



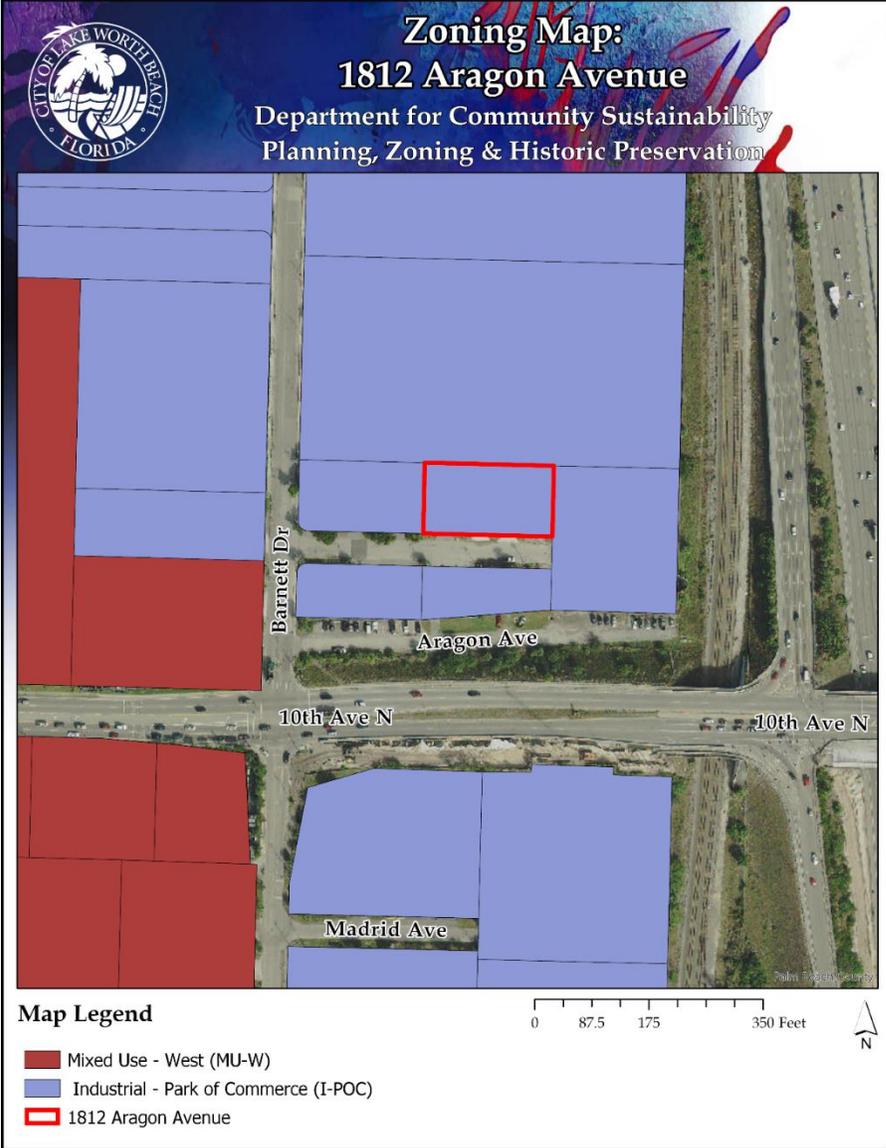
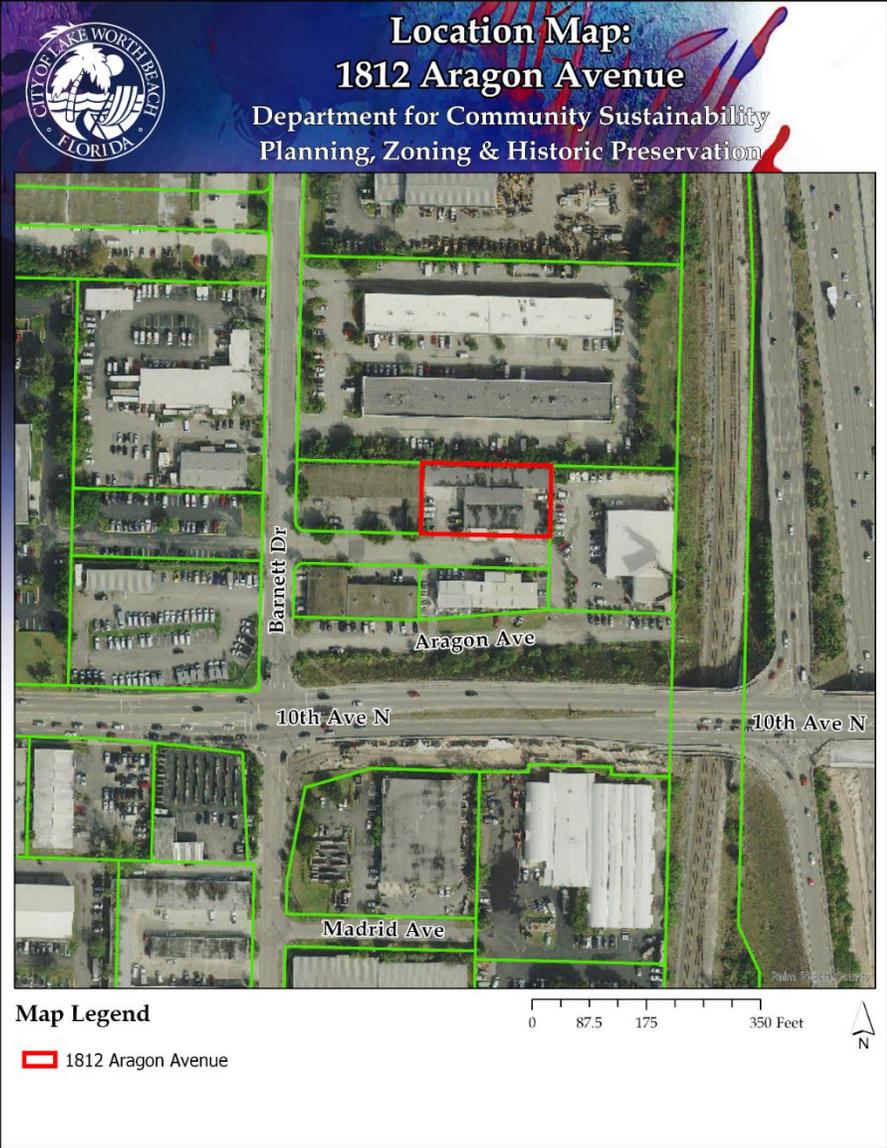
CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

Item F.1

- Continuation of PZB 19-00500004: Consideration of a Conditional Use Permit to allow a medium intensity “fabrication services excluding retail display and sales” use at 1812 Aragon Avenue, Unit A

Site Location



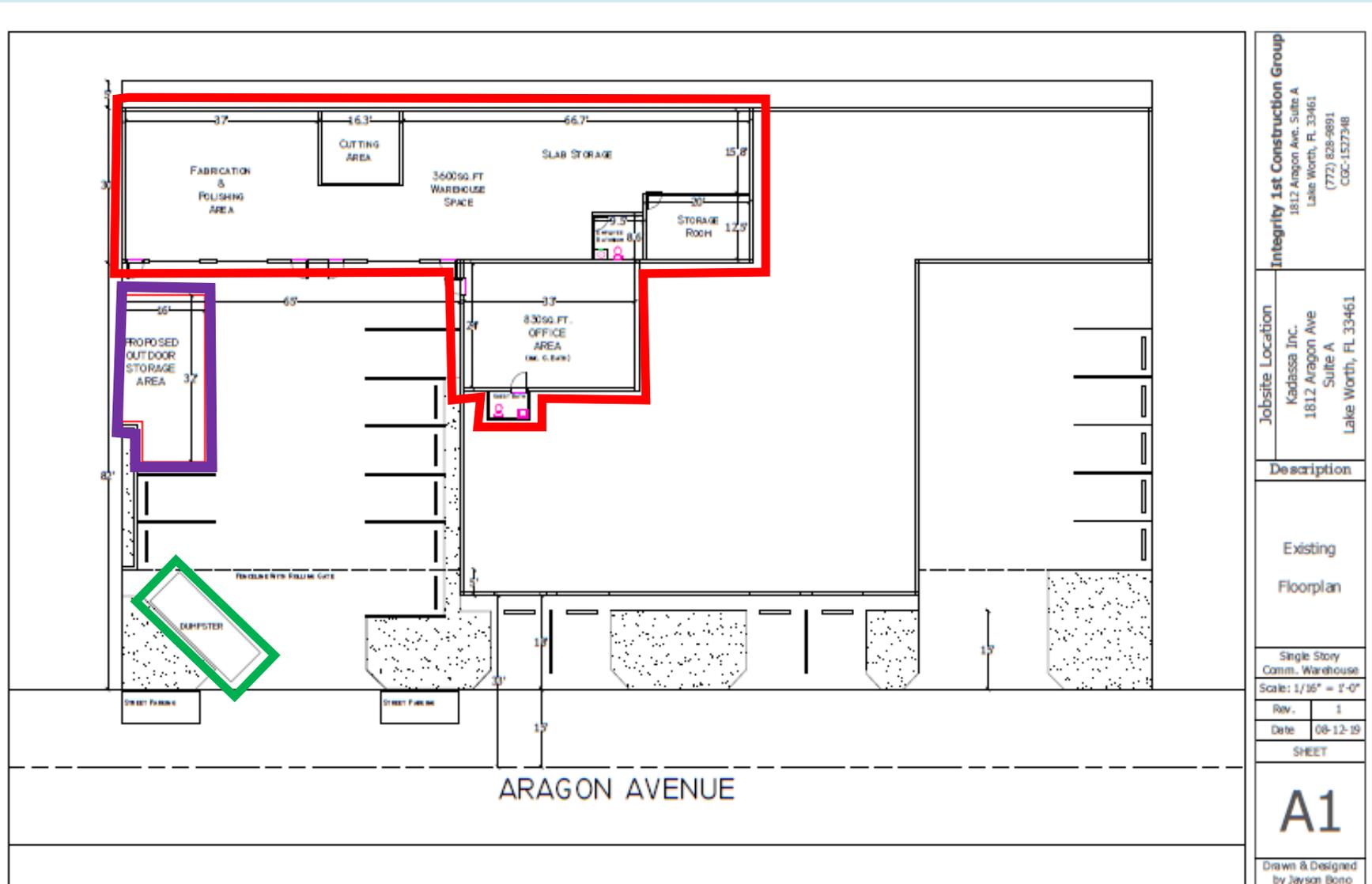
Background/Proposal

- Background
 - Applicant: Martin Arias of Kadassa Inc.
 - Owner: 1812 Aragon Ave LLC
 - Address: 1812 Aragon Avenue
 - Zoning District: Industrial Park of Commerce (I-POC)
- Request to the Board
 - Conditional Use Permit to allow the use a fabrication service excluding retail display and sales

History

- Item was originally heard on August 7, 2019
- Original buildings were constructed in 1978
- An addition to connect the two buildings was approved in 1981
- A building permit to remodel Unit A into a wholesale bakery was approved in 2010
- There is one active business license for Unit A for a contractor
 - The representative for this project confirmed that there is a contractor working in the +/-800 square foot office space within Unit A. The office space is shared and the contractor does not work for Kadassa.

Site Plan/Floor Plan



Neighboring Properties



Property to the south



Property to the west



Neighboring units to the east



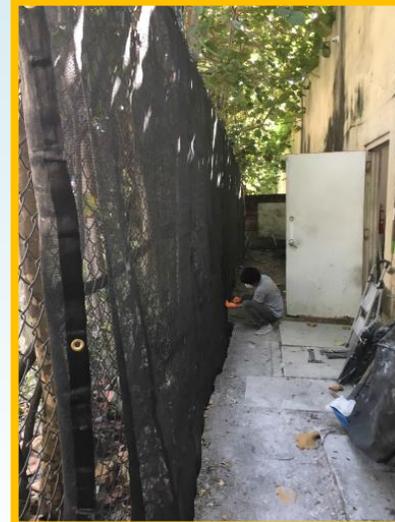
Property to the north



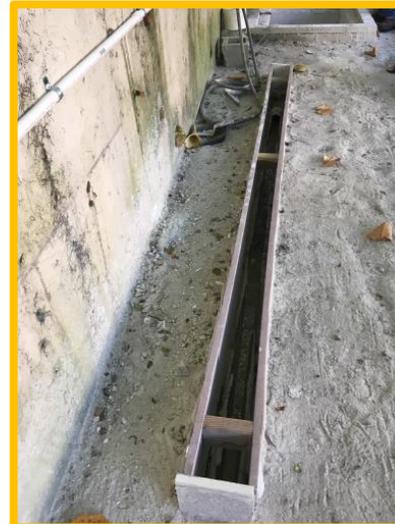
Property to the east

Existing Conditions

Site visit on 9/16/19,
showing wet curtains,
and fence and gate
screening



Site visit on 9/26/19 by
City Water, Sewer, and
Storm Administrator. She
stated that the business
was compliant with Water
and Sewer's regulations



Existing Conditions



Drain along property line



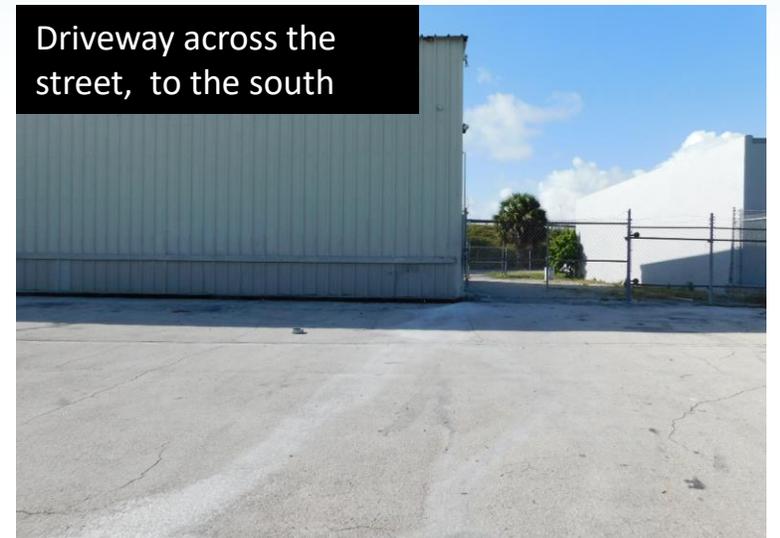
Drain along property line



Subject property, Bay A



Drain across the street, to the south



Driveway across the street, to the south

Existing Conditions

Street view, facing east



Street view, facing west



Analysis

- Consistent with the Comprehensive Plan
 - Policy 1.1.1.10 Industrial
 - Policy 1.1.2.12 Location Strategy for the Industrial Designation
- Consistent with the City's Strategic Plan
 - Pillar IV.A: Achieve economic and financial sustainability through a versatile and stable tax base
 - Pillar IV.D: Influence the supply and expansion of jobs
- Consistent with the general findings to harmony with the LDRs and protection of public interest (LDR Section 23.2-29(d))
- Consistent with the specific standards for all conditional uses (LDR Section 23.2-29(e))
- Consistent with industrial/manufacturing facilities design and performance standards (LDR Section 23.4-13(c)(7)(B)(1))

Analysis

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North (adjacent)	Industrial (I)	Industrial Park of Commerce (I-POC)	Warehouse/distribution
South (across Aragon Avenue)	I	I-POC	Warehouse/distribution
East (adjacent)	I	I-POC	Light Manufacturing
West (adjacent)	I	I-POC	Warehouse/distribution

Staff Recommendation

- The proposed Conditional Use Permit generally meets the criteria of the Comprehensive Plan and LDRs. Staff recommends that the Board review the application and the Code criteria outlined in the staff report in order to determine if the request is in compliance. Final approval shall be at the discretion of the Board.



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