



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
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DATE: July 1, 2020 & July 9, 2020

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

FROM: William Waters, Director Community Sustainability

MEETING: July 8, 2020 and July 15, 2020

SUBJECT: **PZB / HRPB Project Number 20-03100003**: Consideration of an ordinance to amend Chapter 2 regarding application fees and Chapter 23 “Land Development Regulations” regarding changes to adopt a digital zoning and future land use map, site plan review, pervious and impervious surfaces, outdoor storage, and modifications to development standards and requirements for fence, walls and gates.

BACKGROUND/ PROPOSAL:

On March 5, 2020, the City Commission held a workshop on the prioritization of amendments to the City’s Land Development Regulations (LDR) that were previously identified by staff and the Commission. The subject LDR amendments address a second series of prioritized items identified at the March meeting. These include changes to additional definitions, electronic zoning maps and future land use maps, fees, site plan review, fences, walls and gates, parking lot materials and dumpsters. The proposed amendments to the Land Development Regulations have been reviewed by staff for consistency with the City’s Comprehensive Plan. A summary of each component in the draft ordinance is also provided.

The proposed LDR amendments for Chapter 23 will modify the following sections of the City’s Code of Ordinances:

- Article 1- Section 23.1-5 and 6 - General Provisions
- Article 1- Section 23.1-12 – Definitions
- Article 2 - Section 23.2-20 – Site Plan Review
- Article 3 - Section 23.3-2 – Official Zoning Map
- Article 4 - Section 23.4-4 – Fences, Walls and Gates
- Article 4 - Section 23.4-10 – Off Street Parking
- Article 4 - Section 23.4-19 – Outdoor Storage
- Article 6 - Section 23.6-1 – Landscape Regulations

There also are a few changes to Chapter 2 of the Code of Ordinances related to development fees.

Changes and amendments to Chapter 2: These amendments are proposed to reference the City's official schedule of fees and charges for privately initiated changes to either the City's Comprehensive Plan or Future Land Use Map (FLUM) as well as voluntary annexations and other zoning requests.

Official Future Land Use Map and Official Zoning Map: The proposed amendments provide for the City to have both its official zoning map and official future land use map managed digitally.

Definitions: The proposed amendments provide clarity and with regard to building lot coverage, overall lot coverage, and permeable and impermeable surfaces.

Site Plan Review: The proposed amendments clarify the distinction between major site plans and minor site plans as well as the process to amend same.

Fences, Walls & Gates: The proposed amendments provide additional regulations regarding types of perimeter fences, materials and locations for all zoning districts as well as clarity with regard to visibility triangles.

Off Street Parking: The proposed amendments provide for clarity with regard of acceptable materials allowed for off street parking.

Outdoor Storage: The proposed amendments provide for clarity on the where outdoor storage may occur and storm water requirements for outdoor storage.

Landscape Regulations: The proposed amendments provide for dealing with dumpster landscaping and non-conforming dumpster conditions.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2020-XX: PZB / HRPB Project Number 20-03100003

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in PZB / HRPB Project Number 20-03100003 (Ordinance 2020-11).

Attachments

- A. Draft Ordinance 2020-11