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ORDINANCE NO. 2023-11 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY’S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF MULTI-FAMILY RESIDENTIAL 20 (MF-20) TO TRANSIT ORIENTED DEVELOPMENT (TOD-E) ON THE PROPERTIES GENERALLY LOCATED, EAST OF I-95, SOUTH OF 2ND AVENUE SOUTH, WEST OF NORTH A STREET, AND NORTH OF LAKE WORTH ROAD, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.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 City-initiated request for a corrective 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 Multi-family Residential 20 (MF-20) to Transit Oriented Development (TOD-E), pursuant to the City of Lake Worth Beach Land Development Regulations and Comprehensive Plan; and

WHEREAS, on May 24, 2023, the City Planning and Zoning Board, sitting as the duly constituted Local Planning Agency for the City, recommended _____ 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:

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

Section 2. The fifteen (15) parcels of land (approximately 8.96 acres) more particularly described in **Exhibit A** is hereby designated Transit Oriented Development (TOD-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 A**.

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 10 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 Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on first reading on the _____ day of _____, 2023.

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 Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2023.

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ATTEST:

Melissa Ann Coyne, City Clerk

By: _____
Betty Resch, Mayor

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Exhibit A Property Location

105 **The City's Official Zoning Map shall be updated to designate the area described below as**
106 **Transit Oriented Development (TOD-E). Thereby amending the zoning district from Multi-**
107 **family Residential 20 (MF-20) to Transit Oriented Development (TOD-E).**

108 **Size:** +/- 8.96 acres

109 **General Location:** The properties located east of I-95, south of 2nd Avenue North, west of
110 North A Street, and north of Lake Worth Road.

111 **PCNs:**

- 112 • 38434421020350091 - 1776 Lake Worth Rd
- 113 • 38434421020350072 -1760 Lake Worth Rd
- 114 • 38434421020350062 - 1744 Lake Worth Rd
- 115 • 3843442135 - 1736 Lake Worth Rd
- 116 • 38434421020350020 - 1710 Lake Worth Rd
- 117 • 38434421020350011 - 1702 Lake Worth Rd
- 118 • 38434421020350017 -115 N A St
- 119 • 38434421020350016 - 119 N A St
- 120 • 38434421020350010 - 125 N A St
- 121 • 38434421020350013 - 127 N A St
- 122 • 38434421020350014 - 129 N A St
- 123 • 38434421020350061 - 1743 2nd Ave N
- 124 • 38434421020350071 - 1753 2nd Ave N
- 125 • 38434421020350081 - 1757 2nd Ave N
- 126 • 38434421020350082 - 1761 2nd Ave N 1

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