



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

PROJECT NAME: For The Children
OWNER: City of Lake Worth (Lessor), For the Children Inc. (Lessee)
APPLICANT: Richard Ahrens – Ahrens Companies
APPLICANT’S ADDRESS: 1461 Kinetic Road
Lake Park, FL 33403
DATE OF HEARING: March 5, 2025
APPROVAL SOUGHT: **PZB Project Number 23-00500016 and 23-01400028:** A Major Site Plan Amendment request for the construction of three (3) additional educational buildings totaling ±21,300 square feet and site improvements including a swimming pool, basketball court, outdoor amphitheater, soccer field, playground, walking trails, landscaping, and parking lot at 1718 South Douglas Street. A Conditional Use Permit (CUP) requests for the establishment of a high intensity (greater than 7,500 square feet) institutional use. The property is zoned Public (P) and has a Public (P) Future Land Use (FLU) designation.
PROPERTY LOCATION: 1718 South Douglas Street
PCN: 38-43-44-34-00-000-3020

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 Conditional Use Permit 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 Conditional Use Permit 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: 4/4/25

CONDITIONS OF APPROVAL
PZB CASE No. 23-00500016 and 23-01400028

Planning, Zoning, and Landscape Services

1. Prior to the issuance of a Certificate of Occupancy (C.O.) for Phase 1, a site plan shall be approved to address the following:
 - a. Site data table deficiencies
 - b. Off-street parking deficiencies
 - c. Revise placement of western fence to comply with fence regulations within LDR Section 23.4-4
 - d. Identify invasive plant species on the disposition plan and to specify how the removed plants will be mitigated
 - e. A revised photometric plan shall be submitted. All lighting shall comply with lighting code regulations in LDR Section 23.4-3. In particular, the foot candles shall be depicted beyond the property lines to demonstrate compliance with the maximum illumination standards
 - f. Any departmental site related conditions.
2. Prior to building permit application for Phase 3, the applicants shall apply for and receive Board-level use approval for the weekend fair use.
3. LEED Certification for all new structures shall be provided to the City prior to the issuance of the Certificate of Occupancy of all phases. At the time of permit, a letter of intent to obtain LEED Certification shall be provided.
4. Prior to the issuance of a building permit for Phase 2, the Public Works Department shall approve the size, type, and material of the dumpster enclosure.
5. 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).
6. 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.
7. 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.
8. 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 the requested uses.
9. Murals are not part of this approval. Any new murals shall require a written application request and shall be reviewed and approved by the Planning and Zoning Board.
10. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

Palm Beach County Fire Department

1. A site plan application shall be submitted concurrently with the building permit application for Phase 1 providing the required 20-foot-wide fire department access drive located within 50 feet of an entry door for all buildings exceeding 400 square feet (proposed restrooms and Cat 5 shelter).

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 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 Certificate of Occupancy, the utility easement must be recorded.
3. Developer to show the location of the meter center on the site plan.
4. Developer will be responsible for installing their own lightning for the parking areas.
5. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
6. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.
7. Electric Utility distribution system only has one (1) phase on this location. If the customer/developer needs three phase service to this location, all costs and labor associated to the changes to the distribution system will be the customer/developer financial responsibility.
8. 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.

Water

1. At the time of a site plan amendment, identify the total distance between the fire-hydrant and the point of connection. Please note that the maximum allowable distance is 300 ft as per the city requirements.
2. During the building permit application, please identify all the utility crossings/conflicts and show the conflict elevations.
3. During the building permit application, please provide a drainage calculation report showing the onsite detention of 3-years 1-hour storm event. In addition, please provide a geo-tech report showing the K value.
4. During the building permit application, please provide the information regarding the Palm Beach County (PBC) Health Department, FDEP, PBC Fire Department, South Florida Water Management District Permitting.
5. During the building permit application, please provide the cross-section of the Eastern and Southern site of the property showing how the stormwater will be stopped from flowing to the neighboring properties.
6. During the building permit application, please provide the details/specifications for the exfiltration trench system, sanitary clean-outs, backflow preventer, and so on.
7. During the building permit application, please call out rim and invert elevations of all the catch basins, control structure, sanitary clean-outs.
8. During the building permit application, please call out the size of the proposed water meters, backflow preventer, and sanitary clean-outs.
9. During the building permit application, please show the existing and proposed water and sewer lines and utilities in the landscape plan to ascertain the clearances between the proposed landscape and the utility lines.
10. Prior to the building permit application, please pay the site plan review major fees in full for the water, sewer, and storm utilities.

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 Building Permit, the dumpster enclosure design shall meet the specifications of the Public Works Dept for size, type and material.
6. 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.
7. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of a "Right of Way/Utility Permit" application.
8. 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.