



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JULY 17, 2024 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Mark Humm, Acting Chair; Zade Shamsi-Basha; Dave Mathews; Henry Pawski. Absent: Juan Contin; Daniel Walesky; Evelin Urcuyo. Also present were: Karina Campos, Sr. Community Planner; Scott Rodriguez, Asst. Director for Planning and Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA Agenda
New Business Item B will be heard first.

APPROVAL OF MINUTES:

- A. June 5, 2024 PZB Meeting Minutes

Motion by D. Mathew to accept the June 5, 2024 meeting minutes as presented; H. Pawski 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) A. 2121 10th Ave N
- B. 1969 10th Ave N

WITHDRAWLS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. A Blanket Conditional Use Permit request for multiple conditional uses as provided for in LDR Section 23.3-6 for Finski LLC, Neptune Docks LLC, and CCB Investors Assets Management LLC located at 2121 10th Avenue North. The subject site is zoned Mixed Use- West (MU-W) and has a future land use designation of Mixed Use – West (MU-W).

Staff: S. Rodriguez presents case findings and analysis. Explains the intent of the blanket conditional use which does not include those business types permitted-by-right, only those uses identified here that would require an Administrative Use or Conditional Use review.

Board: A question about what was the difficulty for the property manager in the approval process, as described in the analysis?

Staff: Currently the process if a tenant applies for a business license that requires additional review, a use that is not permitted-by-right, there is a lengthier review timeframe. The blanket use approval allows the tenant with one of those uses to proceed directly to the Business License Division.

Board: It appears that the location does not have any vacancies. What about the parking spots? Does the Board or staff not have to review the businesses to see if they meet parking requirements?

Staff: Many of the uses have supplemental regulations that must also be met. The Board may also “de-select” any of the uses that they would want to be excluded from this list (meaning they would need to come to Board for Conditional Use or staff for an Administrative Use).

Applicant Daniel May: If a tenant requires a review, the timeline can be longer and at times other municipalities or the county may have a quicker review making this location less desirable.

Staff: Would Board like to discuss or regulate the parking?

Board: What is the total occupancy? Staff mentions there are 14 tenant spaces. Staff could condition to give an extra look at the parking at time of business license review. **Board:** In the event of Banquet, a tram or trolley could provide off-site spaces and transportation to and from event.

Applicant: Different uses utilize the parking spaces at different times (i.e. banquets in the evening when other businesses are closed.)

Attorney suggests: Add a condition that the landlord ensures adequate parking at time of business license review.

Motion: D. Mathews moves to approve PZB 24-00500008 with staff recommended Conditions of Approval based upon the competent and substantial evidence in the staff report and testimony at the public hearing; H. Pawski 2nd.

Heard First

- B. Conditional Use Permit request for a ±3,600 square foot Minor Vehicular Service and Repair use located at 1969 10th Avenue North. The subject property is zoned Mixed Use West (MU-W) and has a Mixed Use - West (MU-W) future land use designation.

Staff: An application for an affected party was not filed timely. Both the applicant and staff are in support of the request for a continuance.

Motion: D. Mathews moves to continue the item; Z. Shamsi-Basha 2nd.

Amended to state the Item is continued to a date certain of September 4, 2024, seconder concurs.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:28 PM