

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

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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 Country 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)