



**AGENDA
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, SEPTEMBER 07, 2022 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES:

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. August 3, 2022 Meeting Minutes

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) 1749 3rd Ave S- Public Works Facility
- 2) PZB 22-01500003 - Blockson Variance
PZB 22-00500009 - CA Precision
PZB 22-00500010 - Peter's Appliances
PZB 22-01400020 - Self Storage
- 3) 1800 4th Ave North- Crypto

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

A. Election of the PZB Chair and Vice Chair

NEW BUSINESS:

A. **PZB 22-1400020:** A major site plan, conditional use permit and sustainable bonus requests 2202 Lake Worth Rd to construct a 4 story, 99,800 sf self-storage facility. The sustainable bonus request is for an additional 2- stories in height to allow the 4-story building. The property is zoned Mixed-Use West (MU-W).

This item is continued to the next PZB meeting on October 19, 2022.

- B. PZB 22-01400010:** Consideration of a request for a Major Site Plan and Conditional Use Permit to construct a new +/-16,803 square foot Public Works fleet maintenance facility, offices and emergency operations center (EOC) to replace the existing fleet maintenance facility at 1749 3rd Ave S. The subject site is zoned Public (P) and has a future land use designation of Public (P).

- C. PZB 22-01500003** - Consideration of a Variance to the maximum required fence height for a perimeter concrete wall at 1802 Pierce Dr. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR).

- D. PZB 22-00500010:** A Conditional Use Permit (CUP) Peter's Appliances & More at 1321 North Dixie Highway for the establishment of an ±7,000 square foot appliance retail facility designated as Single Destination Commercial use by LDR Section 23.3-6 (Medium Intensity Commercial Uses—Use area less than 7,500 square feet and/or medium intensity impact uses). The subject site is zoned Mixed Use-Dixie Highway (MU-DH) and has a future land use designation of Mixed Use-East (MU-E).

- E. PZB 22-00500011-** A Conditional Use Permit (CUP) request by Hodl Associates LLC at 1800 4th Avenue North Unit C for the establishment of a ±9,600 square foot, High Intensity Industrial Use, Factory or Manufacturing facility. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

- F. PZB 22-00500009** - A Conditional Use Permit (CUP) request by CA Precision at 1106 5th Avenue South for the establishment of a manufacturing facility for prototypes designated as Fabrication Services/Manufacturing/Processing/Assembly excluding retail display and sales use. The subject site is zoned Artisanal Industrial (AI) and has a future land use designation of Artisanal Mixed Use (AMU).

PLANNING ISSUES:

PUBLIC COMMENTS (3 minute limit)

DEPARTMENT REPORTS:

- A. The October PZB meeting has been rescheduled to October 19, 2022 due to the Yom Kippur holiday.

BOARD MEMBER COMMENTS:

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.