

PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-01400016: Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program requests to construct a high-intensity Manufacturing/Processing Facilities w/ Apparatus and high-intensity Regional Distribution Center uses for an office and concrete batch plant at 2201 7th Avenue North. The property is zoned Industrial Park of Commerce (IPOC) and has an Industrial (I) future land use designation.

Meeting Date: June 3, 2026

Property Owner: Roadriver Properties IV, LLC

Applicant: Bradley Miller | Uban Design Studio

Address: 2201 7th Ave North

PCN: 38-43-44-21-02-020-0020

Size: ± 3.93 acres

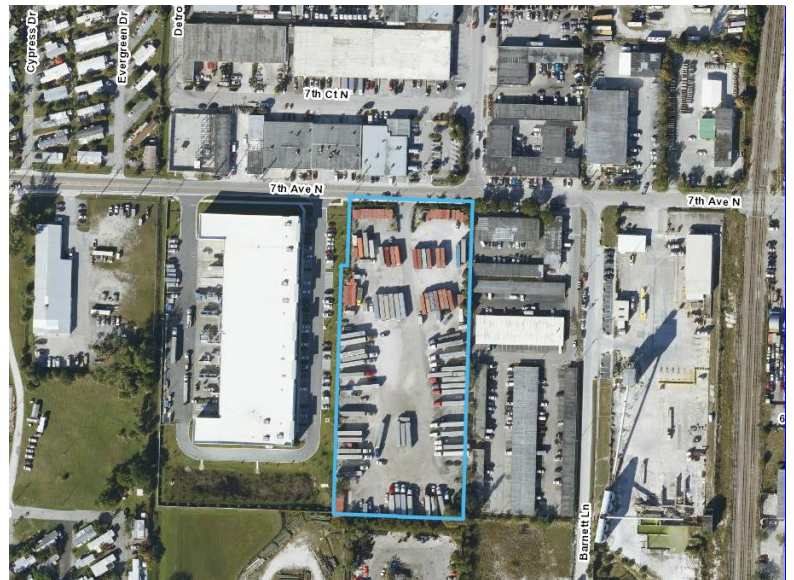
General Location: South side of 7th Avenue North and Barnett Dr

Existing Land Use: Industrial Use

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. The proposed Major Site Plan Conditional Use Permit, and Sustainable Bonus Incentive Program (SBIP) requests are consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 9-11 of this report.

PROJECT DESCRIPTION

The applicant, Bradley Miller from Urban Design Studio, on behalf of Roadriver Properties IV, LLC, is requesting approval of the development known as Ozinga – Lake Worth, located at 2201 7th Avenue North. The application requests include the following:

- **A Major Site Plan** Request for the construction of an office and concrete batch plant
- **Conditional Use Permit (CUP)** request for the establishment of a high-intensity Manufacturing/Processing Facilities w/ Apparatus use and a high-intensity Regional Distribution Center use
- **Sustainable Bonus Incentive Program (SBIP)** request for bonus height of the double batch plant

Ozinga, a regional concrete manufacturer and supplier of concrete ingredients, proposes to develop and operate a concrete manufacturing facility within the City. The facility will produce concrete through the batching and blending of cement, water, sand, and aggregate materials for distribution throughout the region. Ozinga currently operates similar concrete manufacturing plants within northern Palm Beach County, Broward County, and Miami-Dade County, where the company functions as both a concrete supplier and regional distributor.

The proposed project represents one of the first applications processed under a recently adopted regulatory framework (Ordinance 2025-30) specifically established to govern Manufacturing/Processing Facilities with Apparatus uses. Prior to adoption of these amendments, the City's Land Development Regulations (LDRs) did not contain definitions, standards, or review criteria addressing this type of industrial use, creating uncertainty regarding land use compatibility, operational expectations, and development review requirements.

Recognizing the need to establish a clear and predictable regulatory structure, the applicants and City staff worked collaboratively to develop a series of text amendments intended to provide both regulatory clarity and appropriate safeguards for future applications of this nature. The adopted amendments created definitions for "apparatus," "manufacturing or processing facilities with apparatus," and "use area," while establishing a new use classification and associated development standards.

Importantly, the ordinance established operational and performance standards within the I-POC zoning district to ensure such facilities are developed in a manner that protects surrounding properties and advances the City's broader planning objectives. These standards address areas including parking calculations based on use area, building height, screening, landscaping, traffic circulation, environmental compliance measures, and hours of operation. The amendments also clarified the applicability of the Sustainable Bonus Incentive Program (SBIP), corrected regulatory references, and provided flexibility for public purpose dedications toward incentive requirements.

The proposed text amendments received unanimous recommendations of approval from the Planning and Zoning Board on December 3, 2025, and the Historic Resources Preservation Board on December 10, 2025. The City Commission subsequently adopted Ordinance No. 2025-30 at second reading on January 20, 2026, formally establishing the regulatory framework governing these uses. Accordingly, the current application is being reviewed under the standards established through that ordinance and has been submitted in conformance with the adopted regulations intended to guide the construction and operation of the proposed facility.

The application request includes a Major Site Plan application for the construction of a concrete batch plant facility and associated site improvements on a ±3.97-acre parcel located within the I-POC zoning district. The proposed development includes approximately 30,945 square feet of use area. The majority of the site is dedicated to outdoor industrial operations, including the double batch plant apparatus where portions will reach up to 68 feet tall necessary for the control of blending materials, aggregate storage bins for sand and stone, parking areas for concrete trucks used in the loading and transport of mixed concrete, and a washout basin with an associated drying bin area for cleaning equipment and concrete vehicles. The development also includes a 1,288 square-foot office area intended to support administrative and manufacturing operations.

The application also includes a Conditional Use Permit (CUP) request for the establishment of a high-intensity Manufacturing/Processing Facility with Apparatus and a high-intensity Regional Distribution Center, both of which are necessary to facilitate operation of the concrete batch plant. The proposed double batch plant apparatus is designed to blend cement and aggregate materials through a cement batching system before transferring the finished product into mixer trucks for distribution. The proposed facility is intended to support the manufacturing, processing, and regional distribution of concrete products.

The facility is anticipated to employ a maximum of 15 employees per shift. The City's operational standards for manufacturing and processing uses permit hours of operation from 5:00 a.m. to 8:00 p.m., Monday through Saturday. The applicant is not requesting any waiver or deviation from the established hours of operation requirements.

The applicant has also requested approval for additional height through the Sustainable Bonus Incentive Program (SBIP). A portion of the proposed double batch plant structure is designed to reach a maximum height of 68 feet, which is necessary to accommodate the vertical operations and material flow required for proper batching and mixing of concrete products. All remaining structures on the site, including the office building and use areas, comply with the 30-foot maximum height permitted within the I-POC zoning district.

COMMUNITY OUTREACH

Staff has not received any letters of support or opposition for this application. Per LDR Section 23.2-20, Public Neighborhood Meeting, a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City's major thoroughfares as well as those **utilizing the City's Sustainable Bonus Incentive Program**, Transfer of Development Rights Program and/or Economic Investment Incentives.

On May 26, 2026, the applicant held an in-person Neighborhood Meeting at 1005 Lake Avenue, Lake Worth Beach, Florida at 10:00 AM. The applicant has provided a signed and notarized Affidavit of Public Neighborhood meeting attesting that notices were mailed to all property owners within 400 feet of the project and a notice sign posted to the site to advise the Neighborhood Meeting for the Ozinga Project on/before May 11, 2026. The Neighborhood Meeting was also posted on the City website: [Public Neighborhood Meeting Notice - 2201 7th Ave N - Ozinga Lake Worth | City of Lake Worth Beach](#).

As required, meeting minutes from the Neighborhood Meeting were provided to staff and are included in the packet. There were zero attendees at the meeting. The applicant also has a project website: www.ozinga.com

BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

Construction: The site is currently vacant and does not consist of any buildings.

Use: The property owner, Roadriver Properties IV, LLC, currently holds a business license for commercial rental use. However, there are no active business licenses for any tenants at this time. The previous tenant’s business license was for 171,190 square feet of open storage for shipping containers and was active from 2017 through 2024.

Code Compliance: The subject site does not have any open code compliance cases.

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 project is seeking to develop an industrial facility to accommodate high-intensity Manufacturing/Processing Facilities w/ Apparatus and high-intensity Regional Distribution Center uses for an office and concrete batch plant at 2201 7th Avenue North.

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. The proposed industrial building and site improvements will allow for the accommodation of the high intensity Manufacturing/Processing Facility w/Apparatus and Region Distribution Center uses within the zoning district, which will contribute towards the City’s tax base and sustain or increase jobs as recommended under Pillar IV.A and Pillar IV.D.

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

Analysis: The proposed high intensity Manufacturing/Processing Facility w/Apparatus and Region Distribution Center uses are consistent with the intent of the I-POC zoning district as conditioned. The project development meets all land development requirements with no waivers, exceptions and/or variances. The analysis for both the conditional use permit and the major site plan is provided in this section below and as consistent with the review criteria located in Attachments A, B, and C.

The table and topic area analysis below evaluate the proposed site features and the project’s compliance with the Code, including factoring in the Sustainable Bonus incentives and the Comprehensive Plan maximums:

Development Standard	Base Zoning District Industrial Park of Commerce (I-POC)	I-POC w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)	13,000 sf	13,00 sf	±172,475 sf

				(Net Area – 7 th Avenue ROW dedication: 169,945 sf)
Lot Width (min)		100'	100'	±252.87'
Setbacks	Front (min build-to line)	20 ft. minimum not to exceed 32 ft.	Additional front setback of 8' to 12'	32' – Office 309.4' – Apparatus
	Rear (min)	10'	Additional rear setback of 8' to 12'	±561.6' – Office 225.3' – Apparatus
	Side (West)	0'	0'	19.5' – Office 67.8' – Apparatus
	Side (East)	0'	0'	±200' – Office 111.3' – Apparatus
Impermeable Surface Coverage (maximum)		65%	65%	±64.9% (110,248.6 sf)
Structure Coverage (max)		55%	55%	0.76%
Height (max)	Primary	30' (max. 2 stories)	Additional 15 ft. of height under Sustainable Bonus Incentive Program (not to exceed 4 stories) <u>45'-0" total height</u>	15' – Office
	Apparatus	24 ft. (not to exceed 2 stories)	Additional 60 ft. of height under Sustainable Bonus Incentive Program (not to exceed 84 feet)	68' – Apparatus Structure
Floor Area Ratio (FAR) (max)		1.10	2.20 (Additional 1.10 of FAR shall be granted for Sustainable Bonus Incentive Program).	0.015
Parking		(See full parking analysis on page 6)		

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 reviewed and approved the proposed dumpster enclosure size and location as part of the site plan review process. Refuse collection will be accommodated through a City approved dumpster located within a designated 12-foot by 12-foot enclosure situated on the northwestern interior portion of the property. The enclosure will be screened with perimeter landscaping consisting of Red Tip Cocoplum hedges, consistent with City 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: The applicant has submitted a Photometric Plan identifying a total of 20 fixed light fixtures throughout the site. Most of the proposed lighting is within the site entrance, parking areas, and the washout basin area. There is no indication that any fixed lighting is proposed to be added on the apparatus structure. Overall, the Photometric Plan demonstrates compliance with exterior lighting requirements. The Photometric Plan indicates compliance with the required lighting color temperature of 3000 Kelvin and indicates lighting levels along the property perimeter do not exceed 12.57 lumens. Staff has included a general condition of approval requiring all outdoor lighting to comply with the lighting regulations outlined in LDR Section 23.4-3. In addition, all lighting fixtures shall comply with dark sky fixture recommendations, including a maximum LED color temperature of 3000K, and shall be consistent with the architectural style of the project, as determined by the Development Review Official. Further, as an additional safeguard, staff has included a condition of approval requiring that all light fixtures and poles shall not exceed 30 feet in height, consistent with the standard height regulations applicable within the I-POC zoning district. Detailed lighting specifications shall be provided at the time of building permit review for verification.

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: Ordinance No. 2025-30 amended the City’s Land Development Regulations to revise the definition of “use area” to include portions of a property utilized for both principal and accessory land uses for the purpose of calculating off-street parking requirements. The ordinance also updated the off-street parking standards for industrial uses to base required parking on the total industrial use area. Pursuant to these standards, industrial developments are required to provide one (1) parking space per 1,000 square feet of use area. The proposed development includes a washout basin area, aggregate storage area, double batch plant, and batch office area, resulting in a total use area of 30,945 square feet. Accordingly, a total of 31 parking spaces is required. The site plan provides a total of 34 parking spaces, consisting of 32 standard parking spaces measuring 9 feet by 18 feet and 2 ADA parking spaces measuring 12 feet by 18 feet with a necessary 5-foot-wide access aisle.

Pursuant to these standards, industrial developments are required to provide one (1) parking space per 1,000 square feet of use area. The proposed concrete batch plant includes a washout basin area, aggregate storage area, double batch plant, and batch office area, resulting in a total use area of approximately 30,945 square feet. Based on this calculation, a minimum of 31 parking spaces is required. The proposed site plan exceeds the minimum requirement by providing a total of 34 parking spaces, including 32 standard parking spaces measuring 9 feet by 18 feet and 2 ADA-accessible parking spaces measuring 12 feet by 18 feet with the required 5-foot-wide access aisle.

Section 23.5-1- Signage: Signage is required to comply with the size and design requirements in the Land Development Regulations. The 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 proposed development provides perimeter landscaping and required tree plantings throughout the site. Proposed tree species include a mix of Green Buttonwood, Silver Buttonwood, Red Maple, Southern Live Oak, Spanish Stopper, and Sabal Palmetto, with a total of 141 new trees proposed for installation. The side and rear property lines will include a five-foot-wide perimeter landscape buffer consisting primarily of native Red Tip Cocoplum hedging and associated tree plantings to provide screening and buffering.

The northern frontage adjacent to the public street will satisfy the minimum street tree requirements. In addition, the northern portion of the property will include enhanced landscaping improvements consisting of an approximately 32-foot-deep landscape buffer with a variety of trees and hedging materials that will be placed in front of a 6-foot-tall concrete wall. The proposed office, located in the northwest portion of the property, will also incorporate additional surrounding landscape materials, trees, and hedging, including Trinette Variegated Schefflera, Dwarf Fakahatchee Grass, and Red Tip Cocoplum hedging.

According to the Tree Disposition Chart submitted by the applicant, there are currently 28 existing trees on the site. Of these, 13 trees will remain, while 15 palms are proposed for removal and will be mitigated through replacement palm plantings elsewhere on the site.

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. Compliance determination with the applicable standards in Section 23.2-31 is 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.**

Site Design Qualitative Standards Analysis:

The proposed development is designed to comply with the Site Design Qualitative Standards by providing a functional and compatible site layout within the City’s Industrial Park of Commerce zoning district. The ±3.97-acre property is directly surrounded by other industrial uses, including but not limited to contractor storage and warehouse uses, the southern end also includes municipal operations, as such, the proposed use is consistent with the character and intent of the I-POC zoning district. However, as discussed in the staff report, Ordinance No. 2025-30 established additional standards for manufacturing or processing facilities with apparatus. These standards require a minimum separation distance of 350 feet, measured from property line to property line, from any residential land use, school, house of worship, and/or child care facility. Although these uses are not typically permitted within the I-POC zoning district, Planning and Zoning staff identified existing residential uses within the district and in the vicinity of the proposed concrete batch plant. The applicant has provided a radius map confirming that the site meets the required 350-foot separation from all uses identified in the ordinance, including residential uses.

Further, existing site conditions do not include significant natural features requiring preservation, as the property was previously used for industrial container storage. The proposed development incorporates perimeter landscaping and buffering along all property lines, including enhanced landscaping and a 6-foot-tall concrete wall along the 7th Avenue North frontage to minimize visual impacts and improve compatibility with surrounding properties.

The site plan has been designed to support safe vehicular and pedestrian circulation, including emergency access throughout the property and a Knox box at the entrance gate for first responders. Sidewalk connections are provided from the office building to the public sidewalk system along 7th Avenue North, improving pedestrian accessibility within the site. The existing driveway connection on 7th Avenue North will be improved to current City standards and coordinated with a proposed 10-foot right-of-way dedication to support future roadway improvements. The site also accommodates internal circulation for larger trucks associated with the concrete batch operation, including access to the batch plant, aggregate storage, washout basin, and on-site parking areas.

Additional site features include appropriately located off-street parking, refuse collection areas screened in accordance with City regulations, and a dry detention area along the southern portion of the property that provides additional

separation from surrounding uses. The proposed industrial use and site improvements are not anticipated to negatively impact surrounding properties.

The existing uses directly in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North (across 7 th Avenue North roadway)	Industrial (I)	Industrial Park of Commerce (I-POC)	Industrial
South	Public (P)	Public (P)	City of Lake Worth Beach Department of Community Sustainability, Electric Utilities Department, and Public Works Department
East	Industrial (I)	Industrial Park of Commerce (I-POC)	Industrial
West	Industrial (I)	Industrial Park of Commerce (I-POC)	Industrial

Community Appearance Criteria:

The proposed development is consistent with the Community Appearance Criteria by providing organized and functional industrial site design that is compatible with the surrounding Industrial Park of Commerce zoning district area. The site plan incorporates enhanced landscaping, perimeter buffering, street trees, and perimeter treatments that contribute to the overall appearance and visual quality of the property. The project includes landscape improvements consisting of native tree species, perimeter hedging, and enhanced frontage landscaping along 7th Avenue North, which together promote a consistent and cohesive development pattern within the industrial area.

The proposed structures and site improvements are designed to be compatible with the surrounding industrial and municipal uses and are not anticipated to negatively impact the appearance of adjacent properties. The development incorporates vehicular circulation, screened refuse areas, pedestrian connectivity, and landscape buffers to minimize visual impacts and enhance the overall functionality of the site. The project is also consistent with applicable zoning requirements of the I-POC zoning district and supports the intent of the Comprehensive Plan by encouraging compatible industrial development within an established industrial corridor.

Section 23.2-29 - Use Permits (Attachment B)

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.

The proposed concrete batch plant is required to comply with all applicable local, state, and federal regulations related to health, safety, and environmental protection, including permitting requirements administered by the Florida Department of Environmental Protection (FDEP). Based on the applicant's submittal it appears that the proposed operation incorporates several site design features and operational practices intended to minimize potential environmental impacts associated with dust, stormwater runoff, noise, and process water generated during concrete manufacturing activities. The applicants Justification Statement also states the applicant is committed to best practices and site improvement to provide environmental protection by utilizing concrete paving throughout the operational area to reduce fugitive dust emissions, implementing pavement flushing through a recycled closed-loop water system to

control sediment, and installing state-required dust control equipment. Additionally, the southern end of the property will consist of a settlement basin and a dry detention area. The facility will incorporate the use of the settlement basin area for water containment and recycling that will be designed to retain and reuse wash water generated from truck cleaning and batching operations, with onsite containment sized to accommodate applicable storm events in accordance with State standards. To ensure ongoing compliance with applicable environmental regulations, Planning and Zoning staff has added a condition of approval requiring site to meet all local, state, and federal requirements for health, safety, and environmental concerns, including, as applicable, those imposed by the Florida Department of Environmental Protection.

The Utilities Water and Sewer Department reviewed the proposal during the site plan review process and added conditions of approval requiring the applicant to obtain all necessary FDEP permits, including National Pollutant Discharge Elimination System (NPDES), Environmental Resource Permit (ERP), and Construction Generic Permit (CGP) approvals. Additionally, the applicant shall provide an erosion and sediment control plan, including applicable details and specifications, during building permit review. These conditions are intended to ensure the facility operates in compliance with all applicable environmental protection standards and incorporates appropriate pollutant containment, erosion control, and stormwater management measures.

Further, the proposed concrete batch plant is consistent with the City's Comprehensive Plan and complies with the applicable provisions of the Land Development Regulations for the Industrial Park of Commerce (I-POC) zoning district. The use is appropriate within an industrial area intended to accommodate manufacturing, processing, and regional distribution activities. The applicant has submitted the required Major Site Plan and Conditional Use Permit applications in conformance with the regulations established through City Ordinances, including standards related to setbacks, parking, landscaping, screening, operational requirements, and use area calculations. The requested additional height for the batch plant apparatus is permitted through the Sustainable Bonus Incentive Program (SBIP), while all remaining site improvements comply with the district's height limitations.

The proposed development is not anticipated to create impacts greater than those typically associated with industrial uses permitted within the zoning district. All operational activities, including batching, loading, circulation, and storage, will occur on site, and the facility has been designed to accommodate vehicle traffic and internal circulation in compliance with City requirements. Noise mitigation measures, including low-impact plant vibrators, white noise backup alarms, and truck noise abatement devices, are also proposed to reduce operational impacts on surrounding properties. The project includes required landscaping and buffering measures and is subject to adopted operational standards intended to minimize impacts on surrounding properties, including limitations on hours of operation and compliance with applicable environmental and performance regulations. Accordingly, the proposed use is compatible with the surrounding industrial area and meets the applicable approval criteria for the requested applications.

Section 23.2-33(c) - Sustainable Bonus Incentive Program (SBIP)

The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City's Comprehensive Plan which states *the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program*. The Program offers the opportunity for increased height for the incorporation of sustainable design features, community-based improvements, and overall design excellence as part of a development proposal.

Per Policy 1.2.3.4 of the City's Comprehensive Plan, *"incorporation of Sustainable features is required for developments over two stories, which allows for increases in density, height and intensity over base line maximums. Annually, the City Commission shall establish base line sustainable bonus values required to participate in the program."* The applicant is asking for a bonus height which is less than the maximum allowances that can be permitted for height through a sustainable bonus incentive in an I-POC zoning district.

The total square footage of the bonus area above the permitted two-story height is approximately 1,587 square feet. The proposed double batch plant includes two apparatus systems with four structural components extending above two stories. While the base zoning district permits structures up to two stories in height without a bonus incentive, the proposed batch plant will extend to five stories. Therefore, the additional height associated with the 3rd, 4th, and 5th stories is subject to the Sustainable Bonus Incentive Program (SBIP) calculation.

The bonus area calculation is based on four structural components measuring approximately 11.5 feet by 11.5 feet each, resulting in a combined footprint of 529 square feet. Multiplied by the three bonus stories, the total bonus area equals 1,587 square feet. The required incentive contribution is calculated at \$3.00 per square foot, resulting in a total incentive value of \$4,761.00. In accordance with the Code, fifty percent (50%) of the incentive value, or \$2,380.50, is required to be paid to the City of Lake Worth Beach.

The remaining fifty percent (50%) of the incentive value may be satisfied through qualifying on-site sustainable improvements or an additional payment to the City. The applicant has indicated they intend to pay the full Sustainable Bonus Incentive fee. Conditions of approval are proposed to ensure compliance with the Sustainable Bonus Incentive Program requirements, including payment of applicable fees and/or incorporation of qualifying sustainable design features.

CONCLUSION AND CONDITIONS

Based on the data and analysis in this report and the supporting materials by the applicant, staff has reviewed the requested Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program applications for the proposed Ozinga – Lake Worth concrete batch plant facility and finds that the requests are consistent with the Comprehensive Plan, Strategic Plan, and Land Development Regulations. The proposed development is compatible with the surrounding industrial area and includes appropriate site design elements related to access, circulation, parking, landscaping, buffering, screening, and operational standards. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

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1. Fifty percent of the sustainable bonus fee shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first.
2. The applicant shall provide qualifying sustainable bonus features equal to fifty percent of the sustainable bonus fee or shall be required to pay the remaining incentive value in its entirety prior to the issuance of a certificate of occupancy.
3. The proposed project shall comply with Palm Beach County's Unified Land Development Best Management Practices for Wellfield Protection.
4. As a pervious pavement material will be used, at the time of building permit for site work/new construction, a percolation test done by either a Professional Engineer or Geotechnical firm will be required. The percolation test must include an evaluation of the site soils and calculate the hydraulic conductivity. The hydraulic conductivity values should be calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV". The percolation test should be submitted under the same cover of the Semi-Pervious Surface specification submittal.
5. All lighting shall comply with lighting code regulations in LDR Section 23.4-3. Further, lighting fixtures shall comply with dark skies fixture recommendations, including a 3000K light tone or less for LED lighting, and shall be consistent with the architectural style of the project as determined by the Development Review Official. All exterior light fixtures and associated poles installed on the subject property shall not exceed thirty (30) feet in height. At the time of building permit, light specification details shall be provided to confirm.
6. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

7. A separate stand-alone permit is required for any new fencing/wall treatment.
8. Per City Code Section 14-32 and LDR Section 23.2-23, the occupants must obtain and maintain the required Business Licenses for the business.
9. The site shall meet all local, state, and federal requirements for health, safety, and environmental concerns, including, as applicable, those imposed by the Florida Department of Environmental Protection.
10. The site shall meet all Conditional Use supplemental standards for **manufacturing/processing/fabrication facilities** Section 23.4-13(7)(B) *Design and performance standards*:
 - i. *Height*: Maximum height of any industrial/manufacturing structure excluding office not to exceed thirty (30) feet including silos or building façades, unless otherwise allowed within this section.
 - ii. *Outdoor storage*: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See [section 23.4-19](#) for additional outdoor storage regulations.
 - iii. All production and processing shall be restricted to an enclosed building, unless otherwise allowed within this section.
 - iv. Buffering requirements shall apply as required by existing ordinances but may be increased based on a site-specific review basis.
 - v. Noise levels shall not be in excess of sixty-five (65) decibels measured from the property line adjacent to residential uses.
 - vi. Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.
 - vii. Hours of operation: Operations may begin at 5:00 a.m. and shall end by 8:00 p.m., Monday through Saturday; however, a waiver to amend the hours of operation may be requested at time of Conditional Use or Site Plan application subject to Section 23.2-27.c) and upon findings by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable, that particular circumstances justify such a change in the hours of operation.
 - viii. Hours of operation shall avoid adverse impact to existing traffic patterns for drop-off and pick-up times for schools, day cares, and other substantially similar uses.
 - ix. Parking shall be provided in accordance with section 23.4-10; however, a waiver to reduce the required parking may be requested at time of Conditional Use or Site Plan application subject to Section 23.2-27.c) and upon findings by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable, that particular circumstances justify such a reduction to the required parking.
11. The site shall meet all additional Conditional Use supplemental standards specifically for **Manufacturing or processing facilities with apparatus** Section 23.4-13(7)(B)(D). In addition to the requirements in subsection above, the following regulations shall apply to manufacturing or processing facilities with apparatus:
 - i. *Number*: A site meeting the minimum lot area of thirteen thousand (13,000) square feet may have up to four (4) apparatus. Each additional apparatus shall require an additional five thousand (5,000) square feet of site area, with a maximum total of eight (8) apparatus within the site area.
 - ii. *Height*: Maximum height of any apparatus shall not to exceed twenty-four (24) feet. Up to an additional sixty (60) feet of height is available under the Sustainable Bonus Incentive Program (not to exceed eighty-four (84) feet).
 - iii. *Outdoor storage regulated*: Outdoor storage areas shall be screened from surrounding public rights-of-way and adjacent properties by opaque fencing, wall, berm, or combination thereof with landscape installed at a minimum height of three (3) feet to grow and be maintained at a height of six (6) feet above grade.
 - iv. *Production and processing*: Production and processing may be allowed outside of an enclosed building only if and to the extent requested as part of a Conditional Use or Site Plan application and approved by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable.
 - v. *Nuisances*: Adequate provisions and systems shall be installed to address odors, dust, vermin, noise, and contaminated runoff.

- vi. *Location:* Manufacturing or processing facilities with apparatus shall be located a minimum of three hundred and fifty (350) feet from any residential land use, school (public or private, including pre-k through 12th grade), house of worship, and/or child care facility. The measurement shall be taken from property line to property line.
- vii. *Landscape requirements:* The site must be provided with a minimum five-foot (5) wide perimeter planting area with large shade trees planted every twenty-five (25) linear feet on center. A hedge must also be maintained at a minimum of six (6) feet in height within the required planting area.
- viii. (8) *Accessibility requirements:* In conjunction with a conditional use application, travel routes diagram, truck turning radii, and applicable transportation agency approval letter shall be provided prior to the site plan process.
- ix. A traffic management plan is required for all properties with more than two (2) apparatus.
- x. The maximum lot area coverage for all apparatus shall not exceed fifteen percent (15%) of the total parcel size.
- xi. The minimum setbacks for all apparatus from the front property line must be at least thirty-two (32) feet and at least twenty-five (25) feet from any other property line.

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 the jurisdiction of the Department of Public Works.
3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
4. Prior to the issuance of a certificate of occupancy, 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. A pre-construction video of the entire perimeter shall be performed and submitted to the City.
5. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
6. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of a "Right of Way/Utility Permit" application.
7. Prior to the issuance of a Certificate of Occupancy, 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 – Electric

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram. If a pad mount transformer is requested, we will need to know the location of the pad-mount transformers for the building. The transformer locations must be accessible to our vehicles and must have 10-ft minimum clearance in front of them and 5-ft clearance to the side or rear, including landscaping. They also must not be under or inside any structure.
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.

6. If any meter is over 320 amps for single phase, or over 200 amps for 3-phase, a CT cabinet and CT meter will need to be installed. All meters and CT cabinets will require a minimum of 36" (36in) clearance in front for installation of the meter.
7. Developer must show the electric print.

Utilities – Water & Sewer

1. Since the site is larger than one acre, NPDES ERP and CGP permitting is needed.
2. During the building permit application, please provide an erosion control plan with applicable details/specifications.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** PZB Project # 25-01400016, a Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program requests to construct a high-intensity Manufacturing/Processing Facilities w/ Apparatus and high-intensity Regional Distribution Center uses for an office and concrete batch plant at 2201 7th Avenue North 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 # 25-01400016, a Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program requests to construct a high-intensity Manufacturing/Processing Facilities w/ Apparatus and high-intensity Regional Distribution Center uses for an office and concrete batch plant at 2201 7th Avenue North. The project does not meet the criteria for the following reasons [Board member please state reasons.].

Consequent Action: *The Planning & Zoning Board's decision will be the final decision for the major site plan and sustainable bonus incentive program request. The Applicant may appeal the Board's decision directly to the City Commission.*

ATTACHMENTS

- A. Qualitative Development Standards
- B. Findings for Granting Conditional Uses
- C. Conditional Use Standards
- D. Supporting Documentation (Site Plan, Landscape Plan, Justification, etc.)
- E. Ordinance 2025-30
- F. Public Neighborhood Meeting Minutes

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>	In compliance
<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.* **In compliance**
- 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**
- 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>	Not Applicable

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.* **Not Applicable**
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.* **Not Applicable**
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.* **Not Applicable**
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 as conditioned**
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.* **Not Applicable**
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 as conditioned**

<u>Section 23.2-31(h) – Criteria for parking lots and vehicular use areas</u>	<u>Analysis</u>
<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 as conditioned

<u>Section 23.2-31(l) – Community Appearance Criteria</u>	<u>Analysis</u>
<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

3. *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.* **In compliance**

4. *The proposed structure or project is in compliance with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.* **In compliance**

ATTACHMENT B - Findings for Granting Conditional Uses

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

Analysis

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.* **In compliance, as conditioned**

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.* **In compliance**

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 site for some use permitted by right or some other conditional use permitted on the site.* **In compliance**

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.* **In compliance**

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

Analysis

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.* **In compliance**

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* **In compliance**

3. *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.* **In compliance**

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.* **In compliance**

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* **In compliance**

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.

- 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 as Conditioned**

ATTACHMENT C – Conditional Use Standards

Section 23.4-13(c)(7)(B) Manufacturing/Processing/Fabrication Facilities – Design and Performance Standards	Analysis
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| <i>1. Height: Maximum height of any industrial/manufacturing structure excluding office not to exceed thirty (30) feet including silos or building façades, unless otherwise allowed within this section.</i> | In compliance as conditioned |
| <i>2. Outdoor storage: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See section 23.4-19 for additional outdoor storage regulations.</i> | In compliance, as conditioned |
| <i>3. All production and processing shall be restricted to an enclosed building, unless otherwise allowed within this section.</i> | In compliance, as conditioned |
| <i>4. Buffering requirements shall apply as required by existing ordinances but may be increased based on a site-specific review basis.</i> | In compliance, as conditioned |
| <i>5. Noise levels shall not be in excess of sixty-five (65) decibels measured from the property line adjacent to residential uses.</i> | In compliance, as conditioned |
| <i>6. Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.</i> | In compliance, as conditioned |
| <i>7. Hours of operation: Operations may begin at 5:00 a.m. and shall end by 8:00 p.m., Monday through Saturday; however, a waiver to amend the hours of operation may be requested at time of Conditional Use or Site Plan application subject to Section 23.2-27.c) and upon findings by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable, that particular circumstances justify such a change in the hours of operation.</i> | In compliance, as conditioned |
| <i>8. Hours of operation shall avoid adverse impact to existing traffic patterns for drop-off and pick-up times for schools, day cares, and other substantially similar uses.</i> | In compliance, as conditioned |
| <i>9. Parking shall be provided in accordance with section 23.4-10; however, a waiver to reduce the required parking may be requested at time of Conditional Use or Site Plan application subject to Section 23.2-27.c) and upon findings by the Planning and Zoning Board or Historic Resources</i> | In compliance, as conditioned |

Preservation Board, as applicable, that particular circumstances justify such a reduction to the required parking.

Section 23.4-13(c)(7)(D) Manufacturing or processing facilities with apparatus. In addition to the requirements in subsection 7.B. above, the following regulations shall apply to manufacturing or processing facilities with apparatus:	Analysis
1. <i>Number: A site meeting the minimum lot area of thirteen thousand (13,000) square feet may have up to four (4) apparatus. Each additional apparatus shall require an additional five thousand (5,000) square feet of site area, with a maximum total of eight (8) apparatus within the site area.</i>	In compliance, as conditioned
2. <i>Height: Maximum height of any apparatus shall not to exceed twenty-four (24) feet. Up to an additional sixty (60) feet of height is available under the Sustainable Bonus Incentive Program (not to exceed eighty-four (84) feet).</i>	In compliance, as conditioned
3. <i>Outdoor storage regulated: Outdoor storage areas shall be screened from surrounding public rights-of-way and adjacent properties by opaque fencing, wall, berm, or combination thereof with landscape installed at a minimum height of three (3) feet to grow and be maintained at a height of six (6) feet above grade.</i>	In compliance, as conditioned
4. <i>Production and processing: Production and processing may be allowed outside of an enclosed building only if and to the extent requested as part of a Conditional Use or Site Plan application and approved by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable.</i>	In compliance, as conditioned
5. <i>Nuisances: Adequate provisions and systems shall be installed to address odors, dust, vermin, noise, and contaminated runoff.</i>	In compliance, as conditioned
6. <i>Location: Manufacturing or processing facilities with apparatus shall be located a minimum of three hundred and fifty (350) feet from any residential land use, school (public or private, including pre-k through 12th grade), house of worship, and/or child care facility. The measurement shall be taken from property line to property line.</i>	In compliance, as conditioned
7. <i>Landscape requirements: The site must be provided with a minimum five-foot (5) wide perimeter planting area with large shade trees planted every twenty-five (25) linear feet on center. A hedge must also be maintained at a minimum of six (6) feet in height within the required planting area.</i>	In compliance, as conditioned
8. <i>Accessibility requirements: In conjunction with a conditional use application, travel routes diagram, truck turning radii, and applicable transportation agency approval letter shall be provided prior to the site plan process.</i>	In compliance, as conditioned
9. <i>A traffic management plan is required for all properties with more than two (2) apparatus.</i>	In compliance, as conditioned
10. <i>The maximum lot area coverage for all apparatus shall not exceed fifteen percent (15%) of the total parcel size.</i>	In compliance, as conditioned
11. <i>The minimum setbacks for all apparatus from the front property line must be at least thirty-two (32) feet and at least twenty-five (25) feet from any other property line.</i>	In compliance, as conditioned

