



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

**ORDER OF THE PLANNING AND ZONING BOARD
OF THE CITY OF LAKE WORTH BEACH, FLORIDA**

PROJECT NAME: AutoZone – 507 S Dixie Hwy

APPLICANT/OWNER: Maxwell Kaplan, Thomas Engineering Group, LLC / 501 507 S Dixie Hwy
LLC/508 SOUTH H STREET LLC

APPLICANT'S ADDRESS: 6300 NW 31st Avenue
Fort Lauderdale, FL 33066

DATE OF HEARING: February 5, 2025

APPROVAL SOUGHT: **PZB Project Number 24-01400024:** A Major Site Plan and Waiver request for the construction of an automotive parts retail store, known as AutoZone, designated as a single destination retail use located at 501 South Dixie Highway, 507 South Dixie Highway, 913 5th Avenue South, South H Street, South H Street, 508 South H Street, and 510 South H Street.

PROPERTY LOCATION: 501 South Dixie Highway, 507 South Dixie Highway, 913 5th Avenue South, South H Street, South H Street, 508 South H Street, 510 South H Street

PCNs: 38-43-44-21-15-175-0170, 38-43-44-21-15-175-0180, 38-43-44-21-15-175-0160, 38-43-44-21-15-175-0150, 38-43-44-21-15-175-0140, 38-43-44-21-15-175-0130, 38-43-44-21-15-175-0120

 X THIS MATTER came to be heard before the Planning and Zoning Board of the City of Lake Worth Beach, Florida, on the date of hearing stated above. The Board, having considered the application by the applicant, the materials submitted by the applicant, and the staff reports, and having heard testimony from the applicant and members of the Lake Worth Beach administrative staff, finds as follows:

1. Application for a Major Site Plan and Waiver was made by the applicant in a manner consistent with the requirements of the Lake Worth Beach Land Development Regulations.

2. The applicant

 X HAS

 HAS NOT

established by substantial competent evidence a basis for the approval requested.


3. The applicant's application for a Major Site Plan and Waiver is hereby

 X GRANTED, subject to the conditions of approval referenced herein.

 DENIED

4. This Order shall take effect on the date signed by the chairperson.
5. All further development on the property shall be made in accordance with the terms and conditions of this Order.

CHAIRPERSON-On behalf of the BOARD



Juan Contin, Chairperson

BOARD SECRETARY



Sherie Coale, City of Lake Worth Beach

Date: 4.30.2025

CONDITIONS OF APPROVAL
PZB CASE No. 24-01400024

Conditions by staff:

Planning & Zoning

1. At time of building permit:
 - a. A concurrent minor site plan modification will be required to address the loading space location and minor inconsistencies with the site data table.
 - b. Prior to the issuance of any building permits, the applicant shall provide evidence of a recorded ingress/egress access easement providing the parcels to the south with continued access to the alley right-of-way abutting those properties from 5th Avenue South to the southern end of the alley right-of-way.
 - c. Unity of Title application shall be applied for, approved, and shall be recorded prior to building permit issuance.
 - d. Prior to building permit application, an address application shall be required.
 - e. Prior to the issuance of any building permits, the applicant shall provide evidence of a recorded right-of-way abandonment of the 10-foot public alley.
 - f. A maintenance plan shall be submitted to ensure that the semi-pervious paving will maintain its permeability over time.
2. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations. If ground signage is desired at a later date, a minor site plan amendment shall be required to amend both the site plan and landscape plans.
3. All lighting fixtures shall be fully shielded, have a warm LED light tone of 3000K or less, and be Dark Sky compliant.

Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
3. Prior to the issuance of a building permit, 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 issuance of a certificate of occupancy, construct a new 5-foot wide sidewalk along the south side of 5th Avenue South from Dixie Highway to South H St in compliance with the Public Works Department's specifications and Policy and Procedure Manual.
5. Prior to issuance of a certificate of occupancy, construct a new 5-foot wide sidewalk along the east side of South H Street from the south property line to the intersection of 5th Ave South and South H St in compliance with the Public Works Department's specifications and Policy and Procedure Manual.
6. Prior to issuance of a certificate of occupancy, install a new ADA compliant corner at the southeast corner of 5th Ave South and South H Street.
7. Prior to issuance of a certificate of occupancy, mill and overlay along the eastern half of South H Street from the south property line to the intersection of 5th Ave South and South H St in compliance with the Public Works Department's specifications.
8. Prior to the issuance of a building permit, provide a signage and striping plan that illustrates the striping pattern necessary for vehicles entering and exiting the property.

9. Prior to issuance of a certificate of occupancy, construct off-site signage and striping improvements per the approved plan.
10. 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.
11. 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.
12. Prior to the issuance of a building permit, submit an Erosion Control plan (SWPPP) and indicate the BMP's and NPDES compliance practices.
13. Prior to the issuance of a Certificate of Occupancy, fine grade and sod all disturbed areas with Bahia sod.
14. 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.
15. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of a "Right of Way/Utility Permit" application.
16. 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 (Water, Sewer & Stormwater)

1. Prior to building permit issuance, capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.

Electric Utilities

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram. If a pad mount transformer will be 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 8-ft minimum clearance in front of them and 3-ft clearance to the side or rear, including landscaping. They also must not be under or inside any structure.
2. Before the issuance of a building permit, if pad-mount transformer will be requested, we will need a 10-ft wide utility easement for the underground electric, transformers and other equipment that will need to be installed to provide power to this project.
3. Before the issuance of a Certificate of Occupancy, the utility easement must be recorded.
4. Developer to show the location of the meter center on the site plan.
5. Developer will be responsible for installing their own lightning for the parking areas.
6. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
7. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.
8. The pole that the developer wants to relocate in 5th Ave S, north of the property, cannot be relocated.