



ITEM SUMMARY

MEETING DATE: March 17, 2025

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2025-01 – ZTA-24-11 – Second Reading**

Chapter 16 Filing Procedures, Review Processes, Expirations, Approval Criteria and Standards.

BACKGROUND

The proposed Zoning Text Amendment addresses key areas of the City's Zoning Code to better address evolving community needs, align with Florida statutory requirements, and reflect best planning practices. By streamlining filing procedures, clarifying review processes, and refining expiration provisions, the amendment enhances efficiency and transparency in development approvals. The changes improve clarity and enable City staff and applicants to work toward high-quality outcomes while maintaining established timeframes, such as those mandated by F.S. §166.033. Additionally, the amendment responds to evolving public notice requirements by incorporating electronic publication as an alternative to traditional printing. Given the Lake Worth Herald's recent closure, the ability to utilize electronic notices under F.S. §50.011 & 50.0311 will increase cost-effectiveness while ensuring compliance with state law.

ANALYSIS

The proposed amendment directly aligns with and furthers the goals, objectives, and policies of the City's Comprehensive Plan, the purposes of the City's Zoning Code, and other City Codes. Specifically, these changes emphasize sustainable land use and promotes safe and visually appealing environments. By refining the standards for Special Exceptions and Site and Development Plans, the amendment supports the City's vision for creating walkable, people-oriented spaces with the incorporation of public art, recreational amenities, pedestrian-friendly design. The Planning and Zoning Board of Appeals recommended approval by a vote of 5-0 at their meeting on February 13, 2025. The City Council voted four (4) to zero (0) to recommend approval of Zoning Text Amendment ZTA-24-11 on first reading March 3, 2025.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2025-01 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Staff recommends approval of ZTA-24-11 through Ordinance 2025-01.