



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MARCH 01, 2023 -- 6:04 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were- Juan Contin, Chair; Daniel Walesky, Vice-Chair; Mark Humm; Edmond LeBlanc; Zade Shamsi-Basha; Evelin Urcuyo; Alexander Cull. Also present were: Abraham Fogel, Senior Community Planner; Scott Rodriguez, Principal Planner; Erin Sita, Assistant Director for Community Sustainability (virtual); Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. February 1, 2023 Regular Meeting Minutes

Motion: M. Humm moves to approve the February 1, 2023 meeting minutes as presented; A. Cull 2nd.

Vote: Ayes all, unanimous

CASES:

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

PROOF OF PUBLICATION – Included in the meeting packet.

1) 1914 North Dixie Highway and 1718 South Douglas Street

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. PZB Project Number 23-00500001: A Conditional Use Permit (CUP) request for Scooter Ave at 1914 North Dixie Highway for the establishment of a scooter sales facility designated as a motorcycle/mopeds/motorscooter/golfcarts rentals and sales, indoor only equipment rental and leasing use (Medium Intensity Vehicular Uses—Use area less than 7,500 sq. ft.) by LDR Section 23.3-6. The subject site is zoned Mixed Use-Dixie Highway (MU-DH) and has a future land use designation of Mixed Use - East (MU-E).

Staff: A. Fogel provides background information on parcel and proposed business details. All business will be conducted indoors; deliveries occur generally once a week. Parking is to the rear with two (2) spaces on site and three (3) on street spaces on Vanderbilt Drive. The proposal meets the Comprehensive Plan and Strategic Plan. Staff is recommending approval with Conditions of Approval.

Board: Is there a habitable/residential portion of the building? Yes, it is not visible from Dixie Hwy.. What is the reason for a Conditional Use? The Use table indicates according to square footage which correlates to intensity. Is the applicant required to add parking or does on street parking count? As the use is not changing or the square footage, there is no trigger to require additional parking. Board asks if the owner is ok with the conditions and in particular the curb cut.

Property owner: Gus Ramirez -1 5th Ave South- Does not want to eliminate the curb cut, in addition to the cost. Doesn't want to take away the option that, in the future, the garage could be activated again. The impact windows were installed so the interior would be visible. Marcio Andreoli- tenant Deerfield Beach, clarifies that test driving is illegal. Regarding the garbage extend the landscape strip or use a commercial planter.

Public Comment: None

Board: Is the reason beyond aesthetics for conditioning the curb cut? If it were to eliminate/reduce impervious that would be ok but the cost to remove should be considered.

Staff: The curb cut condition would aid in improving on-street parking requirements as well as "teeth" to ensure there will be no illegal test driving or deliveries.

Motion: D. Walesky moves to approve PZB 23-00500001 with staff recommended Conditions of Approval striking Planning & Zoning comment #4, Public Works comment #1 and modifying Planning & Zoning comment #3 to extend the landscape area with a concrete cut or provide a commercial planter based upon competent substantial evidence in the staff report and in the testimony at the public hearing; A. Cull 2nd.

Vote: Ayes all, unanimous.

B. PZB/HRPB 23-00300001 & 23-01300001: City-initiated small-scale Future Land Use Map (FLUM) amendment (Ordinance 2023-03) and Zoning Map amendment (Ordinance 2023-04) on behalf of For The Children Inc (Lessee) requesting for the property located at 1718 South Douglas Street:

A corrective FLUM amendment from the Public Recreation and Open Space (PROS) FLU to the Public (P) FLU; and,

A corrective rezoning from the Public Recreation and Open Space (PROS) zoning district to the Public (P) zoning district.

The Board Attorney reads the Ordinances by title.

Staff: A. Fogel- There is a Historic school on the site and the current zoning does not permit educational uses. The corrective amendments will allow for future expansion of educational opportunities for children in the neighborhood as well as restoration of the Historic structure through a grant (which is already secured). There will be a site plan before the Board in the near future. Staff has found the amendments to be in compliance with the City Comprehensive Plan and Strategic Plan. It will be a lease to For the Children.

Motion: A. Cull moves to recommend approval to the City Commission for PZB/HRPB 23-00300001 & 23-01300001 based on the data and analysis in the staff report and the testimony at public hearing; D. Walesky 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: A. Cull requests data to be presented at the City Commission for the last quarter.

ADJOURNMENT: 6:39 pm