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4 **ORDINANCE NO. 2020-06 OF THE CITY OF LAKE WORTH BEACH,**
5 **FLORIDA, AMENDING THE CITY’S COMPREHENSIVE PLAN FUTURE**
6 **LAND USE MAP THROUGH A LARGE SCALE MAP AMENDMENT**
7 **FROM THE FUTURE LAND USE (FLU) DESIGNATIONS OF MIXED USE**
8 **EAST AND MIXED USE-WEST TO THE TRANSIT ORIENTED**
9 **DEVELOPMENT FLU DESIGNATION ON PROPERTY GENERALLY**
10 **LOCATED ALONG THE LAKE WORTH ROAD CORRIDOR BETWEEN**
11 **BOUTWELL ROAD AND NORTH A STREET AND MORE FULLY**
12 **DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING**
13 **ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY;**
14 **AND PROVIDING AN EFFECTIVE DATE.**
15

16 WHEREAS, the Florida Local Government Comprehensive Planning and Land
17 Development Regulation Act, section 163.3220, *et seq.*, Florida Statutes, requires each
18 municipality to adopt a comprehensive plan, including a future land use map and
19 authorizes amendments to an adopted comprehensive plan; and
20

21 WHEREAS, this is a City-initiated request for the properties described in Exhibit A
22 (the “Property”) for a large scale map amendment to change the future land use
23 designation of the property; and
24

25 WHEREAS, City staff has prepared and reviewed an amendment to the Future
26 Land Use Map of the City’s Comprehensive Plan to change the land use designations of
27 the property described below from a City of Lake Worth future land use designation of
28 Mixed Use East (MU-E) and Mixed Use West (MU-W) to a City future land use designation
29 of Transit Oriented Development (TOD); and
30

31 WHEREAS, on May 13, 2020, the City Historic Resources Preservation Board,
32 sitting as the duly constituted Local Planning Agency for the City, held a public hearing to
33 consider the comprehensive plan amendments and forwarded a recommendation of
34 approval to the City Commission; and
35

36 WHEREAS, on May 20, 2020, the City Planning and Zoning Board, sitting as the
37 duly constituted Local Planning Agency for the City, recommended approval of the Future
38 Land Use Map Amendment to the Comprehensive Plan of the City; and
39

40 WHEREAS, the amendment qualifies and meets the criteria to be reviewed and
41 approved as a large scale map amendment in accordance with Florida Statutes; and
42

43 WHEREAS, the City Commission finds that the Future Land Use Map Amendment
44 that is eligible for the State Expedited Review Process for the Adoption of Comprehensive
45 Plan Amendments and has been processed in a manner consistent with Sections
46 163.3184 Florida Statutes; and
47

48 WHEREAS, the City Commission acknowledges that this Future Land Use Map
49 Amendment is subject to the provisions of Section 163.3184(9), and 163.3189, Florida
50 Statutes, and that the City shall maintain compliance with all provisions thereof; and

51
52 WHEREAS, the City has received public input and participation through hearings
53 before the Local Planning Agency and the City Commission in accordance with Section
54 163.3181, Florida Statutes; and

55
56 WHEREAS, the City Commission has determined that the adoption of this
57 Ordinance is in the best interest of the citizens and residents of the City of Lake Worth
58 Beach.

59
60 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
61 CITY OF LAKE WORTH BEACH, FLORIDA, that:

62
63 Section 1. The foregoing recitals are hereby affirmed and ratified.

64
65 Section 2. The parcel of land more particularly described in **Exhibit A** is hereby
66 designated Transit Oriented Development (TOD) on the City's Future Land Use Map.

67
68 Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

69
70 Section 4. If any provision of this ordinance, or the application thereof to any person or
71 circumstance is held invalid, the invalidity shall not affect other provisions or applications
72 of the ordinance which can be given effect without the invalid provision or application, and
73 to this end the provisions of this ordinance are declared severable,

74
75 Section 5. The effective date of this large scale map amendment shall be thirty-one (31)
76 days after the Department of Economic Opportunity notifies the City that the plan
77 amendment package is complete. If timely challenged, this amendment does not become
78 effective until the Department of Economic Opportunity or the Administration Commission
79 enters a final order determining the adopted amendment to be in compliance.

80
81 The passage of this ordinance was moved by Commissioner Maxwell, seconded
82 by Vice Mayor Amoroso, and upon being put to a vote, the vote was as follows:

83		
84	Mayor Pam Triolo	AYE
85	Vice Mayor Andy Amoroso	AYE
86	Commissioner Scott Maxwell	AYE
87	Commissioner Omari Hardy	AYE
88	Commissioner Herman Robinson	AYE
89		

90 The Mayor thereupon declared this ordinance duly passed on first reading on the
91 2nd of June, 2020.

92
93

94 The passage of this ordinance on second reading was moved by Commissioner
95 _____, seconded by Commissioner _____, as amended and upon being put
96 to a vote, the vote was as follows:

- 97
98 Mayor Pam Triolo
99 Vice Mayor Andy Amoroso
100 Commissioner Scott Maxwell
101 Commissioner Omari Hardy
102 Commissioner Herman Robinson

103
104 The Mayor thereupon declared this ordinance duly passed on the __ day of _____,
105 2020.

106
107 LAKE WORTH BEACH CITY COMMISSION

108
109
110 By: _____
111 Pam Triolo, Mayor

112
113 ATTEST:

114
115
116 _____
117 Deborah M. Andrea, CMC, City Clerk
118

EXHIBIT A
FUTURE LAND USE MAP AMENDMENT

Two (2) Future Land Use Map Amendments to extend the Transit-Oriented Development boundaries as follows:

- a) Future Land Use Map amendment for approximately 7.11 acres from Mixed Use–East (MU-E) to TOD from Lake Worth Road north to 2nd Avenue, North A Street west to I-95 and the CSX Railroad Tracks; and
- b) Future Land Use Map amendment for approximately 19.56 acres from Mixed Use–West (MU-W) to TOD from Lake Worth Road north to 2nd Avenue, Boutwell Road east to I-95 and the CSX Railroad Tracks.



