



DATE: June 30, 2021  
TO: Members of the Planning & Zoning Board  
FROM: Alexis Rosenberg, Senior Community Planner  
THRU: William Waters, AIA, NCARB, LEED, AP BD+C, ID SEED, Director for Community Sustainability  
MEETING: June 2, 2021

SUBJECT: **PZB Project Number 20-00500003**: Request by Wes Blackman, AICP of CWB Associates on behalf of Wingfield Property, LLC for consideration of a Conditional Use Permit to allow minor vehicular service and repair at 1224 Wingfield Street within the Artisanal Industrial (AI) zoning district. The subject property's PCN # is 38-43-44-27-01-052-0021.

---

**PROJECT DESCRIPTION:**

The applicant, Wes Blackman, AICP of CWB Associates on behalf of Wingfield Property, LLC, is requesting a Conditional Use Permit to allow Minor Vehicular Service and Repair at 1224 Wingfield Street. The building has a total of 13 bays and has no on-site striped parking. The subject site is currently being used for various industrial and vehicular uses, most of which do not have an active business license. If approved as conditioned, the Conditional Use Permit would provide a path forward to allow the minor vehicular service and repair uses at the subject site in a manner that reduces the impacts on nearby residential properties. Per the application, the bays are grouped into five working spaces:

- Bay 1 – Community Dumpster (345 sf)
- Bay 2 – 4 – Sam's Auto (1,035 sf) – Expired business license
- Bay 5 – 6 – Joseph Tire (690 sf) – No record of a business license
- Bay 7 – 11 – Gomez Tires (1,725 sf) – Active business license
- Bay 12 – 13 Total Car Care (690 sf) – Expired business license

**Staff Recommendation:**

Staff has reviewed the documentation and materials provided, applying the applicable guidelines and standards found in the City of Lake Worth Beach zoning code. The proposed Conditional Use Permit meets the criteria of the Comprehensive Plan and LDRs as conditioned by staff. Therefore, staff recommends that the Board approve the Conditional Use Permit request with the conditions outlined on pages 9-10 which include conditions of approval that address the minimum tenant size of 1,000 square feet, the minimum required landscaping, parking, and outdoor storage conditions.

**PROPERTY DESCRIPTION:**

<b>Applicant</b>	Wes Blackman, AICP of CWB Associates
<b>Owner</b>	Wingfield Property, LLC
<b>General Location</b>	Southeast corner of 12 <sup>th</sup> Avenue South and Wingfield Street
<b>Existing PCN Numbers</b>	38-43-44-27-01-052-0021
<b>Existing Land Use</b>	Industrial/Vehicular
<b>Existing Zoning</b>	Artisanal Industrial (AI)
<b>Existing Future Land Use Designation</b>	Artisanal Mixed Use (AMU)

**LOCATION MAP:**



**BACKGROUND:**

The subject site is a +/- 20,917.5 square foot lot located on the southeast corner of 12<sup>th</sup> Avenue South and Wingfield Street. Below is a timeline summary of the property based on Palm Beach Property Appraiser's records and City records:

- 1956 – the +/-4,485 square foot building was constructed.
- Over time, the property housed numerous industrial uses such as manufacturing, fabrication, and vehicular repair.
- June 25, 2021 – a search of the City's database shows that there are four active business licenses at the subject site for J & L Kitchen Designers, Inc., Gomez Auto Repair Inc., Gomez Towing, and Wingfield Property LLC. There are no other active business licenses linked to this property at this time.
- June 25, 2021 – a search of the City's database shows that there is one active code violation in regards to trash and debris and a lack of use and occupancy inspections.

**ANALYSIS:****Public Support/Opposition**

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

**Consistency with the Comprehensive Plan and Strategic Plan**

The subject site has a Future Land Use (FLU) designation of Artisanal Mixed Use (AMU). Per Policy 1.1.1.9, the AMU future land use area is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential uses. The proposed minor vehicular service and repair use is a low-medium intensity industrial use that is consistent with the intent of the AMU land use designation.

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 Conditional Use will allow for the establishment of licensed businesses that will contribute towards the City's tax base and sustain or increase job supply, the proposal is consistent with Pillar IV.A and Pillar IV.D. Pillar IV.B, Pillar IV.C, Pillar IV.E, and Pillar IV.F are not applicable to this application.

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

### **Consistency with the City's Land Development Regulations**

Per Section 23.2-29, 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. The Department of Community Sustainability is tasked in the Code to review conditional use applications for consistency with the City's LDRs, for compliance with the findings for granting conditional uses (analyzed in the next section) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

**Staff Analysis:** The 13-bay industrial building at 1224 Wingfield Street was constructed in 1956. The building and site currently do not conform to the current land development regulations, which subjects the site to the nonconformities section of the land development regulations, LDR Section 23.5-3.

A search performed on June 25, 2021 shows that there is one active code case connected to 1224 Wingfield Street. The open code case, case #20-00001217, has two components:

- Apply for and obtain City of Lake Worth Beach business licenses for all tenants
- Apply for and obtain a Use and Occupancy Certificate for all buildings
- Trash and debris around the perimeter of the building

This application has been conditioned that if approved, the outstanding code violation shall be remedied prior to the issuance of a City business license at the subject site. In addition to the existing open case the site is not consistent with the City's LDRs in the following areas:

- Minimum required off-street parking
- Minimum required landscaping
- Outdoor storage

These items are detailed in the paragraphs below. If the Conditional Use Permit for minor vehicular service and repair is approved, a Minor Site Plan amendment application would be required in order to bring the site up to compliance with the LDRs as much as feasibly possible. Further, the site would be required to remedy all code compliance issues per the staff recommended conditions of approval. The proposed application is consistent with the City's LDRs with conditions based on the following data and analysis:

**Artisanal Industrial:** Per LDR Section 23.3-23(a), the AI district is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The AI district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The proposed minor vehicular service and repair use is an anticipated use in the AI zoning district. Based on the information provided in the applicant's justification statement, staff believes that the proposal seeks to minimize negative impacts on surrounding properties and complies with the conditional use criteria outlined in LDR Section 23.2.29 and LDR Section 23.4-13.

**Impermeable Surface Coverage:** The site currently conforms to the maximum allowed structure coverage and total impermeable surface coverage (the total impermeable surface coverage is 61%). While the site does not exceed the maximum allowed impermeable surface coverage of 65%, based on the survey provided, about 7,343 square feet of pervious area at the rear of the site is sandy soil. Google images show that vehicles have been parked on top of the sandy soil for years.

Because the property is located within Wellfield Protection Zone 4, prior to the issuance of a business license for any new business at this location, said business shall apply for a Wellfield Operating Permit and send an affidavit of uses to the Palm Beach County Department of Environmental Resource Management.

**Parking:** As mentioned, the site does not appear to have any on-site striped parking. Therefore, staff has included a condition of approval that the parking in the front be appropriately striped. Further, the parking of vehicles related to vehicular repair uses have been a documented nuisance in the general area, especially for businesses with no designated parking. As the subject Conditional Use is for an existing use, and there is minimal on-site parking, staff has conditioned the use to provide four additional off-street parking spaces for vehicles waiting to be serviced to the rear of the building. Said parking spaces shall be identified on the site plan as part of the Minor Site Plan amendment application, made of a smooth non-dusting material, be striped, and shall comply with the maximum impermeable limitation of 65% for the entire site.

**Landscaping:** There is no landscaping on front façade of building and severe landscape deficiencies on the site in general. Therefore, through the Minor Site Plan amendment review process, the property is required to comply with the landscape requirements in so far as feasible. This includes but is not limited to installing landscaping along the front façade of the building. In similar buildings in the area, small landscape areas have been installed in between bays that have a wider distance between bay doors. On the subject site between bays 5 & 6 and 9 & 10 there is the space to locate narrow landscape strips that run perpendicular between the wall and the western property line. There is also the potential to add narrow planters between bays 2 & 3, 4 & 5, 10 & 11 and 12 & 13. A conditional of approval was added to require additional landscaping to be identified on the site plan and installed prior to the issuance of business licenses.

**Outdoor Storage:** Based on the City's outdoor storage code, LDR Section 23.4-19, the outdoor storage of all licensed vehicles that are being repaired must be screened from all public rights-of-way or stored completely within an enclosed structure. The outdoor storage of unlicensed vehicles and/or junked vehicles, boats, machinery, trucks, trailers, mobile homes and heavy equipment vehicles is prohibited, except in approved junk yards or the temporary storage of such vehicles on a lot or parcel approved and containing an active business license for vehicle towing. Because Gomez Towing currently holds an active business license at this property, the outdoor storage of unlicensed and/or junked vehicles is permitted on the lot only in association with Gomez Towing. Additionally, all outdoor storage shall be placed on a smooth impermeable surface. Outdoor storage may not be placed on pervious and/or landscaped area. A minor site plan amendment is required prior to the permitting and installation of any impermeable surfaces on the property related to outdoor storage. Not placing outdoor storage directly on sand soil is required by the LDRs, and is necessary as the subject site is located in a wellfield zone. Note that the maximum impermeable surface on the property is 65%.

**Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest**

The land development regulations require all conditional uses to be analyzed for consistency with Section 23.2-29(d). Staff has reviewed the application against this section and was found to complies with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. 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.

**Staff Analysis:** The site contains a zoning designation of AI. The proposed Conditional Use is consistent with the types of vehicular uses anticipated to occur within the AI zoning district. Therefore, the proposed conditional uses are found to be compatible and harmonious with the existing and anticipated surrounding uses. **Meets Criterion.**

2. The Conditional Use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

**Staff Analysis:** The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use
North (adjacent)	Artisanal Mixed Use (AMU)	AI	Vacant (site plan in for review for minor vehicular service and repair)
South (adjacent)	AMU	AI	Industrial
East (across Railroad Ave)	N/A	N/A	FEC Railway
West (across Wingfield St)	Single Family Residential (SFR)	SFR	Single family residences

The applicant states that the proposed use will be in harmony with the existing uses in the immediate area. The property is adjacent to an industrial building to the south, a vacant parcel to the north (there is currently a site plan and conditional use permit application in review for a minor vehicular service and repair use), the FEC railway to the east, and single-family residences to the west across Wingfield Street. The proposed use of minor vehicular service and repair will not increase the intensity of the site, as the building has historically been used for industrial and vehicular businesses. However, the parking of vehicles related to vehicular repair uses have been a documented nuisance in the general area, especially for businesses with no designated parking. As the subject Conditional Use is an existing business, staff has conditioned the use to provide four off-street striped and paved spaces on the property in the rear in addition to striping the parking located in front of the building. Based on the minimum dimensions for a standard parking space, four parking spaces will take up about 648 square feet which is an additional 0.03% lot coverage. As stated, the existing lot coverage is 61% and the maximum allowed lot coverage for the entire site is 65%. **Meets Criterion as Conditioned.**

3. The Conditional Use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the property.

**Staff Analysis:** The Conditional Use request will not negatively affect the public benefit or cause greater harm than that of a use permitted by right in the AI zoning district. The requested uses are similar in nature and function to permitted uses as conditioned. **Meets Criterion.**

4. 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.

**Staff Analysis:** The Conditional Use request to allow minor vehicular service and repair will not result in a more intensive development in advance of the Future Land Use Element of the City's Comprehensive Plan. As mentioned, the AI land use designation is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The proposed minor vehicular

service and repair use is a low-medium intensity industrial use that is consistent with the intent of the AMU land use designation. **Meets Criterion.**

**Section 23.2-29(e): Specific standards for all conditional uses**

1. 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.

**Staff Analysis:** Historically, the 4,485 square foot building at 1224 Wingfield Street has been occupied by industrial and vehicular uses. Based on the Florida Department of Transportation's (FDOT) 8<sup>th</sup> Edition of the Trip Generation Table, a 4,485 square foot light industrial use generates about 31 daily trips, four of those trips being PM peak hour trips. The proposed Conditional Use for minor vehicular service and repair is also classified as a light industrial use. Therefore, the proposed use has the same number of anticipated daily trips and PM peak hour trips than the uses previously permitted at the subject site. Additionally, because the proposal does not request an addition to the building, a Traffic Letter from Palm Beach County Traffic Division is not required with this application. **Meets Criterion.**

2. 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.

**Staff Analysis:** The proposed use is not anticipated to significantly affect the volumes of traffic expected on the City's roadway network. The AI zoning district is intended for office and industrial uses related to the arts without restriction on traffic generating characteristics. The square footage of leasable industrial and vehicular space has not expanded from its original approved area, 4,485 square feet. Therefore, the traffic generated from the proposed businesses will be consistent with adjacent light industrial uses as well as the anticipated uses in this area. **Meets Criterion.**

3. The proposed Conditional Use will not produce significant air pollution emissions, to a level compatible with that which would result from a development permitted by right.

**Staff Analysis:** The applicant states that the proposed use is not projected to produce significant levels of air pollution emissions. The applicant states that the subject building has been used for minor vehicular service and repair since its construction date in 1956. Therefore, the proposed uses are not anticipated to produce air pollution emissions greater than that of a use permitted by right. **Meets Criterion.**

4. 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.

**Staff Analysis:** The requested use is an anticipated use in the AI zoning district. Therefore, the establishment of minor vehicular service and repair businesses at the subject site are not anticipated to cause a higher net public cost or earlier incursion of public cost than what would result from a development permitted by right. **Meets Criterion.**

5. 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.

**Staff Analysis:** The businesses will be utilizing the existing infrastructure at the subject site. No adverse impact to infrastructure or public utilities is anticipated to occur as a result of this request. **Meets Criterion.**

6. The proposed Conditional Use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

**Staff Analysis:** As mentioned, the requested use of minor vehicular service and repair are anticipated uses in the AI zoning district. Therefore, the use is not anticipated to place a demand on municipal police or fire protection services beyond capacity. **Meets Criterion.**

7. The proposed Conditional Use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in Section 15.24, Noise control.

**Staff Analysis:** Unreasonable noise, which is defined in Section 15.24-1, is prohibited in the City when:

- Equal to or greater than 65 dba between 11:00 p.m. and 8:00 a.m., Sunday through Thursday
- Greater than 85 dba between 8:00 a.m. and 11:00 p.m., Sunday through Thursday
- Equal to or greater than 65 dba between 12:00 a.m. and 8:00 a.m., Friday through Saturday
- Equal to or greater than 85 dba between 8:00 a.m. and 12:00 a.m., Friday through Saturday

The applicant states that the requested uses will meet all noise requirements and will appropriately mitigate anticipated noise to a level compatible with the requirements in Section 15.24. **Meets Criterion as Conditioned.**

8. The proposed Conditional Use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

**Staff Analysis:** The applicant has not proposed additional lighting on the site as part of this application and states that the Conditional Use will not result in excess light or glare onto residential properties. **Meets Criterion.**

**Section 23.4-13(c)(1)(A)(4): Conditional use standards for vehicle service and repair uses**

1. *Minimum lot frontage.* Seventy-five (75) feet.

**Staff Analysis:** Based on the property survey provided, the property's lot frontage is 160 feet. **Meets Criterion.**

2. *Minimum site.*

*Major - Site:* Twenty thousand (20,000) square feet; minimum area per business/tenant on a multiple tenant/business site: Two thousand five hundred (2,500) square feet.

*Minor - Site:* Ten thousand (10,000) square feet; minimum area per business/tenant on a multiple tenant/business site: One thousand (1,000) square feet.

**Staff Analysis:** The proposal is for the allowance of minor vehicular service and repair in all of the bays located at 1224 Wingfield Street. Based on the survey provided, the property has an area of +/- 20,917.5 square feet. Currently, two of the bays that will be used for minor vehicular service and repair do not meet the minimum 1,000 square foot bay requirement. However, the applicant has stated that the floor plan will be amended so that each bay used for minor vehicular service and repair will be at least 1,000 square feet. **Meets Criterion as Conditioned.**



3. *Location of equipment, facilities and services.* All pits and hydraulic hoist shall be located entirely within a building. Lubrication, washing, repairs and service shall be conducted within the building.

**Staff Analysis:** The application does not indicate the use of pits and/or hydraulic hoists. A condition of approval has been crafted to require all pits and hydraulic hoists to be located inside the building. **Meets Criterion as Conditioned.**

4. *Landscape requirements.* The site must be provided with a five-foot wide perimeter planting area with shade trees planted every twenty-five (25) linear feet on center. A hedge must also be maintained within the required planting area.

**Staff Analysis:** The Conditional Use application does not include a landscape plan. However, a condition has been crafted to require the required landscape buffering during the Minor Site Plan amendment process. **Meets Criterion as Conditioned.**

5. *Buffering/screening.* A masonry wall shall be erected to a height of not less than six (6) feet where the proposed site is within twenty-five (25) feet of a residential district, in addition to the landscaping requirements outlined above. Said wall shall be finished with a graffiti-resistant paint.

**Staff Analysis:** The subject site is not within 25 feet of a residential zoning district. There are Single Family Residential (SFR) zoned properties to the west which are about 60 feet from the edge of 1224 Wingfield Street. **Criterion Not Applicable.**

6. *Minimum parking requirements.* Three (3) parking spaces for each service bay (if applicable) plus one parking space for each three hundred (300) square feet of non-service enclosed area. Applicable parking requirements in section 23.4-10 apply to all other use areas. All vehicles shall be parked in designated storage areas, except for vehicles dropped off by customers or placed for temporary customer pick-up in parking spaces designated on an approved site plan not visible from the public right-of-way. These vehicles may be temporarily parked in these designated parking spaces, not to exceed a maximum of one twenty-four-hour period.

**Staff Analysis:** The parking of vehicles related to vehicular repair uses have been a documented nuisance in the general area, especially for businesses with limited parking. As the subject Conditional Use is for existing businesses, staff has conditioned the use to provide four off-street parking spaces for vehicles waiting to be serviced or picked up by customers. However, consistency with the required parking for a new minor vehicular repair use is not required. Said new parking spaces shall be identified on the site plan as part of the Minor Site Plan amendment application, made of a smooth non-dusting material, and be striped. Based on the minimum dimensions for a standard parking space, four new parking spaces will take up about 648 square feet which is an additional 0.03% lot coverage. As stated, the existing lot coverage is 61% and the maximum allowed lot coverage for the entire site is 65%. **Meets Criterion as Conditioned.**

7. *Hours.* No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.

**Staff Analysis:** This criteria has been added as a condition of approval on page 9. **Meets Criterion as Conditioned.**

8. Outdoor storage may be permitted as accessory to vehicle service and repair-major and repair and maintenance services-major in I-POC only, provided the outdoor storage area is fully screened from any public rights-of-way and adjacent properties as consistent with section 23.4-19, outdoor storage, and all equipment, parts and vehicles are stored on an impermeable paved surface.

**Staff Analysis:** The property 1224 Wingfield Street is located in the AI zoning district. Therefore, outdoor storage is not permitted in association with any of the minor vehicular service and repair businesses. **Meets Criterion as Conditioned.**

**CONCLUSION:**

The proposed request for a Conditional Use Permit for minor vehicular service and repair is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs subject to compliance with staff's proposed conditions of approval. Therefore, staff is recommending approval of the Conditional Use Permit with the conditions below:

**Planning and Zoning:**

1. The outdoor storage of unlicensed and/or junked vehicles is permitted on the lot only in association with Gomez Towing. As the business is a non-conforming use, outdoor storage associated with this use is governed by Section 23.5-3 – Non-conformities. The towing use and accessory outdoor storage is not vested as part of this approval, but are governed by Section 23.5-3.
2. All outdoor storage associated with the non-conforming towing business, Gomez Towing, shall be placed on a smooth impermeable surface. Outdoor storage may not be placed on pervious and/or landscaped area. Should the towing business cease to operate at the subject location, then the outdoor storage shall no longer be permitted in accordance with Section 23.5-3 – Non-conformities.
3. No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.
4. Outdoor display of merchandise or outdoor storage of tools and equipment shall be prohibited.
5. A Minor Site Plan amendment shall be submitted prior to applying for a business license and shall address the following:
  - a. All landscaping shall comply with Section 23.6-1 in so far as feasible as determined by the Development Review Official (DRO) during the Minor Site Plan amendment review process. Landscaping shall include as a minimum, the establishment and installation of a planting area with hedges and potentially a palm or small shade tree between bays 5 & 6 and 9 & 10 running perpendicular between the building and the western property line. Commercial grade planters shall also be installed, if determined to be feasible by the Development Review Official, between bays 2 & 3, 4 & 5, 10 & 11 and 12 & 13.
  - b. Depict on the site plan and install new four off-street parking spaces in the rear of the building. Said parking spaces shall identified on the site plan, made of a smooth non-dusting material, be striped, and shall comply with the maximum impermeable limitation of 65%.
  - c. Depict on the site plan striping for the parking in front of the building consistent with ADA requirements.
  - d. Indicate all impervious/impermeable areas on the site plan, including parking and outdoor storage areas.
  - e. Identify all pits and hydraulic hoists that will be used in association with the minor vehicular service and repair businesses. Note that all pits and hydraulic hoist shall be located entirely within a building. Lubrication, washing, repairs and service shall be conducted within the building.
  - f. Indicate any outdoor tire storage areas and the storage system that will be use that is compliant with Health Department requirements.
  - g. Provide a floor plan that shows the area of each tenant space/bay. Note that the minimum area per business/tenant on a multiple tenant/business site for minor vehicular service and repair is 1,000 square feet.
6. Prior to the issuance of a building permit, the following actions shall be completed:
  - a. Apply for a Wellfield Operating Permit and send an affidavit of uses to the Palm Beach County Department of Environmental Resource Management.
  - b. All outstanding code violations shall be remedied.
  - c. The parking area in front of the building shall be in good condition free of cracking and pot holes.

- d. All required improvements identified in the minor site plan amendment approval and the subsection conditional use approval shall be installed, including but not limited to landscaping, paving and the striping of the parking area/s.
7. All businesses at 1224 Wingfield Street shall not produce unreasonable noise as defined in Section 15.24. Additionally, all businesses shall comply with all the requirements and stipulations set forth in Section 15.24, Noise control.

**Board Actions:**

I MOVE TO APPROVE PZB PROJECT NUMBER 21-00500003 with staff recommended conditions for a **Conditional Use Permit** to allow minor vehicular service and repair at 1224 Wingfield Street. The application meets the conditional use criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 21-00500003 for a **Conditional Use Permit** to allow minor vehicular service and repair at 1224 Wingfield Street. 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 for the Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.

**ATTACHMENTS:**

- A. Zoning Map
- B. Application Package