

LAKE WORTH BEACH, FLORIDA
ZONING MAP AMENDMENT
JUSTIFICATION STATEMENT
December 10, 2025

OVERVIEW OF REQUEST AND PROPERTY INFORMATION

On behalf of the City of Lake Worth Beach, Chen Moore and Associates (CMA) respectfully requests the review and approval of a City-initiated rezoning for fourteen (14) parcels located within the City. The proposed rezoning would change the zoning designation of the following properties from SF-TF-14 (Single-Family and Two-Family Residential) to NC (Neighborhood Commercial):

- 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

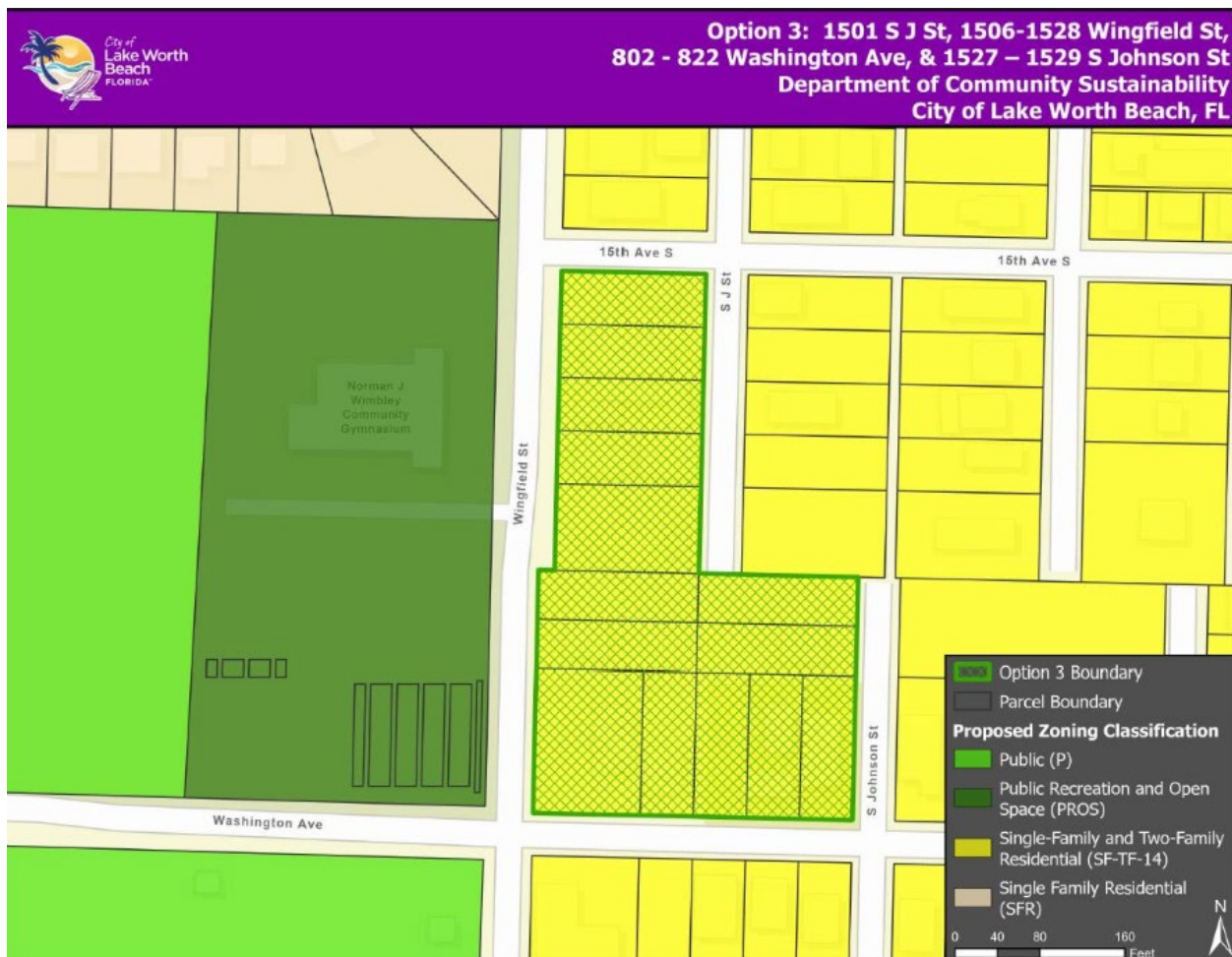
The proposed rezoning will allow for low- to mid-scale multi-family residential development, while also bringing Arms of Hope into compliance, enabling it to continue operations and expand its services. The Neighborhood Commercial (NC) zoning district also permits and encourages the continued presence of predominant residential types, such as single-family and two-family homes, while supporting compatible multi-family residential uses. The 14 parcels currently include religious facilities, single-family homes, and two-family homes, and together total approximately 2.48 acres (108,029 square feet).

BACKGROUND

Arms of Hope, located at 1512 Wingfield Street, is **NOT** currently in compliance with the Single-Family/Two-Family (SF-TF-14) zoning district, which covers most of the Osborne Community.

The existing zoning regulations do **NOT** permit Arms of Hope Church to operate at a level sufficient to meet the community’s needs. Over the past several years, the City has worked with Pastor Patrick of Arms of Hope to address these zoning challenges and explore the possibility of establishing a social service center. It has since been determined that a zoning change (rezoning) is the appropriate course of action.

On February 26, 2025, the City held a public workshop with members of the community to gather feedback regarding the potential rezoning of parcels within the Whispering Palms neighborhood. Following the workshop, the City distributed informational flyers to residents and business owners in the area. Flyers were made available at the Health Fair, posted on the City website, and mailed directly to affected parties. A survey was also mailed to all property owners within 400 linear feet of the parcels identified on the map below.



The survey closed on June 5, 2025, and the results were subsequently tabulated. It had been available on the City’s website for approximately six weeks to provide ample time for community

participation. Based on the survey results, the community favored rezoning the subject parcels from SF-TF-14 to Neighborhood Commercial (NC), rather than to Artisanal Industrial (AI), which was presented as the alternative option.

PROJECT JUSTIFICATION

The subject properties have a Future Land Use (FLU) designation of AMU, Artisanal Mixed Use. As part of this initiative, the City amended FLU Table 1 of the Comprehensive Plan to allow Neighborhood Commercial zoning within the Artisanal Mixed Use category. The proposed zoning change to Neighborhood Commercial (NC) will therefore be consistent with the underlying FLU designation.

Additionally, the proposed rezoning is consistent with the following policies of the City's Comprehensive Plan:

- **Policy 1.1.2.11** – Locational Criteria for the Artisanal Mixed Use Designation
- **Policy 1.1.1.9** – Artisanal Mixed Use

REZONING REQUEST TO NC; NEIGHBORHOOD COMMERCIAL AND CONSISTENCY WITH THE ZONING CODE

The City's request to rezone the subject site from SF-TF-14 to NC is consistent with Section 23.3-21 – NC – Neighborhood commercial of the City Code. Per the City Code, "*The "NC neighborhood commercial district" is designed to permit the establishment of convenience commercial uses in areas which are not suitable for a broader range of commercial uses, but where it is desirable to provide for the everyday shopping needs of nearby residents. The 'NC neighborhood commercial district' permits the establishment and expansion of a limited range of neighborhood commercial uses. Certain other uses which would cause minimum problems for residential neighbors are also permitted to make the "neighborhood commercial district" more flexible in use.*"

Compatibility with Surrounding Properties:

The subject properties are located within the Osborne Community, specifically in the Whispering Palms Neighborhood Association area of Lake Worth Beach. They are situated just north of Washington Avenue, south of 15th Avenue South, west of South Johnson Street, and east of Wingfield Street. A chart summarizing the surrounding land uses and zoning designations is provided below.

Property	Future Land Use	Zoning
Subject Property Religious / Single-Family / Two-Family	AMU – Artisanal Mixed Use	SF-TF-14 - Single-Family and Two-Family Residential
North Restaurant / Retail	AMU – Artisanal Mixed Use	SF-TF-14 - Single-Family and Two-Family Residential
South Multi-Family Residential	HDR – High Density Residential	SF-TF-14 - Single-Family and Two-Family Residential
East Single-Family / Multi- Family Residential	AMU – Artisanal Mixed Use	SF-TF-14 - Single-Family and Two-Family Residential
West Park / Cemetery	PROS – Public Recreation and Open Space	PROS – Public Recreation and Open Space

The requested rezoning will allow the existing residential properties to remain in compliance with the City Code and will bring Arms of Hope Church into conformance with zoning regulations. The current zoning classification, SF-TF-14, does **NOT** permit social service centers.

A map illustrating the existing and proposed zoning classifications is included to assist in understanding the requested change.

Conclusion:

In conclusion, the proposed zoning map amendment is necessary to maintain consistency between the City’s Land Development Regulations and the Comprehensive Plan. As part of this effort, the City amended FLU Table 1 to ensure alignment between the Comprehensive Plan and the Land Development Regulations. On behalf of our client, Chen Moore and Associates respectfully requests approval of the proposed Zoning Map Amendment.