



**AGENDA
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, AUGUST 05, 2020 -- 6:17 PM**

ROLL CALL and RECORDING OF ABSENCES:

Present were: Greg Rice, Chairman; Anthony Marotta, Vice-Chair; Mark Humm; Daniel Tanner; Laura Starr. Also present: Alexis Rosenberg, Senior Community Planner; Erin Sita, Assistant Director for Community Sustainability; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / RECORDING AND APPROVAL OF THE AGENDA: Approved.

APPROVAL OF MINUTES:

A. July 15, 2020 Regular Meeting Minutes

Motion: A. Marotta moved to accept 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. All are identified via audio and video.

PROOF OF PUBLICATION: Provided in meeting packet.

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: Chairman mentions he received a courtesy notice from the applicant and owns a parcel within 400 feet of the subject parcel.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. A request by Carlos Marcet, AIA of Studio+ LLC on behalf of Julie Seaver (Compass) and Bill Shevlin (CAN) of Compass, Inc. and CAN Community Health for consideration of a Conditional Use Permit to allow a health clinic at 202 North H Street, within the Public (P) zoning district.

Staff: A. Rosenberg presented case findings and analysis. Since 2007, the City holds a lease agreement with Compass Inc. (tenant). The proposal is an expansion of health services that are currently being provided, an increase of +/- 830 square feet of clinic area. The proposal for expansion is consistent with the City Comprehensive Plan and supports the Strategic Plan.

Board: A question was posed regarding landscaping and if the City or Compass would bear the responsibility and costs of improvements. **Response:** Compass, as the lease is written with that performance standard.

Would there be dispensing of prescription medication? **Response:** No.

Regarding parking, how many patients daily and how would this impact parking? **Response from applicant:** The existing client base would continue to be served and the typical mode of transportation is by Uber, PBC transit (which stops nearby) or by foot.

Would there be an increase in number of employees? **Response:** yes, 3 new employees-Nurse Practitioner; Medical Assistant and Receptionist. Currently there 25 fulltime employees.

What type of services are offered? **Response:** HIV testing, LGBTQ services, mental health services have seen a 10-fold increase. They are also home to several non-profits needing meeting space.

Motion: A. Marotta moves to approve PZB 20-00500005 with staff recommended conditions of approval based upon meeting the conditional use criteria and data and analysis found in the staff report. M. Humm 2nd.

Vote: Ayes all, unanimous.

The Chairman and Vice-Chair both give thanks to Julie Seaver for providing these services to the City.

- B. **PZB Project Number 20-01400003:** Request by Juan Contin of Contin Architecture on behalf of Jin Yu Jin for consideration of a Major Site Plan and Sustainable Bonus to construct a +/- 7,038 square foot mixed use building at 1303 & 1305 Lucerne Avenue, including 4 dwelling units and +/-1,900 square feet of retail space within the Downtown (DT) zoning district.

Staff: A. Meyer presents case findings and analysis. Makes note of the error of zoning district. Correction: the parcel is located within the Mixed-Use East zoning district rather than the Downtown zoning district as indicated in the staff report. The proposal includes 4 dwelling units over ground floor commercial/retail space. Meets and is consistent with the City's Comprehensive Plan and supports the Strategic Plan.

Agent for the owner: Juan Contin- Each living unit on the 2nd floor will encompass approximately 957 square feet; the 3rd floor units about 977 square feet. Each unit will have 2 terraces, one facing north and one facing south.

Board: What is the approximate rent? Two-thousand. As they are rentals, who will manage the property? The property owner. Why not combine the end lot with these two parcels? Applicant response: His firm is representing that project as well with a different property owner. As the rooftop was included in the sustainable bonus program, is it accessible to the public? No, the tenants of the rental units.

Motion: M. Humm moves to approve PZB 20-01400003 with staff recommended conditions of approval based on applicable criteria and the data and analysis in the staff report; A. Marotta 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

The recently reviewed and recommended Land Development Regulations were approved upon 1st reading with the second reading scheduled for August 18.

A distillery application was received for downtown; a new business at the previous location of Callaro's is scheduled to go before HRPB for a mural; another round of LDR amendments will be coming before the Board in September.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: L. Starr inquires about time limits for murals, if they are approved for a specific amount of time. In particular 1200 N Dixie Hwy.. Who removes the murals? Staff response: It would be the responsibility of the property owner. Is there a completion time frame? That would be in the conditions of approval related to permitting.

G. Rice inquires about the Bohemian. Staff response: The requested entitlements were recently approved by the State; to date no permits have been received for review by planning staff. In response to a query about road improvements adjacent to the Bohemian it was noted they would be providing improvements for the segments adjoining their property.

Chairman commends staff for keeping development moving in the City during these times.

ADJOURNMENT: 7:28 P.M.