

PLANNING AND ZONING BOARD REPORT

PZB Project Number 21-140022: Consideration of a Major Site Plan request for the renovation and expansion of existing structures to accommodate a retail establishment and an approved auction house at 1209, 1215, and 1217 North Dixie Highway. The proposed building addition is to increase the area of the existing building located 1215 and 1217 North Dixie Highway from 5,341 square feet to 7,337 square feet (a 1,996 square foot- building addition).

Transmittal Date: September 30, 2021

Meeting Date: October 6, 2021

Property Owner: TMIN Investment Holdings LLC

Applicant: Palm Beach Modern Auction

Address: 1209, 1215, and 1217 North Dixie Hwy

PCNs: 38-43-44-21-15-378-0110, 38-43-44-21-15-378-0130 & 38-43-44-21-15-378-0140

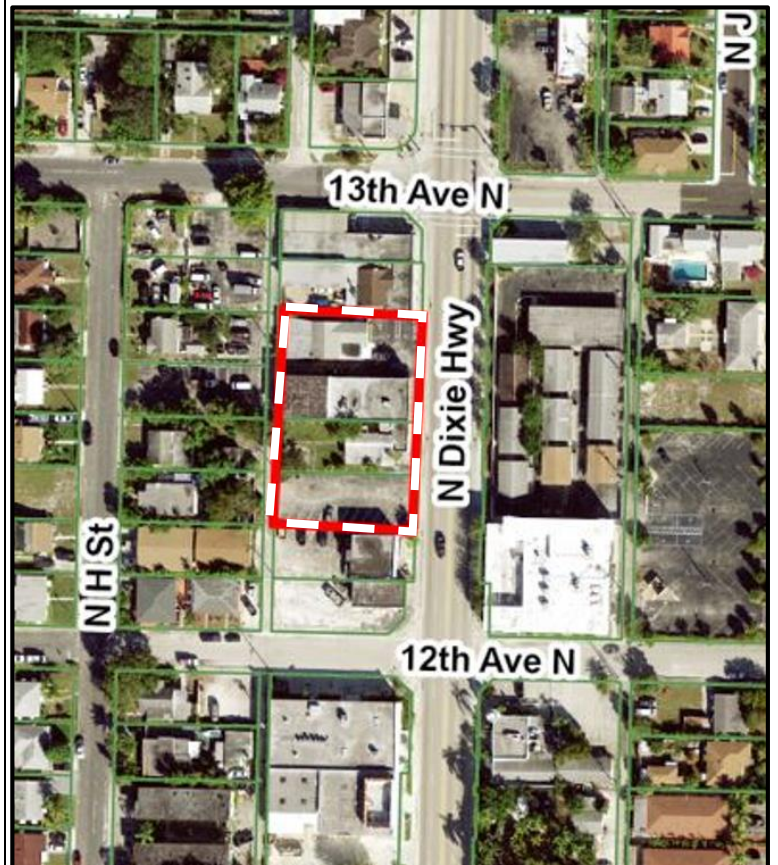
Size: 0.37-acre site / 8,425 sf. building

General Location: West side of 1200 Block on N. Dixie Highway

Existing Land Use: Retail/Office/Residential

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

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



Loc

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 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 outlined on page 6 of this report.

PROJECT DESCRIPTION

The applicant, Rico Baca of 5908 Georgia, LLC, was granted a Conditional Use Permit approval on July 7, 2021 to allow an auction house less than 7,500 sf at 1209, 1215, and 1217 North Dixie Highway within the Mixed Use – Dixie Highway (MU-DH) zoning district. The existing properties contain a single-family home, a commercial building (formerly Abrams Flooring) and a parking lot. This Major Site Plan request is for the renovation and expansion of existing structures to accommodate a retail establishment and an approved auction house at 1209, 1215, and 1217 North Dixie Highway. The proposed building addition is to increase the area of the existing building located 1215 and 1217 North Dixie Highway from 5,341 square feet to 7,337 square feet (a 1,996 square foot- building addition).

COMMUNITY OUTREACH

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

BACKGROUND

The subject site is comprised of three parcels with a total combined area of 0.63 acres in the west 1200 block of North Dixie Highway. Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

Construction: The existing commercial structure and the single-family home, which are located on the three subject parcels, were constructed between 1950 and 1956. Per the plans provided, the commercial building is 5,341 sf and the single-family structure is 2,645 sf for a total of 7,986 sf.

Recent Approvals: On July 28, 2021, the Planning and Zoning Board approved a Conditional Use Permit (20-00500004) to allow an auction house less than 7,500 sf at 1209, 1215, and 1217 North Dixie Highway. The subject application proposes to address conditions of approval associated with the approved Conditional Use Permit.

Use: The properties are currently vacant. The last business license for the single-family structure was a residential rental in 2019. The commercial structure was previously home to the Abrams Flooring Company, which maintained an active business license until 2011. Since 2011, the property has been predominantly vacant.

Code Compliance: There are no open code compliance cases on the property. However, the property has had at least one code case per year for graffiti, paint and general maintenance items like weeds and garbage since 2015.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

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

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

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

Consistency with the Land Development Regulations

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

Analysis: The proposed uses of an auction house and retail space, which have been previously approved or are permitted by right on the subject property, have been determined to be harmonious with other uses in the district. The proposed expansion and renovation of existing properties is intended to accommodate these commercial uses.

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

Mixed Use – Dixie Highway (MU-DH)/ West side of Dixie Highway (LDR Section 23.3-17)			
Development Standard		Base Zoning District ¹	Proposed
Min. Lot Size in square feet (sf) / West Side		13,000 sf.	26,990 sf.
Min. Lot Width		100 ft.	200 ft.
Setbacks	Front (East)	10 ft. min. - 22 ft. max.	7 ft. 8 in. ²
	Rear (West)	10 ft min.	4 ft. 9 in. ²
	Street Side	10 ft.	N/A
	Interior Sides (South and North)	0 ft.	6ft. 3 in (north side) 68 ft. 7 in (south side)
Max. Impermeable Surface Coverage		65%	72% ³
Max. Structure Coverage		45%	37%
Parking Spaces		14 spaces for the proposed uses	15 spaces (14 spaces + 4 bike rack spaces [1 space])
Max. Building Height		30 ft. and 2 stories	20 ft.
Floor Area Ratio (FAR) Limitations		0.9	0.37

¹Sustainable Bonus Incentive Program available in this zoning district but not requested as part of this proposal

²Existing nonconformity

³Condition of approval proposed that maximum impervious shall be less than or equal to the existing impervious surface area of 70%.

Article 4, Development Standards

LDR Section 23.4-10, Off-Street Parking Regulations:

i) Change of use or occupancy.

1. *If a portion or all of a structure or property is changed in use which requires a greater number of off-street parking spaces, then additional parking shall be documented for the new use in accordance with section 23.4-10 and any parking non-conformity recorded.*
2. *Any expansion, alteration, or improvement which increases the gross square footage or area of an existing structure by more than 25% percent shall be accompanied by any corresponding increase in the number of parking or loading spaces necessary for the expansion to conform to the requirements of section 23.4-10.*

Analysis: The existing 2,645 square feet single family dwelling unit will be converted to a retail space excluding the 538 sf covered concrete area. The proposed expansion is a total of 24.9% (1,996 square feet) increase in square footage of the total existing gross square footage of the existing structures (7,986 square feet); therefore, additional parking is not required. Although the proposal does not require additional parking than what is existing on the property, the following table identifies compliance with the minimum off-street loading requirements for the subject proposal, and therefore, nonconformities are not created:

<i>Use Category</i>	<i>Requirement</i>	<i>Proposed Area and Required Parking</i>
Industrial (Auction House building area dedicated for auction house activities/storage/display) ¹	1 space x 1,000 sf.	4,880 sf x 1 = 5 spaces (4.8 rounded up to 5)
Office (Auction House area dedicated for daily office activities)	1 space x 400 sf.	2,457 sf / 400 = 6 spaces (6.14 spaces rounded down to 6)
Retail (Specialty Retail – display and sale of merchandise)	1 space x 500 sf.	2,107 sf / 500 = 4 spaces (4.21 rounded down to 4)
		Sub Total = 15 spaces Total Required²= 12 spaces Total Provided³ = 15 spaces (14 off-street spaces and 1 parking alternate for a four-bicycle rack space)
<p>¹The Conditional Use Permit approval included the following condition: A parking plan shall be submitted with the Site Plan and shall include a shared parking agreement. The document was submitted and it shall be approved by the Development Review Official prior to issuance of a building permit.</p> <p>²25 % reduction in calculated required parking for sites with more than two uses in a mixed-use zoning district per Section 23.4-10(h).</p> <p>³ A minimum of 14 parking spaces shall be provided per the previously approved Conditional Use Permit.</p>		

Code of Ordinances 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 has been reviewed by the public services department and its location was determined to comply. In addition, the proposed screening and landscaping of the enclosure complies with code requirements.

LDR 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 not provided depicting compliance with this requirement; therefore, it is listed as a condition of approval that a photometric plan that depicts compliance with LDR Section 23-.4-3 shall be provided. If LED lighting is utilized, such fixtures shall have warm tone of 2700 K or less. All lighting fixture shall be shielded in compliance Dark Skies guidelines.

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

Analysis: The proposed auction house has a gross floor area of 7,337 square feet, and therefore, a space designated for receipt and distribution of materials by vehicle is not required; however, given the nature of the use, the proposal provides an area designated as a “Loading Zone” on the rear of the property adjacent to the auction house building. The proposed location is screened on the north side by the existing building, and on the south side by the refuse disposal area. It is listed as a condition of approval that additional landscaping shall be introduced south of the subject loading zone within the garden area to provide additional screening.

Signage: Wall signs are proposed for each building in locations visible from Dixie Highway. It is listed as a condition of approval that a building permit shall be submitted for the proposed signs in accordance with, LDR Section 23.5-1, and signage for both buildings shall express a unified sign design.

Landscaping and LDR Section 23.3-17, Street Trees: *Street trees shall be installed at a minimum of every twenty-five (25) feet of frontage. Approved native species shall be used.*

Analysis: The development proposal complies with the City’s landscape regulations as conditioned. The landscape proposal includes a mixture of Crape Myrtles and Seagrapes along the Dixie Highway streetscape. It is listed as a condition of approval that the landscape plan be revised to depict the distance between each tree to ensure compliance with requirements. Further, the Major Thoroughfare Design Guidelines has a recommended tree palette of preferred tree species. A condition of approval has been added to require that the Seagrapes be substituted with one of the preferred shade tree species from the guidelines. Ground shrubs are proposed to be installed around the building as foundation plating and around the dumpster enclosure. The installation of landscape screening around the ground level mechanic equipment as required in LDR Section 23.6-1(c)(3)(h) is also listed as a condition of approval. A landscape permit and site plan modification application to reflect these landscaping conditions of approval shall be required prior to the issuance of a permit for the addition. Landscape buffers between abutting properties is also proposed. It is listed as a condition of approval that the number of native plants be increased to meet the minimum requirement of 75%, and the height for all proposed trees (shade and palm trees) need to be increased to a minimum of 10 feet high.

Section 23.2-31 – Site Design Qualitative Standards & Major Thoroughfare Design Guidelines

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 applicable Site Design Qualitative Standards for this proposal are provided as an attachment. 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. **The following summary analysis identifies how the proposal meets the site design qualitative standards including the Major Throughcare Design Guidelines.**

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

To accomplish the proposed combination of three existing individual parcels into one unified development, certain architectural and site improvements are required, which includes considerations from the Major Thoroughfare Design Guidelines. The parking lot on the south side of the property adjacent to the proposed 7,337 square foot auction house will be improved to provide a total of 12 90-degree parking spaces and landscape isles. The parking lot on the north side will continue to have two (2) 90-degree parking spaces; additional landscaping will be introduced in this area. To improve pedestrian access to the site, walkways between the existing Dixie Highway sidewalk and the building entrances, as feasible, are required and listed as a condition of approval. A central location for refuse disposal is proposed on the rear; this improvement is properly screened as required, and location is deemed appropriate for pick-up services. Improvements to the existing landscaping are also proposed and discussed in the landscape section of this report.

The proposed changes to the parking lot and vehicular use areas are property placed, considering their existing configuration, and are effectively screened from the public view with shade trees, palm trees and shrubs within the landscape areas. An area labeled “garden” is existing and is proposed to be improved with a robust number of landscaping material that will help reduce the monotony of an expanse of paving and will create a refuge and an interesting outdoor area. The existing curb cuts and parking lots layout do not create an unsafe situation and will further comply with zoning regulations upon completion of the proposed upgrades. The proposed architectural modifications are harmonious as a whole, will improve the aesthetics of the site, and will be an asset to the neighborhood.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North (adjacent)	Mixed Use - East (MU-E)	MU-DH	Retail & Auto Repair
South (adjacent)	Mixed Use - East (MU-E)	MU-DH	Office
East (across Dixie Hwy)	Mixed Use - East (MU-E)	MU-DH	Vacant Building (Previously Private School)
West (across alley)	Mixed Use - East (MU-E)	MU-DH	Single family residences and a parking lot

The proposed uses and site improvements will not negatively affect the existing properties and uses. The proposed changes are harmonious and compatible with the existing neighborhood fabric.

Qualitative Buildings Standards and Major Thoroughfare Design Guidelines:

The proposed building addition does not front Dixie Highway; however, significant architectural changes to the two existing buildings are proposed to accommodate the building addition and to unify the existing buildings with a harmonious design composition that will provide a continuous architecture style for the site as a whole. The existing buildings are not the same in scale; but with the proposed architectural changes, both existing buildings will have similar architectural decorative elements, fenestrations and proportions that are complementary to a masonry modern architectural style. The selected masonry modern style is an appropriate style for the neighborhood, more specifically for this commercial area on Dixie Highway. The architectural elevations include flat roofs, horizontal forms, vertical openings, white stucco finish. The proposed façade details emphasize the solidity of the building massing, which is a distinctive design of modern architecture.

With regards to the storefront composition and access, which includes considerations from the Major Thoroughfare Design Guidelines, each building has a well distinguished entrance that faces Dixie Highway. As noted before, pedestrian access to the public street is listed as a condition of approval. The auction house features two entrances; one through the south side that faces the garden area, and one along the front of the building. Both entrances are protected from

the weather by an ornamented covered area along the south façade and a cantilevered canopy on the east side facing Dixie Highway. Each front building elevation successfully incorporates a base, middle and top, which strengthen the design integrity of the modern style. The base consists of a visible solid horizontal wall below the openings; the middle portion is emphasized with vertical glazing that as a whole, creates a horizontal storefront design, and the top is the parapet. Variations in the elevation massing are proposed to create focal points and proportionally increase the building scale; wall signs are intended to be placed onto these higher walls, which is appropriate for the building style and scale. It is listed as a condition of approval that all rooftop mechanic equipment shall be property screened. The proposed windows are required to be transparent to allow light onto the sidewalk. A minimum glazed fenestration of 25% is required; the proposal has been conditioned to provide the proposed glazed fenestration on the architectural plans at building permit; although the proposed percentage was not provided, it appears that the proposal exceeds the minimum required of 25%.

Community Appearance Criteria:

The proposed site improvements, including upgrades to the existing parking lots, new landscaping and lighting will improve the Dixie Highway streetscape and provide a safer, spacious, and more welcoming condition than the existing site conditions. The proposed architecture upgrades propose a modern architecture style for both existing buildings, including the proposed addition. The architectural upgrades conform with the Major Thoroughfare Design Guidelines as conditioned, can be deemed in conformity with good design and taste for the City and subject neighborhood. Overall, the proposed unified multi-building complex will achieve a more appealing visual appearance for the site, improve safety and access, and will complement the existing uses as much as possible given its current configuration.

CONCLUSION AND CONDITIONS

Per LDR Section 23.3-17, the MU-DH district was designed for Dixie Highway, Lake Worth Beach's commercial spine. The MU-DH district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential uses. The previously approved auction house use and retail space were determined to be a compatible use for the neighborhood. The proposed building addition is to increase the area of the existing building located 1215 and 1217 North Dixie Highway from 5,341 square feet to 7,337 square feet (a 1,996 square foot- building addition) to accommodate the auction house use. The proposed site improvements, including upgrades to the existing parking lots, new landscaping and lighting will improve the Dixie Highway streetscape and provide a safer and more welcoming condition than the existing site conditions. Also, the proposed architecture upgrades propose a modern architecture style for both existing buildings, including the proposed addition. The architectural upgrades conform with the Major Thoroughfare Design Guidelines as conditioned. Overall, the proposed unified multi-building complex will achieve a more appealing visual appearance for the site, improve safety and access, and will complement the existing uses as much as possible given its current configuration.

The following conditions are recommended:

1. All Conditions listed in the approved Conditional Use Permit (PZB Project Number 20-00500004) shall be addressed as required.
2. A photometric plan that depicts compliance with LDR Section 23-.4-3 shall be provided prior to issuance of a building permit. If LED lighting is utilized, such fixtures shall have warm tone of 2700 K or less. All lighting fixture shall be shielded in compliance Dark Skies guidelines
3. The submitted parking plan (as required per the Conditional Use approval) shall be approved by the Development Review Official prior to issuance of a building permit.
4. The proposed bike rack shall be relocated to a location near the parking areas and entrances of buildings, as required in the Major Throughcare Design Guidelines. This condition shall be addressed prior to issuance of the building permit for the construction of addition.
5. A building permit shall be submitted for the proposed signs in accordance with, LDR Section 23.5-1, and signage for both buildings shall express a unified sign design.

6. A landscape permit and site plan modification application shall be submitted prior to the issuance of a building permit for the auction house addition for the following modifications: a) The landscape plan shall be revised to depict the distance between each tree to ensure compliance with requirements and additional trees shall be added if required; b) The number of native plants shall be increased on the landscape plans to meet the minimum requirement of 75%, and the height for all proposed trees (shade and palm trees) need to be increased to a minimum of 10 feet high; and, c) The Seagrapes located along Dixie Highway shall be substituted for a preferred shade tree species from the Major Thoroughfare Design Guidelines. All plant material shall be installed prior to the issuance of the certificate of completion for the project; d) Additional landscaping shall be added the south of the loading zone within the garden area to provide additional screening of the loading area where feasible.
7. A landscape permit shall be required for modifications to the garden area identified on the landscape plan.
8. Walkways between the existing Dixie Highway sidewalk and the building entrances, as feasible, are required to be added to the proposed site plan prior to issuance of the building permit for the construction of the addition. A revised site plan depicting these walkways shall be reviewed through the site plan modification application process.
9. The proposed architectural plans shall be revised to provide the proposed glazed fenestration prior to building permit; if the minimum requirement of 25% is not met, adjustments shall be made to comply with this requirement without negatively impacting the proposed design through the minor site plan amendment process.
10. Architectural elevations for all sides of the retail building shall be provided and be consistent with the proposed changes to the front façade prior to the issuance of the building permit for the addition.
11. The maximum impervious shall be less than or equal to the existing impervious surface area of 70%.

BOARD POTENTIAL MOTION:

I move to **approve** PZB Project Number 21-1400022 with staff recommended conditions for a Major Site Plan request associated with the renovation and expansion of existing structures to accommodate a retail establishment and an approved auction house at 1209, 1215, and 1217 North Dixie Highway based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** PZB Project Number 21-1400022 for a Major Site Plan request associated with the renovation and expansion of existing structures to accommodate a retail establishment and an approved auction house at 1209, 1215, and 1217 North Dixie Highway. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

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

ATTACHMENTS

- A. Appendix A - Qualitative Development Standards
- B. Application Package (survey, site plan, architectural plans request letter)

ATTACHMENT A

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 as conditioned
<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 as conditioned
<p>8. Design of ingress and egress drives. The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.</p>	In compliance
<p>9. Coordination of on-site circulation with off-site circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of</p>	In compliance as conditioned

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.

<p>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.</p>	<p>N/A ROW on site not proposed</p>
<p>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.</p>	<p>In compliance</p>
<p>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.</p>	<p>In compliance</p>
<p>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.</p>	<p>In compliance as conditioned</p>
<p>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.</p>	<p>In compliance</p>
<p>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.</p>	<p>In compliance as conditioned</p>

<p>Section 23.2-31(d) – Qualitative Buildings, generally</p>	<p>Analysis</p>
<p>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.</p>	<p>In compliance as conditioned</p>
<p>2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.</p>	<p>In compliance as conditioned</p>
<p>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.</p>	<p>In compliance as conditioned</p>
<p>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,</p>	<p>In compliance</p>

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.

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 as conditioned

8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.

In compliance

9. "Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.

N/A - Take-out windows not proposed

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 as conditioned

11. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.

In compliance

12. Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.

In compliance

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

In compliance

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

In compliance as conditioned

Section 23.2-31(h) – Criteria for parking lots and vehicular use areas	Analysis
<p>1. <i>Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.</i></p>	In compliance
<p>2. <i>Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.</i></p>	In compliance as conditioned
<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 as conditioned
<p>4. <i>Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.</i></p>	In compliance as conditioned

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