



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

ROLL CALL and RECORDING OF ABSENCES:

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

- A. October 1, 2025 Meeting Minutes

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) 732 S. Dixie Hwy
2209 7th Ave N

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. Ordinance 2025-26:** Consideration of an ordinance amending Chapter 23 "Land Development Regulations" related to the affordable housing workforce housing program.
- B. Ordinance 2025-24:** Consideration of an ordinance amending multiple sections of Chapter 23 "Land Development Regulations" related to recovery residences
- C. PZB 24-00500003 & 24-01400012:** A Major Site Plan, Conditional Use Permit, Waiver, and Variances to allow a street wall to encroach into the front and side street build-to-line and for the construction and expansion of the existing minor vehicular repair use at 732 South Dixie Highway. The property is zoned Mixed-Use Dixie Highway (MU-DH) and has a Mixed-Use East (MU-E) future land use designation.
- D. PZB 25-01400013:** A Major Site Plan, Conditional Use Permit and Sustainable Bonus Incentive request to construct a high intensity cold storage use at 2209 7th Avenue North. The Sustainable bonus incentive program request is for an additional five (5) feet in height. The subject site is zoned Industrial Park of Commerce (IPOC) and has an Industrial (I) future land use (FLU) designation.

PLANNING ISSUES:

PUBLIC COMMENTS (3 minute limit)

DEPARTMENT REPORTS:

A. Update on consideration of a Resolution Adopting the Open Space and Recreation Master Plan

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.