

PLANNING AND ZONING BOARD REPORT

PZB Project Number 21-00500010: A Major Site Plan and a Conditional Use Permit request for the construction of eight-unit townhouses (townhouse complex) on platted lots of record at 1719-1737 North Federal Highway within the Mixed Use – Federal Highway (MU-FH) zoning district.

Meeting Date: June 1, 2022

Property Owner: Lake Worth Federal, LLC

Applicant: Lake Worth Federal, LLC

Project Manager: David F. Milledge – Coteleur & Hearing

Address: 1719-1737 North Federal Highway

PCNs:

38-43-44-15-39-001-0000 | 38-43-44-15-39-000-0010
 38-43-44-15-39-000-0020 | 38-43-44-15-39-000-0030
 38-43-44-15-39-000-0040 | 38-43-44-15-39-000-0050
 38-43-44-15-39-000-0060 | 38-43-44-15-39-000-0070
 38-43-44-15-39-000-0080

Size: 0.44 acre in total for the 8 townhouse platted lots of record and 1 platted lot of record for the common rear parking area.

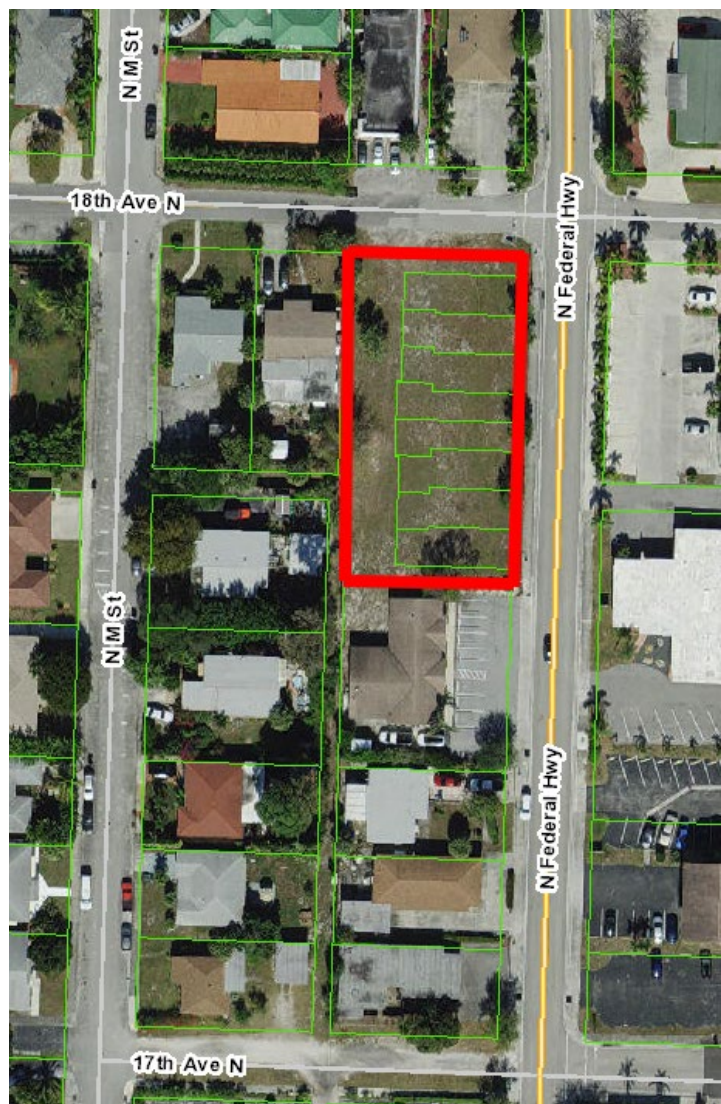
General Location: Northeast corner of 18th Avenue North and North Federal Highway

Existing Land Use: Vacant

Current 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 for consistency with the Comprehensive Plan and Strategic Plan. The proposed Major Site Plan and Conditional Use Permit 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 page 6 of this report.

PROJECT DESCRIPTION

The applicant, Lake Worth Federal, LLC., seeks approval for the construction of an eight-unit townhouse complex including additional site improvements.

The original townhouse project on this site was approved by the PZB in 2004 for eight (8) townhouse units, and subsequently platted. Since that time, the development standards for townhouses have been amended. The previous development approval has expired. The current proposal is requesting a major site plan and conditional use to allow the proposed project to be constructed. The proposed major site plan would amend the previously approved townhouse complex, while remaining consistent with the approved plat with each townhouse unit located on a platted lot of record. The site is platted into 8 townhouse lots of record with a rear common area lot of record. The project as proposed would not be consistent with the supplementary standards for townhouses under the current code as set forth in Article 4 Sec 23.3-13 Development Standards. However, as the project is modifying a previous approval where the existing townhouse lots were platted prior to the current requirements for townhouses, compliance with these supplementary standards is not required.

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: Palm Beach County Property Appraiser's records indicate that the subject site is vacant.

Use: The property's use is vacant.

Code Compliance: There are no active code cases on the subject site.

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). 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 the central commercial core and major thoroughfares of the City. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. While mixed-use projects are allowed on a single site, it is not a requirement that each site within the category incorporate multiple uses. Zoning regulations implementing the Mixed-Use East category shall permit the establishment and expansion of residential (including single family, two-family and multi-family), office, service and commercial retail uses either as uses permitted by right or through conditional use permit provisions. All buildings are required to provide transitional buffering and design features to mitigate impact of the MU-E sites adjacent to residential zoning districts. The proposed project is seeking to develop an eight-unit townhouse complex.

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. Pillars

II.A & II.D and Pillar IV.E of the Strategic Plan state that the City shall diversify housing options while preserving the character of existing neighborhoods and ensure that the development anticipates and embraces the future. The proposed townhouse complex and site improvements will add to the housing stock within the city, which will contribute towards the City's tax base and sustain or increase jobs as recommended under Pillar II.A & II.D and Pillar IV.E.

Based on the analysis above, the proposed Major Site Plan and 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 **Mixed Use-Federal Highway (MU-FH) zoning district** is intended to provide for limited retail, office, hotel/motel and low-density multiple-family residential development. Provision is also made for the establishment of low-density multiple-family residential uses and single-family and two-family residential uses in accordance with the provisions of the "low-density multiple-family residential district, 20 du/net acre." The "mixed use - Federal Highway" district implements in part the "mixed use" land use category of the Lake Worth Comprehensive Plan.

Analysis: Townhouses are permitted as conditional uses in the MU-FH district, subject to the regulations and standards as set forth in Article 4 Sec 23.3-13 Development Standards.

The proposed townhouse complex requested in the conditional use permit is consistent with the intent of the MU-FH zoning district as conditioned. The analysis for both the major site plan and the conditional use permit is provided in this section below and as consistent with the review criteria located in Attachments A & B.

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

Mixed Use – Federal Highway (MU-FH)/ West side of Federal Highway (LDR Section 23.3-16)			
Development Standard		Base Zoning District & Townhouses Standards (Sec. 23.4-13.(c)11.)	Proposed
Min. Lot Size in square feet (sf)		6,500	19,125 SF
Min. Lot Width		50'	185'
Setbacks	Front (East)	10 feet, with an open porch permitted in a minimum of 5 feet of setback	10'
	Rear (West)	20 feet with ten (10) feet for accessory structures	32' – 35.38' (Setback to rear deck structure)
	Street Side (North)	10'	10'
	Side (South)	10'	10'
Max. Impermeable Surface Coverage		55%	54.8% ¹
Max. Structure Coverage		45%	43% with rear deck structure
Parking Spaces		Single-family attached three (3) or more units - 1.25 spaces per unit. 10 spaces	23 spaces
Max. Building Height		30'	27.23' Decorative architecture is at 30'-8" less than 10% of roof

Development Standard	Base Zoning District & Townhouses Standards (Sec. 23.4-13.(c)11.)	Proposed
Density	20 units per acre	8 units
Floor Area Ratio (FAR) Limitations	.6	0.56 (0.561= 10,742 gsf/19,125 sf)
¹ Conditions of approval proposed for semi-pervious surfaces, including parking and driveway areas		

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 was reviewed by Public Works. Public works is proposing conditions to ensure prior to building permit issuance compliance with the size, location, and screening requirements per LDR Section 12-7, *Dumpster requirements*. Planning and Zoning staff will also propose a supporting condition to ensure that the site plan and landscape plans will show the size, location, and screening requirements.

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 provided depicting compliance with the exterior lighting requirements in Section 23.4-3, including that light does not trespass upon neighboring residential properties in excess of 12.57. A recommended condition of approval has been provided requiring the proposed lighting to comply with Dark Sky lighting recommendations. The proposed fixtures shall be required to have a warm tone setting of 3000 K or less. The proposed fixtures may be substituted with similar fully shielded light fixtures at building permit to achieve a warm LED light tone of 3000K or less if the proposed fixture cannot be set to provide the required light tone.

Section 23.4-10. - Off-street parking: This section provides general provisions for off-street parking. The standards “*apply to all parking spaces required for new buildings, new uses, additions, enlargements, or changes.*”

Analysis: A residential use per Sec. 23.4-10.f)1.A - Off-street parking, Residential uses [Single-family attached three (3) or more units] requires *One and twenty-five hundredths (1.25) spaces per unit.*. The required parking is 10 parking spaces. The proposed site plan depicts 23 total parking spaces being proposed. Staff has proposed a condition that guest parking spaces shall be located on semi-pervious surface like grasscrete, or pervious asphalt or concrete.

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: *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: The development proposes adequate perimeter landscaping on all sides. The proposed landscape plan provides acceptable screening from the adjacent residential zoning districts on the west and south sides of the subject site. The landscape plan will provide adequate screening on the north and east side adjacent to 18th Avenue North and North Federal Highway ROWs respectively. Perimeter landscaping will include shade trees, palm trees, and hedges/shrubs. Interior landscaping and vegetation will also be provided. The proposed landscape plan is consistent with City landscape code requirements.

Section 23.2-31 - Site Design Qualitative Standards (Attachment A)

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 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. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A. **The following analysis of the site, building, vehicular use area and appearance support the compliance findings for the applicable standards listed in Attachment A and in the Major Thoroughfare Design Guidelines.**

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

The proposed project will develop the parking lot and vehicular use areas to the rear of the townhome units in a manner that will be adequately screened from the public view with buildings, shade trees and shrubs within the landscape areas. The proposed curb cuts and parking lot layout does not create an unsafe situation and will provide and support internal vehicle circulation consistent with the LDRs. The proposed building architecture is in a modern vernacular style that is harmonious as a whole and will improve the aesthetics of the site. The building architecture, project siting, and parking are consistent with both the site design qualitative standards and the Major Thoroughfare Design Guidelines. The City Engineer and the Public Works Department have required that a sidewalk be installed per condition of approval along 18th Ave N. from the west property line to the east property line connecting to the existing sidewalk on Federal Hwy as in conformance with City requirements and the Major Thoroughfare Design Guidelines. As a result, the site civil plans will need to be amended prior to application for building permit to reflect the addition of the sidewalk.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North	Mixed Use – East (MU-E)	Mixed Use – Federal Highway (MU-FH)/ 18 th Avenue North ROW	Multi-family residential
South	Mixed Use – East (MU-E)	Mixed Use – Federal Highway (MU-FH)	Commercial Office
East	Mixed Use – East (MU-E)	Mixed Use – Federal Highway (MU-FH) /Federal Highway	Multi-family residential & commercial
West	Mixed Use – East (MU-E)	Mixed Use – Federal Highway (MU-FH)/ North Federal Highway ROW	Single-family residential

The proposed uses and site improvements will not negatively affect the existing surrounding properties and uses. The proposed changes are harmonious and compatible with the existing residential and mixed-use area.

Community Appearance Criteria:

The proposed project is suitable and compatible with the surrounding zoning districts and land uses. The townhouse complex will contribute to the surrounding character of the area and is an anticipated form of development in the Federal Highway corridor. The current site is vacant. The proposed townhouses and concurrent site improvements will provide new construction in an architecturally appropriate style with landscape screening around the perimeter

of the property, and ensuring that on-site and off-site site circulation is adequate. The proposed architecture of the building is appropriate and in harmony with the surrounding residential and mixed-use area.

Conditional Use Findings (Attachment B)

Based on the data and analysis provided by the applicant, the proposed conditional use is not anticipated to impact the surrounding area greater than uses permitted by right and are generally compatible with the surrounding uses. The townhouse complex will be served by municipal services, including water, sewer, refuse, fire and police. The proposed concurrent site improvements would provide improved screening and site circulation over the site development. A traffic study was submitted. However, it should be noted that the proposed project is located on existing platted lots of records and residential development is exempt from PBC traffic concurrency.

CONCLUSION AND CONDITIONS

The Mixed Use-Federal Highway (MU-FH) zoning district is intended to provide for limited retail, office, hotel/motel and low-density multiple-family residential development. Provision is also made for the establishment of low-density multiple-family residential uses and single-family and two-family residential uses in accordance with the provisions of the "low-density multiple-family residential district, 20 du/net acre." The "mixed use - Federal Highway" district implements in part the "mixed use" land use category of the Lake Worth Comprehensive Plan. Development in the mixed-use land use category should be guided to minimize negative impacts on nearby mixed-use areas. Uses identified as conditional uses are subject to additional review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors. Based on the data and analysis in this report and the supporting materials by the applicant, the uses requested are not anticipated to negatively impact adjacent properties. Further, the proposed townhouse complex, site improvements, landscaping, and lighting will be compatible with the neighboring uses. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning - Site

1. The rear guest parking area and driveway shall be a semi-pervious/permeable material such as grasscrete or similar product.
2. The rear deck shall be constructed to allow water to flow to the semi-pervious surface below subject to approval by the City engineer and staff at building permit, or shall be calculated as impermeable surface area. This includes requiring a ¼" of space between deck boards.
3. The front porch shall be setback five (5) feet from the front property line for each unit.
4. A PBC Traffic Performance Standards (TPS) approval letter for the 8 townhome units is required prior to the issuance of a building permit. The proposed development is east of I-95 and is located in a concurrency exception area for new residential.
5. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations. If ground signage is desired at a later date, a minor site plan amendment shall be required to amend both the site plan and landscape plans.
6. All lighting fixtures shall be fully shielded, have a warm LED light tone of 3000K or less, and be Dark Sky compliant.
7. The applicant shall submit the final School District Availability Determination (SCAD) from the PBC School District upon at building permit and shall pay all applicable fees to the PBC School District prior to the issuance of a building permit.
8. Prior to application and the issuance of a building permit, the site plan and landscape plans will be required to show the size, location, and screening requirements for the dumpster enclosure.

Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works
3. Prior to the issuance of a building permit, the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City.
4. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
5. Prior to issuance of a certificate of occupancy, the applicant shall construct a new 5-foot wide sidewalk along the south side of 18th Ave North from the west property line to the east property line connecting to the existing sidewalk on Federal Hwy in compliance with the Public Works Department's specifications and Policy and Procedure Manual.
6. Prior to the issuance of a building permit, the Applicant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact number is 561-533-7344.
7. Prior to the issuance of a Building Permit, the dumpster enclosure dimensions shall be increased to 12'Wx10D' to meet the standards and details as proposed on Plan Sheet 6 and Public Works standards.
8. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
9. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
10. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with bahia sod.
11. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
12. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.
13. Prior to the issuance of a Certificate of Occupancy, the applicant shall restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.

Utilities (Water, Sewer & Stormwater)

1. At building permit submittal and prior to the issuance of a building permit, the final engineering plans shall include the following:
 - a. Provide the geotechnical report that includes the k – Hydraulic Conductivity factor.
 - b. Move the exfiltration trench south off the 18th Ave N right of way.
 - c. Provide a sidewalk from access drive at 18th Ave N and connect to the sidewalk at Federal Hwy.
 - d. Provide a small catch drain located in the dumpster pad area that will collect this runoff. This will be piped into a mechanical oil and grease interceptor structure that will then be tied into the proposed stormwater collection system.
 - e. Provide an erosion and sedimentation control plan with the BMPs and NPDES compliance practices for the project site.
 - f. Move sewer lateral connection from the manhole to the main with the use of a wye, this will match the water utility standards. Add a cleanout at the property line just before the alleyway.

- g. Include these standard details, which can be found online, in the plan set.
 - h. Move the meter boxes to edge of the alleyway so they can be accessed from the alleyway. The irrigation meter must have an RPZ backflow device. Include these standard details.
2. Prior to building permit issuance:
- a. Provide a section detail at each property line from back to of building/curb to property line. Please ensure that these open spaces are meeting the City's policy of containing the 3 year – 1 hour storm event or applicable storm event.
 - b. At time of engineering submittal provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
 - c. Add all structure and conflict information on the plans.
 - d. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations. o Show irrigation service line/s up the meter and backflow RPZ devices.
 - e. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
 - f. Fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.
 - g. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
 - h. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
 - i. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
 - j. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
 - k. Provide existing and proposed site grades.
 - l. Indicate vertical datum on all plan drawings with grades. o All applicable City of Lake Worth details.
3. Prior to building permit issuance, capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.
4. Prior to Certificate of Occupancy, a Bill of Sale for the public watermains must be recorded.

Electric Utilities

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram.
2. Developer to show the location of the meter center on the site plan.
3. Developer will be responsible for installing their own lightning for the parking areas.
4. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
5. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for PZB Project Number 21-00500010 Conditional Use Permit and Major Site Plan 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 21-00500010 Conditional Use Permit and Major Site Plan. 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 Conditional Use Permit and Major Site Plan. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Qualitative Development Standards
- B. Conditional Use Findings
- C. Application Package (survey, site plan, architectural plans & supporting documents)

ATTACHMENT A – Qualitative Development Standards

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>	Not Applicable
<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
<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
<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

- 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 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.* **In compliance**
- 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.* **Not applicable**
- 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.* **In compliance**
- 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.* **In compliance as conditioned**
- 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.* **In compliance**
- 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.* **In compliance**
- 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.* **In compliance**

Section 23.2-31(d) - Qualitative Buildings, generally	Analysis
<p><i>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.</i></p>	In compliance
<p><i>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.</i></p>	In compliance
<p><i>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.</i></p>	In compliance

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, 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.* **In compliance**
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**
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.* **Not Applicable**
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**
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.* **Not applicable**
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**

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
<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
<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

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
<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

ATTACHMENT B - 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(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
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</i>	In compliance

demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

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.* **In compliance**
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.* **In compliance**

Sec. 23.4-13.(c)11. - Administrative uses and conditional uses/Standards/Townhouses	Analysis
1. <i>Front setback shall be ten (10) feet, with an open porch permitted in a minimum of five (5) feet of setback;</i>	In compliance
2. <i>Distance between townhouse structures shall be twenty (20) feet; however, distance between double-stacked townhouse structures shall be thirty (30) feet;</i>	In compliance
3. <i>Rear setback shall be twenty (20) feet with ten (10) feet for accessory structures;</i>	In compliance
4. <i>Townhouse structures shall not exceed one hundred twenty (120) feet in overall length or six (6) units;</i>	Not Applicable Platted Lots of Record
5. <i>The maximum number of attached townhouse units within a townhouse building fronting on Federal Highway shall be four (4) units, unless a planned development district is approved; and.</i>	Not Applicable Platted Lots of Record
6. <i>No front door access from alleys when abutting single family residential use or district.</i>	In compliance
7. <i>For all stories above the second story, both the front façade and rear façade must be setback an additional distance beyond the minimum, except three-story townhouses not higher than thirty-five (35) feet shall meet the minimum front and rear setback requirements.</i>	In compliance