



DATE: February 26, 2024

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: March 6 & March 13, 2024 (continued from January 17, 2024 PZB Meeting)

SUBJECT: **Ordinance 2024-03:** Consideration of an ordinance amending Chapter 23, Section 23.3-25 “Planned Development District,” to allow townhouses within the Single-Family Residential (SF-R) Zoning District as part of a Planned Development.

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**PROPOSAL / BACKGROUND/ ANALYSIS:**

The applicant, Chris Raley on behalf of SCG Florida LLC, is requesting approval of the subject privately-initiated amendment to the City’s Land Development Regulations (LDR) to allow townhouses within the Single-Family Residential (SF-R) Zoning District as part of a Planned Development. As a result, there will be greater flexibility in the housing options that can be offered in the City of Lake Worth Beach.

The proposed LDR Amendments will modify the following section of the City’s Land Development Regulations:

- Article 3 – Section 23.3-25: Planned Development District

As part of the discussion in reviewing the proposed change to the Land Development Regulations, the Boards may consider the following additional parameters concerning townhouses projects in the Single-Family Residential (SF-R) District.

- Where planned developments allowing for the townhouse option in SF-R may be located?
- What is the appropriate minimum parcel and/or project size for the planned developments?
- Should there be a maximum or minimum number of townhouse units allowed within such a planned development?
- Should the City’s Affordable/Workforce Housing Program provide for additional stipulations regarding such planned developments?
- Should the definition of townhouses, under these provisions, be evaluated to include not only attached dwelling units but also zero lot line homes, patio homes, small villa homes, quadraplex housing, tiny homes or other non-traditional single family detached homes?

The applicant is concurrently proposing, under a separate application, a residential townhouse development on a 4.017-acre site at 826 Sunset Drive with the purpose of constructing 42 townhouses. The site will be configured with nine (9), two (2)-story townhouse buildings that are accessed from a new residential loop street.

On January 17, 2024, the project was scheduled to be considered by the Planning and Zoning Board (PZB). The Board voted to continue the item to the March 6, 2024 PZB Meeting.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2024-03.

**POTENTIAL MOTION:**

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendment included in Ordinance 2024-03.

**Attachments**

- A. Draft Ordinance 2024-03