



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, FEBRUARY 04, 2026 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were-Daniel Walesky, Vice-Chair; Mark Humm; Dave Mathews; Henry Pawski; Greg Richter; Darryl Shatto; Daniela Amador. Also present were: Karina Maldonado, Senior Community Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Lauren Pruss, Principal Planner; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

The Board Secretary administered oath of office to three new Board members- Darryl Shatto; Greg Richter and Daniela Amador.

PLEDGE OF ALLEGIANCE:

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:

Staff requests that New Business Item D be heard first, all other Items to be heard in original order.

Motion: D. Walesky moves to re-order the agenda as requested by staff (New Business Item D); M. Humm 2nd.

Vote: Ayes all, unanimous.

A. Election of Board Officers

M. Humm nominates Henry Pawski for Chair, D. Mathews 2nd Vote: Ayes all, unanimous.

G. Richter nominates Daniel Walesky to continue as Vice-Chair, D. Mathews 2nd. Vote: Ayes all, unanimous

APPROVAL OF MINUTES:

A. December 3, 2025 Regular Meeting Minutes

Motion: M. Humm moves to accept minutes as presented, D. Mathews 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

- 1) 25 South H Street
1925 7th Ct North
2211-2223 2nd Ave North
1230 North Dixie Hwy
615 Industrial Street

WITHDRAWALS / POSTPONEMENTS At the request of staff and applicant a postponement is requested until the March meeting for New Business Item B.

Motion: G. Richter moves to postpone New Business Item B until the March meeting, M. Humm 2nd.
Vote: Ayes all unanimous.

PUBLIC HEARINGS:

BOARD DISCLOSURES None

NEW BUSINESS:

- A. PZB Project Number 25-00500013:** A conditional use permit request for Precious Metals Reclaiming Service South, Inc. to operate a Medium-Intensity Single Destination Commercial Use at 23 South H Street. The property is zoned Transit Oriented Development East (TOD-E) and has a Transit Oriented Development (TOD) Future Land Use (FLU) designation.

Staff: K. Maldonado presented case findings and analysis. Minimal retail activities on-site, it is primarily by appointment only and mail-based transactions. The active Code Compliance case is related to operating without a business license. The business use is classified as Single Destination Commercial which is permitted in the TOD-E zoning district through the Conditional Use (Board review) process. Supplemental standards required a minimum site area which could not be met without proceeding through a privately initiated LDR amendment process. Ordinance 2025-13. Conditions include a Site Plan Modification within 6 months to address the minimum required 25% glazing and fenestration.

Attorney for the Applicant-R. Max Lohman- Applicant is in agreement with the Conditions with the exception of the 6 months timeline, the custom window installation (engineering and fabrication) may require a bit more time. Applicant is requesting a 9-month timeline.

Public Comment: None

Board: Clarification as to when the business license process can proceed.

Staff: The Site Plan process will not hold up the business license process.

Attorney for the applicant: The ADA compliance will require additional time.

Board: Is it wholesale or individuals? **Response:** Business to Business primarily (estate purchasing, computer precious metals are received). Will this change the type of vehicles traveling the road?
Response: No, this use is more in compliance with TOD-E zoning district as opposed to the auto repair further south. Explain the security measures. **Response:** Plenty of cameras and no intent to have onsite security detail.

Motion: M. Humm moves to approve PZB 25-00500013 with staff recommended conditions and allowing for a 9- month period (Planning & Zoning Condition #3) based upon the competent substantial evidence provided in the staff report and in the testimony at the public hearing; D. Walesky 2nd.

Vote: Ayes all, unanimous.

- B. PZB Project Number 25-00500007:** A Conditional Use Permit request to operate a Medium-Intensity Bar with or without Live Entertainment use and an Alcohol Beverage Distance Waiver to allow on-site consumption for the property located at 1230 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: K. Maldonado presents case findings and analysis. There are no active business licenses at this time. Current code violations include obtaining a business license or register the property as vacant. The request includes accessory activities to include two pool tables and trivia night. Provided there is no charge for these activities they may be classified as accessory use to the bar. Should there be a charge, the primary use would then change to indoor recreation use or game rooms. Game rooms and alcohol consumption are not permitted in unison. The proposal was found to be in compliance with the City of Lake Worth Beach Comprehensive Plan and Strategic Plan. Conditions are applied in order to bring the business and site into compliance with the Land Development Regulations (LDR's).

Applicant representatives: Joesanda Lovett and Michael Hatadis for Mr. Eric Session-

Board: Please explain Planning and Zoning Condition #7- Indoor Recreation. **Response:** If coin operated it would be another principal use. If a free service it would be an accessory use to the bar. The Alcohol and Game room (Indoor Recreation (two principal uses) cannot co-exist.

Board: A question if all the bars in the city with gaming tables are operating outside the code? This should be reviewed to see if code should be amended as it seems perhaps difficult to enforce. Is Board creating a non-compliance code? RE: the Sunday hours are too late for the Sunday NFL games.

Applicant response: The hours will probably be adjusted, strictly for Lake Worth people support local teams, everything done top notch, play by the book, security cameras. Whatever the City wants they will comply.

Board: Regarding live entertainment- how will the noise be managed to comply with the noise ordinance? **Response:** Trivia, bingo or Karioke night. No big dj's and rock bands.

Public Comments: Tim Lewellen- In support. John Becker- Against the approval with live entertainment, questions where customers will park, live entertainment will need to follow the noise ordinance requirements.

Staff is agreeable to allowing Sunday opening hours adjusted to noon instead of 2:00 pm.

Board: Don't limit the hours is the business is good or expanding. Is it in the CRA? **Staff:** Possibly. Board member suggests contacting for assistance with signage.

Motion: D.Walesky moves to approve PZB 25-00500007 with staff recommended Conditions of Approval based upon competent substantial evidence in the staff report and in the testimony at the public hearing including the revision to the hours of operation: 11 am -1am Monday through Friday and 9 am -2 pm sat sun The **Board Attorney suggests:** closing at 2 am Friday and Saturday and 1 am Monday -Thursday and Sunday. M. Humm 2nd.

Vote: Ayes all, unanimous.

- C. PZB Project Number 25-00500008:** A Blanket Conditional Use Permit request for multiple uses as provided for in LDR Section 23.3-6 for Mindful Management LLC, located at 2211-2223 2nd Avenue North. The subject site is zoned Industrial Park of Commerce (IPOC) and has a future land use designation of Industrial (I).

Staff: K. Maldonado explains to Board that the blanket conditional use approval makes it easier for potential tenants to obtain a business license. Without the approval, each tenant may have to apply for a conditional or administrative use review individually. The list of allowed uses is expanded and selected. Staff recommends approval as it is in compliance with the City's Comprehensive Plan, Strategic Plan, Land Development Regulations and specific findings for all Conditional Uses.

Public Comment: None

Applicant: Candida Linares Espinal

Board: Request for clarification of 'with or without outdoor storage?' Ms. Espinal explains there is no outdoor storage and they are fully occupied. **Board:** D. Walesky explains the storage of vehicles used in the daily course of business would be included in the category. **Staff** explains outdoor storage would require a minor site plan review to allow overnight parking.

Motion: G. Richter moves to approve PZB 25-00500008 with staff recommended Conditions of Approval based upon the competent substantial evidence in the staff report and testimony at the public hearing; D. Walesky 2nd.

Vote: Ayes all, unanimous.

CONTINUED TO MARCH 4, 2026

D. PZB Project Number 25-00500001: A Conditional Use Permit (CUP) request for At Your Service Garage Doors, LLC to operate a High-Intensity Contractors Office 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).

E. PZB Project Number 25-00500012: A Conditional Use Permit (CUP) request for Gentle Pet Crossing to operate a Medium-Intensity Pet Funeral Home/Crematory at 1925 7th Court North. The property is zoned Industrial Park of Commerce (IPOC) and has an Industrial (I) Future Land Use (FLU) designation.

Staff: K. Maldonado- The pet funeral business utilizes aquamation, a water/alkali based process, to reduce the remains of deceased pets. The request is consistent with the Comprehensive and Strategic Plan as well as the Land Development Regulations. No euthanasia services are allowed at the location. Expansion would require a separate approval.

Applicant: Juanique Chadinha-Branca Presentation showing services provided as well as explaining the aquamation process. There are currently three locations (Port St Lucie, Ft. Lauderdale and Lake Worth Beach (409 S. Dixie Hwy.) and 4 employees. Service is by appointment only. It is a process that has been around approximately 17 years for pets and 28 years for humans. Clients will not be coming to this location. The current location will remain the sanctuary. Within the stainless tank there are separate compartments for private process. Applicant has a question about the grease receptor.

Staff: The water utility department reviewer added the condition.

Public Comment: The concerned business owner, Ani Alba Rich of Arco Supply, has requesting the denial of the request as they do not want odors and lowered air quality due to the crematory.

The applicant did attempt to contact the concerned business owner and was only able to leave a voice message. The notice for crematory leaves many with the impression it is a fire-based process instead of aquamation.

Motion: D. Walesky moves to approve PZB 25-00500012 with staff recommended Conditions of Approval based upon the competent substantial evidence in the staff report and testimony at the public hearing with the change to Condition #2 allowing for the waiving of the grease trap requirement should the applicant and Water Utility Department decide it is not required; M. Humm 2nd.

Vote: Ayes all, unanimous.

F. Ordinance 2026-02: Consideration of an ordinance establishing a new section within the Land Development Regulations to allow murals and sculptures to be attached to structures.

Staff: S. Rodriguez- The Ordinance is intended to define what a sculpture is; creates rules for sculptures and murals including permits, design standards, board review and cleans up some sign code by removing duplicitious mural regulations. It does expand where they can be located.

Motion: M. Humm moves to recommend approval of Ordinance 2026-02 to the City Commission; D. Mathews 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: April or May there could potentially be a workshop; next month's regular meeting will be busy. The new Principal Planner, Lauren Pruss, has joined tonight's meeting.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: Board attorney mentions she has not forgotten the workshop request to provide additional information on variances.

BOARD MEMBER COMMENTS: Welcome to the new Board members

ADJOURNMENT: 7:30 pm