

PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-00500008: A Blanket Conditional Use Permit request for multiple uses as provided for in LDR Section 23.3-6 for Mindful Management LLC, located at 2211-2223 2nd Avenue North. The subject site is zoned Industrial Park of Commerce (IPOC) and has a future land use designation of Industrial (I).

Meeting Date: February 4, 2026

Property Owner: 2ND AVENUE LAKE WORTH WORKSPACES LLC

Project Manager: Candida Espinal – Mindful Management LLC

Address: 2211-2223 2nd Avenue North

PCN: 38-43-44-2031-001-1010, 38-43-44-20-31-001-1020, 38-43-44-20-31-001-1030, 38-43-44-20-31-001-1040, 38-43-44-20-31-001-1050, 38-43-44-20-31-001-1060, 38-43-44-20-31-001-1070, 38-43-44-20-31-001-1080, 38-43-44-20-31-001-1090, 38-43-44-20-31-001-1100, 38-43-44-20-31-001-1110, 38-43-44-20-31-001-1120, 38-43-44-20-31-002-1130, 38-43-44-20-31-002-1140, 38-43-44-20-31-002-1150, 38-43-44-20-31-002-1160, 38-43-44-20-31-002-1170, 38-43-44-20-31-002-1180, 38-43-44-20-31-002-1190, 38-43-44-20-31-002-1200, 38-43-44-20-31-002-1210, 38-43-44-20-31-002-1220, 38-43-44-20-31-002-1230, 38-43-44-20-31-002-1240

Size: ±2.19-acre lot / ±31,900 square feet existing structures

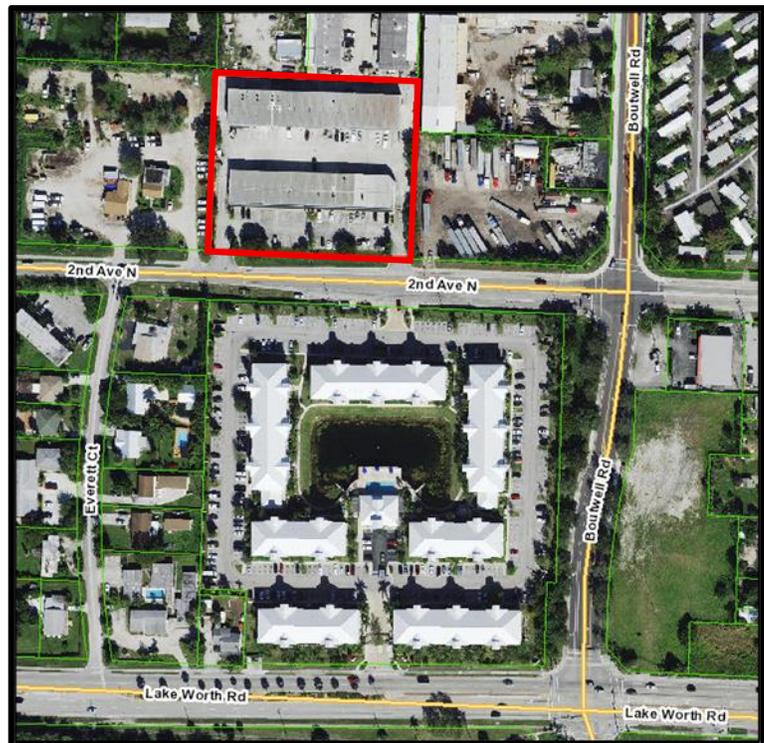
General Location: North side of 2nd Avenue North

Existing Land Use: Multitenant Commercial/Warehouse

Current Future Land Use Designation: Industrial (I)

Zoning District: Industrial Park of Commerce (IPOC)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Blanket Conditional Use request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 6-9 of this report.

PROJECT DESCRIPTION

The applicant, Candida Espinal, on behalf of Mindful Management LLC, is seeking a Blanket Conditional Use Permit (CUP) to allow various low (use area less than 2,500 square feet), medium (use area less than 7,500 square feet), and high intensity (use area greater than 7,500 square feet) uses within two (2) existing commercial/warehouse structures totaling ±31,900 square feet, as follows:

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

- Governmental Administrative Office
- Building and Construction Trades/Contractors Manufacturing without Outdoor Storage
- Contractor without Outdoor Storage
- Repair and Maintenance – Minor
- Research and Development, Scientific/Technological/Pharmaceutical/Medical
- Testing Laboratory

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

- Contractor – Showroom
- Funeral Home/Crematory
- Indoor Commercial Recreation
- Printing Services
- Veterinary Offices, w/o Kennels
- Veterinary Offices, w/Kennels
- Governmental Administrative Office
- Gym/Studio, Fitness or Dance
- Gymnastics Studios/Training Facility
- Kitchen/Millwork Design Studio
- Cleaning and Maintenance Services
- Contractors without outdoor storage
- Disinfecting and Exterminating Services
- Storage—Indoor
- Wholesale and Distribution Facilities
- Art or Photography Gallery
- Artisan or Art Studio
- Arts and Crafts Studio
- Book Binding
- Photography Studio
- Recording Studio

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

- Cold Storage
- Contractor—Showroom

- Dead Storage Facilities
- Commercial Recreation, Indoor
- Mini-Warehouses
- Printing Services
- Veterinary Offices, with or without Kennels
- Warehouse Facilities
- Call Center
- Governmental Administrative Office
- Contractors with or without Outdoor Storage
- Storage – Indoor
- Art or Photography Gallery
- Artisan or Art Studio
- Repair and Maintenance – Major
- Repair and Maintenance – Minor

The applicant initially requested one low intensity use and multiple medium and high intensity uses. Staff have expanded the proposed request to include additional low, medium, and high intensity uses, as well as a mix of commercial, industrial, and artisanal uses, that appear to be compatible with the request.

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: There are two (2) buildings located on the subject site, which were constructed in 1990. Each building has twelve (12) tenant spaces ranging from ±846 to ±1,373 square feet. The total number of tenant spaces at the site is twenty-four (24) units and have a combined square footage of ±31,900. Each unit has its own legal parcel identification number (PCN); the CUP request proposes approvals for each individual parcel, with each parcel subject to the approval.

Use: Current uses at the property include business offices, contractor offices, printing services, and pest control services. Many of the units are vacant and do not have active business licenses.

Code Compliance: City records indicate that there are no open code cases.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Industrial (I). The I FLU is intended to provide for the establishment and enlargement of office, manufacturing and light to moderate industrial uses that would be incompatible in other areas of the city due to increased traffic generation. The implementing zoning district is I-POC. The proposed request is seeking to allow multiple uses in the existing commercial/warehouse buildings with a combined square footage of ±36,370 square feet.

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

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

Consistency with the Land Development Regulations

The **Industrial Park of Commerce zoning district** *is intended to provide for the establishment and enlargement of office, manufacturing and light industrial uses without restriction on traffic generating characteristics. The industrial park of commerce district is also intended to permit establishment of certain other uses which are compatible with industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The industrial park of commerce district implements the industrial land use category of the Lake Worth Comprehensive Plan.*

Analysis: The applicant is requesting a Blanket Conditional Use Permit (CUP) to allow for several low (use area less than 2,500 square feet), medium (use area less than 7,500 square feet), and high intensity (use area greater than 7,500 square feet) uses that could occur within the ±31,900 square feet square-foot structures. The request is intended to allow the site to be more marketable and to address tenant occupancy issues. A Blanket CUP will help streamline potential tenant approval processes and may minimize tenant occupancy issues.

A majority of the uses requested, as conditioned, will have low impacts to the adjacent properties. The proposed conditional uses are not anticipated to impact the surrounding area greater than multiple uses permitted by right. The building is already served by municipal services, including water, sewer, refuse, fire and police. The site is located on a local roadway. Therefore, no additional public expenditure is required to service the proposed use. The analysis for the Blanket CUP is provided in the section below and is consistent with the review criteria located in Attachment A. The Department of Community Sustainability is also tasked in the LDRs to review conditional use applications for consistency with the City's LDRs (Section 23.2-29(i)), for compliance with the following findings for granting conditional uses and to provide a recommendation on the proposed project.

The proposed mini warehouse use requires additional review subject to LDR Section 23.4-13, Administrative uses and conditional uses. The use, as conditioned, is consistent with the intent of the IPOC zoning district and the review criteria located in Attachment B.

Section 23.2-29.a), Conditional Use Permits: *Conditional uses are defined as generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of pertinent conditions to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area.*

Section 23.2-29.b), Approval Authority: *The planning and zoning board, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a development permit for a conditional use permit after review and recommendation by the development review official.*

Analysis: A recommendation by the development review official is provided on page 2 of this report, under Recommendation.

Section 23.2-29.c), General Procedures: *The department for community sustainability shall review the application in accordance with these LDRs and prepare a report that summarizes the application and the effect of the proposed conditional use, including whether the application complies with each of the findings for granting conditional uses stated below and provide a recommendation for whether the application should be approved, approved with conditions, or denied.*

Staff Analysis: The buildings on the property were constructed in the early 1990's. The existing site conditions do not conform to the current LDRs; therefore, the nonconformities section of the land development regulations (LDR Section

23.5-3) is applicable. The existing nonconformities related to impermeable surface coverage and landscaping are not proposed to be increased or negatively impacted by the subject Conditional Use request. Further, the site received landscape permit (24-2864) in 2025 to install perimeter landscaping to reduce the landscape non-conformities insofar as feasible. As a result, 154 native Cocoplums were installed and inspected by the City on 06/12/2025. **The proposed Conditional Use is consistent with the City's LDRs based on the following data and analysis:**

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

Staff Analysis: The request is for administrative and conditional uses without increasing the existing building floor area; therefore, additional parking spaces are not required. However, the site currently has approximately fifty-three (53) parking spaces. Staff is proposing a general condition for each tenant to provide evidence of adequate parking prior to issuance of a business license.

Signage: Signage is required to comply with the size and design requirements in the Land Development Regulations. Any proposed signage will be reviewed at building permit for consistency with these requirements.

Section 23.6-1. - Landscape regulations – Landscape requirements: *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city. Per Section 23.6-1(c)(2), “on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping”.*

Analysis: On June 27, 2024, the existing tenant, Devine Distribution Inc., was granted an Administrative Use Permit (PZ# 24-02100012). As a condition of approval, the permit required the applicant to obtain a landscape permit to reduce the site's landscaping nonconformities to the extent feasible. Subsequently, a landscape permit (24-2864) was issued on March 28, 2025, authorizing the installation of 154 native Cocoplum hedges along the north, east, and west sides of the property within the existing landscape buffer areas. The installed landscaping was inspected by the City on June 12, 2025, and was approved. Due to the existing physical constraints of the site and the recent landscape improvements, staff finds that the property meets the applicable landscape requirements to the maximum extent feasible.

Findings for Granting Conditional Uses

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

Section 23.2-29.j) General findings relating to harmony with LDRs and protection of public interest.

Staff Analysis: The proposed conditional uses are in general harmony with the surrounding area and consistent with the development of the corridor as conditioned. The requested uses are anticipated uses in the Industrial Park of Commerce (I-POC) zoning district. The proposed uses will not result in less public benefit, nor will it result in more intensive development than anticipated in the zoning district in the comprehensive plan.

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

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

no proposed modifications. Staff has added a condition of approval to require a site plan amendment application for any future site circulation modifications including adding outdoor storage.

Section 23.2-29.m) Additional requirements.

Staff Analysis: The site does not have any outstanding code enforcement fees or fines due. Any previously imposed conditions of approvals at the site have been met and remain applicable.

Section 23.4-13 Administrative Uses and Conditional Uses

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

Staff Analysis: As previously noted, the proposed mini-warehouse use is the only use subject to the additional standards set forth in Section 23.4-13, Administrative Uses and Conditional Uses. Because this use has the potential to generate impacts on adjacent properties, it requires additional review beyond the base zoning district requirements. Accordingly, staff recommends conditions to ensure that any use subject to supplemental standards under this section provides documentation demonstrating compliance with all applicable requirements at the time of business license application.

CONCLUSION AND CONDITIONS

The Industrial – Park of Commerce (I-POC) zoning district is intended to provide for the establishment and enlargement of office, manufacturing and light industrial uses without restriction on traffic generating characteristics. The industrial park of commerce district is also intended to permit establishment of certain other uses which are compatible with industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The industrial park of commerce district implements the industrial land use category of the Lake Worth Comprehensive Plan. Based on the data and analysis in this report, the uses requested are not anticipated to negatively impact adjacent properties. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning

1. The Blanket Conditional Use Permit (CUP) includes the following uses within the ±31,900 square foot commercial/warehouse buildings subject to all applicable conditions of approval and business license approval:

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

- Governmental Administrative Office
- Building and Construction Trades/Contractors Manufacturing without Outdoor Storage
- Contractor without Outdoor Storage
- Repair and Maintenance – Minor
- Research and Development, Scientific/Technological/Pharmaceutical/Medical
- Testing Laboratory

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

- Contractor – Showroom
- Funeral Home/Crematory
- Indoor Commercial Recreation
- Printing Services
- Veterinary Offices, w/o Kennels
- Veterinary Offices, w/Kennels
- Governmental Administrative Office

- Gym/Studio, Fitness or Dance
- Gymnastics Studios/Training Facility
- Kitchen/Millwork Design Studio
- Cleaning and Maintenance Services
- Contractors without outdoor storage
- Disinfecting and Exterminating Services
- Storage—Indoor
- Wholesale and Distribution Facilities
- Art or Photography Gallery
- Artisan or Art Studio
- Arts and Crafts Studio
- Book Binding
- Photography Studio
- Recording Studio

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

- Cold Storage
 - Contractor—Showroom
 - Dead Storage Facilities
 - Commercial Recreation, Indoor
 - Mini-Warehouses
 - Printing Services
 - Veterinary Offices, with or without Kennels
 - Warehouse Facilities
 - Call Center
 - Governmental Administrative Office
 - Contractors with or without Outdoor Storage
 - Storage – Indoor
 - Art or Photography Gallery
 - Artisan or Art Studio
 - Repair and Maintenance – Major
 - Repair and Maintenance – Minor
2. Prior to business license issuance, the property owner/tenant shall provide:
 - a. Evidence of adequate parking for each tenant.
 - b. An accurate floor plan identifying the specific unit.
 3. Future site improvements including accessory outdoor storage use areas shall require a minor site plan application and approval prior to business license.
 4. Commercial vehicle parking (FHA Class 3 Vehicles or less) may be permitted on the site subject to site plan approval and as consistent with LDR Section 23.4-22(b).
 5. Per LDR Section 23.4-7(a), parking areas shall be maintained by the property owner and kept clear of holes,
 6. trash, and debris.
 7. At business license application, tenants shall provide evidence of compliance with all applicable use-specific development standards and regulations, per LDR Section 23.4-13.
 8. Mini warehouse uses shall comply with the following supplemental regulations per LDR Section 23.4-13(c)8: *Use and development regulations.*
 - a. All business activity except rental of storage space prohibited.
 - b. The conduct of garage-type sales by any individual or business entity is prohibited.

- c. All stalls and lockers which are rented to customers shall be arranged so as to be directly accessible to the customer without the need for loading, unloading or retrieval services.
 - d. There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity.
 - e. No business or hobby may be operated from within.
 - f. Accommodations for resident manager. Residential accommodations for a resident manager and the resident manager's family shall be permitted on a zoning lot which contains a mini-warehouse that has more than thirty thousand (30,000) square feet of rentable area. Such facilities shall be considered to be accessory to the mini-warehouse and shall thereby be permitted regardless of any provisions prohibiting residential uses from the district in which the mini-warehouse is located. Mini-warehouse facilities which have more than forty thousand (40,000) square feet of rentable storage area or which have doors to individual storage stalls or lockers which are not visible from a public right-of-way shall be required to have a full-time resident manager who lives on the site.
 - g. Lighting. All outdoor areas within fifty (50) feet of any door providing access to a rentable storage area shall be lighted during all non-daylight hours with a minimum of five (5) foot candles of illumination. Lighting shall be shielded in accordance with the provisions of section 23.4-3.
 - h. Parking lot regulations.
 - i. Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.
 - ii. Location of required parking spaces. Required customer parking spaces shall be located in close proximity of the resident manager's office.
 - iii. Refer to section 23.4-10 for parking requirements.
 - i. Circulation and loading.
 - i. Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and fire fighting vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement markings. Such loading areas shall be adequate to accommodate one (1) one-ton or smaller vehicle at each storage stall door. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the special land use review authority based on the criteria of this section.
 - ii. Paving and drainage of circulation and loading areas. Circulation and loading areas shall be paved with concrete or asphalt and shall be provided with drainage in accordance with specifications approved by the city engineer.
 - j. Storage of fuel-driven motors and vehicles regulated. Fuel-driven vehicles and motors shall only be stored out-of-doors or in storage stalls which are completely and individually separated from other stalls by walls with a one-hour fire rating. No more than three (3) such vehicles shall be stored in any one (1) stall. Such vehicles and motors shall have their fuel tanks drained. No storage of fuel of any kind shall be permitted.
 - k. Outdoor storage regulated. Outdoor storage shall be permitted only attendant to mini-warehouse facilities which have a full-time resident manager. Outdoor storage areas shall be completely screened from surrounding public rights-of-way and adjacent property by mini-warehouse buildings or by solid masonry walls constructed to a height of six (6) feet above grade, but such outdoor storage areas shall be fully visible from the quarters of the resident manager, either directly or by closed circuit television. See section 23.4-19 for additional outdoor storage regulations.
9. The proposed use may require a change of occupancy for the tenant space to comply with the Florida Building Code. Contact the Building Division directly to determine if a change of use is required prior to each business

license. Please note, the review may require improvements to the building (e. g. ADA bathroom). If required, these improvements must be permitted and completed prior to the issuance of business license(s). Building Division Contact: Barry Schultz (City of Lake Worth Beach Building Official) – Office Phone: 561-227-6976 | Email: bschultz@lakeworthbeachfl.gov.

10. Prior to issuance for each business license, the subject tenant shall submit a PBC Wellfield Permit affidavit of notification to PBC Environmental Resources Management.
11. 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).
12. Prior to the issuance of a business license for each tenant, the subject tenant shall contact the Public Works Solid Waste and Recycling Division to confirm the existing dumpster will meet the demand of the property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact is 561-533-7344/solidwasteinfo@lakeworthbeachfl.gov.
13. The proposed conditional uses will not generate significant noise or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.
14. Per City Code Section 14-32 and LDR Section 23.2-23, the occupants must obtain and maintain the required Business Licenses for the businesses.
15. The City shall revoke the business licenses and the approval of the conditional use permit if the property is declared a chronic nuisance as result of or related to the operations of any of the requested uses.
16. All uses shall comply with the use and occupancy requirements for each tenant space as required by the Florida Building Code.
17. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.
18. Site and landscaping must be maintained as required by LDR Section 23.6-1(d).

Building

1. Future tenants may need to apply for a change of occupancy, potentially requiring ADA or other code upgrades.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for PZB Project Number 25-00500008 Blanket Conditional Use Permit based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** the request for PZB Project Number 25-00500008 Blanket Conditional Use Permit. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

Consequent Action: *The Planning & Zoning Board's decision will be final decision for the Blanket Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Conditional Use Findings
- B. Administrative and Conditional Use Standards
- C. Application Package (Justification statement, floor plan, and supporting documents)

ATTACHMENT A - Findings for Granting Conditional Uses

Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	In compliance, as conditioned
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	In compliance
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	In compliance
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	In compliance
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	In compliance
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	In compliance
3. <i>The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	In compliance
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
6. <i>The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.</i>	In compliance
7. <i>The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.</i>	In compliance, 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.* **Not applicable**

ATTACHMENT B – Conditional Use Standards

Section 23.4-13(c)(8)(B-H) Mini warehouses	Analysis
1. <i>All business activity except rental of storage space prohibited.</i>	In compliance, as conditioned
2. <i>The conduct of garage-type sales by any individual or business entity is prohibited.</i>	In compliance, as conditioned
3. <i>All stalls and lockers which are rented to customers shall be arranged so as to be directly accessible to the customer without the need for loading, unloading or retrieval services.</i>	In compliance, as conditioned
4. <i>There shall be no plumbing or electrical service or equipment, other than that required for lighting and fire suppression, which could make the facility in any way able to accommodate any office, retail, service, manufacturing or other similar activity.</i>	In compliance, as conditioned
5. <i>No business or hobby may be operated from within.</i>	In compliance, as conditioned
6. <i>Accommodations for resident manager. Residential accommodations for a resident manager and the resident manager's family shall be permitted on a zoning lot which contains a mini-warehouse that has more than thirty thousand (30,000) square feet of rentable area. Such facilities shall be considered to be accessory to the mini-warehouse and shall thereby be permitted regardless of any provisions prohibiting residential uses from the district in which the mini-warehouse is located. Mini-warehouse facilities which have more than forty thousand (40,000) square feet of rentable storage area or which have doors to individual storage stalls or lockers which are not visible from a public right-of-way shall be required to have a full-time resident manager who lives on the site.</i>	In compliance, as conditioned
7. <i>All outdoor areas within fifty (50) feet of any door providing access to a rentable storage area shall be lighted during all non-daylight hours with a minimum of five (5) foot candles of illumination. Lighting shall be shielded in accordance with the provisions of section 23.4-3.</i>	In compliance, as conditioned
8. <i>Rental of required parking spaces prohibited. Required parking spaces shall not be rented to customers for the purpose of parking or storing vehicles or for any other purpose.</i>	In compliance, as conditioned
9. <i>Location of required parking spaces. Required customer parking spaces shall be located in close proximity of the resident manager's office.</i>	Not applicable
10. <i>Refer to section 23.4-10 for parking requirements.</i>	In compliance, as conditioned
11. <i>Configuration of circulation and loading areas. Circulation and loading areas shall be arranged and sized to permit customer and fire fighting vehicles to circulate unobstructed by the loading or unloading of vehicles at individual storage stalls. Areas where vehicles may be placed for loading and unloading shall be distinguished from circulation routes by clear pavement</i>	In compliance, as conditioned

markings. Such loading areas shall be adequate to accommodate one (1) one-ton or smaller vehicle at each storage stall door. The width of circulation routes and the dimensions of loading areas shall be subject to the approval of the special land use review authority based on the criteria of this section.

12. *Paving and drainage of circulation and loading areas. Circulation and loading areas shall be paved with concrete or asphalt and shall be provided with drainage in accordance with specifications approved by the city engineer.* **In compliance, as conditioned**
13. *Storage of fuel-driven motors and vehicles regulated. Fuel-driven vehicles and motors shall only be stored out-of-doors or in storage stalls which are completely and individually separated from other stalls by walls with a one-hour fire rating. No more than three (3) such vehicles shall be stored in any one (1) stall. Such vehicles and motors shall have their fuel tanks drained. No storage of fuel of any kind shall be permitted.* **In compliance, as conditioned**
14. *Outdoor storage regulated. Outdoor storage shall be permitted only attendant to mini-warehouse facilities which have a full-time resident manager. Outdoor storage areas shall be completely screened from surrounding public rights-of-way and adjacent property by mini-warehouse buildings or by solid masonry walls constructed to a height of six (6) feet above grade, but such outdoor storage areas shall be fully visible from the quarters of the resident manager, either directly or by closed circuit television. See [section 23.4-19](#) for additional outdoor storage regulations.* **In compliance, as conditioned**