



PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-01400013: A major site plan, conditional use permit, and sustainable bonus incentive program request to construct a high intensity cold storage use at 2209 7th Avenue North. The sustainable bonus incentive program request is for an additional five (5) feet in height. The subject site is zoned Industrial Park of Commerce (IPOC) and has an Industrial (I) future land use (FLU) designation.

Meeting Date: November 5, 2025

Property Owner: Umdasch Real Estate USA LTD

Applicant: Wes Blackman/ CWB Associates

Address: 2209 7th Ave North

PCN: 38-43-44-20-01-066-0010

Size: ±9.79 acres/426,520 square feet
(**use area:** ±88,019 square foot warehouse)

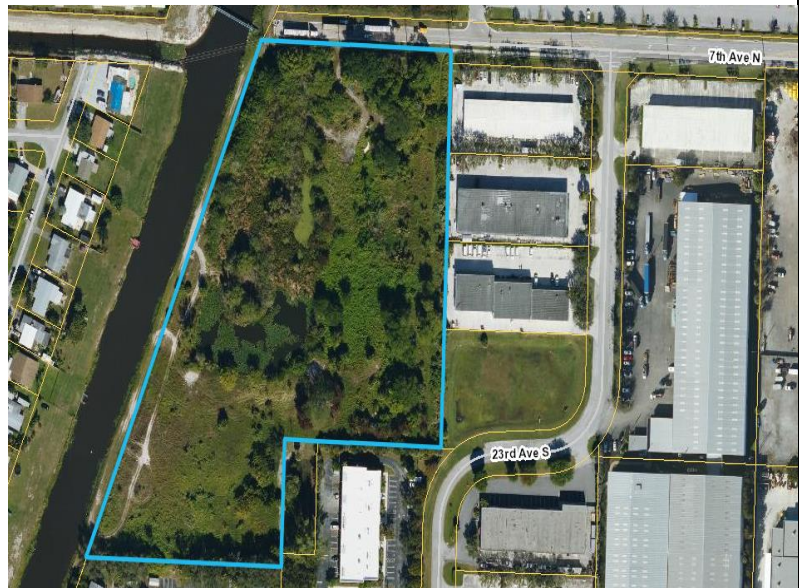
General Location: On the corner of 7th Avenue North, east of the E-4/Keller Canal

Existing Land Use: Vacant

Current Future Land Use Designation: Industrial (I).

Zoning District: I-POC- Industrial Park of Commerce

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, Sustainable Bonus Incentive Program (SBIP), and Conditional Use Permit (CUP) 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 8 – 10 of this report.

PROJECT DESCRIPTION

The applicant, Wes Blackman, on behalf of Umdasch Real Estate USA LTD, is requesting approval of the development known as UCS Cold Storage Facility located at 2209 7th Avenue North:

- A **Major Site Plan** for the development of a high intensity cold storage use and additional site improvements.
- A **Conditional Use Permit (CUP)** to establish high intensity cold storage use greater than 7,500 square feet.
- A **Sustainable Bonus** request for a bonus height of five (5) feet.

The applicant proposes to develop an approximately 88,019-square-foot cold storage warehouse facility consisting of 12 tenant bays. Each bay will operate independently in accordance with applicable regulations. The facility will provide employment opportunities for local residents and serve as a resource for businesses requiring freezer storage for food service, floral, and similar operations. The site plan demonstrates compliance with parking requirements and provides adequate spaces for passenger vehicles, semis, and box trucks.

COMMUNITY OUTREACH

As of the date of this publication, staff has not received any public comment letters of support or opposition for this application. However, there are three separate requests for affected party status and will be subject to the provisions set forth in [LDR Section 23.2-16](#), *Quasi-judicial procedures*.

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 July 23, 2025, the applicant held a neighborhood meeting from 6:00pm-8:00pm at The Hatch located at 1121 Lucerne Avenue. Notices were mailed to all property owners within 400 feet of the project on July 7, 2025, and signs were placed on the property on July 7, 2025. There were zero attendees at the meeting.

BACKGROUND

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

Construction: The subject site has never been constructed on.

Use: The property is currently vacant.

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 cold storage uses.

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 cold storage use 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 policies 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 cold storage use is consistent with the intent of the I-POC zoning district as conditioned. No waivers or exceptions to the land development regulations are being requested. 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.

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	6,500 sf	±419,467 sf
Lot Width (min) East side of Dixie Hwy		100'	50'	±400'
Setbacks	Front (min build-to line)	20 ft. minimum not to exceed 32 ft.	Additional front setback of between 8' and 12' to the minimum required front setback (required: 28'-32')	37.4' *
	Rear (min)	15 ft. or 10% of lot depth when next to residential zoning district Where the property is adjacent to a residential	Additional rear setback of 8' to 12' to the minimum required rear setback	136.8'

		use, all setbacks shall be twenty (20) feet (required: 12.5')	(required: min. 20.5')	
	Side (West)	20'	0'	45'
	Side (East)	0'	0'	146.5'
Impermeable Surface Coverage (maximum)		65%	65%	52.9% (221,692 sf)
Structure Coverage (max)		55%	55%	19.2% (80,423 sf)
Building Height (max)		30' (max. 2 stories)	Additional 15 ft. of height under Sustainable Bonus Incentive Program (not to exceed 4 stories) 45'-0" total height	35'
Maximum Wall Height at Side Setback		30' wall height at setback	45'-0" wall height with sustainable incentive	34'
Floor Area Ratio (FAR) (max)		1.10	2.2 (Additional 1.10 of FAR shall be granted for Sustainable Bonus Incentive Program).	0.21
Parking		(See full parking analysis on page 5)		
Is property in flood plain or Wellfield Zone? Yes/No		Yes. Wellfield Zone 4.		

***The front setback shall be between 28'-32' as buildings in excess of thirty (30) feet in height in addition to sustainable incentive shall provide an additional front and rear setback of between eight (8) and twelve (12) feet to the minimum required front setback of 20'. Building front setbacks shall not exceed 32'. A condition of approval has been added to correct front setback.**

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 applicant is proposing a dumpster enclosure located at the southeast corner of the subject site. Although, he proposed landscape plan shows the proposed enclosure is adequately screened, the proposed site plan is not showing specifications of the required per [LDR Section 12-7](#) for dumpsters. Staff will propose a condition requiring a minor site plan process to address compliance with Section 12-7 and to coordinate with the Public Works Department for compliance.

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 shall submit a photometric plan at building permit depicting compliance with the exterior lighting requirements in Section 23.4-3. A condition of approval has been provided requiring the proposed lighting to comply with Dark Sky lighting recommendations. The proposed fixtures shall be required to have a warm tone setting of 3000 K or less. The proposed fixtures may be substituted with similar fully shielded light fixtures at building permit to achieve a warm LED light tone of 3000K or less if the proposed fixture cannot be set to provide the required light tone.

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

Analysis: The required parking for the proposed office use is 89 spaces. Per [LDR Section 23.4-10](#), parking spaces were calculated at one (1) space per one thousand (1,000) gross square feet of space (89 spaces for 88,019 sf).

The applicant is providing a total of 91 parking spaces (including a mix of six (6) ADA spaces and 22 trailer spaces). Per LDR Section 23.4-22(b)(2)(A) commercial business or service vehicle parking shall be depicted on the site plan and shall not exceed twenty-five (25) percent of required parking. The site requires 89 parking spaces; the proposal includes 67 car parking spaces and 22 trailer parking spaces, of which 22 (25% of 89) of the trailer parking spaces may account for the overall required parking. The remaining 18 trailer parking spaces (40 – 22) shall count as outdoor storage and shall meet outdoor storage requirements identified in LDR Section 23.4-22 and Section 23.4-19.

Section 23.4-9, Off-Street Loading Regulations: *Retail operations, wholesale operations and industrial operations, with gross floor area of less than ten thousand (10,000) square feet, shall provide sufficient space (not necessarily a full berth) so as not to hinder the free movements of vehicles and pedestrians over a sidewalk, street or alley. Where site conditions allow, loading areas shall be screened and buffered from public view.*

Analysis: The project is required to provide nine (9) loading spaces as required by the LDRs. The applicant is proposing 24 loading areas designated on the east side of the building.

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 includes perimeter landscaping and shade trees consistent with the City’s landscape regulations. The landscape plan incorporates a diverse mix of tree species, including Orange Geiger, Bald Cypress, Silver Buttonwood, Dahoon Holly, a Hong Kong Orchid, Red Florida Maple, a Mahogany, Live Oak, and Sabal Palm. In total, the site will feature over 400 trees and 150 palms, complemented by a variety of native shrubs, Spartina grass, and Bahia sod within both the perimeter and interior landscaped areas.

Further, the refuse enclosure is appropriately screened with landscaping to minimize visual impacts. Overall, the proposed landscape design meets the intent and requirements of Section 23.6-1, providing adequate visual buffering and aesthetic enhancement of vehicular use areas. However, staff notes that the northern façade, which faces the street, lacks sufficient visual interest and landscape treatment. To address this, staff recommends a condition of approval requiring either architectural enhancement of the northern façade or the installation of additional dense, tiered landscaping along this frontage to achieve compliance with the City’s standards and design objectives.

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.**

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North	Industrial (I)	Industrial Park of Commerce (I-POC)	Distribution Warehouse, Office (Boutwell Business Center)
South	Industrial (I)/Mixed Use – West (MU-W)	I-POC/ MU-W	Warehouse (Marlin Commerce Center)/Multi-Family Residential
East	Industrial (I)	I-POC	Warehouse/Storage
West (Unincorporated PBC)	Residential High Density	Medium Density Residential	LWDD ROW and Single-Family Residences

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

Community Appearance Criteria:

The proposed industrial facility project includes new construction, new landscaping, and associated site improvements that represent an enhancement in the general appearance of the property over the existing vacant lot. The proposed contemporary architectural style of the building is appropriate and in harmony with the surrounding residential and nonresidential area. The proposed design includes contemporary architectural features, such as flat roofs, large windows, use of multiple exterior wall finishes, decorative eyebrows, and an asymmetrical layout. The contemporary building will improve the aesthetic of the surrounding neighborhood. Overall, the proposed project represents a substantial improvement in the visual appearance over the existing property and is consistent with the Comprehensive Plan and the City’s Land Development Regulations (LDRs). The project is in conformity with the principals of good design and quality and is in harmony with the City and the surrounding area as conditioned.

Per LDR Section 23.2-31(d)(16), all new buildings of 7,500 square feet or larger are required to incorporate sustainability and design performance measures, verified by an independent third-party review. These standards include reducing greenhouse gas emissions and overall carbon footprint by 10 percent, reducing construction and operational refuse by 20 percent, incorporating a minimum of 20 percent recycled or recyclable materials, and achieving a 20 percent reduction in water use. Projects must also demonstrate efficient use of natural resources through reduction, reuse, and recycling practices. In addition, building design should support multi-modal transportation options, include safety features that ensure occupant and visitor security, and provide community-oriented amenities that promote pride and social interaction. Staff is proposing a condition that prior to the issuance of a certificate of occupancy, documentation shall be submitted by an independent third party to the Department of Community Sustainability that the project fulfills the City’s project performance standards listed in LDR Section 23.2-31.

Section 23.2-29 - Conditional Use Permit (CUP) (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 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 museum and multi-family residential uses were reviewed for consistency with the required conditional use findings (Attachment B).

The proposed conditional uses are anticipated uses in the I-POC zoning district. The buildings will be served by existing municipal services, including water, sewer, refuse, fire and police. The proposed associated site improvements would improve the condition of existing parcels while providing new housing options, a new art museum, and public amenities such as the art walk and community art space. The applicant has also provided a PBC Traffic Performance Standards approval letter from Palm Beach County. In summary, the high intensity cold storage use is not anticipated to negatively impact the surrounding areas with traffic, noise, and air pollution more than uses that are permitted by right in the I-POC zoning district.

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 and FAR in exchange 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 a I-POC zoning district.

Because the project is located within an industrial zoning district, the applicable in-lieu fee is subject to the established incentive rate for the Industrial Park of Commerce, which differs from the standard rate of \$7.50 to \$15.00 per square foot. Per the FY 2026 fee schedule, the industrial development incentive rate for industrial in I-POC is \$3.00 per square foot. All collected fees are deposited into the Sustainability Bonus Incentive Trust Account and used exclusively for capital projects that enhance community sustainability, as determined annually by City Commission resolution.

The total square footage of the bonus area above the second floor is ±53,565 square feet. Therefore, the value of required improvements for the SBIP bonus areas is \$160,695 (53,565 square feet x \$3.00 per square foot). Fifty percent (50%) of the incentive award value is \$80,347.50, which the applicant is required to pay to the City. For the remaining 50% of the incentive award value (\$80,347.50), the applicant may propose qualified on-site improvements or provide additional payment to the City. Conditions of approval are proposed to address the sustainable bonus fees.

CONCLUSION AND CONDITIONS

Based on the data and analysis in this report and the supporting materials by the applicant, the proposed site plan, building design, landscaping, and site circulation are appropriate and consistent with the City's Comprehensive Plan, Strategic Plan, and Land Development Regulations. The proposed development application and site improvements are anticipated to minimize and/or mitigate any impacts of the high intensity cold storage use proposal on the adjacent and proximate uses. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

Planning & Zoning

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. Prior to the issuance of a building permit, a site plan application shall be submitted to the address:
 - a. Address the front setback requirement by providing a front setback of 28'-32'.
 - b. The north elevation facing the street shall provide additional architectural treatment or dense, tiered landscaping.
4. The proposed project shall comply with Palm Beach County's Unified Land Development Best Management Practices for Wellfield Protection.
5. A photometric plan shall be submitted. 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.
6. Prior to the issuance of a certificate of occupancy, documentation shall be submitted by an independent third party to the Department of Community Sustainability that the project fulfills the City's project performance standards listed in LDR Section 23.2-31.
7. A minor site plan process may be required to address any landscape or site plan revisions prior to issuance of a building permit.

Public Works

8. 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.
9. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under the jurisdiction of the Department of Public Works.
10. 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.
11. 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.
12. 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.
13. Prior to issuance of a building permit, a location shall be designated on the site plan for the storage of refuse carts and/or dumpsters on non-collection days. Plans shall also indicate how the refuse carts/dumpsters will be screened from public view on non-collection days.
14. 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.
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 – Electric

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram.
2. Developer must show the Electric Room in site plan.
3. Electric Utility required the transformer locations must be at north of the property at the green space in north of the building 10' away from the structure.
4. The transformer 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. We have three (3) phases available in this location.
5. Electric Utility required 10' feet easement to bury the primary cable from the pole located on the east side of the main entrance of the development to the underground transformer extended to the power pole at southeast corner of the development.
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.

Utilities – Water & Sewer

17. Since the site is larger than one (1) acre, NPDES ERP and CGP permits are needed.
18. During the building permit application:
 - a. Please provide the design calculations (prepared by a registered professional engineer), details, and maintenance agreement for the private lift station.
 - b. Please provide datum information on the grading and drainage plan.
 - c. Please call out the pipe materials, size and slope for the proposed sewer line. Please note that the classes of PVC pipes (such as PVC C-900, C-905 etc.) need to be called out.
 - d. Please call out the horizontal distance between the proposed sewer and water lines inside the property.
 - e. Please provide a drainage calculation report prepared by a registered professional engineer showing the calculation for the proposed exfiltration trenches, finished floor elevations, property berm, dry, and wet retention areas.
 - f. Please provide a geo-tech report showing the K value.
 - g. Please provide information on the LWDD, SFWMD, FDEP, PBC Health Department permitting.
 - h. Please provide a fire-flow calculation report based on a recent hydrant test.
 - i. Please provide an erosion control plan with applicable details/specifications.
 - j. Please provide all the city applicable details/specifications for the water and sewer utilities.
 - k. Please identify and provide all the utility crossings/conflicts between the water, sewer, and storm utilities and show the conflict elevations while satisfying the minimum separation criteria.
 - l. Please provide the cross-sections for the eastern and southern sites of the property showing how the stormwater will be stopped from flowing to the neighborhood properties.

- m. Please provide details/specifications for the proposed exfiltration trenches.
 - n. If the landscape drawing is to be submitted, please include all the existing water, sewer, and storm utilities in the drawing showing the minimum clearances between the trees and the utilities. If the minimum clearance is not possible, please provide Public Service Details-23 (Typical Tree with Root Barrier) in the landscape details.
19. Prior to the entitlement, please pay the site plan review fees in full for the water, sewer, and storm.

Lake Worth Drainage District (LWDD)

1. Prior to building permit issuance, the applicant shall remove the proposed 20-foot road right-of-way dedication from the Lake Worth Drainage District's (LWDD) 20-foot canal easement on all plans. LWDD has indicated that it objects to project certification until this issue is resolved.

BOARD POTENTIAL MOTION:

I move to **approve with conditions** the major site plan, conditional use permit, and sustainable bonus incentive program request to construct a high intensity cold storage use at 2209 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** the major site plan, conditional use permit, and sustainable bonus incentive program request to construct a high intensity cold storage use at 2209 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. Conditional Use Findings
- C. Site Plan and Civils
- D. Architectural Plan
- E. Landscape Plan
- F. Survey
- G. Supporting Documentation

ATTACHMENT A – Qualitative Development Standards

Section 23.2-31(c) –Qualitative Development Standards	Analysis
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.	In compliance
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.	In compliance as conditioned
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.	In compliance
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, walks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.	In compliance
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.	In compliance
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.	In compliance
7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.	In compliance
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.	In compliance

- 9. Coordination of on-site circulation with off-site circulation.** *The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.* **In compliance**
- 10. Design of on-site public right-of-way (ROW).** *On-site public street and rights-of-way shall be designed to for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited access to parcels.* **Not applicable**
- 11. Off-street parking, loading and vehicular circulation areas.** *Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.* **In compliance**
- 12. Refuse and service areas.** *Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.* **In compliance**
- 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
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.	Not Applicable
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.	In compliance

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.* **In compliance**
4. *The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.* **In compliance**
5. *Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.* **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**

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

Section 23.2-31(l) – Community Appearance Criteria	Analysis
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>	In compliance
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>	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(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	In compliance
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	In compliance
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	In compliance
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	In compliance
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	In compliance
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	In compliance
3. <i>The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	In compliance
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor</i>	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.

6. *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.* **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, as conditioned**