



**MINUTES  
CITY OF LAKE WORTH BEACH  
PLANNING & ZONING BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, APRIL 20, 2022 -- 6:00 PM**

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

**PLEDGE OF ALLEGIANCE:** E. LeBlanc led pledge

**ADDITIONS / DELETIONS / RE- ORDERING AND APPROVAL OF THE AGENDA** None

**APPROVAL OF MINUTES:**

A. April 6, 2022 Regular Meeting Minutes

**Motion:** M. Humm moves to accept April 6, 2022 minutes as presented; G. Rice 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 meeting packet

1) 1936 7<sup>th</sup> Ct North

**WITHDRAWLS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** M. Humm knows the Architect for the project.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**A. PZB Project Number 20-00500007:** Consideration of a **Conditional Use Permit** request to establish an *import/export use with accessory outdoor storage* in the Industrial Park of Commerce (I-POC) zoning district at 1936 7<sup>th</sup> Court North. The request is to establish the proposed 1,800 square foot use within the current industrial building. The project is being processed concurrently with a minor site plan amendment to address parking and screening in the proposed outdoor storage area.

**Staff:** S. Rodriguez presented the case findings and analysis. A minor site plan is also being processed to address parking of inoperable vehicles and screening violations per Code Compliance. There is a condition limiting the business, at this location, to passenger vehicles only.

**Board:** Questions arose concerning why the project has been so long in coming before Board review and if there will be retail.

**Staff:** The applicant did not fully understand what was needed to bring the business into compliance with the Business License application process.

**Applicant:** Lily Hakkarainen-due to Covid the item had been postponed and change of ownership. They are a licensed freight forwarder. They ship purchased vehicles to foreign owners. The vehicles are tagged and titled by the foreign owners.

**Public Comment:** None

**Motion:** M. Humm moves to approve PZB 20-00500007 with staff recommended Conditions of Approval based upon competent substantial evidence provided in the staff report and testimony at the public hearing; E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** The Gulfstream renderings are available online at the City website and will be heard on April 27, 2022 by Historic Resources Preservation Board. To date there are several letters of support and no affected parties. May 18, 2022 will be a Joint Workshop, as a result of the Charette, with the City Commission and Treasure Coast Regional Planning Council.

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

**DEPARTMENT REPORTS:** None

**BOARD MEMBER COMMENTS:** None

**ADJOURNMENT:** 6:31 PM