



**CITY OF LAKE WORTH**  
1900 2<sup>nd</sup> 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, AUGUST 03, 2016 6:00 PM**

1. Roll Call and Recording of Absences: The meeting was called to order at 6:01 PM  
Present were: Chairman Greg Rice; Vice-Chair Anthony Marotta; Cindee Brown; Tara McAlanon; Mark Humm, Ricardo Martin.  
Also present were: Curt Thompson, Senior Community Planner; Maxime Ducoste, Assistant Director for Planning & Preservation; Brian Shutt, Board Attorney; Sherie Coale, Board Secretary.
2. **Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda:  
Continuance of Agenda item G.4., PZB Project# 16-00500017, (at the request of the applicant) to a date certain of September 7, 2016.  
**Motion:** C. Brown moved to continue the item, M. Humm 2<sup>nd</sup>.  
**Vote:** Ayes all, unanimous.
4. Approval of Minutes:  
**Motion:** A. Marotta moved to accept the July 2016 PZB minutes as presented, M. Humm 2<sup>nd</sup>  
**Vote:** Ayes all, unanimous.
  - A. July 6, 2016 Regular Meeting Minutes
5. Cases:
  - A. Swearing in of Staff and Applicants:  
Staff and applicants were sworn in.
  - B. Proof of Publication:  
Provided in meeting packet.  
**Motion:** M. Humm moved to accept proof of publication, C. Brown 2<sup>nd</sup>.  
**Vote:** Ayes all, unanimous.
  - C. Withdrawals/Postponements:  
As above in Agenda Item 3.
  - D. Consent:  
None
  - E. Public Hearings:
    1. Board Disclosure- No disclosures

2. Cases:

F. Unfinished Business: None

G. New Business:

1. **PZB Project# 15-01400010 and 16-00500010:** A request for consideration of a Minor Site Plan and Conditional Land Use to allow for a +/- 6,501 square foot multi-use commercial retail project with drive through facilities on a +/- 39,825 square foot (+/- .91 acre) site in the Downtown (DT) zoning district.

**Staff:** C Thompson provides a staff analysis of various elements of the site including traffic circulation patterns for refuse, fire and general population. M. Ducoste states the site plans meet the requirements of the code. The previous continuance granted was due to courtesy noticing not occurring in a timely fashion. Staff states the landscape buffering is heavy, and approval is recommended.

**Board:** G. Rice asks about 4-stripped parking spaces on the southern side of the property and whether they are shared with CVS.

**Applicant:** Jeff Iravani, agent for Stateside Partners, confirms the spaces are also existing on the new site plan and belong to the subject property. The spaces are included in the parking count.

M. Ducoste states if the CVS has taken those spaces into their count, they have built spaces on property not belonging to them.

**Applicant:** Stateside has allocated more than the minimum required parking spaces to the project.

**Board:** G. Rice asks about egress/ ingress and if there will be a median cut on Dixie Hwy. for northbound traffic, signage and about the dumpster capacities.

**Staff:** The traffic must exit to the south, directional signage is allowed; a typical dumpster area would measure 10x12feet. As business evolves, multiple pickups can be scheduled, Public Services was comfortable with proposal.

**Public Comment:** Michael Brennan, attorney for owner of CVS, suspects the south parking spots were included in the parking ratio of Eckerds in 1998. Declaration recorded against both properties. Declaration recorded at BK 10377 pg 1707. Appreciates the spaces remaining, CVS would object to the removal. Believes the properties were under a common ownership at some time in the past. Looks forward to working with the applicant.

**Applicant:** Jeff Iravani, is in agreement with staff approval and CRA is in support of the project. There will be closures of several curb cuts at Dixie Hwy. and H Street and one entrance/exit from Dixie Hwy. There will be a lengthy queue area for the drive through. Additional landscaping with live oaks, have been added on Dixie Hwy, off the property, as well as a sidewalk added to the west joining the CVS sidewalk Onsite there is a covered walkway between the 2 buildings. Applicant shows the elevations and requests approval by the Board.

**Board:** A. Marotta concerns were alleviated over circulation after viewing the traffic patterns.

T. McAlanon questions whether the proposed will fit architecturally, recognizing there is no particular criteria that must be met, however Publix has a particular look. M. Ducoste responds to the style and architectural concern. Lake Worth strives to include

compatible construction with flair but sameness is not the norm. Scale and massing are similar but style and architecture different; a reason the City has its own unique style, you know when you have reached somewhere unique and different.

**Motion:** R. Martin moves to approve **PZB 15-001400010**, a minor site plan subject to staff recommended Conditions of Approval in Attachment B, A. Marotta 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Motion:** R. Martin moves to approve **PZB 16-00500010** a Conditional Use subject to staff recommended Conditions of Approval in Attachment B, A. Marotta 2<sup>nd</sup>

**Vote:** Ayes all, unanimous.

2. PZB Project# 16-02900003: A request for a Conditional Use Permit to allow for a listing of industrial uses (that are either permitted as a conditional use or permitted by right) within the Industrial Park of Commerce (IPOC) Zoning District, on a +/- 4 acre site, in a series of existing buildings totaling +/- 60,600 square feet.

**Staff:** Presents case requesting the permitted uses the structure was built for, uses approved under prior code were less restrictive and applicant is asking for a "blanket approval". It is compatible and consistent with the Comprehensive Plan. Applicant meets all standards in the LDR's subject to the conditions of approval. Recommending approval, this is similar to a request previously reviewed by the Board for the Industrial Ave project.

**Applicant:** Ms. Christina Morrison, PA states the uses are the ones for which the building was constructed. Would like to turn the clock back to 2008 as the code changed in 2013. Light Industrial uses are the primary uses and would like to continue with the momentum in marketing. Original owner sold the units, Ordinance 2004-36 annexed the subject parcel into the City of Lake Worth.

**Public Comment:** None

**Motion:** M. Humm moves to approve **PZB 16-02900003** subject to staff recommended Conditions of Approval in Attachment D, A. Marotta 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

3. PZB Project# 16-02100018: A request for a Conditional Use Permit to allow for a listing of industrial uses (that are either permitted as a conditional use or permitted by right) within the Industrial Park of Commerce (IPOC) Zoning District, on a +/- 42,980 square foot site, in an existing +/- 15,540 square foot building.

**Staff:** C. Thompson presents staff findings and analysis.

**Applicant:** Anna Cottrell- This parcel has a longer development history than the previous project. It was developed under Palm Beach County code. This request originally began as a change for two (2) businesses, but at the recommendation of staff, it was expanded to include the entire building. Currently for businesses like Andy and Joe, a mom and pop business. For any of the small businesses a 3-month wait period is a long time to proceed through the review and business license process. The reduction in wait time is beneficial to both the applicant and the City. Conditions of Approval are acceptable.

**Public Comment:** None

**Motion:** A. Marotta moves to approve **PZB 16-02100018** subject to staff recommended Conditions of Approval in Attachment C, C. Brown 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

4. PZB Project# 16-00500017: A request for a Conditional Use Permit to allow an auto repair shop with an existing auto towing business located at 2712 Park Street, in the Artisanal Industrial (AI) Zoning District.  
**Continued to September meeting at the request of the applicant.**

5. PZB/HRPB Project Number 16-03100001 a City-initiated request to consider proposed changes to Chapter 23, Land Development Regulations of the Lake Worth Code of Ordinances.

This project is in response to violations of Conditions of Approval. Assistant Director, M. Ducoste reviews Ordinance 2016-xxx which provides for Code Compliance to take violators through the process. Section 2.F. is added to the LDR's. If you don't follow the conditions of approval, then you will be subject to code enforcement action.

G. Rice agrees and hopes the public now realizes they have an avenue or solution.

**Public Comment:** None

**Motion:** C. Brown moves to recommend to City Commission for approval, A. Marotta 2<sup>nd</sup>.

**Vote:** Ayes, all unanimous.

**6. Planning Issues:**

M. Ducoste speaks about the Park of Commerce and is pleased with the resolution.

One staff member in HRPB has resigned and was instrumental in helping alleviate backlog of reviews in Historic Resources; GIS Tech position candidates have been narrowed to two (2).

Submittals have slowed a bit but still much interest, including Holiday Inn at Boutwell and 10<sup>th</sup> Ave N. Right of way issues with PBC are nearly resolved. G. Rice asks about HRPB 3<sup>rd</sup> meeting, it will not happen in the month of August.

7. Public Comments (3 minute limit):

None

8. Departmental Reports:

None

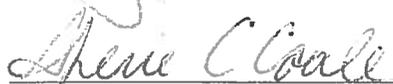
9. **Board Member Comments:** G. Rice thanks Maxime for alerting him to the Planning Workshop presented at Palm Springs, it was beneficial, wished the opportunity had been there years ago. A. Marotta concurred. M. Ducoste states we are gathering some LDR issues and when there has been an accumulation of issues, we will proceed with an LDR joint workshop.

10. **Adjournment:** 7:34 pm

Attest:

  
\_\_\_\_\_  
Greg Rice, Chairman

Submitted By:

  
\_\_\_\_\_  
Sherie Coale, Board Secretary

Minutes Approved:

9/7/16  
\_\_\_\_\_  
Date