

**JUSTIFICATION STATEMENT
ASSIGNING A ZONING DESIGNATION FOR SUNSET DRIVE AN SCG
COMMUNITY**

Submittal: June 25th, 2025; Revised July 18th, 2025

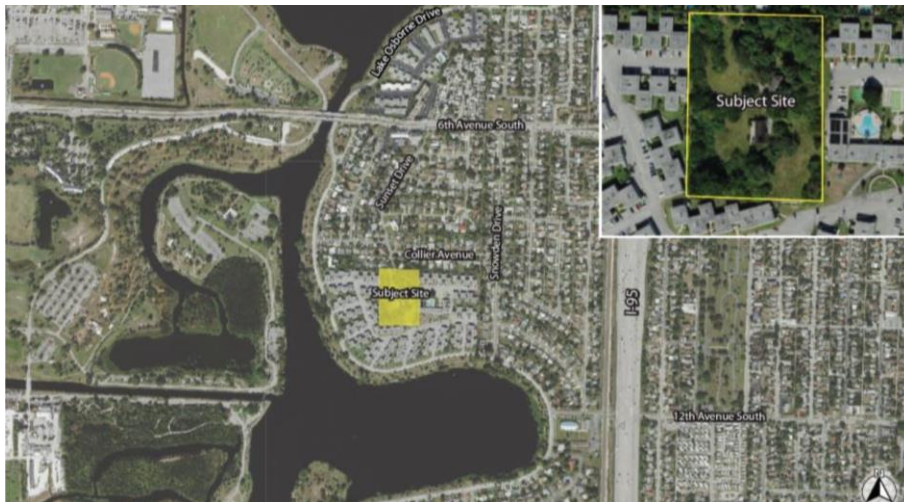
1. REQUEST

SCG Florida LLC is requesting approval for the subject site of the following:

Assigning a zoning designation of Single-Family and Two-Family Residential (SF/TF-14) zoning as permitted by right in Section 23.3-8 of the City of Lake Worth Beach's Code of Ordinances.

2. SITE CHARACTERISTICS

The subject site consists of 4.017 acres and is located 200 feet south of the intersection between Sunset Drive and Collier Avenue, in the City of Lake Worth Beach. The subject site is currently vacant and was historically improved with a single-family residence. The subject site retains a Future Land Use (FLU) designation of Medium Density Residential (MDR) and has no Zoning designation with the City of Lake Worth Beach. The subject site is identified by the following Property Control Number (PCN) 38-43-44-29- 01-004-0240 and has a physical address of 826 Sunset Drive. A location map has been provided below which details the site characteristics and surrounding areas.



3. DEVELOPMENT HISTORY

The subject site is currently vacant and was historically improved with single-family residences. The parcel is identified as Tract 1 of Sunset Park (Plat Book 6, Page 65). The single-family dwellings were constructed in 1923 per Palm Beach County Property Appraiser. The subject site

was annexed into the City of Lake Worth Beach from Unincorporated Palm Beach County on November 15, 2005, per Ordinance Number 2005-52. The Palm Beach County FLU designation was Medium Residential, 5 units per acre (MR-5) and the Zoning classification was both Residential Single Family (RS) and Residential High (RH). According to the Petition Summary, the proposed development for the subject site was intended for a 40-townhouse unit community which would retain a FLU designation of Low Density Residential, 10 units per acre and a Zoning classification of Multifamily, 10 units per acre (MF-10). Since that time, the subject site has been assigned a MDR FLU designation with the City of Lake Worth Beach.

4. SURROUNDING PROPERTIES

The subject site is located within the Sunset Park Neighborhood, whose fabric is comprised of residential uses. The following chart summarizes the uses located immediately adjacent to the subject site.

	FLU Designation	Zoning District	Existing Use
North	Medium Residential, 5 units per acre (MR-5) (Palm Beach County)	Residential Single-Family (RS) (Palm Beach County)	Single-Family Residential
	SFR	SFR	Single-Family Residential
South	MDR	Medium-Density Multifamily Residential, 30 DU per net acre (MF-30)	Condominiums
East	High Density Residential (HDR)	Medium-Density Multifamily Residential, 30 DU per net acre (MF-30)	Condominiums
	MDR	Medium-Density Multifamily Residential, 30 DU per net acre (MF-30)	Condominiums
West	MDR	Medium-Density Multifamily Residential, 30 DU per net acre (MF-30)	Condominiums

North: Immediately to the north of the subject site is the residential neighborhood of Sunset Park, which includes detached single-family residential homes. The single-family homes adjacent to the north are located within Unincorporated Palm Beach County with a FLU designation of MR-5 and zoning classification of RS. Further to the north are single family homes located within the City of Lake Worth Beach with a FLU designation of SFR and a zoning classification of SFR.

South: Immediately to the south of the subject site is the Murry Hills Condominium that retains a FLU designation of MDR and has a Zoning classification of MF-30 within the City of Lake Worth Beach.

East: Immediately to the south of the subject site is the Murry Hills Condominium that retains a FLU designation of MDR and has a Zoning classification of MF-30 within the City of Lake Worth Beach.

West: Immediately to the south of the subject site is the Murry Hills Condominium that retains a FLU designation of MDR and has a Zoning classification of MF-30 within the City of Lake Worth Beach.

5. DEVELOPMENT PROGRAM

The request is to assign the 4.017-acre subject site to a zoning of SF/TF-14 as permitted by right under the current MDR Future Land Use classification. An open space/retention area is shown on the master conceptual plan at the northeast and northwest corners of the subject site to provide additional buffer space between the single family homes to the North and to preserve additional trees. The proposed development is to be built in one phase. Trash refuse for the development will be handled through refuse carts/bins that will be pick-up by a trash collector.

The proposed development promotes sustainability as a focus through the incorporation of multiple different design features and elements, which include the following:

- Storm water dry retention through perimeter landscape buffer/bio-swales (water tolerant, absorbing native species, and Biochar additive). Please note the northern buffers include dry retention areas and incorporate the saving of many of the larger trees.
- Native and adaptive planting palette in landscape buffers and dry retention areas
- Solar Panels
- Hydro Panels (small solar unit on roof that condensates water for fresh water into taps)
- Steel framing and component panelized construction (faster construction/minimal waste)
- Low HERS Rating/Efficient Building Envelope
- Efficient indoor environment/HVAC systems
- Energy Star Appliances

In addition, the proposed development will incorporate smart technology, through BeHome 247 which includes the following:

- Security systems on all windows and doors
- Electronic smart locks for entry doors and garage doors
- Wireless Leak detection on all water resources
- Wireless Thermostats
- Perimeter Cameras

The project will have specific property development regulations for a SF/TF-14 development pursuant to Section 23.3-8 of the City of Lake Worth Beach's Code of Ordinances. The lot dimensions for the proposed lots would be a minimum of 100 feet in depth and 50 feet in width. Some units will have extended lots due to their location on the site. Each lot will be platted

independently as a fee simple for future ownership and the remaining buffers and common areas will be platted as separate tracts and will be under the control of a Homeowners Association.

6. ZONING CRITERIA AND SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT STANDARDS

A. Consistency

The zoning request to assign the 4.071-acre subject site to a SF/TF-14 zoning district furthers Goal 1.2, Objective 1.2.2, and Objective 1.2.3. of the City of Lake Worth Beach's Comprehensive Plan, which promotes compact sustainable urban development. The proposed development establishes a community that would balance with existing uses within the area and transition higher residential uses from the east, south, and west to the lower uses to the north, thus ultimately adding to the City of Lake Worth Beach's goal of livable communities. The project includes sustainable elements such as energy efficient and sustainable building materials, solar panels, bioswales, and higher quality landscaping in common open spaces. The development would support a more sustainable urban pattern in the City of Lake Worth Beach, by locating a residential housing type on a pocket of vacant land within an established residential neighborhood. The proposed project provides a prime opportunity for infill development and will alleviate potential blight within a long-established residential neighborhood. The development will also utilize existing infrastructure and will diversify the housing stock within the City of Lake Worth Beach.

The request to allow a SF/TF-14 zoning district on the site supports Objective 1.6.1 and 1.6.7 of the City of Lake Worth Beach's Comprehensive Plan, by supporting redevelopment within the older urban areas of the City of Lake Worth Beach and encouraging infill development. In addition, the proposed development supports redevelopment within Sunset Park, a long-established residential neighborhood.

The proposed zoning to a SF/TF-14 zoning district for the subject site meets all the regulations pursuant to Section 23.3-8 of the City of Lake Worth Beach's Code of Ordinances. The proposed development is not in conflict with any utility regulations or requirements of any utility system. All utilities, including telephone, cable television, and electrical service systems, for the proposed development are to be installed underground.

The zoning request to a SF/TF-14 zoning district for the subject site further complies with Section 23.3- 8(b) and 23.3-8(c) of the City of Lake Worth Beach's Code of Ordinances. The required building setbacks for the SF/TF-14 zoning district are met with the front setback of 20 feet, rear setback of 15 feet, and side setbacks of 5 feet. The landscape buffer requirements for the proposed SF/TF-14 development are met since the proposed development provides the following: a landscape buffer of 20 feet along the northern boundary plus a large dry retention area that will be plated, a landscape buffer of 5 feet along the east and west boundaries plus a 15 foot dry retention area that will be planted, a landscape buffer of 15 feet along the southern boundary plus an additional 10 feet of plated buffer space. The project provides 1.32 acres of green space for the SF/TF-14 district.

B. Land Use Pattern

The proposed zoning to the SF/TF-14 zoning district is permitted by right under the existing land use and is consistent with the surrounding residential zoning districts, both between the City of Lake Worth Beach and Palm Beach County.

Most of the residential uses in the surrounding context of the subject site include a higher density condominium and are more compact in nature to the west, south, and east, while single family residential is located to the north. The proposed SF/TF-14 Zoning classification will provide a transition between the condominiums that surround the subject site on three sides and the detached single- family residences to the north. The proposed SF/TF-14 zoning classification will not be contrary or inconsistent 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 applicant as contrasted with the protection of the public welfare.

C. Sustainability

Open spaces are located at the northeast and northwest corners of the subject site to preserve existing trees and provide a natural buffer between the project and the homes to the North. The proposed development includes higher quality landscaping and a quality conceptual master plan design with additional buffer and bioswales to promote natural conservation of water and trees. The SF/TF-14 development will also include elements of a green building certification standards and provide multiple sustainable design features and elements, such as energy efficient and sustainable structural features, solar panels, and bioswales as stated in the Development Program section of the Project Narrative above.

D. Availability of Public Services/Infrastructure

The proposed SF/TF-14 Zoning district in this location will take advantage of existing infrastructure and the City of Lake Worth Beach's services, while maximizing an underutilized piece of vacant land.

E. Addressing the City's Strategic Plan

PILLAR I – POSITIONING LAKE WORTH BEACH TO BE A COMPETITIVE VIABLE LOCATION OF CHOICE

A. Ensure effective economic development incentives and zones

Response: The zoning assignment enables private investment in a long-vacant infill parcel, which may become eligible for future local or regional economic development incentives.

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

Response: The request complies with Section 23.3-8 of the City's Code and the Medium

Density Residential Future Land Use designation, reinforcing predictability in the zoning process.

C. Optimize business district traffic patterns and parking assessments

Response: Although not within a commercial district, this residential infill supports increased walkability to nearby corridors to help reduce vehicle trips and easing parking pressure in adjacent zones.

D. Foster the assessment and planning for City owned assets including beach, golf and marina

Response: Increased local population helps justify continued reinvestment and planning around City-owned assets by expanding their user base, improving utilization and providing needed housing.

E. Provide superior public amenities and services to retain existing and entice new residents and businesses

Response: Enabling new residential development in a well-serviced location reinforces the use and efficiency of existing infrastructure and public amenities, attracting future residents.

PILLAR II – STRENGTHENING LAKE WORTH BEACH AS A ‘COMMUNITY OF NEIGHBORHOODS’

A. Diversify housing options

Response: SF/TF-14 zoning allows for residential living, broadening the housing mix and providing flexibility for different household types.

B. Continue crime reduction and prevention in achieving a safe, livable and friendly community

Response: Redeveloping this vacant parcel promotes neighborhood safety by removing underutilized land and fostering a more active, well-lit, and safely monitored environment.

C. Sustain infrastructure investments

Response: The site connects to existing utilities and roads, ensuring full use of infrastructure investments while avoiding expansion into undeveloped areas.

D. Preserve the character and protect historic resources

Response: The zoning designation complements the surrounding neighborhood and does not impact any designated historic structures or districts.

E. Deliver sustainable indoor-outdoor leisure opportunities (Parks and Open Spaces)

Response: The plan includes landscape buffers and dry retention open space, and is located near parks like John Prince Park and Lake Woof Dog Park, supporting indoor-outdoor recreation.

F. Collaborate with schools to foster rich, diverse and culturally enriching educational opportunities for all

Response: The addition of new residential lots supports enrollment and community participation in nearby schools, including Palm Beach State College.

PILLAR III – CELEBRATING THE UNIQUE, HISTORICAL, COASTAL AND CULTURAL DIVERSITY OF THE CITY

A. Expand branding and marketing outreach as the central Palm Beach County location for ‘Live, Learn, Work and Play’ within a culturally diverse, artistically vibrant, historically authentic, and intrinsically Old Florida Beach Community

Response: This zoning request contributes to neighborhood vitality and residential growth, reinforcing the City’s identity as a vibrant, desirable, and livable community.

B. Preserve, Restore, Repurpose, and Activate Historic City Owned Assets

Response: While this project does not involve a City-owned asset, it supports revitalization of the surrounding area, enhancing engagement with historic resources nearby.

C. Encourage tourism by increasing options for visitors to stay and experience the city

Response: Residential development increases vibrancy and supports nearby commercial and cultural districts, contributing to a more attractive and walkable city for visitors.

D. Inspire arts and culture through City events and programs

Response: New residents foster demand for and participation in arts and cultural programming, strengthening the City’s community-driven cultural identity.

PILLAR IV – NAVIGATING TOWARDS A SUSTAINABLE COMMUNITY

A. Achieve economic and financial sustainability through a versatile and stable tax base

Response: Rezoning will convert a vacant parcel into a stable, revenue-generating property, directly supporting fiscal sustainability.

B. Focus on technology innovations to support sustainable development, improve resilience, meet residents’ expectations and attract investment, new business and talent

Response: The future development is expected to incorporate solar panels, underground utilities, and energy-efficient systems as well as dry retention and rain gardens consistent with modern, tech-forward sustainable standards.

C. Facilitate environmental sustainability through infrastructure investments, environmental resiliency, capital improvement planning, training, and regional partnership and planning

Response: Bioswales, stormwater dry retention areas planted with native species, and

green buffers on-site contribute to localized flood mitigation and align with broader environmental infrastructure goals.

D. Influence the supply and expansion of jobs

Response: While not directly employment-generating, the zoning supports nearby business viability and access to housing, indirectly supporting local job retention.

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

Response: The zoning allows for modern, code-compliant housing development on well-located land, reflecting forward-thinking land use and planning practices.

F. Support and improve emergency preparedness to build resiliency and ensure recovery from natural and manmade disasters

Response: New development under this zoning will be constructed to current hurricane, flood, and fire safety codes, strengthening citywide disaster preparedness.

PILLAR V – AFFIRMING GOVERNMENT FOR ALL

A. Ensure effective, efficient, consistent and seamless services that exceed customer expectations

Response: This zoning request follows a clear and orderly application process, enabling efficient review and implementation consistent with the City's land use plan.

B. Establish a workplace culture of high performance, continuous improvement, and human-centered innovation that encourages employee growth and collaboration

Response: The collaborative nature of this application—aligned with planning, zoning, and sustainability goals—supports efficient, responsive City operations.

C. Strengthen state of the art, standardized, and repeatable processes

Response: The request leverages the City's adopted zoning regulations and Future Land Use Map, reinforcing standardized and replicable review procedures.

D. Maximize technology to enhance efficiency, productivity, security and convenience

Response: Future development may include smart-home features, leak detection systems, and solar tech, supporting resident convenience and infrastructure efficiency.

E. Support and foster an environment of inclusion and social consciousness

Response: The SF/TF-14 zoning allows for a diversity of unit types and household structures, supporting inclusive housing options for residents.

F. Direct Community Sustainability and Economic Development Benefits

SCG Florida in cooperation with the University of Miami Herbert Business School's Sustainable Business program created a Sustainable Living Guide for the Sunset Drive Project that outlines the overall approach to Community Sustainability and the Economic Development Benefits to the surrounding community as well as the City of Lake Worth Beach. This document can be

found on the SCG Florida website <http://www.scgflorida.com> under the Resident Tab and is also included as an attachment to this application.

1. Further implementation of the city's economic development (CED) program

Response: The proposed zoning of the 4.017-acre subject site to a SF/TF-14 zoning district would further implement the City's CED program by providing

a) Contribute to the enhancement and diversification of the city's tax base

Response: The proposed SF/TF-14 development on a 4.017-acre subject site would contribute to the enhancement and diversification of the City's tax base. The future residents of the proposed development will provide business to the existing commercial uses along the northern 6 Avenue South commercial corridor and the nearby downtown center of the City of Lake Worth Beach, while also attending any downtown events in the City.

b) Respond to the current market demand or community needs or provide services or retail choices not locally available

Response: The existing residential uses surrounding the subject site are predominantly condominium units to the east, south, and west, or single-family residential to the north. Further out from adjacent uses, there are multiple multifamily apartments, condominiums, and mobile homes to the north across 6 Avenue South, and more single family residential to the east. The proposed zoning to a SF/TF-14 zoning district for the subject site allows for newer SF/TF-14 lots and diversification of housing choices with the City of Lake Worth Beach, while responding to current marked demand for homes.

c) Create new employment opportunities for the residents, with pay at or above the county average hourly wage

Response: The proposed request is for a SF/TF-14 development, therefore this standard does not apply to the zoning request to a SF/TF-14 Zoning classification.

2. Represent innovative methods/technologies, especially those promoting sustainability

Response: Open space area is located at the northeast and northwest corners of the subject site. The proposed development includes elements of a higher quality landscaping; providing overall sustainable community character and aesthetic excellence; and providing a quality design based on residential form. The SF/TF-14 structures include elements of green building certification standards and provide energy efficient and sustainable structural features, solar panels, and bioswales. In addition, the development will incorporate smart technology through BeHome 247 as stated in the Development Program section of the Project Narrative above.

3. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare.

Response: The proposed zoning to a SF/TF-14 zoning district for the subject site would alleviate development pressure westward and allows for more efficient and sustainable infill development within the City of Lake Worth Beach.

4. **Be complimentary to existing uses, thus fostering synergy effects**

Response: The proposed zoning of the 4.017-acre subject site to a SF/TF-14 Zoning classification would foster synergy effects for the nearby Palm Beach State College, by allowing future residents to have employment opportunities for the school. The proposed SF/TF-14 development would enhance the character of the Sunset Park residential neighborhood, as well as provide nearby access to churches (Lake Osborne Presbyterian Church; Lakeside United Methodist Church) and parks, such Lake Woof dog Park and John Prince Park.

5. **Alleviate blight/economic obsolescence of the subject area**

Response: The 4.017-acre subject site is predominantly vacant and represents a “pocket” of infill development, therefore the proposed zoning to a SF/TF-14 zoning district would alleviate economic obsolescence of the subject site by bringing future residents to the City of Lake Worth Beach while providing stimulus to the nearby uses on the 6 Avenue South corridor and further to the downtown of Lake Worth Beach. In addition, the proposed SF/TF-14 development would make the highest and best use of the subject site and enhance the fabric of the residential neighborhood.

G. Economic Development Impact Determination for Conventional Zoning Districts

The proposed SF/TF-14 development would enhance the character of the Sunset Park residential neighborhood, and provide future residents to the City of Lake Worth Beach while providing stimulus to the nearby uses on the 6 Avenue South corridor and further to the downtown of Lake Worth Beach. Nearby employment opportunities for residents also exist through the nearby local small businesses, office centers, shopping centers, and the Palm Beach State College.

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

The zoning of the 4.017-acre subject site to a SF/TF-14 and the Conceptual Master Plan is in compliance with Section 23.3-8 and Section 23.2-31 of the City of Lake Worth Beach's Land Development Code.

***SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL STANDARDS**

As stated above, the proposed development is intended to be developed as a SF/TF-14. Compliance with the Planned Development District Standards in Section 23.3-8.

The proposed development will have the utilities installed underground on the subject site. The proposed Site Plan provides both 25-foot-wide sight visibility triangles at the northern portion of the development, thus meets Section 23.4-4 of the City of Lake Worth Beach's Land Development Code. The proposed SF/TF-14 development provides 57,476 sq ft or 1.32 acres, of green space as common open space. The subject site is owned by a single entity, therefore there is unified control for the proposed development.

7. CONCLUSION

The requested assignment of SF/TF-14 Zoning classification is justified, permitted by right and consistent with the City of Lake Worth Beach's comprehensive Future Land Plan with Future Land Use of MDR. This zoning is consistent the Code of Ordinances and is compatible with surrounding uses. The subject site is an ideal location to promote development and development at this location will improve an underutilized land area that is surrounded by the built residential environment. The SF/TF-14 Zoning classification would allow a single family-two family lot use that best compliments the Sunset Park residential neighborhood and the surrounding high density condominiums. SCG Florida LLC respectfully requests approval of this request to assign SF/TF-14 Zoning classification to the subject site.