

ORDINANCE 2026-03 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SF-TF-14) DISTRICT TO NC NEIGHBORHOOD COMMERCIAL (NC) DISTRICT FOR THE PROPERTIES LOCATED AT 1501 S J ST, 1506 WINGFIELD ST, 1512 WINGFIELD ST, 1516 WINGFIELD ST, 1524 WINGFIELD ST, 1526 WINGFIELD ST, 1528 WINGFIELD ST, 822 WASHINGTON AVE, 814 WASHINGTON AVE 810 WASHINGTON AVE, 808 WASHINGTON AVE, 802 WASHINGTON AVE, 1529 S JOHNSON ST, 1527 S JOHNSON ST, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider amending the City's Official Zoning Map; and

WHEREAS, this is a city-initiated request for a zoning map amendment to amend the zoning district for the properties as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the city conducted a charette, community outreach, and community preference survey regarding the proposed comprehensive plan amendment and rezoning in 2025; and

WHEREAS, the city approved a Comprehensive Plan amendment adding the NC Neighborhood Commercial zoning district as an implementing zoning district within the Artisanal Mixed Use land use category on December 15, 2025; and

WHEREAS, City staff has prepared and reviewed an amendment to the City's Official Zoning Map to change the zoning district of the properties described below from Single-Family and Two-Family Residential (SF-TF-14) to Neighborhood Commercial (NC), pursuant to the City of Lake Worth Beach Land Development Regulations and Comprehensive Plan; and

WHEREAS, on April 1, 2026, the City's Planning and Zoning Board, in its capacity as the local planning agency, considered the proposed zoning map amendment to the City's Official Zoning Map; and

WHEREAS, the City has received public input and participation through hearings before the Local Planning Agency and the City Commission in accordance with Section 163.3181, Florida Statutes; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that rezoning meets the rezoning review criteria of the Land Development Regulations, Section 23.2-36 and is consistent with the City's Comprehensive Plan and Strategic Plan; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the adoption of this Ordinance is in the best interest of the citizens and residents of the City of Lake Worth Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1: The foregoing recitals are hereby affirmed and ratified.

Section 2: The parcels of land more particularly described in **Exhibit A** are hereby designated Neighborhood Commercial (NC) on the City's Official Zoning Map.

Section 3: The City's zoning maps shall be updated to reflect the changes to the Property described in **Exhibit B**.

Section 4: Severability. If any provision of this Ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision or application, and to this end provision of this ordinance are declared severable.

Section 5: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: Effective Date. This ordinance shall become effective 10 days after passage.

The passage of this ordinance on first reading was moved by Commissioner Malega, seconded by Vice Mayor May, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch	AYE
Vice Mayor Mimi May	AYE
Commissioner Sarah Malega	AYE
Commissioner Christopher McVoy	AYE
Commissioner Anthony Segrich	AYE

The Mayor thereupon declared this ordinance duly passed on first reading on the 2nd day of June, 2026.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Mimi May
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2026.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

EXHIBIT A
Property Location

Address/PCNs:

1501 S J ST/38-43-44-27-01-079-0050
1506 WINGFIELD ST/38-43-44-27-01-079-0040
1512 WINGFIELD ST/38-43-44-27-01-079-0030
1516 WINGFIELD ST/38-43-44-27-01-079-0020
1524 WINGFIELD ST/38-43-44-27-01-079-0010
1526 WINGFIELD ST/38-43-44-34-01-000-0630
1528 WINGFIELD ST/38-43-44-34-01-000-0640
822 WASHINGTON AVE/38-43-44-34-01-000-0690
814 WASHINGTON AVE/38-43-44-34-01-000-0680
810 WASHINGTON AVE/38-43-44-34-01-000-0670
808 WASHINGTON AVE/38-43-44-34-01-000-0660
802 WASHINGTON AVE/38-43-44-34-01-000-0650
1529 S JOHNSON ST/38-43-44-34-01-000-0620
1527 S JOHNSON ST/38-43-44-34-01-000-0610

Size: 2.48 acres

General Location: Southeast Corner of 15th Avenue and Wingfield Street, East of Wingfield Street, and North of Washington Avenue



EXHIBIT B
Amended Zoning District

Neighborhood Commercial (NC) Zoning District

