



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

DATE: June 23, 2021  
TO: Planning & Zoning Board  
FROM: Andrew Meyer, Senior Community Planner  
THRU: William Water, AIA, NCARB, LEED, AP BD+C, ID, SEED, Director for Community Sustainability

**SUBJECT: PZB Project Number 20-01400035:** Consideration of a Major Site Plan with Sustainable Bonus and Conditional Use Permit to construct a +/-47,000 square foot distribution facility and repair and maintenance uses within the Industrial Park of Commerce (I-POC) zoning district commonly referred to as "Umdasch/Doka" and located at 2209 7th Avenue North, PCN # 38-43-44-20-01-066-0010.

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On January 6, 2021, the subject application was heard by the Planning & Zoning Board. During the hearing, after hearing testimony, the board unanimously approved the subject application. Following the issuance of the Development Order, Alfred Malefatto, on behalf of the Marlin Industrial Park Owners Association, was a registered affected party for the hearing. He filed an appeal in a timely manner of the Planning & Zoning Board's decision to the City Commission.

At the May 11, 2021 City Commission hearing of the appeal, the City Commission voted to continue the matter to the May 25, 2021 hearing, where the City Commission voted to remand the project back to the Planning & Zoning Board for rehearing. The City Commission based its decision to remand the project back as a result of issues they had with notice and due process for the affected parties. Attached is the order remanding the project to the June 23, 2021 Planning & Zoning Board.

The hearing before the City Commission may be viewed on the City's YouTube channel at: <https://www.youtube.com/watch?v=OwGoBro5mQ0>.

To date the applicant has not revised the application or provided any addition information. However, several design considerations were raised at the City Commission meeting and have been incorporated as part of a revised set of conditions of approval that are found in the City's Staff report.