



PLANNING AND ZONING BOARD REPORT

PZB Project Number 23-00500016 and 23-01400028: A Major Site Plan Amendment request for the construction of three (3) additional educational buildings totaling $\pm 21,300$ square feet and site improvements including a swimming pool, basketball court, outdoor amphitheater, soccer field, playground, walking trails, landscaping, and parking lot at 1718 South Douglas Street. A Conditional Use Permit (CUP) request for the establishment of a high intensity (greater than 7,500 square feet) institutional use. The property is zoned Public (P) and has a Public (P) Future Land Use (FLU) designation.

Meeting Date: March 5, 2025

Property Owner: City of Lake Worth (Lessor),
For the Children Inc. (Lessee)

Project Manager: Rodney Crockett, AIA, LEED,
AP

Address: 1718 South Douglas Street

PCN: 38-43-44-34-00-000-3020

Size: ± 4.63 ac Lot / $\pm 3,286$ sf. Existing Structures

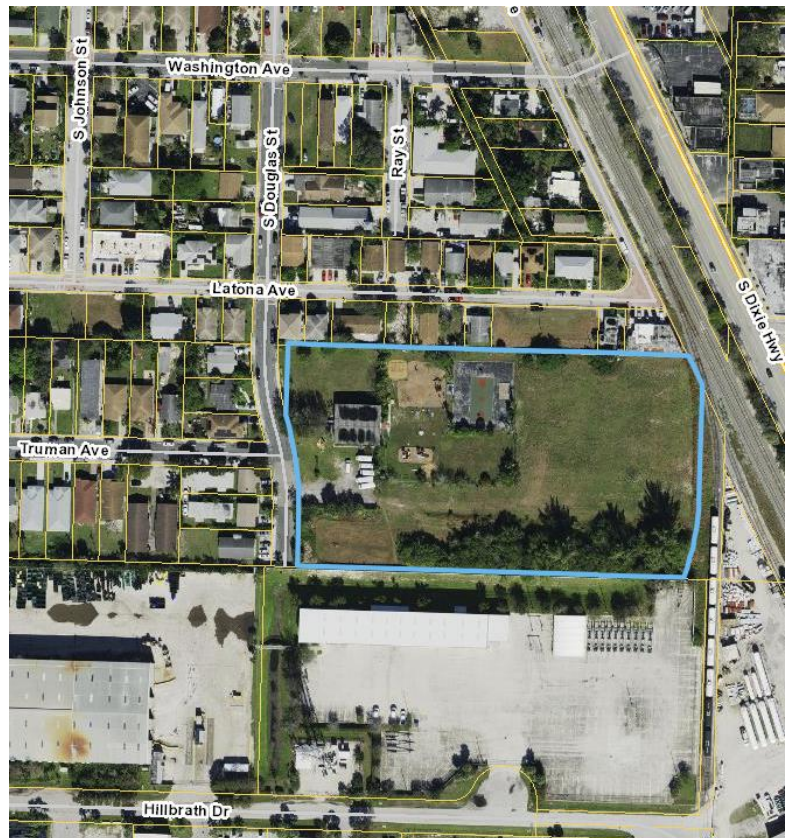
General Location: East side of Truman Avenue
and South Douglas Street

Existing Land Use: Institutional

Current Future Land Use Designation: Public (P)

Zoning District: Public (P)

Location Map:



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Major Site Plan Amendment and Conditional Use Permit (CUP) is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 7-9 of this report.

PROJECT DESCRIPTION

The applicant, Rodney Crockett, on behalf of For the Children, is requesting approval of the following at 1718 South Douglas Street:

- **Major Site Plan Amendment** to construct three (3) additional building totaling $\pm 21,300$ square feet and site improvements including a swimming pool, basketball court, outdoor amphitheater, soccer field, playground, walking trails, landscaping, and parking lot.
- **Conditional Use Permit (CUP)** to allow for a high-intensity Institutional use (greater than 7,500 square feet).

The Applicant is proposing an expansion of an existing use for an organization known as For The Children (FTC), a nonprofit organization that provides underserved families with affordable education for their children, recreational services, and family support services to the community. This includes day care, after school childcare, holiday and summer childcare, and community services such as City of Lake Worth Beach Got Talent event, Trunk and Treats, Thanksgiving Family Night, Christmas Holiday Toy Distribution, and monthly parent and children interactive activities.

For The Children will be constructing three structures that are approximately 21,300 square feet with the intention of accommodating classrooms, administration offices, multipurpose rooms, kitchens, and storage area. The proposal also includes significant site improvements including a new swimming pool, a basketball court, a soccer field, outdoor amphitheater, multiple playgrounds, walking trails, landscaping, and a new parking lot. The project will be conducted in 6 phases. The first phase will include the construction of a $\pm 1,800$ square foot structure with classrooms, restrooms, and a kitchen, which will be designated as a community shelter to withstand category 5 hurricane winds.

The proposal includes a $\pm 7,625$ square foot outdoor temporary weekend fair. The weekend fair area includes multiple temporary uses such as the sale of produce grown in a community garden, free visual and non-visual art instruction to the community, local artist share/sell events, and free fitness instruction events. Staff will propose a condition that the temporary weekend fair will require a board level review in a separate phase.

The site will be developed to provide proper vehicular circulation for visitors and staff. Appropriate drainage will be provided at the site with storm water detention areas as required. Additionally, the building and parking areas will be provided with exterior lighting in conformance with City's requirements. The new campus will include fencing with strategically placed vehicular and pedestrian gates to provide security and proper site circulation.

COMMUNITY OUTREACH

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

BACKGROUND

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

Construction: The existing building was originally constructed in 1950 and is approximately 3,286 square feet.

Use: The property's use is institutional. For The Children has had an active business license as a medium intensity charitable organization since 2000. Services include childcare for children ages 3-12 and counseling for families and youth.

Code Compliance: City records indicate no code cases or liens for the subject property.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Public (P). The City initiated an amendment to the City's Comprehensive Plan Future Land Use Map (FLUM) through a small-scale map amendment from the Future Land Use (FLU) designation of Public Recreation and Open Space (PROS) to the Public (P) FLU designation to better reflect the existing use of the site, and allow for expansion of the use over time. The FLUM change in Ordinance 2023-03 was approved by City Commission at second reading on April 4, 2023.

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 I.E** seeks to provide superior public amenities and services to retain existing and enticing new residents and businesses. **Pillar II.F** seeks collaboration with schools to foster rich, diverse and culturally enriching educational opportunities for all. **Pillars IV.A, IV.D, IV.E, IV.F** 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, ensuring facilities that anticipate and embrace the future, and to support and improve emergency preparedness to build resiliency and ensure recovery from natural/manmade disasters. The proposed requests will facilitate the continuation and expansion of an existing use that will sustain or increase jobs; it is consistent with Pillar IV.A, Pillar IV.D, Pillar IV.E, and Pillar IV.F

Based on the analysis above, the proposed Major Site Plan Amendment and Conditional Use Permit requests are 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 City initiated an amendment to the City's official zoning map from the Public Recreation and Open Space (PROS) zoning district to Public (P). The Public zoning district is specifically used for public school, institutional, community and public uses; and, provides land development regulations for publicly owned lands. The zoning map change in Ordinance 2023-04 was approved by the City Commission at second reading on April 4, 2023.

The Public (P) zoning district *is intended to designate locations for public schools and municipal facilities including City Hall, City Hall Annex, Lake Worth Public Library, Pine Crest Cemetery and the reclaimed landfill site at the southern city limits. It also provides for publicly owned utility facilities. Because of the diverse variety of uses permitted in the "public district" and the mapping of the district throughout the city, all uses are permitted as conditional uses. The P public district implements the P public land use category of the Lake Worth Comprehensive Plan.*

Analysis: The applicant is requesting a Major Site Plan Amendment and Conditional Use Permit request for the construction of three (3) additional educational buildings totaling ±21,300 square feet and site improvements including a swimming pool, basketball court, soccer field, outdoor amphitheater, playground, walking trails, landscaping, and parking lot. The applicant is proposing the new construction and site improvements to be completed in the following six (6) phases:

- Phase 1: An 1,815 square foot building to accommodate classrooms, restrooms, and a kitchen. This building will also be used as a Category 5 shelter.
- Phase 2: An 11,346 square foot building containing classrooms, restrooms, offices, indoor/outdoor stage area, multipurpose room, library, kitchen, makers space, and indoor storage. This phase will also include the construction of a new parking lot, and a child drop-off area.
- Phase 3: An 8,217 square foot building to accommodate new classrooms, restrooms, a kitchen, multipurpose room, offices, and a mechanical/electrical room. This phase will also include site work such as new gardens, outdoor recreational area, outdoor weekend fair area, bike/walk loop, playgrounds, and walkways.

- Phase 4: The construction of a soccer field and basketball courts.
- Phase 5: The construction of a retention pond.
- Phase 6: The construction of a 1,000 square foot bathroom/storage and a pool.

The analysis for both the Major Site Plan Amendment and Conditional Use Permit (CUP) is provided in the section below and is consistent with the review criteria located in Attachments A & B.

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

Public (P) - LDR Section 23.3-26		
Development Standard		Base Zoning District
Lot Size (min) In square feet (sf)		6,500 sf
Lot Width (min)		50 ft.
Setbacks	Front (west)	20 ft.
	Rear (east)	10 ft.
	Side (north)	10 ft.
	Side (south)	10 ft.
Impermeable Surface Coverage (maximum)		65%
Max. Building Height		65 ft. – Principal Structures 25 ft. – Accessory Structures
Floor Area Ratio (FAR) (max)		2.0
		***0.127 (25,662 sf Total= 21,378 New Buildings + 1,000 New Pool Bathroom + 3,284 sf Existing Building)

**Missing from site data table, staff has added a condition of approval to include at the time of Site Plan review*

***Missing existing structure and Phase 6 proposed bathroom/storage structure height, staff has added a condition of approval to include at the time of Site Plan review*

****Missing Floor Area Ratio (FAR) calculation staff has added a condition of approval to include at the time of Site Plan review*

Per LDR Section 23.3-26(c), all new public buildings shall use green/sustainable building design and obtain LEED certification. The applicant's justification statement indicates 2 of the 3 new structures will be designed to LEED certification standards. Staff have included a condition of approval that all new structures shall obtain LEED Certification, prior to the issuance of the Certificate of Occupancy.

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

Analysis: The proposed dumpster location was reviewed by Public Works. It was determined that the dumpster was consistent with the City's requirements for location and screening, however staff has added a condition of approval to review the size, type, and material of the dumpster enclosure. The dumpster is located at the south side of the property and is fully screened with landscaping.

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

Analysis: A photometric plan was provided and demonstrates compliance with the exterior lighting requirements except for a portion adjacent to the proposed pool on the north side. Section 23.4-3 does not allow light to trespass upon neighboring residential properties or districts in excess of 12.57 lumens. A condition of approval has been provided requiring the photometric plan to fully comply with LDR Section 23.4-3.

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

Analysis: The proposed site plan indicates 100 standard parking spaces, 5 ADA parking spaces, and 4 bike racks to account for 4 alternative parking spaces will be provided. The parking calculations indicate only 17,381 square feet of structure area was accounted for and indicate the provided parking does not meet the minimum off-street parking requirements. Staff have included a condition of approval to address parking deficiencies through a separate site plan review process.

LDR Section 23.4-9, Off-Street Loading Regulations: *Every hospital, institution, hotel, commercial and industrial building or similar use, having a floor area in excess of ten thousand (10,000) square feet requiring the receipt or distribution by vehicle of materials and merchandise, shall have at least one (1) permanently maintained off-street loading space for each ten thousand (10,000) square feet of gross floor area or fraction thereof. Where site conditions allow, loading areas shall be screened and buffered from public view.*

Analysis: The applicant is proposing two (2) off-street loading spaces for the proposed institutional use area located within the educational facility. The proposal includes kitchens, classrooms, and recreational areas that would anticipate deliveries. The proposed loading spaces meet the access and size requirements, as well as screening and buffering requirements.

Signage: The proposal does not indicate any new signage. New signage is required to comply with the size and design requirements of LDR Section 23.5-1, *Signs*. Further, the architectural plans indicate proposed murals on buildings 1 and 2. Per LDR Section 23.5-1(e)(13), all proposed murals shall be reviewed and approved by the planning and zoning board; staff have not received a written application request for the proposed murals. A condition of approval has been added to require a mural application request to be reviewed by the Planning and Zoning Board prior to installation of any new murals and to require a building permit for any new signage.

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 site consists of 50 various existing native trees and palms such as Sabal Palm, Live Oak, Sea Grape, Gumbo Limbo, Thatch Palm, and Maple. The existing tree survey and disposition plan indicates all native trees will remain in the same location or will be relocated throughout the ±4.63-acre parcel. The proposal also includes the removal of all unidentified invasive plant species that are not native to South Florida; this includes a large area located on the south side of the parcel. Standard procedure for trees to be removed or relocated required a plan that specifies the trees to be removed, relocated, or replaced. Staff have added a condition of approval to identify invasive plant species to the disposition plan and to specify how the removed plants will be mitigated.

The development proposal provides multiple tiers of perimeter and interior landscaping, and shade trees. The proposed landscaping is generally consistent with the City’s landscape regulations. In addition to the existing native tree species the proposal includes an addition of various native trees such as Silver and Green Buttonwood, Florida Maple, Dahoon Holly, Royal Poinciana, Rainbow Eucalyptus, various fruit trees, Slash Pine, and Bald Cypress. Overall, the site will consist of all native plant species including 162 trees and 59 palms. Native shrubs and grasses such as Firebush, Cocoplum, Fakahatchee Grass, Crinum Lillies, Coonties, and various butterfly plants will be provided. In addition to sod, the proposal also includes native ground covers such as Perennial Peanut and Dune Sunflowers. The proposed landscape complies with the City’s requirement that a minimum 75% of all required plants be Florida native.

Section 23.4-4. – Fence regulations: Per LDR Section 23.4-4(h): All fences, walls, and hedges shall have a maximum height of six (6) feet and shall be set back to the minimum building setback line on the front of the lot. Chain link fences are not permitted in front of the front building setback line or on the portion of the property abutting public rights-of-way except alleys. Replacement of existing chain link fences shall comply with current standards. Further, the maximum fence height for tennis courts, playing fields, playgrounds, or substantially similar uses shall be ten (10) feet. The development review official may approve additional height for these uses if necessary to ensure the safety of participants and spectators. Chain link fencing shall be permitted next to rights-of-way for fencing described in this subsection only.

Analysis: The proposed site plan indicates new 6-foot tall fencing at approximately 10 feet from the west side (front) property line, entering the parking lot. Public uses require the subject fencing to be set back to the minimum building setback line (20 feet) at the front. The proposal also indicates a new soccer field that would include 8-foot-tall perimeter fencing which meets height requirements for the subject use area. The site plan also does not indicate what type of fencing material will be used. Staff have added a condition of approval that fencing deficiencies are addressed through a site plan amendment review.

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. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A. **The following analysis of the site, building, institutional use area and appearance support the compliance findings for the applicable standards listed in Attachment A.**

Site Design Qualitative Standards Analysis: The proposed improvements to the site, including landscaping and buildings, are consistent with the Site Design Qualitative Standards. The character of the proposed development is consistent with the surrounding areas.

The new buildings are situated towards the center and north of the ±4.63-acre parcel. The off-street parking areas are adequately screened with fencing and landscaping. Parking lot access is placed on the south side of the project, minimizing vehicular interaction with the residential properties to the north. The dumpster will also be located on the south side of the property within an enclosure and will provide collection and storage of solid waste and recyclables. Site lighting will comply with the City’s lighting design and illumination standards, so that it will not spill over to surrounding properties. Landscaping of the perimeter buffers will be designed in such a manner as to compliment the architectural style of the buildings and screen the vehicular use areas.

The proposed improvements to the site are supportive to the institutional use which is anticipated in the Public (P) zoning district. The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North	High Density Residential (HDR)	Single-Family and Two-Family Residential (SF-TF14)	Single Family, Duplex, Multi-family, and Vacant Parcels
South	Industrial (I)	Industrial (I)	Industrial Warehouse
East	Artisanal Mixed Use (AMU)	Artisanal Industrial	FEC Railway, Florida Public Utilities Storage, and a Vacant Parcel
West (Across Douglas Street)	High Density Residential (HDR)	Single-Family and Two-Family Residential (SF-TF14)	Single Family, Duplex, and Multi-family

Community Appearance Criteria:

The proposed site improvements represent are a minor change to the previously approved site plan. The proposed fencing is in harmony with the surrounding residential and industrial area.

The proposed building and associated site improvements represent a substantial improvement in the general appearance of the property by providing new landscape screening around the perimeter of the property, new buildings, and improved site circulation. The proposed architecture of the building is appropriate and in harmony with the surrounding residential and non-residential area (residential and industrial). Overall, the proposed development improves the visual appearance of the property.

Conditional Use Findings (Attachment B)

Conditional uses are those uses that are 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 conditions pertinent thereto in order 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. The project proposal includes a conditional use request for institutional uses.

The conditional use is not anticipated to impact the surrounding area greater than uses permitted by right or greater than the uses that have existed on the site for several years.

CONCLUSION AND CONDITIONS

The "public district" designates locations for public schools and municipal facilities including City Hall, City Hall Annex, Lake Worth Public Library, Pine Crest Cemetery and the reclaimed landfill site at the southern city limits. It also provides publicly owned utility facilities. Because of the diverse variety of uses permitted in the "public district" and the mapping of the district throughout the city, all uses are permitted as conditional uses. The P public district implements the P public land use category of the Lake Worth Comprehensive Plan. Based on the data and analysis in this report, the Major Site Plan Amendment and Conditional Use Permit are not anticipated to negatively impact adjacent properties. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning, Zoning, and Landscape Services

1. Prior to the issuance of a Certificate of Occupancy (C.O.) for Phase 1, a site plan shall be approved to address the following:
 - a. Site data table deficiencies
 - b. Off-street parking deficiencies
 - c. Revise placement of western fence to comply with fence regulations within LDR Section 23.4-4
 - d. Identify invasive plant species on the disposition plan and to specify how the removed plants will be mitigated
 - e. A revised photometric plan shall be submitted. All lighting shall comply with lighting code regulations in LDR Section 23.4-3. In particular, the foot candles shall be depicted beyond the property lines to demonstrate compliance with the maximum illumination standards
 - f. Any departmental site related conditions.
2. Prior to building permit application for Phase 3, the applicants shall apply for and receive Board-level use approval for the weekend fair use.
3. LEED Certification for all new structures shall be provided to the City prior to the issuance of the Certificate of Occupancy of all phases. At the time of permit, a letter of intent to obtain LEED Certification shall be provided.
4. Prior to the issuance of a building permit for Phase 2, the Public Works Department shall approve the size, type, and material of the dumpster enclosure.

5. 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).
6. 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.
7. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License for the business.
8. The City shall revoke the business license and the approval of the conditional use permit if the property is declared a chronic nuisance as result of or related to the operations of the requested uses.
9. Murals are not part of this approval. Any new murals shall require a written application request and shall be reviewed and approved by the Planning and Zoning Board.
10. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

Palm Beach County Fire Department

1. A site plan application shall be submitted concurrently with the building permit application for Phase 1 providing the required 20-foot-wide fire department access drive located within 50 feet of an entry door for all buildings exceeding 400 square feet (proposed restrooms and Cat 5 shelter).

Electric

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 Certificate of Occupancy, the utility easement must be recorded.
3. Developer to show the location of the meter center on the site plan.
4. Developer will be responsible for installing their own lightning for the parking areas.
5. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
6. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.
7. Electric Utility distribution system only has one (1) phase on this location. If the customer/developer needs three phase service to this location, all costs and labor associated to the changes to the distribution system will be the customer/developer financial responsibility.
8. If any meter is over 320 amps for single phase, or over 200 amps for 3-phase, a CT cabinet and CT meter will need to be installed. All meters and CT cabinets will require a minimum of 36" (36in) clearance in front for installation of the meter.

Water

1. At the time of a site plan amendment, identify the total distance between the fire-hydrant and the point of connection. Please note that the maximum allowable distance is 300 ft as par the city requirements.
2. During the building permit application, please identify all the utility crossings/conflicts and show the conflict elevations.
3. During the building permit application, please provide a drainage calculation report showing the onsite detention of 3-years 1-hour storm event. In addition, please provide a geo-tech report showing the K value.
4. During the building permit application, please provide the information regarding the Palm Beach County (PBC) Health Department, FDEP, PBC Fire Department, South Florida Water Management District Permitting.
5. During the building permit application, please provide the cross-section of the Eastern and Southern site of the property showing how the stormwater will be stopped from flowing to the neighboring properties.
6. During the building permit application, please provide the details/specifications for the exfiltration trench system, sanitary clean-outs, backflow preventer, and so on.

7. During the building permit application, please call out rim and invert elevations of all the catch basins, control structure, sanitary clean-outs.
8. During the building permit application, please call out the size of the proposed water meters, backflow preventer, and sanitary clean-outs.
9. During the building permit application, please show the existing and proposed water and sewer lines and utilities in the landscape plan to ascertain the clearances between the proposed landscape and the utility lines.
10. Prior to the building permit application, please pay the site plan review major fees in full for the water, sewer, and storm utilities.

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 the 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 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.
5. 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.
6. 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.
7. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of a "Right of Way/Utility Permit" application.
8. 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.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** of PZB Project Numbers 23-00500016 and 23-01400028 for a Major Site Plan Amendment and Conditional Use Permit to construct ±21,300 square feet of institutional facilities with additional site improvements based upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** PZB Project Numbers 23-00500016 and 23-01400028 for a Major Site Plan Amendment and Conditional Use Permit to construct ±21,300 square feet of institutional facilities with additional site improvements. The project does not meet the site plan and 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 Major Site Plan Amendment and Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Qualitative Development Standards
- B. Conditional Use Findings
- C. Application Package (survey, site plan, & 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 as specified in chapter 12, health and sanitation, article V, fertilizer friendly use regulations. 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 (4) feet or more.</p>	Not Applicable
<p>3. Screening and buffering. Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.</p>	In compliance
<p>4. Enhancement of residential privacy. The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walks, 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 as conditioned
<p>6. Access to public ways. All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.</p>	In compliance
<p>7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.</p>	In compliance
<p>8. Design of ingress and egress drives. The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.</p>	In compliance

- 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 for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited direct access to parcels.* **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 as conditioned**
- 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 as conditioned**
- 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 and complementary transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, height, rhythm of openings and character. Special 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(l) – Community Appearance Criteria	Analysis
1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.	In compliance
2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.	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 complies with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.	In compliance

ATTACHMENT B - Findings for Granting Conditional Uses

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

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

demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

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