



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, DECEMBER 03, 2025 -- 6:05 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Daniel Walesky, Vice-Chair; Dave Mathews; Mark Humm; Henry Pawski. Also present were: Tia Villegas, Associate Planner; Karina Maldonado, Senior Community 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. November 5, 2025 Regular Meeting Minutes
- B. Special Meeting Minutes - Sunset - 10.15.2025

Motion: M. Humm moves to approve the November 5, 2025 and October 15, 2025 meeting minutes as presented; D. Mathews 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

- 1) PZB 25-00500006 - 510 N G Street – Provided in the meeting packet.

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. PZB Project Number 25-00500006: A Conditional Use Permit (CUP) request for Tile & Marble Works to operate a High-Intensity Building and Construction Trades/Contractors Manufacturing with accessory Outdoor Storage at 510 North G Street. The property is zoned Artisanal Industrial (AI) and has an Artisanal Mixed-Use (AMU) Future Land Use (FLU) designation.

Staff: Tia Villegas provides staff analysis of the request. The applicant has maintained a business license since 2008 for a business office. Due to expansion of the business activities, which includes outdoor storage and manufacturing operations, the applicant is required to update the business license application through this Conditional use. There is an open lien on the property for both the property owner (Inoltre, Inc.) and tenant (Tile & Marble Works, Inc.) to acquire business licenses commensurate with the activities. Any approval of this application will require the Conditions be met to bring the properties into compliance prior to the issuance of a business license. This includes that all activities related to production and processing must take place on the interior of the building. A Minor site plan will be required to formalize the outdoor storage area, add parking stripes and install landscape planters to the western façade.

Board: H. Pawski asked for clarification of Class 3 Commercial vehicles. D. Walesky inquires about the access through the alley with zero easement. D. Mathews explains the area was once zoned Industrial and has since be changed to A-I. Staff confirms the change occurred @ 2013.

Public Comment: Kevin McKenzie-424 N. F Street- Concerned with the noise, dust and alley with cars which is mostly due to autobody shops. Too much Industrial activity in the backyard.

Motion: H. Pawski moves to approve PZB 25-00500006 with staff recommended Conditions of Approval based upon competent and substantial evidence in the staff report and in the testimony at the public hearing; D. Mathews 2nd.

Vote: Ayes all, unanimous.

- B. Ordinance 2025-29: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-10 – Off-Street Parking.

Staff: S. Rodriguez explains the change required by the State to align with SB 1084 will make the Electric Vehicle (EV) charging stations optional with new construction. The change will also clarify and expand the Fee-in Lieu of parking program in a Core Area. All payments shall be directed to that specific fund and utilized only for the associated purpose of parking related infrastructure, improvements, maintenance and operations within the Core.

Board Attorney: Last year the City adopted language mandating EV charging stations be included with new construction. The State has since maintained via SB 1084, that it must be optional. The use of the Funds from the Fee-in-Lieu were not previously adopted and are provided for with this Ordinance.

Motion: M. Humm moves to recommend approval of Ordinance 2025-29 to the City Commission; D. Mathews 2nd.

Vote: Ayes all, unanimous.

- C. Ordinance 2025-30: Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatus.

Staff: S. Rodriguez explains the Land Development Regulations will be amended to include a new use not currently found in Code. The amendment will establish definitions, add the use to the Use table, within the IPOC zoning district establish office space as an accessory use, correct the maximum Sustainable Bonus Height for principal structures and establish

operating hours for the district, create performance standards for manufacturing/processing facilities with apparatus including maximum height of apparatus, add standard parking dimensions for oversized vehicles and revise parking requirement based upon total use area as opposed to enclosed use area.

Public Comment: Ellyn Bogdanoff, Esq- Requests the Planning & Zoning Board to approve the Ordinance. Believes the City Commission may not have understood the request when presented a year ago or inadvertently confused it with another controversial site in the IPOC zoning district a bit further west. The site to benefit from this change is beside the existing Rinker site. **Bradley Miller of Urban Design Studios and Greg Vander Velde of Ozinga Ready Mix** both encouraged approval of the Ordinance.

Board: Requested confirmation that any applicant for the use will still require a Conditional Use application in the IPOC zoning district. **Response:** Yes

Public Comment: None

Motion: D. Mathews moved to recommend approval of Ordinance 2025-30 to the City Commission; H. Pawski 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: There will be three (3) new Board members in January, provided ethics training is completed.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:35 pm