



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**PLANNING & ZONING BOARD REGULAR MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, DECEMBER 14, 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. November 16, 2022 Planning & Zoning Board Minutes

**CASES:**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

- 1) Village Flats I  
Village Flats II  
The Perch  
123 Wellesley Drive

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. PZB Project Number 22-01500006:** Request by Brian Gong for consideration of a variance to the maximum allowable fence height and a variance to allow a pool (accessory structure) within the front yard at 123 Wellesley Drive. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR).
- B. PZB Project Number 22-01400016:** Consideration of a Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as "The Perch" located at 7 North B Street. The project proposes to construct 3, 3-story, 18-unit multifamily development consisting of a 9-unit apartment-style building and a 9-unit townhouse-style building. The sustainable bonus request is for additional height. The property is

zoned Mixed Use – East (MU-E) and has a future land use designation of Mixed Use – East (MU-E).

**C. PZB Project Number 22-01400030:** Consideration of a Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as “The Village Flats I” located at 1207/1209/1211/1213/ 1215 Lucerne Avenue and 1216/1220/1230 Lake Avenue for the establishment of 11 townhouse style units 3 studios for the total of 14 units. The sustainable bonus incentive program is for additional height and third story on the buildings fronting Lucerne Avenue. The subject site is zoned Mixed Use – East (MU-E) and has a future land use designation of Mixed Use – East (MU-E).

**D. PZB Project Number 22-01400040:** Consideration of a Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as “Village Flats II” located at 1401 Lucerne Avenue. The project proposes to construct a 2-story, 10-unit multifamily development consisting of a 5-unit townhouse-style building and a 5-unit apartment-style building. The property is zoned Mixed Use – East (MU-E) and has a future land use designation of Mixed Use – East (MU-E).

**PLANNING ISSUES:**

**PUBLIC COMMENTS** (3 minute limit)

**DEPARTMENT REPORTS:**

**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.