

PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-00600002: An alcoholic beverage distance waiver to allow on-site consumption at 129 North Federal Highway. The property is zoned Downtown (DT) and has a Downtown Mixed-Use (DMU) future land use (FLU) designation.

Meeting Date: April 1, 2026

Property Owner: Vallette Holdings LLC

Applicant: Jimmy Dassler

Address: 129 North Federal Highway

PCN: 38-43-44-21-15-026-0090

Size: 0.29 Acre parcel/±8,667 sf of existing building area

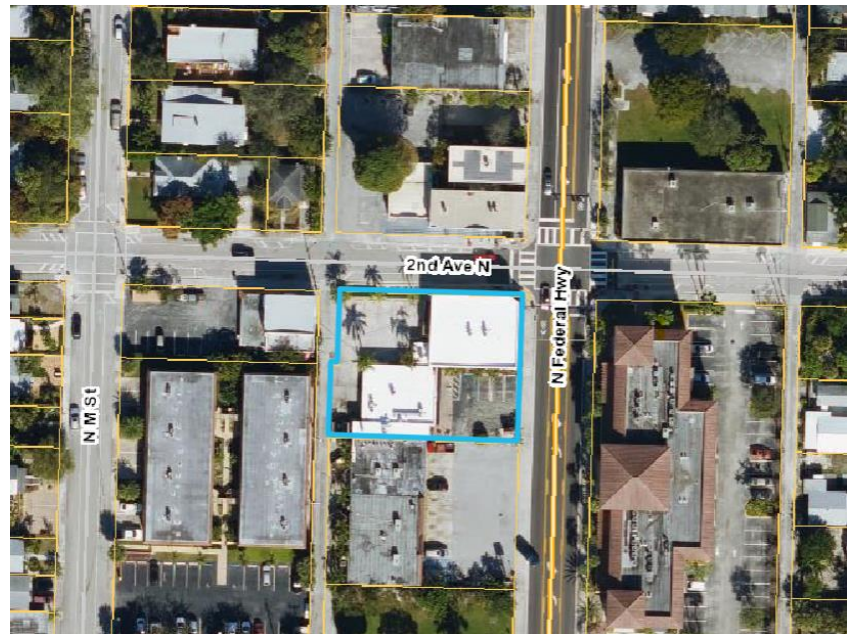
General Location: The Northwest corner of North Federal Highway and 2nd Avenue North

Existing Land Use: Commercial, office, and restaurant

Current Future Land Use Designation:
Downtown Mixed-Use (DMU)

Zoning District: Downtown (DT)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan and Strategic Plan. However, staff recommend that the Planning and Zoning Board reviews this information to determine if the proposed alcohol beverage distance waiver meets the criteria of the Comprehensive Plan and LDRs. If the Planning and Zoning Board approves the request, conditions of approval have been provided on page 4 of this report.

PROJECT DESCRIPTION

The applicant, Jimmy Dassler, is requesting:

- An **Alcohol Distance Waiver for On-Site Consumption** to allow on-site alcohol consumption; applicant will seek a 4COP alcohol license through the State of Florida

The subject property has a history of bar use and previously operated under an alcohol license, most recently as Willie's Sports Bar from 2019 to 2023. The current property owner, who has owned the site since 2017, has demonstrated an intent to continue this use without interruption. Supporting documentation submitted to the City includes an MLS listing, tenant lease, zoning verification letter, and a signed affidavit affirming the continuation of bar use.

Based on this evidence, staff find that the bar use has been maintained as a continuous use, and therefore, a new use approval is not required.

However, because the alcohol license has not been renewed, the property no longer qualifies for applicable distance waiver provisions. As a result, approval from the appropriate Board is required prior to the issuance of a new alcohol license by the City. The alcohol distance waiver for on-site consumption is the sole item under review by the Planning and Zoning Board.

COMMUNITY OUTREACH

Staff has not received letters of support or opposition from adjacent or nearby neighbors.

BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

Construction: The existing structure totals 8,667 square feet, consisting of a 6,255-square-foot, two-story building constructed in 1928 and a 2,412-square-foot addition constructed in 1966. The property includes two addresses, 127 North Federal Highway and 129 North Federal Highway, with 129 North Federal Highway serving as the primary address associated with the parcel.

Use: The site has historically accommodated a variety of commercial uses and currently holds multiple active business licenses, including the following:

- Vallet Holdings LLC – Commercial rental
- Mouse Door Management LLC – Business Office for computer graphic and design
- Jojo's NY Style Pizza Lake Worth – Restaurant
- The Accident & Personal Injury Law Group – Law office
- Assurance Insurance Connection – Insurance agency
- Mascara Law Pa – Law office
- JW Web Potentials of South Florida LLC – Business office for remote tech support

Code Compliance: There are no active code enforcement violations.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). The DMU FLU land use category is intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area. The subject alcohol distance waiver allows for on-site consumption of alcohol at 129 North Federal Highway. Therefore, it is consistent with the intent of the DMU FLU. As such, review of the strategic plan is not applicable to an application of this scale.

Consistency with the City's Land Development Regulations

Staff has reviewed the documentation and materials provided and has outlined the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) concerning alcoholic beverages.

Section 5.5(d) – Standards for Review/Decision

A decision on a request for the waivers shall be guided by the following factors:

- 1) Whether approval of the waiver will result in two (2) or more alcoholic beverage establishments having a license within five hundred (500) feet of a protected land use or each other, or within five hundred (500) feet of a property zoned for residential use;

Analysis: Staff finds that at least one establishment holding a alcohol license (4COP) is located in close proximity to 129 North Federal Highway. Pursuant to LDR Section 5.5(a)(2), protected land uses include churches, public or private schools, parks, and libraries. Staff review identified protected land uses, including churches and a library, within five hundred (500) feet of the subject property. Additionally, multiple residentially zoned properties are located within this distance, including Single-Family Residential (SFR), Two-Family and Multi-Family Residential (MF-20), and Medium Density Multi-Family Residential (MF-30) zoning districts. Accordingly, approval of the request would result in more than one alcoholic beverage establishment being situated within five hundred (500) feet of protected land uses and residential zoning districts; therefore, an alcohol distance waiver is required.

- 2) Whether the license is being added to or is a license upgrade of an existing use or to an establishment which is relocating to the subject location;

Analysis: The proposed on-site consumption of alcohol represents the re-establishment of a previously existing bar use at the subject location. If approved, the request would enable the new tenant to secure the necessary alcohol license required to operate a bar.

- 3) If the property contains a structure which is on the National Register of Historic Places or otherwise has been designated by the city as having historic architectural significance, whether the structure will be preserved or developed so as to retain its architectural and historic character; and

Analysis: The subject property does not contain a designated historic property, therefore this criterion is not applicable.

- 4) Whether the waiver promotes the health, safety and welfare of the neighborhood and the public.

Analysis: The requested waiver is necessary to permit on-site consumption of alcoholic beverages at the subject site. Although the site previously supported this use, it does not currently have an active alcohol license; therefore, re-establishment of the license is required. Staff have incorporated conditions of approval, including limitations on hours of sale, to ensure the operation remains compatible with the surrounding area and does not adversely affect the health, safety, or welfare of the neighborhood or the public.

CONCLUSION AND CONDITIONS

The DT district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Accordingly, staff recommends that the Planning and Zoning Board consider the request, including whether to approve the waiver of the prohibition on alcoholic beverage sales within five hundred (500) feet of other alcoholic beverage establishments, protected land uses, and residential zoned properties. If approved, staff recommend the following conditions of approval:

Planning and Zoning

1. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License to legally operate a bar use with on-site alcohol consumption.
2. An Alcoholic Beverages & Tobacco (ABT) application must be completed and approved by the state prior to on-site consumption of alcohol.
3. No person shall sell, deliver, consume or permit the sale, delivery, service or consumption of alcoholic beverages on the premises except for the following hours where a business holds a legal alcohol license: The hours of sale of alcoholic beverages of more than one (1) percent of alcohol by weight shall be from 12:00 a.m. (midnight) to 2:00 a.m., and 7:00 a.m. to 11:59 p.m., each day.

BOARD POTENTIAL MOTION:

I move to **APPROVE WITH CONDITIONS** the request for PZB Project Number 25-00600002, an alcohol distance waiver for on-site consumption at 129 North Federal Highway, based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **DISAPPROVE** the request for PZB Project Number 25-00600002, an alcohol distance waiver for on-site consumption at 129 North Federal Highway is not consistent with the waiver criteria for the following reasons [Board member please state reasons.].

Consequent Action: *The Planning & Zoning Board's decision will be final decision for the alcohol distance waiver. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Application Package
- B. Continued Use Documentation