



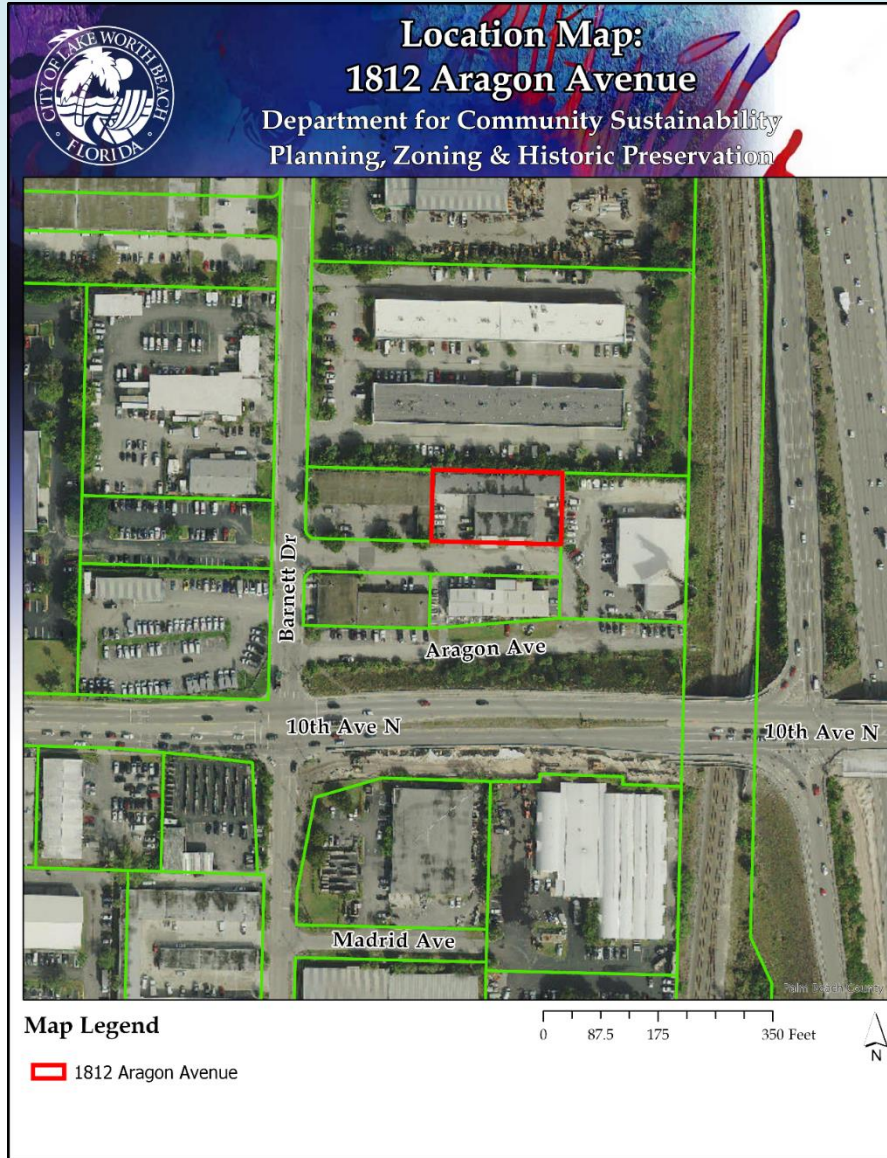
CITY OF LAKE WORTH BEACH

Community SustainabilitySM

Item F.4

- 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

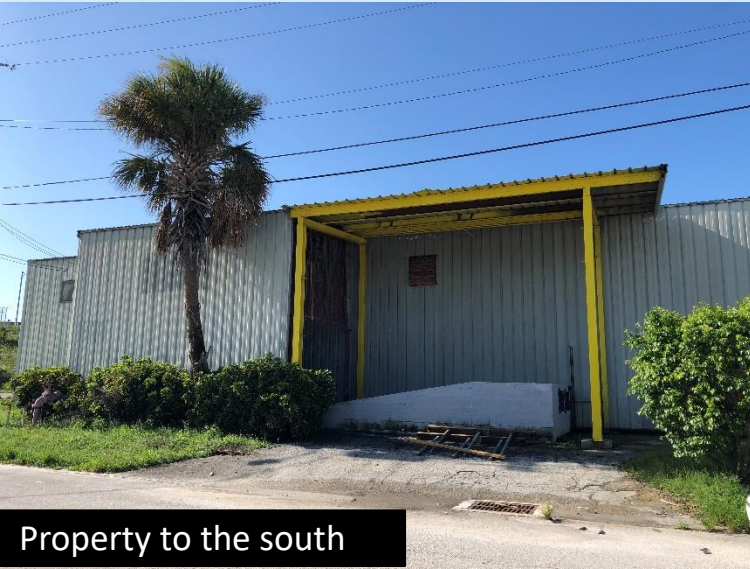
Site Location



Background/Proposal

- Background
 - 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

Neighboring Properties



Existing Conditions



Subject property at 1812 Aragon Avenue

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 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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