



**MINUTES**  
**CITY OF LAKE WORTH BEACH**  
**PLANNING & ZONING BOARD REGULAR MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, JUNE 15, 2022 -- 6:01 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were-Greg Rice-Chairman; A. Marotta-Vice Chair; Mark Humm; Juan Contin; Edmund LeBlanc; Zade Shamsi-Basha. Also present were: Scott Rodriguez, Principal Planner; Erin Sita, Assistant Director for Community Sustainability; William Waters, Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:** None

**CASES:**

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

**PROOF OF PUBLICATION:** Included in meeting packet.

- 1) Detroit St 21-01000001
- Solimar 21-00500010

**WITHDRAWALS / POSTPONEMENTS:** None

**CONSENT:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** See below

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. PZB Project Number 21-0100001 (Ordinance 2022-08):** A planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure. The sustainable bonus request is for an additional 1- story in height and approximately 6 ft in height. The property is zoned Mixed-Use West (MU-W). \*Application continued from June 1, 2022.

**Board Disclosures:** None

**Staff:** S. Rodriguez presented project findings and analysis according to Land Development Regulations, City Comprehensive Plan, and the City Strategic Plan.

**Agent for Applicant:** Lauren McClellan of JMorton Planning Landscaping and Architecture. The Sustainable Bonus request is for the third floor which will allow for an additional 20 units helping to offset the affordable housing crisis in South Florida. Applicant is requesting a waiver for the parking reduction. Includes a leasing office and tot lot. To offset the sustainable bonus payment, the applicant will be seeking Florida Green Building certification and providing street trees where offsite parking is located.

**Board:** Request to view plan depicting off-site parking; Agent for the applicant states that will be shown in the Minor Site Plan but there will be a total of 19 spaces. It will be along 2<sup>nd</sup> Ave North and Detroit Street. Other concerns were the lack of “green” on the renderings. Agent for the applicant states they are only conceptual renderings.

**Agent for the applicant:** The site will meet the landscape code. Oak trees are planned to be installed.

**Board:** What does it mean to provide on street parking? Can't anyone park there?

**Staff:** Until several years ago when re-milled and re-surfaced, there were striped on street parking spaces on Detroit Street. Proposed is 6 islands with trees on Detroit and 6 on 2<sup>nd</sup> Avenue North. This will provide between 19 and 21 spaces in addition to the 90 spaces on-site. Developers typically are required to make improvements to rights-of-ways adjacent to the sites including the installation of sidewalks, this will be no exception.

**Board:** Inquiries as to why there seems to be rush to approve the proposal and a request for more information on Transit oriented development aspect.

**Owner:** The funding for the project is under a deadline.

**Staff:** TOD is the future land use, the zoning is Mixed-Use West, the applicant is not requesting a rezoning.

**Board:** Is the request for minor site plan running concurrently?

Staff reviews the minor site plan. Minor site plans are typically required to enforce the Conditions of Approval.

**Public Comment:** The owner of 20 N. Buffalo Street objects to the location of the dumpster due to noise and odors. Also objects to a four- story building adjacent to the two-story building.

**Board:** Requests to view the dumpster location again. Question about the Sustainable Bonus Incentive Program and what other components there may be.

**Staff:** An aerial view of the neighborhood shows a used auto dealer to the east; and Florida Public Utilities Gas Pumping station to the south, both abutting the concerned property owner. The concerned owner does not live at 20 Buffalo St but instead in Wellington. The concerned owner's parcel is located in unincorporated Palm Beach County as well as the used auto dealer and Florida Public Utilities site. The dumpster site has been reviewed by the Public Works Dept, Refuse Division and deemed appropriate for pick-up services. This project was submitted prior to the City Commission Ordinance that now requires ½ of the fee to be deposited into the Sustainable Bonus Incentive Program fund. This project will have provided, through various mechanisms on site, a value equal to all fees that would have been due to the fund under the new requirements.

**Motion:** E. LeBlanc motions to approve PZB 21-0100001 (Ordinance 2022-08) with staff recommended Conditions of Approval based upon competent substantial evidence in the staff report and testimony at the public hearing. Amending Condition 12 regarding on street parking showing parking requirements will be met with the minor site plan and on street parking addition of 19-21 spaces eliminating the need for a waiver. Z. Shamsi-Basha 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**B. PZB Project Number 21-00500010:** A Major Site Plan and a Conditional Use Permit request for the construction of eight-unit townhouses (townhouse complex) on platted lots of record at 1719-1737 North Federal Highway within the Mixed Use – Federal Highway (MU-FH) zoning district. \*Application continued from June 1, 2022.

**Board Disclosures:** None

**Staff:** S. Rodriguez presented project findings and analysis according to Land Development Regulations, City Comprehensive Plan, and the City Strategic Plan. Originally platted for eight (8) units in 2004. Due to the previous platting, 2 of the 7 current standards for Conditional Uses do not apply, one being the limitation of 4 units in a row.

**Agent for the Applicant:** It engages the N. Federal Hwy corridor as per the Major Thoroughfare Design Guidelines. Parking is rear loaded. Of an Anglo-Caribbean style with stucco or hardiplank emulating clapboard siding. Town homes owned by the developer. Concrete block construction, not tilt wall. The property line jogs at the southwest extent of the parcel. The alley to the west stops partway through the development then moves west through an area of single family homes.

**Public Comment:** None

**Motion:** M. Humm moves to approve PZB 21-00500010 based upon the competent substantial evidence in the staff report and testimony at the public hearing A. Marotta 2<sup>nd</sup>. William suggests amended condition to include at time properties are sold, the HOA will provide the documents to staff for review.

The Agent for Applicant accepts the added Condition. M. Humm accepts the amended motion, A. Marotta 2<sup>nd</sup>s the amended motion.

**Vote:** Ayes all, unanimous.

### **PLANNING ISSUES:**

#### **A. Annual Organizational Meeting & Election of the Chair & Vice-Chair**

Postponed until the July 20, 2022 meeting. There have not been any new appointments to the Board. Staff will be on vacation and several projects cannot make the July 6 date but can make the later date.

**PLANNING ISSUES:** The Gulfstream Hotel 2<sup>nd</sup> reading will be held on June 21, 2022

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

**DEPARTMENT REPORTS:** None

**BOARD MEMBER COMMENTS:** None

**ADJOURNMENT:** 7:07 pm