



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

DATE: May 13, 2020

TO: Members of the Planning and Zoning Board

FROM: Alexis Rosenberg, Senior Community Planner

THRU: William Waters, AIA, NCARB, LEED, AP BD+C, ID SEED, Director for Community Sustainability

MEETING: May 20, 2020

SUBJECT: **PZB Project Number 20-00500001**: Request by Scheron Bryant and Myrda Bryant of Lake Osborne Funeral Services, LLC, for consideration of a Conditional Use Permit for a medium-intensity funeral home use at 1612 South Dixie Highway and 1604 South Dixie Highway. The project is located within the Mixed Use – Dixie Highway (MU-DH) zoning district. The subject properties PCNs are 38-43-44-34-01-000-0070 and 38-43-44-34-01-000-0060.

PROJECT DESCRIPTION:

The Applicant, Scheron Bryant and Myrda Bryant of Lake Osborne Funeral Services, LLC is requesting approval of a Conditional Use Permit for a funeral home. The subject property consists of 1612 South Dixie Highway and 1604 South Dixie Highway. If tied together by a Unity of Title, this lot is considered a large lot (16,683 square feet). It is located in the 1600 block of South Dixie Highway, in the northeast corner of South Dixie Highway and 17th Avenue South. The site includes one building, approximately 4,049 square feet, and 21 parking spaces. The building and nine parking spaces are located on 1612 South Dixie Highway, and the remaining 12 parking spaces are located on 1604 South Dixie Highway. The proposed business, Lake Osborne Funeral Services, LLC, is a funeral business that is seeking to move into the existing building. According to the Applicant, Lake Osborne Funeral Services, LLC provides the following services:

- Coordinates and hosts funeral services on site
- Meets and coordinates with families to make funeral arrangements
- Arranges the shipment of remains
- Sells caskets through third-party catalogs and online companies
- Embalming (at a future date)

Per the Applicant's floorplan, Lake Osborne Funeral Services, LLC is intending to utilize the entire 4,049 square foot building. The floor plan shows that 2,714.5 square feet will be used as a foyer, chapel, and office. The remaining 1,334.5 square feet will remain vacant until the business chooses to expand into the space, which will be designated as office area and an embalming facility. Prior to this expansion, all embalming will be conducted at an off-site location (Premier Funeral Services and Cremations, Inc., 730 North Dixie Highway). Lake Osborne Funeral Services, LLC will be responsible for transporting human remains between the subject site and the off-site embalming facility and a cemetery or crematory as needed for each funeral service. A licensed funeral director of Lake Osborne

Funeral Services, LLC, will be responsible for the human remains while on premises. The Applicant states that a majority of the funeral services will take place between 6pm and 8pm throughout the week, and also states that there will be no cremation on the site.

Staff Recommendation:

Staff has reviewed the documentation and materials provided, applying the applicable guidelines and standards found in the City of Lake Worth Zoning Code. The proposed use meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff is recommending approval with conditions (Attachment C).

PROPERTY DESCRIPTION:

Applicant	Scheron Bryant and Myrda Bryant of Lake Osborne Funeral Services, LLC
Owner	Jacqueline Walsh and Robert Walsh
General Location	1600 block of South Dixie Highway in the northeast corner of South Dixie Highway and 17 th Avenue South
Existing PCN Numbers	38-43-44-34-01-000-0070; 38-43-44-34-01-000-0060
Existing Land Use	Commercial (Florist)
Zoning	Mixed Use – Dixie Highway
Future Land Use Designation	MU-E

LOCATION MAP:



BACKGROUND:

The subject property's main address is 1612 South Dixie Highway and 1604 South Dixie Highway. Per City records, 1612 South Dixie Highway appears to have three sub-addresses – 1614, 1616, and 1618 South Dixie Highway. Below is a timeline summary of the property's history based on Palm Beach Property Appraiser's records and City records:

- 1960 – the building was constructed as a +/-4,049 square foot structure. A majority of the front west façade was covered by plated glass windows and had flush wood doors, which is typical of the mid-century modern architecture. Narrow strips of landscape were located to the west of the building. The City's property file does not show evidence of a permit to change the façade to its current state nor is there record of increasing the lot coverage to the west of the building.
- February 2, 1987 – the City Commission granted a variance to the sign code to allow for a painted wall sign on the south façade of the building that read "Mr. Appliance." A site visit on January 17, 2020 confirmed that the painted sign for "Mr. Appliance" is no longer on the south wall.
- November 5, 1997 – the Planning and Zoning Board approved a mural on south wall depicting palm trees and a sea chest. A site visit on January 17, 2020 confirmed that the mural is no longer on the south wall.
- December 5, 2006 to September 30, 2019 – Lake Worth Villager Florist (retail florist shop) held an active business license at 1612 South Dixie Highway.
- May 23, 2008 to September 30, 2019 – Palm Beach Wholesale Produce E&F (wholesale for fresh cute flowers) held active business licenses at 1612 South Dixie Highway.
- April 27, 2020 - there are no active business licenses associated with the property.

ANALYSIS:**Public Support/Opposition**

Staff has not received any letters of support or opposition.

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Mixed Use – East (MU-E). Per Policy 1.1.1.5, the MU-E FLU provides for a mixture of residential, office, service, and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed funeral home is a commercial/service use that will have frontage along South Dixie Highway, and therefore is consistent with the intent of the MU-E FLU. Furthermore, Goal 1.3 aims to preserve and enhance the City's character as a quality residential community and business center within Palm Beach County's urban area. The Applicant plans to renovate the interior building and make improvements to the landscape, thus reducing some of the existing nonconformities. Because the establishment of the funeral home will result in property enhancements, this proposal is consistent with Goal 1.3.

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. Because the proposed funeral home will contribute towards the City's tax base and sustain or increase job supply, as it is taking the place of a previously existing floral shop, the use is consistent with Pillar IV.A and Pillar IV.D. Pillar IV.B, Pillar IV.C, Pillar IV.E, and Pillar IV.F are not applicable to this application.

Based on the analysis above, the proposed funeral home is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the City's Land Development Regulations

Per Section 23.2-29, conditional uses are defined as 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 pertinent 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 Department of Community Sustainability is tasked in the Code to review conditional use applications in accordance with the City's LDRs, for compliance with the findings for granting conditional uses (analyzed in the next section) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

Staff Analysis: The subject building was constructed in 1960 as a 4,049 square foot commercial structure, and today exists as it did when originally built with no additions or expansion. The building currently does not conform to the current land development regulations, which subjects the site to the nonconformities section of the land development regulations. A search performed on May 11, 2020 indicated that there is one active code case on the property. The open code case, case #20-00001168, has four components:

- Apply for, obtain, finalize and closer permits for a dumpster enclosure
- Apply for and obtain City of Lake Worth Beach business license
- Apply for and obtain a Use and Occupancy Certificate
- Mow, edge and weed lawn

The proposed use would not expand any existing non-conformities, and as conditioned, would reduce non-conformities with the land development regulations and remedy the code case if approved with staff recommended conditions. In the staff conditions, the applicant is required to close out the code compliance issues prior to the issuance of the business license. The proposed application is consistent with the City's LDRs with conditions based on the following data and analysis:

Mixed Use – Dixie Highway: Per LDR Section 23.3-17(a), the MU-DH zoning district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including higher density residential uses. The establishment of certain uses is subject to conditional use review to ensure the use will not have a negative impact on nearby residential uses or on the commercial viability of the neighbors. The proposed funeral home is a commercial/service use that is anticipated in the MU-DH zoning district. Based on the information provided by the Applicant, staff believes that the proposal seeks to minimize negative impacts on surrounding properties and complies with the conditional use criteria outlined in LDR Section 23.2.29.

Setbacks: The placement of the existing building does not meet the current minimum required front setback of ten feet. Based on the survey provided, the narrowest point from the front property line to the building is approximately five feet. The current front setback requirement is 10 feet minimum. The proposed structure was constructed in 1960 prior to the current setback requirements and the building's setback non-conformity is not easily remedied. Therefore, no change is proposed or recommended to bring the structure into conformance with the current code requirements at this time. Should the building be altered beyond 50% of the assessed value, then the entire site must come into conformity with the land development regulations.

Parking: While the site's existing parking meets the minimum parking requirements in the City's LDRs., staff has concerns of high parking demands during funeral service hours. Currently there are 21 parking spaces on the site, including one ADA handicap space. The Applicant states Lake Osborne Funeral Services, LLC has agreed to try to establish a parking agreement with neighboring properties.

Landscaping: The site does not comply with landscape screening requirements nor does it comply with the required open space requirement between the street and the building. To minimize these nonconformities, the Applicant has agreed to replace all concrete pavement to the west of the building with landscape, except for walkways connecting the entrance of the building to the parking lot. The Applicant also said that they will seek to further beautify the property by adding shrubs and natural ground cover where possible. Staff has included a recommended condition of approval to require the replacement of concrete with landscaping as described above. Staff would administratively review the change through the City's minor site plan review process. Conditions of approval are listed in Attachment C.

Impermeable Surface Coverage: The site currently conforms to the maximum allowed structure coverage, but does not conform to the maximum allowable impermeable surface coverage. Based on the survey provided, the lot appears to have a total impermeable surface coverage of 90%, which is 25% over the maximum coverage allowance. If approved, the Applicant agreed to replace all concrete pavement to the west of the building with landscape, except for walkways connecting the entrance of the building to the parking lot. The reduction of impermeable surface coverage would be in the minor site plan process.

Signage: The site appears to have three signs on the property:

- Two wall signs on the west façade, both pertaining to the previous licensed business
- One window sign on the west façade pertaining to the previous licensed business

No signage plan was required for concurrent review with the conditional use request. However, it appears current signage does not exceed the overall maximum of 150 square feet per LDR Section 2.5-1(d)(6). However, the existing wall signage may exceed the maximum allowed wall sign area per LDR Section 23.5-1(e)(1)(F). Staff will analyze the existing signage further during the minor site plan review process. The applicant will be required to permit all new signage in accordance with the regulations outlined in LDR Section 23.5-1, Signs. Therefore, non-conformities with the City's sign requirements will be eliminated.

Major Thoroughfare Design Guidelines: The site is not compliant with the following sections of the City's Major Thoroughfare Design Guidelines and there have been modifications over time to reduce the fenestration of the structure and to increase paved surfaces. The City's property file does not show evidence of a permit for these modifications. Therefore, staff has proposed a condition of approval that the applicant shall work with staff through the City's administrative site plan review process to reduce non-conformities with the following requirements:

- Page 27 – parking lots are to be effectively screened from the public view and from adjacent properties in a manner that is attractive and compatible with safety, the neighborhood, and the facility served.
- Page 31 – no more than 25% of the area between the building and a street or 50% of the remaining area shall be constructed with stone, concrete, asphalt, or mulch except necessary walks and vehicular use area.
- Page 40 – a hierarchy shall be applied to distinguish primary entrances from secondary entrances. Entrances shall be well defined and emphasized.
- Page 44 – buildings shall use a combination of materials; a primary material to envelope most of the building's exterior walls and an accent material to provide contrast and a break from the primary material.
- Page 56 – windows shall be transparent to allow light to spill from the interior onto the sidewalk. Therefore, at a minimum, 25% of the facade fronting the right-of-way shall include glazed fenestrations

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

The land development regulations require all conditional uses to be analyzed for consistency with Section 23.2-29(d). Staff has reviewed the application against this section and was found to generally be in compliance with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

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.

Staff Analysis: The site contains a zoning designation of MU-DH. The applicant states that the proposed funeral home will provide a needed service to the community while attempting to minimize impact on neighboring properties. This use appears to be consistent with the types of personal service uses anticipated to occur within the MU-DH district. Therefore, the proposed funeral home is generally compatible and harmonious with the existing and anticipated surrounding uses. **Meets Criterion.**

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.

Staff Analysis: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use
North (adjacent)	MU-E	MU-DH	Commercial/Retail (Stores)
South (adjacent)	MU-E	MU-DH	Office (Chiropractic Office)
East (across the alley)	MU-E	MU-Federal Highway (MU-FH) and MU-DH	Single Family Residences
West (across from S Dixie Hwy)	Artisanal Mixed Use (AMU) and High Density Residential (HDR)	Neighborhood Commercial (NC) and Single Family – Two Family Residential (SF-TF-14)	Vacant Lots and Single Family Residences

Per the Palm Beach County Property Appraiser, the site is surrounded by a mixture of commercial, office, and residential uses. The properties to the north, south, and east have a future land use designation of MU-E and a zoning designation of MU-DH and MU-FH. To the west of the site, across from South Dixie Highway, are a mixture of vacant lots and single-family residences. The lots have a future land use designating of AMU and HDR and a zoning designation of NC and SF-TF-14. The personal service use of a funeral home is generally in harmony with the existing mixture of commercial and residential uses in the immediate area. **Meets Criterion.**

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 Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Analysis: The Conditional Use request will not negatively affect the public benefit or cause greater harm than that of a use permitted by right in the MU-DH zoning district. The use is similar in nature and function to permitted uses as conditioned. Additionally, the applicant said that they will seek to further beautify the property by removing paved surfaces and adding shrubs and natural ground cover where possible.

Overall, while the property is not conforming to the current Code, if approved, improvements will be made to decrease the nonconformities. **Meets Criterion.**

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.

Staff Analysis: The Conditional Use request to allow a funeral home on this site will not result in a more intensive development in advance of the Future Land Use Element of the City's Comprehensive Plan. As mentioned, the MU-E land use designation is intended to provide for a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed use is a personal service use, and per the City's Use Table in LDR Section 23.3-6, it is an anticipated use in the MU-DH zoning district. **Meets Criterion.**

Section 23.2-29(e): Specific standards for all conditional uses

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.

Staff Analysis: The previous use was a florist that conducted wholesale and retail sales. Based on the Florida Department of Transportation's (FDOT) 8th Edition of the Trip Generation Table, a 4,049 square foot garden center use would generate 144 daily trips. The proposed use is not identified in the traffic table. Similar uses are synagogue and office. These uses generate less trips than that of the previous use. Uses permitted by right in this district range from a 2,500 square foot, single-destination retail store with 13 trips per day to a 2,500 square foot restaurant with 225 trips per day. Therefore, the proposed use generates less traffic than a development permitted by right and less than the previous use.

The Applicant states that most of the funeral services will be conducted during the evening hours between 6pm and 8pm. During funeral services, the business is expecting to have up to 50 people or 15 vehicles. To facilitate traffic flow, the business is willing to hire two police officers when needed to assist with directing traffic.

While the site's existing parking meets the minimum parking requirements in the City's LDRs., staff has concerns of high parking demands during funeral service hours. Currently there are 21 parking spaces on the site, including one ADA handicap space. The Applicant states Lake Osborne Funeral Services, LLC will attempt to establish a parking agreement with neighboring properties. **Meets Criterion.**

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.

Staff Analysis: This use is not anticipated to significantly affect the volumes of traffic expected on the City's roadway network. The Dixie Highway corridor is intended for the establishment of office, commercial, and high-density residential uses. Therefore, the traffic generated from the proposed business will be generally consistent with adjacent commercial uses as well as the anticipated uses in this area. **Meets Criterion.**

3. The proposed conditional use will not produce significant air pollution emissions, to a level compatible with that which would result from a development permitted by right.

Staff Analysis: All embalming and cremations will be conducted at an off-site location, Premier Funeral Services and Cremations, Inc. at 730 North Dixie Highway. Although embalming will not be performed on site immediately, the Applicant states that the business eventually plans to expand into the 1,334.5 of remaining space of the building and renovate the vacant space into an office and embalming facility. Due to the future use of embalming fluid, the applicant shall either apply for an industrial pretreatment permit from the IPP program with West Palm Beach utilities, or create and sign a notarized and recorded agreement that states the business will obtain an IPP prior to performing any embalming activities on the site. Additionally, prior to conducting any embalming services on the site, the business shall revise its City business license to include embalming as part of its scope of work. Overall, this use is not anticipated to produce significant air pollution emissions. **Meets Criterion.**

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.

Staff Analysis: Being an anticipated use in the MU-DH zoning district, the proposed funeral home at the subject site is not anticipated to cause a higher net public cost or earlier incursion of public cost than what would result from a development permitted by right. **Meets Criterion.**

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 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.

Staff Analysis: As no major alterations are proposed to the property, the Applicant is utilizing the existing infrastructure. No adverse impact to infrastructure or public utilities is anticipated to occur as a result of this request. **Meets Criterion.**

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Analysis: Being an anticipated use in the MU-DH zoning district, this use should not place a demand on municipal police or fire protection services beyond capacity. **Meets Criterion.**

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.

Staff Analysis: Unreasonable noise, which is defined in Section 15.24-1, is prohibited in the City when:

- Equal to or greater than 65 dba between 11:00 p.m. and 8:00 a.m., Sunday through Thursday
- Greater than 85 dba between 8:00 a.m. and 11:00 p.m., Sunday through Thursday
- Equal to or greater than 65 dba between 12:00 a.m. and 8:00 a.m., Friday through Saturday
- Equal to or greater than 85 dba between 8:00 a.m. and 12:00 a.m., Friday through Saturday

The Applicant states that the funeral home will not cause noise in excess of what is permitted by Code. Funeral services will be conducted indoors and there will be no parties, loud music or other activities to cause unreasonable noise. Based on the services being provided on the site, the use of a funeral home is anticipated to generate noise levels that are compliant with Section 15.24. **Meets Criterion.**

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Analysis: The Applicant has not proposed additional lighting on the site, and states that the proposed use of a funeral home will not generate light or glare that would negatively impact the surrounding properties. The Applicant also states that the business will remain in compliant with LDR Section 23.4-3 in regards to exterior lighting. **Meets Criterion.**

CONCLUSION:

The analysis has shown that the required findings can be made with respect to the Conditional Use Permit request. The use as proposed is in harmony with the Comprehensive Plan, underlying zoning district, and surrounding areas, subject to compliance with staff's proposed conditions of approval. Therefore, staff is recommending approval of the conditional use permit with conditions below:

Planning:

1. Prior to the approval of a Lake Worth Beach business license, an application for an administrative Site Plan Review shall be filed and approved , and shall address the following:
 - a. Remedy the code violation in regards to the dumpster enclosure.
 - b. Provide additional landscape material for screening along the east property line adjacent to single-family residential, provide additional landscaping material along the north property line and as much as feasible add landscaping to the front of the building along S. Dixie Highway. , .
 - c. Remove paved and impervious surface as much as feasible to maximize compliance with the requirement that less than 25% of the area between the building and a street or 50% of the remaining area shall be constructed with stone, concrete, asphalt, or mulch except necessary walks and vehicular use area.
 - d. Work with staff to maximize compliance with the design requirements of the Major Thoroughfare Design Guidelines as much as feasible, specifically identifying improvements to enhance the front entrance, remove inappropriate façade materials (chain link fence in front window) and to restore architecturally appropriate fenestration. Staff will work with the applicant to maximize compliance with design requirements.

2. At the time of building permit submittal for the embalming facility improvements, the applicant shall provide a list of chemicals that will be stored on the site if applicable.
3. Prior to the business conducting any embalming services, the business shall amend their business license with the City to include all necessary paperwork relating to embalming services.
4. For large funeral services (greater than 40 attendees), the business shall hire two police officers prior to, during, and after funeral services to assist with directing traffic.
5. Prior to the approval of a Lake Worth Beach business license, all code violations shall be resolved and closed out.
6. Prior to the approval of a Lake Worth Beach business license, the building shall receive an approved use and occupancy inspection which shall comply with all standards for a formal change of use and occupancy.
7. Prior to the approval of a Lake Worth Beach business license, 1612 South Dixie Highway and 1604 South Dixie Highway shall be united under a Unity of Title and recorded at the Clerk of the Court. Non-conforming signage shall be removed.
8. A new conditional use permit review will be required should any expansions of use be proposed, including but not limited to human cremation, expansion of occupied square footage, and/or an addition, change, and/or increase of chemicals

Electric:

1. Prior to the issuance of a building permit, provide the three-phase load calculations with the permit application.

Landscaping:

1. Prior to the approval of a City business license, an application for a Site Plan Review shall be filed with Planning and Zoning and address the following:
 - a. Per LDR Section 23.6-1, add screening (native shrubs) on the east side of property adjacent to the alley.
 - b. Per LDR Section 23.6-1, add native shrubs adjacent to south side of building.
 - c. Per Code Section 2-75.9(a), remove all concrete except for what is necessary for ADA walkways from the west side of property in order to establish landscape beds. Amend the existing soil and plant newly established landscape beds with medium maturing shade trees and other native plants.

Public Works:

1. A dumpster and dumpster enclosure shall be established on the site for commercial waste collection. Please note that all dumpster enclosures require a building permit and are subject to [Code Section 12-7](#).

Utilities, Water and Sewer:

1. Prior to the issuance of a building permit or City business license, the applicant shall comply with the following:
 - a. [If applicable, capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.](#)
 - b. Prior to the application of building permit for the embalming facility and because of the use of embalming fluid, the applicant shall either apply for an industrial pretreatment permit from the IPP program with West Palm Beach utilities, or create and sign a notarized and recorded agreement that states the business will obtain an IPP prior to performing any embalming activities on the site. For more information, visit: <https://wpb.org/utilities/ipp-industrial-pretreatment/>

Board Actions:

I MOVE TO APPROVE PZB PROJECT NUMBER 20-00500001 with staff recommended conditions for a **Conditional Use Permit** to allow a medium-intensity funeral home use at 1612 South Dixie Highway and 1604 South Dixie Highway. The project meets the conditional use criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 20-00500001 for a **Conditional Use Permit** to allow a medium-intensity funeral home use at 1612 South Dixie Highway and 1604 South Dixie Highway. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.]

Consequent Action:

The Planning & Zoning Board's decision will be final for the Conditional Use Permit. The Applicant may appeal the Board's decision to the City Commission.

ATTACHMENTS:

- A. Zoning Map
- B. Application Package
- C. Site Photos