



Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, FL 33461
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**MINUTES
REGULAR MEETING
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD
CITY HALL COMMISSION CHAMBER
WEDNESDAY, FEBRUARY 05, 2020 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES:

PRESENT

Chairman Greg Rice
Vice Chairman Anthony Marotta
Board Member Daniel Tanner
Board Member Laura Starr
Board Member Mark Humm
Board Member Michael Glaser

ABSENT

Board Member Brock Grill

ALSO PRESENT

Alexis Rosenberg-Senior Community Planner Andrew Meyer - Senior Community Planner

Pamala Ryan- Board Attorney Sherie Coale- Board Secretary

PLEDGE OF ALLEGIANCE

Led by Mark Humm

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

No additions, deletions or re-ordering of agenda items.

APPROVAL OF MINUTES:

A. Approval of Minutes

Motion to accept December 2019 minutes as presented made by Board Member Glaser,
Seconded by Vice Chairman Marotta.
Voting Yea: Chairman Rice, Board Member Tanner, Board Member Starr, Board Member
Humm

CASES:

SWEARING IN OF STAFF AND APPLICANTS

Board Secretary administered Oath to those wishing to give testimony.

PROOF OF PUBLICATION

1) Proof of Publication - Included within the meeting packet.

WITHDRAWALS / POSTPONEMENTS -None

CONSENT -None

PUBLIC HEARINGS:

BOARD DISCLOSURE -No disclosures

UNFINISHED BUSINESS: -None

NEW BUSINESS:

A. PZB Project Number 19-01400011: A Major Site Plan request by Robert Kuoppala of Kuoppala & Associates on behalf of Juan Padron for consideration of a +/-16,455 square foot mixed-use commercial and warehouse center at 2202 Lake Worth Road.

Staff: A. Meyer presents case findings and analysis. The vacant lot was annexed into the City on January 17, 2012. It has remained vacant since annexation. 3 separate buildings are proposed on the site. The prominent facades of the structures will face Boutwell Road and Lake Worth Road. Vehicular ingress and egress will be from Boutwell Road. Any tenants with a business requiring a conditional use approval would need to come before the Board for approval, this is for the site plan only. The conditional uses would be of medium and low intensity.

Architect/Agent: Robert Kuoppala responds to Board questions.

Board:M. Glaser inquires if the buildings are metal. response is no.D. Tanner asks if there is an intended use. Response is not at this time, it is not owner occupied. L. Starr asks if the windows and doors are impact at that size. Response is yes. M. Glaser asks if the owner is of the same family as the Tile and Carpet family. Response is yes, but does not participate in the family business. M. Glaser asks when the construction will begin, response is the owner has given no indication of when that may happen.

Motion made by Vice Chairman Marotta, Seconded by Board Member Humm.

Voting Yea: Chairman Rice, Board Member Tanner, Board Member Starr, Board Member Glaser

PLANNING ISSUES:

None

PUBLIC COMMENTS (3 minute limit)

None

DEPARTMENT REPORTS:

Staff advised there has been a slight restructuring of the Department Community Sustainability with William Waters now in the role of Development Review Official and leading Planning Zoning and Historic Preservation while Mark Stivers will now lead Code Compliance, Building and Business Licenses.

BOARD MEMBER COMMENTS:

M. Glaser mentions the overturning of a previous Board decision by the City Commission. Board has questions about the number of times a project could be remanded back to the Board from a Circuit Court. Board Attorney states it could happen multiple times. Update on previously projects: O'Reilly's Auto Parts has submitted to the Building division for permits; Golden Roads is currently under Site Plan Extension; Howling Owl is closed due to the landlord having unresolved lien issues with the City, in particular no business license, no lights policy.

ADJOURNMENT: 6:43 PM