

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: November 2, 2021

DEPARTMENT: Community Sustainability

TITLE:

Ordinances Nos. 2021-18 and 2021-19 - First Reading - City-initiated small-scale Future Land Use Map (FLUM) amendment (Ordinance 2021-18) and Zoning Map amendment (Ordinance 2021-19) on behalf of Dixie Capital Partners LLC in coordination with the City of Lake Worth Beach's Electric Utility requesting a FLUM amendment from the Mixed Use - East (MU-E) FLU to the Public (P) FLU, and a rezoning from the Mixed Use – Dixie Highway (MU-Dixie) zoning district to the Public (P) zoning district on properties located at 706 South H Street and 710 South H Street

SUMMARY:

City-initiated small-scale Future Land Use Map (FLUM) amendment (Ordinance 2021-18) and Zoning Map amendment (Ordinance 2021-19) on behalf of Dixie Capital Partners LLC in coordination with the City of Lake Worth Beach's Electric Utility requesting:

- a FLUM amendment from the Mixed Use - East (MU-E) FLU to the Public (P) FLU, and
- a rezoning from the Mixed Use – Dixie Highway (MU-Dixie) zoning district to the Public (P) zoning district on properties located at 706 South H Street and 710 South H Street.

BACKGROUND AND JUSTIFICATION:

The proposed map amendments would allow the development of a new electrical substation on the subject site which will serve and be owned by the City of Lake Worth Beach. The proposed amendments to the City's Future Land Use Map and Official Zoning Map are supported by and are consistent with the Comprehensive Plan and City Strategic Plan and are consistent with Florida Statutes based on the data and analysis contained in the attached Planning & Zoning Board (PZB) staff report.

However, it should be noted that per F.S. 163.3208, substations are permitted in all land use categories by the Florida Statutes. As the local electric utility is owned by the City, the local preference is for all City facilities to be located within a public future land use designation and zoning district. Substations are permitted in the Public (P) zoning district, which is the implementing zoning district for the Public (P) future land use designation. Therefore, while the proposed FLUM amendment is not required under Florida Statute, the local preference is for the City's FLUM and Zoning Map to reflect the location of this type publicly owned facility.

The development of a substation on the subject property would allow for the eventual redevelopment of an existing substation site by Dixie Capital Partners LLC, which is located at 610 S H Street near the intersection of S H Street and the major thoroughfare of 6th Ave South. The sale of the subject property to the City of Lake Worth Beach is anticipated to occur sometime in 2022. The service capacity of the existing substation at 610 S H Street will be transferred to the new upgraded facility upon the completion of its construction. The subject site is located within the CRA boundaries.

At the September 1, 2021 Planning & Zoning Board (PZB) meeting, the PZB recommended unanimous approval of both the future land use map amendment and the zoning map amendment.

MOTION:

Move to approve/disapprove Ordinances 2021-18 and 2021-19 on first reading and schedule the second reading and public hearing for December 7, 2021.

ATTACHMENT(S):

- PZB Staff Report
- Ordinance 2021-18 FLUM
- Ordinance 2021-19 Rezoning