



**CITY OF LAKE WORTH**  
1900 2<sup>nd</sup> Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

**Agenda**  
**Regular Meeting**  
**City of Lake Worth**  
**Planning & Zoning Board**  
**City Hall Commission Room**  
**7 North Dixie Hwy; Lake Worth, FL**

**WEDNESDAY, OCTOBER 05, 2016 6:00 PM**

1. Roll Call and Recording of Absences:
- 2. Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda:
4. Approval of Minutes:
  - A. September 7, 2016 Meeting Minutes
5. Cases:
  - A. Swearing in of Staff and Applicants:
  - B. Proof of Publication:
  - C. Withdrawals/Postponements:
  - D. Consent:
    1. PZB Project Number 15-01100002: Consideration of final plat map application for the "Boutwell Business Center" project generally located on a vacant +/- 18.831 acre parcel located in northwest of the Intersection of 7th Avenue North and Boutwell Road, in the City of Lake Worth.
  - E. Public Hearings:
    1. Board Disclosure
    2. Cases:
  - F. Unfinished Business:
  - G. New Business:

1. PZB Project# 16-00500017: A request for a Conditional Use Permit to allow an auto repair shop with an existing auto towing business located at 2712 Park Street, in the Artisanal Industrial (AI) Zoning District.
6. Planning Issues:
7. Public Comments (3 minute limit):
8. Departmental Reports:
9. Board Member Comments:
10. Adjournment:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.



**CITY OF LAKE WORTH**  
1900 2<sup>nd</sup> Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

**Agenda**  
**Regular Meeting**  
**City of Lake Worth**  
**Planning & Zoning Board**  
**City Hall Commission Room**  
**7 North Dixie Hwy; Lake Worth, FL**

**WEDNESDAY, SEPTEMBER 07, 2016 6:00 PM**

1. Roll Call and Recording of Absences:  
The meeting was called to order at 6:01 PM  
Present were: Chairman Greg Rice; Vice-Chair Anthony Marotta; Cindee Brown; Tara McAlanon; Mark Humm, Ricardo Martin; Dustin Zacks.  
Also present were: Curt Thompson, Senior Community Planner; Maxime Ducoste, Assistant Director for Planning & Preservation. Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.
2. **Pledge of Allegiance**  
Led by Tara McAlanon
3. Additions/Deletions/Reordering and Approval of the Agenda:  
One request for a continuance.
4. Approval of Minutes:
  - A. Meeting Minutes
    1. August 3, 2016 Regular Meeting Minutes

**Motion:** M. Humm moved to accept the August 3, 2016 minutes as presented. 2<sup>nd</sup> C. Brown.  
**Vote:** Ayes all, unanimous
5. Cases:
  - A. Swearing in of Staff and Applicants:  
Staff and applicants were sworn in by Board Secretary.
  - B. Proof of Publication:  
Provided in the meeting packet.
    1. 2712 Park Street
    2. 10th Ave North & Boutwell Rd.
  - C. Withdrawals/Postponements:  
Continuance of Agenda item G.1. PZB Project # 16-00500017, (at the request of the applicant to a date certain of October 5, 2016.
  - D. Consent: None
  - E. Public Hearings:

1. Board Disclosure

M. Humm indicates he knows Fred Griffin but has not discussed this case. G. Rice acknowledges he knows the attorney but has not had any discussion about this case.

2. Cases:

F. Unfinished Business: None

G. New Business:

1. PZB 16-00500017: Consideration of a Conditional Land Use application at 2712 Park Street for a small owner-operated minor automobile repair shop within an existing industrial warehouse building located within the Artisanal Industrial (AI) district (PCN# 38-43-44-16-22-000-0100). The applicant requests a continuance for the case until a date certain of October 5, 2016.

**Motion:** M. Humm motions to continue the case until October meeting. 2<sup>nd</sup> D. Zacks.

**Vote:** Ayes all, unanimous

2. PZB #15-01400003- Consideration a Major Site Plan, Conditional Use Permit and Sustainable Bonus to allow for the construction of a Mixed-Use project to include a five (5) story +/- 100 guest room hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/-7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection in the Mixed Use West, (MU-W) zoning district.

**Staff:** C. Thompson presents staff findings and recommends approval of project with proposed conditions.

**Board:** Chairman Rice inquires about how the differences regarding road R-O-W's were worked out.

R. Martin- asks about the retention pond. Staff and Mr. James Gilgenbach, Architect, states it is for water run-off. R. Martin has concerns about the exterior of the first floor apts. fronting onto the asphalt parking area. Questions if it would be better to have the parking against the building as opposed to the south side of the property line and would like it to be buffered more from the industrial and commercial office building to the NW. M. Ducoste mentions the landscape provided is very lush however the view from the upper levels will not be blocked by any landscaping due to the height of the buildings. Discussion regarding the pond and calculations for the drainage. C. Thompson, from previous experience with SFWMD, states the retention of runoff must be maintained on site rather than dumping of runoff with possible contaminants directly into the canal which ultimately ends up in the ocean. Adds that a permit will be obtained from SFWMD.

Applicant states that traffic calming devices could be implemented on the premises as traffic circulation patterns are discussed.

C. Thompson indicates on the plans, the right-turn in and right turn out. Show the R-O-W dedicated by the owner and approvals with the PBC traffic performance letter. M. Ducoste indicates an area on the plans where the deceleration lane on 10<sup>th</sup> Avenue N. will be located as well as a dedicated turn lane onto Boutwell Rd. The initial section of Boutwell Rd is PBC R-O-W, the balance is city R-O-W and the entities have coordinated the road improvements accordingly. IPOC signage will be on the east side of Boutwell Rd.

**Applicant:** Mr. James Gilgenbach, Architect, states the project will be coordinated with a major road improvement at Boutwell Rd. Also present was Mr. Fred Griffin-Contractor and representative of the owner.

**Public Comment:** Richard Sapir, attorney for the owner of the office building to the NW located in unincorporated Palm Beach County. Contacted the owner/developer of subject parcel to add a wall along west and north perimeters of the property to preclude persons from passing through the properties near the retention pond. Presents an email and mentions a conversation/agreement with owner of the property. Also requests a fence be placed on the north side of the retention pond. Contractor states due to the nature of the soil, a concrete fence between the ponds is not feasible, the soil will not support. There will be a series of catch basins in the parking lot.

Staff states the agreement is between two parties and not part of the city review, nor is it a code requirement.

**Motion:** R. Martin moves to approve the Major Site Plan as presented to include staff recommended conditions. 2<sup>nd</sup> M. Humm.

**Vote:** Ayes all, unanimous.

6. Planning Issues: None

7. Public Comments (3 minute limit): None

8. Departmental Reports: None

9. Board Member Comments:

M. Humm recently drove on Boutwell Rd and noticed the improvement near Fun Depot and the surrounding area believes there is positive improvement, noted some existing buildings are much improved with regard to paint.

G. Rice asks about whether all R-O-W's have been secured for the area. M. Ducoste states we anticipate another large project on the annexed area to the north of 10<sup>th</sup> Ave. N; the Sunrise Detox Center to move forward. The next month may be not as busy with new projects but several non-conforming existing sites requiring conditional us approval will be coming forward to Board during the following months.

Questions about The One (construction drawings underway). Staff has met with the same client about a nearby site. The 127 N Dixie may be amending their site.

10. Adjournment:7:04 PM

**Attest:**

\_\_\_\_\_  
**Greg Rice, Chairman**

**Submitted By:**

\_\_\_\_\_  
**Sherie Coale, Board Secretary**

**Minutes Approved:**

\_\_\_\_\_  
**Date**



**City of Lake Worth**  
**Department of Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
1900 Second Avenue North- Lake Worth, Florida 33460 - Phone: 561-586-1687

AGENDA DATE: November 2, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner  
Thru Maxime Ducoste, Assistant Director Planning and Preservation

TITLE: **PZB Project Number 15-01100002**: Consideration of final plat map application for the “Boutwell Business Center” project generally located on a vacant +/- 18.831 acre parcel located in northwest of the Intersection of 7<sup>th</sup> Avenue North and Boutwell Road, in the City of Lake Worth. The project is inclusive of the following parcels:

P.C.N. \_\_\_\_\_ Address 701 Boutwell Road

Please see the attached document for PCN list.

---

**BACKGROUND:**

The applicant is requesting a final plat map approval for the “Boutwell Business Center” project. The Planning & Zoning Board approved the 18.831 acre project at their meeting on November 4, 2015.

**CONSEQUENT ACTION:**

The decision of the Planning & Zoning Board is a recommendation to the City Commission which serves as the final acting body for approval of final plat maps.

**REVIEWED BY AND RECOMMENDATION:**

This agenda item has been reviewed by the Director for Community Sustainability with a recommendation of approval.

**POTENTIAL MOTION:**

I MOVE TO RECOMMEND APPROVAL/DISAPPROVAL OF PZB PR# 15-01100002: Request for a final plat map approval for the “Boutwell Business Center” project.

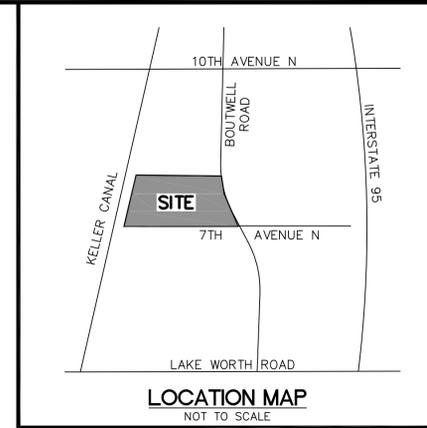
Attachments:  
Proposed Plat Map

The PCNs that make up the new lot are below:

PARID	SITUS_ADDRESS
3843442026000010	1 ARLIN DR
3843442026000020	3 ARLIN DR
3843442026000030	5 ARLIN DR
3843442026000040	7 ARLIN DR
3843442026000050	9 ARLIN DR
3843442026000060	11 ARLIN DR
3843442026000070	13 ARLIN DR
3843442026000080	15 ARLIN DR
3843442026000090	17 ARLIN DR
3843442026000100	19 ARLIN DR
3843442026000110	23 ARLIN DR
3843442026000120	25 ARLIN DR
3843442026000130	27 ARLIN DR
3843442026000140	2221 7TH AVE N
3843442026000150	14 ARLIN DR
3843442026000160	12 ARLIN DR
3843442026000170	10 ARLIN DR
3843442026000180	8 ARLIN DR
3843442026000190	6 ARLIN DR
3843442026000200	4 ARLIN DR
3843442026000210	2 ARLIN DR
3843442026000220	2207 7TH AVE N
3843442026000230	2211 7TH AVE N
3843442026000240	2213 7TH AVE N
3843442026000250	2215 7TH AVE N
3843442026000260	2217 7TH AVE N
3843442026000270	2219 7TH AVE N
38434420260020000	28 ARLIN DR
38434420260030000	21 ARLIN DR

# BOUTWELL BUSINESS CENTER

BEING A REPLAT OF A PORTION OF THE PLAT OF BOUTWELL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 106, PAGES 182 AND 183 AND LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA, JULY 2016 SHEET 1 OF 2



STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } S.S.  
 THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_ . THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 \_\_\_\_ AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_  
 SHARON R. BOCK, CLERK AND COMPTROLLER  
 BY: \_\_\_\_\_ D.C.

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BOUTWELL BUSINESS CENTER, BEING A PORTION OF THE PLAT OF BOUTWELL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 106, PAGES 182-183, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, AND LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 27, INCLUSIVE, AND TRACTS "B" AND "C" OF BOUTWELL INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING ADDITIONAL RIGHT-OF-WAY FOR BOUTWELL ROAD AS SHOWN ON PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-71-087, AS DESCRIBED IN OFFICIAL RECORD BOOK 1891, PAGE 104, AND ADDITIONAL RIGHT-OF-WAY FOR BOUTWELL ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 28006, PAGE 1855, ALL OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT "C", SAID POINT BEING ON THE NORTH LINE OF SAID BOUTWELL INDUSTRIAL PARK; THENCE ALONG SAID NORTH LINE SOUTH 88°07'35" EAST, A DISTANCE OF 1067.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1183.50 FEET FROM WHICH A RADIAL LINE BEARS NORTH 85°30'49" EAST, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BOUTWELL ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 28006, PAGE 1855 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'56", AN ARC DISTANCE OF 265.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17°20'07" EAST, A DISTANCE OF 344.37 FEET; THENCE SOUTH 37°16'32" WEST, A DISTANCE OF 65.22 FEET TO A POINT ON THE SOUTH LINE OF SAID BOUTWELL INDUSTRIAL PARK; THENCE ALONG SAID SOUTH LINE NORTH 88°06'49" WEST, A DISTANCE OF 1447.54 FEET TO A POINT ON THE WEST LINE OF SAID BOUTWELL INDUSTRIAL PARK, SAID POINT ALSO BEING ON THE EAST LINE OF THE KELLER CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 19084, PAGE 579 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST AND EAST LINES NORTH 22°59'40" EAST, A DISTANCE OF 682.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 809,604.74 SQUARE FEET OR 18.59 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL A, AS SHOWN HEREON, IS HEREBY BEING RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND ASSIGNS. SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 28037, PAGE 926 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
2. THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.
3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES BOTH PUBLIC AND PRIVATE INCLUDING, BUT NOT LIMITED TO, POTABLE WATER SYSTEMS, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY OF LAKE WORTH, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CP LOGISTICS LAKE WORTH, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: CP LOGISTICS PLATFORM, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 ITS SOLE MEMBER  
 BY: PANATTONI CLP, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 ITS ADMINISTRATOR  
 BY: PANATTONI CLP OPERATOR, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 ITS MANAGER

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ PRINT NAME: WILLIAM BULLEN  
 PRINT TITLE: \_\_\_\_\_ PRINT TITLE: PRESIDENT

WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF: \_\_\_\_\_  
 COUNTY OF: \_\_\_\_\_

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CORPORATE OFFICER OF CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE \_\_\_\_\_



(PRINTED NAME) - NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF: FLORIDA  
 COUNTY OF: PALM BEACH

I, \_\_\_\_\_, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CP LOGISTICS LAKE WORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

### CITY APPROVAL

STATE OF: FLORIDA  
 COUNTY OF: PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH, FLORIDA, AND DOES HEREBY ABANDON AND VACATE EASEMENTS AS SHOWN ON THE UNDERLYING PLATS THAT LIE WITHIN THE LIMITS OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
 PAM TRIOLO  
 MAYOR

BY: \_\_\_\_\_  
 GREG RICE  
 PLANNING BOARD CHAIRMAN

BY: \_\_\_\_\_  
 MICHAEL BORNSTEIN  
 CITY MANAGER

BY: \_\_\_\_\_  
 PAMELA LOPEZ  
 CITY CLERK

### REVIEWING SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH SEC. 177.071 F.S.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
 DAVID A. BOWER  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5888  
 STATE OF FLORIDA

### SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE PLAT OF BOUTWELL INDUSTRIAL PARK, RECORDED IN PLAT BOOK 106, PAGES 182 AND 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING BEING N88°06'49"W.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH ZONING REGULATIONS.
5. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING APPLICATION NAME PANATTONI LW-INDUSTRIAL.
6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

### SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF LAKE WORTH, FLORIDA.

DATE: \_\_\_\_\_

KEVIN M. BECK, P.S.M.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 6168  
 STATE OF FLORIDA L.B.# 6603

### EXISTING EASEMENTS

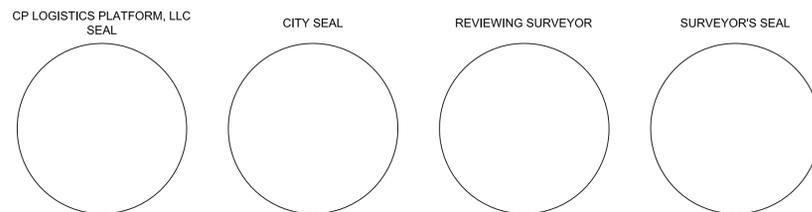
PARCEL MAY BE SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN IN VARIOUS OFFICIAL RECORD BOOKS AND PAGES IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. ONLY THE EASEMENTS AS SHOWN HEREON ARE TO BE RETAINED BY THIS REPLAT. IT IS THE INTENT OF THIS REPLAT TO EXTINGUISH ALL EASEMENTS, TRACTS AND LOTS SHOWN ON THE PARENT PLAT OF BOUTWELL INDUSTRIAL PARK, RECORDED IN PLAT BOOK 106, PAGES 182 AND 183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### LEGEND

DWG	DRAWING
Δ	CENTRAL (DELTA) ANGLE
F.S.	FLORIDA STATUTES
L	ARC LENGTH
LB	LICENSED BUSINESS
LWDD	LAKE WORTH DRAINAGE DISTRICT
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
P.B.CO.	PALM BEACH COUNTY
P.R.M.	PERMANENT REFERENCE MONUMENT
PG(S).	PAGE(S)
R	RADIUS
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
⊕	CENTERLINE
■	SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. "LB 6603"

THIS INSTRUMENT PREPARED BY KEVIN M. BECK, P.S.M. IN THE OFFICES OF ENGENUITY GROUP, INC., ENGINEERS SURVEYORS AND GIS MAPPERS, 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

## BOUTWELL BUSINESS CENTER



A Higher Standard of Excellence  
**engenuity** inc.  
 ENGINEERS • SURVEYORS • GIS MAPPERS

1280 N. CONGRESS AVENUE, SUITE 101,  
 WEST PALM BEACH, FLORIDA 33409  
 PH (561)655-1151 • FAX (561)832-9390  
 WWW.ENGENUITYGROUP.COM

DATE	1/26/2016
SCALE	N/A
CAD FILE	14136.03rp01.dwg
DISK PROJECT	14136.03
DRAWN	STAFF
CHECKED	K. BECK

S  
H  
E  
E  
T

# 1/2

JOB NO.  
**14136.03**

Y:\Land Projects R2\14136.03 Boutwell Business Center.dwg 9/30/2016 7:04:22 AM EDT

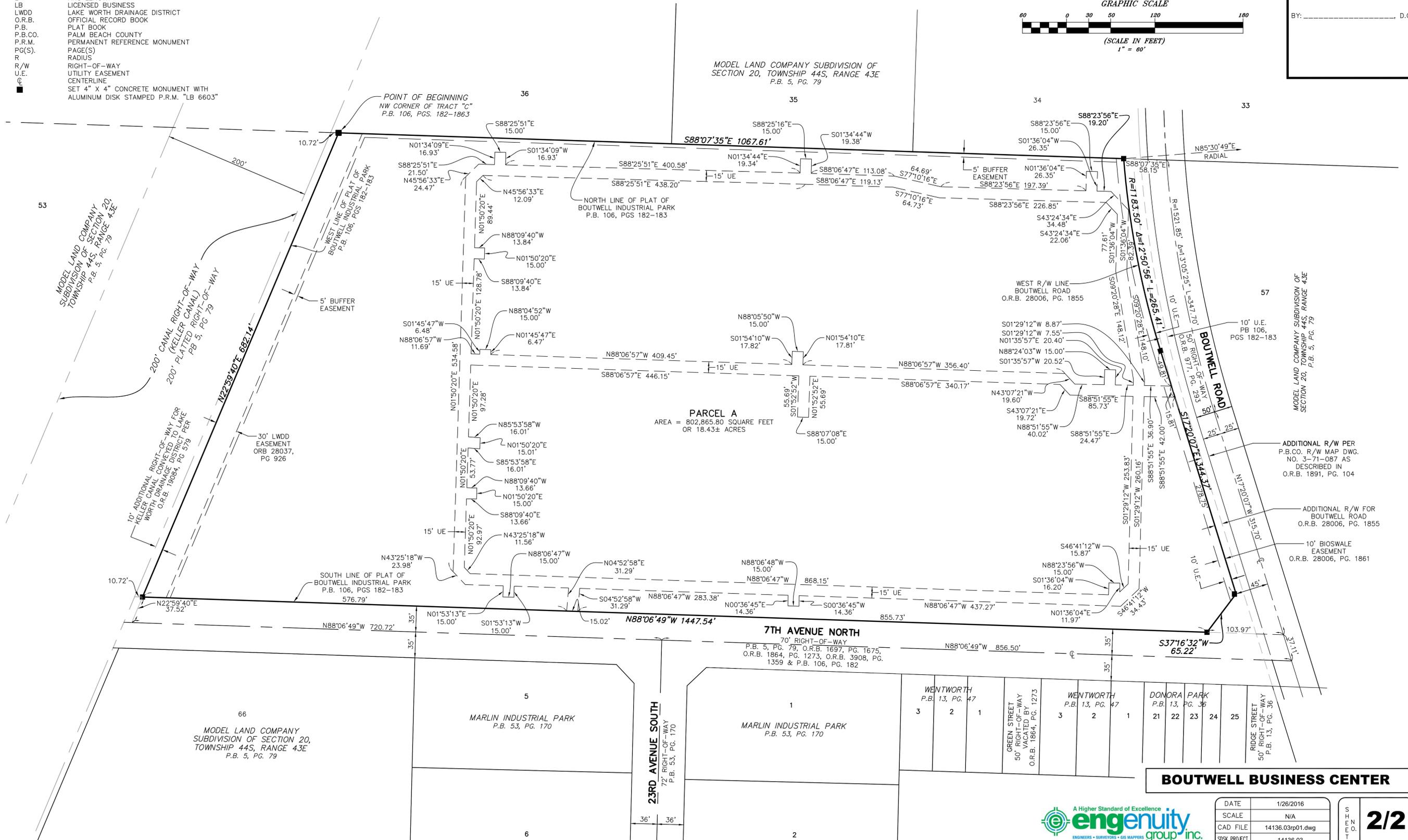
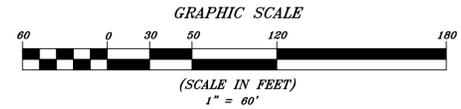
# BOUTWELL BUSINESS CENTER

BEING A REPLAT OF A PORTION OF THE PLAT OF BOUTWELL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 106,  
 PAGES 182 AND 183 AND LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST,  
 CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA,  
 JULY 2016  
 SHEET 2 OF 2

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } S.S.  
 THIS INSTRUMENT WAS FILED FOR  
 RECORD AT \_\_\_\_\_  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 2016 \_\_\_\_\_ AND DULY RECORDED  
 IN PLAT BOOK NO. \_\_\_\_\_  
 ON PAGE \_\_\_\_\_  
 SHARON R. BOCK,  
 CLERK AND COMPTROLLER  
 BY: \_\_\_\_\_ D.C.

### LEGEND

- DWG DRAWING
- Δ CENTRAL (DELTA) ANGLE
- F.S. FLORIDA STATUTES
- L ARC LENGTH
- LB LICENSED BUSINESS
- LWDD LAKE WORTH DRAINAGE DISTRICT
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.B.CO. PALM BEACH COUNTY
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG(S) PAGE(S)
- R RADIUS
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ⊙ CENTERLINE
- SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. "LB 6603"



**PARCEL A**  
 AREA = 802,865.80 SQUARE FEET  
 OR 18.43± ACRES

**7TH AVENUE NORTH**  
 70' RIGHT-OF-WAY  
 P.B. 5, PG. 79; O.R.B. 1697, PG. 1675,  
 O.R.B. 1864, PG. 1273, O.R.B. 3908, PG.  
 1359 & P.B. 106, PG. 182

**23RD AVENUE SOUTH**  
 72' RIGHT-OF-WAY  
 P.B. 53, PG. 170

## BOUTWELL BUSINESS CENTER



DATE	1/26/2016
SCALE	N/A
CAD FILE	14136.03rp01.dwg
SISK PROJECT	14136.03
DRAWN	STAFF
CHECKED	K. BECK

SHEET	2/2
	JOB NO. <b>14136.03</b>

THIS INSTRUMENT PREPARED BY KEVIN M. BECK, P.S.M. IN THE OFFICES OF  
 ENGENUITY GROUP, INC., ENGINEERS SURVEYORS AND GIS MAPPERS,  
 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.  
 CERTIFICATE OF AUTHORIZATION NO. LB0006603

1280 N. CONGRESS AVENUE, SUITE 101,  
 WEST PALM BEACH, FLORIDA 33409  
 PH (561)655-1151 • FAX (561)832-9390  
 WWW.ENGENUITYGROUP.COM

Y:\Land\Projects\B2\14136.03 Boutwell Business Center.dwg\14136.03rp01.dwg 9/30/2016 7:04:22 AM EDT



**Lake Worth, Florida. The Art of Florida Living.<sup>sm</sup>**

City Of Lake Worth  
 Department for Community Sustainability  
 Planning, Zoning and Historic Preservation Division  
 1900 Second Avenue North · Lake Worth · Florida 33461  
 Phone: 561-586-1687

DATE: July 25, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner

Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB Project Number 16-00500017:** Consideration of a Conditional Land Use application to operate a small owner-operated minor automobile repair shop within an existing industrial warehouse building located on the Property located at 2712 Park Street (PCN# 38-43-44-16-22-000-0100) within the Artisanal Industrial (AI) district.

Meeting Date: August 3, 2016

**SYNOPSIS:**

<b>Applicant</b>	BETTY RESCH, ESQ. (AGENT)	
<b>General location</b>	Just North of the Intersection of Park Street and Rupp Lane	
<b>Zoning</b>	AI; Artisanal Industrial	
<b>Existing land use</b>	Commercial/Industrial Warehouse	
<b>Future land use designation</b>	Artisanal Mixed Use	
<b>Applicable Municipal Code Sections</b>	23.2-29,	
<b>Board action required</b>	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information	
<b>Staff Recommendation</b>	Staff recommends approval of the Conditional Land Use subject to the attached conditions of approval	
	<b>Name and Title</b>	<b>Initials</b>

---

<b>Project planner</b>	Curt Thompson, Senior Community Planner	CT
<b>Approved by</b>	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

**PROPOSAL:**

Betty Resch, Esq., on behalf of, Mr. and Mrs. Joy (“Applicant”), proposes the property located at 2712 Park Street (“Property”) be used as a small owner-operated minor automobile repair shop within an existing industrial warehouse building located on the Property. The Property is located within the Artisanal Industrial (AI) zoning district. The proposed automobile repair shop is an Industrial/manufacturing use which is a Conditional Land Use in the AI zoning district. Approval of a conditional use permit is required from the Planning and Zoning Board prior to the issuance of a Lake Worth Business License.

The City’s Land Development Regulations (“LDRs”) authorize the Planning & Zoning Board to grant a Conditional Use Permit subject to making three sets of findings detailed in Section 23.2-29(c) and (d). These include general and specific findings intended to ensure harmony of the proposed use both with the land development regulations as a whole as well as the surrounding existing uses.

The following analyzes the Applicant’s request for a Conditional Land Use to establish a small owner operated minor automobile repair shop with a discussion about Property conditions and existing uses; operational characteristics of the proposed use; consistency of the proposed use with the comprehensive plan; and a narrative with respect to each of the required findings for a conditional land use.

**ANALYSIS:**

**Background:**

2712 Park Street is located within the Artisanal Industrial (AI) zoning district. The site consist of approximately +/-12,273 sq. ft. (104.99 ft. x 116.90 ft.) parcel with an existing +/-3,498 square foot warehouse which was constructed in 1978 according to the property Appraiser’s records.

The proposed minor auto repair shop will be located in the southern portion of the one-story building. The property has a Business Tax Receipt history of Warehouse Storage, and Auto Towing from 2001 to the present. In June 2014, the Planning and Zoning Board approved a Conditional Use for an Automobile Painting service at 2626 Park Street. However, the business operator decided to move its operation elsewhere. Also, the Planning and Zoning Board approved a Conditional Use for a marble and granite countertop fabrication shop at the property located at 2626 Park Street, Bay #3.

**Operational Characteristics:**

The applicant has provided details concerning the operational characteristics of the business, as follows:

- There will be no exterior/outdoor storage.

### **Public Support/Opposition:**

Staff has received no letters of support or letters of objection concerning the subject request.

### **Consistency with the Comprehensive Plan:**

It is the opinion of Staff that the applicant's proposed use is consistent with the following components of the Comprehensive Plan:

#### **1.1.3.8 Artisanal Mixed Use**

The Artisanal Mixed Use (AMU) land use category is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The implementing zoning district is Artisanal Industrial (AI).

Zoning regulations implementing the Artisanal Mixed Use land use category shall permit arts-related industrial uses of low to moderate external impacts. Development in the Artisanal Mixed Use land use category should be guided to minimize negative impacts on nearby residential areas.

#### **1.2.2.8 Locational Strategy for the Artisanal Mixed Use Category:**

Strategy #3: In areas where industrial uses are not desirable, but are too firmly established to permit a realistic expectation of change.

### **Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest**

1. The conditional use exactly as presented at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

**Staff Response:** The proposed use is in harmony with the intent of the Artisanal Zoning District to foster office and industrial uses related to the arts as permitted. The building is an existing industrial warehouse building that was built in 1978. Continued operation as a commercial and industrial building will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

**Staff Response:** The surrounding area is zoned AI and not adjacent to any residential uses. The Property has been used for both commercial and industrial uses since the late 1970s, and continued operation as

such will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

**Staff Response:** The proposed use of the Property will provide about the same amount of a public benefit as the other uses currently operating in the surrounding area. The Property has been used for both commercial and industrial uses since the 1970s, and continued operation as an industrial/commercial building will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

4. The conditional use exactly as proposed 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.

**Staff Response:** The proposed use will not result in a more intensive development than has previously operated at the Property. The Property was originally constructed as an industrial warehouse, and continues to function as such, with a history of different users operating on the Property over the years. The use of the Property as proposed is in compliance with the goals, objectives and policies of the Comprehensive Plan, as this area of the city is fully developed with the required improvements to accommodate the proposed use.

#### **Section 23.2-29(e): Specific standards 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.

**Staff Response:** The proposed use will not generate traffic volumes or movements which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The proposed use is consistent in nature with previous low to medium traffic generating commercial and industrial uses at the Property and along Park Street. No additional traffic is expected to be generated from the proposed use. The Property's circulation pattern will remain unchanged from the existing circulation patterns that have existed since the Property was developed with its current configuration.

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

**Staff Response:** The volume of traffic is expected to remain the same as traffic associated with the existing licensed uses. The Property is located just north of the intersection of Park Street and Rupp

Lane. Both streets are already subject to a moderate amount of through traffic, both from business owners and customers visiting businesses in the immediate area.

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.

**Staff Response:** No additional air pollution can be attributed to the proposed use. The proposed minor auto repair shop will be required to meet all permitting and regulatory approvals upon Building permit application and approval process. The Property includes an existing commercial/industrial building.

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.

**Staff Response:** The project Property is fully developed and the proposed use in no way would result in a need for an extension or enlargement of the existing thoroughfare system.

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 or earlier incursion of public cost than would result from development permitted by right.

**Staff Response:** The subject Property is fully developed and connected to all of the City's utility systems. The proposed use will not result in the need for the extension nor enlargement nor any other alteration of such systems.

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.

**Staff Response:** The project Property is fully developed. No increased demand on police or fire protection service is expected as a result of the proposed use. The Property operated as a commercial/industrial building since the time it was constructed.

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. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

**Staff Response:** No new sources of noise will result by the establishment of a minor auto repair shop at the Property that is beyond previously licensed commercial/industrial uses at the Property.

8. The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in Section 23.4-10, Exterior lighting.

**Staff Response:** The property is not directly adjacent to any residentially zoned properties or any existing residential uses.

**Conclusion:**

The analysis has shown that the required findings can be made with respect to the Conditional Land Use request. The Property has historically been utilized as a commercial/industrial property, and the use as proposed is in harmony with the underlying zoning district and surrounding operating businesses.

**CONSEQUENT ACTION:**

The Planning and Zoning Board's decision will be final for the Conditional Land Use request. The Applicant may appeal the Board's decision on the Conditional Land Use request to the City Commission.

**STAFF RECOMMENDATION:**

Based on the findings outlined in the analysis, staff recommends that the Planning and Zoning Board approve the Conditional Land Use request to allow a small owner operated minor automobile repair shop at 2712 Park Street, subject to the proposed Conditions of Approval in Attachment D.

**POTENTIAL MOTION:**

"I MOVE TO APPROVE/DENY/CONTINUE P&ZB Project Number. 16-00500017: Request for Conditional Land Use to establish a minor automobile repair shop at 2712 Park Street, in the Artisanal Industrial (AI) zoning district subject to the staff recommended Conditions of Approval in Attachment D."

### LOCATION MAP



Attachments:

- A. Survey
- B. Justification Statement
- C. Photo
- D. Conditions of Approval

*Law Offices of Betty C. Resch, Esq.*  
521 Lake Avenue, Lake Worth, Florida 33460  
Office: (561) 533-8118  
Bettyresch@gmail.com

---

July 4, 2016

Mr. Kurt Thompson  
Department for Community Sustainability  
City of Lake Worth, FL

RE: 2712 Park Street, Application for Conditional Use

Dear Mr. Thompson,

This application is for a conditional use which would allow for automotive repairs at 2712 Park Street, Lake Worth. The proposed use would be a small, owner-operated automotive repair shop.

The location is on the entrance road into the industrial park in the northwest corner of the City. The building is owner-occupied; the owners use the north side of the building for their towing company, and will continue to use part of the property as the base for their towing company, and as such, would be on site on a consistent basis.

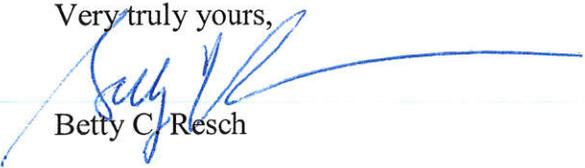
The Lake Worth Zoning Code requires that the proposed conditional use meet the justification standards of Sections 23.2.29.d and 23.2.29.e. This project meets with those standards. There is no new construction involved in this application, so the issues of density, etc. are not at issue; it approval of the conditional use that the owner is seeking.

The use as requested is in keeping with the general feel of the area; across the street is an expansive metal storage yard, and the road actually dead ends at the property under consideration; the canal is to the north. The operation of the business is compatible with the surrounding businesses. There will be no outside storage of vehicles; the work will be done completely indoors.

The owner is applying for a hazardous waste permit, and will follow any regulations regarding any hazardous waste. (i.e. used oil, etc.) This will bring at least two new employees to the area.

If you have any questions, please don't hesitate to contact me.

Very truly yours,

  
Betty C. Resch

## JUSTIFICATION STATEMENT FOR CONDITIONAL USE

AT 2712 PARK STREET, LAKE WORTH, FL

The Lake Worth Zoning code requires that the proposed Conditional use meet the justification of 23.2.29.d and 23.2.29.e

### GENERAL FINDINGS

- 1.) HARMONY WITH OTHER FUTURE USES: The conditional use will be in harmony as a small owner operated business in a district which has been zoned industrial and now is industrial artisanal.
- 2.) HARMONY WITH EXISTING USES: this has been historically been industrial. Across the street is a large metal storage facility, immediately next door is a woodworking shop and a marble fabrication business. This should not create any disharmony with the existing uses.
- 3.) Same as #2
- 4.) INCREASED DENSITY: As there is no new construction anticipated in this application, this item is not applicable.

### SPECIFIC FINDINGS

- 1.) TRAFFIC VOLUMES OR MOVEMENTS: This is a small operation, there will be two or three people working there, with customers dropping off cars to be repaired. There are no large meetings that are going to be held there. The street upon which the property is located is the only ingress or egress to the industrial park, and this operation will not have any impact on the level of service of the road.
- 2.) THROUGH TRAFFIC: This business is not a high traffic kind of business, there will not be a parade of customers coming and going throughout the day. And since this does not involve any new construction, the location will not have any effect on through traffic. The permitted uses would generate the same or more traffic flow to the area.

- 3.) AIR POLLUTION AND EMISSIONS: The only source of air pollution would be from the vehicles when they are started after the repairs to be made.
- 4.) ENLARGEMENT OF THROUGHFARE SYSTEM: The contemplated business is on the main thoroughfare into the industrial park, and since it does not involve any new construction, this provision is not applicable.
- 5.) WATER AND SEWER LINES, DRAINAGE, ETC.: Not applicable
- 6.) EFFECT ON POLICE AND FIRE: There should be no additional demand on the police or fire protection service beyond their capacities.
- 7.) NOISE: This business will not generate significant noise, low intensity industrial uses are by right in the district, and this business should not produce any noise more than a low intensity industrial use. Any noise generated can easily meet the requirements of 15.24. Also, it should be considered that this is in an area zoned for industrial, the only residential homes are quite far from the location.
- 8.) LIGHT: The proposed use will not generate any more light than a use by right, the business will be contained inside the property, no new outside lights are being considered.

Respectfully submitted,

*/s/ Betty C. Resch, Esq.*

Betty Resch



Community Sustainability  
Planning Zoning Historic Preservation  
1900 2nd Avenue North  
Lake Worth, FL 33461  
561.586.1687

**ATTACHMENT D**

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR  
PZB CASE No. 16-00500017**

Date of Preparation: July 25, 2016  
P&ZB Meeting Date: August 3, 2016  
Applicant: BETTY RESCH. ESQ., AGENT  
Location: 2712 Park Street

---

**CONDITIONS OF APPROVAL  
PZB CASE No. 16-00500017**

**Standard Conditions of Approval:**

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.
3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
4. This approval is for a conditional land use pursuant to Sections 23.2-29 for a Minor Automobile Repair Shop, within the Artisanal Industrial (AI) zoning district at 2712 Park Street. This use must operate in compliance with all state and local laws that govern this use.
5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.



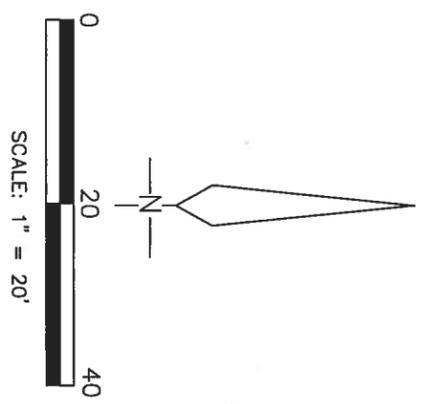
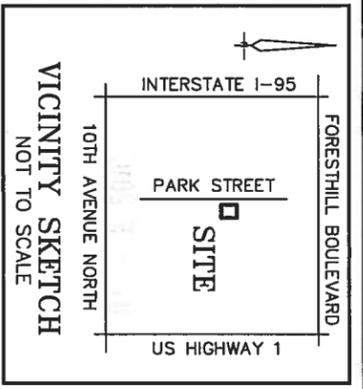
**Additional Conditions of Approval:**

1. No outdoor storage shall be permitted on the property without the request and approval of a separate conditional land use application.
2. All signage shall comply with the requirements of Section 23.5-1 Signs, and shall require approval of a building permit application before installation.
3. All business operations must be fully operated within the warehouse structure. No operations (car repair work of any kind) may occur in any required parking or other areas on the property. In addition, no inoperable vehicles shall be located in the public right-of-way at any time.
4. Any activities associated with the operation of the business shall emit no more than 65 (db) decibels and at no time be audible above daytime ambient noise levels beyond the real property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

Approved by:

\_\_\_\_\_  
Maxime Ducoste  
Planning and Preservation Manager





**LEGEND:**  
 CONC. = CONCRETE  
 MEAS = MEASURED  
 CALC = CALCULATED  
 WM = WATER METER

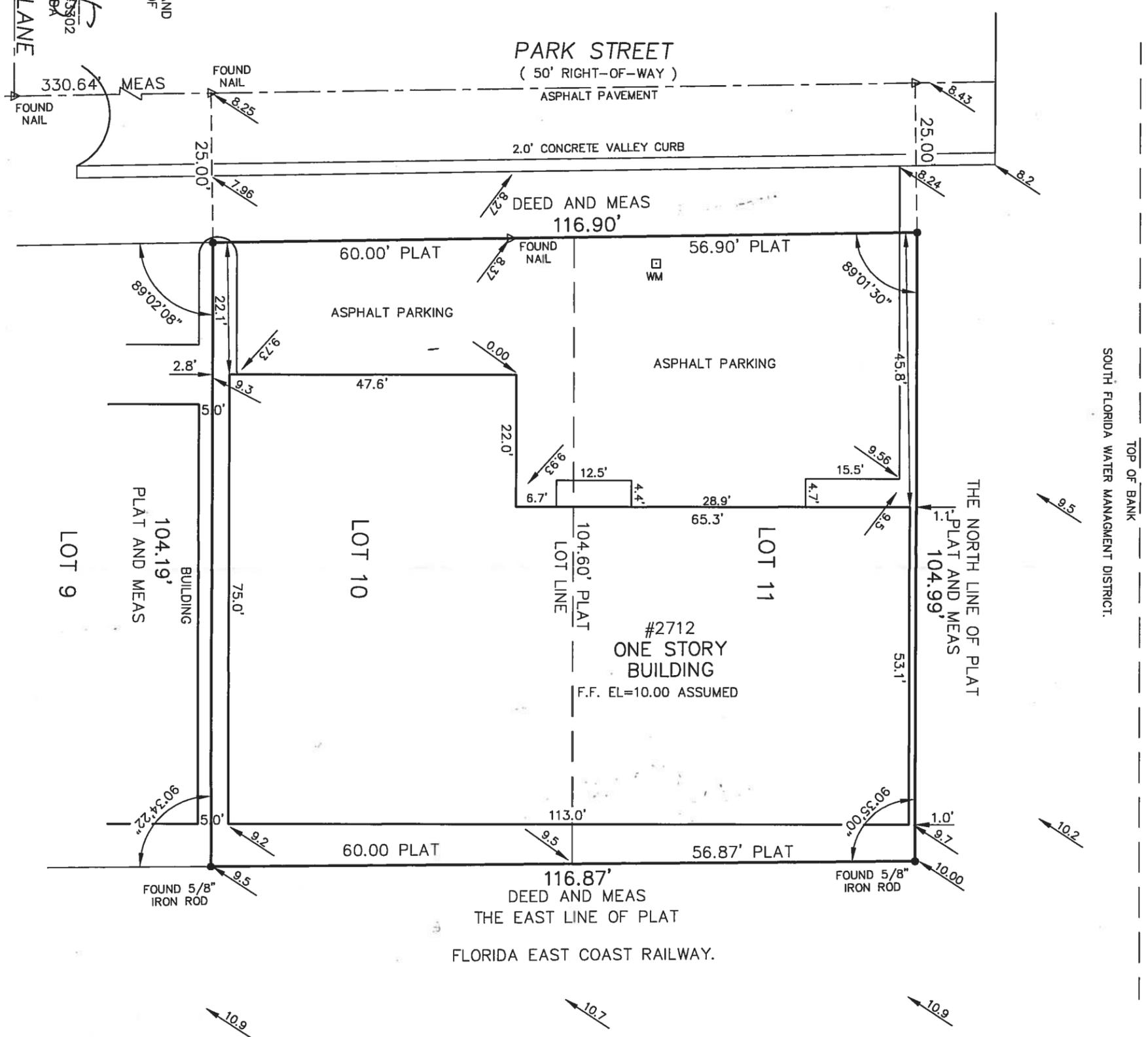
**PREPARED FOR**  
 JOY TOWING, INC.  
 2713 PARK STREET  
 LAKE WORTH, FL 33460

**FLOOD ZONE**  
 FLOOD ZONE C  
 PANEL NUMBER 120213 0001D  
 EFFECTIVE DATE 9-30-82

**CERTIFICATION**  
 I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

BY: *[Signature]*  
 ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3802  
 233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
 DATE OF FIELD SURVEY: 06/01/15

DWG #0512915



# Boundary Survey

for  
**JOY TOWING, INC.**

## SURVEYOR'S NOTES

LEGAL DESCRIPTION PROVIDED BY CLIENT.  
 SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.  
 SURVEY IS NOT VALID WITHOUT A RAISED SEAL.  
 BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.  
 ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.  
 ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
 ELEVATIONS SHOWN HEREON ARE OF ASSUMED DATUM.

## LEGAL DESCRIPTION

LOTS 10 AND 11, PARK STREET INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 240, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## PROPERTY ADDRESS

2712 PARK STREET  
 LAKE WORTH,  
 FLORIDA 33460

PREPARED BY:  
**Bob Bugee, Inc.**  
 the "SURVEYOR"

P.O. BOX 3887  
 BOYNTON BEACH, FLORIDA, 33426  
 SURVEY & MAPPING BUSINESS #7890  
 561-732-7877

*Attachment 4*

*Law Offices of Betty C. Resch, Esq.*

521 Lake Avenue, Lake Worth, Florida 33460

Office: (561) 533-8118

[Bettyresch@gmail.com](mailto:Bettyresch@gmail.com)

---

September 29, 2016

Mr. Curt Thompson  
Department for Community Sustainability  
City of Lake Worth, FL

RE: 2712 Park Street, Application for Conditional Use

Dear Mr. Thompson,

We have been attempting to get the signature from the owner, but she seems to be out of town. I would appreciate this being postponed to the November hearing

Your help in this would be appreciated. Thank you.

My cell is 329-2706 if you need to call me.

Very truly yours,

Betty C. Resch

CC: Lisa Joy