



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**PLANNING & ZONING BOARD MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, SEPTEMBER 03, 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. August 6, 2025 Regular Meeting Minutes

**CASES:**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

- 1) PZB 25-01500006 - 1919 N. Dixie Hwy  
PZB 25-01500005 - 1708 N. Lakeside Dr.  
PZB 25-01500003 - 1918 Notre Dame Dr.  
PZB 25-01000001 - Madison Terrace - Ordinance 2025-12

**WITHDRAWALS / POSTPONEMENTS**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. Ordinance 2025-12 (PZHP Main Project Number 25-01000001): Consideration of a request for a Major Planned Development Amendment for the project commonly referred to as "Madison Terrace," including amendments to the following associated applications: Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights. The subject parcels are located in the Transit Oriented Development - East (TOD-E) zoning district and have a future land use designation of Transit Oriented Development (TOD).
- B. Ordinance 2025-13: Consideration of a privately-initiated ordinance amending Chapter 23, Article 4, Section 23.4-13(c)(5) "Single destination retail uses including stand alone retail and single destination commercial uses."
- C. PZB Project Number 25-01500005: Consideration of two variance requests for 1708 North Lakeside Drive to encroach into the side setback and to exceed the maximum wall height at side setback. The subject site is

zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR)

- D. PZB Project Number 25-01500003:** Consideration of a variance request for 1918 Notre Dame Drive to exceed the maximum allowable front yard impermeable coverage. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR).

**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.