



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JULY 07, 2021 -- 6:05 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Anthony Marotta, Vice-Chair; Mark Humm; Daniel Tanner; Laura Starr; Greg Rice, Chairman; Edmond LeBlanc. Absent: Juan Contin. Also present were: Alexis Rosenberg, Senior Community Planner; Erin Sita, Assistant Director for Community Sustainability; Glen Torcivia and Elizabeth Lanahan, City Attorney and Board Attorney respectively; Sherie Coale, Board Secretary.

NEW MEMBER OATH OF OFFICE: Board Secretary administered Oath of Office to new Board Member Edmond LeBlanc.

PLEDGE OF ALLEGIANCE

Motion: M. Humm moved to accept the June 2, 2021 minutes as presented; D. Tanner 2nd.

Vote: Ayes all, unanimous

INTRODUCTION: Glen Torcivia, City Attorney introduces new Planning & Zoning Board Attorney Elizabeth Lanahan previously with Martin County Attorney's Office and prior to that Highlands County.

ADDITIONS / DELETIONS / RECODERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

Motion: M. Humm moves to approve the May 5, 2021 meeting minutes; D. Tanner 2nd.

Vote: Ayes all, unanimous.

CASES:

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered Oath of Office to those wishing to give testimony.

PROOF OF PUBLICATION

- 1) Proof of Publication - 1224 Wingfield Street- continued from 6/2/2021

WITHDRAWALS / POSTPONEMENTS None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. A request by Wes Blackman, AICP of CWB Associates on behalf of Wingfield Property, LLC for consideration of a Blanket Conditional Use Permit to allow minor vehicular service and repair at 1224 Wingfield Street within the Artisanal Industrial (AI) zoning district.

Staff: A. Rosenberg presents case finding and analysis. A total of 13 bays with no on-site striped parking spaces. Various industrial and vehicular business do not have business licenses at this time. One bay is dedicated to dumpster storage. The proposed use would be generally compatible with surrounding land uses as conditioned by staff. The application generally meets Land Development Regulations, Strategic Plan and Comprehensive Plan. It does not meet minimum landscape requirements, outdoor storage and minimum parking requirements. The outdoor storage would be allowed only for Gomez Towing with an existing business license but conditioned to be located on a smooth impermeable surface. Other Conditions of Approval are read into the record.

Board: Question about the required PBC Wellfield Operating Permit. This is required for any business utilizing chemicals, oils, etc. in the course of a business including existing and new businesses to monitor and prevent wellfield contamination.

Applicant: Wes Blackman, AICP, is generally in agreement with the Conditions of Approval but would like to discuss the landscaping conditions and proposed layout by staff. Suggests the LDR revisions in August 2020 were focused more on microbreweries but also affected the definitions, impacting the use table and review processes for Major and Minor Auto Repair. Review standards were amended for Conditional and Administrative review processes including the minimum square footage for minor repair facility which increased to 1,000 square feet. Only the IPOC zoning district allows for outdoor storage. The dumpster was placed on the west side of the site due to fencing of areas on east side of the property that were rendered inaccessible by another property owner who installed a gate. The building would be equally divided between 4 tenants with approximately 1,033 square feet each and one bay for the dumpster. The landscape improvements would require plantings between several bay entrances running perpendicular to the building. Applicant would prefer island cutouts instead of adjoining perpendicular plantings.

Board: M. Humm questions if Gomez Tire or Gomez Towing or Auto Repair is the same business. D. Tanner asks about the portion of land near the railway and the storage area. Mr. Moe Deneus, property owner, confirms the public road (Railroad Ave) was fenced prior to his purchase. Mr. Deneus states the dumpster must be hauled out every time for pickup then reverse the process to put it back.

Motion: E. LeBlanc moves to approve **PZB 20-0050003** with staff recommended Conditions of Approval based upon competent substantial evidence presented in the staff report; G. Rice 2nd.

Vote: Ayes all, unanimous roll call vote. 6/0

- B. A request by Giorgio Antoniazzi, AIA of Antoniazzi Architecture on behalf of Creative Financing, LLC for consideration of a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Program Incentives to construct an 18-unit, mixed use multifamily development within the Mixed Use – West (MU-W) zoning district.

Staff: A. Rosenberg presents case findings and analysis.

Agent for the applicant: Giorgio Antoniazzi expresses condolences to the family of Richard Cruz, applicant, as he presents the project to the City on his behalf. The project is planned for eighteen (18) units with parking on the south side allowing for as much frontage on Boutwell as possible. Each unit has individual entrances on the ground floor, the courtyard provides a nice interior view.

Board: What would the approximate rent be? Unknown. They are great roommate units at market rate. Regarding impermeable coverage being over requirements by 5%. Why is that acceptable to staff? **Response:** Drainage must be met and the impermeable requirement is an additional requirement with anything in excess of 5% as not acceptable. Distinction is made between drainage and percolation and retaining water on site to reinvigorate the aquifer. Stormwater from the roof could go to the exfiltration trench. Was there any investigation into providing pervious pavers in the parking lot? **Response:** It's a large area. Any parking issue (lack of parking) will not affect any other community, nor is there any on street parking at this location. Initially washer and dryer units were provided in the courtyard but more recently they will be added to the units themselves. The dumpster will be on a pad, screened and enclosed. Could the power lines be put underground? **Response:** Unknown what effect it would have on the budget. **Staff:** Could add/recommend conditions that the information be provided to the City Commission, should the Commission want to recommend that as a Condition. Discussion of compact spaces vs regular spaces. **Applicant response:** More spaces would also trigger landscape buffers; the bike racks are not depicted on the site plan.

Motion: D. Tanner moves to recommend approval of PZB 20-00900002 with staff recommended conditions for a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct an 18-unit residential development at the subject site. The project meets the applicable criteria based on the data and analysis in the staff report. Additional Conditions of Approval: Provide a cost analysis of power line burial, bike racks and depict the location of bike racks and electric charging stations on the site plan with Sustainable Bonus Incentive Program applied; L. Starr 2nd. D. Tanner amended the motion to include a doggy bag dispenser. Amendment 2nd by L. Starr.

Vote: Roll call: G. Rice-Aye, A. Marotta-Aye, M. Humm-Aye, L. Starr-Aye, E. LeBlanc-Aye, D. Tanner-Aye; 6/0 motion carries unanimously.

PLANNING ISSUES: A. Rosenberg is leaving but contract staff and a zoning technician will be provided support until full-time staff is again in place.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Are the meetings with the Gulfstream Hotel representatives recorded? Primarily individual meetings so no Sunshine requirements were triggered. Board member understood that possibly the question of height would again be up for discussion.

ADJOURNMENT: 7: 53 PM