



Planning Zoning Historic Preservation Division
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**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, AUGUST 06, 2025 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were- Daniel Walesky, Vice-Chair; Mark Humm; Dave Mathews; Henry Pawski. Absent: Juan Contin.

Also present were: Annie Greening- Principal Planner; Rosie Escobar-Penulba -Associate Planner; Scott Rodriguez -Asst. Director for Planning & Preservation; Elizabeth Lenihan-Board Attorney (virtual); Sherie Coale-Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. June 4, 2025 Regular Meeting Minutes

Motion: H. Pawski moves to accept June 4, 2025 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.

PROOF OF PUBLICATION None

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS:

A. Ordinance 2025-04: Consideration of an ordinance amending multiple sections of Chapter 23 "Land Development Regulations," to address several housekeeping items and minor changes for clarity, as well as amend and clarify use permit and site plan processes, clarify residential density in the AI district, specify regulations for residential development of nonconforming lots of record in Mixed Use districts, and revise the parking reductions for mixed use development and affordable housing. This item was continued from the June 4th PZB meeting.

Staff: A. Greening reminds all the Ordinance previously came before the Board in June. The suggested edits/clarifications were requested:

Revision to the green roof definition- now to be included in the Sustainable Bonus Incentive Program.

Impervious and semi-impervious setbacks do not apply to side or rear of property if used to access parking.

Revised shed definitions for exemption of up to 121 sq ft shed, but must meet setbacks and other placement requirements within the yard.

Revise language to clarify when site plan review is required. All reviews outside of those in SFR and SF-TF zoning districts will require site plan review. If building more than 3 units in SF-TF14 it would still require site plan review. A Single family structure in MF- 20 would not require Site Plan review.

Board: D. Walesky would like additional clarification- for Site Plan Review. Reduction for the reduction for the parking. The reduction should not take the requirement below the most intense use. H. Pawski inquires about the accessory structure. **Response:** It could be a garage, pool house. S. Lakeside Drive is the only area that has a special setback of 50 feet in the front.

Public Comment: None

Motion: M. Humm moves to recommend approval of Ordinance 2025-04 to the City Commission subject to staff changes and parking recommendation of not reducing required parking below what is required for most intense use; D. Mathews 2nd.

Vote: Ayes all, unanimous.

NEW BUSINESS:

- A. Ordinance 2025-08: Consideration of an ordinance amending Chapter 23, Article 5, Section 23.5-1(d)(8) "Signs on streets."

Staff: A. Greening – City Manager could authorize City signs on city streets. The 2nd type would allow City Commission to approve a non-City sign on unimproved city R-O-W's subject to a revocable permit. The neighborhood sign is an example.

Motion: H. Pawski moves to recommend approval of Ordinance 2025-08 to the City Commission; D. Mathews 2nd.

Public Comment: None

Vote: Ayes all, unanimous

- B. **PZB Project Number 25-00000007:** Request by Kelly Olive for the approval of a mural located on the east façade of the building at 1201 South Federal Highway. The subject site is zoned Mixed Use – Federal Highway (MU-FH) and has a future land use designation of Mixed Use – East (MU-E).

Staff: R. Escobar provides case analysis. Renderings and location of mural is noted. Staff finds the proposal adheres to the Comprehensive Plan, Strategic Plan and Land Development Regulations. Conditions are included as part of an approval. The artist's credentials are provided.

Board: Member notes this is the second request that has come before the Board that fronts the street, counter to Land Development Regulations. Another member believes there can never be an over-abundance of murals. Other members believe it to be more vibrant than the current façade.

Motion: D. Mathew move to approve PZB 25-0000007 as the application meets the mural criteria based on the data and analysis in the staff report including stated Conditions of Approval; M. Humm 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: The month of September will bring a full agenda. Board members polled for availability on September 3 (after Labor Day) and September 17. Only two members available for both dates. Two available for September 3.

PUBLIC COMMENTS (3 minute limit)

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:34 pm