



AGENDA
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MARCH 05, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES:

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. February 5 ,2025 Regular Meeting Minutes

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) 24-00500013 - 3694 23rd Ave South
- 24-01500004 - 1701 Terrace Dr West
- 23-00500016 - 1718 S. Douglas St

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. PZB Project Number 25-00000004:** A request for Affordable/Workforce Housing Program incentives to authorize a third dwelling unit with a unit size reduction at 614 North E Street. The subject site is zoned Single-Family and Two-Family Residential (SF-TF-14) and has a future land use designation of Medium Density Residential (MDR).
- B. PZB Project Number 24-01500004:** Consideration of three variance requests for 1701 Terrace Drive West to encroach the rear setback, to exceed the maximum impermeable surface, and to exceed structural coverage. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR).
- C. PZB Project Number 24-00500013:** A Conditional Use Permit request for a medium intensity (less than 7,500 square feet) Minor Vehicular Service and Repair (vehicle wrapping) and Assembly excluding retail display and sales uses as provided for in LDR Section 23.3-6 located at 3694 23rd

Avenue South, Suite 1. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

D. PZB Project Number 23-00500016 and 23-01400028: A Major Site Plan Amendment request for the construction of three (3) additional educational buildings totaling ±21,300 square feet and site improvements including a swimming pool, basketball court, outdoor amphitheater, soccer field, playground, walking trails, landscaping, and parking lot at 1718 South Douglas Street. A Conditional Use Permit (CUP) request for the establishment of a high intensity (greater than 7,500 square feet) institutional use. The property is zoned Public (P) and has a Public (P) Future Land Use (FLU) designation.

PLANNING ISSUES:

PUBLIC COMMENTS (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (*Sec. 2-12 Lake Worth Code of Ordinances*)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.