

STAFF REPORT REGULAR MEETING

AGENDA DATE: November 4, 2025

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-16 - First Reading (Quasi-Judicial Hearing) – Privately-initiated Zoning Map amendment to provide 826 Sunset Drive with a City of Lake Worth Beach zoning district of Single-Family and Two-Family Residential (SF-TF-14)

SUMMARY:

The proposed privately-initiated zoning request would provide the parcel at 826 Sunset Drive with a zoning district designation of Single-Family and Two-Family Residential (SF-TF-14); this parcel currently lacks a City zoning designation. The zoning request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs.

BACKGROUND AND JUSTIFICATION:

The ± 4.02-acre parcel at 826 Sunset Drive was annexed into the City in November 2005; a future land use (FLU) designation of Medium Density Residential (MDR) was approved by the City Commission in June 2006. In August 2009, the City reversed the prior land use and zoning approvals. In April 2018, the City adopted an updated Future Land Use Map (Ordinance No. 2017-26), with a FLU designation of MDR for 826 Sunset Drive.

Although the parcel has a FLU designation, it still does not have a zoning designation on the City's Official Zoning Map. The proposed rezoning will correct this longstanding error and will allow for eventual redevelopment of this vacant parcel. While providing a zoning district for the parcel is critical to any future development on the parcel, there is no specific development proposal included in the subject request.

The proposed zoning map amendment will provide a zoning district for one (1) parcel at 826 Sunset Drive. The property is adjacent to single-family uses to the north and multi-family uses to the east, west, and south. The properties that are immediately adjacent to the north are in unincorporated Palm Beach County and have a County zoning designation of Residential Single Family (RS). Neighboring parcels also to the north have a City zoning designation of Single Family Residential (SFR). The properties that are immediately adjacent to the east, west, and south have a City zoning designation of Medium Density Multi-Family Residential (MF-30).

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 the PZB staff report, which is included as an attachment. The proposed zoning change is consistent with the underlying Future Land Use (FLU) designation and does not require a FLU amendment. The SF-TF-14 zoning district is the lowest-density district associated with the MDR FLU designation, as shown in Table 1 of the Future Land Use Element of the Comprehensive Plan.

The **Planning and Zoning Board (PZB)** considered the request at their meeting on October 15, 2025, and voted unanimously (4-0) to recommend approval of the proposed zoning map amendment.

MOTION:

Move to approve/disapprove Ordinance 2025-16 on first reading and schedule the second reading and public hearing for November 18, 2025.

ATTACHMENT(S):

Ordinance 2025-16
PZB Staff Report
Current Zoning Map and Photos
Proposed Zoning Map
Justification Statement