



**MINUTES  
CITY OF LAKE WORTH BEACH  
PLANNING & ZONING BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, JUNE 02, 2021 -- 6:05 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were: Greg Rice, Chairman; Anthony Marotta, Vice-Chairman; Mark Humm, Juan Contin, Laura Starr, Daniel Tanner. Also present were: Alexis Rosenberg, Senior Community Planner; Erin Sita, Assistant Director for Community Sustainability; Susan Garrett, Board Attorney; Sherie Coale, Board Secretary; Felipe Lofaso, Assistant Director for Public Services.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:**

A. May 5, 2021 Regular Meeting Minutes

**Motion:** A. Marotta moves to approve the May 5, 2021 Regular Meeting Minutes as presented; M. Humm 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 the meeting packet.

- 1) Proof of Publication-32 South B Street  
Proof of Publication-1224 Wingfield St

**WITHDRAWALS / POSTPONEMENTS**

- 1) 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.

**This item is proposed to be continued to July 7, 2021. Additional research and information is necessary; additionally the applicant will not be in the area for the June 23, 2021 meeting.**

**Motion:** M. Humm moves to approve the continuance to July 7, 2021; A. Marotta 2<sup>nd</sup>.

**Vote:** Ayes all; unanimous.

**CONSENT:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

A. A City initiated rezoning of the property located at 32 South B Street from Single Family Residential (SFR) to Public Recreation and Open Space (PROS). PCN # 38-43-44-21-15-003-0010.

**Staff:** A. Rosenberg presents case findings and analysis. The site is currently a neighborhood playground, which is a permitted use in the Public Recreation and Open Space (PROS) zoning district. The approval of the rezoning would reflect that use. The Royal Poinciana Neighborhood Association previously expressed a need for playground facilities in the neighborhood and worked with City staff to establish the playground. Upon review of the documents and materials provided, the proposal has been found to be consistent with the Comprehensive Plan and Land Development Regulations.

**Public Comment:** Staff received a letter of support from the Royal Poinciana Neighborhood Association.

**Staff:** Felipe Lofaso, Assistant Director for Public Services stated a lot of neighborhood outreach resulted in the new park. Directly affects the neighborhood children and especially the church across the street. Monies were received from PBC which trickled down from the Federal government through the State. It was used to purchase the land and construct the park.

B. A City initiated small scale Future Land Use Map (FLUM) amendment of the property located at 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). PCN # 38-43-44-21-15-003-0010.

**Motion:** A. Marotta moves to recommend approval to the City Commission for PZB 20-00300001 a small scale future land use map (FLUM) amendment; J. Contin 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Motion:** A. Marotta moves to recommend approval to the City Commission for PZB 21-01300001, the rezoning of the property located at 32 South B Street from SFR to PROS; M. Humm 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** Future items coming before the Board will be a flood plain Ordinance affecting mobile homes (this will help with the City flood insurance rating); a text amendment regarding appeals; project Doka (recently appealed at City Commission and remanded to the Board to be heard again. Per the direction of the City Commission only a new affected party could cause the item to be continued.

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

**DEPARTMENT REPORTS:** None

**BOARD MEMBER COMMENTS:** None

**ADJOURNMENT:** 6:26 PM