



Planning Zoning Historic Preservation Division  
1900 2<sup>nd</sup> Avenue North  
Lake Worth Beach, FL 33461  
**561.586.1687**

**MINUTES  
REGULAR MEETING  
CITY OF LAKE WORTH BEACH  
PLANNING & ZONING BOARD  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, FEBRUARY 05, 2020 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES:**

**PRESENT**

Chairman Greg Rice  
Vice Chairman Anthony Marotta  
Board Member Daniel Tanner  
Board Member Laura Starr  
Board Member Mark Humm  
Board Member Michael Glaser

**ABSENT**

Board Member Brock Grill

**ALSO PRESENT**

Alexis Rosenberg-Senior Community Planner      Andrew Meyer - Senior Community Planner  
Pamala Ryan- Board Attorney      Sherie Coale- Board Secretary

**PLEDGE OF ALLEGIANCE**

Led by Mark Humm

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

No additions, deletions or re-ordering of agenda items.

**APPROVAL OF MINUTES:**

A. Approval of Minutes

Motion to accept December 2019 minutes as presented made by Board Member Glaser,  
Seconded by Vice Chairman Marotta.  
Voting Yea: Chairman Rice, Board Member Tanner, Board Member Starr, Board Member  
Humm

**CASES:**

**SWEARING IN OF STAFF AND APPLICANTS**

Board Secretary administered Oath to those wishing to give testimony.

**PROOF OF PUBLICATION**

1) Proof of Publication

Included within the meeting packet.

**WITHDRAWALS / POSTPONEMENTS**

None

**CONSENT**

None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

No disclosures

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

A. PZB Project Number 19-01400011: A Major Site Plan request by Robert Kuoppala of Kuoppala & Associates on behalf of Juan Padron for consideration of a +/-16,455 square foot mixed-use commercial and warehouse center at 2202 Lake Worth Road.

**Staff:** A. Meyer presents case findings and analysis. The vacant lot was annexed into the City on January 17, 2012. It has remained vacant since annexation. 3 separate buildings are proposed on the site. The prominent facades of the structures will face Boutwell Road and Lake Worth Road. Vehicular ingress and egress will be from Boutwell Road. Any tenants with a business requiring a conditional use approval would need to come before the Board for approval, this is for the site plan only. The conditional uses would be of medium and low intensity.

**Architect/Agent:** Robert Kuoppala responds to Board questions.

**Board:**M. Glaser inquires if the buildings are metal. response is no.D. Tanner asks if there is an intended use. Response is not at this time, it is not owner occupied. L. Starr asks if the windows and doors are impact at that size. Response is yes. M. Glaser asks if the owner is of the same family as the Tile and Carpet family. Response is yes, but does not participate in the family business. M. Glaser asks when the construction will begin, response is the owner has given no indication of when that may happen.

Motion made by Vice Chairman Marotta, Seconded by Board Member Humm.

Voting Yea: Chairman Rice, Board Member Tanner, Board Member Starr, Board Member Glaser

### **PLANNING ISSUES:**

None

### **PUBLIC COMMENTS** (3 minute limit)

None

### **DEPARTMENT REPORTS:**

Staff advised there has been a slight restructuring of the Department Community Sustainability with William Waters now in the role of Development Review Official and leading Planning Zoning and Historic Preservation while Mark Stivers will now lead Code Compliance, Building and Business Licenses.

### **BOARD MEMBER COMMENTS:**

M. Glaser mentions the overturning of a previous Board decision by the City Commission. Board has questions about the number of times a project could be remanded back to the Board from a Circuit Court. Board Attorney states it could happen multiple times. Update on previously projects: O'Reilly's Auto Parts has submitted to the Building division for permits; Golden Roads is currently under Site Plan Extension; Howling Owl is closed due to the landlord having unresolved lien issues with the City, in particular no business license, no lights policy.

### **ADJOURNMENT:**

6:43 PM

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

**NOTE:** ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. *(Sec. 2-12 Lake Worth Code of Ordinances)*

**Note:** One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.