

STAFF REPORT REGULAR MEETING

AGENDA DATE: January 20, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-16 - First Reading – Privately-initiated Zoning Map amendment to provide 826 Sunset Drive with a City of Lake Worth Beach zoning district of Single-Family Residential (SFR)

SUMMARY:

The proposed privately-initiated zoning request would provide the parcel at 826 Sunset Drive with a zoning district designation of Single-Family Residential (SFR) based on the testimony and evidence provided at the quasi-judicial hearing/first reading held on January 5, 2026. This parcel currently lacks a City zoning designation. The zoning request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs.

BACKGROUND AND JUSTIFICATION:

The ± 4.02-acre parcel at 826 Sunset Drive was annexed into the City in November 2005; a future land use (FLU) designation of Medium Density Residential (MDR) was approved by the City Commission in June 2006. In August 2009, the City reversed the prior land use and zoning approvals. In April 2018, the City adopted an updated Future Land Use Map (Ordinance No. 2017-26), with a FLU designation of MDR for 826 Sunset Drive.

Although the parcel has a FLU designation, it still does not have a zoning designation on the City's Official Zoning Map. The proposed rezoning will correct this longstanding error and will allow for eventual redevelopment of this vacant parcel. While providing a zoning district for the parcel is critical to any future development on the parcel, there is no specific development proposal included in the subject request.

The proposed zoning map amendment will provide a zoning district for one (1) parcel at 826 Sunset Drive. The property is adjacent to single-family uses to the north and multi-family uses to the east, west, and south. Neighboring parcels have a County zoning designation of Single Family Residential (SFR) and a City zoning designation of Medium Density Multi-Family Residential (MF-30).

The rezoning is supported by and is consistent with the Comprehensive Plan and City Strategic Plan as determined by the City Commission based on competent substantial evidence presented at the quasi-judicial hearing held on January 5, 2026. The proposed zoning change is consistent with the underlying Future Land Use (FLU) designation and does not require a FLU amendment.

At its January 5, 2026 Special Meeting, the City Commission heard evidence, testimony and presentations from staff, the applicant and the affecting parties. Through their deliberation and discussion of all of the substantial competent evidence provided, the City Commission unanimously approved moving forward with a zoning designation of Single Family Residential (SFR). As this decision resulted in the changes to the title of the original ordinance, it is being brought back under First Reading for formal consideration.

MOTION:

Move to approve/disapprove Ordinance 2025-16 on first reading, and to set the second reading and public hearing for January 29, 2026.

ATTACHMENT(S):

Ordinance 2025-16
PZB Staff Report
Current Zoning Map and Photos
Proposed Zoning Map
Justification Statement