

PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-00500002: A Conditional Use Permit (CUP) request for Great Daine Tuned to operate a Medium-Intensity Major – Vehicle Service and Repair Use at 2200 4th Avenue North, Units 11-15. The property is zoned Industrial Park of Commerce (I-POC) and has an Industrial (I) Future Land Use (FLU) designation.

Meeting Date: June 3, 2026

Property Owner: Lake Worth Warehouse, LLC

Applicant: Mead Altvater – Great Daine Tuned

Address: 2200 4th Avenue North, Unit 15

PCN: 38-43-44-20-01-092-0010

Size: 1.24-Acre Lot / ±18,245 square foot existing structures within 2 buildings (±4,750 square foot use area)

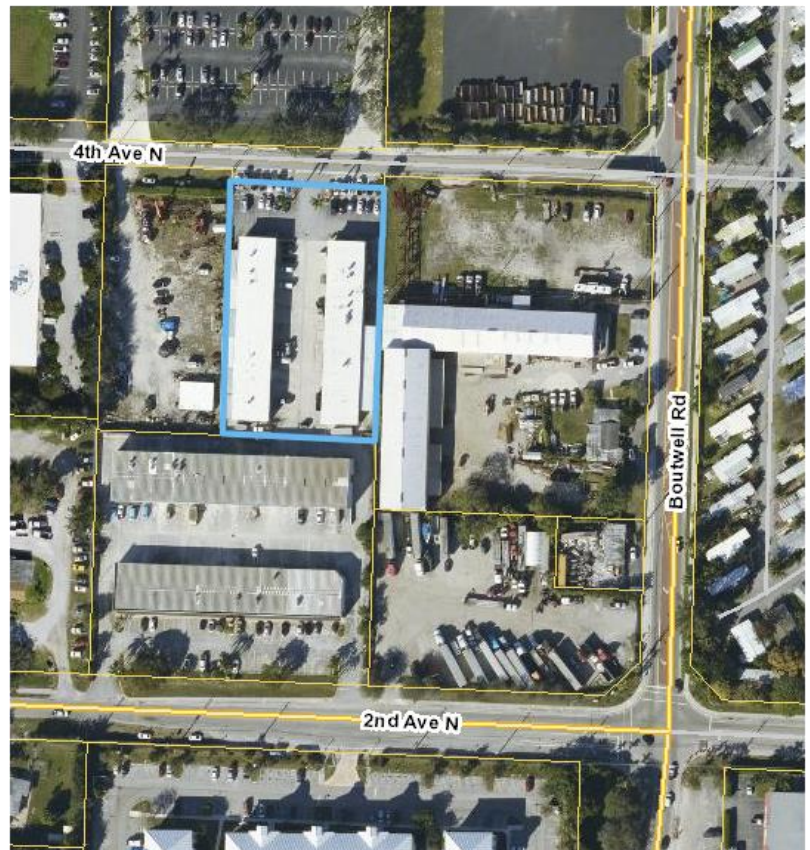
General Location: South side of 4th Avenue North

Existing Land Use: Warehouse

Current Future Land Use Designation: Industrial (I)

Zoning District: Industrial Park of Commerce (I-POC)

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. Staff recommend that the Planning and Zoning Board reviews this information to determine if the proposed Conditional Use Permit (CUP) meets the criteria of the Comprehensive Plan and LDRs. If the Planning and Zoning Board approves the request, conditions of approval have been provided on pages 7 and 8 of this report.

PROJECT DESCRIPTION

The applicant, Mead Altvater, on behalf of Great Daine Tuned, is requesting a **Conditional Use Permit (CUP)** to establish a Medium-Intensity Major – Vehicle Service and Repair Use in the Industrial Park of Commerce (I-POC) zoning district located at 2200 4th Avenue North, Unit 15. According to the applicant's submittal, the business provides specialized automotive services including electronic control unit (ECU) tuning and calibration, advanced vehicle diagnostic testing, performance-related vehicle modifications and upgrades, and pre-purchase vehicle inspection services. The work focuses on exotic and motorsport vehicles, including McLaren, Lamborghini, Porsche, and other luxury performance brands. As confirmed by the applicant, operations may also involve more extensive mechanical work, including the removal and replacement of vehicle engines and related components in conjunction with performance enhancements and vehicle servicing activities. Operations are centered on software calibration, installation of factory or aftermarket performance components, and dealer-level diagnostic services, rather than traditional automotive repair or general maintenance. The business does not conduct major fabrication, machine work, or tire services on-site, as those services are referred to specialized third-party vendors. Additionally, the business does not offer routine oil or fluid changes as a stand-alone service, although such activities may occur as permitted within the Major – Vehicle Service and Repair use classification.

The business will typically have 2-4 employees working onsite at any given time. All work will be performed within approximately 4,750 square feet of use area which includes a service bay, indoor storage, an office, and conference room areas.

The business will not be open to the public and will operate by appointment only between the hours of 9:00 a.m. and 6:00 p.m., Monday-Friday. Staff have included a condition of approval requiring the business to comply with the permitted hours of operation established for vehicular service and repair uses. Accordingly, no automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.

COMMUNITY OUTREACH

Staff have 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: The existing structure was constructed in 1980. The site was developed with two buildings on a ±1.24-acre parcel, containing a combined total of approximately 18,245 square feet. The proposed business will occupy approximately 4,750 square feet within the eastern building in units 11 through 15.

Use: The property is currently utilized for industrial purposes. Bay 1 is occupied by *Ed's Air Conditioning*, operating as an AC and plumbing contractor. Bay 5 is occupied by *Cherokee Glass Inc.*, a specialty contractor focused on glass and glazing, with operations that include indoor storage and accessory office space for administrative functions. Bays 7 and 8 are

occupied by *Duval Sheet Metal* for sheet metal processing and manufacturing activities, while Bay 9 is also occupied by *Duval Sheet Metal* for warehouse and general storage use.

Code Compliance: There is an active code enforcement lien on the property (Case No. 24-2330), initiated on October 23, 2024, for various violations, including unpermitted car lifts, missing exit signs, general building and property maintenance issues, an expired fire sprinkler permit, abandoned or inoperable vehicles, and missing business licenses and use and occupancy certifications. One of the violations pertains to the applicant, Great Daine Tuned operating without a business license. Approval of the subject conditional use permit will assist the property in achieving compliance by allowing the applicant to obtain the necessary business license.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Industrial (I). The Industrial 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 a Medium-Intensity Major – Vehicle Service and Repair Use at 2200 4th Avenue North, Unit 15, with a square footage of ±4,750.

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 IV.A and IV.D of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base and influence the supply and expansion of jobs.

The proposed Conditional Use Permit will allow for the establishment of a Major Vehicular Service and Repair use that will add to the diversification of the economy. The proposed use may also promote economic and financial stability by creating a versatile tax base and by sustaining or increasing jobs, therefore the proposal is consistent with Pillar IV.A and Pillar IV.D.

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

Consistency with the City's 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 Conditional Use Permit for a Medium-Intensity Major – Vehicle Service and Repair Use. Based on staff analysis, the proposed conditional use is not anticipated to impact the surrounding area greater than uses permitted by right. The existing site is served by municipal services, including water, sewer, refuse, fire and police. The site is located on a local roadway. The site has direct access to the 4th Avenue North local roadway. Therefore, no additional public expenditure is required to service the proposed use.

The proposed use includes specialized automotive services such as ECU tuning, advanced vehicle diagnostics, performance-related modifications, and vehicle inspection services. As confirmed by the applicant, operations may also involve more extensive mechanical work, including the removal and replacement of vehicle engines and related

components in conjunction with performance enhancements and vehicle servicing activities. Pursuant to [LDR Section 23.1-12](#), Minor Vehicle Service and Repair uses are limited to basic maintenance activities and exclude repairs requiring removal of the engine block, drive train, or other major vehicle components. In contrast, Major Vehicle Service and Repair uses include repairs and services beyond basic maintenance, including activities involving engine removal and major vehicle systems. Based on the applicant's operational description, staff finds the proposed operation is appropriately classified as a Medium-Intensity Major Vehicle Service and Repair use.

The vehicular use is also subject to LDR Section 23.3-6. A Major – Vehicle Service and Repair use requires a Conditional Use Permit and is also subject to additional supplemental regulations per LDR Section 23.4-13(c)(1)(A)(4), *Vehicular services and repair facilities – Major or minor, or repair and maintenance services – Major*. The use is consistent with the intent of the I-POC zoning district as conditioned. The analysis for the conditional use permit is provided in the section below and is consistent with the review criteria located in Attachment A. The Major Vehicular Service and Repair use is also consistent with the additional supplemental regulations located in Attachment A.

The Department of Community Sustainability is 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.

Section 23.2-29(a), Use Permits: *Conditional uses are those uses that are 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 conditions pertinent thereto in order 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 or historic resources preservation board, as applicable, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a conditional use permit after review and recommendation by the development review official and review and comment by the site plan review team. The board's decision on a conditional use permit may be appealed to the city commission by the applicant or affected party, pursuant to [section 23.2-17](#).*

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 development review official, in collaboration with the site plan review team, shall review the conditional use permit 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 structure on the property was constructed in the 1980's. The building and site currently do not conform to the current LDRs; therefore, the nonconformities section of the land development regulations, LDR Section 23.5-3 is applicable. Existing nonconformities include the site exceeding the maximum impermeable surface coverage allowance and not meeting minimum landscape requirements. The existing nonconformities are not proposed to be increased or negatively impacted by the subject Conditional Use request. However, staff has added conditions of approval to add additional landscape as feasible as possible. **The proposed conditional use is consistent with the City's LDRs as conditioned based on the following data and analysis:**

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 Public Works Department has reviewed the conditional use request and has added conditions of approval to ensure compliance with City dumpster requirements and proper solid waste management for the proposed use. These conditions require the applicant to coordinate with the Public Works Solid Waste and Recycling Division to determine the appropriate refuse storage and collection arrangements, including the number of bins, storage location, pickup location, and screening requirements. A site plan shall depict the agreed-upon location for refuse carts and/or dumpsters, including non-collection day storage areas and any required screening or enclosure improvements. In addition, dumpster enclosure designs must be reviewed and approved for compliance with Public Works specifications related to size, type, and materials prior to issuance of a building permit. These conditions ensure that solid waste facilities are appropriately designed and located to maintain site functionality and minimize visual impacts on surrounding properties.

Per LDRs Section 23.4-10.f)2.A., Exceptions (Off-street Parking). *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: Pursuant to LDR Section 23.4-10(f)2.A., Exceptions (Off-Street Parking), additional parking is not required for changes in use or occupancy or remodeling of existing buildings that do not increase floor area or the number of overall existing dwelling units, provided the property is located outside of the Single-Family Residential (SF-R) zoning district. While the proposed occupancy of the existing building qualifies for this parking exception, the proposed Major Vehicular Service and Repair use remains subject to the supplemental parking requirements applicable to vehicular service and repair facilities. Accordingly, staff evaluated the proposal for compliance with the use-specific parking standards established within the LDRs.

The subject Major Vehicular Service and Repair use must provide sufficient off-street parking to ensure that the proposed new business does not contribute to parking issues. Per LDR Section 23.4-13(c)(1)(A)(4), *Vehicular services and repair facilities – Major or minor, or repair and maintenance services – Major*, the proposed use would need a minimum of three (3) parking spaces for each service bay plus one parking space for each three hundred (300) square feet of non-service enclosed area per LDR Section 23.4-13(c)(1)(A)(4). Based on the submitted floor plan and a site visit conducted by staff, the space includes one service bay, which requires three (3) parking spaces, and approximately ±1,315 square feet of non-service enclosed area, which requires an additional five (5) parking spaces. The applicant has indicated that approximately eight (8) parking spaces will be dedicated to the proposed use, which satisfies the supplemental parking requirements.

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. Any changes to the existing monument/freestanding sign shall bring it into conformance.

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” consistent with this section including a landscape strip ten (10) feet in depth.*

Analysis: The existing condition of the landscaping does not comply with Section 23.6-1. Further, vehicle service and repair facilities are also subject to additional supplemental landscape standards including the requirement that 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, which the site does not meet. It appears the site has multiple constraints including impermeable surfaces designed to accommodate site and vehicular circulation, which inhibits the ability to provide additional landscape.

Based on staff analysis, the site has areas with gravel and rocks that can be replaced with landscaping. A condition of approval has been added for the applicant and/or property owner to submit and obtain approval for a landscape permit within three (3) months of issuance of the development order to bring the landscaping into compliance with LDR Section 23.6-1. All landscape improvements shall be completed within six (6) months of the issuance of the landscape permit. The landscape permit will be required to bring the site's landscaping into compliance insofar as feasible, including adding native shrubs, and native groundcover or native grasses in the landscape areas adjacent to the building and along the perimeter of fencing fronting 4th Avenue North and a portion of the west property line.

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 Use Permit is in general harmony with the surrounding area and consistent with development of the corridor. The requested use is an anticipated use in the I-POC zoning district. The proposed use 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 Use Permit for a Medium-Intensity Major – Vehicle Service and Repair use meets the applicable review criteria. The development is expected to generate limited, appointment-based traffic that will not adversely impact roadway level of service or exceed that of a permitted-by-right use. The site is located within an industrial area with appropriate roadway access, minimizing impacts on local streets and through-traffic.

The use will not require expansion of public infrastructure or utilities beyond existing capacity and will be served by available water, sewer, stormwater, and utility systems. Impacts to police, fire, noise, air quality, and lighting are expected to be minimal and consistent with surrounding industrial uses, and the project will comply with all applicable City standards and regulations.

Section 23.2-29.m) Additional requirements.

Staff Analysis: There is an active code case (24-2330) for the property located at 2200 4th Avenue North. Staff will propose an advisory condition to work with Code Compliance Division to address any remaining code violations.

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, several uses require additional review subject to LDR Section 23.4-13, administrative uses and conditional uses. Staff is proposing conditions to ensure that all uses with supplemental requirements, per this section, shall provide evidence of compliance with the relevant supplemental standards at the time of business license application. Specific supplemental requirements related vehicular service and repair uses are identified in Attachment A.

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. 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. Further, the proposed conditional uses will be compatible with the neighboring industrial uses. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning, and Landscaping:

1. This approval only applies to this address (2200 4th Avenue North, Units 11-15) and will not constitute approval for any new location or unit.
2. A landscape permit application shall be submitted and approved within three (3) months of the issuance of the development order to bring the landscaping into compliance with LDR Section 23.6-1 insofar feasible, including adding native shrubs, and native groundcover or native grasses in areas with gravel and rocks. All landscape improvements shall be completed within six (6) months of the issuance of the landscape permit.
3. The applicant shall continue working collaboratively with the Code Compliance Division, as applicable, to address any remaining outstanding items and facilitate compliance with applicable City requirements.
4. Prior to the issuance of a City of Lake Worth Beach Business License, the applicant shall satisfy all conditions of approval listed by the Public Works Department.
5. Vehicle service and repair facilities—Major or minor, or repair and maintenance services—Major uses shall comply with the following supplemental regulations per LDR Section 23.4-13(c)(1)(A)(4):
 - a. 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.
 - b. 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.
 - c. Hours. No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.
 - d. 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.
6. 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).
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.
8. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License for the business.
9. The City shall revoke the business license 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 either the requested uses.
10. All uses shall comply with the use occupancy requirements as required by the Florida Building Code.

11. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

Public Works Department

1. Contact Public Works Solid Waste and Recycling Division and meet with a representative to agree on garbage bin storage location and screening, garbage bin pickup location, and number of bins required. Solid Waste and Recycling can be contacted by email at Solidwasteinfo@lakeworthbeachfl.gov. The agreed upon refuse location and enclosure (if applicable) shall be depicted on the site plan.
2. Where a dumpster enclosure is required, the applicant shall obtain Site Plan approval, as applicable, prior to issuance of a building permit. The Site Plan shall identify the location for refuse cart and/or dumpster storage on non-collection days and demonstrate the required screening and enclosure design to ensure such facilities are screened from public view.
3. Prior to the issuance of a Building Permit, the dumpster enclosure design shall meet the specifications of the Public Works Dept for size, type and material.

Electric Utility Department

1. If any load changes are proposed or will be done in the future, the developer must provide the load calculation, voltage requirements and riser diagram.

BOARD POTENTIAL MOTION:

I move to **approve** PZB Project Number 25-00500002 with staff recommended conditions for a **Conditional Use Permit** request to establish a Medium-Intensity Major – Vehicle Service and Repair Use based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** PZB Project Number 25-00500002 for a **Conditional Use Permit** request to establish a Medium-Intensity Major – Vehicle Service and Repair Use. 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. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Findings for Conditional Uses
- B. Application Package (Survey & Justification Statement)

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. *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)4. - Administrative uses and conditional uses/Standards/ Vehicle service and repair facilities—Major or minor, or repair and maintenance services—Major	Analysis
1. <i>Minimum lot frontage. Seventy-five (75) feet.</i>	In compliance
2. <i>Minimum site.</i> 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.	In compliance
3. <i>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.</i>	In compliance
4. <i>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.</i>	In compliance as conditioned
5. <i>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.</i>	Not applicable
6. <i>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.</i>	In compliance as conditioned
7. <i>Hours. No automobile service work shall be performed before 7:00 a.m. or after 8:00 p.m.</i>	In compliance as conditioned
8. <i>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.</i>	In compliance as conditioned