

LAKE WORTH BEACH, FLORIDA
ZONING MAP AMENDMENT
JUSTIFICATION STATEMENT
MAY 23, 2025

OVERVIEW OF REQUEST AND PROPERTY INFORMATION

On behalf of the City of Lake Worth Beach, Chen Moore and Associates (CMA) respectfully request review and approval of the rezoning of five (5) parcels located within the City of Lake Worth Beach. The subject-rezoning request is for the following five (5) properties from MU-E; Mixed Use East to DT; Downtown District:

- 13 S K Street – 38-43-44-21-15-019-0220
- 19 S K Street – 38-43-44-21-15-019-0230
- 25 S K Street – 38-43-44-21-15-019-0290
- 704 1st Ave S – 38-43-44-21-15-019-0301
- 710 1st Ave S – 38-43-44-21-15-019-0302

The rezoning will allow the City to relocate the existing Leisure Services Department and accommodate the development of a new parking garage. Currently, the parcels are being utilized as a parking lot and vacant land. Collectively, the five (5) parcels comprise approximately 0.79 acres, or 34,412 square feet.

PROJECT JUSTIFICATION

The subject properties have a Future Land Use (FLU) designation of DMU – Downtown Mixed Use. The proposed zoning change is consistent with the underlying FLU designation and does not require a FLU amendment.

Additionally, the rezoning is consistent with the following policies of the City’s Comprehensive Plan:

- **Policy 1.1.2.9** – Locational Criteria for the Downtown Mixed Use Designation
- **Policy 1.1.1.7** – Downtown Mixed Use

REZONING REQUEST TO DT; DOWNTOWN AND CONSISTENCY WITH THE ZONING CODE

The City’s request to rezone the subject site from MU-E (Mixed Use – East) to DT (Downtown) is consistent with Section 23.3-14 – DT – Downtown of the City Code. Per the City Code, “*The DT district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not*

permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors.”

Compatibility with Surrounding Properties:

The subject properties are located in the downtown area of Lake Worth Beach, just north of 1st Avenue South, west of S K Street, and east of S J Street. A chart summarizing the surrounding land uses and zoning designations is provided below.

Property	Future Land Use	Zoning
Subject Property Vacant / Parking	DMU – Downtown Mixed Use	MU-E - Mixed Use - East
North Restaurant / Retail	DMU – Downtown Mixed Use	DT - Downtown
South Multi-Family Residential	HDR – High-Density Residential	MF-30 - Medium Density Multi-Family Residential (30)
East Municipal / Residential	DMU – Downtown Mixed Use	MU-E - Mixed Use - East
West Commercial / Multi-Family Residential	DMU – Downtown Mixed Use	DT - Downtown

The request for rezoning will allow the development of a parking garage in downtown Lake Worth Beach and provide a new location for the City’s Department of Leisure Services. The current zoning classification does NOT permit parking garage facilities.

A map illustrating the existing and proposed zoning classifications is included to assist in understanding the requested change.

Conclusion:

In closing, the proposed zoning map amendment is necessary to ensure consistency between the Land Development Regulations and the Comprehensive Plan policies. The proposal aligns with multiple sections of the Comprehensive Plan and the City’s Land Development Regulations. On behalf of the client, Chen Moore and Associates respectfully request approval of this Zoning Map Amendment.