

PLANNING AND ZONING BOARD REPORT

PZB/HRPB 21-00300001 & 21-01300001: City-initiated small-scale Future Land Use Map (FLUM) amendment and Zoning Map amendment (rezoning) on behalf of the PBC School District requesting:

- a FLUM amendment from the Single Family Residential (SFR) FLU to the Public (P) FLU, and
- a rezoning from the Single-Family Residential (SF-R) zoning district to the Public (P) zoning district on properties located at 1509 Barton Road, 1511 Barton Road, 1515 Barton Road, and 1421 Barton Road.

Transmittal Date: August 25, 2021

Meeting Date: September 1, 2021

Property Owner: School Board of Palm Beach County

Address: 1421 Barton Road, 1515 Barton Road, 1511 Barton Road, & 1509 Barton Road

PCN: 38-43-44-33-13-010-0020, 38-43-44-33-13-010-0030, 38-43-44-33-13-011-0020, and 38-43-44-33-13-011-0040

Size: 3.71 acres

General Location Northwest corner of Barton Road and 16th Ave South (aka Barton Rd), west of Tropical Drive, south of 14th Ave South, north of Barton Elementary School

Existing Land Use: Public School and Educational Uses

Current Future Land Use Designation: Single Family Residential (SFR)

Proposed Future Land Use Designation: Public (P)

Current Zoning District: Single Family Residential (SF-R)

Proposed Concurrent Zoning District: Public (P)



RECOMMENDATION

The data and analysis in support of the proposed FLUM amendment was prepared in accordance with F.S. 163.3177. The proposed FLUM amendment is consistent with the purpose, intent, and requirements of the Comprehensive Plan, including the level of service requirements and the Strategic Plan. Therefore, staff recommends that the Planning and Zoning Board recommend to the City Commission to adopt the proposed small scale FLUM amendment (**PZB/HRPB 21-00300001**).

The proposed rezoning is consistent with the Comprehensive Plan, Strategic Plan, and the guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs). Therefore, staff recommends that the Planning and Zoning Board recommend to the City Commission to approve the proposed rezoning request (**PZB/HRPB 21-01300001**).

PROJECT DESCRIPTION

The proposed City-initiated FLUM amendment would amend the FLU designation for approximately 3.71 acres (4 subject properties) from the Single Family Residential (SFR) FLU to the Public (P) FLU. The proposed concurrent rezoning request would amend the zoning district on the subject properties from the Single-Family Residential (SF-R) district to the Public (P) district. The proposed map amendments would recognize the existing educational uses and to provide for greater flexibility with regards to future educational use of the site. Furthermore, the amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report for each request.

The data and analysis section of this staff report for the FLUM amendment was prepared in accordance with the requirements of F.S. 163.3177 and provides relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements. The proposed FLUM amendment is eligible for processing as a small-scale future land use map amendment per F.S.163.3187. If adopted, the proposed amendment would be sent to the Florida Department of Economic Opportunity (DEO) upon adoption and become effective 31 days after adoption if not challenged within the 30 days.

The data and analysis section of this staff report for the concurrent Zoning Map amendment analyzes the proposed request for consistency with the City's Comprehensive Plan, Strategic Plan, and LDR Section 23.2-36(4): Review Criteria for the Rezoning of Land.

COMMUNITY OUTREACH

Staff has not received letters of support or opposition for this application.

BACKGROUND

The proposed FLUM and Zoning Map amendments include four (4) parcels owned by the School District of Palm Beach County that were used as a school, and are proposed to be used for educational training, office and storage of educational materials. Three of the subject parcels were acquired by the School District of Palm Beach County in 1996, with the northernmost parcel (38-43-44-33-13-010-0020) purchased in 2005. Most of the site was used for the South Intensive Transition School from 2006 until 2020. The alternative school served students in grades 6 through 12 with focused educational programs to help foster academic success. The school has since moved to a new location in Boynton Beach.

The subject properties will be utilized as the headquarters for the Education Foundation as well as provide a training facility and a Red Apple supply site that furnishes teachers with needed educational materials. The following describes the Foundation in more detail and is from the Education Foundation website:

"Established in 1984 by Palm Beach County business leaders, the Education Foundation serves as the philanthropic support organization for K-12 public education and partners closely with the School District of Palm Beach County and the greater business and charitable community to fund programs that close achievement gaps in learning and that create positive, measurable change for students. This is accomplished by using the funding to provide innovative classroom grants as well as providing quality professional development to foster excellence in teaching.

Through a unique matching grant program, the Education Foundation works with corporate and private investors to fund innovative projects and curriculum that improve literacy and grade-level performance, increase graduation rates, support STEM and career academies and target support to low-performing students and schools.

Children succeed in school when they have all the tools, resources and support they need in order to achieve. That is why the Red Apple Supplies (RAS) program was created as a free school supply store that serves the highest-needs Title I Schools throughout Palm Beach County. RAS is the signature program of the Education Foundation. Since opening the doors to RAS only 3 years ago (in 2016), over \$1 million in free school supplies have been provided to teachers and students throughout Palm Beach County."

FUTURE LAND USE MAP (FLUM) AMENDMENT ANALYSIS

The proposed Public (P) FLU for the subject properties is compatible with the residential and Public FLU designations of surrounding properties. The following outlines the FLU designations for the adjacent areas:

- Future Land Use Map amendment for approximately 3.71 acres (4 properties) from Single Family Residential (SFR) to Public (P)

Subject Property FLU	Adjacent Direction	Adjacent Future Land Use	Existing Use
Single Family Residential	North	Single Family Residential	Single Family
Single Family Residential	South	Public	Barton Elementary School
Single Family Residential	East	Medium Residential	Multifamily
Single Family Residential	West	Single Family Residential	Single Family

The Public FLU designation allows for areas specifically used for public schools and, in conjunction with the implementing Public zoning district, provides for various related office and institutional uses. The amendment provides the site to be used as headquarters for the Education Foundation as well as provide training facilities and a Red Apple supply site that furnishes teachers with needed educational materials. Use of this site as described will help the City of Lake Worth Beach

achieve educational and employment goals enumerated in its Strategic Plan and is consistent with the Comprehensive Plan.

Consistency with the Comprehensive Plan

The proposed FLUM amendments are consistent and in support of the following associated Objectives and Policies of the City of Lake Worth Beach's Comprehensive Plan. The underlined text emphasizes key concepts, strategies and objectives within these objectives and policies that are furthered by the subject amendments.

1. FUTURE LAND USE ELEMENT

Objective 1.2.2: The City shall facilitate a compact, sustainable urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services, and to reduce dependence on the automobile. This can be accomplished by concentrating more intensive growth within the City's mixed use, high density residential and transit oriented development (TOD) areas.

Policy 1.1.2.13: Locational Criteria for the Public and Public Recreation and Open Designations

The Public and Public Recreation and Open Space land use designations are mapped on sites where such uses already exist. The mapping of these uses on these sites indicates that no alternative use of these sites should be established without a properly considered and enacted Future Land Use Map amendment. Public school sites have been delineated in areas proximate to residential land. Lands contiguous to school sites which are owned by the School Board, and proposed for school expansion are intended to be included in this category. The City retains the right to impose reasonable site planning standards when existing schools are proposed for expansion or new school sites are developed. Schools are allowed in all zoning districts except Industrial.

Objective 1.3.4: To coordinate future land uses with availability of facilities and services.

2. EDUCATION ELEMENT

Goal 10.1: Advocate for the educational needs of the citizens of Lake Worth by fostering and further developing relationships between the City, Non-Profit partners, Colleges and Universities, Government Entities and the School District of Palm Beach County (the District).

OBJECTIVE 10.1.4: The City shall work to promote an approach to education that is coordinated with ancillary facilities such as: parks, libraries, recreational facilities, and Non-profit agencies.

Policy 10.1.4.2: The City shall encourage the location and development of facilities such as university campuses, testing centers, private educational facilities, satellite educational programs, magnet facilities, teaching universities, and technical centers that will enhance the educational opportunities in Lake Worth for children and adults alike. These public and private facilities shall be located in areas that meet the location criteria and site development conditions adopted in the Land Development Regulations.

3. HOUSING AND NEIGHBORHOODS ELEMENT

Policy 3.3.1.7: Strengthen the positive attributes and distinctive character of each neighborhood to help sustain Lake Worth as a healthy, vital City.

- Strengthen the sense of place in each neighborhood with adequate and well-designed, public facilities such as libraries, schools, recreation centers, fire stations and streetscapes.
- Continue to support public art and historic preservation as a focus for neighborhood identity and pride.
- Recognize that every neighborhood has assets that identify that neighborhood and contribute to the well-being of the people who live there. Understand what those are and look for opportunities to enhance them and leverage them for neighborhood improvement. Assets include trees, large yards, schools, people and independent businesses.
- The physical layout of a neighborhood should encourage walking, bicycling and transit use, be safe, family friendly, usable by people of all ages, encourage interaction between people and be a sense of pride.
- Recognize that there are different development patterns. They have been defined generally as: urban, traditional, suburban, contemporary and rural. Each has sustainability standards that must be used.
- Accommodate the City's existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods.
- Relate new buildings to the context of the neighborhood and community.
- Where a fine-grained development pattern exists, build within the existing street, block, and lot configuration of the neighborhood.

4. ECONOMIC DEVELOPMENT ELEMENT

Policy 11.1.7.1: The City shall encourage education and training institutions to provide education and research programs that meet the needs of targeted cluster industries, and encourage supplemental education to support existing businesses and programs to stimulate new business development.

Consistency with the Strategic Plan

The proposed amendments further the City's Strategic Plan that is committed to building a vibrant and diverse economy, planning thoughtfully for the future, and support the Strategic Pillars of Positioning Lake Worth Beach to be a competitive viable location of choice, Strengthening Lake Worth Beach as a "Community of Neighborhoods", and Navigating towards a sustainable community.

Specifically, the proposed amendments are consistent with the following Strategic Plan Pillars:

Pillar I: Positioning Lake Worth Beach to be a competitive viable location of choice

- A: Ensure effective economic development incentives and zones
- E: Provide superior public amenities and services to retain existing and entice new residents and businesses

Pillar II: Strengthening Lake Worth Beach as a ‘Community of Neighborhoods’

- F: Collaborate with schools to foster rich, diverse and culturally enriching educational opportunities for all.

Pillar IV: Navigating Towards a Sustainable Community

- D: Influence the supply and expansion of jobs.
- E: Ensure facility placement, construction and development that anticipates and embraces the future.

Level of Service Analysis

Pursuant to Chapter 163 of the Florida Statutes, any FLU amendment must be evaluated to determine if the proposed future land use will have a significant impact on the long range level of service (LOS) for public facilities (i.e. drainage, potable water, wastewater, solid waste, parks, schools, and traffic) that service the property and the surrounding area. The LOS for public facilities is analyzed based on the maximum development potential for the existing and proposed FLU, and whether or not each public facility has capacity to accommodate any additional demands.

According to the City’s Comprehensive Plan, the maximum development potential change is for the existing Single Family Residential FLU at 7 du/acre to the proposed Public FLU at 0 du/acre resulting in a decrease of 7 du/acre. Public FLU generates less service demands than Single Family Residential FLU. Analysis of the decreased density (7 du/acre to 0 du/acre= 0 du/acre) on the long range Level of Service (LOS) impacts concluded community facilities and services are available in the area to sustain the future demands and long range LOS can be met with current and planned system capacities. The decrease from 7 du/acre to 0 du/ac results in a decrease of facilities and services needed (at an average household size of 2.53 people per household per Comprehensive Plan Future Land Use Data and Analysis). Public FLU generates less service demands than Single Family Residential FLU. The following table provides a LOS summary.

FLUM AMENDMENT LOS SUMMARY TABLE

Type of Facility:	Existing FLU Designations: (at 7 du/acre for Single Family Residential)	Proposed FLU Designations: (at 0 du/acre for Public)
Drainage	3-year, 1-hour storm duration, as recorded in the FDOT Drainage Manual IDF curves, current edition and fully contained onsite.	3-year, 1-hour storm duration Both FLU designations meet the 3 yr. – 1 hr. drainage LOS requirements. Site improvements may be required to provide drainage collection and conveyance systems to positive outfall.
Potable Water	105 gpcpd (gallons per capita per day). 105 gpcd x 7 du/acre x 2.53 pph =1,860 gpcpd	105 gpcd x 60 du/acre x 2.53 pph = 0 Decrease of 1,860 gpcpd Public use generates less demand than single family residential development The City facilities have available capacity to accommodate the decreased demand.

Type of Facility:	Existing FLU Designations: (at 7 du/acre for Single Family Residential)	Proposed FLU Designations: (at 0 du/acre for Public)
Sanitary Sewer	<p>Collection and treatment of 100 gallons per capita per day at secondary treatment level, or 250 gallons per ERU per day.</p> <p>$100 \text{ gpcd} \times 7 \text{ du/acre} \times 2.53 \text{ pph} = 1,771 \text{ gpcpd}$</p>	<p>$100 \text{ gpcd} \times 0 \text{ du/acre} \times 2.53 \text{ pph} = 0$ Decrease of 1,771 gpcpd</p> <p>Public use generates less demand than single family residential development</p> <p>The City facilities have available capacity to accommodate the decreased demand.</p>
Solid Waste	<p>Collection and disposal of 6.5 pounds of solid waste per capita per day.</p> <p>$6.5 \text{ lbs/pcd} \times 7 \text{ du/acre} \times 2.53 \text{ pph} \times 365 \text{ days/year} / 2,000 = 21 \text{ Tons/year}$</p>	<p>Solid waste pickup will be located on the property and is substantially less than the potential impacts of residential development.</p> <p>The Solid Waste Authority has available capacity to accommodate the demand of the proposed facility.</p>
Parks	<p>2.5 acres of community parks for every 1,000 persons and 2.0 acres of neighborhood parks for every 1,000 persons</p> <p>$3.71 \text{ acres} \times 7 \text{ du/ac} = 26 \text{ du/ac} \times 2.53 \text{ pph/du} = 66 \text{ persons}$</p>	<p>$3.71 \text{ acres} \times 0 \text{ du/ac} = 0 \text{ du/ac} \times 2.53 \text{ pph/du} = 0$ Decrease of 26 du = decrease of 66 persons</p>
Schools	<p>$7 \text{ du/acre} \times 3.71 \text{ ac} = 26 \text{ du}$</p>	<p>$0 \text{ du/acre} \times 3.71 \text{ ac} = 0 \text{ du}$ Decrease of 26 du</p> <p>School District to determine impact of decreased units; School Capacity Availability Determination</p>
Traffic	<p>$3.71 \text{ acre} \times 7 \text{ du/acre} = 26 \text{ du}$ $26 \text{ du} \times 10 \text{ daily trips} = 260$ Daily Trips LOS D * ITE 10th Edition Trip Generation Rates</p>	<p>Public use generates less daily trips than single family residential development LOS D Decrease of daily trips Capacity is available to accommodate the decreased demand.</p>

ZONING MAP AMENDMENT ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject properties currently have a Future Land Use (FLU) designation of Single-Family Residential (SFR). Per **Comprehensive Plan Future Land Use Element Policy 1.1.1.2**, the SFR land use category “is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre.” The implementing zoning districts of the SFR FLU are Single-Family – Residential (SF-R), Mobile Home Residential (MH-7), and Neighborhood Commercial (NC). The properties’ use by the School District of Palm Beach County as an educational site with offices is not consistent with the current SF-R zoning district. The intention is to change the zoning district of the properties from SFR to Public (P) with a concurrent FLUM change from the current SFR future land use to Public (P) future land use (FLU) to better reflect the use of the site. Approval of the rezoning request would allow the School District to improve the site while being consistent with the intent of the requested zoning district and future land use designation.

Additionally, the proposed changes to the properties' Zoning District and FLU Designation is consistent with **Future Land Use Element Policy 1.1.2.13 (Locational Criteria for the Public and Public Recreation and Open Designations)** as this site is adjacent to residential uses to the north, east and west. **Future Land Use Element Goal 1.2 states:** "To strive to foster the City of Lake Worth as a livable community where live, work, play and learn become part of the daily life of residents and visitors." Approval of the rezoning request would allow for a continuation of a co-located education complex with Barton Elementary School and would be in keeping with the intent of **Goal 1.2**.

Furthermore, the **Education Element Policy 10.1.4.2** provides for encouragement of the location and development of educational facilities that will enhance the educational opportunities in Lake Worth Beach.

The City's Strategic Plan sets goals and ideals for the City's future vision and lays out methods to achieve them. Pillar Two, Section F seeks to "Collaborate with schools to foster rich, diverse and culturally enriching educational opportunities for all". Approval of the rezoning will result in the continued educational use of the site as well as opportunities to expand in concert with the permitted uses under the Public Zoning District. These expansions will allow for more diverse programs that can be implemented on site and in keeping with the City's Strategic Plan. Additionally, the proposal, if approved, would be consistent with **Strategic Plan Pillar I. A and E** ensuring effective economic development and superior public amenities and services, and **Strategic Plan Pillar IV. D and E** influencing the supply and expansion of jobs, and ensuring facilities that anticipate and embrace the future.

Consistency with the City's Land Development Regulations

Rezoning of the subject site will reflect the current educational use of the property and allow for future educational development of the property. Although public schools are allowed, subject to conditional use approval, in both P and SFR zoning districts, there is more flexibility with the P zoning districts that would allow for accessory uses integral to the educational use (e.g. educational office and storage uses). The property is adjacent to residential uses on the north, east and west sides and would be subject to the development regulations for sites adjacent to residentially zoned lands (**Section 23.3-26.c.1-5**).

The LDRs also require all rezoning requests with a concurrent Future Land Use Map (FLUM) Amendment be analyzed for consistency with the review criteria in Section 23.2-36(4). Staff's full analysis of the review criteria is provided below. The analysis demonstrates that the proposed rezoning complies with the review criteria and that the required findings can be made in support of the rezoning.

Section 23.2-36(4): Review Criteria for the Rezoning of Land

The Department of Community Sustainability is tasked in the Code to review rezoning applications for consistency with the findings for granting rezoning applications in LDR Section 23.2-36 and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

At the hearing on the application, the Planning and Zoning Board or Historic Resources Preservation Board shall consider the rezoning/FLUM amendment application and request, the staff report including recommendations of staff, and shall receive testimony and information from the petitioner, the owner, city staff, and public comment. At the conclusion of the hearing, the Board shall make a recommendation on the rezoning/FLUM amendment request to the City Commission.

The land development regulations require all rezoning requests with a concurrent FLUM Amendment be analyzed for consistency with **Section 23.2-36(4)**. Staff has reviewed the rezoning against this section and has determined that the rezoning complies with the following review criteria:

a. Consistency: Whether the proposed rezoning amendment would be consistent with the purpose and intent of the applicable comprehensive plan policies, redevelopment plans, and land development regulations. Approvals of a request

to rezone to a planned zoning district may include limitations or requirements imposed on the master plan in order to maintain such consistency.

Analysis: If the FLUM amendment and the rezoning are approved, the new P zoning district would be consistent with the purpose and intent of the P FLU designation. The rezoning request furthers the implementation of the City’s Comprehensive Plan with the proposed adoption of a zoning district that is consistent with the Public future land use (FLU) designation on the subject sites. Additionally, the existing educational uses on the site are consistent with both the P FLU designation and P zoning district. **Meets Criterion.**

b. Land use pattern. Whether the proposed FLUM amendment would be contrary to the established land use pattern, or would create an isolated land use classification unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude FLUM amendments that would result in more desirable and sustainable growth for the community.

Analysis: The rezoning request will not be contrary or incompatible to the established land pattern, nor will it create an isolated zoning district unrelated to the adjacent and nearby classifications or constitute a grant of special privilege to the petitioner as contrasted with the protection of the public welfare. The proposed Public zoning district is consistent with the current and future education uses of the property by the School District of Palm Beach County. Below is a table outlining the existing zoning and future land use designations of adjacent properties. **Meets Criterion.**

Subject Property FLU	Adjacent Direction	Adjacent Future Land Use Designations	Adjacent Zoning Districts	Existing Use
Single Family Residential	North	Single Family Residential (SFR)	Single Family Residential (SF-R)	Single Family
Single Family Residential	South	Public (P)	Public (P)	Barton Elementary School
Single Family Residential	East	Medium Density Residential (MDR)	Single-Family and Two-Family Residential (SF-TF-14)	Multifamily
Single Family Residential	West	Single Family Residential (SFR)	Single Family Residential (SFR)	Single Family

c. Sustainability: Whether the proposed rezoning would support the integration of a mix of land uses consistent with smart growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.

Analysis: The rezoning request supports the integration of a mix of land uses consistent with smart growth and sustainability initiatives with an emphasis on complementary land uses. Approval of the rezoning request would reflect existing educational land uses of the school and Education Foundation facilities. Further, the proposed rezoning would allow the City to benefit from increased efficiency and the proximity of educational services on already-developed land that compliments the existing school use and facilities. The uses immediately surrounding the properties are primarily single-family residential, multi-family residential, and educational. Institutional uses such as schools are considered complementary uses in function and nature to residential uses. Approval of the rezoning will allow for continuation of existing educational related land uses that are complementary to the properties’ surrounding uses. **Meets Criterion.**

d. Availability of public services/infrastructure: Requests for rezoning to planned zoning districts shall be subject to review pursuant to section 23.5-2.

Analysis: This criterion is only applicable to requests to rezone land to a planned zoning district. As this request seeks approval to rezone the subject properties to the conventional Public zoning district and not a planned development district, this criterion does not apply. **Criterion not applicable.**

e. Compatibility: The application shall consider the following compatibility factors:

1. Whether the proposed FLUM amendment would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties.

Analysis: The proposed Public (P) FLU for the subject properties is compatible with the residential and Public FLU designations of surrounding properties and will not affect the property values of the neighborhoods. The existing zoning district of the subject site is not reflective of the current educational use of the site. Rezoning of the subject site and the land use change to Public will be consistent with the current educational use of the site, allow for future educational modernization/expansion and be a compliment to the residential uses surrounding the property. **Meets Criterion.**

f. Direct community sustainability and economic development benefits: For rezoning involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:

1. Further implementation of the city's economic development (CED) program;
2. Contribute to the enhancement and diversification of the city's tax base;
3. Respond to the current market demand or community needs or provide services or retail choices not locally available;
4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage;
5. Represent innovative methods/technologies, especially those promoting sustainability;
6. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;
7. Be complementary to existing uses, thus fostering synergy effects; and
8. Alleviate blight/economic obsolescence of the subject area.

Analysis: The rezoning request does not include rezoning to a planned zoning district nor does it have a concurrent site plan application in review at this time. As such, this criterion is not applicable. **Criterion not applicable.**

g. Economic development impact determination for conventional zoning districts: For rezoning to a conventional zoning district, the review shall consider whether the proposal would further the economic development program, and also determine whether the proposal would:

- A. Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and
- B. Represent a potential decrease in the number of uses with high probable economic development benefits.

Analysis: The proposed rezoning to the P zoning district will not result in a decrease in development intensity or of a public amenity for the neighborhood. While the P zoning district does not offer an increase in density from the SF-R zoning district, the education use is consistent with the City's goal to encourage education and training institutions to provide education and research programs and support existing businesses and programs to stimulate new business development. **Meets Criterion.**

h. Commercial and industrial land supply. The review shall consider whether the proposed FLUM amendment would reduce the amount of land available for commercial/industrial development. If such determination is made, the approval can be recommended under the following conditions:

1. The size, shape, and/or location of the property makes it unsuitable for commercial/industrial development; or
2. The proposed FLUM amendment provides substantiated evidence of satisfying at least four (4) of the direct economic development benefits listed in subparagraph "f" above; and
3. The proposed FLUM amendment would result in comparable or higher employment numbers, building size and valuation than the potential of existing land use designation.

Analysis: If approved, the proposed rezoning will not result in a reduction of land available for commercial and industrial development. Commercial and industrial uses are not permitted under the existing zoning. Therefore, the change from SF-R to P zoning district would not reduce or change the commercial and industrial development potential of the subject properties. **Meets Criterion.**

i. Alternative sites. Whether there are sites available elsewhere in the city in zoning districts which already allow the desired use.

Analysis: The purpose of the rezoning request is to reflect the long-standing existing education use on the subject properties as a Public use. As such the proposed P rezoning is appropriate for the subject properties. **Meets Criterion.**

j. A Master plan and site plan compliance with land development regulations. When master plan and site plan review are required pursuant to section 2.D.1.e. above, both shall comply with the requirements of the respective zoning district regulations of article III and the site development standards of section 23.2-32.

Analysis: The rezoning request does not require or include a concurrent site plan application. As such, this **criterion is not applicable.**

The analysis has shown that the required findings can be made in support of the rezoning. Therefore, the proposed rezoning is consistent with the review criteria for rezoning as outlined in LDR Section 23.2-36.

CONCLUSION

The proposed FLUM amendment request is consistent with the purpose, intent, and requirements of the Comprehensive Plan. The proposed rezoning is also consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board recommend approval to the City Commission of both the FLUM amendment and the Zoning Map amendment based on the data and analysis in this report and the findings summarized below:

- The amendments are consistent with the City's goals to encourage the location and development of educational facilities that will enhance the educational opportunities in Lake Worth for children and adults alike.
- The amendments are consistent with the Strategic Plan's goals of collaborating with schools to foster rich, diverse and culturally enriching educational opportunities for all, and of providing superior amenities and services to retain existing and entice new residents and businesses.
- The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report; and
- The FLUM amendment is supported by data and analysis prepared in accordance with the requirement of F.S. 163.3177 that provides relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements.
- The Zoning Map amendment is consistent with the proposed FLUM amendment.

BOARD POTENTIAL MOTION:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-00300001 & 21-01300001 of the proposed amendments to the Future Land Use Map and the Zoning Map based on the data and analysis in the staff report and the testimony at the public hearing.

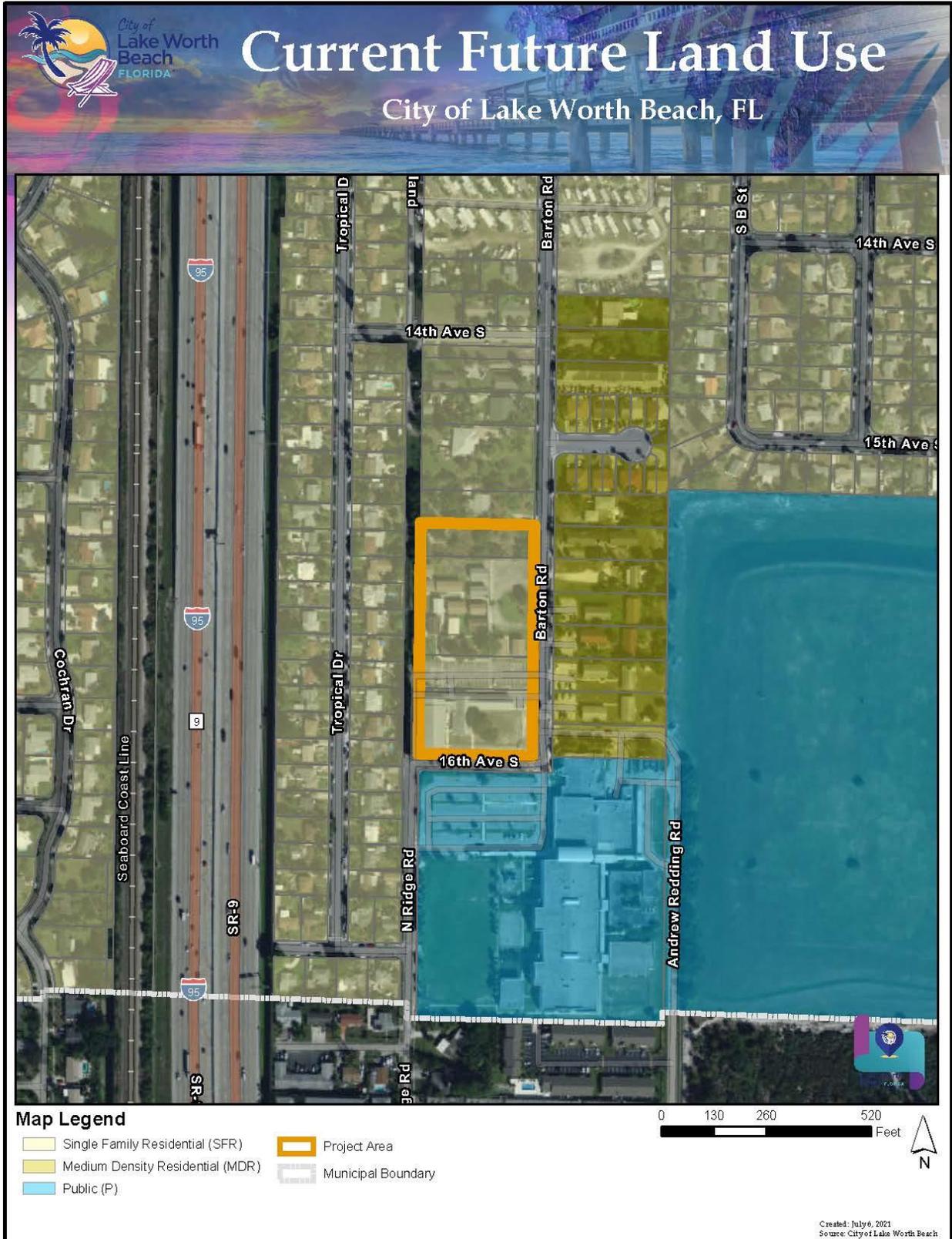
I MOVE TO NOT RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-00300001 & 21-01300001 of the proposed amendments to the Future Land Use Map and Zoning Map as the proposal is not consistent with the City's Comprehensive Plan and Strategic Plan for the following reasons [Board member please state reasons.]

Consequent Action: The Planning and Zoning Board will be making a recommendation to the City Commission on the FLUM and Zoning Map amendment requests.

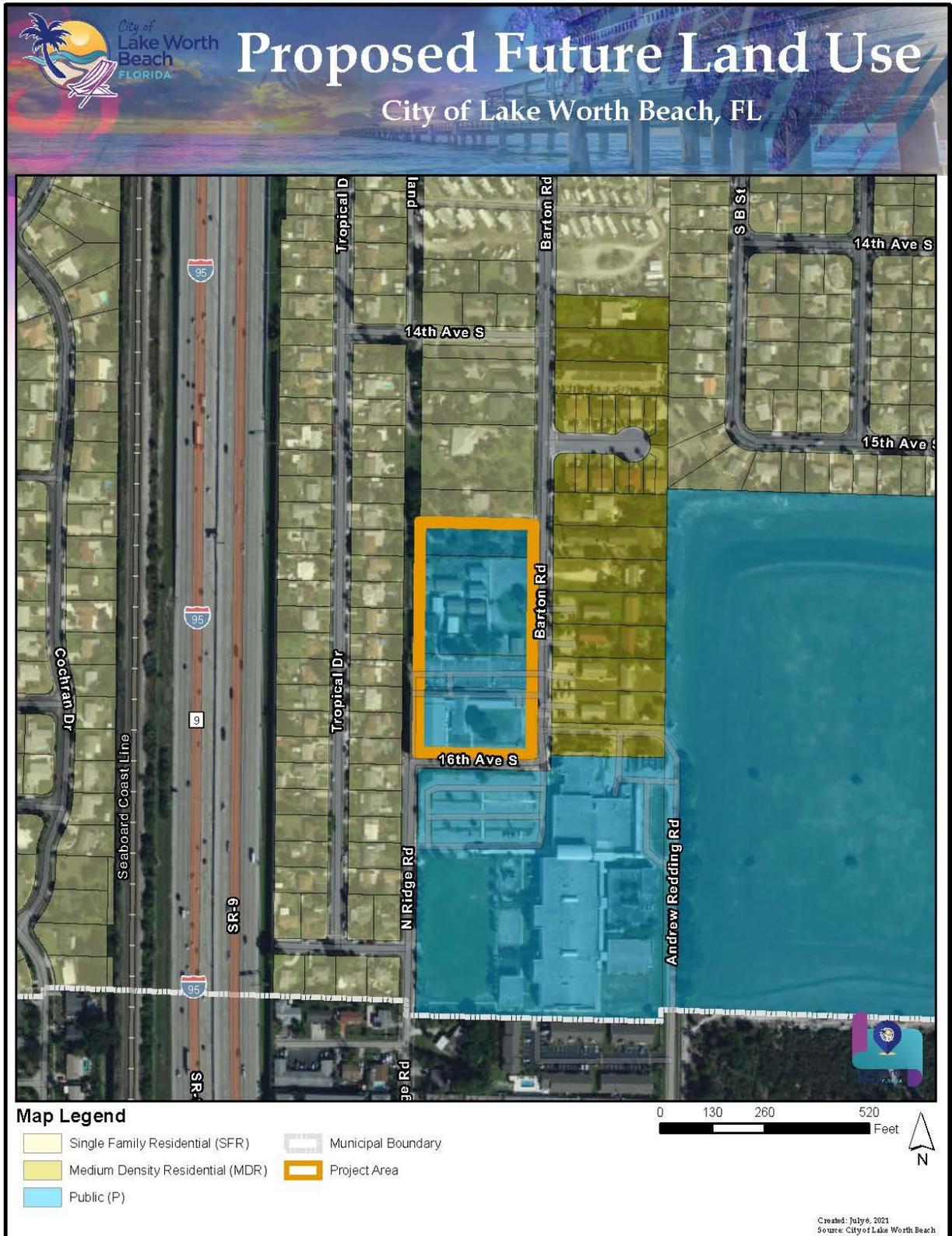
ATTACHMENTS

- A. Current FLU Map of property located at 1509 Barton Road, 1511 Barton Road, 1515 Barton Road, and 1421 Barton Road (PCN#s 38-43-44-33-13-011-0040, 38-43-44-33-13-011-0020, 38-43-44-33-13-010-0030 and 38-43-44-33-13-010-0020)
- B. Proposed FLU Map of property located at 1509 Barton Road, 1511 Barton Road, 1515 Barton Road, and 1421 Barton Road (PCN#s 38-43-44-33-13-011-0040, 38-43-44-33-13-011-0020, 38-43-44-33-13-010-0030 and 38-43-44-33-13-010-0020)
- C. Current Zoning Map of property located at 1509 Barton Road, 1511 Barton Road, 1515 Barton Road, and 1421 Barton Road (PCN#s 38-43-44-33-13-011-0040, 38-43-44-33-13-011-0020, 38-43-44-33-13-010-0030 and 38-43-44-33-13-010-0020)
- D. Proposed Zoning Map of property located at 1509 Barton Road, 1511 Barton Road, 1515 Barton Road, and 1421 Barton Road (PCN#s 38-43-44-33-13-011-0040, 38-43-44-33-13-011-0020, 38-43-44-33-13-010-0030 and 38-43-44-33-13-010-0020)

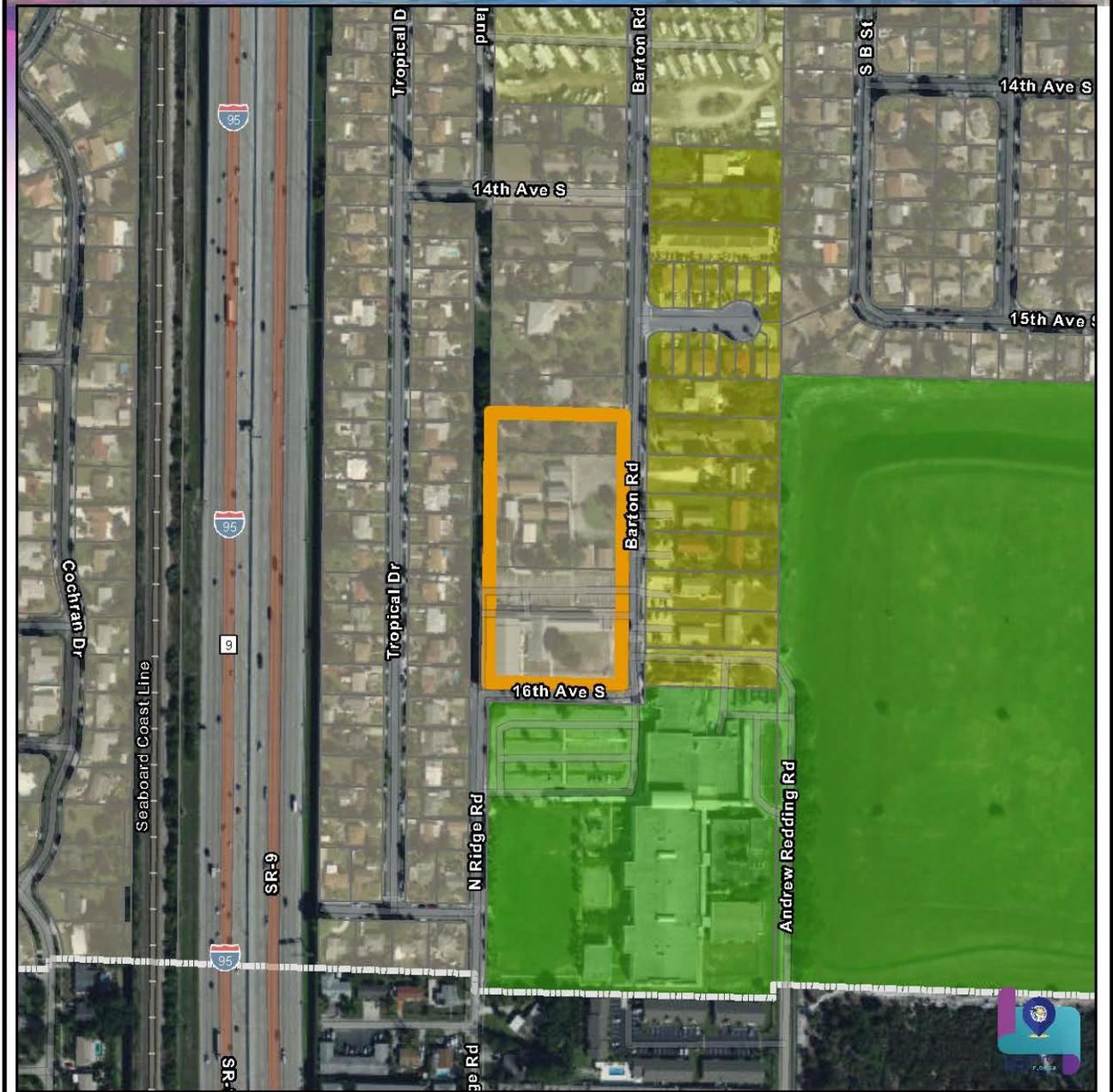
ATTACHMENT A
Current FLU Map of Subject Properties



ATTACHMENT B
Proposed FLU Map of Subject Properties



ATTACHMENT C
CURRENT ZONING MAP



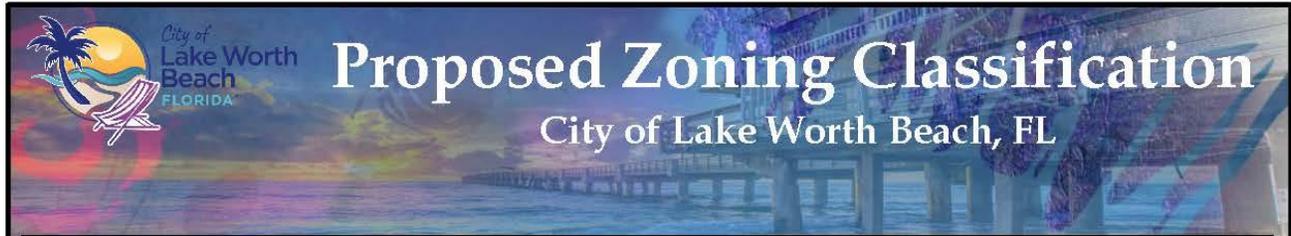
Map Legend

- Mobile Home Residential, 7 du/net acre (MH-7)
- Public (P)
- Single-Family and Two-Family Residential (SF-TF-14)
- Single Family Residential (SFR)
- Municipal Boundary
- Project Area
- Parcel Boundary

0 130 260 520 Feet



ATTACHMENT D
 PROPOSED ZONING MAP



Map Legend

- Mobile Home Residential, 7 du/net acre (MH-7)
- Public (P)
- Single-Family and Two-Family Residential (SF-TF-14)
- Single Family Residential (SFR)
- Municipal Boundary
- Project Area
- Parcel Boundary

