



**MINUTES  
CITY OF LAKE WORTH BEACH  
PLANNING AND ZONING BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, NOVEMBER 03, 2021 -- 6:07 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were: Greg Rice (virtual), Chairman; Anthony Marotta, Vice-Chair (presiding); Mark Humm; Laura Starr; Edmond LeBlanc (virtual); Zade Shamsi-Basha. Absent: Juan Contin. Also present were: Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA** None

**APPROVAL OF MINUTES:**

A. October 6, 2021 Regular Meeting Minutes

**Motion:** M. Humm moves to approve the October 6, 2021 meeting minutes as presented; L. Starr 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES:**

**SWEARING IN OF STAFF AND APPLICANTS** Board Secretary administered oath to those wishing to give testimony.

**PROOF OF PUBLICATION** Provided in meeting packet.

- 1) First Fleet  
Coin Laundry

**WITHDRAWALS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. A Request for Continuance to a date certain of December 1, 2021 for PZB # 21-00500007.

**Motion:** Z. Shamsi Basha moves to approve the request to continue PZB 21-00500007 to a date certain of December 1, 2021; M. Humm 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

B. PZB Project Number 21-00000019: Consideration of a request for a Mural Installation for the Cottages of Lake Worth located at 604 Lucerne Avenue; PCN # 38-43-44-21-15-022-0220. The subject property is located in the Downtown (DT) zoning district.

**Staff:** E. Sita- The proposed mural will replace a mural installed during the 2017 CRA initiated Canvas Mural project. The mural, in compliance with the Major Thoroughfare Design Guidelines, is on a side façade facing a parking lot.

**Agent for the Applicant:** Wes Blackman – explains the mural will mimic the Cottage Tours book of Lake Worth Beach and is located in the epicenter of the cottages district.

**Muralist** Sami Makela: Installed the recent Tuppens mural. Explains the preparation and care taken to prevent the fading of colors, to stay looking fresh. The mural could begin to be painted as early as December or January.

**Board:** What is the next step? **Response:** A mural permit would be required. This provides for the maintenance / enforcement of the mural appearance. The mural is not to include signage of the business at the location of the mural.

**Public Comment:** None

**Motion:** L. Starr moves to approve PZB 21-00000019 based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations; M. Humm 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

B. PZB Project Number 21-01400018: Consideration of a Major Site Plan amendment request for the addition of an 8,413-sf industrial canopy structure at 1933 8th Avenue North. The proposed canopy addition is to provide shelter and protection for equipment needed for daily operations.

**Staff:** E. Sita- the site will receive landscaping and trees as it is non-conforming with regard to impervious coverage. This will be reduced to 92% impervious coverage with the addition of shrubs/hedges and trees. Additionally, there will be parking improvements to the site. The applicant agreed to providing R-O-W improvements, such as restriping, in exchange for parking on the R-O-W. Public Works has reached an agreement with the owner of the property.

**Agent for Applicant-Alejandra Molina-Jackson:** The canopy will provide needed shelter and shade for employees working outside as well as protection for the equipment. They provide heavy equipment repair. There will be no enclosed, walled areas. It will improve the working conditions for the employees and will not result in a change of types of duties. The site improvements will positively impact the surrounding area.

**Board:** Z. Shamsi Basha inquires as to whether any equipment will be suspended from the I-beams. **Response:** Yes, 2 cranes will be mounted and used to move equipment under the canopy. Currently employees are working outdoors on immovable equipment. The trolley will permit movement under the canopy. Currently the equipment is being lifted with big dollies.

**Agent for the Applicant:** The cranes will allow the current activities to be conducted with less human force, it will improve their work conditions.

**Board:** L. Starr asks if cranes are gas operated and what types of repair occurs at this location.

**Response:** Heavy trucks and equipment; the cranes are electric.

**Board:** E. LeBlanc has concerns with the impermeability of the site and whether the applicant has made a reasonable attempt to reduce the impermeability. **Response:** Although impermeability is not typically desirable, with this type of business, impermeable surfaces aid in preventing soil contamination. A wellfield permit must be obtained from PBC Environmental Resource Management.

**Agent for the Applicant:** Previous meetings with staff resulted in the owner/applicant agreeing to improve the site and making it visually pleasing, it is industrial. It will result in a cleaner worksite and improved employee conditions. The business has been at this location for 15-20 years.

**Board:** G. Rice inquires as to how long the applicant has been at this location. **Response:** 15-20 years and they own the site, it is a cleaner site than the surrounding parcels.

**Public Comment:** None

**Motion:** M. Humm moves to approve PZB 21-01400018, based upon competent, substantial evidence provided in the staff report and in the testimony at the public hearing; G. Rice, 2<sup>nd</sup>.

**Vote:** 5/1 motion carries; Z. Shamsi Basha dissenting.

**PLANNING ISSUES:** None

**PUBLIC COMMENTS** (3 minute limit) None

**DEPARTMENT REPORTS:** Continue to be understaffed.

**BOARD MEMBER COMMENTS:** None

**ADJOURNMENT:** 6:51 PM