

PLANNING AND ZONING BOARD REPORT

PZB Project Number 21-01100001: Consideration of a final plat map application for the Cloisters Phase IV project, located at 508, 510, and 530 South Federal Highway. The subject site is located within the Mixed Use – Federal Highway (MU-FH) zoning district and has a future land use designation of Mixed Use – East (MU-E).

Meeting Date: December 6, 2023

Property Owner: CLOISTERS VENTURES LLC

Applicant: Daniel Ryan

Addresses: 508, 510, and 530 South Federal Highway

PCNs: 38-43-44-27-01-003-0080; 38-43-44-27-01-003-0070; 38-43-44-27-68-005-0000; 38-43-44-27-68-000-0400; 38-43-44-27-68-000-0390; 38-43-44-27-68 000-0380; 38-43-44-27-68-000-0370; 38-43-44-27-68 000-0410 and 38-43-44-27-68-000-0420

Size: +/- 0.7626 acres

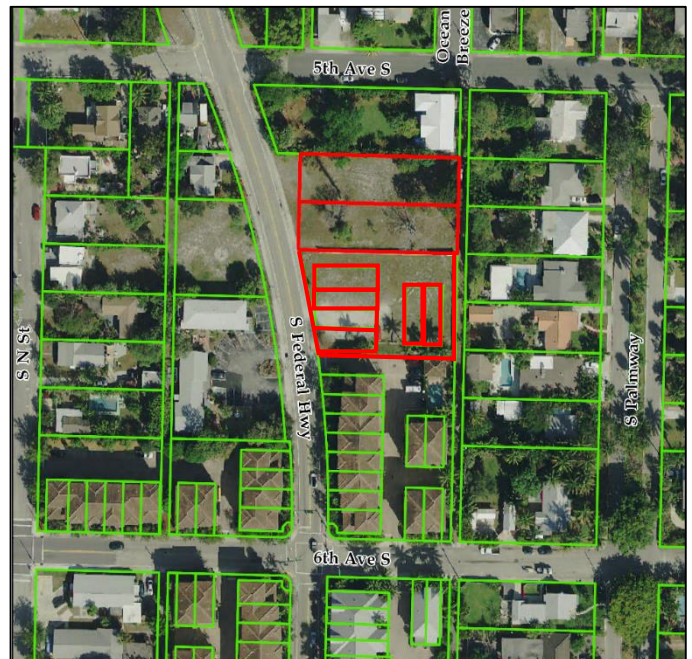
General Location: South of 5th Avenue South, between South Federal Highway and South Palmway

Existing Land Use: Vacant

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

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

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Florida Statutes. Staff recommends that the Planning and Zoning Board (PZB) forward a recommendation of approval with conditions to the City Commission. The conditions are located on pages 2 and 3 of this report.

PROJECT DESCRIPTION AND HISTORY

The applicant, Daniel Ryan, is requesting a recommendation to the City Commission for approval of a final plat for the properties at 508, 510, and 530 South Federal Highway, commonly known as the Cloisters Phase IV project.

The subject project received Planning and Zoning Board (PZB) approval for a Major Site Plan Amendment and Sustainable Bonus Program Incentive Program to construct 15 townhome units as Phase IV of the Cloisters project (PZ #18-001400014) on July 17, 2019. Subsequently, time extensions have been issued that extend the approval to July 28, 2024.

The plat will accommodate the townhomes in 15 fee-simple lots. The plat also proposes a common area tract and establishes a limited access easement. Additional utility easements will be recorded separately and required prior to the issuance of building permits.

PUBLIC COMMENT

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

ANALYSIS

Consistency with the Land Development Regulations

Plats are subject to the regulations and criteria in LDR Section 23.5-2, *Subdivision Regulations*. The City's Site Plan Review Team (SPRT), Director of Community Sustainability, and consultant surveyor have reviewed the final plat for compliance with the City's LDRs and Florida Statutes. Their conditions of approval are included in the section below.

CONCLUSION AND CONDITIONS

The proposed plat, as conditioned, is consistent with the City's Land Development Regulations and Florida Statutes. Therefore, staff recommends that the PZB forward a recommendation of approval with conditions to the City Commission.

Planning and Zoning

1. Prior to City Commission approval, all data/documentation required per LDR Section 23.5-2(h)(4) shall be provided.

Utilities – Water & Sewer

1. Before the issuance of a Building permit, any required utility easements must be recorded.

Utilities – Electric

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram. The location of the pad-mount transformers for the buildings shall be indicated. The transformer locations must be accessible to our vehicles, and must have 10-ft minimum clearance in front of them and 4-ft clearance to the side or rear, including landscaping. They also must not be under or inside a structure.
2. Before the issuance of a Building permit, a 10-ft wide utility easement shall be required for the underground electric, transformers and other equipment that will need to be installed to provide power to this project.
3. Before the issuance of a Building permit, the utility easement must be recorded.

4. Before the issuance of a Building permit, any other services that will be needed for the project such as irrigation, lift station, lighting, gates, etc., shall be indicated and where these services will be. The primary power line is to the east of the property and the electric service will be provided from this side.
5. Developer to show the location of the meter center on the site plan.
6. Developer will be responsible for installing their own lightning for the parking areas.
7. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
8. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.

BOARD POTENTIAL MOTION:

I MOVE TO **RECOMMEND APPROVAL** of PZB Project Number 21-01100001 with staff-recommended conditions for a final plat for the Cloisters Phase IV project. The proposal meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO **RECOMMEND DISAPPROVAL** of PZB Project Number 21-01100001 for a final plat for the Cloisters Phase IV project. The proposal does not meet the applicable criteria for the following reasons [Board member please state reasons].

Consequent Action: *The Planning and Zoning Board will forward a recommendation to the City Commission. Should the City Commission approve this plat, the Chair of the Planning and Zoning Board will be authorized to sign the plat.*

ATTACHMENTS

- A. Plat
- B. Survey
- C. Letter of Conformity