



CITY OF LAKE WORTH
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda
Regular Meeting
City of Lake Worth
Planning & Zoning Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, APRIL 06, 2016 6:00 PM

1. Roll Call and Recording of Absences:
The regular meeting of the Planning and Zoning Board was called to order at 6:01 pm by Chairman Rice.
Present were: Chairman Greg Rice, Mark Humm, Elise LaTorre, Anthony Marotta, Dustin Zacks, and Cindee Brown.
Also present: Curt Thompson, Community Planner; Maxime Ducoste, Assistant Director Planning and Preservation; Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.
2. **Pledge of Allegiance**
Led by: Veteran of the Korean War
3. Additions/Deletions/Reordering and Approval of the Agenda:
Addition of election of Vice-Chair; Board Attorney recommends proceed to elect.
Motion: Anthony Marotta nominated by C. Brown seconded by M. Humm
Vote: Ayes all unanimous
4. Approval of Minutes:
 - A. December 2015 Joint Workshop Minutes
Motion to approve: M. Humm seconded by A. Marotta
Vote: Ayes all unanimous
 - B. February 2016 Regular Meeting Minutes
Motion to approve: M. Humm seconded by A. Marotta
Vote: Ayes all unanimous
5. Cases:
 - A. Swearing in of Staff and Applicants:
Applicants and staff were sworn in by the Board Secretary
 - B. Proof of Publication:
Motion to accept: M. Humm seconded by A. Marotta
Vote: Ayes all unanimous
 - C. Withdrawals/Postponements: None
 - D. Consent:

1. PZB Project #13-00100002 Consideration of an amendment to the Conditions of Approval for the approved "Village II at Lake Osborne" project located at 2430 Lake Worth Road and 2269 2nd Avenue N. The site 4.71 acres in area and is currently under construction.

Staff: Maxime Ducoste, Assistant Director presents the amendment to the previously approved Conditions of Approval. Palm Tran no longer requires dedication of a ten (10) foot easement. The applicant would not be able to acquire their Certificate of Occupancy with this condition. The property will provide the bus shelter on their property with insurances to protect their own interests.

Motion: To approve, M. Humm seconded by C. Brown.

Vote: Ayes all, unanimous

E. Public Hearings:

1. Board Disclosure: G. Rice mentions that he spoke with a concerned citizen with regard to Item 1.
2. Cases:

F. Unfinished Business: None

G. New Business:

1. PZB/HRPB Project# 16-02900002 for Consideration of a request by Stateside Partners LLC for a text amendment to Chapter 23, Land Development Regulations and Permitted Use Table, of the Lake Worth Code of Ordinances to allow drive through facilities as conditional use within the Downtown(DT) zoning district.

Staff: Curt Thompson presents the project and delineates the affected areas, specifically west of Dixie Highway.

Board: Inquiry regarding site plan and staff responds this is a text amendment at this point in time.

Board: M. Humm has questions regarding light shining from any drive through establishment into residential areas.

E. LaTorre questioned whether there is continued discussion regarding the narrowing of Dixie Hwy..

Applicant: Joe Iravani agent for the owner - CRA is also in support of project. Right now it is vacant land and it will be an improvement.

Public Comment: CRA Joan Oliva- 124 North H was bought with Neighborhood Stabilization money. There are only two (2) options for the land; build affordable housing or enter into agreement with a developer to add more jobs.

M. Humm states he knows Mr. Weinstein, from Stateside Capital, but has not discussed this issue with him.

A. Marotta- clarifies that drive through restaurants downtown are excluded. Clarification, that section regarding drive through COUS criteria was included into the new language, the section was modeled from other, The LDR's do not include the conditional use criteria.

G. Rice asks how the determination is made between drive through restaurants vs takeout with regard to our Code.

Motion: D. Zacks 2nd by M. Humm

Vote: Ayes all, unanimous

2. PZB Project #15-01400008 for a Major Site Plan Amendment to allow the construction of an approximately 136,680 square foot mixed use development consisting of +/- 101 (104) rental units. (PCN# 38-43-44-20-01-097-0020; 38-43-44-20-01-097-0010; 38-43-44-20-01-096-0020).

Staff: Curt Thompson presented differences in the original approved plans vs the modification presented with this request.

Applicant: Larry Zabik introduced many of the veteran groups here as well as having served himself. The discussion included the addition of a site in Palm Springs to the west of the canal site in Lake Worth. The applicant re-examined, then revised the plans to make it more affordable, for example reducing the square footage. Stated the proposed is typical Florida construction, CBS and Spanish tile roof, architecturally pleasing and economical. Florida Energy Efficient code compliant. The rooftop equipment is hidden from view in a “mechanical pit”. Palm Springs site blends well with this site, they are complementary.

Motion: E. LaTorre 2nd by C. Brown

Chair asks if parcels will be unified in title, Staff indicates yes.

M. Humm asks if signage has been approved.

Vote: Ayes, all unanimous.

3. PZB Project Number 16-00500004 for a Conditional Use application from Acceleration Academies to operate an alternative option for students that have already dropped out of the traditional classroom in Palm Beach County. The proposed use will occur within the existing commercial/office building located at the 811 Lucerne Avenue, (PCN# 38-43-44-21-15-507-0030) within the Downtown (DT) district.

Staff: Curt Thompson presented an overview of the procedural operation of the project.

Applicant: Kim Lundy explained that “wraparound services” in addition to teaching, are provided to the students. They have access to life coaches, career coaches, and counseling.

*Board member Dustin Zacks leaves the dais at 7:19 pm

Board: E. LaTorre asks about what the students are doing, do they have criminal records. Asks about graduation rate, currently at 50%. C. Brown asks how the site was determined.

Applicant: K. Lundy indicates the client conducts site searches by clusters of dropouts to determine where to best locate the site. It is near public transportation. The students have a variety of reasons for not having completed the traditional venue for education such as working and/or taking care of family. Upon graduation students earn a Palm Beach County School District Diploma. Virtual and Skype instruction is available for students.

Board: C. Brown is concerned about people crossing Lucerne from the parking to the site. G. Rice states that there is a crosswalk nearby.

Applicant: K. Lundy stated there are around 25 students at a time. Ryan Graves, Director of Logistics stated the site is a central location for the southern and western areas of Lake Worth, which was indicated by the cluster search. Students range from 16-21 years of age and are currently enrolled. They do not accept students who were expelled. Since Accelerated Academies partners with PBC School district, the admissions requirements are the same as for any public school regarding Code of Conduct, funding is also through PBC School District.

Board: E. LaTorre asks why Dept of Criminal Justice was consulted. Mr. Graves stated they contact many resources and this Dept aided in determining the location. G. Rice asks if this is the first in Palm Beach County. Applicant indicates yes and they have been working for approximately one year for this arrangement with the School District.

Motion: C. Brown seconded by M. Humm.

Vote: ayes 4/1 nay: E. LaTorre

4. PZB Project # 16-00500002 for a Conditional Use application to allow for a residential and commercial custom cabinetry and furniture manufacturing company within a +/- 9250 square foot building on a +/- 14,976 square foot site within the Artisanal Industrial (AI-POC) Zoning District. (PCN 38-43-44-21-15-123-0172).

Staff: Curt Thompson presented an overview of the business currently being conducted at the location. When the applicant applied for a business license, staff recognized it required a conditional use permit. The building buffers the residential area to the west from the railroad as is typical in many cities.

Applicant: Sonny Sammy; with agent Jonathan Baretto. This business moved from Delray after their previous site was sold. This building was purchased.

M. Ducoste explains this was "missed" as it was a business tax application and they did not consult Planning and Zoning prior to signing a lease. Upon review at staff level it was discovered a conditional use would be required.

Motion: E. LaTorre 2nd by A. Marotta.

Vote: Ayes all, unanimous.

6. Planning Issues: None
7. Public Comments (3 minute limit): None
8. Departmental Reports: M. Ducoste mentions the addition of staff. In particular the associate planners have aided in reducing backlogs and increased the expediency of reviews. Anticipated in the near future are Wyndham fka Holiday Inn resubmittal and an applicant for outdoor storage.
9. Board Member Comments: G. Rice inquires about fence height for the SW corner of 10th Avenue North at E street a chain link fence. Asks about progress of Charter School. Assistant Director reminds everyone to check out the development of construction on Boutwell Road progress. GSG is projected to move forward soon.

Board Vice-Chair Dean Sherwin sadly has passed away. The Board would like to thank his family for sharing him with us, a great resident and a great guy, he will certainly be missed. His service and accomplishment deserves mention at the upcoming Volunteer Breakfast.

Asks about timeframe for the position to be filled again. Not known at this time. Architectural background required for this seat.

A. Marotta mentions that the process is moving smooth and quick as experienced for a personal item review.

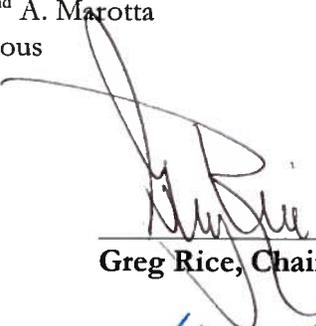
Amended to: G. Rice has heard comments from some people who were discouraged by the fact vinyl fencing would be excluded.

10. Adjournment: 7:50 pm

Motion: M. Humm, 2nd A. Marotta

Vote: Ayes, all unanimous

Attest:



Greg Rice, Chairman

Submitted By:



Sherie Coale, Board Secretary

Minutes Approved:



Date