



CITY OF LAKE WORTH BEACH

Community SustainabilitySM

New Business, Item A

- **PZB 20-01400035:** Consideration of a:
 - Major Site Plan with Sustainable Bonus and
 - Conditional Use

to construct a +/-47,000 square foot distribution facility and repair and maintenance uses within the Industrial Park of Commerce (I-POC) zoning district commonly referred to as “Umdasch/Doka” and located at 2209 7th Avenue North.

Site Location



Background/Proposal

Applicant	Lisa Reves of Saul, Ewing, Arnstein and Lehr on behalf of Umdasch Real Estate USA, Ltd.
Owner	LW Industrial LLC
General Location	South of the western terminus of 7th Ave N, east of the E-4 Canal
Existing PCN Numbers	38-43-44-20-01-066-0010

Background/Proposal

- Request to the Planning & Zoning Board
 - **Major Site Plan** for the development of an industrial building in excess of 7,500 square feet.
 - **Sustainable Bonus Program Incentive** to gain an increase in increase in building height to 31 ft.
 - **Conditional Use Permit** to establish “distribution facility” and “repair and maintenance – major” uses greater than 7,500 square feet.

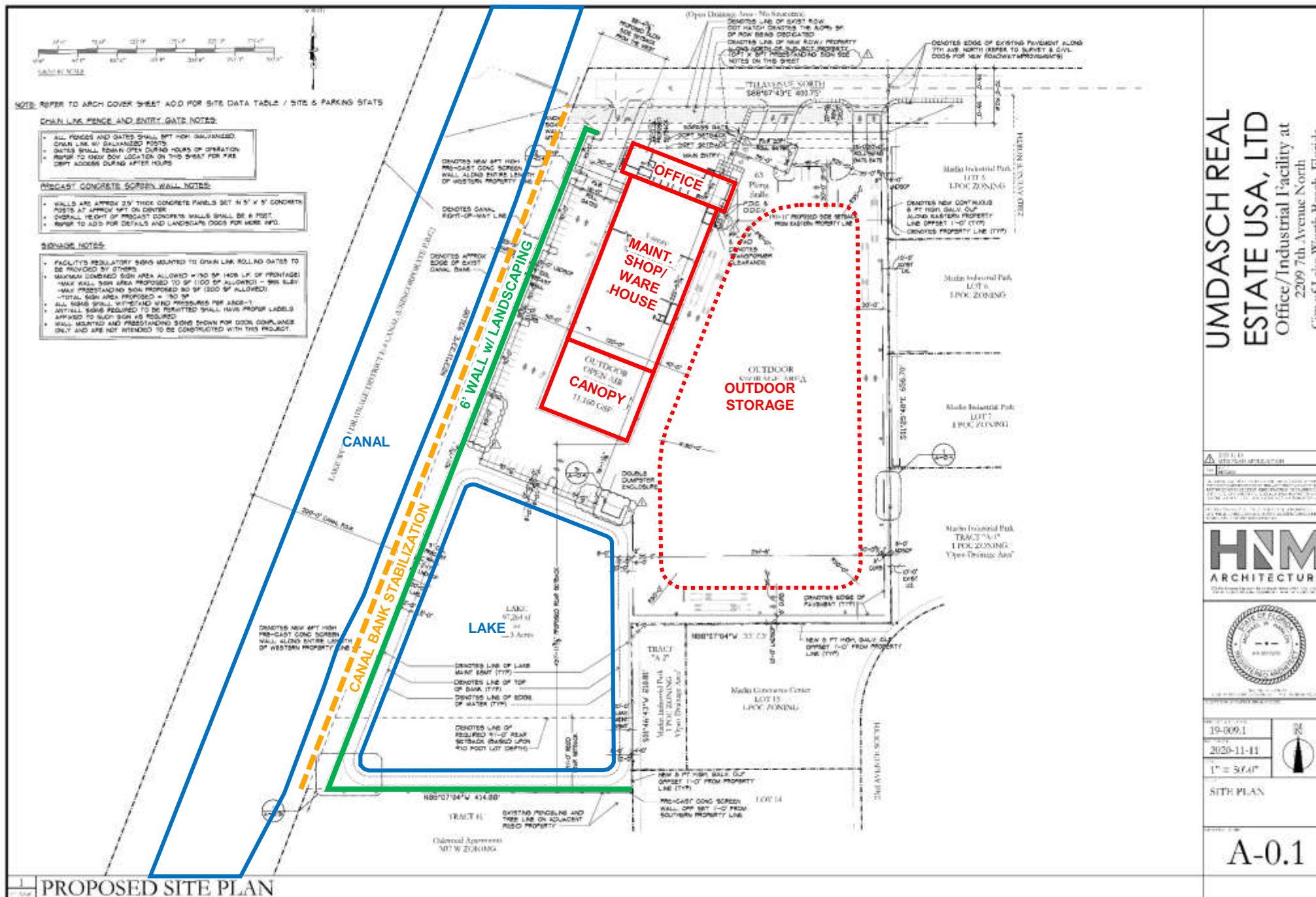
Existing Conditions



Surrounding Properties

- North and East of the Project Location:
 - Mixture of office and warehouse uses
 - The proposed development is in harmony with these existing uses.
- South of the Project Location:
 - Multi-Family Residential
 - The site plan provides for a lake as well as a 6' precast wall and landscaping to buffer the site from the multi-family residential uses.
- East of the Project Location:
 - Single-Family Residential
 - The site plan provides for a 6' precast concrete wall and landscaping to buffer the site from the single-family residential uses.
 - A 200 foot canal right-of-way separates the subject site from the single-family residential.
- Staff finds that the proposed development is in harmony with the existing warehouse and office uses, and provides buffering from the nearby residential uses which complies with the City's Land Development Regulations.

Site Plan



Renderings



Analysis

- Consistent with the Comprehensive Plan
- Consistent with the Strategic Plan
- Generally consistent with the City's LDRs
 - Consistent with the Qualitative Development Standards (LDR Section 23.2-31(c))
 - Consistent with the Community Appearance Criteria (LDR Section 23.2-31(I))
 - Consistent with the review/decision criteria for all SBIPs (LDR Section 23.2-33(c)(2))
 - Consistent with the specific standards for all conditional uses (LDR Section 23.2-29(e))
 - Consistent with specific criteria for outdoor storage (LDR Section 23.4-19)

Analysis

- Consistency with the City's LDRs
 - Minimum required setbacks
 - Maximum impermeable surface coverage
 - Walls/Fences
 - Lighting and security

Development Standard		Base Zoning District	Provided
Lot Size (min) In square feet (sf)		13,000 sf	455,500 sf
Lot Width (min)		100'	400'
Setbacks	Front (min)	20'	25'
	Rear (min)	10'	318'
	Interior Side (min)	0'	West: 82.5' / East: 192'
Impermeable Surface Coverage (maximum)		65%	55%
Structure Coverage (max)		55%	10.3%
Parking		63 (25 office, 38 industrial)	70
Building Height (max)		45' under sustainable bonus	31'
Floor Area Ratio (FAR) (max)		1.1	.10

Staff Recommendation

- As the application meets the City's Land Development Regulations, staff is recommending that the Board approve the Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program as conditioned.
- Conditions of Approval are located on pages 14-15 of the staff report.

Conditions of Approval

Electric:

- Prior to the issuance of a certificate of occupancy:
 - The 10-ft-wide electric easement will be needed and recorded prior to the issuance of a Certificate of Occupancy.
 - The customer will be responsible for installing Lake Worth Beach's two 4" schedule-40 gray electric conduits at a minimum of 42" deep.
- Prior to the issuance of a building permit:
 - The electrical riser diagram and the load calculations will be needed.

Planning:

- Prior to the issuance of a building permit, all fencing on-site shall meet the applicable requirements of Sections 23.4-4 and Section 23.4-19.
- The project is prohibited from generating noise levels that exceed regulations found in Section 15.24.

Public Works:

- 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.
- Prior to the issuance of a building permit:
 - the applicant shall 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, the applicant

shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.

- the Applicant 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 number is 561-533-7344.
- the applicant shall provide architectural details for the dumpster enclosure to confirm the enclosure meets the standards of the Public Works Dept.
- Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application
- Prior to the issuance of a Certificate of Occupancy:
 - All conditions of approval must be satisfied under jurisdiction of the Department of Public Works
 - The Applicant shall 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
 - The applicant shall fine grade and sod all disturbed areas with bahia sod
 - The applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity
 - The applicant shall 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
 - The trench patch for the utility crossing on 7th Ave North shall be restored in accordance with the construction standards of the Public Works Dept.

Conditions of Approval

Water & Sewer:

- Water & Sewer Utility Plan:
- Prior to the issuance of a building permit:
 - Center the 15-foot-wide easement over the water main.
 - Add or move the in-line valve at the edge of the easement for the fire line. This will delineate the private/utility ownership.
 - Provide a valve at the southern watermain connection.
 - Note to engineer: The proposed watermain has been installed in 7th Ave N, the utility department will have the as-built plan shortly. If practical, the actual utility location should be referenced.
 - Move the water service parallel to the fire line or propose a location that minimize the easement extension and path under asphalt. Near the entrance or tapping the main off of 7th Ave N is an option since the meter can be set close to the property line.
 - Adjust the water main and/or slope of bank at the lake to provide a minimum of 10 feet flat space for maintenance access. Consider vehicles and equipment having to navigate around the lake bank at the southeast corner.
 - Capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.
 - The site shall permit through LWDD and/or SFWMD for the stormwater management and provide a copy to Water Utilities.
 - The following shall be provided:
 - At time of engineering submittal, provide a full drawing set including any updated drainage calculations, and any permits or permitting information from SFWMD and LWDD.
 - Add all structure and utility conflict information on the plans.
 - Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
- Permits from the PBC Health Department for the Watermain extension and the private lift station connection
- If applicable, show irrigation service line/s up the meter and backflow RPZ device/s.
- Show water & sewer services, drainage structures, and storm mains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
- Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com
- Signed and sealed Drainage Calculations including a drainage statement from the engineer regarding floodplain management provisions for water quality and quantity shall be provided to the City.
- Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
- An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
- Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
- Provide existing and proposed site grades.
- Indicate vertical datum on all plan drawings with grades.
- All applicable City of Lake Worth details.

Lake Worth Drainage District:

- This project will require a drainage outfall connection permit from this District if they will be draining to the E-4 Canal.



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