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Community Sustainability
Planning Zoning Historic Preservation

1900 2nd Avenue North

Lake Worth, FL 33461

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, NOVEMBER 02, 2016 6:01 PM

1. Roll Call and Recording of Absences: Present were Chairman Greg Rice, Vice-Chair Anthony Marotta, Dustin Zacks, Cindee Brown. Also present were: Maxime Ducoste, Assistant Director for Planning & Preservation; Curt Thompson, Senior Community Planner; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

Absent: Tara McAlonan, Ricardo Martin.

Mark Humm arrives 6:12 pm

2. Pledge of Allegiance

3. Additions/Deletions/Reordering and Approval of the Agenda:

Motion: A. Marotta moves to approve the agenda C. Brown 2nd.

Vote: Ayes, all, unanimous

4. Approval of Minutes:

A. Meeting Minutes

1. October 19, 2016 Meeting Minutes

Motion: C. Brown moves to accept minutes A. Marotta 2nd.

Vote: Ayes all, unanimous

5. Cases:

A. Swearing in of Staff and Applicants:
Board Secretary administered oath.

B. Proof of Publication:

None-(provided with original meeting packet (prior to continuance).

C. Withdrawals/Postponements:

D. Consent: None

E. Public Hearings:



1. Board Disclosure

G. Rice knows the applicant through both civic and business venues in the City of Lake Worth but has not discussed this case with the applicant.

F. Unfinished Business: None

G. New Business:

1. 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.

Staff received a letter from applicant requesting continuance until the December 2016 meeting. It is in the LDR's to allow continuance at the discretion of the Board. This is the 3rd continuance. Staff has reservations about Board granting the continuance as it could be a disservice to the community to continue the case simply to maintain the advertised status. Not prudent to continue just to keep a legal notice alive. Public probably viewed it the first time and has since forgotten. G. Rice asks if business is operational. C. Thompson has visited site and the towing business is operating currently, not the minor auto repair aspect.

Board verifies how many times applicant has requested, this is the 3rd time. D. Zacks in referring to the letter, asks the reason for the continuance. C. Thompson states this is due to lack of owner signature on the paperwork.

D. Zacks would favor granting the continuance this time but no further, C. Brown concurs, A. Marotta does not wish to extend the continuance any longer. Chairman brings M. Humm current with Board discussion.

Board attorney states motion should be to a time certain of December 7, 2016.

Motion: D. Zacks moves to grant a continuance for PZB Project# 16-00500017: to December 7, 2016 C. Brown 2nd.

Vote: 3/1 A. Marotta dissenting.

6. Planning Issues:

7. Staff compiling issues to bring forward in January.

C. Thompson apprises Board of possible 3 cases to be heard (in addition to the one just continued) in December.

8. Public Comments (3 minute limit):

None

9. Departmental Reports:

None

10. Board Member Comments:



G. Rice speaks about Amendment 2 on the ballot. Do we have zoning for this?

M. Ducoste states it is a controlled substance and would be treated as such, allowed in same fashion as a pharmacy, dispensary or drugstore. Depending upon the square footage, as prescribed by LDR's, most requests would fall into the Administrative Approval category within specific zoning districts.

D. Zacks inquires if it should have a separate category, if it could be litigated.

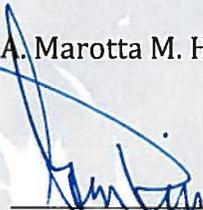
Board Attorney, P. Ryan, advises other cities are instituting a moratorium to study the implications to the communities possibly focused on regulation of the grow houses and persons wishing to dispense from the growhouse. Growing is more of an agricultural function.

A. Marotta asks about potential update of 10th and A Street. M. Ducoste states it is not prudent to discuss however no application has been submitted. We encourage developers to come for due diligence prior to submitting an application.

11. Motion for Adjournment at 6:27 pm: A. Marotta M. Humm 2nd

12. Vote: Ayes all unanimous.

Attest:



Greg Rice, Chairman

Submitted By:



Sherie Coale, Board Secretary

Minutes Approved:

12/19/16

Date