



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
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DATE: May 13, 2020

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: May 13, 2019 and May 20, 2019

SUBJECT: **PZB / HRPB Project Number 20-03100001**: Consideration of an ordinance to amend Chapter 23 “Land Development Regulations” that includes changes to parking, electric charging stations, general housekeeping items, and modifications to development standards and requirements for single-destination retail and comprehensive plan consistency.

BACKGROUND/ PROPOSAL:

On March 5, 2020, the City Commission held a workshop on the prioritization of amendments to the City’s Land Development Regulations (LDR) that were previously identified by staff and the Commission. The subject LDR amendments address several of the initially prioritized items identified at the March meeting. These include changes to parking, electric charging stations, general housekeeping items, and modifications to development standards and requirements for single-destination retail and comprehensive plan consistency. The proposed amendments to the Land Development Regulations have been reviewed by staff for consistency with the City’s Comprehensive Plan. A summary of each component in the draft ordinance is also provided.

The proposed LDR amendments will modify the following sections of the City’s Code of Ordinances:

- Article 1- Section 23.1-12: Definitions
- Article 2- Section 23.2-31. – Site Design Qualitative Standards
- Article 3 - Section 23.3-18 - MU-W Mixed Use West
- Article 3 - Section 23.3-25 – Planned Development District
- Article 4 - Section 23.4-10 – Off Street Parking
- Article 4 - Section 23.4-13 – Administrative Uses and Conditional Uses
- Article 5 - Section 23.5-3 – Non-Conformities

Parking: The proposed parking amendments are intended to simplify review of parking requirements and allow for additional flexibility in meeting required parking standards, while ensuring adequate parking is constructed for residential and commercial uses. In establishing minimum parking requirements by general use categories instead of specific uses, parking review is streamlined and minimum parking requirements are more easily conveyed to potential applicants. Flexibility in meeting minimum parking requirements in a new “Parking Alternates” section. The payment in lieu fee was also increased for parity with the market value costs of constructing a parking space.

Per commission consensus, on street parking allowances to meet on-site parking requirements have been expanded.

Electric Vehicle Charging: The intent of the proposed amendments is to increase the availability of electric vehicle charging stations to residents and visitors by establishing standards for the construction of electric vehicle charging infrastructure with the City. New commercial or mixed use developments with a minimum of 25 parking spaces would be required to provide at least 4% of the site's required parking as designated and outfitted electric vehicle charging spaces.

Single Destination Retail: The proposed amendments include updates to the development review standards for Single Destination Retail and consolidates the Convenience Store use into the Single Destination use based on fundamental similarities and existing development pattern. Additional performance and development standards have been provided to ensure that nuisance generating and curb appeal issues are addressed.

Development Standards: The proposed amendments include edits and changes to improve consistency and clarity for both Administrative and Conditional uses. The changes also provide a higher level of performance standard for both types of uses.

Comprehensive Plan Consistency: The proposed amendments include changes to the location description of districts for clarity and consistency with the City's Comprehensive Plan and Strategic Plan

Housekeeping Items: The proposed amendments include several minor amendments to update internal references and update references to "zoning administrator" to "development review official." Modified several definitions for clarity. Redundant and conflicting provisions have been deleted as well as out of date definitions.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2020-XX: PZB / HRPB Project Number 20-03100001

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in PZB / HRPB Project Number 20-03100001.

Attachments

- A. Draft Ordinance 2020-XXXX