



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, OCTOBER 02, 2024 -- 6:01 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were- Juan Contin, Chair; Mark Humm; Zade Shamsi-Basha; David Mathews; Daniel Walesky, Vice-Chair. Absent: H. Pawski. Also present were- Annie Greening, Principal Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. September 18, 2024 Regular Meeting Minutes

Motion: Z. Shamsi-Basha motioned to approve the September 2024 Regular Meeting Minutes as presented; M. Humm 2nd.

Vote: Ayes all, unanimous.

CASES:

SWEARING IN OF STAFF AND APPLICANTS – Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION – Provided in the meeting packet.

- 1) 1.PZB 24-00500009 - 1200 N. Dixie Hwy
- 2.PZB 24-00500010 -1719-1737 N. Federal Hwy

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE – J. Contin will recuse himself and not be on the dias for New Business Item B as he is the Architect of record for the project.

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. A replat for Madison Terrace at at 821 South Dixie Highway, 818 South H Street, 824 South H Street, 826 South H Street, and 832 South H Street. The property is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Transit Oriented Development (TOD).

Staff: Recap of previous Site Plan approval with a Condition that required a re-plat.

Board: D. Walesky mentions he recused himself at the time of the SP hearing as he was competing with the project for financing. This is no longer the case.

Motion: D. Walesky motions to recommend approval of PZB 24-01100 to the City Commission with staff recommended Conditions of Approval. The proposal meets the criteria based on the data and analysis in the staff report; D. Mathews 2nd.

Vote: Ayes all, unanimous.

- B. PZB Project Number 24-01400017: A Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program request for the construction of eight-unit townhouses (townhouse complex) at 1719-1737 North Federal Highway within the Mixed Use – Federal Highway (MU-FH) zoning district.

Chair Juan Contin leaves the room prior to the presentation of New Business B.

Vice Chair presiding

Staff: S. Rodriguez presents case findings and analysis. The project has been before the Board under a previous name, Solimar. The project received an approval extension in 2023. The parcel was platted for 8 townhomes in 2009. Under today's Code, the townhomes would not be permitted. Additional height and intensity is sought through the Sustainable Bonus Incentive Program.

Agent for the Applicant- Faten Almosawi- The prints have remained similar but with enclosed garages and a 3rd floor deck as a cabana or amenity for the owners. The middle two are slightly smaller.

Public Comment: None

Board: M. Humm questions if the units are for sale condos rather than rentals. D. Walesky mentions believes it to be a nice project with the Sustainable Bonus Fee will be paid to the City.

Motion: D. Mathews moves to approve PZB 24-01400017 with staff recommended Conditions of Approval based on the competent, substantial evidence in the staff report and in the testimony at the public hearing; M. Humm 2nd.

Vote: Ayes all, unanimous.

Chair Juan Contin returns to the room and dias.

- C. PZB Project Number 24-00500009: A conditional use permit request for a ±11,417 square foot design center designated as a Contractor – Showroom at 1200 North Dixie Highway. The subject property is located in the Mixed Use – Dixie Highway (MU-DH) zoning district and has a future land use designation of Mixed Use – East (MU-E).

Staff: S. Rodriguez states although the item was advertised with the wrong square footage (11,000), the process would be the same. The correct square footage for approval is 19,000 +/- . Parcel to the east (1213 North J Street) will be utilized by the applicant through a cross-access agreement. Previously utilized as a school and medical office.

Chair asks why the discrepancy in square footage. Staff explains the applicant initially indicated 11,000 square feet on the application, the future documentation provided by applicant stated 19,000 square feet. Vice-Chair asks if the cross-access agreement needs to be recorded. Response: Yes.

John Paxman-Agent for Applicant: In agreement with the Conditions and cross-access agreement.

Motion: D. Walesky motions to approve PZB 24-00500009 with staff recommended Conditions of Approval based upon the competent, substantial evidence in the staff report and testimony at the public hearing. Includes the revision to the approved square footage to 19,089 with the second floor; M. Humm 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: Staff advised Board members there would now be office hours specifically allocated to the Board member on the Monday preceding a Wednesday Board meeting to address concerns/questions regarding upcoming items. Board members would then need to disclose, at the Board meeting, they had conversations with staff.

PUBLIC COMMENTS (3 minute limit) Jill Karlin- 2381 Sunset Ave #205 – Addressed the Board stating another prospective developer would be bringing a project forward for a parcel in the Sunset Ridge area. Thanks the Board for opposing the project. It would still impact the neighborhood and still 42 townhomes. Everyone will still object. Spoke to the developer about possibility of single-family homes. Plans on seeing the Board in a few weeks.

Board Attorney advised Board members they would now need to disclose if presented in a Quasi- Judicial form at the time the item is brought before the Board. To be clear, there has been no formal submittal to the City at this time.

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:34 PM