

ORDINANCE NO. 2026-13 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF LOW-DENSITY MULTI-FAMILY RESIDENTIAL (MF-20) TO MIXED USE - EAST (MU-E) ON THE PROPERTIES GENERALLY LOCATED AT THE WEST SIDE OF SOUTH M STREET, NORTH OF 3RD AVENUE SOUTH, EAST OF SOUTH M STREET AND SOUTH OF 2ND AVENUE SOUTH AT 504 3RD AVENUE SOUTH AND 228 SOUTH L STREET, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider amending the City's Official Zoning Map; and

WHEREAS, this is a request by Wes Blackman on behalf of the property owner Mobat Inc, for a zoning map amendment to change the zoning district of the properties as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, City staff has prepared and reviewed an amendment to the City's Official Zoning Map to change the zoning district of the properties described below from Low-Density Multi-Family Residential (MF-20) to Mixed Use - East (MU-E), pursuant to the City of Lake Worth Beach Land Development Regulations and Comprehensive Plan; and

WHEREAS, on September 9, 2026, the City Historic Resources Preservation Board, sitting as the duly constituted Local Planning Agency for the City, considered the subject zoning map amendment to the City's Official Zoning Map and a concurrent future land use map (FLUM) amendment to the Mixed-Use East future land use; and

WHEREAS, on September 9, 2026, the City Historic Resources Preservation Board, sitting as the duly constituted Local Planning Agency for the City, did not recommend approval of the subject zoning map amendment to the City's Official Zoning Map; and

WHEREAS, the City has received public input and participation through hearings before the Local Planning Agency and the City Commission in accordance with Section 163.3181, Florida Statutes; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that rezoning meets the rezoning review criteria of the Land Development Regulations, Section 23.2-36 and is consistent with the City's Comprehensive Plan and Strategic Plan.

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the adoption of this Ordinance is in the best interest of the citizens and residents of the City of Lake Worth Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1. The foregoing recitals are hereby affirmed and ratified.

Section 2. The two (2) parcels of land (0.39 acres) more particularly described in **Exhibit A** is hereby designated Mixed Use - East (MU-E) on the City's Official Zoning Map.

Section 3. The City's zoning maps shall be updated to reflect the changes to the property described in **Exhibit B**.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability. If any provision of this ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. Effective Date. This ordinance shall become effective upon the same day as the concurrent Future Land Use Map amendment (Ordinance 2026-14). Per Florida Statute 163.3187. The Future Land Use Map amendment (Ordinance 2026-14) shall be effective 31 days after adoption provided there is no challenge.

The passage of this ordinance on first reading was moved by _____, seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Mimi May
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on first reading on the 20th day of October, 2026.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Mimi May
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2026.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

Exhibit A
Property Location

Addresses: 504 3rd Avenue South & 228 S L Street

PCN: 38-43-44-21-15-091-0300 (0.23 acres) & 38-43-44-21-15-091-0020 (0.16 acres)

Size: 0.39 acres

General Location: North of 3rd Avenue South, west of South M Street, and east of South L Street.



Exhibit B
Amended Zoning District
Low-Density Multi-Family Residential (MF-20) to Mixed Use - East (MU-E) Zoning District

