

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** December 16, 2025

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2025-15 - Second Reading – amending the City of Lake Worth Beach Comprehensive Plan to update the Future Land Use (FLU) table by incorporating the Neighborhood Commercial (NC) Zoning District into the Artisanal Mixed-Use Land Use Designation (Table 1, Future Land Use Element), and by incorporating the Single-Family Residential (SFR) Zoning District into the Medium Density Residential (MDR) Land Use Designation

**SUMMARY:**

The subject ordinance was drafted to update Table 1 of the Future Land Use (FLU) Goals, Objectives, and Policies (GOPs) document within the City's Comprehensive Plan, to ensure consistency with existing City land use patterns, conditions, and current zoning map.

**BACKGROUND AND JUSTIFICATION:**

Two (2) City-initiated text amendments are proposed to update Table 1 of the Future Land Use (FLU) Goals, Objectives, and Policies (GOPs) document within the City's Comprehensive Plan, to ensure consistency with existing City land use patterns, conditions, and current zoning map. The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan.

The proposed text amendments to incorporate additional zoning districts into two (2) sections of Table 1 in the Future Land Use Element are described as follows:

1. Comprehensive Plan Text Amendment to revise the existing Future Land Use Table 1 to allow for Neighborhood Commercial (NC) Zoning District within the Artisanal Mixed Use (AMU) Land Use Designation; and,
2. Comprehensive Plan Text Amendment to revise the existing Future Land Use Table 1 to allow for the Single Family Residential (SFR) Zoning District within the Medium Density Residential (MDR) Land Use Designation.

The proposed text amendments do not alter the existing FLU map; the proposed ordinance only revises the FLU table in the GOPs. The proposed FLU table has been included as Exhibit A in the attached proposed Ordinance.

Currently, AMU Future Land Use designation of Table 1 only incorporates the Artisanal Industrial (AI) Zoning District. However, there are properties with an AMU Future Land Use Designation that are currently zoned Neighborhood Commercial (NC), and the subject table does NOT include NC in the FLU designation. The proposed text amendment will update Future Land Use Table 1 to incorporate a zoning district that should already be included, ensuring consistency between the zoning map, the Future Land Use Map (FLUM), and the Future Land Use table. The incorporation of the NC Zoning District into FLU Table 1 would not be any more restrictive or burdensome than the density or height permitted within the residential future land use categories. The NC district allows a maximum of 20 dwelling units per acre and a maximum building height of 30 feet (2 stories). These standards are consistent with the dwelling unit and height allowances established for the residential future land uses and would neither exceed nor fall below what is already permissible. The proposed text amendment will resolve this inconsistency by aligning land use designations with zoning classifications.

Similarly, the proposed Comprehensive Plan text amendment includes the incorporation of the Single-Family Residential Zoning District into the Medium Density Residential (MDR) Future Land Use Designation. There are properties with a MDR Future Land Use Designation that are currently zoned Single Family Residential (SFR). The existing MDR Future Land Use Designation permits Single-family and two-family residential (SF/TF-14), multi-family and two-family residential (MF-20), and Neighborhood Commercial (NC). Per the existing FLU table, SF/TF-14, which is a single family and two-family residential zoning district is a permitted zoning district; however, the Single-Family Residential (SFR) Zoning District is not included. The proposed text amendment will provide consistency for the types of uses within the MDR Future Land Use designation by allowing the SFR Zoning District

and will resolve inconsistencies between the existing zoning and Future Land Use maps, expand the zoning options available under the MDR designation, promote greater housing diversity, and provide a smoother transition between single-family and multi-family neighborhoods.

Staff recommends that the City Commission approve the draft Comprehensive Plan text amendments on first reading, as:

- The amendments are consistent with the City's goals of housing diversity and economic development by expanding the allowable uses within two Future Land Use designations.
- The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the Comprehensive Plan and Strategic Plan Analysis section of the attached PZB/HRPB staff report.
- The amendments are supported by data and analysis prepared in accordance with the requirement of F.S. 163.3177 that provides relevant and appropriate data based the City's community goals and vision and do not affect the existing level of service.
- The amendments will update the FLU table and provide consistency with existing City land use patterns, conditions, and current zoning map.

The **Planning & Zoning Board (PZB)** voted (4-0) to not recommend approval of the proposed text amendments at their meeting on October 1, 2025.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on October 8, 2025.

At their meeting on October 21, 2025, the **City Commission** unanimously voted to approve Ordinance 2025-15 on first reading and transmit to the Florida Department of Commerce for review. Following transmittal, the Florida Department of Commerce conducted its expedited state review and, in correspondence received on November 25, stated that it had no objections or recommended revisions.

**MOTION:**

Move to approve/disapprove Ordinance 2025-15, amending the City's Comprehensive Plan to align with the goals and objectives and to transmit to the Florida Department of Commerce for final review.

**ATTACHMENT(S):**

Ordinance 2025-15  
PZB/HRPB Staff Report and minutes