



PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-01100001: Consideration of a replat for Madison Terrace at 821 South Dixie Highway and 818-832 South H Street. The properties are zoned Transit Oriented Development – East (TOD-E) and have a future land use designation of Transit Oriented Development (TOD).

Meeting Date: May 7, 2025

Property Owners: SP Tract 4, LLC and Madison Terrace, LLC

Applicant: Michael J. Oliver – New South Residential, LLC

Addresses: 821 South Dixie Highway, 818 South H Street, 822 South H Street, 824 South H Street, 826 South H Street, and 832 South H Street

PCNs: 38-43-44-21-15-253-0110; 38-43-44-21-15-253-0040; 38-43-44-21-15-253-0032; 38-43-44-21-15-253-0031; 38-43-44-21-15-253-0020; and 38-43-44-21-15-253-0010

Size: ± 1.882 acres (1.546 acres of private property and 0.1274 acres of abandoned right-of-way)

General Location: North of 9th Avenue South, with frontage on South Dixie Highway to the east and South H Street to the west

Existing Land Use: Vacant; formerly auto sales and single-family residential

Future Land Use Designation: Transit Oriented Development

Zoning District: Transit Oriented Development - East

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Florida Statutes. Staff recommends that the Planning and Zoning Board (PZB) forward a recommendation of approval with conditions to the City Commission. The conditions are located on page 3 of this report.

PROJECT DESCRIPTION

The applicant, Michael J. Oliver, is requesting a recommendation to the City Commission for approval of a replat for the properties located at: 821 South Dixie Highway, 818 South H Street, 822 South H Street, 824 South H Street, 826 South H Street, and 832 South H Street.

The replat proposes to create two parcels and will have two (2) phases of construction. The phase lines will match the replat of the project site into two (2) parcels. The re-plat will contain utility easements for the abandoned rights-of-way and cross-access easements to ensure both phases have access to the project's parking, site features, and amenities.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROJECT HISTORY

The subject properties received approval for a project commonly known as Madison Terrace, which included the creation of a Mixed Use Urban Planned Development (Residential Only), Development of Significant Impact, Major Site Plan, Conditional Use, Right-Of-Way Abandonment, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights at the City Commission meeting on September 19, 2023 (Ordinance No. 2023-16). Replatting of the properties was required as a condition of approval for the Planned Development.

A replat proposal was brought to the Planning and Zoning Board in October 2024; however, the property owners subsequently acquired an additional adjacent parcel (822 South H Street), which altered their phase lines and replat request. The acquisition of the additional parcel also prompted an application for a major amendment to the Planned Development to allow additional dwelling units; that application will be brought to the Planning and Zoning Board and City Commission at a later date.

The project was approved in 2023 for a 176-unit multi-family development on a 1.8134-acre site with the purpose of providing affordable age-restricted apartments for senior-aged residents. With the acquisition of 822 South H Street, the site is now \pm 1.882 acres. The site is configured with two (2), six (6)-story buildings with pedestrian entrances fronting South Dixie Highway. Parking is proposed on surface parking lots and on the ground floor of both buildings with vehicular ingress and egress from South H Street.

ANALYSIS

Consistency with the Land Development Regulations

Plats are subject to the regulations and criteria in LDR Section 23.5-2, *Subdivision Regulations*. The City's Site Plan Review Team (SPRT), City Attorney, Director of Community Sustainability, and consultant surveyor have reviewed the final replat for compliance with the City's LDRs and Florida Statutes. Their conditions of approval are included in the section below.

CONCLUSION AND CONDITIONS

The proposed replat, as conditioned, is consistent with the City's Land Development Regulations and Florida Statutes. Therefore, staff recommends that the PZB forward a recommendation of approval with conditions to the City Commission.

Planning and Zoning

1. Prior to City Commission approval, the proposed plat and the easement language shall be revised to address all comments issued by the City Attorney, consultant surveyor, and the Site Plan Review Team (SPRT) reviewers.
2. Prior to City Commission approval, the following shall be submitted:
 - a. Surveyor's Letter of Conformity
 - b. Full-size, hard-copy mylar meeting the specifications in [LDR Section 23.5-2\(h\)\(2\)](#)
3. Prior to building permit issuance for work associated with or impacting utilities or rights-of-way, a letter of credit or cash bond shall be submitted to satisfy the requirements in [LDR Section 23.5-2\(h\)\(4\)\(A\)](#).

Water and Sewer Utilities

1. A temporary utility easement is required for the 10' Access Drainage and Utility Easement that is not to be released until utilities located in the easement have been relocated.

BOARD POTENTIAL MOTION:

I MOVE TO **RECOMMEND APPROVAL** of PZB Project Number 25-01100001 with staff-recommended conditions for a final replat for the Madison Terrace project. The proposal meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO **RECOMMEND DISAPPROVAL** of PZB Project Numbers 25-01100001 for a final replat for the Madison Terrace project. The proposal does not meet the applicable criteria for the following reasons [Board member please state reasons].

Consequent Action: *The Planning and Zoning Board will forward a recommendation to the City Commission. Should the City Commission approve this plat, the Chair of the Planning and Zoning Board will be authorized to sign the replat.*

ATTACHMENTS

- A. Plat
- B. Survey