1. Introduction and Request

The applicant requests approval of a Future Land Use Map amendment and rezoning for the property located at **504 3rd Avenue South**. The request is to amend the Future Land Use designation from **Medium Density Residential (MDR)** to **Mixed Use East (MU-E)** and to rezone the property from **Multi-Family Twenty (MF-20)** to **Mixed Use East (MU-E)**.

The request is not associated with demolition, new construction, building expansion, or additional height. Rather, it is intended to align the City's land use and zoning framework with the existing physical character, historic development pattern, and feasible reuse potential of an existing four-story building located within the South East Lucerne Historic District.

The property contains an existing building that was purpose-developed and operated as a nursing home and institutional residential-care facility organized around individual resident rooms and common-service areas. The current MDR/MF-20 designation does not adequately reflect the building's scale, configuration, historic use pattern, or realistic preservation-based reuse opportunities. The proposed MU-E designation provides a more appropriate regulatory framework for the sensitive rehabilitation and continued use of the existing structure.

The City's zoning determination letter for Camino Hospitality Investments LLC, attached as Exhibit E, confirms that the subject property is currently designated MDR and zoned MF-20, and that a boutique hotel would be classified as a Lodging Facility use. The letter further states that such use is not permitted in MF-20 when exceeding 7,500 square feet, but that a rezoning and Future Land Use Map amendment to MU-E would be feasible and supported by City staff to promote the rehabilitation and reuse of an existing resource.

2. Existing Property and Regulatory Context

The subject property is located at 504 3rd Avenue South, within the South East Lucerne Historic District. It is presently designated **Medium Density Residential** on the Future Land Use Map and zoned **MF-20**.

The existing building is not a typical small-scale multifamily building. Its size, massing, floor plate, and historic institutional residential-care character distinguish it from the residential fabric that the MF-20 district is generally intended to regulate. The building is already legally nonconforming with respect to height, setbacks, and FAR, as confirmed in the City's zoning determination letter.

This existing nonconforming condition is central to the request. No building enlargement or additional height is proposed as part of this application. Instead, the proposed amendment would provide a zoning and future land use framework that allows the existing building to be reused in a manner that is economically feasible, compatible with its physical configuration, and consistent with historic preservation objectives.

The Camino zoning determination letter is especially important because it establishes four critical points:

1. The existing MF-20 zoning does not permit the proposed lodging use at the scale of the existing building.
2. MU-E is the appropriate district to consider for this type of reuse.
3. The subject property is adjacent to existing MU-E zoning and future land use across South M Street.
4. City staff identified the amendment as feasible and supportable because it would promote rehabilitation and reuse of an existing resource.

3. Reason for the Amendment

The current MDR/MF-20 designation creates a practical mismatch between the existing building and its allowable future use options. Although the building historically operated as a nursing home and institutional residential-care facility, its physical form no longer aligns neatly with contemporary multifamily zoning expectations.

The proposed amendment corrects this mismatch by allowing the property to be evaluated under the MU-E framework, which is expressly intended to accommodate a mixture of residential, office, service, and commercial retail uses in appropriate areas east of I-95, near or adjacent to the City's central commercial core and major thoroughfares. The Comprehensive Plan states that mixed-use projects are permitted but not required on every individual MU-E site, and that MU-E zoning may allow residential, office, service, and commercial retail uses either by right or through conditional use approval.

This is important because the requested amendment does not depend on a claim that the property itself must become a vertically or horizontally mixed-use project. Rather, the request recognizes that the property is located at the edge of an existing mixed-use pattern and that the existing building requires a more flexible framework to allow preservation-based reuse.

4. Relationship to the Historic Designation / Contributing Resource Review

The applicant is also voluntarily requesting staff review of the existing building at 504 3rd Avenue South for reclassification from non-contributing to contributing within the South East Lucerne Historic District. That request is being processed separately through the City's historic preservation procedures.

The separate contributing-resource review is relevant because the City's Comprehensive Plan supports the protection, preservation, and sensitive reuse of historic resources. The planning justification for the FLUM amendment and rezoning, however, independently rests on the existing building, its historic development pattern, its adjacency to established MU-E, the compatibility safeguards retained through later review, and the need for a feasible reuse framework. Future Land Use Element Objective 1.4.2 calls for the protection, preservation, or sensitive reuse of historic resources, and Policy 1.4.2.1 directs the City to maintain regulations for the protection, preservation, or sensitive reuse of designated historic neighborhoods and historic sites.

The proposed MU-E designation advances that policy direction by creating a viable regulatory path for continued use and rehabilitation of the existing building. Without a feasible reuse path, the preservation objective is weakened. With the amendment, the City can preserve the physical building, maintain neighborhood context, and regulate future use through subsequent review processes.

5. Relationship to the MU-E Land Use Pattern

The requested amendment would not create an isolated or unrelated land use classification. The Camino zoning determination letter expressly notes that the property is adjacent to the MU-E zoning district and MU-E Future Land Use designation across South M Street.

The request therefore functions as a logical, parcel-specific edge adjustment rather than a leap into an unrelated classification. The property directly adjoins established MU-E across South M Street and contains an atypically large, four-story institutional building whose scale and configuration distinguish it from conventional multifamily development. The request is limited to this existing building and is not a corridor expansion into the surrounding neighborhood.

Policy 1.1.1.5 describes MU-E as a category for areas east of I-95 near or adjacent to the central commercial core and major thoroughfares, and permits residential, office, service, and commercial retail uses. Policy 1.1.2.7 provides locational criteria generally oriented to arterials and areas with office, multifamily, and redevelopment potential. The subject property presents a site-specific edge condition: it is adjacent to existing MU-E, near the central commercial core, contains a larger-scale institutional building with reasonable reuse potential, and has been expressly identified by City staff as feasible and supportable for an MU-E amendment.

Under these circumstances, the requested designation is consistent with the Plan considered as a whole. It does not extend commercial zoning deep into a stable single-family neighborhood; it adjusts an existing MU-E boundary to encompass a distinctive, larger-scale building at the established mixed-use edge while retaining later compatibility review.

6. Compatibility

The proposed amendment is compatible with the surrounding area for several reasons.

First, the amendment applies to an existing building. No demolition, replacement structure, increase in height, or building expansion is proposed as part of this application. The building's height, mass, and location already exist in the neighborhood. The requested action therefore addresses the regulatory treatment of an existing physical condition rather than proposing a new physical condition.

Second, the property is located within a historic district, and any exterior modifications would remain subject to Certificate of Appropriateness review. The Camino zoning determination letter specifically notes that a COA would be required for exterior remodeling because the property is located in a historic district.

Third, future lodging use would not be automatic. The City's letter states that lodging facilities in MU-E would be subject to Conditional Use Permit approval. That later process gives the City the ability to evaluate operational details, compatibility, traffic, access, parking, buffering, and neighborhood impacts before any such use is established.

Fourth, the existing building itself limits the range of realistic MU-E uses. Although MU-E permits a broader range of uses than MF-20, not every MU-E use is viable or appropriate for this property. The building's historic character, interior configuration, nonconforming status, location within a historic district, lack of large-format commercial frontage, and parking limitations all constrain future use.

The rezoning therefore should not be understood as opening the property to unrestricted commercial development. It creates a controlled path for reuse of an existing building, with future use limited by the building envelope, historic preservation review, conditional use review where applicable, parking constraints, and compatibility standards.

7. Potential MU-E Uses and Practical Limitations

Because MU-E permits a broader range of uses than MF-20, the practical limitations of the property and the continuing application of subsequent review requirements are important compatibility considerations.

The existing building is not readily adaptable to many conventional MU-E uses. Its layout, vertical circulation, room configuration, historic character, and location make certain uses theoretically allowed but practically unlikely or infeasible.

Examples include:

- **Large-format retail**: The building does not have the frontage, floor plate, loading configuration, or parking supply typically needed for substantial retail use.
- **High-turnover restaurant or entertainment use**: Such uses would likely face significant parking, operational, compatibility, and conditional use constraints. They would also be difficult to fit into the existing building without substantial alteration.
- **Conventional office conversion at full intensity**: While some office or professional service use may be possible, full-building office conversion could generate parking and access demands that may not be practical for the site.
- **New mixed-use redevelopment: The application is not premised on demolition or new construction. Preservation-based reuse of the existing building is the central planning rationale.**
- **Uses dependent on drive-through, auto-oriented access, or large surface parking**: These uses would be inconsistent with the site's physical constraints, historic district setting, and surrounding neighborhood fabric.

By contrast, a lodging facility, subject to Conditional Use Permit approval, is compatible with the building's room-based physical configuration and its historic institutional residential-care character. Such a use could retain the building envelope and adapt the existing internal organization without forcing the structure into a conventional multifamily model for which it may not be well suited.

This is also where the historic contributing-resource parking issue becomes important. The availability of historic parking flexibility for lodging use does not make the site unregulated; it narrows the range of feasible uses. Uses without comparable parking treatment would still face practical and regulatory barriers. The effect is to make preservation-based lodging reuse more viable while discouraging more parking-intensive commercial conversions.

8. Parking and Use Implications

Parking functions as both a compatibility control and a practical measure of which future uses are realistically feasible on the site.

The existing site is constrained. The building was not developed under current parking expectations, and its preservation depends on recognizing that the physical site cannot be retrofitted to meet every modern suburban-style parking standard without undermining the building or its setting.

The potential lodging use is significant because historic contributing properties operating as lodging facilities may be treated differently under the City's parking regulations. That treatment supports preservation by allowing an existing historic building to remain in productive use even where modern parking ratios would otherwise make reuse infeasible.

However, that does not mean that all MU-E uses become equally viable. Many MU-E uses would remain constrained by parking, access, loading, compatibility, and building-code considerations. Therefore, the rezoning does not create an unrestricted commercial opportunity. It creates a path for a limited set of realistic uses, with lodging being the clearest preservation-compatible example.

The nearby 228 South L Street property may provide supplemental or convenience parking, subject to its own zoning and use limitations. The justification for this amendment, however, rests on the reuse of 504 3rd Avenue South itself and does not depend on intensification of the separate 228 South L Street parcel.

9. Comprehensive Plan and Strategic Plan Consistency

A full policy-by-policy analysis of consistency with the Comprehensive Plan and supporting Strategic Plan priorities is provided as Exhibit I.

The primary consistency themes are:

1. **Sensitive reuse of historic resources**
   The Comprehensive Plan supports protection, preservation, and sensitive reuse of historic resources. The requested amendment supports reuse of an existing historic-district building rather than encouraging demolition, abandonment, or incompatible alteration.
2. **Appropriate use of MU-E near the central commercial core**
   MU-E is intended to allow a mixture of residential, office, service, and commercial retail uses in appropriate locations east of I-95 near or adjacent to the central commercial core and major thoroughfares.

3. **Economic development compatible with the built environment**
   The Economic Development Element establishes a goal of achieving a sustainable, balanced, and diversified economy that is compatible with the City's built environment and protects cultural, historical, and natural resources.
4. **Preservation of historic character while directing economic development to mixed-use areas**
   Economic Development Policy 11.1.2.16 calls for maintaining the City's unique urban character and charm by preserving historic sites and districts while directing economic development projects to existing mixed-use corridors and sites.
5. **Reduction of unnecessary vehicular trips through mixed-use development patterns**
   Transportation Policy 2.1.4.7 encourages mixed-use development to reduce the need for vehicular trips.
6. **Historic preservation as a neighborhood value**
   The Housing and Neighborhoods Element recognizes historic preservation as a means of improving neighborhood quality of life and directs that revitalization, infill, redevelopment, and new development be sensitive to historic neighborhoods and structures.

Exhibit I organizes the applicable policies and Strategic Plan priorities by preservation, reuse, compatibility, the mixed-use edge condition, economic development, transportation, and controlled future review.

10. Chapter 23 Review Criteria — Summary Response

A detailed response to the applicable Chapter 23 review criteria is provided as Exhibit J. The following summary identifies the principal findings supporting approval.

Consistency

The proposed amendment is consistent with the Comprehensive Plan because it implements the MU-E land use category in a location adjacent to existing MU-E, supports rehabilitation and reuse of an existing building, and advances policies relating to historic preservation, economic development, and compact mixed-use development.

The Camino zoning determination letter supports this conclusion by confirming that the property is adjacent to MU-E and that a rezoning and FLUM amendment to MU-E would be feasible and supportable to promote rehabilitation and reuse of an existing resource.

Land Use Pattern

The proposed amendment would not be contrary to the established land use pattern. The property is located adjacent to existing MU-E zoning and future land use across South M Street. The amendment would not create an isolated classification; rather, it would extend a compatible mixed-use framework to an existing larger-scale building that already functions as a transitional property.

The request also does not constitute a grant of special privilege. It addresses a specific planning condition: an existing building whose scale, history, and preservation needs are not well served by the current MDR/MF-20 classification.

Sustainability

The request supports sustainability by encouraging reuse of an existing building rather than demolition and replacement. Reuse conserves embodied energy, preserves neighborhood character, and supports compact development near existing infrastructure. The request also supports mixed-use planning objectives and creates a path for a use that can operate within the existing building envelope.

Availability of Public Services and Infrastructure

No demolition, new construction, building expansion, or additional height is proposed as part of this application. Any subsequent use approval, including a Conditional Use Permit for lodging, would remain subject to applicable public-facility, concurrency, utility, building, fire, life-safety, access, and operational review.

Compatibility

The amendment is compatible because it applies to an existing building, proposes no additional height or building expansion, does not establish a lodging facility through this application, and remains subject to subsequent Conditional Use Permit and Certificate of Appropriateness review, as applicable.

Economic Development

The request supports economic development by allowing an existing underutilized building to be returned to productive use. It would support private investment, broaden the tax base, and reinforce the City’s policy of directing economic development to appropriate mixed-use locations while preserving historic resources.

The request does not reduce economic development potential. It increases the potential for adaptive, preservation-compatible use of an existing building that is currently constrained by a residential zoning classification that does not match its physical form or reuse potential.

11. Conclusion

The requested Future Land Use Map amendment and rezoning from MDR/MF-20 to MU-E/MU-E represent a narrow, context-sensitive planning action. No demolition, new construction, building expansion, or additional height is proposed as part of this application. The request aligns the regulatory framework with the existing building, its historic development pattern, its adjacency to established MU-E, and a feasible preservation-based reuse strategy.

The Camino zoning determination letter confirms that the current zoning does not permit the proposed lodging facility use, that MU-E would allow lodging subject to Conditional Use Permit approval, and that the amendment would be feasible and supportable to promote rehabilitation and reuse of an existing resource.

The proposed amendment is compatible with the surrounding land use pattern, advances Comprehensive Plan policies supporting historic preservation and sensitive reuse, supports economic development compatible with the City’s built environment, and allows future use to be evaluated through subsequent regulatory review.

For these reasons, the requested Future Land Use Map amendment and rezoning are consistent with the City’s Comprehensive Plan, Strategic Plan, and applicable review criteria, and should be approved.

EXHIBIT I

Comprehensive Plan and Strategic Plan Consistency Matrix

504 3rd Avenue South | Future Land Use Map Amendment and Rezoning

This exhibit evaluates the requested Future Land Use Map amendment from Medium Density Residential (MDR) to Mixed Use East (MU-E) and the corresponding rezoning from MF-20 to MU-E for 504 3rd Avenue South against the principal applicable goals, objectives, and policies of the City of Lake Worth Beach Comprehensive Plan and the supporting priorities of the City Strategic Plan. The Comprehensive Plan provides the controlling statutory policy framework; the Strategic Plan supplies additional policy context. Policies not materially implicated by this parcel-specific amendment are not repeated except where useful for context.

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
A. Plan Administration and Interpretation				
Introduction / Purpose of the Comprehensive Plan	The Plan is the City's long-range policy framework and should be applied within the context of the overall intent of the Plan; no policy should be applied in isolation.	Directly applicable as an interpretive framework.	The requested amendment should be evaluated as a whole: rehabilitation and reuse of an existing historic-district building, compatibility with adjacent MU-E, and preservation-based economic development. The application does not rely on a single isolated policy, but on mutually reinforcing policies related to land use compatibility, sensitive reuse, economic vitality, and historic preservation.	Consistent
Plan Administration / Comprehensive Plan and Future Land Use Map	The Comprehensive Plan and FLUM are the official statements of City policy for land use and development, and all use or development must be consistent with them.	Directly applicable.	The applicant is using the prescribed FLUM amendment and rezoning process to bring the property into a land use and zoning category that better fits the existing building, its context, and feasible reuse. Approval would align the regulatory framework with the site-specific planning facts rather than attempting to force the existing building into an ill-fitting MDR/MF-20 framework.	Consistent
Guidelines for Plan Interpretation	The Comprehensive Plan should be construed broadly to accomplish its purpose and intent; where policies compete, interpretation should maximize consistency with the Plan as a whole.	Directly applicable.	The request balances residential compatibility, historic preservation, reuse of existing infrastructure, and economic development. A broad reading of the Plan supports an amendment that preserves the existing building and maintains compatibility while allowing a realistic reuse path.	Consistent
B. Future Land Use Element				
FLUE Goal 1.1	Promote the distribution of land uses that preserve and enhance Lake Worth's character and quality of life by promoting sustainability, meeting social and economic needs, providing adequate services, conserving natural	Primary support policy.	The amendment supports a land use distribution that recognizes the existing building, its historic-district context, and the adjacent MU-E pattern. It promotes reuse rather than demolition, conserves a potentially contributing historic	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
	and historic resources, and ensuring compatibility of land uses.		resource, and creates a regulatory path for future use subject to compatibility review.	
Objective 1.1.1 / Policy 1.1.1.1	Adopt land use designations to provide an efficient distribution and compatible pattern of land uses; the FLUM organizes the City into adopted land use designations including MDR and MU-E.	Directly applicable.	The request uses the adopted FLUM amendment process to change the designation from MDR to MU-E where MU-E better reflects the site's context, existing building form, and adjacency to existing MU-E across South M Street.	Consistent
Policy 1.1.1.3 - Medium Density Residential	MDR is intended primarily for two-family and multifamily structures up to 20 dwelling units per acre, with limited compatible nonresidential uses.	Applicable as existing designation.	The existing building is not a typical two-family or conventional multifamily structure. Its scale, historic institutional/residential-care history, room-based configuration, and existing nonconformities make MDR/MF-20 an inadequate framework for realistic preservation-based reuse.	Supports amendment
Policy 1.1.1.5 - Mixed Use East	MU-E is intended to provide a mixture of residential, office, service, and commercial retail uses east of I-95, near or adjacent to the central commercial core and major thoroughfares. Mixed-use projects are allowed but not required on every individual site. Transitional buffering and design features are required adjacent to residential districts.	Primary support policy.	The subject property is adjacent to existing MU-E and near the downtown/mixed-use edge. The requested MU-E designation would allow a controlled range of potential uses that better fit the existing building, while subsequent review processes and MU-E transition standards address compatibility with nearby residential properties.	Consistent
Policy 1.1.2.7 - Locational Criteria for MU-E	MU-E is intended for mapping along arterials where existing land use patterns include office and multifamily uses and/or land with potential for office, commercial, and medium- to high-density multifamily development; these areas are adjacent to the central commercial core and have reasonable development potential.	Applicable.	Although the subject parcel is a site-specific edge condition rather than a corridor-wide amendment, it is adjacent to existing MU-E and contains an existing larger-scale building with reasonable reuse potential. The request is a logical extension of the nearby MU-E pattern, not an isolated or unrelated classification.	Consistent
Objective 1.1.3 / Policy 1.1.3.4	Properties are regulated according to their FLUM designation; zoning map designations and zoning provisions must be consistent with the FLUM and related explanatory text.	Directly applicable.	The application requests a coordinated FLUM amendment and rezoning so that the future land use and zoning designations are internally consistent. If the FLUM is amended to MU-E, the corresponding MU-E zoning will implement that designation.	Consistent
Goal 1.2	Foster Lake Worth as a livable community where live, work, play, and learn are part of daily life for residents and visitors.	Applicable.	The amendment supports a livable mixed-use environment by enabling reuse of an existing building near established mixed-use activity and by allowing future uses that may serve residents and visitors without adding building mass.	Consistent
Objective 1.2.1	Promote high-quality retail, office, and mixed-use projects in DMU and MU-E	Applicable.	The request supports the role of MU-E as an appropriate mixed-use category	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
	designations as prime retail and commercial areas of the City.		while recognizing that the existing building will limit the practical range and intensity of future uses. It allows quality reuse rather than leaving the property constrained by a residential category that does not fit the building.	
Policy 1.2.1.3 / Policy 1.2.1.4	The City should be proactive regarding adequate parking in downtown and mixed-use corridors; redevelopment opportunities may be enhanced through parking strategies recognizing public parking opportunities.	Applicable by theme.	The request acknowledges parking as a key compatibility and feasibility issue. Historic contributing-resource parking treatment for lodging would support preservation-based reuse, while other MU-E uses would remain limited by parking, access, and site constraints. Parking will remain subject to applicable LDR and subsequent review requirements.	Consistent
Objective 1.2.2	Facilitate compact, sustainable urban development that efficiently uses infrastructure, land, resources, and services and reduces automobile dependence by concentrating more intensive growth within mixed-use, high-density residential, and TOD areas.	Primary support policy.	The amendment supports compact urban redevelopment by reusing an existing building within the existing urban fabric, adjacent to a mixed-use designation, and near downtown services. No new greenfield development or outward expansion of infrastructure is proposed.	Consistent
Policy 1.2.2.1	Promote compact developments within mixed-use, high-density residential, and TOD areas while providing adequate public services in a cost-effective manner.	Applicable.	Reuse of the existing building in the MU-E framework promotes compact development and cost-effective use of existing services. Because the application does not propose building expansion, service impacts are expected to be more limited than demolition and redevelopment.	Consistent
Policy 1.2.2.2	Future development and redevelopment should incorporate a functional mix of uses that promote walkable and interconnected uses with access to transit, bicycle, pedestrian, and other modes of transportation.	Applicable.	The request would permit the property to function within a mixed-use edge context. The existing street grid supports pedestrian and bicycle access, and future use would remain subject to site-specific review. The amendment is more supportive of walkable mixed-use reuse than continuation of a mismatched residential designation.	Consistent
Policy 1.3.2.1 / Policy 1.3.2.2	LDRs shall protect residential and multifamily residential development from encroachment of incompatible land uses.	Important compatibility policy.	The amendment does not authorize an incompatible use by itself. It changes the FLUM and zoning framework while preserving future CUP, COA, and LDR review. The existing building and historic-district context constrain feasible uses, and MU-E transition requirements can address buffering and design impacts.	Consistent
Policy 1.3.3.1	Land development regulations should implement densities, intensities, adequate open space, safe and	Applicable.	The amendment establishes the proper policy and zoning framework. Specific site, traffic, circulation, and parking	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
	convenient on-site traffic flow, and adequate parking for developed properties, infill, redevelopment, mixed-use projects, and mixed-use areas.		details will be reviewed at later use, permit, or site-specific approval stages. The current request does not waive future LDR compliance.	
Policy 1.3.3.5	The City should allow mixed-use parking incentives and off-site parking credits especially in Downtown, Dixie Highway, and Federal Highway corridors, and develop parking strategies.	Applicable by policy theme.	The property's constrained historic-district setting makes parking flexibility an important preservation tool. Any parking approach should be treated as a compatibility mechanism and feasibility control rather than an unrestricted intensification device.	Consistent
Objective 1.3.4 / Policy 1.3.4.1	Coordinate future land uses with availability of facilities and services; adopted level-of-service standards apply to development approvals.	Applicable.	No building expansion is proposed. Future use approvals will remain subject to facilities, utilities, concurrency, fire, building, and life-safety review. The amendment enables policy alignment while preserving later technical review.	Consistent
Goal 1.4	Encourage preservation and rehabilitation of natural, historic, and archaeological resources and restrict development that would damage or destroy these resources where appropriate.	Primary support policy.	The request supports preservation and rehabilitation of an existing building within a historic district. A feasible reuse path reduces pressure for deterioration, vacancy, demolition, or incompatible alteration.	Consistent
Objective 1.4.2 / Policy 1.4.2.1	Provide for protection, preservation, or sensitive reuse of historic resources; maintain regulations for protection, preservation, or sensitive reuse of designated historic neighborhoods and historic sites.	Primary support policy.	The amendment is directly aligned with sensitive reuse. The property is undergoing separate review for contributing-resource status, and future exterior work would remain subject to COA review. MU-E provides a more feasible framework for preserving the existing building through productive reuse.	Consistent
Policy 1.4.2.4	Historic or archaeological designation should be considered an important factor when considering variances and waivers for non-safety-related site development regulations to accommodate preservation.	Applicable by preservation principle.	The request does not seek variances or waivers with this application, but the policy confirms that historic status is a legitimate planning consideration when applying development standards. This supports a preservation-sensitive approach to future use and parking review.	Consistent
Policy 1.5.2.2	Mitigation strategies may include compact residential development, incentives for mixed use and redevelopment, improved access to transit, non-motorized movement, interconnectivity, and green building methods.	Applicable by sustainability theme.	Adaptive reuse of an existing building, compact mixed-use classification, and reliance on existing infrastructure are consistent with climate and sustainability policy themes. The request avoids unnecessary demolition and new construction impacts.	Consistent
Goal 1.6 / Objective 1.6.1	Support CRA infill and redevelopment initiatives and redevelopment of older urban areas.	Applicable if within/related to redevelopment area context.	The request supports reinvestment in an older urban area by allowing the existing building to be adapted to contemporary needs. It is consistent with infill and	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
			redevelopment principles even though it does not propose new construction.	
Policy 1.6.1.1	Support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility, and protection of historic resources.	Primary support policy.	The application balances mixed-use designation, neighborhood compatibility, and historic resource protection. It does not request added height and relies on future COA and CUP review to manage design and operational compatibility.	Consistent
Objective 1.6.4	Support redevelopment plans that recognize and respect the historic urban character of Downtown Lake Worth and other historic districts and structures and surrounding neighborhoods.	Primary support policy.	The amendment is based on respecting the existing historic-district building and its surrounding neighborhood context. It provides a reuse path rather than a demolition/redevelopment strategy.	Consistent
Policy 1.6.4.1	Continue to implement recommendations of the City's Historic Properties Surveys.	Applicable.	The separate contributing-resource review updates the treatment of the building within the South East Lucerne Historic District. The land use amendment complements that process by making preservation-based reuse more feasible.	Consistent
Policy 1.6.4.2	Consider historic designation of a property as an important factor when considering variances, waivers, and conditional use requests, to the maximum extent feasible consistent with health and safety.	Primary support policy for subsequent review.	Any future lodging facility would require Conditional Use Permit review. This policy supports consideration of historic status in evaluating future requests needed to preserve and reuse the building, while maintaining health and safety limitations.	Consistent
Policy 1.6.5.1	The City will take an active role in assisting private redevelopment projects by assisting with feasibility studies, guiding implementation, and advocating approval of acceptable plans.	Applicable by policy theme.	The City's zoning determination letter already indicates that MU-E would be feasible and supportable to promote rehabilitation and reuse of an existing resource. The request is consistent with City facilitation of acceptable private reinvestment.	Consistent
Objective 1.6.7 / Policy 1.6.7.4 / Policy 1.6.7.5	Encourage infill, redevelopment, renewal, rehabilitation, restoration, and flexible mixed land use designations where appropriate.	Primary support policy.	The amendment uses a flexible mixed-use designation to maximize reuse of an existing building that is not well served by its current residential designation. It supports rehabilitation and avoids physical expansion.	Consistent
C. Transportation Element				
Goal 2.1	Develop and maintain a safe, convenient, and energy-efficient multimodal circulation system that supports and enhances the community's economic and residential character.	Applicable.	The request supports existing urban infrastructure and the City's mixed-use pattern near downtown. Because no expansion is proposed, transportation impacts are expected to be evaluated primarily at later use-review stages rather than through new construction impacts.	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
Policy 2.1.1.6	Encourage transit-friendly development in the LDRs for all land uses to maximize use of the public transit system.	Applicable.	A mixed-use designation near established urban services is more transit-supportive than pushing reuse into an auto-dependent model. Future use review can address pedestrian, bicycle, transit, and access issues.	Consistent
Policy 2.1.1.7	Discourage urban sprawl through private redevelopment in the downtown area.	Applicable by theme.	The amendment supports reuse of an existing building in the urban core area rather than outward expansion. It is an infill/reuse strategy, not sprawl.	Consistent
Policy 2.1.3.1	Review proposed development for bicycle and pedestrian traffic needs and provide bicycle routes/parking where appropriate.	Applicable at subsequent review.	The current application is a FLUM and rezoning request. Bicycle and pedestrian details would be addressed through any later site, use, or building review. The existing grid supports non-automobile access.	Consistent / later review
Policy 2.1.4.4	Review all applications for development and redevelopment to ensure compliance with policies implementing land use and transportation coordination.	Applicable.	Future use approvals will remain subject to transportation review. The FLUM and rezoning request does not eliminate later review for operational impacts, access, or circulation.	Consistent
Policy 2.1.4.5	Support safe vehicular parking for new land development and develop parking strategies, including reassessment of parking demand for mixed-use and infill developments and parking incentives.	Applicable.	The request recognizes that parking is central to the feasibility and compatibility analysis. Historic parking treatment for lodging would support reuse, while other MU-E uses would be practically constrained by parking and access requirements.	Consistent
Policy 2.1.4.7	Encourage mixed-use development to reduce the need for vehicular trips.	Primary support policy.	The amendment places the property in a mixed-use framework adjacent to existing MU-E and near downtown. Future uses can benefit from proximity to existing services, restaurants, and pedestrian-oriented destinations.	Consistent
D. Housing and Neighborhoods Element				
Goal 3.2	Assure decent, safe, and sanitary housing in neighborhood environments that are attractive, secure, and free from urban blight.	Applicable by neighborhood context.	Productive reuse of the existing building can help prevent deterioration, vacancy, and blighting influence. The amendment supports neighborhood stability by providing a realistic reuse path subject to compatibility review.	Consistent
Objective 3.2.1 / Policy 3.2.1.1	Maintain the integrity of existing residential neighborhoods; residential areas shall be adequately buffered from incompatible nonresidential activities.	Important compatibility policy.	The application does not authorize any specific incompatible operation. It retains future CUP, COA, and LDR review. MU-E transition requirements and site-specific conditions can address buffering, operational impacts, and compatibility with residential neighbors.	Consistent
Policy 3.2.2.3	Ensure compatibility of new housing developments with existing	Applicable by adaptive reuse theme.	Although the requested use framework is not limited to housing, the policy	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
	characteristics by proactively seeking projects that integrate adaptive reuse, mixed use, and market-rate/workforce housing through site plan review and design guidelines.		expressly recognizes adaptive reuse and mixed use as compatibility tools. The amendment supports adaptive reuse of an existing structure within its neighborhood context.	
Goal 3.3	Reinforce Lake Worth as a community of neighborhoods and promote neighborhood preservation, revitalization, and stabilization to enhance quality of life.	Applicable.	The request is framed around preserving an existing building, stabilizing the property, and avoiding vacancy or incompatible redevelopment. Future use controls provide mechanisms to protect neighborhood quality of life.	Consistent
Policy 3.3.1.7	Strengthen positive attributes and distinctive character of neighborhoods; support historic preservation as a focus for neighborhood identity and pride; relate new buildings to neighborhood context.	Primary support policy.	The existing building is part of the physical and historical fabric of the South East Lucerne Historic District. The amendment supports preservation and reuse rather than replacement. No new building mass is proposed.	Consistent
Policy 3.3.2.4	Protect and enhance single-family neighborhoods by providing sensitive transitions and requiring new development to respect existing physical characteristics.	Applicable as compatibility safeguard.	The request functions as a transition between existing MU-E and nearby residential areas. Future review can impose appropriate operational, design, and buffering conditions. The existing building already establishes the physical condition, and no height increase is proposed.	Consistent
Policy 3.3.2.5	Promote complete, well-structured neighborhoods whose physical layout and land use mix promote walking, biking, transit, reduced vehicle trips, public safety, and neighborhood identity.	Applicable.	The amendment supports a walkable mixed-use edge condition in the existing street grid and promotes reuse of an existing building near downtown services. It avoids auto-oriented redevelopment and maintains neighborhood identity through preservation.	Consistent
Goal 3.4 / Objective 3.4.1	Provide protection and awareness of historic, archeological, and cultural resources; protect, preserve, or sensitively reuse historic and archeological resources.	Primary support policy.	The amendment is a preservation-enabling land use action. It supports the separate contributing-resource review and provides a zoning framework that makes continued use and rehabilitation of the existing building more feasible.	Consistent
Policy 3.4.1.1	Maintain regulations for protection, preservation, or sensitive reuse of designated historic districts and historic sites and structures listed on the National Register, Local Designation, and/or Florida Site File.	Primary support policy.	The property is within a designated historic district. Future exterior work will remain subject to historic preservation review. The amendment supports sensitive reuse rather than weakening preservation review.	Consistent
Objective 3.4.2 / Policy 3.4.2.1 / Policy 3.4.2.2	Encourage identification, preservation, rehabilitation, restoration, and conservation of historically significant structures; the FLUM and land use	Primary support policy.	The applicant's contemporaneous contributing-resource request and this FLUM/rezoning request work together. The historic significance analysis identifies the building; the land use	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
	analyses should consider historically significant housing/structures.		amendment provides a feasible regulatory path for its preservation and reuse.	
Objective 3.4.3 / Policy 3.4.3.3	Use historic preservation to improve neighborhood quality of life; revitalization, infill, redevelopment, and new development should be sensitive to historic neighborhoods and structures; redevelopment strategies in historic residential neighborhoods should protect and enhance historic structures.	Primary support policy.	The amendment is sensitive to the historic neighborhood because it preserves the existing building envelope and subjects future exterior changes to COA review. It supports revitalization without requiring demolition or incompatible new development.	Consistent
Objective 3.4.4 / Policy 3.4.4.2	Use infill and redevelopment programs to improve neighborhood quality of life and promote preservation and stabilization; assess redevelopment need based on building conditions, land-to-improvement ratios, nonconforming uses, and potential for private investment.	Applicable.	The existing building's nonconformities and reuse constraints are precisely the type of factors that justify a tailored land use response. The amendment supports private investment in rehabilitation while maintaining neighborhood and historic review controls.	Consistent
Objective 3.4.5 / Policy 3.4.5.2 / Policy 3.4.5.6 / Policy 3.4.5.7	Support redevelopment plans that recognize historic urban character; consider historic designation in variances, waivers, and conditional use requests; support redevelopment regulations addressing height, density, design, mixed use, neighborhood compatibility, and protection of historic resources; allow uses that promote preservation, restoration, and adaptive reuse of historic buildings.	Primary support policy.	The amendment recognizes historic urban character, does not seek additional height, and creates a path for future conditional use review where historic status can be considered. It supports adaptive reuse of an existing building and protection of historic resources while preserving compatibility controls.	Consistent
E. Economic Development Element				
Goal 11.1	Achieve a sustainable, balanced, and diversified economy compatible with the City's built environment and protective of important cultural, historical, and natural resources.	Primary support policy.	The request directly aligns economic development with preservation of the built environment. It allows productive reuse of an existing historic-district building while protecting cultural and historical resources through subsequent COA and CUP review.	Consistent
Objective 11.1.1	Maintain and expand a diversified economy by encouraging targeted industries, supporting existing businesses, business attraction, renewable energy, and resource-based sectors such as tourism, retirement, and recreation.	Applicable.	A preservation-compatible lodging or service use would support the visitor/tourism economy and business diversification while reusing an existing building. Final use would require subsequent review where applicable.	Consistent
Policy 11.1.1.1	Provide an economic development program focused on retention, expansion, relocation of target businesses, and better distribution of tax burden from residential uses to business uses.	Applicable.	The amendment would permit a broader range of reuse options and could increase nonresidential economic activity and tax base potential compared with the existing MDR/MF-20 framework.	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
Objective 11.1.2	Protect employment-generating land and promote sustainable development and redevelopment of properties within designated target industry clusters.	Applicable by redevelopment theme.	The request does not remove employment-generating land. It converts a residential designation to a mixed-use designation, increasing the potential for employment-generating reuse of an existing building.	Consistent
Policy 11.1.2.2	Attract industries and employers in cluster industries including cultural arts, tourism and associated ancillary businesses, and other emerging industry clusters.	Applicable.	Potential lodging, service, office, cultural, or tourism-related reuse would be compatible with this policy direction, particularly because it would occur through rehabilitation rather than new construction.	Consistent
Policy 11.1.2.3	Allocate adequate commercial, industrial, and residential acreage through zoning and land use plans to meet future needs of a diversified economy.	Applicable.	The amendment increases mixed-use acreage and economic flexibility without reducing commercial or industrial land supply. It helps diversify the City's use base through site-specific reuse.	Consistent
Policy 11.1.2.6	Assess land use, transportation, and business patterns to identify areas suitable for redevelopment and incentives for business retention, expansion, relocation, and development.	Applicable.	The City's zoning determination letter recognizes the feasibility of MU-E for this property because of its adjacency to MU-E and the policy value of rehabilitating and reusing an existing resource. The amendment reflects that land use/business pattern assessment.	Consistent
Policy 11.1.2.8	Conserve and enhance natural and recreational resources that support tourism, retirement, and recreation sectors.	Indirectly applicable.	The proposal is primarily about historic/built resources rather than natural resources. However, preservation-compatible lodging or service reuse could support tourism and recreation sectors without new land consumption.	Generally consistent
Policy 11.1.2.9	Preserve and interpret historic and architectural features to strengthen the City's attractiveness and build a broader experience for residents and visitors.	Primary support policy.	The request supports preservation of architectural features and the continued use of a historic-district building. A feasible reuse path enhances the City's attractiveness and reinforces the visitor/resident experience.	Consistent
Policy 11.1.2.11	Foster redevelopment of commercial corridors through corridor redevelopment plans for key economic corridors in existing mixed-use corridors and areas.	Applicable by mixed-use context.	The property is located adjacent to existing MU-E and near mixed-use activity. The amendment supports redevelopment and reuse at the mixed-use edge without expanding new building mass.	Consistent
Policy 11.1.2.12	Maintain land use and zoning regulations that facilitate mixed-use centers, TOD areas, and components helpful to job creation and retention.	Applicable.	The requested MU-E designation facilitates mixed-use reuse and potential job creation while retaining later use-specific review. It better supports employment-generating reuse than the existing MDR/MF-20 framework.	Consistent
Policy 11.1.2.13	Encourage balance and growth in retail trade and services while supporting	Applicable.	The amendment would allow limited service, office, lodging, or other	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
	existing retail services and neighborhood-based services.		MU-E-compatible uses that may support the surrounding neighborhood and nearby downtown. The existing building and parking constraints limit over-intensification.	
Policy 11.1.2.16	Maintain the City's unique urban character and charm by preserving historic sites and districts as much as possible, and direct economic development projects to existing mixed-use corridors and sites and the Lake Worth Park of Commerce.	Primary support policy.	This is one of the strongest supporting policies. The request links economic development with preservation of a historic-district building and directs the reuse into an existing/adjacent mixed-use context rather than an unrelated residential intrusion.	Consistent
Objective 11.1.3	Foster an innovative business climate by continuously reviewing and adjusting government rules, regulations, and procedures to improve the business climate.	Applicable.	The FLUM and rezoning process allows the City to correct a regulatory mismatch that limits feasible reuse of an existing building. The request supports an adaptive regulatory response to a specific site condition.	Consistent
Policy 11.1.3.4	Allocate adequate commercial, industrial, and residential areas and implement and promote existing mixed-use areas and corridors to meet future needs of a diversified economy.	Applicable.	The amendment promotes the MU-E framework at an appropriate edge location adjacent to existing MU-E, supporting a diversified economy while preserving the existing building.	Consistent
Policy 11.1.3.10	Recognizing constraints such as location, site access, existing infrastructure, or other conditions that may constrain redevelopment under generally applicable standards, establish criteria for sites where redevelopment based on alternative standards would be appropriate.	Primary support policy.	The property has site-specific constraints: an existing nonconforming building, historic-district context, parking limitations, and limited adaptability to conventional uses. The amendment is a measured alternative framework for preservation-based reuse.	Consistent
Objective 11.1.5 / Policies 11.1.5.1 - 11.1.5.5	Promote year-round tourism, cultural arts, destination marketing, and services supporting local spending.	Applicable depending on ultimate use.	A future lodging facility, subject to CUP approval, could support year-round tourism and local spending while relying on nearby restaurants, shops, cultural destinations, and downtown services rather than creating an isolated commercial use.	Consistent / later use review
Objective 11.1.6	Support the number, viability, and growth of small business enterprises to strengthen and diversify the economy.	Applicable.	MU-E reuse may create opportunities for small-scale lodging, service, office, or related businesses within an existing building. The amendment expands possible small-business reuse opportunities compared with the existing zoning.	Consistent
Objective 11.1.8 / Policy 11.1.8.2 / Policy 11.1.8.3	Maintain quality balance between built and natural environments; promote industries and businesses supporting cultural, nature-based, heritage, and eco-tourism activities; maintain and promote tourism/ecotourism.	Applicable by heritage-tourism theme.	Preservation-compatible reuse of a historic-district building can support heritage tourism and visitor activity while maintaining the City's built environmental character.	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
F. Strategic Plan Themes				
Strategic Plan Mission Statement	Foster safer neighborhoods, encourage community pride, build a vibrant and diverse economy, plan thoughtfully for the future, and preserve and enhance the natural, historical, and cultural environment.	Directly applicable.	The amendment combines thoughtful land-use planning, preservation of an existing historic-district building, and private reinvestment. It creates a feasible reuse framework while retaining later compatibility, historic preservation, and operational review.	Consistent
Pillar One - Positioning Lake Worth Beach to Be a Competitive Viable Location of Choice	Ensure effective economic-development incentives and zones; implement clear, concise, consistent, predictable, and unified rules, regulations, and processes; and provide amenities and services that retain and attract residents and businesses.	Applicable.	The coordinated FLUM amendment and rezoning use the City's established process to correct a site-specific regulatory mismatch and permit consideration of productive reuse within a predictable MU-E framework.	Consistent
Pillar Three - Celebrating the Unique, Historical, Coastal and Cultural Diversity of the City, Item C	Encourage tourism by increasing options for visitors to stay and experience the City.	Applicable to a potential future lodging use.	The amendment does not approve a lodging facility. It would permit a future lodging proposal to be considered through the Conditional Use Permit process, which could increase visitor-stay options while preserving neighborhood and operational safeguards.	Consistent / later use review
Pillar Two - Strengthening Lake Worth Beach as a 'Community of Neighborhoods,' Item D	Preserve the character and protect historic resources.	Primary support priority.	The request supports preservation of the existing building within the South East Lucerne Historic District and retains Certificate of Appropriateness review for future exterior work. No demolition, new construction, expansion, or additional height is proposed with this application.	Consistent
Pillar Four - Navigating Toward a Sustainable Community, Items A and D	Achieve economic and financial sustainability through a versatile and stable tax base, and influence the supply and expansion of jobs.	Applicable.	Productive reuse of the existing building can support private investment, broaden the tax base, and create employment opportunities without requiring additional building mass. Specific employment impacts depend on	Consistent

Plan Reference	Policy Direction / Criterion	Applicability	Applicant Consistency Analysis	Finding
			the ultimate use and subsequent approvals.	
G. Policies Not Materially Implicated				
Utility facility siting, annexation, schools, conservation lands, coastal high hazard areas, LWPOC-specific policies, and other geographically or subject-matter specific provisions	These policies address facilities, geographies, or programs not directly affected by the parcel-specific MDR-to-MU-E amendment for 504 3rd Avenue South.	Not materially applicable.	The application does not involve annexation, school siting, industrial land in the Lake Worth Park of Commerce, conservation land conversion, coastal resource impacts, or new utility facility siting. These policies do not create inconsistency and do not materially alter the consistency analysis.	Not applicable / no inconsistency

Summary Finding: The requested FLUM amendment and rezoning are consistent with the applicable Comprehensive Plan and Strategic Plan themes because they support sensitive reuse of an existing historic-district building, align the property with the adjacent MU-E land use pattern, promote compact and sustainable redevelopment, preserve future compatibility review, and further economic development in a manner compatible with the City's historic built environment.

Exhibit J

Chapter 23 Future Land Use Map Amendment and Rezoning Review Criteria Compliance Matrix

504 3rd Avenue South

The applicant requests a Future Land Use Map amendment from Medium Density Residential (MDR) to Mixed Use East (MU-E), and a corresponding rezoning from MF-20 to MU-E, for the property at 504 3rd Avenue South.

The request is intended to provide an appropriate regulatory framework for the rehabilitation and reuse of an existing building within the South East Lucerne Historic District. No demolition, new construction, building expansion, or additional height is proposed as part of this application. Future establishment of a lodging facility would require subsequent Conditional Use Permit review, and any exterior alterations would remain subject to Certificate of Appropriateness review.

The City zoning determination letter for Camino Hospitality Investments LLC confirms that the existing MF-20 zoning does not permit a lodging facility use at the scale contemplated for the existing building, but that a Future Land Use Map amendment and rezoning to MU-E would be feasible and supported by City staff to promote rehabilitation and reuse of an existing resource.

A. Consistency

Review Criterion	Applicant Response	Finding
Whether the proposed FLUM 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.	The proposed amendment is consistent with the purpose and intent of the Comprehensive Plan because it supports the rehabilitation and reuse of an existing building, advances policies that encourage the preservation and sensitive reuse of historic resources, and applies the MU-E designation in a location adjacent to existing MU-E land use and zoning. No demolition, new construction, building expansion, or additional height is proposed as part of this application. The request would allow the property to be evaluated within a mixed-use framework that better reflects the existing building's physical form, historic development pattern, and feasible reuse options. The property is not being rezoned to a planned zoning district; therefore, the portion of the criterion relating to limitations on a master plan is not applicable.	**Meets criterion. Planned zoning district/master plan language is not applicable.**

B. Land Use Pattern

Review Criterion	Applicant Response	Finding
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.	The proposed amendment would not be contrary to the established land use pattern. The subject property directly adjoins existing MU-E zoning and MU-E Future Land Use across South M Street, as confirmed by the City zoning determination letter. The request is therefore a logical, parcel-specific edge adjustment rather than an isolated classification. The property contains an atypically large, four-story institutional building whose historic use pattern and physical configuration distinguish it from conventional multifamily development. Although the MU-E locational criteria generally address arterials, this site is adjacent to established MU-E, near the central commercial core, has reasonable reuse potential, and has been expressly identified by City staff as feasible and supportable for an MU-E amendment. The request does not constitute special privilege because it advances public purposes including rehabilitation of an existing resource, protection of historic-district character, efficient use of infrastructure, and prevention of vacancy or economic obsolescence.	**Meets criterion.**

C. Sustainability

Review Criterion	Applicant Response	Finding
Whether the proposed FLUM amendment 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.	The request supports smart growth and sustainability by encouraging the reuse of an existing building rather than demolition and replacement. Rehabilitation of the existing structure conserves embodied energy, makes efficient use of existing infrastructure, and supports a compact development pattern near the City's downtown and mixed-use areas. The MU-E designation would allow a controlled range of residential, office, service, commercial, and lodging-related uses, subject to applicable use limitations and later review. The requested amendment is also consistent with the transition between nearby mixed-use classifications and surrounding residential areas. The existing urban grid provides pedestrian and bicycle connectivity, and the site's location near established mixed-use areas supports access to alternative modes of transportation.	**Meets criterion.**

D. Availability of Public Services / Infrastructure

Review Criterion	Applicant Response	Finding
Requests for rezoning to planned zoning districts shall be subject to review pursuant to section 23.5-2.	This application does not request rezoning to a planned zoning district. The proposed rezoning is to the conventional MU-E zoning district. Therefore, the specific planned-district review pursuant to section 23.5-2 is not applicable. In any event, the application proposes no new construction, building expansion, or additional height as part of this application. Any future use approval, including a Conditional Use Permit for lodging, would remain subject to applicable public facilities, concurrency, utilities, building, fire, life safety, and operational review.	**Not applicable because the request is not for a planned zoning district. Public service and infrastructure issues may be further reviewed at subsequent use, permit, or site-specific approval stages.**

E. Compatibility

Review Criterion	Applicant Response	Finding
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.	The proposed amendment is compatible with current and future use of adjacent and nearby properties because it applies to an existing building and proposes no increase in height, building footprint, or mass as part of this application. The physical condition to be regulated already exists. The amendment would allow the existing building to be reused within a regulatory framework that recognizes its scale and historic development pattern while preserving subsequent compatibility controls. Any lodging facility use would require a Conditional Use Permit review, and exterior changes would require a Certificate of Appropriateness review because the property is located in a historic district. These future review processes provide safeguards for operational compatibility, design compatibility, access, buffering, and neighborhood impacts. The amendment is not expected to negatively affect nearby property values; preservation and productive reuse of an existing building are more likely to stabilize the property and avoid the adverse effects of vacancy, deterioration, or economically infeasible reuse.	**Meets criterion.**

F. Planned Zoning District Criteria - Not Applicable; Supplemental Discussion

Review Criterion	Applicant Response	Finding
For FLUM amendments involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically whether the proposal would satisfy the listed direct community sustainability and economic development benefits.	This criterion applies to FLUM amendments involving rezoning to a planned zoning district. The applicant is not requesting a planned zoning district. The request is for a conventional MU-E zoning district. Therefore, the criterion is not directly applicable. However, the proposed amendment would still provide several of the listed public benefits as a practical matter, including support for economic reuse, enhancement and diversification of the tax base, response to market demand for preservation-compatible reuse, more efficient use of an existing building and land resources, complementarity with nearby mixed-use areas, and alleviation of economic obsolescence of the subject property.	**Not applicable as a mandatory standard because the request is not for a planned zoning district. Nevertheless, the proposal provides several community sustainability and economic development benefits.**

F.1. Further implementation of the City's economic development program

Review Criterion	Applicant Response	Finding
Whether the proposal would further the implementation of the City's economic development program.	Although this planned-district criterion is not directly applicable, the proposal would further the City's economic development objectives by allowing an underutilized existing building to be rehabilitated and returned to productive use. The request supports private reinvestment in a manner compatible with the City's historic built environment.	**Supports criterion; not directly applicable.**

F.2. Contribute to the enhancement and diversification of the tax base

Review Criterion	Applicant Response	Finding
Whether the proposal would contribute to the enhancement and diversification of the City's tax base.	The amendment would allow a broader range of feasible reuse options than the current MDR/MF-20 framework. Productive rehabilitation of the property would support reinvestment, improve utilization of the existing building, and contribute to the City's tax base without requiring new building mass.	**Supports criterion; not directly applicable.**

F.3. Respond to current market demand or community needs

Review Criterion	Applicant Response	Finding
Whether the proposal would respond to current market demand or community needs or provide services or retail choices not locally available.	The proposal responds to the market reality that the existing building is not readily adaptable to conventional multifamily use under the current zoning framework. A lodging facility or other limited preservation-compatible reuse may better fit the building's room-based configuration, historic institutional/lodging-related character, and location near the downtown mixed-use edge.	**Supports criterion; not directly applicable.**

F.4. Create new employment opportunities

Review Criterion	Applicant Response	Finding
Whether the proposal would create new employment opportunities for residents, with pay at or above the county average hourly wage.	No specific tenant, operator, or final use is approved through this FLUM amendment and rezoning request. Therefore, specific employment numbers and wage levels cannot be determined at this stage. However, reuse of the building for lodging, office, service, or other MU-E-compatible uses would be expected to create more employment opportunities than leaving the property constrained by a mismatched residential zoning category or underutilized condition.	**Potentially supports the criterion; not directly applicable, and final employment impacts depend on subsequent use approval.**

F.5. Represent innovative methods or technologies promoting sustainability

Review Criterion	Applicant Response	Finding
Whether the proposal would represent innovative methods/technologies, especially those promoting sustainability.	The application does not propose a specific construction technology or sustainability certification at this stage. However, the central sustainability feature of the request is adaptive reuse of an existing building. Reuse of existing structures is a recognized sustainability strategy because it preserves embodied energy, reduces demolition waste, and avoids unnecessary new construction impacts.	**Partially supports the criterion; not directly applicable.**

F.6. Support efficient and sustainable use of land resources

Review Criterion	Applicant Response	Finding
Whether the proposal would support more efficient and sustainable use of land resources in furtherance of overall community health, safety, and general welfare.	The amendment supports efficient use of land resources by allowing the existing building to remain in productive use within its existing envelope. It avoids pressure for demolition or incompatible redevelopment and allows future use to be reviewed through applicable conditional use, historic preservation, building, and operational standards.	**Supports criterion; not directly applicable.**

F.7. Be complementary to existing uses and foster synergy

Review Criterion	Applicant Response	Finding
Whether the proposal would be complementary to existing uses, thus fostering synergy effects.	The site is adjacent to existing MU-E land use and zoning and near the downtown mixed-use context. Preservation-compatible reuse of the building would complement nearby residential, institutional, service, and mixed-use activity while maintaining the historic-district setting.	**Supports criterion; not directly applicable.**

F.8. Alleviate blight or economic obsolescence

Review Criterion	Applicant Response	Finding
Whether the proposal would alleviate the blight/economic obsolescence of the subject area.	The current MDR/MF-20 framework limits the feasible reuse of the existing building. The amendment would reduce the risk of vacancy, deterioration, or economically obsolete use by allowing a more realistic range of preservation-compatible uses.	**Supports criterion; not directly applicable.**

G. Economic Development Impact Determination for Conventional Zoning Districts

Review Criterion	Applicant Response	Finding
For FLUM amendments involving rezoning to a conventional zoning district, the review shall consider whether the proposal would further the City's economic development program, and also determine whether the proposal would: 1) represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and 2) represent a potential decrease in the number of uses with high probable economic development benefits.	This criterion applies because the request is for a conventional MU-E zoning district. The proposal would advance the City's economic development program by enabling the rehabilitation and reuse of an existing underutilized building. The request would not represent a decrease in possible development intensity compared to the existing MDR designation; MU-E permits a broader and more flexible mix of uses. The request would also not decrease the number of uses with probable economic development benefits. To the contrary, it would expand feasible reuse options by allowing uses such as lodging, office, service, and other MU-E-compatible uses, subject to applicable review.	**Meets criterion.**

G.1. Potential Decrease in Possible Intensity of Development

Review Criterion	Applicant Response	Finding
Whether the proposal would represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category.	The amendment would not decrease potential intensity. The proposed MU-E designation allows a broader mix of uses and a more appropriate intensity framework than the existing MDR/MF-20 designation. However, the applicant is not relying on additional building height or new construction to justify the request. The practical purpose is to allow feasible reuse of the existing building.	**Does not represent a decrease. Meets criterion.**

G.2. Potential Decrease in Uses with High Probable Economic Development Benefits

Review Criterion	Applicant Response	Finding
Whether the proposal would represent a potential decrease in the number of uses, with high-probability economic development benefits.	The amendment would not reduce the number of uses that provide probable economic development benefits. It would increase such opportunities by allowing the property to be considered for MU-E uses that are not available under the existing MF-20 zoning, including lodging, subject to Conditional Use Permit approval. The City zoning determination letter confirms that the current zoning does not permit the contemplated lodging-facility use at the building's scale, whereas MU-E provides a feasible path for such reuse.	**Does not represent a decrease. Meets criterion.**

H. Commercial and Industrial Land Supply

Review Criterion	Applicant Response	Finding
The review shall consider whether the proposed FLUM amendment would reduce the amount of land available for commercial/industrial development. If such a determination is made, approval can be recommended only under specified conditions.	The proposed amendment would not reduce the amount of land available for commercial or industrial development. The existing Future Land Use designation is MDR, a residential category. The proposed designation is MU-E, which allows a broader range of mixed-use, commercial, service, office, and residential opportunities. Therefore, the amendment would not convert commercial or industrial land to a less economically productive designation. It would increase, not reduce, the amount of land available for mixed-use and commercial/service-related development.	**Meets criterion. No reduction in commercial/industrial land supply. Subcriteria H.1 through H.3 are not triggered.**

H.1. Suitability of Property for Commercial/Industrial Development

Review Criterion	Applicant Response	Finding
If commercial/industrial land supply is reduced, whether the size, shape, and/or location of the property makes it unsuitable for commercial/industrial development.	This subcriterion is not triggered because the amendment does not reduce land available for commercial or industrial development.	**Not applicable.**

H.2. Satisfaction of at Least Four Direct Economic Development Benefits

Review Criterion	Applicant Response	Finding
If commercial/industrial land supply is reduced, whether the proposed FLUM amendment provides substantiated evidence of satisfying at least four of the direct economic development benefits listed in subparagraph "f."	This subcriterion is not triggered because the amendment does not reduce commercial or industrial land supply. However, as discussed above, the proposal supports several of the direct economic development benefits listed in subparagraph "f," including economic reuse, tax base enhancement, efficient use of land resources, complementarity with nearby mixed-use areas, and alleviation of economic obsolescence.	**Not applicable; alternatively, several benefits are supported.**

H.3. Comparable or Higher Employment, Building Size, and Valuation

Review Criterion	Applicant Response	Finding
If commercial/industrial land supply is reduced, whether the proposed FLUM amendment would result in comparable or higher employment numbers, building size, and valuation than the existing land use designation.	This subcriterion is not triggered because the amendment does not reduce commercial or industrial land supply. The existing designation is MDR. The proposed MU-E designation would likely increase the economic, employment, and valuation potential compared to the existing residential designation, while retaining the existing building.	**Not applicable; the proposal likely improves the economic reuse potential compared with the existing designation.**

I. Alternative Sites

Review Criterion	Applicant Response	Finding
Whether there are sites available elsewhere in the City in zoning districts that already allow the desired use.	The desired use framework is tied to the existing building at 504 3rd Avenue South. The request is not simply to locate a lodging facility somewhere in the City; it is to enable preservation-compatible reuse of this particular existing building within the South East Lucerne Historic District. Alternative sites elsewhere in the City would not address the planning issue presented by this property: the mismatch between the existing building and the current MDR/MF-20 designation. The availability of other MU-E sites does not eliminate the need to provide a feasible reuse path for this existing historic-district resource. Additionally, future lodging use at this site would require Conditional Use Permit review and would not be automatically established by the FLUM amendment or rezoning.	**Meets criterion. Alternative sites do not resolve the issue of site-specific preservation and reuse.**

J. Master Plan and Site Plan Compliance with Land Development Regulations

Review Criterion	Applicant Response	Finding
When master plan and site plan review are required pursuant to section 2.D.1.e., 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.	No master plan or site plan approval is requested as part of this FLUM amendment and rezoning application. The application seeks only to amend the Future Land Use Map and zoning map. Future use, redevelopment, exterior alteration, or operational approvals will be subject to applicable Land Development Regulations, including any required Conditional Use Permit, Certificate of Appropriateness, building permit, fire review, life safety review, and site development standards.	**Not applicable at this stage. Future applications must comply with applicable LDR requirements.**

Summary Finding

The requested Future Land Use Map amendment and rezoning satisfy the applicable Chapter 23 review criteria. The amendment is consistent with the Comprehensive Plan and supporting Strategic Plan priorities, follows the established land use pattern adjacent to existing MU-E, supports adaptive reuse and sustainability, preserves subsequent compatibility controls, and advances economic development without reducing commercial or industrial land supply.

The criteria relating specifically to planned zoning districts, master plans, site plans, and reduction of commercial/industrial land supply are either not applicable or not triggered by this request. The application proposes a conventional MU-E zoning district and does not reduce commercial or industrial land supply.

For these reasons, the requested amendment from MDR/MF-20 to MU-E/MU-E is consistent with Chapter 23 and supports approval.

LEVEL OF SERVICE ANALYSIS

Future Land Use Map Amendment Completeness Response

Property: 504 Third Avenue South and 228 South L Street, including both sides of the alley
Application Area: 16,875 square feet (0.3874 acre)
Existing FLU: Medium-Density Residential (MDR), maximum 20 dwelling units per acre
Proposed FLU: Mixed Use East (MU-E), maximum 30 dwelling units per acre
Prepared: August 27, 2026

Level of Service Analysis

Pursuant to Chapter 163 of the Florida Statutes, a future land use amendment must be evaluated to determine whether the proposed future land use will have a significant impact on the long-range level of service (LOS) for drainage, potable water, wastewater, solid waste, parks, schools, and traffic serving the property and the surrounding area. Consistent with the City's 2021 staff-report model and the sample LOS spreadsheet supplied for this application, this analysis compares the maximum residential development potential under the existing and proposed FLU designations.

The combined amendment area contains 0.3874 acre. At the existing MDR maximum density of 20 dwelling units per acre, the theoretical maximum is 7.75 dwelling units and 19.60 persons. At the proposed MU-E maximum density of 30 dwelling units per acre, the theoretical maximum is 11.62 dwelling units and 29.40 persons. The amendment therefore represents an increase of 3.87 dwelling-unit equivalents and 9.80 persons, using the Comprehensive Plan factor of 2.53 persons per household. MU-E's preferred 75-percent residential/25-percent nonresidential mix is an area-wide objective; mixed use is not required on each site.

FLUM AMENDMENT LOS SUMMARY

Type of Facility	Existing FLU MDR - 20 du/acre	Proposed FLU MU-E - 30 du/acre
Drainage	Adopted LOS: 3-year, 1-hour storm duration, based on the current FDOT Drainage Manual IDF curves, with runoff fully contained onsite.	The adopted drainage LOS is unchanged. The FLU amendment does not change the site area. Any redevelopment must provide onsite drainage collection, conveyance, retention, and positive outfall as applicable. The amendment does not create a long-range drainage LOS impact.
Potable Water	LOS: 105 gallons per capita per day (gpcd). 105 gpcd x 20 du/ac x 0.387397 ac x 2.53 pph = 2,058.24 gallons per day.	105 gpcd x 30 du/ac x 0.387397 ac x 2.53 pph = 3,087.36 gallons per day. Increase: 1,029.12 gallons per day (0.00103 MGD). The limited incremental demand can be accommodated within the City's current and planned system capacity, subject to utility availability confirmation at development review.

Type of Facility	Existing FLU MDR - 20 du/acre	Proposed FLU MU-E - 30 du/acre
Sanitary Sewer	LOS: collection and treatment of 100 gallons per capita per day at secondary treatment level, or 250 gallons per equivalent residential unit per day. 100 gpcd x 20 du/ac x 0.387397 ac x 2.53 pph = 1,960.23 gallons per day.	100 gpcd x 30 du/ac x 0.387397 ac x 2.53 pph = 2,940.34 gallons per day. Increase: 980.11 gallons per day (0.00098 MGD). The limited incremental demand can be accommodated within current and planned system capacity, subject to utility availability confirmation at development review.
Solid Waste	LOS: collection and disposal of 6.5 pounds of solid waste per capita per day. 6.5 lb/pcd x 20 du/ac x 0.387397 ac x 2.53 pph x 365 / 2,000 = 23.25 tons per year.	6.5 lb/pcd x 30 du/ac x 0.387397 ac x 2.53 pph x 365 / 2,000 = 34.88 tons per year. Increase: 11.63 tons per year. The incremental demand is minor and can be accommodated by the Solid Waste Authority system; future collection facilities will be addressed onsite during development review.
Parks	LOS: 2.5 acres of community parks and 2.0 acres of neighborhood parks per 1,000 persons. Existing population: 19.60 persons. Equivalent park demand: 0.0882 acre.	Proposed population: 29.40 persons. Equivalent park demand: 0.1323 acre. Increase: 9.80 persons and 0.0441 acre of equivalent park demand. This marginal increase does not significantly affect the long-range LOS of the City's park system.
Schools	Maximum residential potential: 20 du/ac x 0.387397 ac = 7.75 dwelling units.	Maximum residential potential: 30 du/ac x 0.387397 ac = 11.62 dwelling units. Increase: 3.87 dwelling-unit equivalents. Residential development under the proposed FLU remains subject to Palm Beach County School District capacity review and a School Capacity Availability Determination, as applicable.
Traffic	Maximum residential potential: 7.75 dwelling units. 7.7479 du x 10 daily trips per dwelling unit = 77.48 daily trips. Adopted roadway standard: peak-hour LOS D.	Maximum residential potential: 11.62 dwelling units. 11.6219 du x 10 daily trips per dwelling unit = 116.22 daily trips. Increase: 38.74 daily trips. This planning-level increase is not significant to long-range roadway LOS; project-specific trip generation and operational mitigation will be reviewed with development.

Conclusion

Based on the maximum residential development comparison requested by the City, the proposed FLU amendment will not have a significant adverse impact on the long-range LOS for public facilities serving the property or the surrounding area. The amendment produces limited incremental demands that can be accommodated within current and planned system capacities without reducing the adopted LOS. Any future development remains subject to the City's normal project-specific review for utility service availability, onsite drainage, school capacity when residential uses are proposed, and traffic operations.

THIS INSTRUMENT WAS PREPARED BY AND, AFTER RECORDING, RETURNED TO:
Frank W. Goddard, Esquire
FRANK W. GODDARD, P.A.
4320 Central Avenue
St. Petersburg, FL 33711
(727) 322-5000
(727) 322-5005 facsimile
Florida Bar No. 324035

CFN 20050383277
OR BK 18780 PG 1855
RECORDED 06/21/2005 14:06:49
Palm Beach County, Florida
AMT 675,000.00
Doc Stamp 4,725.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1855 - 1856; (2pgs)

NOT A CERTIFIED COPY

WARRANTY DEED

This Warranty Deed is executed and made effective this 15 day of June, 2005, by and between the parties named as Grantor and as Grantee below:

GRANTOR: Baldwin, Thomas and Associates, Inc., a Florida corporation

GRANTEE: Mobat, Inc., a Florida corporation

GRANTEE ADDRESS: 3700 North Flagler Drive
West Palm Beach, Florida 33407

W I T N E S S E T H:

THAT the undersigned Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and for other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, that certain land lying and being in the County of Palm Beach, State of Florida and described as follows:

LEGAL DESCRIPTION:

Lots 2, 3, 30, 31 and 32, Block 91, TOWNSITE OF LUCERNE (n/k/a LAKE WORTH), according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH all tenements, hereditaments and appurtenances, and with every privilege, right, title interest and estate thereto belonging or in anywise appertaining.

The above described real property (the "Property") is conveyed, and by acceptance of this Deed, Grantee, on behalf of itself, its successors and assigns, agrees to accept the same, **"WITHOUT WARRANTY WHATSOEVER,"** whether express, implied or arising by operation of law and **"AS IS, WHERE IS AND WITH ALL FAULTS,"** in present condition, including any environmental conditions, and including, without limitation, the existence or non-existence of "hazardous substances," "hazardous materials," "toxic substances," or "solid waste," as such terms are defined in and/or under CERCLA, RCRA, or the HMTA, or any other local, state, or federal laws, rules, regulations, or ordinances, as the same may be amended. (For the purpose of this provision, "CERCLA" shall mean and refer to the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. § 9601, *et seq.*, as amended; "RCRA" shall mean and refer to the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.*, as amended; and "HMTA" shall mean and refer to the Hazardous Materials Transportation Act, 49 U.S.C. § 5102, *et seq.*, as

amended.)

AND Grantor does covenant and warrant that Grantor is lawfu good and lawful right, power and authority to hereby convey the s further does hereby fully warrant the title to the Property, and will defe claims of all persons whomsoever, provided, however, the Propert Grantor will not defend against, the matters set forth above and/or th other parties in possession; comprehensive land use plans, zonir designations, regulatory laws, rules, ordinances, regulations, and/or o governmental authority; restrictions and matters appearing on the pla subdivision; outstanding oil, gas and mineral rights of record witho restrictions, reservations, exceptions, conditions, covenants, limitatic matters affecting the Property which are duly recorded in the public encroachments or otherwise; easements or claims of easements not boundary line disputes, overlaps, encroachments and any matter wh accurate survey and inspection of the Property; any adverse ownershi by right of sovereignty to any portion of the Property; and taxes and and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused this Warr upon the date first above written and as set forth below.

EXECUTED by Grantor this 15 day of June, 2

Witnesses:

Witness

Frankie Goddard

Type or Print Witness Name

Witness

Jane B. Marton

Type or Print Witness Name

Baldwin, Thomas and Associa
a Florida corporation

By: Bruce C. Baldwin

Bruce C. Baldwin, as P

[Corp. S

NOT A CERTIFIED CO

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by Bruce (
Thomas and Associates, Inc., a Florida corporation, and said person is perso
driver's license as identification, and who did take an oath acknowledging ex
and voluntarily under the authority duly vested by the Corporation; and the s
is the true corporate seal of the Corporation.

WITNESS my hand and official seal, in said County and State, this

NOTARY PUBLIC

My Commission Expires:
(SEAL)

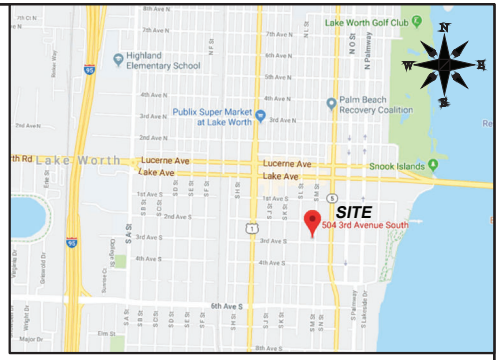
ROSEANN V. MOUSHON
MY COMMISSION # DD 324472
EXPIRES: May 27, 2008
Bonded Thru Budget Notary Services

Book18780/Page1856

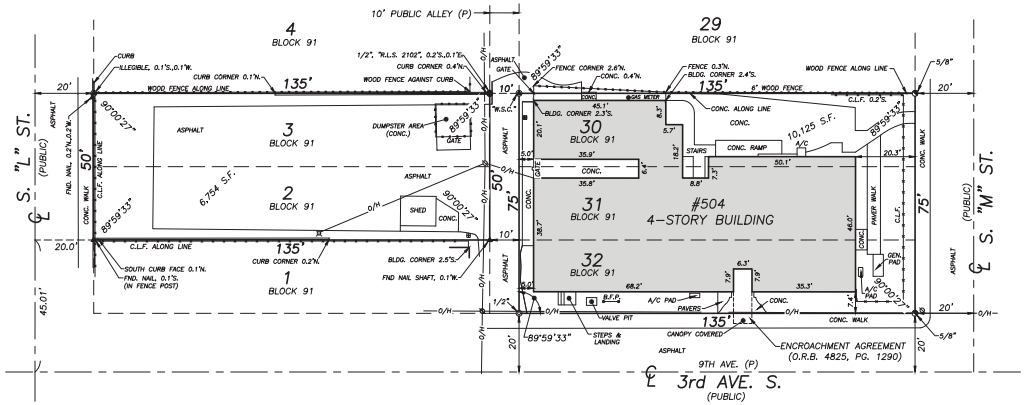
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
⊗	= UTILITY POLE
⊛	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☒	= LIGHT POLE
✺	= PINE TREE
✸	= SABAL PALM





VICINITY SKETCH N.T.S.



BOUNDARY SURVEY FOR:

MOBAT, INC.

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Mobat, Inc.
Wells Fargo Bank, N.A., its successors and/or assigns as their interests may appear
Fogel Law Group
Old Republic National Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
504 3rd Avenue South
Lake Worth, FL 33460

LEGAL DESCRIPTION:
Lots 2, 3, 30, 31 and 32, Block 91, of ***THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH)****, according to the Plat thereof, as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT:	MOBAT, INC.	COMMITMENT NO. : 533375	DATE: DECEMBER 18, 2017			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 05-1075.3				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				•
6	PB 2, PG 29	Plat of THE PALM BEACH FARMS CO. PLAT NO. 2	•			
7	ORB 4025, PG 1290	Encroachment Agreement	•			

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0781G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 533375, issued by Old Republic National Title Insurance Company, dated December 18, 2017. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

William M Naulty
Digitally signed by William M Naulty
Date: 2026.06.22 11:39:50 -04'00'

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 06/08/2026

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS
06/08/26 SURVEY UPDATE TIE-IN 281131 S.E.W./S.P. SP80 2/12

BOUNDARY SURVEY FOR:

MOBAT, INC.

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD: J.P.	JOB NO.: 281131-SE	F.B. WP161 PG. 2&5	
OFFICE: M.B.	DATE: 1/24/18	DWG. NO. 281131-06-22-2026	
CK'D: M.N.	REF: 05-1075	SHEET 1 OF 1	

City of Lake Worth Beach FLORIDA

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

November 14, 2025

Darren J Farolow
Camino Hospitality Investments LLC
711 South N Street #3
Lake Worth Beach, FL 33460

RE: **Project Number 25-01700069:** Zoning Verification Letter for the property located at 504 3rd Ave South. PCN # 38-43-44-21-15-091-0300

Dear Mr. Farlow,

The City is in receipt of your zoning verification request submitted on November 3, 2025, for the property located at **504 3rd Avenue South**. The subject site is located within the Multi-family Twenty Zoning District (MF-20) and has a future land use designation of Medium Density Residential (MDR). The subject structure is a non-contributing resource in the South East Lucerne Historic District. The application requests a use confirmation to determine if a 50 key boutique hotel is permissible at the subject site; as well as interpretation of the current applicable permitted uses, feasibility of rezoning, the existence of any non-conformities on the subject property and the procedural requirements for a proposed conversion to a boutique hotel use.

Under the City's Land Development Regulations, a boutique hotel use at the subject site would be classified as Lodging Facility use. Per the City's Use Table (LDR Section 23.3-6), a High Intensity Commercial Use (use area greater than 7,500 square feet) lodging facility is **not** permitted in the Multi-family Twenty (MF20) zoning district.

As discussed in our previous correspondence and meeting on October 14th, 2025 as well as phone conversations, the property owner may request a Rezoning and Future Land Use Map Amendment subject to the provisions established in LDR Section 23.2-36 in order to change the zoning of the subject parcel to a Mixed-Use East (MU-E) zoning designation and the future land use to Mixed-Use East (MU-E). The subject property is located adjacent to the Mixed-Use East zoning district and future land use across South M Street, and therefore a rezoning and future land use change are feasible and would be supported by City Staff in order to promote the rehabilitation and re-use of an existing resource. The Mixed-Use East zoning district does permit the establishment of Lodging Facilities, subject to the approval of a Conditional Use Permit as detailed in LDR Section 23.2-29. The rezoning and future land use map amendment request would require hearings before both the Historic Resources Preservation Board and the City Commission. If approved, the property owner could subsequently request a Conditional Use Permit to establish a lodging facility at the subject site. Please note that as the property is located in a historic district, a Certificate of Appropriateness (COA) application will also be required for any exterior remodeling. Please note that as discussed, the applicant may concurrently request to designate the property as an individual landmark due to its age and architectural style.

Generally, the nonconformities regulations (LDR Section 23.5-3) are intended to permit the continuation of those buildings and structures, lots of record, uses of buildings and structures, and uses of land which were lawfully permitted when established or commenced, but which do not conform in whole or in part to the present terms of these LDRs or as they may be amended from time to time. Based on the survey provided, the property

is currently legally non-conforming in regards to height, setbacks and FAR. Please note that this is not an exhaustive list of existing non-conformities, and review of further documentation such as an updated survey, site plan or floor plan may subsequently uncover additional non-conformities.

Please contact the Lake Worth Beach Building Official, Barry Schultz, at bschultz@lakeworthbeachfl.gov for building code questions related to changes of use and occupancy. For information on potential code compliance violations, please contact the Code Compliance Division at (561) 586-1652 for ccompliance@lakeworthbeachfl.gov.

This zoning letter shall remain valid for 12 months from the date of issuance, unless a subsequent Land Development Regulation (LDR) change or interpretation has occurred that results in a different conclusion. Staff has prepared this response on the information submitted and the information available in our records. Should the information relied on by Planning, Zoning, and Historic Preservation staff be incorrect or incomplete, this response may not be valid. Nothing herein shall relieve any person of any requirements of the LDRs or other applicable provisions of federal, state, or local laws, rules, codes, or ordinances.

Please be advised that this letter does not serve as a planning, zoning, development, building, or business license approval. Should you have any additional questions, please feel free to contact our office at (561) 586-1687 or pzoning@lakeworthbeachfl.gov.

Sincerely,



William Waters (Nov 19, 2025 14:50:21 EST)

William Waters, AIA, NCARB, LEED AP BD+C, GGP, ID, SEED
Community Sustainability Director
City of Lake Worth Beach Department for Community Sustainability

Zoning Letter for 504 3rd Avenue South

Final Audit Report 2025-11-19

Created:	2025-11-19
By:	Anne Hamilton (ahamilton@lakeworthbeachfl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3D2wKjW--8q1mVMNEUNyb3yxtlEXd2ul

"Zoning Letter for 504 3rd Avenue South" History

Document created by Anne Hamilton (ahamilton@lakeworthbeachfl.gov)
2025-11-19 - 7:41:08 PM GMT

Document emailed to William Waters (wwaters@lakeworthbeachfl.gov) for signature
2025-11-19 - 7:41:12 PM GMT

Email viewed by William Waters (wwaters@lakeworthbeachfl.gov)
2025-11-19 - 7:43:19 PM GMT

Document e-signed by William Waters (wwaters@lakeworthbeachfl.gov)
Signature Date: 2025-11-19 - 7:50:21 PM GMT - Time Source: server

Agreement completed.
2025-11-19 - 7:50:21 PM GMT