



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, FEBRUARY 03, 2016 6:00 PM

1. Roll Call and Recording of Absences:
 - Chairman Rice called the meeting to order at: 6:03 PM
 - Present were: Chairman Greg Rice, Vice-Chair Dean Sherwin, Anthony Marotta, Cindee Brown, Dustin Zacks, Mark Humm, Elise LaTorre.
 - Also present were staff members Curt Thompson, Community Planner; Maxime Ducoste, Planning & Preservation Manager; Carolyn Ansary Board Attorney; Sherie Coale, Board Secretary.
 - Absent: 0

2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda:
Motion to approve agenda: C. Brown 2nd by M. Humm
Ayes: all 7/0.
4. Approval of Minutes:
 - A. October Meeting Minutes
 - Motion to approve:
 - B. November Meeting Minutes
 - Motion to approve:
 - C. January Meeting Minutes
 - Motion to approve: October, September and January minutes with spelling of "Cindee" Brown to be corrected M. Humm 2nd by C. Brown.
Ayes: all 7/0.

5. Cases:
 - A. Swearing in of Staff and Applicants:
Board Secretary swore in staff, applicants and others who wished to speak for the various projects before the Board
 - B. Proof of Publication:
 1. Lake Worth Herald
Motion to accept: M. Humm 2nd by A. Marotta.

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Ayes: all 7/0

C. Withdrawals/Postponements: None

D. Consent:

1. PZB Project Number 13-00100001: Consideration of an amendment to the Conditions of Approval for the approved "Village at Lake Worth" project generally located at northwest corner of Lake Worth Road and 2nd Avenue N. The site is 7.65 acres in area and is currently developed.

- Motion to approve: M. Humm 2nd by A. Marotta.

Ayes: all 7/0

E. Public Hearings:

1. Cases:

- a. PZB Project Number 15-00500012 and Project Number PZB 15-01400006 which includes a request for a Major Site Plan and a Conditional Use Permit, to allow the construction of a +/- 40,000 square foot warehouse/distribution center with accessory office space. The address for the subject property is 2230 4th Avenue North, PCN#: 38-43-44-20-01-094-0010.

- Staff presentation: C. Thompson presents staff findings. C Thompson discusses location/ surrounding properties/ access and parking ratios. Indicates an objection letter was received. The landscaping buffer with trees and hedging will minimize adverse impact. Very little activity on the west side where the adjacent residents are located.
- Board discussion: D. Sherwin questions amount of impervious surface. M. Ducoste clarifies the applicant has proposed 64% as opposed to 65%, the impervious code requirement
- Applicant comments: Debra Northsea (Landscape Architect) Derrick Chenovar (project manager) indicates they are not requesting any variances only what code would allow. There are questions from the Board as to ingress and egress. Applicant states ingress primarily through 4th and egress onto 2nd. Owner will arrive to speak tonight, not yet in the audience. Site is for warehousing and distribution. Future is uncertain. Manufacturing is in the other location across the street.
Greg Weeks, owner, was sworn in by Board Secretary. Mr. Weeks bought a Broward business and will be relocating some employees to PBC.
- No public comment.
- C. Thompson summarizes the conditional use indicating the use is compatible and meets the standards of the LDR.
- Motion: D. Sherwin motions to approve PZB Project Number 15-00500012 2nd by D. Zacks
Ayes: all 7/0
Motion: A. Marotta motions to approve PZB Project Number 15-01400006
M. Humm 2nd
Ayes: all 7/0

- b. PZB Project Number 16-01300001 and PZB Project Number 16-00300001 which includes a request to amend the Future Land Use Map (FLUM) from Public (P) to

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Mixed-Use East (MU-E) designation and Rezone a parcel of property from Public (P) to Mixed-Use East (MU-E). The subject property is located at 110 North F Street, PCN#: 38-43-44-21-150-12-0260.

- Staff presentation: C. Thompson discusses surrounding properties, indicates the surrounding zoning is compatible MU-E. Due to existing success with leasing decided to move forward. Staff approves of this as a natural progression. Applicant will return with site plan at future date.
 - Board Comments: G. Rice asks about zoning of contiguous property to the east. C. Thompson indicates it is already MU-E.
 - M. Humm disclosed he saw a presentation by applicant at a neighborhood meeting.
 - G. Rice indicates he owns a property nearby.
 - Board Attorney indicates there is no conflict., this is only a rezoning.
 - M. Humm asks about uses in the strip plaza. M. Ducoste responds it is a multi-bay, office and retail, C. Thompson adds that there is also a convenience store.
 - A. Marotta asks about restrictions to artists only, to which:
 - Applicant comments: Michael Pecar Neighborhood Renaissance Inc. indicates affordability restrictions will apply and to whom they can be leased. Artists tend to move in and then leave due to no longer being affordable. They are striving for long term stability.
 - D. Sherwin asks about NSP funding and artists being encouraged to move here, work here and not being able to retail from this location.
 - Michael Pecar says no restriction such as that but not allowed to sublet.
 - Motion: C. Brown to approve PZB Project Number 16-01300001 and PZB Project Number 16-00300001 (both projects). 2nd M. Humm
Ayes: all 7/0
 - Board Attorney advised one motion is fine since it will go to City Commission for final approval.
- c. PZB/HRPB Project Number 16-02900001 a City-initiated request to consider proposed changes to Chapter 23, Land Development Regulations and Permitted Use Table, of the Lake Worth Code of Ordinances.
- Staff presentation: M. Ducoste presents staff report highlighting portions of the LDR that will be brought up to current standards/terminology/technology. For example: achieving consistent standards of legal noticing the different categories as determined by site size divisions, lumens as opposed to foot candles. The permitted-use table is continually being reduced. Included is MU-Dixie Hwy multi-family residential uses, the intent is not to allow a single family homes. Discussion of various Home occupations followed and possible interpretation issues. Residents only of the premises as opposed to” the person who was licensed”. Artists indicated previous equipment rules were archaic. Audible activity should not be notice from 9am -9am and if it becomes uncharacteristic then they will be required to leave. D. Sherwin; questions the term “character”. The workshop items did not move forward due to insufficient information from participants. M. Ducoste indicates some issues that need to come into some level of compliance. E. LaTorre asks about

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piano, tutoring lessons are acceptable. Would like to limit “quantity of clients” make it clearer. “limited clients” is vague as well.

- Board says if it is not mentioned, it is not allowed. Board Attorney indicates the opposite is actually true. Unless it is specifically called out, or violates specific requirements, then it is allowed. Triggers would be excessive parking/ traffic . It becomes a case by case analysis.
- A Marotta, accessory structures definition v. Building Article 2 lowered sq ft threshold.
- M Ducoste. Lighting #9 LEDS on commercial properties, no effect on residential. Permanent lighting only, not temporary lighting such as holiday lighting. G Rice would like to see a photo of objectionable or type to be avoided.
- Would a wood lathe be an example of equipment M. Ducoste clarifies. #12 code enforcement will be able to determine.
- Landscape: what is the standard. M. Ducoste indicated the current landscape code is very weak. City staff is well versed, certified and licensed and is the source of the recommendations.
- D. Zacks speaks to fumes not escaping premises, should we speak to decibels to cover real property lines as well? #11. Board Attorney recommends allowing staff to further examine the effects of decibels as relating to Condo buildings where the impact could be different from that of single family residential.
- Home occupation can be removed from this proposal for further clarification.
- Board Attorney suggests adding proposed language to noise. Changing buildings to structures.
- Public comments: Mark Rickards BG architects hopes that the main body of the code can move forward. Unpermitted use to include drive thru for financial institutions will make it conditional use.
- Motion: A. Marotta with 2 amendments included. E. LaTorre 2nd
- Ayes: all 7/0

2. Board Disclosure: Move this item forward on the agenda in the future.

F. Unfinished Business: None

G. New Business: None

6. Planning Issues: None

7. Public Comments (3 minute limit): None

8. Departmental Reports:

M. Ducoste identifies the reasoning behind no longer providing duplicate paper copies of the meeting packet since electronic packets are provided. Board members are welcome to bring personal devices to view the packet. If for any reason Board is not able to do so, contact staff to provide a paper copy.

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M. Ducoste mentions additional staff beginning next week thus reducing permit review turn-around time and increasing citizen/business owner satisfaction.

9. Board Member Comments:

Chairman Rice mentions upcoming March 1, 2016 City Commission meeting with PZ Board presentation. Invites all Board members to attend and support.

10. Adjournment: E. LaTorre motions to adjourn, M. Humm 2nd.

Meeting adjourned 7:49 PM

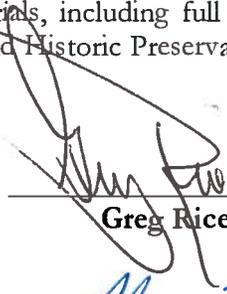
If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

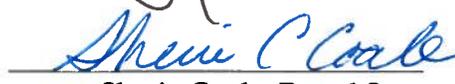
All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.

Attest:



Greg Rice, Chairman

Submitted By:



Sherie Coale, Board Secretary

Minutes Approved:



Date