



DATE: September 24, 2025

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

FROM: Nilsa Zacarias, Director of Planning, Chen Moore and Associates (CMA)  
Lance Lilly, Senior Planner, Chen Moore and Associates (CMA)  
On behalf of William Waters, Director of Community Sustainability

MEETING: October 1 and October 8, 2025

SUBJECT: **Ordinance 2025-15:** City-initiated request for Text Amendments to the City of Lake Worth Beach Comprehensive Plan to update the Future Land Use (FLU) table by incorporating the Neighborhood Commercial (NC) Zoning District into the Artisanal Mixed Use Land Use Designation (Table 1, Future Land Use Element), and by incorporating the Single-Family Residential (SFR) Zoning District into the Medium Density Residential (MDR) Land Use Designation.

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**BACKGROUND:**

The City of Lake Worth Beach is proposing two (2) City-initiated text amendments to update Table 1 of the Future Land Use (FLU) Goals, Objectives, and Policies (GOPs) document within the City's Comprehensive Plan, to ensure consistency with existing City land use patterns, conditions, and current zoning map.

Furthermore, the amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the Comprehensive Plan and Strategic Plan Analysis section of this report.

The two (2) proposed text amendments to incorporate additional zoning districts into two (2) sections of Table 1 in the Future Land Use Element are described as follows:

1. Comprehensive Plan Text Amendment to revise the existing Future Land Use Table 1 to allow for Neighborhood Commercial (NC) Zoning District within the Artisanal Mixed Use (AMU) Land Use Designation; and,
2. Comprehensive Plan Text Amendment to revise the existing Future Land Use Table 1 to allow for the Single Family Residential (SFR) Zoning District within the Medium Density Residential (MDR) Land Use Designation.

The proposed text amendments do **NOT** alter the existing FLU map due to only revising the FLU table in the GOPs. The proposed FLU table has been included as Exhibit A in the attached proposed Ordinance. The data and analysis section in the staff report was prepared in accordance with the requirement of F.S. 163.3177, and provides relevant and appropriate data based on the City's community goals and vision, and compliance with Level of Service (LOS) requirements.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and the Historic Resources Preservation Board recommend transmittal of the City-initiated Comprehensive Plan text amendments (Ordinance 2025-15) to the City Commission for submission to the Florida Department of Commerce under the Expedited Review Process.

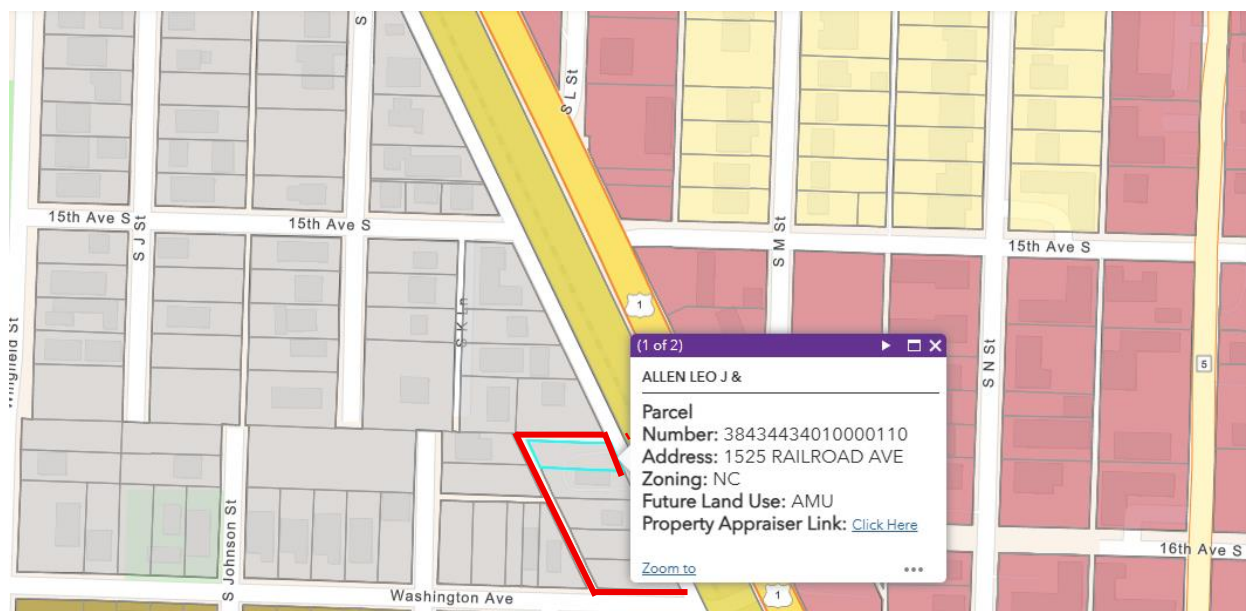
**DATA & ANALYSIS:****1. *Data and Analysis for NC Zoning District incorporation into the Artisanal Mixed Use (AMU) FLU Designation***

Currently, AMU Future Land Use designation of Table 1 only incorporates the Artisanal Industrial (AI) Zoning District (see graphic below). However, there are properties with an AMU Future Land Use Designation that are currently zoned Neighborhood Commercial (NC), and the subject table does **NOT** include NC in the FLU designation.

*Existing Table*

|            | Land Use                           | Zoning District | Density Allowed by Zoning District | Building Height         | Height w/ Sustainable Incentive Bonus Program Allocation(1) | Allowable Mix of Uses per District | Floor Area Ratio |
|------------|------------------------------------|-----------------|------------------------------------|-------------------------|-------------------------------------------------------------|------------------------------------|------------------|
| Industrial | Artisanal Mixed Use (AMU) 35' Max. | AI              | 30 du/acre                         | 30 feet (max 2 stories) | plus 5 feet (max 3 stories)                                 | 50% residential/ 50% non-res.      | 1.55             |
|            | Industrial (I) 45' Max.            | IPOC            | N/A                                | 30 feet (max 2 stories) | plus 15 feet (max 4 stories)                                | N/A                                | 2.25             |

For example, five (5) properties along Railroad Avenue have a NC zoning classification with an underlying AMU Future Land Use designation (see below map). Despite this, Table 1 of the Future Land Use Element does **NOT** list the NC Zoning District within the table.



The proposed text amendment will update Future Land Use Table 1 to incorporate a zoning district that should already be included, ensuring consistency between the zoning map, the Future Land Use Map (FLUM), and the Future Land Use table (see the proposed table below). The incorporation of the NC Zoning District into FLU Table 1 would **NOT** be any more restrictive or burdensome than the density or height permitted within the residential future land use categories. The NC district allows a maximum of 20 dwelling units per acre and a maximum building height of 30 feet (2 stories). These standards are consistent with the dwelling unit and height allowances established for the residential future land uses and would neither exceed nor fall below what is already permissible.

*Proposed Table*

|            |                                    |      |            |                         |                              |                               |      |
|------------|------------------------------------|------|------------|-------------------------|------------------------------|-------------------------------|------|
| Industrial | Artisanal Mixed Use (AMU) 35' Max. | AI   | 30 du/acre | 30 feet (max 2 stories) | plus 5 feet (max 3 stories)  | 50% residential/ 50% non-res. | 1.55 |
|            |                                    | NC   | 20 du/acre | 30 feet (max 2 stories) | plus 5 feet (max 3 stories)  | N/A                           |      |
|            | Industrial (I) 45' Max.            | IPOC | N/A        | 30 feet (max 2 stories) | plus 15 feet (max 4 stories) | N/A                           | 2.25 |

2. Data and Analysis for SFR Zoning District incorporation into the Medium Density Residential (MDR) FLU Designation

In addition, the proposed Comprehensive Plan text amendment includes the incorporation of the Single-Family Residential Zoning District into the Medium Density Residential (MDR) Future Land Use Designation. The existing MDR Future Land Use Designation permits Single-family and two-family residential (SF/TF-14), multi-family and two-family residential (MF-20), and Neighborhood Commercial (NC) (see below graphic for permit zoning districts).

*Existing Table*

|             | Land Use                                  | Zoning District | Density Allowed by Zoning District | Building Height         | Height w/ Sustainable Incentive Bonus Program Allocation(1) | Allowable Mix of Uses per District | Floor Area Ratio |
|-------------|-------------------------------------------|-----------------|------------------------------------|-------------------------|-------------------------------------------------------------|------------------------------------|------------------|
| Residential | Medium Density Residential (MDR) 35' Max. | SF/TF-14        | 14 du/acre                         | 30 feet (max 2 stories) | plus 5 feet (max 3 stories)                                 | N/A                                | 1.15             |
|             |                                           | MF-20           | 20 du/acre                         | 30 feet (max 2 stories) | plus 5 feet (max 3 stories)                                 |                                    |                  |
|             |                                           | NC              | 20 du/acre                         | 30 feet (max 2 stories) | plus 5 feet (max 3 stories)                                 |                                    |                  |

Per the existing FLU table, the SF/TF-14, which is a single family and two-family residential zoning district is a permitted zoning district; however, the Single-Family Residential (SFR) Zoning District is **NOT** included. The proposed text amendment will provide consistency for the types of uses within the MDR Future Land Use designation by allowing the SFR Zoning District (see the proposed table below).

*Proposed Table*

|             |                                           |          |            |                         |                             |     |      |
|-------------|-------------------------------------------|----------|------------|-------------------------|-----------------------------|-----|------|
| Residential | Medium Density Residential (MDR) 35' Max. | SFR      | 7 du/acre  | 30 feet (max 2 stories) | N/A                         | N/A | 0.65 |
|             |                                           | SF/TF-14 | 14 du/acre | 30 feet (max 2 stories) | plus 5 feet (max 3 stories) |     | 1.15 |
|             |                                           | MF-20    | 20 du/acre | 30 feet (max 2 stories) | plus 5 feet (max 3 stories) |     |      |
|             |                                           | NC       | 20 du/acre | 30 feet (max 2 stories) | plus 5 feet (max 3 stories) |     |      |

#### **JUSTIFICATION:**

Currently, the AMU FLU designation does **NOT** include the NC Zoning District as a permitted zoning district. In addition, the SFR Zoning District is not included in the permitted zoning districts of the MDR FLU designation. The proposed Comprehensive Plan text amendments will incorporate both of these zoning districts into the appropriate FLU designations, ensuring a diversity of uses and consistency between existing property conditions and the Comprehensive Plan.

#### **1. Justification for NC Zoning District in the Artisanal Mixed Use (AMU) FLU Designation**

The City's Land Development Regulations (LDR) along with the Comprehensive Plan align with the purpose and intent of the NC Zoning District within the AMU FLU designation. Per the LDRs, NC neighborhood commercial district" is designed to permit the establishment of convenience commercial uses in areas which are not suitable for a broader range of commercial uses, but where it is desirable to provide for the everyday shopping needs of nearby residents. The "NC neighborhood commercial district" permits the establishment and expansion of a limited range of neighborhood commercial uses. Certain other uses which would cause minimum problems for residential neighbors are also permitted to make the "neighborhood commercial district" more flexible in use."

Also, the Comprehensive Plan mentions that the Artisanal Mixed Use land use category is "intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The maximum density of permitted residential development is 30 dwelling units per acre."

According to the Comprehensive Plan, the Artisanal Mixed Use (AMU) designation permits a combination of commercial and residential uses. Incorporating the NC zoning district into the AMU FLU designation will add a zoning district that accommodates a mixture of residential, commercial, and other compatible uses. As noted in the Data & Analysis section of this report, there are currently five (5) properties with an AMU FLU designation and NC zoning classification, even though the existing Comprehensive Plan does **NOT** recognize NC as a permitted zoning district. The proposed text amendment will resolve this inconsistency by aligning land use designations with zoning classifications.

## 2. Justification for SFR Zoning District in the Medium Density Residential (MDR) FLU Designation

In addition to adding the NC zoning district to the AMU FLU designation, the City is also proposing to include the SFR zoning district as a permitted district within the MDR FLU designation. Currently, the MDR designation allows the SF/TF-14, MF-20, and NC zoning districts, but **NOT** SFR. At present, single-family residential uses are permitted in the SF/TF-14 district, along with two-family and multi-family residential uses. Adding the SFR zoning district will expand the zoning options available under the MDR designation, promote greater housing diversity, and provide a smoother transition between single-family and multi-family neighborhoods.

### **COMPREHENSIVE PLAN AND STRATEGIC PLAN ANALYSIS:**

#### **Consistency with the Comprehensive Plan**

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

#### 1. FUTURE LAND USE ELEMENT

##### Objective 1.1.1: Future Land Use Designations

The City shall adopt future land use designations to provide for an **efficient distribution and compatible pattern of land uses and to maintain and enhance the character of the community.**

Policy 1.1.3.4: **Zoning map designations and Zoning provisions shall be consistent with the Future Land Use map and each future land use explanatory text** and related provisions in the Future Land Use Element.

Objective 1.3.1: The City shall continue to **adopt Comprehensive Plan amendments and new land development regulations to eliminate or reduce land uses inconsistent with the community character**, as set forth on the Future Land Use Map Future Land Use explanatory text and this element.

#### **Consistency with the Strategic Plan**

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

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

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

A: Ensure effective economic development incentives and zones

B: Adopt and implement clear, concise, consistent, predictable and unified rules, regulations and processes

#### **Pillar II: Strengthening Lake Worth Beach as a 'Community of Neighborhoods'**

A: Diversify housing options

#### **Pillar IV: Navigating Towards a Sustainable Community**

E: Ensure facility placement, construction and development that anticipates and embraces the future.

### **Level of Service Analysis**

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

#### **1. Justification for NC Zoning District in the Artisanal Mixed Use (AMU) FLU Designation**

According to the City's Comprehensive Plan, the Artisanal Mixed Use allows a maximum of 30 du/acre, the incorporation of the NC Zoning District will be consistent with the 30 du/acre and will **NOT** impact the existing LOS for the Artisanal Mixed Use. The update of Table 1 of the FLU Element does **NOT** impact the level of service since the proposed text amendments are solely to provide consistency between the existing City land use patterns, conditions, and current zoning map.

Also, the density within the NC is the density as all other Future Land Use designations where NC is permitted. Alternatively, this zoning district allows the same height restrictions, sustainable bonus incentives, maximum floor area ratio, and allowable mix of uses. The inclusion of the NC Zoning District into the AMU FLU designation will **NOT** affect the existing level of service numbers relative to traffic, potable water, sanitary sewer, schools, drainage, or parks.

#### **2. Level of Service Analysis for SFR Zoning District in the Medium Density Residential (MDR) FLU Designation**

For the MDR FLU designation, the SF/TF-14 Zoning District contemplates single family and more dense residential uses such as two-family and multi-family properties. In addition, existing zoning districts permitted within the MDR FLU ha a maximum density of 20 du/acre, while the SFR Zoning District has a maximum density of 7 du/acre. The inclusion of the SFR Zoning District into the MDR FLU designation does **NOT** affect the existing level of service numbers relative to traffic, potable water, sanitary sewer, schools, drainage, or parks.

### **CONCLUSION:**

Staff **recommends that the PZB and HRPB recommend approval of the draft City-initiated Comprehensive Plan text amendments**, as:

- The amendments are consistent the City's goals of housing diversity and economic development by expanding the allowable uses within two Future Land Use designations.
- The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the Comprehensive Plan and Strategic Plan Analysis section of this report; and
- The amendments are supported by data and analysis prepared in accordance with the requirement of F.S. 163.3177 that provides relevant and appropriate data based the City's community goals and vision and does **NOT** affect the existing level of service.
- The amendments will update the FLU table and provide consistency with existing City land use patterns, conditions, and current zoning map.

### **POTENTIAL MOTION:**

I move to **RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION TO ADOPT** the proposed Comprehensive Plan text amendments included in Ordinance 2025-15.

### **Attachments**

- A. Draft Ordinance 2025-15