



PLANNING & PRESERVATION DIVISION
DEPARTMENT FOR COMMUNITY SUSTAINABILITY
CITY OF LAKE WORTH
1900 2ND AVENUE NORTH
LAKE WORTH, FL 33461
561.586.1687

UNIVERSAL DEVELOPMENT APPLICATION

This application is required for ALL applications submitted to the Planning, Zoning and Historical Preservation Division. Planning staff can answer any questions you have regarding the applications and the processes during Planner On-Call hours (Monday – Friday, 9:00 – 10:30 a.m. and 3:00 – 4:00 p.m.). Please make an appointment with planning staff if you require more than 15 minutes with a staff member.

Application Type (select all that apply):

- ☐ Site Plan – Minor ☐ Site Plan – Major ☐ Planned Development ☐ Variance
☐ Subdivision/Plat ☒ Conditional Use ☐ Administrative Use ☐ Mural
☐ Alcoholic Beverage Distance Proximity Waiver ☐ Community Residence Proximity Waiver
☐ Gaming Establishment Distance Proximity Waiver ☐ Adult Use Distance Proximity Waiver
☐ Sustainable Bonus Incentive Program ☐ Certificate of Appropriateness ☐ Sign Variance
☐ Rezoning (Zoning Map Amendment) ☐ Zoning Text Amendment ☐ Annexation
☐ Other: _____

Project Name: KA DASSA INC
Project Location: 1812 A DRAGON AVE
Barcelona Gardens
Legal Description: LOTS 17, thru 20, Block 5 Date Platted: _____
PCN: 38-43-44-21-04-005-0170 Existing Zoning: I-POC Proposed Zoning: I-POC
Existing FLU: INDUSTRIAL Proposed FLU: INDUSTRIAL
Proposed Use: ☐ Residential; Density _____; ☐ Commercial _____ SF; ☒ Industrial _____ SF
Total Estimated Cost of the Project: _____

FOR OFFICE USE ONLY			
PZ Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			
Total Fee Amount	\$ _____	<input type="checkbox"/> PAID _____	<input type="checkbox"/> DUE _____

Project Manager/Contact Person: Martin AriasCompany: Kadassa Inc.Address: 1812-A Aragon Avenue Lake Worth FL 33460
(Street Address) (City) (State) (Zip)Phone No.: 954-684-8361 E-Mail Address: Kadassa.inc@hotmail.com

Applicant Name (if different from Project Manager): _____

Company: Kadassa Inc.Address: 1812-A Aragon Avenue Lake Worth FL 33460
(Street Address) (City) (State) (Zip)Phone No.: 954-684-8361 E-Mail Address: Kadassa.inc@hotmail.comOwner Name: 1812 Aragon Ave, LLCCompany: 1812 Aragon Ave, LLCAddress: 4361 Okeechobee Blvd., Ste. A7 West Palm Beach, FL 33409
(Street Address) (City) (State) (Zip)Phone No.: 561-315-8611 E-Mail Address: _____**OWNER'S CONSENT**

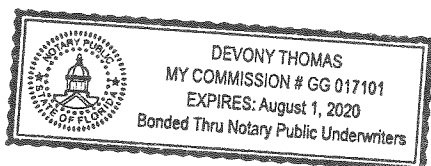
1812 Aragon Ave, LLC ("Owner") certifies that it is the owner of the property located at 1812 Aragon Avenue, Lake Worth, FL 33460 ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes Kadassa Inc. and Martin Arias ^{Subject to Kadassa Inc. & Martin Arias being responsible for any and all expenses related to this application and agreement.} as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: [Signature] Date: Sept. 26, 2017Name/Title of Signatory: WOLFGANG KEIL, Pres.STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 26 day of September, 2017 by WOLFGANG S. KEIL who is personally known to me or who produced a FEDL as identification. He/she did not take an oath.

(NOTARY SEAL)



[Signature]
(Signature of Notary Public)

DEVONY THOMAS
(Name of Notary)

PROJECT DATA**DESCRIPTION OF WORK:**

Provide a detailed description of work to be done as a result of this application (attach additional sheets if necessary).

fabrication of Countertop made of Stone

PRIOR APPROVALS:

Indicate any prior planning, zoning or building approvals that you are aware of for the property (attach additional sheets if necessary).

ADJACENT PROPERTY INFORMATION:

Complete the following table for all surrounding properties. Information located at www.lakeworth.org/business/planning-zoning/.

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	Industrial	IPOE	Warehouse
South	Industrial	IPOC	Granite Company
East	Industrial	IPOC	Warehouse - Land Kepper
West	Industrial	IPOC	Glass/Window. A Business

DEVELOPMENT STANDARDS:

Identify the applicable required and proposed development standards. If not applicable, enter "N/A". The "required" information can be located in Article 23 of the City's Code of Ordinances, Land Development Regulations, at www.municode.com.

Development Standard	Required	Provided
Lot Size (Acreage and SF)		
Lot Width (Frontage)		
Building Height		
Primary		
Accessory		
Setbacks		
Front ()		
Rear ()		
Side ()		
Side ()		
Living Area		
Single-Family		
Multi-Family		
Accessory Structure Limitation		
Impermeable Space Coverage		
Building Coverage		
Maximum Wall Height at Setback		
Floor Area Ratio Limitation		

AFFIDAVIT OF COMPLETENESS AND ACCURACY**INSTRUCTIONS:** To be completed by the individual submitting the application (owner or authorized agent).Project Name: KADASSA INC Submittal Date: 04/19/2017**STATEMENT OF COMPLETENESS AND ACCURACY:**

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Check (✓) one: I am the ☒ property owner ☐ authorized agent.

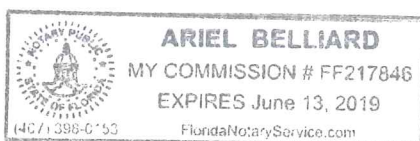
Martin Arias
(Name - type, stamp or print clearly)
KADASSA INC.
(Name of Firm)

x [Signature]
(Signature)
1812-A Aragon Ave
Lake Worth, FL 33460
(Address, City, State, Zip)

STATE OF FLORIDA)
COUNTY OF PALE BEACH)

The foregoing instrument was acknowledged before me this 19TH day of April, 2017, by Martin Arias who is personally known to me or who produced a Florida Driver License as identification. He/she did not take an oath.

(NOTARY SEAL)



[Signature]
(Signature of Notary Public)
Ariel Belliard
(Name of Notary)

SIGN POSTING AGREEMENT

(REQUIRED FOR ALL HISTORIC APPLICATIONS AND ALL PUBLIC HEARING ITEMS)

Applicant: KADASSA INC
Property Owner: 1812 ARAGON LLC
Contact Phone No.: (561) 588-1444 - (954) 684-8361
Property Location: 1812-A ARAGON AVE
LAKE WORTH FL 33460

I, _____, hereby affirm that I will post the notification sign(s) provided to me for a minimum of ten (10) calendar days before the scheduled date of the hearing of Planning and Zoning Case No. _____.

Signature:  Date: 04/19/2017


Name/Title of Signatory: Martin Arias, President

STATE OF Florida)
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 19TH day of April, 2017, by Martin Arias who is personally known to me or who produced a Florida Driver License as identification. He/she did not take an oath.

(NOTARY SEAL)




(Signature of Notary Public)
Ariel Belliard
(Name of Notary)

Kadassa Inc
1812 Aragon Avenue
Suite A
Lake Worth, Fl. 33411

July 1, 2019

Phone: (561) 588-1444
Fax: (561) 588-2467

Re: Kadassa Inc Justification Statement

Application Request

On behalf of Martin Arias this application requests approval of a conditional use permit. The nature of our business is to Fabricate Stone Countertops from Granite, Marble, and Quartz Slab Material

Landscaping is existing on the site, no changes are proposed.

Surrounding Property Information

The Property on the north of our site is Warehouse & Parking to the east is I-95, to the west is Barnett Dr. and to the south is Aragon Ave.

Harmonious and Efficient design

The existing buildings surrounding this site are similar in size and type to those industrial building located throughout the IPOC district immediately north of our site.

Preservation of Natural Conditions

The site has approximately 2 existing buildings and no changes are anticipated.

Screening and Buffering

All existing landscaping will not change, we will be adding a screening material to the existing chain link fence and gate to obscure the view of our operations and outdoor storage usage.

Emergency Access

Emergency access will be provided via Aragon Ave and Barnett Drive.

Access to Public Ways

Access will be provided via Aragon Avenue and Barnett Drive.

Pedestrian Circulation

Existing sidewalks are provided on the site around the existing buildings.

Design of ingress and Egress Drives

Ingress and egress are already provided and are existing.

Coordination of On-Site Circulation with Off-Site Circulation.

On site circulation is existing no new circulation is provided. All traffic flow is existing and well established.

Design of On- Site Public Right of Way

No on-site public right of ways are proposed for this development.

Off-Street Parking Loading and Vehicular Circulation Areas

Off Street Parking vehicular circulation and loading areas are existing, no changes proposed.

Refuse and Service Areas

Refuse and Service areas are existing

Protection and Property Values

This site has been arranged to enhance property values.

Transitional Development

The proposed site is located in an area that transitions from industrial to mixed use.

Consideration of Future Development

Future uses are projected to be industrial in use and type.

General Findings Relating to Harmony with LDRs and Protection of Public Interest-Conditional Uses

- 1.- The conditional uses indicated on the proposed site plan will be in harmony with the uses which are most likely to occur in the immediate area where located. The proposed conditional uses are industrial in nature and similar to other uses located in the IPOC district.
- 2.- The proposed conditional uses are industrial in nature and will be in harmony with the existing industrial uses in the immediate area.
- 3.- The proposed conditional uses 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 as the area is already designated with an industrial future land base.
- 4.- The future land use designation for the surrounding area is industrial; therefore the proposed conditional uses are compatible with future development.

Specific finding 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.
2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would in a development permitted by right and is appropriately located with respect to collector and material streets.
3. 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.
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.
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 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.
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.
8. The proposed Conditional Use will not generate light or glare which encroaches onto any residential property.

Additional Requirements:

We understand and agree that:

Prior to approving any Conditional Use Permit, the decision making authority shall ensure that the following requirements have been met:

1.- Any and all outstanding code enforcements fees and fines related to the project site have been paid to the City.

2.- Any previously imposed conditions of approval for the use at the site have been met, if applicable, unless request for amendment of conditions is part of the current Conditional Use Permit application.

Where it is necessary to provide write notice to surrounding property owners, the planning Zoning & Preservation Department (PZHP) will provide a copy of the notice letter to the Applicant.

It is the responsibility of the Applicant to mail the required notice letters to property owners within a 40-ft. radius of the subject property. Letters shall be mailed a minimum of 10 days in advance of the scheduled meeting date.

The Applicant shall obtain, from the Palm Beach County Property Appraiser's Office, a radius map and a list of property owners within a 400 ft. radius of the subject property.

A copy of the radius map and property owner list shall be provided to the City's PZHP Department along with an original certificate of mailing, such as the U.S. Postal Service or other company that offers mailing services would provide.

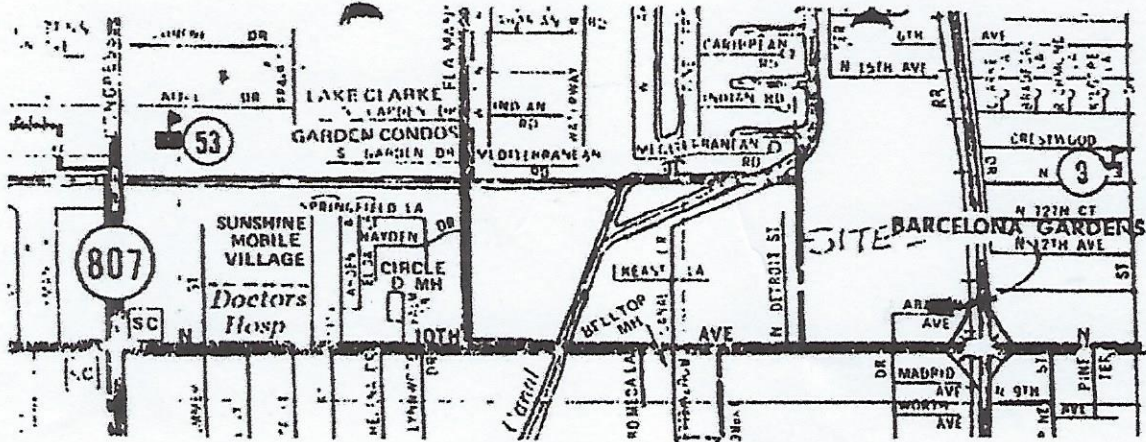
These documents are considered as part of an application and shall be provided to the PZHP Department prior to the public hearing date.

Attached Materials

Survey (abstracted within 2 years of the date of the application)

Justification statement to address the conditional use criteria in section 23.2

Site/Floor plan (layout of leased space, outside & inside)

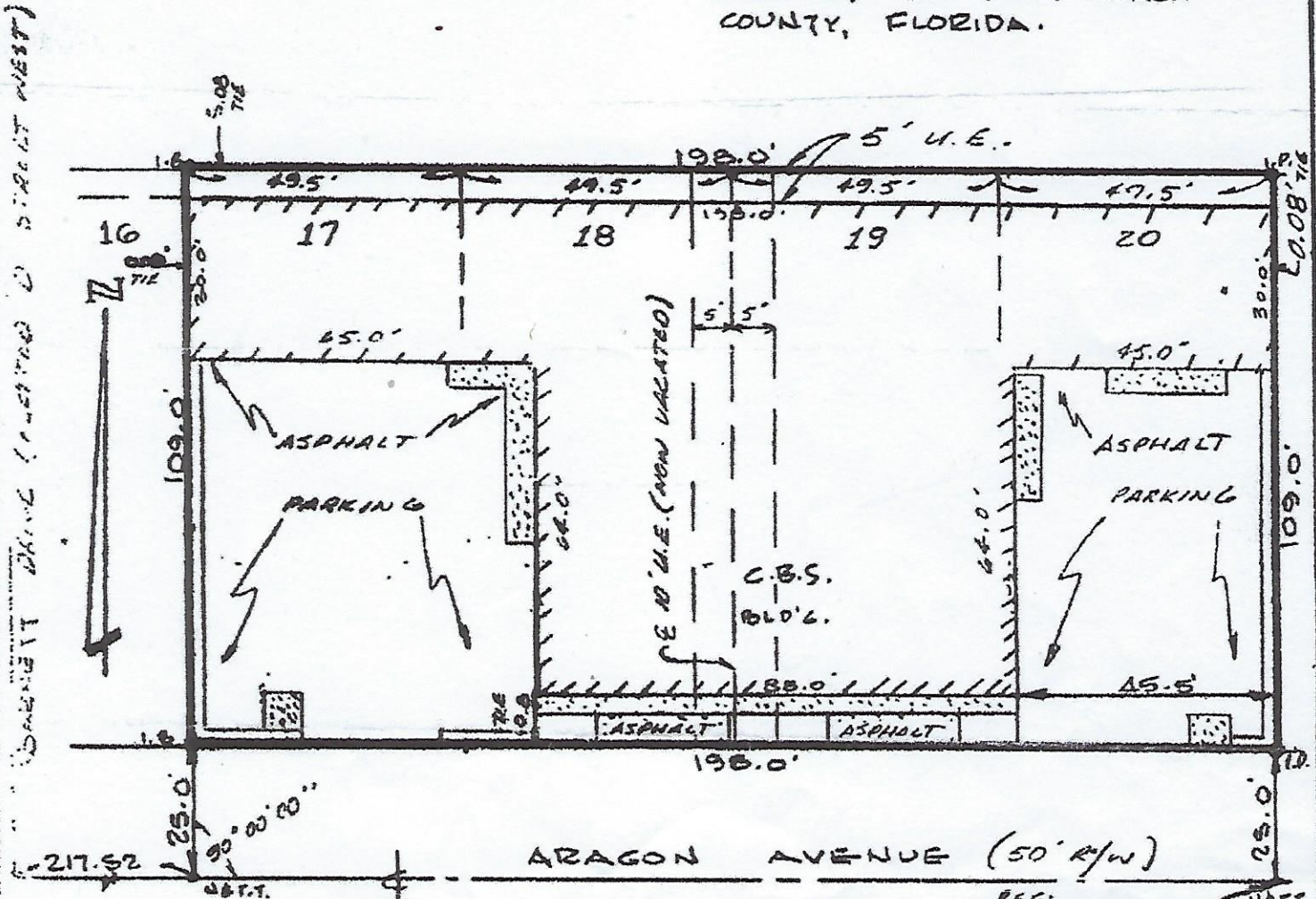


LOCATION MAP N. T. S.

LAND SURVEY OF:
1800 - 1836 Aragon Avenue
Lake Worth, Florida

CERTIFIED TO: H. James & Suzanne L. Carlin
AND TO: Financial Security Savings & Loan
AND TO: Commonwealth Land Title Insurance Co.

- DESCRIPTION -
LOTS 17 THRU 20, BLOCK 5,
BARCELONA GARDENS, ACCORDING
TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 13, PAGE 19, PUBLIC
RECORDS, OF PALM BEACH
COUNTY, FLORIDA.



NOTES: 1) Under-construction Tie-in 2/8/78.
2) Re-surveyed & re-certified 6/19/86.

REF:
B.M. = NAIL & T.Y.
EL. 16.44 M.S.L.



Prepared by and Return to:
Daniel J. Shepherd, Esquire
Daniel J. Shepherd, P.A.
3896 Burns Road, Suite 101
Palm Beach Gardens, Florida 33410
(561) 624-3001

CFN 20100494708
OR BK 24281 PG 0255
RECORDED 12/28/2010 12:15:11
Palm Beach County, Florida
AMT 484,825.00
Doc Stamp 3,394.30
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0255 - 257; (3pgs)

Consideration: \$484,825.00

Property Appraisers Parcel Identification Number:
38-43-44-21-04-005-0170

-----[Space Above This Line For Recording Purposes]-----

TRUSTEES DEED

THIS TRUSTEES DEED, made effective the 16 day of **December, 2010**, by and between **Daniel J. Shepherd and John Farina, Successor Co-Land Trustees under the provisions of a certain Land Trust Agreement pursuant to Florida Statutes Section 689.071, dated December 5, 1996, and known as Land Trust No. 1015**, party of the first part, whose address is **3896 Burns Road, Suite 101, Palm Beach Gardens, Florida 33410**, and **1812 Aragon Ave., LLC, a Florida limited liability company**, party of the second part, and whose address is **4361 Okeechobee Boulevard, Unit A7, West Palm Beach, Florida 33409**.

WITNESSETH: That the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the party of the second part, all that certain land situate in **Palm Beach County, Florida**, to wit:

Lots 17, 18, 19 and 20, Block 5, Barcelona Gardens according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 13, Page 19.

SUBJECT TO restrictions, reservations, covenants, easements of record, zoning regulations, ordinances, any state of facts which an accurate survey would show and taxes for the year 2011 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

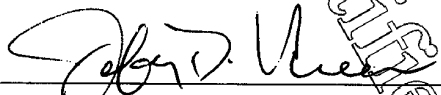
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of said land in fee simple; that the party of the first part has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the party of the first part has signed and sealed these presents the day and year first above written.

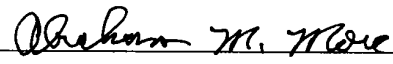
Signed in the presence of:

**Daniel J. Shepherd and John Farina, Successor
Co-Land Trustees under the provisions of a
certain Land Trust Agreement pursuant to
Florida Statutes Section 689.071, dated December
5, 1996, and known as Land Trust No. 1015**


(1st Witness - Signature)

By: 
Daniel J. Shepherd, Co-Land Trustee

Jeffrey D. Kneen
(1st Witness - Printed Name)


(2nd Witness - Signature)

By: 
John Farina, Co-Land Trustee

Abraham M. More
(2nd Witness - Printed Name)

State of Florida
County of Palm Beach

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **Daniel J. Shepherd and John Farina, Successor Co-Land Trustees**, to me well known and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily and that they did not take an oath and

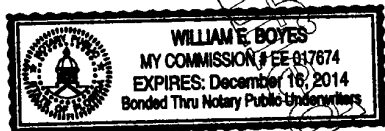
_____ are personally known to me; or

_____ have produced _____ as identification to me.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of **December, 2010**.

My Commission Expires:

Notary Public



{NOTE: THIS TRUSTEES DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE EXAMINATION AND NO OPINION OF TITLE IS EXPRESSED BY THE PREPARER WHATSOEVER.}