



PLANNING AND ZONING BOARD REPORT

Ordinance 2025-16 (PZB 25-01300002): Privately-initiated Zoning Map amendment to rezone 826 Sunset Drive from the unincorporated Palm Beach County designated zoning district to a City of Lake Worth Beach zoning district: Single-Family and Two-Family Residential (SF-TF-14); PCN 38-43-44-29-01-004-0240.

Meeting Date: October 15, 2025

Property Owner: Sunset Drive Holdings, LLC

Applicant: Chris Raley – SCG Florida, LLC

Address: 826 Sunset Drive

PCNs: 38-43-44-29-01-004-0240

Size: ± 4.02 acres

General Location: South end of Sunset Drive

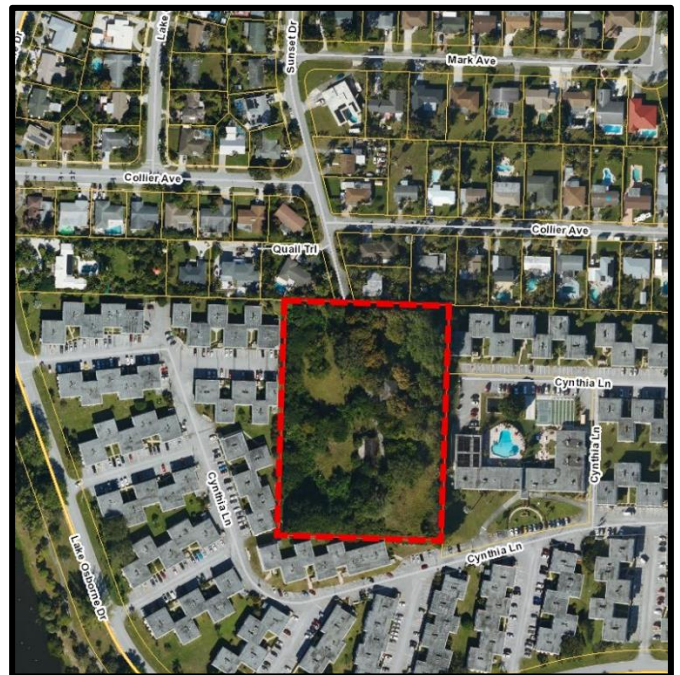
Existing Land Use: Vacant

Future Land Use Designation: Medium Density Residential (MDR)

Current Zoning District: Not Assigned/Palm Beach County

Proposed Zoning District: Single-Family and Two-Family Residential (SF-TF-14)

Location Map



RECOMMENDATION

The proposed rezoning (Ordinance 2025-16) is consistent with the Comprehensive Plan, Strategic Plan, and the guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs). Therefore, staff recommends that the Planning and Zoning Board recommends approval to the City Commission for the proposed rezoning request.

PROJECT DESCRIPTION

The proposed privately-initiated rezoning request would amend the zoning district on the subject properties from an unincorporated Palm Beach County zoning district to Single-Family and Two-Family Residential (SF-TF-14). The proposed map amendment would be consistent with the current Future Land Use designation of Medium Density Residential (MDR) and would reflect the mix of uses of the residential properties in this area. The rezoning is supported by and is consistent with the Comprehensive Plan and City Strategic Plan, as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report.

The data and analysis section of this staff report for the Zoning Map amendment analyzes the proposed request for consistency with the City's Comprehensive Plan, Strategic Plan, and review criteria provided in [LDR Section 23.2-36\(3\)](#).

COMMUNITY OUTREACH

Notification letters were sent out to all property owners within 400 feet of the proposed rezoning area on September 30, 2025. Signs were also posted at the subject property to be rezoned. As of the date of publication, staff has not received letters of support or opposition for this application.

BACKGROUND

Listed below is a summary of the subject property's background:

- The subject property was annexed into the City in November 2005, with the City Commission approving the annexation and rezoning requests from Sunset Drive Holdings, LLC.
- On June 6, 2006, the City Commission approved a future land use map designation of Medium Density Residential (MDR), however, this designation was challenged by residents of the City.
- In August 2009, the City reversed the prior land use and zoning approvals.
- Since 2012, the City updated and revised its comprehensive plan, future land use map, and zoning map.
- The subject property currently has a City adopted land use designation of Medium Density Residential (MDR) but no City adopted zoning designation.
- The subject property does not have any active code compliance cases.

The rezoning will correct the longstanding annexation error that did not provide a City zoning designation during the annexation process and will allow for the redevelopment of the vacant parcel. The property is proposed to be developed with sixteen (16) single-family houses; that proposed development is not part of the subject request and will be subject to administrative review through the building permit process. The proposed zoning designation is consistent with the underlying Future Land Use (FLU) designation and does not require a FLU amendment.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per Policy 1.1.1.3, *the MDR category is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20 and NC. Zoning regulations shall protect two-family and medium density multi-family residential areas from the encroachment of incompatible land uses. At the same time, provision may be made for a limited number of nonresidential uses that are compatible by reason of their nature and limited frequency of occurrence with an overall medium-density, multi-family residential character. Zoning regulations*

shall provide for compatible nonresidential uses either through special zoning districts that may be mapped in areas designated SF/TF-14, MF-20 or NC, or through conditional use permit provisions. Academic schools that are determined to be compatible with the surrounding neighborhood shall be a conditionally permitted use within this land use category.

Future development of multi-family structures in the medium- density residential category shall not exceed densities of 20 dwelling units per acre. Zoning regulations implementing this category shall set appropriate minimum lot area and lot width requirements and minimum site area per dwelling unit requirements.

Zoning regulations shall permit a variety of dwelling unit types in two-family and multi-family structures on lots that meet minimum lot size requirements for multi-family structures.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II and Pilar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, achieve economic and financial sustainability through a versatile and stable tax base, and ensure facility placement, construction and development that anticipates and embraces the future. The proposed project will contribute towards the City's Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan.

The proposed zoning map amendment request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan as it proposes a zoning district that aligns with the property's existing FLU designation and will enable redevelopment of a vacant property to provide additional housing in the City of Lake Worth Beach.

Consistency with the City's Land Development Regulations

The zoning map amendment will assign a Single-Family and Two-Family Residential (SF-TF-14) zoning district designation. The property is adjacent to single-family uses to the north and multi-family uses to the east, west, and south. Full analysis of the rezoning review criteria is provided below. The analysis demonstrates that the proposed rezoning complies with the review criteria and that the required findings can be made in support of the rezoning.

Section 23.2-36(3): Review Criteria for the Rezoning of Land

The Department of Community Sustainability is tasked in the Code to review rezoning applications for consistency with the findings for granting rezoning applications in LDR Section 23.2-36 and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

The land development regulations require all rezoning requests without a concurrent FLUM Amendment be analyzed for consistency with **Section 23.2-36(3)**. Staff has reviewed the rezoning against this section and has determined that the rezoning complies with the following review criteria:

a. Consistency. *Whether the proposed rezoning 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.*

Analysis: The zoning map amendment request furthers the implementation of the City's Comprehensive Plan with the proposed adoption of a zoning district that is consistent with the Medium Density Residential (MDR) Future Land Use (FLU) designation on the subject site. **Meets Criterion.**

b. Land use pattern. *Whether the proposed rezoning amendment would be contrary to the established land use pattern, or would create an isolated zoning district 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 rezoning that would result in more desirable and sustainable growth for the community.*

Analysis: The zoning map amendment request will not be contrary or incompatible to the established land pattern, nor will it create an isolated zoning district unrelated to the adjacent and nearby classifications or constitute a grant of special privilege to the petitioner as contrasted with the protection of the public welfare. Below is a table outlining the existing zoning and future land use designations of adjacent properties. **Meets Criterion.**

Direction	Future Land Use Designation	Zoning District	Existing Use
North	Unincorporated Palm Beach County	Unincorporated Palm Beach County	Single-family residential
South	Medium Density Residential	Medium Density Multi-Family Residential (MF-30)	Multi-family residential
East	Medium Density Residential and High Density Residential	Medium Density Multi-Family Residential (MF-30)	Multi-family residential
West	Medium Density Residential	Medium Density Multi-Family Residential (MF-30)	Multi-family residential

c. Sustainability: *Whether the proposed rezoning 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.*

Analysis: The zoning map amendment request supports the integration of residential use consistent with smart growth and sustainability initiatives. In particular, approval of the request could lead to compatible land uses that could strengthen and direct development to the vacant property. This is a smart growth principle that will allow the City to benefit from a stronger tax base, will increase efficiency of already-developed land, and will add to the redevelopment potential in the area. The uses immediately surrounding the property are primarily single-family residential and multi-family residential. Approval of the zoning map amendment will allow for land uses that are complementary to the existing residential uses surrounding the property. **Meets Criterion.**

d. Availability of public services/infrastructure: *Requests for rezoning to planned zoning districts shall be subject to review pursuant to section 23.5-2.*

Analysis: This criterion is only applicable to requests to rezone land to a planned zoning district. As this request seeks approval to rezone the subject properties to a conventional zoning district and not a planned development district, this criterion does not apply. **Criterion not applicable.**

e. Compatibility: *The application shall consider the following compatibility factors: 1. Whether the proposed rezoning 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. 2. Whether the proposed rezoning is of a scale which is reasonably related to the needs of the neighborhood and the city as a whole.*

Analysis: The proposed rezoning will reflect existing single-family and multi-family residential uses in the area, and reflects the mix of single-family, medium density, and high-density residential Future Land Use designations in the surrounding area. The lack of an official zoning designation of the subject property is not consistent with the adopted future land use. Assigning a zoning district designation to the subject site will increase compatibility with the adoption of a zoning district that is intended to implement the vision of the Medium Density Residential (MDR) FLU designation.

As such, the rezoning is compatible with the current uses and is not anticipated to negatively affect property values.

Meets Criterion.

f. Direct community sustainability and economic development benefits: *For rezoning involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:*

1. *Further implementation of the city's economic development (CED) program;*
2. *Contribute to the enhancement and diversification of the city's tax base;*
3. *Respond to the current market demand or community needs or provide services or retail choices not locally available;*
4. *Create new employment opportunities for the residents, with pay at or above the county average hourly wage;*
5. *Represent innovative methods/technologies, especially those promoting sustainability;*
6. *Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;*
7. *Be complementary to existing uses, thus fostering synergy effects; and*
8. *Alleviate blight/economic obsolescence of the subject area.*

Analysis: The rezoning request does not include rezoning to a planned zoning district. As such, this criterion is not applicable. **Criterion not applicable.**

g. Economic development impact determination for conventional zoning districts. *For rezoning to a conventional zoning district, the review shall consider whether the proposal would further the 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.*

Analysis: The proposed zoning designation as SF-TF-14 will further the economic development program, and will not represent a decrease in the possible intensity of development or number of uses with high probable economic development benefits. The site currently cannot be developed, as it does not have a zoning designation; therefore, providing a City zoning designation to the parcel will allow for and increase the potential for development on the site.

Meets Criterion.

h. Master plan and site plan compliance with land development regulations. *When master plan and site plan review are required pursuant to section 2.D.1.e. above, 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.*

Analysis: A master plan and site plan are not part of this request. **Criterion not applicable.**

The analysis has shown that the required findings can be made in support of the rezoning. Therefore, the proposed rezoning is consistent with the review criteria for rezoning as outlined in LDR Section 23.2-36.

CONCLUSION

The proposed rezoning is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board recommend approval to the City Commission for the Zoning Map amendment based on the data and analysis in this report and the findings summarized below:

- The Zoning Map amendment is consistent with the existing FLU;
- The amendment corrects a longstanding error and provide the site with a City of Lake Worth Beach zoning district; and

- The proposed amendment is supported by and consistent with the Comprehensive Plan and City Strategic Plan.

Conditions of Approval:**Electric Utilities**

1. If the developer is going to request primary power lines in the alley between the houses and the west of property, a 10' easement will be required.

Public Works

1. Contact Public Works Solid Waste and Recycling Division and meet with a representative to agree on garbage bin storage location and screening, garbage bin pickup location, and number of bins required. Solid Waste and Recycling can be contacted by email at solidwasteinfo@lakeworthbeachfl.gov. The agreed upon refuse location and enclosure (if applicable) shall be depicted on the site plan.
2. Prior to issuance of a building permit, a location shall be designated on the site plan for the storage of refuse carts and/or dumpsters on non-collection days. Plans shall also indicate how the refuse carts/dumpsters will be screened from public view on non-collection days.
3. Prior to the issuance of a Building Permit, the dumpster enclosure design shall meet the specifications of the Public Works Dept for size, type, and material.

BOARD POTENTIAL MOTION:

I MOVE TO RECOMMEND APPROVAL of Ordinance 2025-16 for the proposed Zoning Map amendment based on the data and analysis in the staff report and the testimony at the public hearing.

I MOVE TO NOT RECOMMEND APPROVAL of Ordinance 2025-16 for the proposed Zoning Map amendment. The proposal does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Planning and Zoning Board will forward a recommendation to the City Commission.*

ATTACHMENTS

- A. Current Zoning Map and Photos
- B. Proposed Zoning Map
- C. Ordinance 2025-05
- D. Applicant's Justification Statement