Setbacks and Stepbacks

- Setbacks of buildings on the same street shall be consistent and similar in distance. This eliminates the possibility of views of buildings being obstructed due to staggered building placement.

Building setbacks remain the same for each floor so that it is consistent.

- Setbacks and stepbacks allow for new public spaces to be created, such as balconies and terraces, which is highly encouraged.

The step back on the 2nd and 3rd floor provided room for terraces.

○ Site Planning and Design

- Sites shall be designed to minimize the amount of stormwater runoff, while buildings shall be designed in such a way as to maximize the amount of pervious surface area.

The civil plans show the locations of catch basins for excess storm water runoff into the underground self-storage trenches. The paving for the rear driveway, leading to garage/parking spaces, is proposed to be a semi-pervious turf block.

- All façades visible to public or adjacent property shall be designed to create a harmonious whole.

All facades feature glazing which follows clean architectural lines in a modern contemporary style all through out. The design is symmetrical and even.

○ Building Design – Entrances

- All doors and openings shall be consistent in height and width to ensure legibility and reinforce design uniformity.

The front entry commercial doors are incorporated with the storefront wall.

- Openings between businesses shall be reasonably spaced to provide a clear distinction for each business.

Doors are 23' apart.

- Storefront entrances shall be protected from the weather, by providing overhangs and canopies above the door.

Architectural elements such as arcades, awnings, and canopies can be used to draw the attention of patrons to entrances.

The 2nd floor slab extends to become an overhang that shelters the front entry walkway.

- A hierarchy shall be applied to distinguish primary entrances from secondary entrances. Entrances shall be well-defined and emphasized.

To emphasize prominence, entrances can be ornamented with decorative landscaping such as flowering shrubs and trees.

Two palms are proposed in the front to indicate the front entry of the commercial space. The residential entrances were meant to be more private.

○ Landscape and Streetscape

- Pedestrian walkways shall be protected from excessive sunlight through the use of recommended shade trees, whenever applicable.

Oak trees are used along dixie Hwy to shade the sidewalk and walkway on either side. The Gumbo Limbo's are used along the north and south edges of the property for side walkways leading to residential units and rear parking.

- To the fullest extent possible, landscaping shall be Florida native or Florida friendly.

All plants and trees proposed are native.

- Consistent and 'special' ground plane treatment will distinguish one area from another (pavers, etc.), which is necessary to create a cohesive sense of place.

The pedestrian walkways use concrete pavers that distinguish the path to entrances.

○ Materials and Construction

- Buildings shall use a combination of materials; a primary material to envelope most of the building's exterior walls and an accent material to provide contrast and a break from the primary material.

The primary material would be a smooth stucco finish – painted white for majority of the walls and any exposed slab/floor edge. The accent material would be the glazing that provides contrast and define certain architectural features.

- Materials shall also transition at the breaks in architecture. For instance, the base of buildings shall differ from that of the core of the building's façade.

Facing Dixie, the base of the building is floor-to-ceiling storefront glass, and then the 2nd floor slab creates a break in the façade above. The residential units follow a different rhythm with the square glass doors.

- Use materials and colors which support the particular architectural style selected, in order to strengthen the design integrity and authenticity.

The minimalist light colors, and materials are in line with the modern contemporary style.

- The usage of materials shall be consistent on each side of the building and show continuity.

Materials are consistent all through facades.

- Roofs and Terraces

- For any buildings with flat roofs, parapets shall be included in the design and be a minimum of two feet (2') in height to obstruct views of any exposed mechanical equipment on the roof.

3' height screening is proposed on the roof to screen the roof-top units. The mechanical equipment is setback and centered on the roof so that it's least visible from street level.

- Street and Site Lighting

- Exterior lighting fixtures should be functional and assist with providing safety but should prioritize aesthetic quality.

The amount of light emitted should be adequate in spread, to discourage vandalism and crime while enhancing security.

Lighting is provided at all corners of building.

- To help with reducing light pollution, all lighting should be Dark Skies compliant.

Lighting Specification provided showing Dark Skies compliant.

- Use light fixtures that provide down lighting or are shielded, in order to curtail light pollution and preserve the nighttime environment.

Light fixture specified is a downlight.

- The temperature (color) of the site lighting should be preferably white, to provide clearer judgment for pedestrians as they encounter other unknown objects/pedestrians.

A soft white (3000 K) is specified for site lighting.

- The use of LED and long lasting, low energy lighting is strongly encouraged over Halogen Box and High Pressure Sodium lighting.

Specified site lighting is LED.

- Windows

- Windows shall be transparent to allow light to spill from the interior onto the sidewalk. Therefore, at a minimum, 25% of the facade fronting the right-of-way shall include glazed fenestrations.

The façade design fronting Dixie is 64% glazed.

- At the street level, windows shall be a minimum of one foot (1') above the sidewalk, and at a height of at least ten feet (10').

Storefront windows on the first floor are 1' above sidewalk level. The head height is 10'.

- Windows shall refrain from using mirrored glass and films that block visibility.

No mirrored glass is being proposed

- Size and place windows so that they take advantage of interesting exterior views and to maximize the connection between the indoor and outdoor spaces.

Sliding glass doors are used for all the terraces on 2nd and 3rd floor facing Dixie. The interior courtyard between units has windows that face this internal space.

- Locate windows to provide for surveillance and security, especially near entrances, courtyards and public spaces, and parking lots.

To encourage natural surveillance, the 2nd and 3rd floor terraces have views of all sides of building.