



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

**ROLL CALL and RECORDING OF ABSENCES:** Present were: Greg Rice, Chairman; Anthony Marotta, Vice-Chair; Mark Humm, Daniel Tanner, Laura Starr, Juan Contin, Robert Lepa. Also present: Andrew Meyer, Senior Community Planner; Erin Sita, Asst. Director for Community Sustainability; Susan Garrett, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE** Led by Board Secretary

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA** None

**APPROVAL OF MINUTES:**

A. March 3, 2021 Regular Meeting Minutes

**Motion:** R. Lepa move to accept March 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**

1) Wayne Akers- Proof of Publication- provided in meeting packet; the unfinished item was continued to a date certain of April 7, 2021.

**WITHDRAWALS / POSTPONEMENTS:** None

**CONSENT :** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** None

**UNFINISHED BUSINESS:**

**A. PZB Project Number 20-01400050:** A request by Janet Rosa for consideration of a Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct a triplex at 1332 South L Street within the Mixed-Use Dixie Highway (MU-DH) zoning district, PCN # 38-43-44-27-01-064-0010.

**Staff:** A. Meyer reminded all of the request that was continued as a revised drawing was not provided to staff prior to or during the March meeting. Awnings were added to the

facades, the second and third floor windows of the middle unit have now been centered over the garage door.

**Applicant:** Janet Rosa- the updates included the centering of the windows. Albert Jackman, Architect is present with a powerpoint presentation.

R. Lepa- Believes sidewalks aren't necessary due to the location, the road dead ends. J. Contin-The doors on either end of the units near the columns, appear to have been aligned, and would like to know why the sidewalk isn't on the rendering? R. Lepa mentions a similar situation exists at 11<sup>th</sup> Ave N. between Lakeside and Golfview. The lack of foot traffic, and existence of bollards signal the City has no intent of paving the roadway. G. Rice if the only people to use the sidewalk would be parking to go elsewhere, there wouldn't be a point to providing the sidewalk. Staff states Public Services did not require the addition of sidewalks. J. Contin states we live in an urban environment in a growing city with parts of the City being unwalkable. This is why cities plan sidewalks.

Applicant states it is a dead-end, with no sidewalk on the other side. The north ten (10) feet of the unimproved roadway will be paved by the applicant and the other half by either public services or adjacent owner(s).

**Public Comment:** None

**Motion:** R. Lepa moves to approve PZB 20-01400050 with staff recommended Conditions of Approval based upon competent substantial evidence as presented in the staff report, including data and analysis and testimony; D. Tanner 2<sup>nd</sup>.

**Vote:** Roll call: A. Marotta; J. Contin; M. Humm; D. Tanner; R. Lepa; G. Rice - Ayes; L. Starr, Nay. Motion passes 6/1.

## **NEW BUSINESS:**

**A. PZB Project Number 21-00500002:** Request by Les Akers of Wayne Akers Ford for consideration of a Conditional Use to establish a +/- 17,385 square feet truck rental use at 2000 10<sup>th</sup> Avenue North within the Mixed-Use West (MU-W) zoning district. The subject property PCNs are 38-43-44-20-15-001-0000 and 38-43-44-20-01-028-0010.

**Staff:** A. Meyer provides a case analysis. The truck rental business is proposed to occupy space formerly set aside for used auto sales nearest to the used car and auto repair service area. A recent use table change resulted in the project being reviewed by Board as opposed to Administrative Review process. The truck rental use was not combined with the auto sales license.

**Applicant:** Les Akers. The use has been a part of the Wayne Akers umbrella. It was determined to be a non-conforming use, an unintended result of an Ordinance change. Since 1955 in business in Lake Worth.

**Board:** R. Lepa- Regarding the permeability, as it exceeds the allowance would he be willing to provide permeable pavers? If the property were sold to another business would he consider installing those pavers?

**Applicant:** The business and underlying property have been sold, he cannot answer for the new owner. They are privately owned, well respected and take care of their employees in a similar fashion. He has given permission to continue with the trade name 'Wayne Akers Ford'. The business has been in the family for sixty five (65) years.

**Public Comment:** None.

**Motion:** M. Humm moves to approve PZB 20-00500002 with staff recommended Conditions of Approval as it meets the criteria based upon the data and analysis in the staff report; J. Contin 2<sup>nd</sup>.

**Vote:** Roll call: A. Marotta; M. Humm; R. Lepa; J. Contin, D. Tanner; L. Starr; G. Rice - Ayes all. Motion passes 7/0 unanimously.

**PLANNING ISSUES:** Annual Board member re-organization (election of Chairman & Vice-Chair).

Vice-Chair Anthony Marotta nominates Greg Rice to continue in the position of Chairman; M. Humm 2<sup>nd</sup>.

Current Chairman (Greg Rice) passes the gavel to the Vice-Chair (Anthony Marotta who was not chairing the meeting at the time of the nomination).

No other nominations were received.

**Vote:** J. Contin, D. Tanner, R. Lepa, L. Starr, M. Humm, A. Marotta, Greg Rice accepts the nomination and votes yes.

Chairman passes the gavel to M. Humm and nominates Anthony Marotta, current Vice-Chair, to continue in the position of Vice-Chair; R. Lepa 2<sup>nd</sup>.

No other nominations were received.

**Vote:** J. Contin, D. Tanner, R. Lepa, L. Starr, M. Humm, G. Rice, Anthony Marotta accepts the nomination and votes yes.

Mark Humm returns the gavel to the Chairman.

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

**DEPARTMENT REPORTS:** E. Sita advises of two large, forthcoming projects to be heard at the May meeting. Deco Green with approximately 126 units in a Mixed Use district and 3300 Boutwell Rd with approximately 200 units located just to the south of the new Wyndham Hotel. There is a strong demand for multi-family units in the county.

**BOARD MEMBER COMMENTS:** R. Lepa – regarding the new apartments, what is occurring with the widening of 10<sup>th</sup> Avenue North? Traffic is onerous in the area. E. Sita – FDOT will be easing the burden with a divergent cloverleaf onto I-95 at some point in the future. The county has not yet begun acquisition of property needed for the widening of 10<sup>th</sup> Avenue North. R. Lepa asks if a presentation by the county would be possible. E. Sita mentions that would be unlikely but the information could be found. G. Rice states driving habits will have to change and that COVID has taught many that one can work from home. G. Rice asks about the retaining wall near the bridge, will it get spruced up? E. Sita states the maintenance would be handled by Public Services and Engineering.

**ADJOURNMENT:** Motion to adjourn D. Tanner, J. Contin 2<sup>nd</sup>. **7:04 PM**