



**MINUTES  
CITY OF LAKE WORTH BEACH  
PLANNING & ZONING BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, FEBRUARY 01, 2023 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were: Juan Contin, Chairman; Mark Humm; Edmond LeBlanc; Alexander Cull. Absent: Evelin Urcuyo; Daniel Walesky; Zade Shamsi-Basha. Also present were: Abraham Fogel, Senior Community Planner; Scott Rodriguez, Principal Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

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

**Motion:** M. Humm moves to accept the agenda as presented; E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**APPROVAL OF MINUTES:**

A. January 18, 2023 Planning & Zoning Board Meeting Minutes

**Motion:** M. Humm moves to accept the January 18, 2023 meeting minutes as presented; E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES:**

**SWEARING IN OF STAFF AND APPLICANTS** Board Secretary administers oath to those wishing to give testimony.

**PROOF OF PUBLICATION**

1) Ordinance 2023-02

**WITHDRAWALS / POSTPONEMENTS:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

A. **PZB Project Number 22-01500008:** Consideration of a variance by Yolanda Silva at 731 South M Street to allow the installation of a shed between the principal structure and the public street. The

subject site is zoned Single Family Residential (SF-R) and has a future land use designation of Single Family Residential (SFR).

Item was continued from the January 18, 2023 meeting.

**Staff:** A. Fogel presents case findings and analysis. The parcel once had two residences and a garage that was later converted to a third dwelling unit. A fire in 1997 resulted in one residence being deemed unsafe and later demolished. As it is a corner lot and the remaining two non-conforming structures are set to the rear of the property, with the proposed placement of the shed in front of the principal structure. This is the cause of the variance application.

**Applicant:** Yolanda Silva- States the proposed shed would be to secure outdoor items such as yard equipment. In the past there has been theft of the equipment.

**Board:** Inquires of the applicant if the shed would be utilized as a rental. **Response:** No, the daughter lives in the second dwelling unit on the property. Inquires if there is intent to add plumbing and electricity? **Response:** No but would like to add a ceiling fan.

**Motion:** A. Cull moves to approve PZB 22-01500008 with staff recommended Conditions of Approval as it meets the variance criteria based on the data and analysis in the staff report; E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

B. **Ordinance 2023-02:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-39 “Affordable/Workforce Housing Program” to provide clarification on the combination of incentives, qualifications for affordability, participation in other entity programs, and providing additional affordability buy downs provisions.

City Attorney reads the proposed Ordinance by Title.

**Staff:** At the direction of the City Commission, the recently approved Affordable/Workforce Housing Program, will include additional buy down options as well as provide additional clarity.

**Motion:** A. Cull moves to recommend, to the City Commission, adoption of proposed LDR text amendments within **Ordinance 2023-02**; E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

### **PLANNING ISSUES:**

A. Quarterly presentation by PZB member to City Commission on board activities - Discussion of content of 5 minute update to City Commission and selection of member to present update.

**Board:** A. Cull volunteers. The data to be provided will be from October through December of 2022

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

### **DEPARTMENT REPORTS:**

### **BOARD MEMBER COMMENTS:**

### **ADJOURNMENT:** 6:33 PM