



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, DECEMBER 04, 2024 -- 6:06 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were-Juan Contin, Chair; Mark Humm; Dave Mathews; Henry Pawski. Absent-Daniel Walesky. Also present were- Karina Maldonado, Senior Community Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. November 6, 2024 Regular Meeting Minutes

Motion: M. Humm moves to approve the November 6, 2024 meeting minutes; D. Mathews 2nd.

Vote: Ayes all, unanimous.

CASES:

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered to those wishing to give testimony.

PROOF OF PUBLICATION – Included in the meeting packet

1) A. 1800 4th Ave N

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. PZB Project Number 24-00500012: Consideration of a Conditional Use Permit (CUP) request by Express Roofing Supply at 1800 4th Avenue North for the establishment of a high intensity (use area greater than 7,500 square feet) roofing contractor facility designated as Wholesale and Distribution Facility, Contractor - Showroom use, Contractor Office, and accessory Outdoor Storage. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

Staff: K. Maldonado presents case analysis and proposal from the applicant. Express Roofing is a roofing contractor and also a distributor with a showroom. Customers may pick up the product from the location or have it delivered to a site. There are two other tenants in the structure with similar use activities. Staff

has determined that it is in compliance with the Land Development Regulations, Comprehensive and Strategic Plan. The site for the outdoor storage area, for roofing materials and vehicular parking, will be screened. A Minor Site Plan modification will be required.

Applicant and or Applicant representative not present

Motion: M. Humm moves to approve **PZB Project Number 24-00500012** with staff recommended Conditions based upon the competent substantial evidence presented in the staff report and in the testimony presented at the public hearing; H. Pawski 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: January 15, 2025 will be the next meeting due to the New Year Holiday on the regularly scheduled date.

Variance training will be presented to the Board at that meeting. Additional Planning & Zoning will be presented at a later meeting.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 6:17 PM