



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JUNE 03, 2026 -- 6:03 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were- Henry Pawski, Chair; Daniel Walesky, Vice-Chair; Darryl Shatto; Daniela Amador; Greg Richter; Jackson Stahl. Also, present- Rosy Escobar Penalba, Community Planner; Karina Maldonado, Senior Community Planner; Lauren Pruss, 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. May 6, 2026, Regular Meeting Minutes

Motion: D. Walesky moves to approve May 6, 2026, regular meeting minutes as presented; G. Richter 2nd. **Vote:** Ayes all, unanimous.

CASES:

Board Secretary administered Oath of Office of Planning & Zoning Board to new member Jackson Stahl.

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) 2200 4th Ave N - Great Daine Tuned
317 N Dixie Hwy - Midnight District
2201 7th Ave N - Ozinga

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

Board Attorney advises members to disclose if they have business dealings or investments with the individuals. If they just know of the person, that is okay.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. PZB Project Number 25-01400016: Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program requests to construct a high-intensity Manufacturing/Processing Facilities w/ Apparatus and high-intensity Regional Distribution Center uses for an office and concrete batch plant at 2201 7th Avenue North. The property is zoned Industrial Park of Commerce (IPOC) and has an Industrial (I) future land use designation.

Staff: K. Maldonado presents case findings and analysis. The site is currently vacant. A recently adopted Ordinance 2025-30 allows for manufacturing /processing with apparatus in the IPOC zoning district. A Conditional Use review is required. The allowed LDR height is 24 feet with a Sustainable Bonus Incentive available for additional height (60 feet) up to 84 feet. The applicant is requesting 68 feet.

Attorney for applicant: Ellyn Bogdanoff- The parcel is currently vacant; this represents a great improvement over the existing use.

Board: D. Walesky asks about dust control and description of the wash-out area.

Owner: Greg Vanderveld with Ozinga- Required DOT sprinklers are on the aggregate. The wash-out area is a 3-step basin that trucks will return to after the day. The water gets recycled.

Board: H. Pawski asks about the start times and noise.

Owner: Depending upon the customer, occasionally early deliveries are required.

Staff: They are allowed to request a waiver for earlier start time, however, to date none has been requested.

Board: D. Amador – How close is the nearest school; nearest residential areas; noise concerns for early morning activity; have other sites been considered?

Staff: The nearest school might be Lake Worth Middle located north of 10th Ave N and I-95 (roughly 2,636 linear feet) or Lake Worth High south of Lake Worth Rd and I-95; two mobile home parks to the west are just over 350 linear feet from the site.

Attorney for applicant: The noise (decibel level) is regulated by code and not based upon hours of operation. The noise is contained on the property with decibels not to exceed 65 on the property line. The site is in the Industrial Park of Commerce. This is the site that was chosen.

Public Comment: None

Board: H. Pawski does not believe it meets the Comprehensive Plan, Strategic Plan, fostering safe neighborhoods or creating a diverse vibrant economy. D. Walesky mentions it is in a heavy Industrial area, the proposal meets code, as well as being located 2 lots to the west of an existing batch plant (Cemex) in existence for many years. Proximity to jobsites is important for construction in the coastal areas, it makes sense.

D. Amador believes the area is evolving, it may have been the right area 30 years ago; too close to things that are coming, for example entertainment venues like Fun Depot. States the area is evolving and another is not needed.

D. Walesky- a no vote would require citing actual reasons why it does not meet code, contrary to what staff has presented.

Motion: D. Walesky moves to approve PZB 25-01400016 with staff recommended Conditions of Approval based upon the competent substantial evidence in the staff report and the testimony at the public hearing; G. Richter 2nd.

Vote: 4/2 motion passes; D. Amador and H. Pawski dissenting.

- B. PZB Project Number 25-00500002: A Conditional Use Permit (CUP) request for Great Daine Tuned to operate a Medium-Intensity Major – Vehicle Service and Repair Use at 2200 4th Avenue North, Units 11-15. The property is zoned Industrial Park of Commerce (I-POC) and has an Industrial (I) Future Land Use (FLU) designation.

Staff: K. Maldonado presents case findings and analysis. The business provides specialized automotive services for performance vehicles.

Applicant: Mead Altvater -1205 S Palmway – The business is exclusive to high end vehicles. Explains they have student interns from Lake Worth High School and Palm Beach State College. They have been at the location for several years and were not aware that a business license was required.

Board: H. Pawski asks about vehicle overflow. **Response:** The vehicles are inside at night, none remain outdoors.

Public Comment: Board Secretary read two letters of support for the business. (Attached)

Motion: J. Stahl moves to approve PZB 25-00500002 with staff recommended Conditions of Approval based upon the competent substantial evidence provided in the staff report and the testimony at the public hearing; G. Richter 2nd.

Vote: Ayes all, unanimous.

- C. PZB Project Number 25-00500011: A Conditional Use Permit request for Midnight District, LLC to operate a Medium-Intensity (use area less than 7,500 square feet) Bar with Live Entertainment and an Alcohol Beverage Distance Waiver to allow on-site consumption for the property located at 317 North Dixie Highway. The property is zoned Mixed-Use Dixie Highway (MU-DH) and has a Mixed-Use East (MU-E) Future Land Use (FLU) designation.

Staff: R. Escobar presents case findings and analysis. The proposal for the bar with live entertainment has been reviewed against the City's LDR's and found to be consistent with the Comprehensive Plan, Strategic Plan and Land Development Regulations with Conditions of approval. The Conditional use is for the live entertainment and bar. The Alcohol Distance Waiver is for proximity to other establishments serving alcohol on-site and protected land uses. The applicant is proposing hookah service, bottle service and full bar. Entertainment consists of 4-6 flat screen tv's and occasional DJ for special events. The applicant has provided a copy of a shared parking agreement.

Staff has requested changes/additions to the conditions of approval as follows:

- **A Condition** allowing hours of operation from 4:00 pm to 2:00 am. seven days a week.
- **A Condition** that the outdoor disposal of refuse shall not occur between the hours of 10:00 pm - 7:00 am
- **A Condition** requiring the recording of the shared parking agreement between 317 and 311 N Dixie Hwy.

Applicant: A sound engineer has provided an analysis of the space and created an environment sensitive to the surrounding community and able to meet the decibel levels set forth in Code. There will be times when the music can be Jazz.

Board: Expressed concerns that the shared parking agreement could be invalidated if the property with the shared agreement is sold. Other concerns are the capacity of the venue;

smoking on premises; and proximity to residential properties. **Staff:** The venue is not a restaurant (51%+ of sales of food) therefore smoking on premises is allowed.

Board Attorney: The Fire Marshall would set the capacity. The State regulates the license for tobacco and smoking.

Public Comment: None

Motion: D. Amador moves to approve PZB 25-00500011 with staff recommended Conditions of Approval including amended Conditions, based upon the competent substantial evidence in the staff report and the testimony at the public hearing; D. Walesky 2nd.

Vote: Ayes all, unanimous

PLANNING ISSUES: Asst. Director mentions the June 17 Joint Workshop is moving forward; encourages Board members to email topics for discussion.

PUBLIC COMMENTS: (3-minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: G. Richter questions the point of having a regulation if there is a waiver. Concern is size of the site in relation to nearby residential areas. Drove by the site several times. D. Walesky agrees the intensity is the concern. For example, the occupancy and parking (lack of parking) are not aligned. J. Stahl mentions that the Board is the last line of defense for residents.

Board Attorney: As a quasi-judicial body, Board members shall disclose site visits and outside investigations. Decisions are to be made based upon the testimony and information provided at the meeting. Additional personal discovery puts other Board members at a disadvantage.

Staff: Parking is based upon the square footage of the building, not capacity. The same use by a new owner would not now entail the need for dedicated parking in the Downtown (DT) zoning district.

ADJOURNMENT: 7:32 pm