



AGENDA
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, FEBRUARY 05, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES:

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [December 2024 Regular Meeting Minutes](#)

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [Auto Zone 24-01400024](#)
[For the Children 23-00500016](#)
[Eire 24-00500014](#)
[Eire 24-00500010](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. PZB Project Number 24-01400024:** [A Major Site Plan and Waiver request for the construction of an automotive parts retail store, known as AutoZone, designated as a single destination retail use located at 501 South Dixie Highway, 507 South Dixie Highway, 913 5th Avenue South, South H Street, South H Street, 508 South H Street, and 510 South H Street.](#)
- B. PZB Project Number 24-00500010:** [A Blanket Conditional Use Permit request for multiple conditional uses as provided for in LDR Section 23.3-6 for Eire LW G5 LLC located at 518-530 North G Street.](#)

C. [PZB Project Number 24-00500014: A Blanket Conditional Use Permit request for multiple conditional uses as provided for in LDR Section 23.3-6 for Eire LW G5 LLC, located at 604 North G Street.](#)

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 MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, DECEMBER 04, 2024 -- 6:06 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were-Juan Contin, Chair; Mark Humm; Dave Mathews; Henry Pawski. Absent-Daniel Walesky. Also present were- Karina Maldonado, Senior Community Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. November 6, 2024 Regular Meeting Minutes

Motion: M. Humm moves to approve the November 6, 2024 meeting minutes; D. Mathews 2nd.

Vote: Ayes all, unanimous.

CASES:

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

PROOF OF PUBLICATION – Included in the meeting packet

1) A. 1800 4th Ave N

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. PZB Project Number 24-00500012: Consideration of a Conditional Use Permit (CUP) request by Express Roofing Supply at 1800 4th Avenue North for the establishment of a high intensity (use area greater than 7,500 square feet) roofing contractor facility designated as Wholesale and Distribution Facility, Contractor - Showroom use, Contractor Office, and accessory Outdoor Storage. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

Staff: K. Maldonado presents case analysis and proposal from the applicant. Express Roofing is a roofing contractor and also a distributor with a showroom. Customers may pick up the product from the location or have it delivered to a site. There are two other tenants in the structure with similar use activities. Staff

has determined that it is in compliance with the Land Development Regulations, Comprehensive and Strategic Plan. The site for the outdoor storage area, for roofing materials and vehicular parking, will be screened. A Minor Site Plan modification will be required.

Applicant and or Applicant representative not present

Motion: M. Humm moves to approve **PZB Project Number 24-00500012** with staff recommended Conditions based upon the competent substantial evidence presented in the staff report and in the testimony presented at the public hearing; H. Pawski 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: January 15, 2025 will be the next meeting due to the New Year Holiday on the regularly scheduled date.

Variance training will be presented to the Board at that meeting. Additional Planning & Zoning will be presented at a later meeting.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:17 PM

Eire 604 NB St
24-06580014

Ad Preview

Legal Notice

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, February 5, 2025, at 6:00 pm or as soon thereafter to consider the following application.

PZB Project Number 24-06580014: A Special Conditional Use Permit request for multiple conditional uses as provided for in LDC Section 22.3.4 for Eire LW GS LLC, located at 604 North G Street. The subject site is zoned Artisanal Industrial (AI) and this is a future land use designation of Artisanal Mixed Use (AMU). PCL# 23-43-44-31-15-18-018

The public can view the meeting via YouTube at <https://www.youtube.com/CityofLWBeach>. The agenda and back-up materials are available at <https://lakeworthbeachfl.gov/government/boards-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/boards-meetings/>. If you are unable to access the web portal, please email agendas@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, 1000 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 22.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participating in the public hearing, must file a request for notice 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. Attached, please submit a copy of the evidence and specify the number of affected parties who have filed a request for notice. If you have concerns or need guidance, 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 561-566-1187 or info@lakeworthbeachfl.gov.

If a person desires 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 secure such a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 284.915). In accordance with the provisions of the American with Disabilities Act (ADA), this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-566-1187 or email accommodations@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.

1066473 1/25/25

File 518-530 NG 5K
24-00500010

Ad Preview

Legal Notice

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, February 5, 2025, at 8:00 pm or as soon thereafter to consider the following application.

PZB Project Number 24-0050010: A Blanket Conditional Use Permit request for multiple conditional uses as provided for in LDR Section 23-24 for Elite LW GS LLC located at 518-530 North G Street. The subject site is zoned Artisanal Industrial (AI) and has a Future Land Use (FLU) designation of Artisanal Mixed-Use (AMLU). PCN # 23-03-01-15-146-0000 and PCN # 23-03-01-15-146-0100.

The public can view the meeting via YouTube at <https://www.youtube.com/CityofLWortheBeach>. The agenda and back-to materials are available at <https://lakeworthbeachfl.gov/government/boards-panels-and-committees>.

Public comment will be accommodated in person at the meeting, or virtually prior to the meeting through the web portal (<https://lakeworthbeachfl.gov/boards-panels-and-committees>). If you are unable to access the web portal please email assessing@lakeworthbeachfl.gov for a comment to be read into the record by a staff member. Written testimony or comments can be sent to the Department for Community Sustainability Planning and Zoning Division, 1000 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 23-112 of the Lake Worth Beach Code of Ordinances, who are interested in participating, must notify the City of their intent to [participate](https://www.lakeworthbeachfl.gov/boards-panels-and-committees) by filing 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 verbal 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 hearing. Affected parties, whether individuals or collectively and irrespective of the number of affected parties, shall have the right to request oral testimony 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 561-596-1487 or assessing@lakeworthbeachfl.gov.

If a person desires to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 283.055). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceedings are entitled to the provision of certain assistance. Please call 561-596-1487 or email assessing@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.

1066601 (5/21)

PLANNING AND ZONING BOARD REPORT

PZB Project Number 24-01400024: A Major Site Plan and Waiver request for the construction of an automotive parts retail store, known as AutoZone, designated as a single destination retail use located at 501 South Dixie Highway, 507 South Dixie Highway, 913 5th Avenue South, South H Street, South H Street, 508 South H Street, and 510 South H Street.

Meeting Date: February 5, 2025

Property Owner: 501 507 S Dixie Hwy LLC/508 SOUTH H STREET LLC

Applicant: Maxwell Kaplan, Thomas Engineering Group, LLC

Addresses: 501 South Dixie Highway, 507 South Dixie Highway, 913 5th Avenue South, South H Street, South H Street, 508 South H Street, 510 South H Street

PCNs:

38-43-44-21-15-175-0170, 38-43-44-21-15-175-0180,
 38-43-44-21-15-175-0160, 38-43-44-21-15-175-0150,
 38-43-44-21-15-175-0140, 38-43-44-21-15-175-0130,
 38-43-44-21-15-175-0120

Size: 0.759 total combined acres.

General Location: South of 5th Avenue South between South Dixie Highway and South H Street

Existing Land Use: The west lots are developed with a duplex and an industrial/mechanical building. The east lots are currently 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. Therefore, a **recommendation of approval with conditions** for the proposed Major Site Plan and Waiver is provided to the Planning and Zoning Board. The conditions are located on pages 8-9 of this report.

PROJECT DESCRIPTION

The applicant, Maxwell Kaplan, P.E., of the Thomas Engineering Group, LLC, seeks approval for the construction automotive parts retail store, known as AutoZone, designated as a single destination retail use, as well as site improvements.

- **Major Site Plan** to construct a single destination retail use, as well as site improvements
- **Street Wall Waiver** to construct a street wall in lieu of meeting build-to line requirements.

The applicant is also seeking a right-of-way abandonment (City Commission approval), Unity of Title for parcels 38-43-44-21-15-175-0170, 38-43-44-21-15-175-0180, 38-43-44-21-15-175-0160, 38-43-44-21-15-175-0150, 38-43-44-21-15-175-0140, 38-43-44-21-15-175-0130, 38-43-44-21-15-175-0120, and an Administrative Use Permit (AUP) under separate cover.

Per the applicant, AutoZone proposes to redevelop the existing lots located along the south side of 5th Avenue South between South H Street and Dixie Highway into a 6,000 square foot automotive parts retail store with associated parking lot infrastructure. The address for the project is 507 S Dixie Highway. The site is comprised of a total of seven (7) existing lots with a 10' wide city owned and maintained alley running north-south between the lots. There are existing overhead lines and power poles within the alley along with underground water and sewer piping.

The site is currently zoned Mixed Use – Dixie Highway (MU-DH) and the land use designation is Mixed Use – East (MU-E). The zoning and land use designation will remain the same. The proposed use for the AutoZone will be Single Destination Retail. The proposed hours of operation are 8 AM to 9 PM Monday through Saturday and 10 AM to 7 PM on Sunday. There are eight (8) to twelve (12) employees per store with three (3) to five (5) employees per shift. There are deliveries once a week during the day with a tractor trailer. The lots will be combined via the Unity of Title process and the 10' wide alley will be vacated and a 15' wide easement will be dedicated for utilities. The site layout has been designed to feature the building along the major thoroughfare (Dixie Highway) with driveways along 5th Avenue South and South H Street. The loading and dumpster areas have been situated along the rear of the building away from Dixie Highway and front parking lot area. The proposed landscaping provides the necessary buffering around the perimeter of the site along with the required landscaping for the interior vehicular use area and building façade. A 5' wide right-of-way dedication to FDOT is required along Dixie Highway to meet the ultimate 40' right-of-way width from the centerline of the road with a 25' corner chord at the northeast corner of the property. The proposed net property area is 0.759 acres.

The design intent for the new building is Contemporary in style with some attributes of Bungalow architecture drawn from the Major Thoroughfare Design Guides, Section 7 'Design Considerations'. Below are Bungalow features that have been incorporated into the design intent, along with their descriptions.

1. Exterior Finishes and Features – Stucco that mimics wood clapboard horizontality and stone column bases.
2. Porches and Stoops – Covered entry feature that represents a front porch as a primary structure / element of the building composition.
3. Overhangs – Deep cornice overhangs with wooden style brackets at entry.
4. Doors and Windows – Large windows, vertically proportioned.
5. Foundation – Decorative trellises between piers that resemble the standard wooden lattice between foundation piers.

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:

The site is comprised of a total of seven (7) existing lots with a 10' wide city owned and maintained alley running north-south between the lots. The west lots are developed with a duplex and an industrial/mechanical building. The east lots are currently vacant. There are existing overhead lines and power poles within the alley along with underground water and sewer piping. The existing site is sparsely vegetated with mostly smaller trees and a handful of larger trees. Based on historical aerials, the east lots were previously developed with three (3) buildings that were demolished at the end of 2007.

Code Compliance: There are no active code cases on the subject site.

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 project is seeking to develop an AutoZone designated as a Single Destination Retail use.

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. Pillars IV.A, IV.D, and IV.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 ensure facility placement, construction and development that anticipates and embraces the future. The proposed site improvements will add to the City's tax base and sustain or increase jobs as recommended under Pillar's IV.A, IV.D, and IV.E.

Based on the analysis above, the proposed Major Site Plan and Waiver requests 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-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. The district implements in part the downtown mixed use land use category of the Lake Worth Comprehensive Plan.*

Analysis: Medium intensity (use areas less than 7,500 square feet) single destination retail uses are allowed in the MU-DH zoning district subject to an Administrative Use Permit approval (staff level). Single destination retail uses are allowed as permitted uses in the MU-DH district, subject to the regulations and standards as set forth in LDR Section 23.4-13. The single destination retail use and development standards will be reviewed by staff with application PZ 24-02100029.

The analysis for the major site plan is provided in this section below and as consistent with the review criteria located in Attachment A.

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

Mixed Use – Dixie Highway (MU-DH) (LDR Section 23.3-17)			
Development Standard	Base Zoning District	Single-Destination Retail Development Standards (Sec. 23.4-13.(c)5.)	Proposed
Min. Lot Size in square feet (sf)	6,500	10,000 SF	33,438 SF
Min. Lot Width	50'	100'	125'
Setbacks¹	Front – (East)	10' minimum not to exceed 22'	10' with 2' overhang
	Rear (West)	15' or 10% of lot depth when next to residential zoning district. 10' in general.	159.33'
	Street Side – (North)	10'	56.67'
	Side (South)	0'	3'
Max. Impermeable Surface Coverage	65%	n/a	65%²
Max. Structure Coverage	45%	n/a	44.9%
Parking Spaces	Commercial/Single Destination Retail/Stand Alone Retail—One (1) space per two hundred fifty (250) gross square feet of space = 24 spaces	n/a	25 spaces (24 standard; 1 ADA)
Max. Building Height	30'	n/a	26'2"
Floor Area Ratio (FAR) Limitations	0.9	n/a	.181

¹ Per Section Sec. 23.3-17.d)3., front and street-side build-to-lines are also required. The proposed street walls will meet this requirement.

² The civil plans indicate a semi-pervious material will be used which allows semi-pervious credit towards total impermeable surface coverage. Conditions will be added to show the calculations in the site data on the site plan and to submit the required documentation for review prior to building permit application.

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

Analysis: The proposed dumpster enclosure is located at the south side of the site with service from South H Street. The dumpster area has been situated along the rear of the building away from Dixie Highway and front parking lot area. The proposed dumpster location was reviewed and approved by Public Works. The proposed dumpster complies with Code Section 12-7, *Dumpster requirements*.

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

Analysis: A photometric plan was provided depicting compliance with the exterior lighting requirements in Section 23.4-3, including that light does not trespass upon neighboring residential properties in excess of 12.57 lumens. A condition of approval has been provided requiring the proposed lighting to comply with Dark Sky lighting requirements. The proposed fixtures shall be required to have a warm tone setting of 3000 K or less. The proposed fixtures may be substituted with similar fully shielded light fixtures at building permit to achieve a warm LED light tone of 3000K or less if the proposed fixture cannot be set to provide the required light tone.

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

Analysis: Per Section 23.4-10(f)(1)(A), Off-street parking, Single Destination Retail uses require one (1) space per two hundred fifty (250) gross square feet of space. Therefore, the required parking for the use is 24 spaces. The proposed site plan depicts 25 spaces including an ADA space.

Section 23.4-9. - Off-street loading regulations: This section provides minimum loading space requirements.

Analysis: Per Section 23.4-9.a.2), *Retail operations, wholesale operations and industrial operations, with gross floor area of less than ten thousand (10,000) square feet, shall provide sufficient space (not necessarily a full berth) so as not to hinder the free movements of vehicles and pedestrians over a sidewalk, street or alley.* The gross floor area of the proposed building is ±6,000 square feet. The applicant has indicated that deliveries will be made and staff has included a condition to identify the loading space through a minor site plan modification.

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.

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”.*

Analysis: The development proposes adequate perimeter landscaping on all sides. Perimeter landscaping will include shade trees, palm trees, and hedges/shrubs. Interior landscaping and vegetation will also be provided. The proposed landscaping is consistent with the City’s landscape regulations and the Major Thoroughfare Design Guidelines. Tree species include a mix of Pigeon Plum, Simpsons Stopper, Live Oak, Green Buttonwood, and Dahoon Holly trees for the perimeter and interior plantings along with multiple native and non-native shrubs and sod. The proposed landscape complies with the City’s requirement that 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 a Sabal Palm is proposed to be removed from the City ROW and one (1) Ficus and Mango are also proposed to be removed, no mitigation payment is required due to onsite replacement.

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 determinations with the applicable standards in Section 23.2-31 are provided in Attachment A. **The following analysis of the site, building, vehicular use area and appearance support the compliance findings for the applicable standards listed in Attachment A and in the Major Thoroughfare Design Guidelines.**

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

The proposed project will develop a ±6,000 square foot building with associated site improvements. The vehicular use areas will be adequately screened from the public view with buildings, shade trees and shrubs within the landscape areas. The proposed curb cut and parking lot layout does not create an unsafe situation and will provide and support internal vehicle circulation consistent with the LDRs. The proposed building architecture is in a contemporary style with bungalow attributes that is harmonious as a whole and will improve the aesthetics of the site. The building architecture, project siting, and parking are consistent with both the site design qualitative standards and the Major Thoroughfare Design Guidelines.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North (Across 5 th Avenue South)	Artisanal Mixed Use (AMU)/ Mixed Use – East (MU-E)	Artisanal Industrial (AI)/ Mixed Use – Dixie Highway (MU-DH)	Vacant / Industrial
South	Mixed Use – East (MU-E)	Mixed Use – Dixie Highway (MU-DH)	Vacant / Pharmacy (Walgreens)
East (Across South Dixie Highway)	Mixed Use – East (MU-E)	Mixed Use – Dixie Highway (MU-DH)	Motel
West (Across South H Street)	Artisanal Mixed Use (AMU)	Artisanal Industrial (AI)	Auto-Dealer/Factory & Merchant Inventory

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 residential and mixed-use area.

Community Appearance Criteria:

The proposed project is suitable and compatible with the surrounding zoning districts and land uses. The AutoZone use will contribute to the surrounding character of the area and is an anticipated form of development in the South Dixie Highway corridor. The proposed single destination retail use and concurrent site improvements will provide new construction in an architecturally appropriate style with landscape screening around the perimeter of the

property, and ensuring that on-site and off-site site circulation is adequate. The proposed architecture of the building is appropriate and in harmony with the surrounding mixed-use and industrial areas.

Section 23.2-27.c) – Waiver

Per LDR Section Sec. 23.2-31.1) *Street wall*, street walls shall not be utilized for new construction, except for inherently auto-centric uses. Utilization of a street wall in lieu of meeting front build-to line requirements shall require waiver approval as described in section 23.2-27.c.

Autocentric uses are those that are primarily designed to accommodate automobiles, such as retail establishments where people drive in to pick up goods or services, often with large parking lots or drive-thru options. AutoZone, as an automotive parts retailer, usually has a layout that facilitates car access, so it fits within this category. The primary reason is that customers are driving in to pick up car parts or other automotive-related items.

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 specified provisions for approval by the applicable review board. The waiver shall meet the following review criteria:

- 1) The waiver requested is the smallest or minimum modification necessary;

Analysis: The applicant is proposing a street wall along the 5th Avenue South and South Dixie Highway ROWs in lieu of meeting front build-to line requirements. The waiver is the most minimal alteration that will still allow them to move forward, without seeking an excessive change to the site design.

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

Analysis: The street wall ensures a continuous building line along the street, allowing breaks only for pedestrian access and tree protection, with no negative impact on adjacent properties.

- 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;

Analysis: Staff is recommending that the PZB approve the street wall waiver. The waiver will not create noise, light, or other impacts greater than similar improvements to the immediate area.

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

Analysis: The waiver request is supportive of the goals, objectives and policies of the City's Comprehensive Plan.

- 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.

Analysis: The proposed project is new construction and the establishment of the street walls will not create a nonconformity.

The proposed request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs as conditioned and meets the requirements for a waiver.

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. The district implements in part the downtown mixed-use land use category of the Lake Worth Comprehensive Plan. Based on the data and analysis in this report and the supporting materials by the applicant, the major site plan and waiver requested is not anticipated to negatively impact adjacent properties. Further, the proposed single destination retail development, site improvements, landscaping, and lighting will be compatible with the neighboring uses. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning

1. At time of building permit:
 - a. A concurrent minor site plan modification will be required to address loading space location and minor inconsistencies with the site data table.
 - b. Documentation shall be provided to Water Utility staff showing the percolation rate of the semi-pervious paving material to ensure that has a percolation rate that is at least 50% relate to the ground percolation rate.
 - c. A maintenance plan shall be submitted to ensure that the semi-pervious paving will maintain its permeability over time.
2. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations. If ground signage is desired at a later date, a minor site plan amendment shall be required to amend both the site plan and landscape plans.
3. All lighting fixtures shall be fully shielded, have a warm LED light tone of 3000K or less, and be Dark Sky compliant.

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. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
4. Prior to issuance of a certificate of occupancy, construct a new 5-foot wide sidewalk along the south side of 5th Avenue South from Dixie Highway to South H St in compliance with the Public Works Department's specifications and Policy and Procedure Manual.
5. Prior to issuance of a certificate of occupancy, construct a new 5-foot wide sidewalk along the east side of South H Street from the south property line to the intersection of 5th Ave South and South H St in compliance with the Public Works Department's specifications and Policy and Procedure Manual.
6. Prior to issuance of a certificate of occupancy, install a new ADA compliant corner at the southeast corner of 5th Ave South and South H Street.
7. Prior to issuance of a certificate of occupancy, mill and overlay along the eastern half of South H Street from the south property line to the intersection of 5th Ave South and South H St in compliance with the Public Works Department's specifications.

8. Prior to the issuance of a building permit, provide a signage and striping plan that illustrates the striping pattern necessary for vehicles entering and exiting the property.
9. Prior to issuance of a certificate of occupancy, construct off-site signage and striping improvements per the approved plan.
10. 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.
11. Prior to the issuance of a Building Permit, the dumpster enclosure design shall meet the specifications of the Public Works Dept for size, type and material.
12. Prior to the issuance of a building permit, submit an Erosion Control plan (SWPPP) and indicate the BMP's and NPDES compliance practices.
13. Prior to the issuance of a Certificate of Occupancy, fine grade and sod all disturbed areas with Bahia sod.
14. 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.
15. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of a "Right of Way/Utility Permit" application.
16. 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 (Water, Sewer & Stormwater)

1. Prior to building permit issuance, capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.

Electric Utilities

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram. If a pad mount transformer will be requested, we will need to know the location of the pad-mount transformers for the building. The transformer locations must be accessible to our vehicles and must have 8-ft minimum clearance in front of them and 3-ft clearance to the side or rear, including landscaping. They also must not be under or inside any structure.
2. Before the issuance of a building permit, if pad-mount transformer will be requested, we will need a 10-ft wide utility easement for the underground electric, transformers and other equipment that will need to be installed to provide power to this project.
3. Before the issuance of a Certificate of Occupancy, the utility easement must be recorded.
4. Developer to show the location of the meter center on the site plan.
5. Developer will be responsible for installing their own lightning for the parking areas.
6. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
7. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.
8. The pole that the developer wants to relocate in 5th Ave S, north of the property, cannot be relocated.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for PZB Project Number 24-01400024 Major Site Plan and Waiver 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 24-01400024 Major Site Plan and Waiver request. The project does not meet the Major Site Plan and Waiver criteria for the following reasons [Board member please state reasons.].

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

ATTACHMENTS

- A. Qualitative Development Standards
- B. Application Package (civil, architectural, and landscape plans & supporting documents)

ATTACHMENT A – Qualitative Development Standards

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

- 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</i></p>	In compliance

shall be met, including honest design construction, proper design concepts, and appropriateness to the city.

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.* **In compliance**
6. *Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.* **In compliance**
7. *Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.* **In compliance**
8. *Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.* **In compliance**
9. *"Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.* **Not Applicable**
10. *All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.* **In compliance**
11. *All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.* **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.* **In compliance**

13. *No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.* **In compliance**

14. *Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.* **In compliance**

<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

<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**

PLANNING AND ZONING BOARD REPORT

PZB Project Number 24-00500010: A blanket conditional use permit request for multiple conditional uses as provided for in LDR Section 23.3-6 for Eire LW G5 LLC located at 518-530 North G Street. The subject site is zoned Artisanal Industrial (AI) and has a future land use designation of Artisanal Mixed Use (AMU).

Meeting Date: February 5, 2025

Property Owner: Eire LW G5 LLC

Project Manager: Dylan Brandenburg – Brandenburg Legal, P.A.

Address: 518-530 North G Street

PCN: 38-43-44-21-15-146-0090 and 38-43-44-21-15-146-0150

Size: 0.62 total combined acres / ±16,345 total square feet of existing structures

General Location: The southeast corner of 6th Avenue North and North G Street

Existing Land Use: Commercial/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. The proposed Blanket Conditional Use request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 7-12 of this report.

PROJECT DESCRIPTION

The applicant is requesting a Blanket Conditional Use Permit (CUP) for the two (2) sites (518 & 530) to allow for several low (use area less than 2,500 square feet), medium (use area less than 7,500 square feet), and high intensity (use area greater than 7,500 square feet) uses that could occur within the three existing structures (total of ±16,345 total square feet) commercial/warehouse buildings, as follows:

Low Intensity (use area less than 2,500 square feet)

- Governmental Administrative Office
- Dry Cleaning
- Laundry Establishment
- Building and Construction Trades/Contractors Manufacturing without outdoor storage
- Contractor without outdoor storage
- Medical and Dental Laboratories
- Repair and Maintenance – Minor
- Bakery, Retail
- Ceramics or Pottery w/ Kiln
- Sculpture Studio w/Kiln

Medium Intensity (use area less than 7,500 square feet)

- Contractor – Showroom
- Printing Services
- Kitchen/Millwork Design Studio
- Interior Design Studio w/sales
- Administrative/Professional Services
- Dry Cleaning
- Laundry Establishment
- Vehicle or Boat Broker without outdoor storage
- Vehicle Service and Repair Minor
- Cleaning and Maintenance Services
- Contractors without outdoor storage
- Disinfecting and Exterminating Services
- Fabrication Services/Manufacturing/Processing/Assembly excluding retail display
- Import/Export Business
- Landscaping Contractors
- Lawn Garden and Tree Maintenance Services
- Mail Delivery Services
- Medical/Biotech/Pharmaceutical Manufacturing & Distribution
- Repair and Maintenance – Minor
- Steam and Pressure Cleaning
- Storage—Indoor

- Social Service Center
- Art or Photography Gallery
- Artisan or Art Studio
- Arts and Crafts Studio
- Artisanal Foods
- Artisanal Manufacturing
- Bakery, Commercial
- Bakery, Retail
- Book Binding
- Ceramics or Pottery Studio without Kiln
- Ceramics or Pottery Studio with Kiln
- Commissary Kitchen
- Culinary Arts
- Perfumery
- Photography Studio
- Recording Studio
- Sculpture Studio w/ Kiln
- Sculpture Studio w/o Kiln
- Stationery/Engraver

High Intensity (use area greater than 7,500 square feet)

- Cold Storage
- Contractor—Showroom
- Dead Storage Facilities
- Mini-Warehouses
- Printing Services
- Storage – Specialty
- Warehouse Facilities
- Administrative/Professional Services
- Vehicle Broker
- Building and Construction Trades/Contractors manufacturing
- Food Manufacturing/Processing
- Garment/Clothing/Apparel Manufacturing
- Import/Export Business
- Jobsite Preparation
- Repair and Maintenance – Major
- Repair and Maintenance – Minor
- Storage – Indoor
- Art or Photography Gallery
- Art Studio
- Artisanal Foods
- Artisanal Manufacturing
- Bakery
- Ceramics
- Commissary Kitchen
- Culinary Arts
- Film Studio
- Indoor Motion Picture

- Performing Arts Theater
- Radio Broadcasting Station
- Recording Studio
- Sculpture Studio with or without kiln
- Television Production Studios

The applicant initially requested numerous low, medium, and high intensity uses that are not permitted and/or do not meet supplemental standards within LDR Section 23.4-13. Staff also removed additional use requests that appear to be too intense to include in the blanket conditional use request and/or would cause further parking/traffic issues.

COMMUNITY OUTREACH

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

BACKGROUND

The applicant, Dylan Brandenburg on behalf of Eire LW G5 LLC has a separate unity of title in progress to combine 518 and 530 North G Street parcels. Staff have included a condition to require an approved and recorded unity of title prior to the issuance of a business license.

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

Construction: The two sites contain a total of three structures, all originally built as warehouses between 1946 and 1981. Together, these buildings are ±16,345 square feet of space and is divided into 16 units ranging in size from 380 square feet to 1,645 square feet.

Use: There are no active business licenses between the two sites (518 & 530). There are three pending business licenses for commercial rentals and business office that have received zoning approval but have not passed a Use and Occupancy (U&O) inspection.

Code Compliance: The property at 518 North G Street has six (6) open liens on the property and an active chronic nuisance case. Five out of six liens have complied with the violations and remain open due to outstanding fines. The remaining lien has an unresolved violation for tenants operating without a business license.

The property at 530 North G Street also has six open liens on the property and an active chronic nuisance case. Three out of six liens have complied with the violations and remain open due to outstanding fines. The remaining liens has an unresolved violation for tenants operating without a business license and for having unregistered vehicles.

Staff have included a condition of approval to require that all outstanding code enforcement violations and liens are resolved prior to the issuance of any business license.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Artisanal Mixed Use (AMU). The Artisanal Mixed Use land use category is intended to 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. The proposed request is seeking to allow multiple uses in the existing commercial/warehouse buildings with a combined square footage of ±16,345.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar IV.A and Pillar IV.D of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base and influence the supply and expansion of jobs. Because the proposed Blanket Conditional Use will allow for the establishment of several low, medium, and high intensity uses that will contribute towards the City's tax base and sustain or increase jobs, the proposal is consistent with Pillar IV.A and Pillar IV.D.

Based on the analysis above, the proposed Blanket Conditional Use 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 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 Blanket Conditional Use Permit (CUP) to allow for several low (use area less than 2,500 square feet), medium (use area less than 7,500 square feet), and high intensity (use area greater than 7,500 square feet) uses that could occur within the ±16,345 square-foot commercial/warehouse buildings. The request is to allow the site to be more marketable and to address tenant occupancy issues. A Blanket CUP will help stream line future tenant approval processes and may minimize tenant occupancy issues.

The request will capture limited retail, commercial, office, personal service, vehicular, industrial, institutional, and artisanal use classifications. The majority of the requested uses will capture commercial, industrial, and artisanal arts use classifications. The request generally focuses on low and medium intensity uses based on the existing unit sizes (use areas) located at the site. However, several high intensity industrial and artisanal uses are proposed that align with the intent of Artisanal Industrial (AI) zoning district.

A majority of the uses requested, as conditioned, will have low impacts to the adjacent properties. The proposed conditional uses are not anticipated to impact the surrounding area greater than multiple uses permitted by right. 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 expenditure is required to service the proposed use. The analysis for the Blanket CUP is provided in the section below and is consistent with the review criteria located in Attachment A. The Department of Community Sustainability is also 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.

There are proposed uses that require additional review subject to LDR Section 23.4-13, Administrative uses and conditional uses: vehicular related services, manufacturing/processing/fabrication facilities, mini warehouses, and specialty storage. The uses, as conditioned, are consistent with the intent of the AI zoning district and the review criteria located in Attachment B.

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 buildings on the property were constructed between 1946 and 1981. The existing site conditions do not conform to the current LDRs; therefore, the nonconformities section of the land development regulations (LDR Section 23.5-3) is applicable. The existing nonconformities related to maximum lot coverage for all buildings, impermeable surface coverage, setbacks, and landscaping 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 based on the following data and analysis:**

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

Staff Analysis: The request is for administrative and conditional uses without increasing the existing building floor area; therefore, additional parking spaces are not required. However, there are certain proposed uses that require additional review per LDR Section 23.4-13, *Administrative uses and conditional uses*. Similarly, certain uses also may require an additional parking evaluation based on the intensity or the function of the new use per LDR Section 23.4-10.i), *Change of use or occupancy*. Staff has included a general condition for each tenant to provide evidence of adequate parking prior to issuance of a business license and to require parking improvements if future site improvements are proposed through a minor site plan application.

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.

Section 23.6-1. - Landscape regulations and Section 23.4-13.c).A.1.4.b.iv., – Landscape requirements: *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”. Further, per LDR Section 23.4-13(c)(1)(A)(4)(b)(iv), 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.*

Analysis: The existing condition of the landscaping does not comply with Section 23.6-1. Further, vehicle service and repair facilities are also subject to additional supplemental landscape standards including the requirement that 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, which the site does not meet. It appears the site has multiple constraints including minimal or no building setbacks, which inhibits the ability to provide additional landscape. The site received a landscape permit in 2023 to address landscape deficiencies as feasible as possible and included additional hedging along the eastern perimeter and plantings within the interior of the southeast corner of the property.

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 uses are in general harmony with the surrounding area and consistent with the development of the corridor as conditioned. The requested uses are anticipated uses in the Artisanal Industrial (AI) zoning district. The proposed uses 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.

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

Staff Analysis: The proposed conditional uses are not anticipated to impact the surrounding area greater than uses allowed on the property and within the zoning district. The buildings are already served by municipal services, including water, sewer, refuse, fire and police. The site is located on a local roadway. Therefore, no additional public expenditure is required to service the proposed uses and the proposed uses will not impact traffic circulation on the site.

Section 23.2-29.g) Additional requirements.

Staff Analysis: There are twelve open liens and two chronic nuisance code enforcement cases between the two subject properties. Staff has added conditions of approval to the subject Blanket Conditional Use Permit to ensure the open liens and code cases are resolved prior to the issuance of any business licenses.

Section 23.4-13 Administrative Uses and Conditional Uses

The following use(s) have been determined to carry the potential for substantial adverse impacts on neighboring properties and, therefore, are subject to development standards and regulations in addition to those required for the zoning district.

Staff Analysis: As previously noted, several uses require additional review subject to LDR Section 23.4-13, administrative uses and conditional uses. Staff is proposing conditions to ensure that all uses with supplemental requirements, per this section, shall provide evidence of compliance with the relevant supplemental standards at the time of business license application.

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. 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. Based on the data and analysis in this report, the uses requested as conditioned are not anticipated to negatively impact adjacent properties. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning

1. The Blanket Conditional Use Permit (CUP) includes the following uses within the ±16,345 square foot commercial/warehouse buildings subject to all applicable conditions of approval and business license approval:

Low Intensity (use area less than 2,500 square feet)

- Governmental Administrative Office

- Dry Cleaning
- Laundry Establishment
- Building and Construction Trades/Contractors Manufacturing without outdoor storage
- Contractor without outdoor storage
- Medical and Dental Laboratories
- Repair and Maintenance – Minor
- Bakery, Retail
- Ceramics or Pottery w/ Kiln
- Sculpture Studio w/Kiln

Medium Intensity (use area less than 7,500 square feet)

- Contractor – Showroom
- Printing Services
- Kitchen/Millwork Design Studio
- Interior Design Studio w/sales
- Administrative/Professional Services
- Dry Cleaning
- Laundry Establishment
- Vehicle or Boat Broker without outdoor storage
- Vehicle Service and Repair Minor
- Cleaning and Maintenance Services
- Contractors without outdoor storage
- Disinfecting and Exterminating Services
- Fabrication Services/Manufacturing/Processing/Assembly excluding retail display
- Import/Export Business
- Landscaping Contractors
- Lawn Garden and Tree Maintenance Services
- Mail Delivery Services
- Medical/Biotech/Pharmaceutical Manufacturing & Distribution
- Repair and Maintenance – Minor
- Steam and Pressure Cleaning
- Storage—Indoor
- Social Service Center
- Art or Photography Gallery
- Artisan or Art Studio
- Arts and Crafts Studio
- Artisanal Foods
- Artisanal Manufacturing
- Bakery, Commercial
- Bakery, Retail
- Book Binding
- Ceramics or Pottery Studio without Kiln
- Ceramics or Pottery Studio with Kiln
- Commissary Kitchen
- Culinary Arts
- Perfumery
- Photography Studio
- Recording Studio

- Sculpture Studio w/ Kiln
- Sculpture Studio w/o Kiln
- Stationery/Engraver

High Intensity (use area greater than 7,500 square feet)

- Cold Storage
 - Contractor—Showroom
 - Dead Storage Facilities
 - Mini-Warehouses
 - Printing Services
 - Storage – Specialty
 - Warehouse Facilities
 - Administrative/Professional Services
 - Vehicle Broker
 - Building and Construction Trades/Contractors manufacturing
 - Food Manufacturing/Processing
 - Garment/Clothing/Apparel Manufacturing
 - Import/Export Business
 - Jobsite Preparation
 - Repair and Maintenance – Major
 - Repair and Maintenance – Minor
 - Storage – Indoor
 - Art or Photography Gallery
 - Art Studio
 - Artisanal Foods
 - Artisanal Manufacturing
 - Bakery
 - Ceramics
 - Commissary Kitchen
 - Culinary Arts
 - Film Studio
 - Indoor Motion Picture
 - Performing Arts Theater
 - Radio Broadcasting Station
 - Recording Studio
 - Sculpture Studio with or without kiln
 - Television Production Studios
2. Prior to the issuance of a City of Lake Worth Beach business license, open liens and any code violations shall be resolved.
 3. Prior to business license issuance, the property owner/tenant shall provide evidence of adequate parking for each tenant.
 4. Accessory outdoor storage uses shall require a minor site plan application and approval prior to a business license.
 5. Future site improvements shall include parking improvements through a minor site plan application.
 6. Commercial vehicle parking (FHA Class 3 Vehicles or less) may be permitted on the site subject to site plan approval and as consistent with LDR Section 23.4-22(b).
 7. At business license application, wholesale operations and industrial operations shall provide a site plan demonstrating sufficient loading space (not necessarily a full berth) so as not to hinder the free movements of vehicles and pedestrians over a sidewalk, street or alley per LDR Section 23.4-9.

8. At business license application, tenants shall provide evidence of compliance with all applicable use-specific development standards and regulations, per LDR Section 23.4-13.
9. Vehicle service and repair facilities—Major or minor, or repair and maintenance services—Major uses shall comply with the following supplemental regulations per LDR Section 23.4-13(c)1:
 - a. Minimum lot frontage. Seventy-five (75) feet.
 - b. Minimum site.
 - i. Major - Site: Twenty thousand (20,000) square feet; minimum area per business/tenant on a multiple tenant/business site: Two thousand five hundred (2,500) square feet.
 - ii. 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.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. Hours. No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.
 - g. 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.
10. Fabrication Services/Manufacturing/Processing excluding retail display and sales shall comply with the following supplemental regulations per LDR Section 23.4-13(c)7:
 - a. Outdoor storage: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See section 23.4-19 for additional outdoor storage regulations.
 - b. All production and processing shall be restricted to an enclosed building.
 - c. Buffering requirements shall apply as required by existing ordinances, but may be increased based on a site-specific review basis.
 - d. Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.
11. Mini warehouse uses shall comply with the following supplemental regulations per LDR Section 23.4-13(c)8:

Use and development regulations.

 - a. All business activity except rental of storage space prohibited.
 - b. The conduct of garage-type sales by any individual or business entity is prohibited.
 - c. All stalls and lockers which are rented to customers shall be arranged so as to be directly accessible to the customer without the need for loading, unloading or retrieval services.
 - d. There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity.
 - e. No business or hobby may be operated from within.

- f. Lighting. All outdoor areas within fifty (50) feet of any door providing access to a rentable storage area shall be lighted during all non-daylight hours with a minimum of five (5) foot candles of illumination. Lighting shall be shielded in accordance with the provisions of section 23.4-3.
 - g. Parking lot regulations.
 - i. Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.
 - ii. Location of required parking spaces. Required customer parking spaces shall be located in close proximity of the resident manager's office.
 - iii. Refer to section 23.4-10 for parking requirements.
 - h. Circulation and loading.
 - i. Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and fire fighting vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement markings. Such loading areas shall be adequate to accommodate one (1) one-ton or smaller vehicle at each storage stall door. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the special land use review authority based on the criteria of this section.
 - ii. Paving and drainage of circulation and loading areas. Circulation and loading areas shall be paved with concrete or asphalt and shall be provided with drainage in accordance with specifications approved by the city engineer.
 - i. Storage of fuel-driven motors and vehicles regulated. Fuel-driven vehicles and motors shall only be stored out-of-doors or in storage stalls which are completely and individually separated from other stalls by walls with a one-hour fire rating. No more than three (3) such vehicles shall be stored in any one (1) stall. Such vehicles and motors shall have their fuel tanks drained. No storage of fuel of any kind shall be permitted.
12. Storage specialty shall comply with the following supplemental regulations per LDR Section 23.4-13(c)17:
Use and development regulations.
- a. All use activity shall be conducted entirely within the building.
 - b. Along major thoroughfares the use shall not front directly onto the ROW and shall be developed with an office, retail, or commercial component that activate the street frontage.
 - c. Loading areas shall not be visible from any of the city's major thoroughfare rights-of-way.
 - d. There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity within designated storage area.
 - e. No business, hobby or other activity unrelated to the purpose of the use may be operated from within.
 - f. *Lighting.* Supplementary lighting shall be shielded in accordance with the provisions of [section 23.4-3](#).
13. Prior to the issuance of a new business license, the property owner/tenant shall provide documentation that the unity of title for 518 and 530 North G Street is approved by the City and recorded with the Palm Beach County Clerk of Court.
14. Prior to issuance for each business license, the subject tenant shall submit a PBC Wellfield Permit affidavit of notification to PBC Environmental Resources Management.
15. 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).
16. Prior to the issuance of a business license for each tenant, the subject tenant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact is 561-533-7344/solidwasteinfo@lakeworthbeachfl.gov.

17. The proposed conditional uses 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.
18. Per City Code Section 14-32 and LDR Section 23.2-23, the occupants must obtain and maintain the required Business Licenses for the businesses.
19. The City shall revoke the business licenses 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 any of the requested uses.
20. All uses shall comply with the use and occupancy requirements for each tenant space as required by the Florida Building Code.
21. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

Public Works

1. Prior to the issuance of a business license for each tenant, the subject tenant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact is [561-533-7344](tel:561-533-7344)/solidwasteinfo@lakeworthbeachfl.gov.
2. If necessary, an updated site plan shall be provided showing the agreed upon new location of the dumpsters and dumpster enclosure through a minor site plan application request; the dumpster enclosure design shall meet the specifications of the Public Works Dept for size, type and material.
3. A location shall be designated on the site plan for the storage of refuse carts and/or dumpsters on non-collection days. Plans shall also indicate how the refuse carts/dumpsters will be screened from public view on non-collection days.

Electric

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram.
2. Developer to show the location of the meter center on the site plan.
3. Developer will be responsible for installing their own lightning for the parking areas.
4. If any changes to the Electric System were required the Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.

Fire Department

1. At the time of business license, the potential tenant shall contact the Palm Beach County Fire Department to determine if additional fire and/or life safety equipment may be required, which is dependent upon the specific use.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for PZB Project Number 24-00500010 Blanket Conditional Use Permit based 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 24-00500010 Blanket Conditional Use Permit. 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 Blanket Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Conditional Use Findings
- B. Administrative and Conditional Use Standards
- C. Application Package (Narrative, 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

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| 7. | <i>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.</i> | In compliance |
| 8. | <i>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.</i> | Not applicable |

ATTACHMENT B – Conditional Use Standards

Section 23.4-13(c)(1)(A)(4)(b) Vehicle service and repair facilities—Major or minor, or repair and maintenance services—Major – Design and Performance Standards	Analysis
1. <i>Minimum lot frontage. Seventy-five (75) feet.</i>	In compliance, as conditioned
2. <i>Minimum site.</i> <i>a) Major Site: Twenty thousand (20,000) square feet; minimum area per business/tenant on a multiple tenant/business site: Two thousand five hundred (2,500) square feet.</i> <i>b) 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.</i>	In compliance, as conditioned
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, as conditioned
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-</i>	Not applicable

19, outdoor storage, and all equipment, parts and vehicles are stored on an impermeable paved surface.

Section 23.4-13(c)(7)(B) Manufacturing/Processing/Fabrication Facilities – Design and Performance Standards	Analysis
1. <i>Height: Maximum height of any industrial/manufacturing structure excluding office not to exceed thirty-five (35) feet including silos or building façades.</i>	In compliance
2. <i>Silos: The number of silos shall not exceed four (4) within the site area and shall be effectively screened.</i>	Not applicable
3. <i>Outdoor storage: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See section 23.4-19 for additional outdoor storage regulations.</i>	Not applicable
4. <i>All production and processing shall be restricted to an enclosed building.</i>	In compliance, as conditioned
5. <i>Buffering requirements shall apply as required by existing ordinances, but may be increased based on a site-specific review basis.</i>	In compliance, as conditioned
6. <i>Noise levels shall not be in excess of sixty-five (65) decibels measured from the property line adjacent to residential uses.</i>	In compliance, as conditioned
7. <i>Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.</i>	In compliance, as conditioned

Section 23.4-13(c)(8)(B-H) Mini warehouses	Analysis
1. <i>All business activity except rental of storage space prohibited.</i>	In compliance, as conditioned
2. <i>The conduct of garage-type sales by any individual or business entity is prohibited.</i>	In compliance, as conditioned
3. <i>All stalls and lockers which are rented to customers shall be arranged so as to be directly accessible to the customer without the need for loading, unloading or retrieval services.</i>	In compliance, as conditioned
4. <i>There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity.</i>	In compliance, as conditioned
5. <i>No business or hobby may be operated from within.</i>	In compliance, as conditioned
6. <i>Accommodations for resident manager. Residential accommodations for a resident manager and the resident manager's family shall be permitted on a zoning lot which contains a mini-warehouse that has more than thirty thousand (30,000) square feet of rentable area. Such facilities shall be considered to be accessory to the mini-warehouse and shall thereby be permitted regardless of any provisions prohibiting residential uses from the district in which</i>	Not applicable

the mini-warehouse is located. Mini-warehouse facilities which have more than forty thousand (40,000) square feet of rentable storage area or which have doors to individual storage stalls or lockers which are not visible from a public right-of-way shall be required to have a full-time resident manager who lives on the site.

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| 7. | <i>All outdoor areas within fifty (50) feet of any door providing access to a rentable storage area shall be lighted during all non-daylight hours with a minimum of five (5) foot candles of illumination. Lighting shall be shielded in accordance with the provisions of section 23.4-3.</i> | In compliance, as conditioned |
| 8. | <i>Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.</i> | In compliance, as conditioned |
| 9. | <i>Location of required parking spaces. Required customer parking spaces shall be located in close proximity of the resident manager's office.</i> | Not applicable |
| 10. | <i>Refer to section 23.4-10 for parking requirements.</i> | In compliance, as conditioned |
| 11. | <i>Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and fire fighting vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement markings. Such loading areas shall be adequate to accommodate one (1) one-ton or smaller vehicle at each storage stall door. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the special land use review authority based on the criteria of this section.</i> | In compliance, as conditioned |
| 12. | <i>Paving and drainage of circulation and loading areas. Circulation and loading areas shall be paved with concrete or asphalt and shall be provided with drainage in accordance with specifications approved by the city engineer.</i> | In compliance, as conditioned |
| 13. | <i>Storage of fuel-driven motors and vehicles regulated. Fuel-driven vehicles and motors shall only be stored out-of-doors or in storage stalls which are completely and individually separated from other stalls by walls with a one-hour fire rating. No more than three (3) such vehicles shall be stored in any one (1) stall. Such vehicles and motors shall have their fuel tanks drained. No storage of fuel of any kind shall be permitted.</i> | In compliance, as conditioned |
| 14. | <i>Outdoor storage regulated. Outdoor storage shall be permitted only attendant to mini-warehouse facilities which have a full-time resident manager. Outdoor storage areas shall be completely screened from surrounding public rights-of-way and adjacent property by mini-warehouse buildings or by solid masonry walls constructed to a height of six (6) feet above grade, but such outdoor storage areas shall be fully visible from the quarters of the resident manager, either directly or by closed circuit television. See section 23.4-19 for additional outdoor storage regulations.</i> | Not applicable |

Section 23.4-13(c)(17)(B-F) Storage specialty –	Analysis
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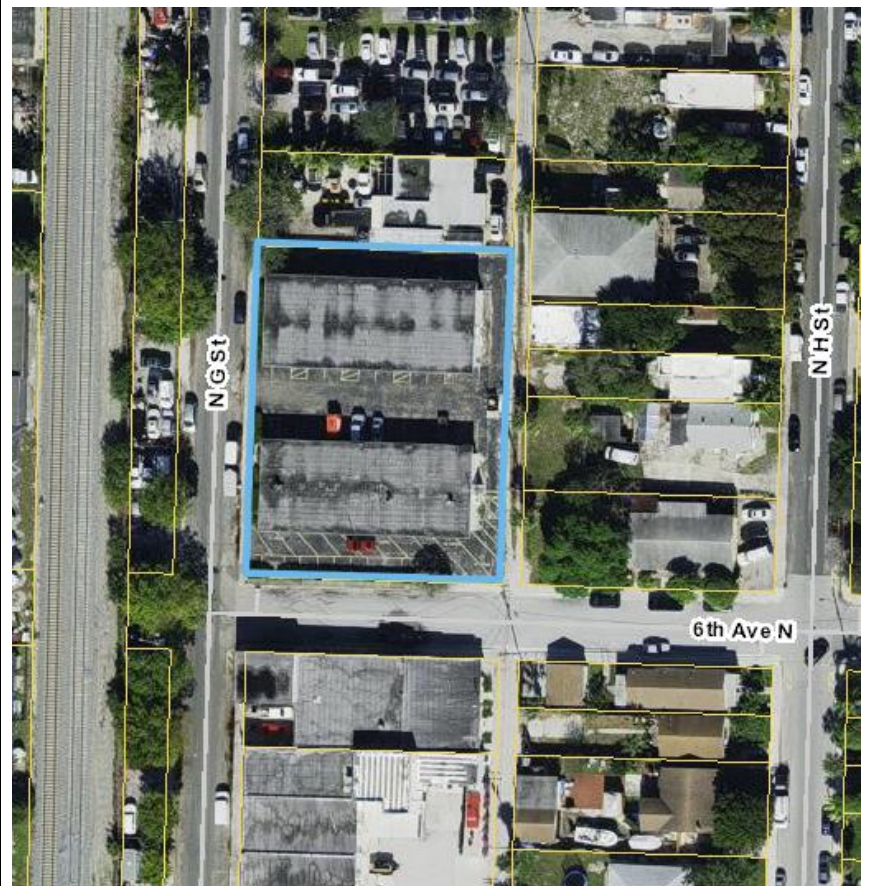
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| 1. | <i>All use activity shall be conducted entirely within the building.</i> | In compliance, as conditioned |
| 2. | <i>Along major thoroughfares the use shall not front directly onto the ROW and shall be developed with an office, retail, or commercial component that activate the street frontage.</i> | Not applicable |

3. *Loading areas shall not be visible from any of the city's major thoroughfare rights-of-way.* **In compliance, as conditioned**
4. *There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity within designated storage area.* **In compliance, as conditioned**
5. *No business, hobby or other activity unrelated to the purpose of the use may be operated from within.* **In compliance, as conditioned**
6. *Lighting. Supplementary lighting shall be shielded in accordance with the provisions of section 23.4-3.* **Not applicable**
7. *Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.* **In compliance, as conditioned**
8. *Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and emergency vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls and shall not be visible from any of the city's major thoroughfares. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement markings. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the development review official or designee based on the criteria of this section.* **In compliance, as conditioned**
9. *Outdoor storage regulated. Outdoor storage is prohibited.* **In compliance, as conditioned**

PLANNING AND ZONING BOARD REPORT

PZB Project Number 24-00500014: A Blanket Conditional Use Permit request for multiple conditional uses as provided for in LDR Section 23.3-6 for Eire LW G5 LLC, located at 604 North G Street. The subject site is zoned Artisanal Industrial (AI) and has a future land use designation of Artisanal Mixed Use (AMU).

Location Map



Meeting Date: February 5, 2025

Property Owner: Eire LW G5 LLC

Project Manager: Dylan Brandenburg –
Brandenburg Legal, P.A.

Address: 604 North G Street

PCN: 38-43-44-21-15-184-0010

Size: 0.542-acre lot / ±8,806 total square
feet of existing structures

General Location: Northeast corner of 6th
Avenue North and North G Street

Existing Land Use: Multitenant
Commercial/Warehouse

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

Zoning District: Artisanal Industrial (AI)

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 Blanket Conditional Use request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 7-11 of this report.

PROJECT DESCRIPTION

The applicant, Dylan Brandenburg, on behalf of Eire LW G5 LLC, is seeking a Blanket Conditional Use Permit (CUP) to allow various low (use area less than 2,500 square feet), medium (use area less than 7,500 square feet), and high intensity (use area greater than 7,500 square feet) uses within two (2) existing commercial/warehouse structures totaling ±8,806 square feet, as follows:

Low Intensity (use area less than 2,500 square feet)

- Governmental Administrative Office
- Dry Cleaning
- Laundry Establishment
- Building and Construction Trades/Contractors Manufacturing without outdoor storage
- Contractor without outdoor storage
- Medical and Dental Laboratories
- Repair and Maintenance – Minor
- Bakery, Retail
- Ceramics or Pottery w/ Kiln
- Sculpture Studio w/Kiln

Medium Intensity (use area less than 7,500 square feet)

- Contractor – Showroom
- Printing Services
- Kitchen/Millwork Design Studio
- Interior Design Studio w/sales
- Administrative/Professional Services
- Dry Cleaning
- Laundry Establishment
- Vehicle or Boat Broker without outdoor storage
- Vehicle Service and Repair Minor
- Cleaning and Maintenance Services
- Contractors without outdoor storage
- Disinfecting and Exterminating Services
- Fabrication Services/Manufacturing/Processing/Assembly excluding retail display
- Import/Export Business
- Landscaping Contractors
- Lawn Garden and Tree Maintenance Services
- Mail Delivery Services
- Medical/Biotech/Pharmaceutical Manufacturing & Distribution
- Repair and Maintenance – Minor
- Steam and Pressure Cleaning
- Storage—Indoor
- Social Service Center

- Art or Photography Gallery
- Artisan or Art Studio
- Arts and Crafts Studio
- Artisanal Foods
- Artisanal Manufacturing
- Bakery, Commercial
- Bakery, Retail
- Book Binding
- Ceramics or Pottery Studio without Kiln
- Ceramics or Pottery Studio with Kiln
- Commissary Kitchen
- Culinary Arts
- Perfumery
- Photography Studio
- Recording Studio
- Sculpture Studio w/ Kiln
- Sculpture Studio w/o Kiln
- Stationery/Engraver

High Intensity (use area greater than 7,500 square feet)

- Cold Storage
- Contractor—Showroom
- Dead Storage Facilities
- Mini-Warehouses
- Printing Services
- Storage – Specialty
- Warehouse Facilities
- Administrative/Professional Services
- Vehicle Broker
- Building and Construction Trades/Contractors manufacturing
- Food Manufacturing/Processing
- Garment/Clothing/Apparel Manufacturing
- Import/Export Business
- Jobsite Preparation
- Repair and Maintenance – Major
- Repair and Maintenance – Minor
- Storage – Indoor
- Art or Photography Gallery
- Art Studio
- Artisanal Foods
- Artisanal Manufacturing
- Bakery
- Ceramics
- Commissary Kitchen
- Culinary Arts
- Film Studio
- Indoor Motion Picture
- Performing Arts Theater

- Radio Broadcasting Station
- Recording Studio
- Sculpture Studio with or without kiln
- Television Production Studios

The applicant initially requested numerous low, medium, and high intensity uses that are not permitted and/or do not meet supplemental standards within LDR Section 23.4-13. Staff also removed additional use requests that appear to be too intense to include in the blanket conditional use request and/or would cause parking/traffic issues.

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 property was developed in 1977 as a warehouse. The property contains two (2) buildings (604 & 610) with a combined square footage of $\pm 8,806$. The 604 building is approximately 4,401 square feet with 12 units (± 367 square feet each). The 610 Building is approximately 4,405 square feet with 8 units (± 550 square feet each).

Use: There are no active business licenses at the site. There are several pending business licenses that have received zoning approval but have not passed a Use and Occupancy (U&O) inspection.

Code Compliance: The site has a history of numerous code cases and currently has six (6) open liens. Five (5) out of six (6) liens have complied with the violations and remain open due to outstanding fines. The remaining lien has an unresolved violation for tenants operating without a business license.

Staff has included a condition of approval to require that all outstanding code enforcement violations and liens are resolved prior to the issuance of any business license.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Artisanal Mixed Use (AMU). The Artisanal Mixed Use land use category is intended to 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. The proposed request is seeking to allow multiple uses in the existing commercial/warehouse buildings with a combined square footage of $\pm 8,806$ sf.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar IV.A and Pillar IV.D of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base and influence the supply and expansion of jobs. Because the proposed Blanket Conditional Use will allow for the establishment of several low, medium, and high intensity uses that will contribute towards the City's tax base and sustain or increase jobs, the proposal is consistent with Pillar IV.A and Pillar IV.D.

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

Consistency with the Land Development Regulations

The **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 Blanket Conditional Use Permit (CUP) to allow for several low (use area less than 2,500 square feet), medium (use area less than 7,500 square feet), and high intensity (use area greater than 7,500 square feet) uses that could occur within the ±8,806 square-foot warehouse buildings. The request is intended to allow the site to be more marketable and to address tenant occupancy issues. A Blanket CUP will help streamline potential tenant approval processes and may minimize tenant occupancy issues.

The request will capture limited retail, commercial, office, personal service, vehicular, industrial, institutional, and artisanal use classifications. The majority of the requested uses will capture commercial, industrial, and artisanal arts use classifications. The request generally focuses on low and medium intensity uses based on the existing unit sizes (use areas) located at the site. However, several high intensity industrial and artisanal uses are proposed that align with the intent of the Artisanal Industrial (AI) zoning district.

A majority of the uses requested, as conditioned, will have low impacts to the adjacent properties. The proposed conditional uses are not anticipated to impact the surrounding area greater than multiple uses permitted by right. 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. The analysis for the Blanket CUP is provided in the section below and is consistent with the review criteria located in Attachment A. The Department of Community Sustainability is also 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.

There are proposed uses that require additional review subject to LDR Section 23.4-13, Administrative uses and conditional uses: vehicular related services, manufacturing/processing/fabrication facilities, mini warehouses, and specialty storage. The uses, as conditioned, are consistent with the intent of the AI zoning district and the review criteria located in Attachment B.

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 buildings on the property were constructed in the late 1970s. The existing site conditions do not conform to the current LDRs; therefore, the nonconformities section of the land development regulations (LDR Section 23.5-3) is applicable. The existing nonconformities related to impermeable surface coverage, setbacks, and landscaping 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 based on the following data and analysis:**

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

Staff Analysis: The request is for administrative and conditional uses without increasing the existing building floor area; therefore, additional parking spaces are not required. However, there are certain proposed uses that require additional review per LDR Section 23.4-13, *Administrative uses and conditional uses*. Similarly, certain uses also may require an additional parking evaluation based on the intensity or the function of the new use per LDR Section 23.4-10.i), *Change of use or occupancy*. Staff is proposing a general condition for each tenant to provide evidence of adequate parking prior to issuance of a business license.

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.

Section 23.6-1. - Landscape regulations and Section 23.4-13.c).A.1.4.b.iv., – Landscape requirements: *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."* Further, per LDR Section 23.4-13(c)(1)(A)(4)(b)(iv), 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.

Analysis: The existing condition of the landscaping does not comply with Section 23.6-1. Based on the 1976 landscape plan in City's property file, the existing landscape areas were originally approved with perimeter shrubs and trees. The perimeter shrubs have been maintained however, eight (8) trees have been removed or died over time.

Vehicle service and repair facilities are also subject to additional supplemental landscape standards, including the requirement that 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.

Therefore, staff has recommended a condition of approval requiring the replacement of missing or dead landscaping, as feasible, in accordance with the 1976 landscape plan. Due to site constraints such as added fencing on the north side and an added shared mailbox on the west side of the 604 building, it appears only five (5) trees can be replaced: two (2) on the south side (adjacent to 6th Avenue North), one (1) on the west side of building 604, and two (2) on the west side of building 610 (adjacent to North G Street).

Additionally, the existing dumpster enclosure lacks the required landscape screening. Staff has also recommended adding landscape screening on the north and south sides of the enclosure. These improvements will help bring the property closer into compliance, to the extent feasible.

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 uses are in general harmony with the surrounding area and consistent with the development of the corridor as conditioned. The requested uses are anticipated uses in the Artisanal Industrial (AI) zoning district. The proposed uses 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.

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

Staff Analysis: The proposed conditional uses are not anticipated to impact the surrounding area greater than uses allowed on the property and within the zoning district. The buildings are already served by municipal services, including water, sewer, refuse, fire and police. The site is located on a local roadway. Therefore, no additional public expenditure is required to service the proposed uses. The proposed uses will not impact traffic circulation on the site and staff will condition additional landscaping provisions to ensure adequate screening is continuously provided.

Section 23.2-29.g) Additional requirements.

Staff Analysis: There are six (6) open liens for the subject property. Staff has added conditions of approval to the subject Blanket Conditional Use Permit to ensure the open lien is resolved prior to the issuance of any business licenses.

Section 23.4-13 Administrative Uses and Conditional Uses

The following use(s) have been determined to carry the potential for substantial adverse impacts on neighboring properties and, therefore, are subject to development standards and regulations in addition to those required for the zoning district.

Staff Analysis: As previously noted, several uses require additional review subject to LDR Section 23.4-13, administrative uses and conditional uses. Staff is proposing conditions to ensure that all uses with supplemental requirements, per this section, shall provide evidence of compliance with the relevant supplemental standards at the time of business license application.

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. 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. Based on the data and analysis in this report, the uses requested, as conditioned, are not anticipated to negatively impact adjacent properties. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning

1. The Blanket Conditional Use Permit (CUP) includes the following uses within the ±8,806 square foot warehouse/industrial buildings subject to all applicable conditions of approval and business license approval:

Low Intensity

- Governmental Administrative Office
- Dry Cleaning
- Laundry Establishment
- Building and Construction Trades/Contractors Manufacturing without outdoor storage
- Contractor without outdoor storage

- Medical and Dental Laboratories
- Repair and Maintenance – Minor
- Bakery, Retail
- Ceramics or Pottery w/ Kiln
- Sculpture Studio w/Kiln

Medium Intensity

- Contractor – Showroom
- Printing Services
- Kitchen/Millwork Design Studio
- Interior Design Studio w/sales
- Administrative/Professional Services
- Dry Cleaning
- Laundry Establishment
- Vehicle or Boat Broker without outdoor storage
- Vehicle Service and Repair Minor
- Cleaning and Maintenance Services
- Contractors without outdoor storage
- Disinfecting and Exterminating Services
- Fabrication Services/Manufacturing/Processing/Assembly excluding retail display
- Import/Export Business
- Landscaping Contractors
- Lawn Garden and Tree Maintenance Services
- Mail Delivery Services

High Intensity

- Cold Storage
- Commercial Recreation, Indoor
- Commercial Recreation, Outdoor
- Contractor—Showroom
- Dead Storage Facilities
- Mini-Warehouses
- Printing Services
- Storage – Specialty
- Warehouse Facilities
- Administrative/Professional Services
- Vehicle Broker
- Building and Construction Trades/Contractors manufacturing
- Food Manufacturing/Processing
- Garment/Clothing/Apparel Manufacturing
- Import/Export Business
- Jobsite Preparation
- Repair and Maintenance – Major
- Repair and Maintenance – Minor
- Storage – Indoor
- Art or Photography Gallery
- Art Studio
- Artisanal Foods

- Artisanal Manufacturing
 - Bakery
 - Ceramics
 - Commissary Kitchen
 - Culinary Arts
 - Film Studio
 - Indoor Motion Picture
 - Performing Arts Theater
 - Radio Broadcasting Station
 - Recording Studio
 - Sculpture Studio with or without kiln
 - Television Production Studios
2. A landscape permit must be applied for prior to the issuance of any new business license and shall be installed within one (1) year of this approval for the installation of:
 - a. Two (2) native trees on the south side (adjacent to 6th Avenue North)
 - b. One (1) native tree on the west side of building 604
 - c. Two (2) native trees on the west side of building 610
 - d. Native landscape hedging on the north and south side of the dumpster enclosure
 3. Prior to the issuance of a City of Lake Worth Beach business license, the open liens and any code violations shall be resolved.
 4. Prior to business license issuance, the property owner/tenant shall provide evidence of adequate parking for each tenant.
 5. Accessory outdoor storage uses shall require a minor site plan application and approval prior to business license.
 6. Commercial vehicle parking (FHA Class 3 Vehicles or less) may be permitted on the site subject to site plan approval and as consistent with LDR Section 23.4-22(b).
 7. Future site improvements shall include parking improvements through a minor site plan approval.
 8. At business license application, wholesale operations and industrial operations shall provide a site plan demonstrating sufficient loading space (not necessarily a full berth) so as not to hinder the free movements of vehicles and pedestrians over a sidewalk, street or alley per LDR Section 23.4-9.
 9. At business license application, tenants shall provide evidence of compliance with all applicable use-specific development standards and regulations, per LDR Section 23.4-13.
 10. Vehicle service and repair facilities—Major or minor, or repair and maintenance services—Major uses shall comply with the following supplemental regulations per LDR Section 23.4-13(c)1:
 - a. Minimum lot frontage. Seventy-five (75) feet.
 - b. Minimum site.
 - 1)Major - Site: Twenty thousand (20,000) square feet; minimum area per business/tenant on a multiple tenant/business site: Two thousand five hundred (2,500) square feet.
 - 2)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.
 - c. 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.
 - d. 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.
 - e. 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.
- f. Hours. No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.
 - g. 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.
11. Fabrication Services/Manufacturing/Processing excluding retail display and sales shall comply with the following supplemental regulations per LDR Section 23.4-13(c)7:
- a. Outdoor storage: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See section 23.4-19 for additional outdoor storage regulations.
 - b. All production and processing shall be restricted to an enclosed building.
 - c. Buffering requirements shall apply as required by existing ordinances, but may be increased based on a site-specific review basis.
 - d. Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.
12. Mini warehouse uses shall comply with the following supplemental regulations per LDR Section 23.4-13(c)8: *Use and development regulations.*
- a. All business activity except rental of storage space prohibited.
 - b. The conduct of garage-type sales by any individual or business entity is prohibited.
 - c. All stalls and lockers which are rented to customers shall be arranged so as to be directly accessible to the customer without the need for loading, unloading or retrieval services.
 - d. There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity.
 - e. No business or hobby may be operated from within.
 - f. Lighting. All outdoor areas within fifty (50) feet of any door providing access to a rentable storage area shall be lighted during all non-daylight hours with a minimum of five (5) foot candles of illumination. Lighting shall be shielded in accordance with the provisions of section 23.4-3.
 - g. Parking lot regulations.
 - i. Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.
 - ii. Location of required parking spaces. Required customer parking spaces shall be located in close proximity of the resident manager's office.
 - iii. Refer to section 23.4-10 for parking requirements.
 - h. Circulation and loading.
 - i. Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and fire fighting vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement markings. Such loading areas shall be adequate to accommodate one (1) one-ton or smaller vehicle at each storage stall door. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the special land use review authority based on the criteria of this section.
 - ii. Paving and drainage of circulation and loading areas. Circulation and loading areas shall be paved with concrete or asphalt and shall be provided with drainage in accordance with specifications approved by the city engineer.

- i. Storage of fuel-driven motors and vehicles regulated. Fuel-driven vehicles and motors shall only be stored out-of-doors or in storage stalls which are completely and individually separated from other stalls by walls with a one-hour fire rating. No more than three (3) such vehicles shall be stored in any one (1) stall. Such vehicles and motors shall have their fuel tanks drained. No storage of fuel of any kind shall be permitted.
13. Storage specialty shall comply with the following supplemental regulations per LDR Section 23.4-13(c)17:
Use and development regulations.
- a. All use activity shall be conducted entirely within the building.
 - b. Along major thoroughfares the use shall not front directly onto the ROW and shall be developed with an office, retail, or commercial component that activate the street frontage.
 - c. Loading areas shall not be visible from any of the city's major thoroughfare rights-of-way.
 - d. There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity within designated storage area.
 - e. No business, hobby or other activity unrelated to the purpose of the use may be operated from within.
 - f. *Lighting.* Supplementary lighting shall be shielded in accordance with the provisions of Section 23.4-3.
14. Prior to issuance for each business license, the subject tenant shall submit a PBC Wellfield Permit affidavit of notification to PBC Environmental Resources Management.
15. 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).
16. Prior to the issuance of a business license for each tenant, the subject tenant shall contact the Public Works Solid Waste and Recycling Division to confirm the existing dumpster will meet the demand of the property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact is 561-533-7344/solidwasteinfo@lakeworthbeachfl.gov.
17. The proposed conditional uses 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.
18. Per City Code Section 14-32 and LDR Section 23.2-23, the occupants must obtain and maintain the required Business Licenses for the businesses.
19. The City shall revoke the business licenses 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 any of the requested uses.
20. All uses shall comply with the use and occupancy requirements for each tenant space as required by the Florida Building Code.
21. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

Electric

- 1. If electrical load is to be increased, applicant must provide the calculations and voltage requirements at the time of building permit.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for PZB Project Number 24-00500014 Blanket Conditional Use Permit 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 24-00500014 Blanket Conditional Use Permit. 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 Blanket Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Conditional Use Findings
- B. Administrative and Conditional Use Standards
- C. Application Package (Justification statement, 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.* **Not applicable**

ATTACHMENT B – Conditional Use Standards

Section 23.4-13(c)(1)(A)(4)(b) Vehicle service and repair facilities—Major or minor, or repair and maintenance services—Major – Design and Performance Standards	Analysis
1. <i>Minimum lot frontage. Seventy-five (75) feet.</i>	In compliance
2. <i>Minimum site.</i> <ul style="list-style-type: none"> a) <i>Major Site: Twenty thousand (20,000) square feet; minimum area per business/tenant on a multiple tenant/business site: Two thousand five hundred (2,500) square feet.</i> b) <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.</i> 	In compliance, as conditioned
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, as conditioned
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-</i>	Not applicable

19, outdoor storage, and all equipment, parts and vehicles are stored on an impermeable paved surface.

Section 23.4-13(c)(7)(B) Manufacturing/Processing/Fabrication Facilities – Design and Performance Standards	Analysis
1. <i>Height: Maximum height of any industrial/manufacturing structure excluding office not to exceed thirty-five (35) feet including silos or building façades.</i>	In compliance
2. <i>Silos: The number of silos shall not exceed four (4) within the site area and shall be effectively screened.</i>	Not applicable
3. <i>Outdoor storage: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See section 23.4-19 for additional outdoor storage regulations.</i>	Not applicable
4. <i>All production and processing shall be restricted to an enclosed building.</i>	In compliance, as conditioned
5. <i>Buffering requirements shall apply as required by existing ordinances, but may be increased based on a site-specific review basis.</i>	In compliance, as conditioned
6. <i>Noise levels shall not be in excess of sixty-five (65) decibels measured from the property line adjacent to residential uses.</i>	In compliance, as conditioned
7. <i>Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.</i>	In compliance, as conditioned

Section 23.4-13(c)(8)(B-H) Mini warehouses	Analysis
1. <i>All business activity except rental of storage space prohibited.</i>	In compliance, as conditioned
2. <i>The conduct of garage-type sales by any individual or business entity is prohibited.</i>	In compliance, as conditioned
3. <i>All stalls and lockers which are rented to customers shall be arranged so as to be directly accessible to the customer without the need for loading, unloading or retrieval services.</i>	In compliance, as conditioned
4. <i>There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity.</i>	In compliance, as conditioned
5. <i>No business or hobby may be operated from within.</i>	In compliance, as conditioned
6. <i>Accommodations for resident manager. Residential accommodations for a resident manager and the resident manager's family shall be permitted on a zoning lot which contains a mini-warehouse that has more than thirty thousand (30,000) square feet of rentable area. Such facilities shall be considered to be accessory to the mini-warehouse and shall thereby be permitted regardless of any provisions prohibiting residential uses from the district in which</i>	Not applicable

the mini-warehouse is located. Mini-warehouse facilities which have more than forty thousand (40,000) square feet of rentable storage area or which have doors to individual storage stalls or lockers which are not visible from a public right-of-way shall be required to have a full-time resident manager who lives on the site.

- 7. *All outdoor areas within fifty (50) feet of any door providing access to a rentable storage area shall be lighted during all non-daylight hours with a minimum of five (5) foot candles of illumination. Lighting shall be shielded in accordance with the provisions of [section 23.4-3](#).* **In compliance, as conditioned**
- 8. *Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.* **In compliance, as conditioned**
- 9. *Location of required parking spaces. Required customer parking spaces shall be located in close proximity of the resident manager's office.* **Not applicable**
- 10. *Refer to [section 23.4-10](#) for parking requirements.* **In compliance, as conditioned**
- 11. *Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and fire fighting vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement markings. Such loading areas shall be adequate to accommodate one (1) one-ton or smaller vehicle at each storage stall door. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the special land use review authority based on the criteria of this section.* **In compliance, as conditioned**
- 12. *Paving and drainage of circulation and loading areas. Circulation and loading areas shall be paved with concrete or asphalt and shall be provided with drainage in accordance with specifications approved by the city engineer.* **In compliance, as conditioned**
- 13. *Storage of fuel-driven motors and vehicles regulated. Fuel-driven vehicles and motors shall only be stored out-of-doors or in storage stalls which are completely and individually separated from other stalls by walls with a one-hour fire rating. No more than three (3) such vehicles shall be stored in any one (1) stall. Such vehicles and motors shall have their fuel tanks drained. No storage of fuel of any kind shall be permitted.* **In compliance, as conditioned**
- 14. *Outdoor storage regulated. Outdoor storage shall be permitted only attendant to mini-warehouse facilities which have a full-time resident manager. Outdoor storage areas shall be completely screened from surrounding public rights-of-way and adjacent property by mini-warehouse buildings or by solid masonry walls constructed to a height of six (6) feet above grade, but such outdoor storage areas shall be fully visible from the quarters of the resident manager, either directly or by closed circuit television. See [section 23.4-19](#) for additional outdoor storage regulations.* **Not applicable**

Section 23.4-13(c)(17)(B-F) Storage specialty –	Analysis
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- 1. *All use activity shall be conducted entirely within the building.* **In compliance, as conditioned**
- 2. *Along major thoroughfares the use shall not front directly onto the ROW and shall be developed with an office, retail, or commercial component that activate the street frontage.* **Not applicable**

3. *Loading areas shall not be visible from any of the city's major thoroughfare rights-of-way.* **In compliance, as conditioned**
4. *There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity within designated storage area.* **In compliance, as conditioned**
5. *No business, hobby or other activity unrelated to the purpose of the use may be operated from within.* **In compliance, as conditioned**
6. *Lighting. Supplementary lighting shall be shielded in accordance with the provisions of section 23.4-3.* **Not applicable**
7. *Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.* **In compliance, as conditioned**
8. *Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and emergency vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls and shall not be visible from any of the city's major thoroughfares. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement markings. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the development review official or designee based on the criteria of this section.* **In compliance, as conditioned**
9. *Outdoor storage regulated. Outdoor storage is prohibited.* **In compliance, as conditioned**