



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

HISTORIC RESOURCES PRESERVATION BOARD REPORT

Ordinance 2025-05 (HRPB 25-01300001): City-initiated Zoning Map amendment requesting a rezoning from Mixed Use East (MU-E) to Downtown (DT) for five (5) parcels located north of 1st Avenue South, west of South K Street, and east of South J Street.

Meeting Date: June 11, 2025

Property Owners: City of Lake Worth Beach, Lake Worth Beach CRA

Applicant: Chen Moore and Associates, on behalf of the City of Lake Worth Beach

Addresses: 13 South K Street, 19 South K Street, 25 South K Street, 704 1st Avenue South, 710 1st Avenue South

PCNs: 38-43-44-21-15-019-0220, 38-43-44-21-15-019-0230, 38-43-44-21-15-019-0290, 38-43-44-21-15-019-0301, and 38-43-44-21-15-019-0302

Size: +/- 0.79 acres

General Location: North of 1st Avenue South, west of S K Street, and east of S J Street.

Existing Land Use: Vacant / Parking Lot

Future Land Use Designation: Downtown Mixed Use (DMU)

Current Zoning District: Mixed Use – East (MU-E)

Proposed Zoning District: Downtown (DT)

Location Map



RECOMMENDATION

The proposed rezoning (Ordinance 2025-05) is consistent with the Comprehensive Plan, Strategic Plan, and the guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs). Therefore, staff recommends that the Historic Resources and Preservation Board recommends approval to the City Commission for the proposed rezoning request.

PROJECT DESCRIPTION

The proposed City-initiated rezoning request would amend the zoning district on the subject properties from Mixed Use – East (MU-E) to Downtown (DT). The proposed map amendment would be consistent with the current Future Land Use designation of Downtown Mixed Use (DMU) and better reflect the historic mix of uses of the properties in this area. 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 this report.

The data and analysis section of this staff report for the Zoning Map amendment analyzes the proposed request for consistency with the City's Comprehensive Plan, Strategic Plan, and review criteria provided in LDR Section 23.2-36(3).

COMMUNITY OUTREACH

Notification letters were sent out to the property owners of the properties included in the proposed rezoning, as well as all property owners within 400 feet of the proposed rezoning area on May 30, 2025. Signs were also posted along the perimeter of the rezoning area. As of the date of publication, staff has not received letters of support or opposition for this application.

BACKGROUND

The rezoning will allow the City to relocate the two (2) historic structures currently located at 17 South M Street, which currently house the Leisure Services Department, as well as accommodate the development of a new City parking garage. Currently, the parcels are being utilized as a parking lot and vacant land. The proposed Zoning Map amendment includes five (5) parcels with a total acreage of 0.79 acres. The proposed zoning change is consistent with the underlying Future Land Use (FLU) designation and does not require a FLU amendment.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject properties currently have a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per **Comprehensive Plan Future Land Use Element Policy 1.1.1.7**, the Downtown Mixed Use land use designation is intended *"to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed-Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The implementing zoning districts are DT, MU-E, MF-20 and MF-30."*

Additionally, the proposed changes to the properties' zoning district are consistent with **Future Land Use Element Policy 1.1.2.9 (Locational Criteria for the Downtown Mixed-Use Designation)** as these properties are specifically identified in the policy as the intended location for the DT district. **Future Land Use Element Policy 1.2.1.3 states:** "The City shall continue to be proactive in development of strategies that facilitate adequate parking in the DMU and Dixie Highway Corridor." Approval of the rezoning request would allow for a parking garage facility as well as a new location for the Department of Leisure Services.

The City's Strategic Plan sets goals and ideals for the City's future vision and lays out methods to achieve them. Pillar One, Section E of the City's Strategic Plan aims to "provide superior public amenities and services to retain existing and

entice new residents and businesses.” The proposed rezoning will support this goal by enabling the development of a parking garage, which will enhance public amenities and attract both businesses and residents to the City.

Additionally, Pillar Four, Section E seeks to “ensure facility placement, construction, and development that anticipates and embraces the future.” The current MU-E zoning does not permit parking facilities; however, the proposed DT zoning will allow for the construction of a parking garage and a new location for the Department of Leisure Services – both aligning with the intent of this pillar.

Based on this analysis, the proposed rezoning is consistent with the City’s Strategic Plan.

Consistency with the City’s Land Development Regulations

Full analysis of the rezoning review criteria is provided below. The analysis demonstrates that the proposed rezoning complies with the review criteria and that the required findings can be made in support of the rezoning.

Section 23.2-36(3): Review Criteria for the Rezoning of Land

The Department of Community Sustainability is tasked in the Code to review rezoning applications for consistency with the findings for granting rezoning applications in LDR Section 23.2-36 and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

The land development regulations require all rezoning requests without a concurrent FLUM Amendment be analyzed for consistency with **Section 23.2-36(3)**. Staff has reviewed the rezoning against this section and has determined that the rezoning complies with the following review criteria:

a. Consistency. *Whether the proposed rezoning amendment would be consistent with the purpose and intent of the applicable comprehensive plan policies, redevelopment plans, and land development regulations. Approvals of a request to rezone to a planned zoning district may include limitations or requirements imposed on the master plan in order to maintain such consistency.*

Analysis: As analyzed in the sections above addressing consistency with the City’s Comprehensive Plan and Strategic Plan, and the analysis in this section, the proposed rezoning is consistent with the comprehensive plan and land development regulations. **Meets Criterion.**

b. Land use pattern. *Whether the proposed rezoning amendment would be contrary to the established land use pattern, or would create an isolated zoning district unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude rezoning that would result in more desirable and sustainable growth for the community.*

Analysis: The rezoning request will not be contrary or incompatible with the established land pattern as the surrounding uses within the area include the DT district. The rezoning will not create an isolated zoning district unrelated to the adjacent and nearby classifications as reflected in the adjacent use analysis table below, and does not constitute a grant of special privilege to the petitioner as contrasted with the protection of the public welfare. The subject property currently has a FLU designation of DMU and does not require a FLU amendment, and the proposed rezoning is consistent with the location policy in the comprehensive plan for the DT zoning district (Future Land Use Element Policy 1.1.1.9). Below is a table outlining the existing zoning and future land use designations of adjacent properties. **Meets Criterion.**

Subject Property FLU	Adjacent Direction	Adjacent Future Land Use Designations	Adjacent Zoning Districts	Existing Use
DMU – Downtown Mixed Use	North	DMU – Downtown Mixed Use	DT - Downtown	Restaurant / Retail
	South	HDR – High-Density	MF-30 - Medium	Multi-Family Residential

		Residential	Density Multi-Family Residential (30)	
	East	DMU – Downtown Mixed Use	MU-E - Mixed Use - East	Municipal / Residential
	West	DMU – Downtown Mixed Use	DT - Downtown	Commercial / Multi-Family Residential

c. Sustainability: *Whether the proposed rezoning would support the integration of a mix of land uses consistent with smart growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.*

Analysis: The rezoning request supports the integration of a mix of land uses consistent with smart growth and sustainability initiatives with an emphasis on complementary land uses and access to alternate modes of transportation. Approval of the rezoning request would reflect the existing mix of uses in the area. **Meets Criterion.**

d. Availability of public services/infrastructure: *Requests for rezoning to planned zoning districts shall be subject to review pursuant to section 23.5-2.*

Analysis: This criterion is only applicable to requests to rezone land to a planned zoning district. As this request seeks approval to rezone the subject properties to a conventional zoning district and not a planned development district, this criterion does not apply. **Criterion not applicable.**

e. Compatibility: *The application shall consider the following compatibility factors: 1. Whether the proposed rezoning would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties. 2. Whether the proposed rezoning is of a scale which is reasonably related to the needs of the neighborhood and the city as a whole.*

Analysis: The proposed rezoning will reflect existing uses in the area. As such, the rezoning is compatible with the current uses and is not anticipated to negatively affect property values. **Meets Criterion.**

f. Direct community sustainability and economic development benefits: *For rezoning involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:*

- 1. Further implementation of the city's economic development (CED) program;*
- 2. Contribute to the enhancement and diversification of the city's tax base;*
- 3. Respond to the current market demand or community needs or provide services or retail choices not locally available;*
- 4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage;*
- 5. Represent innovative methods/technologies, especially those promoting sustainability;*
- 6. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;*
- 7. Be complementary to existing uses, thus fostering synergy effects; and*
- 8. Alleviate blight/economic obsolescence of the subject area.*

Analysis: The rezoning request does not include rezoning to a planned zoning district nor does it have a concurrent site plan application in review at this time. As such, this criterion is not applicable. **Criterion not applicable.**

g. Economic development impact determination for conventional zoning districts. For rezoning to a conventional zoning district, the review shall consider whether the proposal would further the economic development program, and also determine whether the proposal would:

1. Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and
2. Represent a potential decrease in the number of uses with high probable economic development benefits.

Analysis: The proposed rezoning to the DT zoning district will not result in a decrease in development intensity or density of the subject property. Further, the DT would allow for additional uses that are not permitted within the MU-E zoning district. Therefore, the amendment would not decrease the number of uses with high probable economic development benefits. **Meets Criterion.**

h. Master plan and site plan compliance with land development regulations. When master plan and site plan review are required pursuant to section 2.D.1.e. above, both shall comply with the requirements of the respective zoning district regulations of article III and the site development standards of section 23.2-32.

Analysis: A master plan and site plan are not part of this request. **Criterion not applicable.**

The analysis has shown that the required findings can be made in support of the rezoning. Therefore, the proposed rezoning is consistent with the review criteria for rezoning as outlined in LDR Section 23.2-36.

CONCLUSION

The proposed rezoning is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board recommend approval to the City Commission for the Zoning Map amendment based on the data and analysis in this report and the findings summarized below:

- The Zoning Map amendment is consistent with the existing FLU;
- The amendment would allow for a use that is not currently permitted in the existing zoning classification; and
- The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report.

BOARD POTENTIAL MOTION:

I MOVE TO RECOMMEND APPROVAL of Ordinance 2025-05 for the proposed Zoning Map amendment based on the data and analysis in the staff report and the testimony at the public hearing.

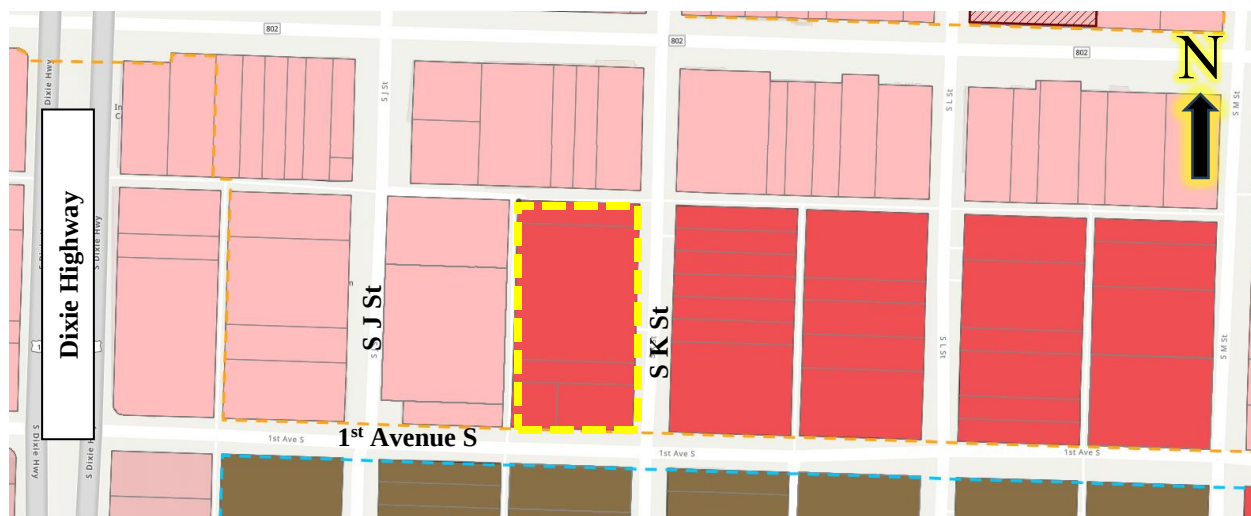
I MOVE TO NOT RECOMMEND APPROVAL of Ordinance 2025-05 for the proposed Zoning Map amendment. The proposal does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action: The Historic Resources Preservation Board will forward a recommendation to the City Commission.

ATTACHMENTS

- A. Location Map and Property List
- B. Current Zoning Map and Photos
- C. Proposed Zoning Map
- D. Ordinance 2025-05
- E. Justification Statement

ATTACHMENT A
LOCATION MAP & PROPERTY LIST



LIST OF PROPERTIES INCLUDED IN ORDINANCE 2025-05

- 13 South K Street – 38-43-44-21-15-019-0220
- 19 South K Street – 38-43-44-21-15-019-0230
- 25 South K Street – 38-43-44-21-15-019-0290
- 704 1st Avenue South – 38-43-44-21-15-019-0301
- 710 1st Avenue South – 38-43-44-21-15-019-0302