



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JANUARY 19, 2022 -- 6:07 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were- Greg Rice (virtual), Chairman; Mark Humm; Laura Starr; Edmund LeBlanc; Juan Contin; Zade Shamsi-Basha (virtual). Absent: Anthony Marotta. Also present were- Erin Sita, Assistant Director for Community Sustainability; Sherie Coale Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. December 1, 2021 Regular Meeting Minutes

Motion: M. Humm moved to approve the December 2021 meeting minutes as presented; J. Contin 2nd.

Vote: Ayes all, unanimous.

CASES:

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

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. **PZB Project Number 21-01400027:** Consideration of a Major Site Plan and Conditional Use request to develop an electrical substation and associated improvements related to parking, drainage, and landscaping within the Public (P) zoning district.

Staff: E. Sita presented case findings and analysis of the proposed project. Because the City has its own Public Utility (Electric) there is extra scrutiny given to the review. Board heard the rezoning and land use change in December 2021. The existing site contains two homes and

will be demolished in order to proceed with the construction of the substation. If approved the proposal would meet Strategic Plan Pillar i.e: providing superior public amenities and services to retain existing and entice new residences and businesses and Pillar II.C. Sustain infrastructure investments.

Board: L. Starr asks if there will be overhead lines? **Response:** Yes L. Starr thought the City encouraged underground utilities.

Paul Nicholas, Engineering Manager for the COLWB-The feeder lines come in overhead, there are two (2). The distribution lines leave the site underground and surface where needed. It will clean up the general area. There will be landscaping, which the decommissioned site further north did not have. Undergrounding, in general, is a separate project. L. Starr asks if there is noise generated? **Response:** nothing audible to the human ear, less than the decommissioned site. J. Contin asks about the visual impact. **Staff** responds that based upon conversations with the Electric Dept. the site will be less visible and much improved when compared to the site to the north.

Public Comments: None were received pertaining to the proposal.

Motion: J. Contin moves to approve PZB 21-01400027 with staff recommended Conditions based upon competent, substantial evidence provided in the staff report and in the testimony given at the public hearing; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: There will be a Joint Workshop with the Historic Resources Preservation Board on February 16, 2022 beginning at 6:00 pm.. Dana Little from Treasure Coast Regional Planning Council will be receiving input from Board members regarding the Downtown Study.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: There will not be a regular Board meeting in February.

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6.24 PM