



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 06, 2026 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were Henry Pawski; Daniel Walesky; Greg Richter; Daniela Amador. Absent Darryl Shatto. Also present were Rosy Escobar, Community Planner; Lauren Pruss, Principal Planner; Scott Rodriguez, Assistant Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE:

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA: None

APPROVAL OF MINUTES:

A. April 1, 2026 Regular Meeting Minutes

Motion: D. Walesky moves to approve the minutes as presented; G. Richter 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 Provided in the meeting packet.

1) Ordinance 2026-06

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

A. Ordinance 2026-03 (PZB 26-01300001): City-initiated Zoning Map amendment requesting a rezoning from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) for fourteen (14) parcels located north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street.

Lance Lilly of Chen Moore & Associates – At the April 1, 2026 this item was continued to allow Item B. (following) to be included as part of the approval of the rezoning. Arms of Hope, an existing business, will be brought in compliance with the Neighborhood Commercial Zoning use as opposed to the A-I zoning. There was a land use change in 2025.

Board: Discussion about permitted uses and non-conforming uses in the Neighborhood Commercial (NC) zoning district. In particular if Single Family and SF-TF 14 homes are permitted; how long can they exist? **Response:** They are as non-conforming structures. Neighborhood Commercial brings conformity to the Artisanal Mixed-Use (AMU) land use. SF-TF

14 is not currently aligned with AMU land use. NC does not create any additional non-conformities. The non-conforming structures can remain in perpetuity. Question arises concerning the percentage for rebuild if the property should meet with disaster.

Public Comment: None

Motion: G. Richter moves to recommend approval of Ordinance 2026-03 to the City Commission based upon the data and analysis in the staff report and testimony at the public hearing; D. Walesky 2nd.

Vote: Ayes all, unanimous.

B. Ordinance 2026-06 (PZB 26-02900001): City-initiated Zoning Text Amendment proposing to add Places of Worship as a conditional and administrative use within the NC Neighborhood Commercial District.

Staff: L. Pruss provides analysis of proposed Ordinance. The intent is to facilitate the ongoing use of several Places of Worship in the area. The use, Place of Worship, would be added to the Use table in the Institutional classification with two types of reviews based upon the intensity (size of use area) High Intensity-7500 square feet or more requires Board review; Medium Intensity less than 7,500 square feet with Administrative Use permit review and low-intensity at 2,500 square feet.

Public Comment: None

Motion: D. Walesky moves to recommend adoption of Ordinance 2026-06 to the City Commission: G. Richter 2nd.

Vote: Ayes all, unanimous.

BOARD DISCLOSURE None

UNFINISHED BUSINESS:

A. PZB Project Number 25-00500001: A Conditional Use Permit (CUP) request for At Your Service Garage Doors, LLC to operate High-Intensity Contractors Office with Outdoor Storage and Indoor Storage uses at 615 Industrial Street. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

Board Attorney: States the process is quasi-judicial and Board members shall now disclose.

There is also an affected party. Staff will present then the Applicant and finally the Affected Party.

Staff: R. Escobar presents case findings and analysis. The request is to expand the use area by approximately 5,877 square feet. The business is currently existing and this request to expand is why the Conditional Use review is required. Outdoor storage is being requested.

Applicant: John Soler- At Your Service Garage Doors

Affected Party: Daniel Marwood-Owner of property to west. Condition #4 on page 6 addresses the need to come to a cross-access agreement with the adjacent property owner.

Board: G. Richter has a question about the location of landscaping. **Response:** Applicant's must, to the extent feasible, provide foundation plantings to bring the property as close to compliance with today's code. **Board:** Asks the applicant to explain the outdoor storage.

Response: Storage of windows and doors; the applicant agrees with all Conditions of Approval.

Public Comment: None

Motion: D. Walesky moves to approve PZB 25-00500001 with staff recommended Conditions of Approval based upon the competent substantial evidence in the staff report and the testimony at the public hearing; D. Amador 2nd.

Vote: Ayes all, unanimous.

NEW BUSINESS: None

PLANNING ISSUES: S. Rodriguez advises there will be a Joint Workshop in either June or July. Some LDR discussions and non-conforming education as requested tonight.

PUBLIC COMMENTS: (3-minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Question regarding when the Board vacancies might be filled. Response: The Commission will hold interviews on May 26, for the two Board vacancies.

ADJOURNMENT: 6:58 PM