



MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 07, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES: Present were-Juan Contin, Chairman; Daniel Walesky, Vice Chair; Mark Humm; Henry Pawski; Dave Mathews. Also present were: Karina Maldonado, Senior Community Planner; Annie Greening, 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

No additions, deletions or reordering. Motion to accept agenda as presented: D. Walesky; 2nd H. Pawski. Ayes all unanimous.

APPROVAL OF MINUTES:

- A. March 5, 2025 Minutes – Motion to approve the minutes as presented- M. Humm; 2nd D. Mathews 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) 25-01500002 - 511 S. East Coast St

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. **PZB Project Number 25-01100001:** Consideration of a replat for Madison Terrace at 821 South Dixie Highway and 818-832 South H Street. The properties are zoned Transit Oriented Development – East (TOD-E) and have a future land use designation of Transit Oriented Development (TOD).

Staff: The project came before the Board last year. The boundaries of the project have changed as they were able to acquire an additional parcel. This before the recording of the

Plat. This requires a major amendment to the site plan which the Board will see at a later date. A few more units will be added. This will alter Phase lines. There is cross-access between the two phases.

Board: Question confirming that Phase I is currently under construction. Question about the height and how they got there and whether that is setting a precedent. Question about the non-existence of 9th Ave S. **Response:** The original approval did include a partial abandonment. Board members stated they made site visits.

Board Attorney: Clarifies that the increased intensity was a result of the stacking of entitlements (Sustainable Bonus and Transfer of Development Rights that are codified in the Land Development Regulations and not anything outside of what is allowed.

Site visits, being part of ex-parte communications, are to be disclosed prior to hearing the case.

Motion: D. Walesky moves to approve PZB25-01100001 with staff recommended Conditions as it meets the applicable criteria based on the data and analysis in the staff report; M. Humm 2nd.

Vote: Ayes all, unanimous.

- B. PZB Project Number 25-01500002:** Consideration of a variance request to allow fencing to be placed within the front setback at 511 South East Coast Street. The subject site is zoned Artisanal Industrial (AI) and has a future land use designation of Artisanal Mixed-Use (AMU).

Board Chair – Juan Contin recuses himself from the case as his firm represents the project owner. He leaves the Chambers.

Staff: K. Maldonado – The existing site currently has perimeter fencing except the south side. The application meets all four variance criteria. One of the existing buildings currently encroaches the setback as-built 1 foot one inch from front property line. The entrance is from the east side of the parcel. A setback of ten (10) feet would impede the circulation of traffic on the site The visibility triangle will be maintained.

Applicant has concerns with trespassing and vandalism.

Public Comment: None

Motion: M. Humm moves to approve PZB 25-01500002 for a variance request allowing fence encroachment of 3 ft 6 inches in the front setback including staff recommended Conditions of Approval; D. Mathews 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS (3 minute limit) Todd Townsend requested to make a future presentation to the Board regarding the Casino Pool.

DEPARTMENT REPORTS: Upcoming meetings include Variance training in July.

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:29 PM