

LOCAL PLANNING AGENCY REPORT

Ordinance 2026-03 (PZB 26-01300001): City-initiated Zoning Map amendment requesting a rezoning from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) for fourteen (14) parcels located north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street.

Transmittal Date: March 25, 2026

Meeting Date: April 1, 2026

Size: +/- 2.48 acres

General Location: north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street.

Existing Land Use: Residential / Commercial

Future Land Use Designation: Artisanal Mixed-Use (AMU)

Current Zoning District: Single-Family/Two-Family (SF-TF-14)

Proposed Zoning District: Neighborhood Commercial (NC)

Addresses:

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

Location Map



RECOMMENDATION

The proposed rezoning (Ordinance 2026-03) is consistent with the Comprehensive Plan, Strategic Plan, and the guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs). Therefore, staff recommends that the Planning and Zoning Board, acting as the Local Planning Agency, recommend approval of the rezoning request to the City Commission.

PROJECT DESCRIPTION

The proposed City-initiated rezoning request would amend the zoning district on the subject properties from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) District. The proposed map amendments would be consistent with the current Future Land Use designation of Artisanal Mixed Use (AMU) and better reflect the mix of uses of the properties in this area. The rezoning is supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report.

The data and analysis section of this staff report for the Zoning Map amendment analyzes the proposed request for consistency with the City's Comprehensive Plan, Strategic Plan, and LDR Section 23.2-36(3) - Review Criteria for the rezoning of land.

COMMUNITY OUTREACH

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/surveys to residents and business owners in the area. Flyers/surveys were made available at the Health Fair, posted on the City website, and mailed directly to affected parties. The survey posed two (2) questions: 1) Select your preference for the type of rezoning to be considered - either Neighborhood Commercial (NC) or Artisanal/Industrial (AI); and 2) Please select one of three (3) options for the area to be considered for the rezoning: a smaller area of five (5) contiguous parcels, a slightly larger area fronting Wingfield Street between 15th Ave S and Washington Ave, and the full area that is the subject of this application. Survey responses overwhelmingly supported the Neighborhood Commercial Zoning District (41 – 1), and of the three (3) area options, the vote tally was 12-6-21, respectively, supporting the proposed map amendment.

Notification letters were sent out to the property owners of the properties included in the proposed rezoning on March 16, 2026. In addition, letters were sent out to all property owners within 750 ft. of the subject rezoning on March 16, 2026, and signs were posted along the perimeter of the rezoning area. Staff has not received letters of support or opposition for this application from the subject property owners or the public.

BACKGROUND

The proposed Zoning Map Amendment includes fourteen (14) parcels totaling approximately 2.48 acres. In 2025, the City adopted a Comprehensive Plan Text Amendment to ensure consistency between the Future Land Use (FLU) designations and existing conditions. As a result of this amendment, the proposed zoning change will be consistent with the underlying FLU designation.

The subject property is currently developed with a mix of uses including residential, religious, and social services. The requested rezoning would help align the existing uses on some of the subject properties with applicable City regulations. The current zoning classification, SF-TF-14, does not permit certain nonresidential uses that are currently present in the proposed rezoning area.. The subject parcels presently contain a mix of residential and other neighborhood commercial uses.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject properties currently have a Future Land Use (FLU) designation of Artisanal Mixed Use (AMU). Per **Comprehensive Plan Future Land Use Element Policy 1.1.1.9**, “the Artisanal Mixed Use land use category is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 50% non-residential and 50% residential. The implementing zoning district is AI and NC.

Zoning regulations implementing the Artisanal Mixed Use land use category within the AI zoning district shall permit arts-related industrial uses of low to moderate external impacts. Zoning regulations implementing the Artisanal Mixed Use land use category within the NC zoning district shall permit primarily low intensity and neighborhood serving commercial, office, and mixed-use uses and residential opportunities. Industrial and arts related industrial uses may be permitted in the NC zoning district only by express reference. Development in the Artisanal Mixed Use land use category should be guided to minimize negative impacts on nearby residential areas. Approval of the rezoning request would bring Arms of Hope Church into conformance with zoning regulations by allowing social service centers.

The City’s Strategic Plan sets goals and ideals for the City’s future vision and outlines methods to achieve them. Pillar Five, Section E of the Strategic Plan aims to ‘support and foster an environment of inclusion and social consciousness.’ The proposed rezoning supports this goal by changing the zoning of the subject properties from SF/TF-14, which does not permit uses such as social service centers, to Neighborhood Commercial (NC), which permits social service centers.

Based on this analysis, staff finds that the proposed rezoning is consistent with the City’s Strategic Plan.

Consistency with the City’s Land Development Regulations

Staff’s full analysis of the rezoning review criteria is provided below. The analysis demonstrates that the proposed rezoning complies with the review criteria and that the required findings can be made in support of the rezoning.

Section 23.2-36(3): Review Criteria for the Rezoning of Land

The Department of Community Sustainability is tasked in the Code to review rezoning applications for consistency with the findings for granting rezoning applications in LDR Section 23.2-36 and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

At the hearing on the application, the Planning and Zoning Board shall consider the rezoning request, the staff report including recommendations of staff, and shall receive testimony and information from the petitioner, the owner, city staff, and public comment. At the conclusion of the hearing, the Board shall make a recommendation on the rezoning request to the City Commission.

The land development regulations require all rezoning requests without a concurrent FLUM Amendment to be analyzed for consistency with **Section 23.2-36 (3)**. Staff has reviewed the rezoning against this section and has determined that the rezoning complies with the following review criteria:

Consistency. *Whether the proposed rezoning amendment would be consistent with the purpose and intent of the applicable comprehensive plan policies, redevelopment plans, and land development regulations. Approvals of a request to rezone to a planned zoning district may include limitations or requirements imposed on the master plan in order to maintain such consistency.*

Analysis: The zoning map amendment request furthers the implementation of the City’s Comprehensive Plan with the proposed adoption of a zoning district that is consistent with the Artisanal Mixed Use (AMU) Future Land Use (FLU) designation on the subject area. **Meets Criterion.**

b. Land use pattern. *Whether the proposed rezoning amendment would be contrary to the established land use pattern, or would create an isolated zoning district unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude rezoning that would result in more desirable and sustainable growth for the community.*

Analysis: The rezoning request will not be contrary to or incompatible with the established land-use pattern, as the surrounding area includes properties within the NC zoning district. The rezoning will not create an isolated zoning district that is unrelated to adjacent or nearby classifications, as shown in the adjacent use analysis table below. It also does not constitute a grant of special privilege to the petitioner when compared to the protection of the public welfare.

The subject property currently has a Future Land Use (FLU) designation of AMU. The City recently conducted a Comprehensive Plan Text Amendment to ensure consistency between the Comprehensive Plan and the NC zoning district (Future Land Use Element Policy 1.1.1.9). The table below outlines the existing zoning and future land use designations of adjacent properties. **Meets Criterion.**

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

c. Sustainability: *Whether the proposed rezoning would support the integration of a mix of land uses consistent with smart growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.*

Analysis: The rezoning request supports the integration of a mix of land uses consistent with smart growth and sustainability initiatives with an emphasis on complementary land uses and access to alternate modes of transportation. Approval of the rezoning request would reflect the existing mix of uses in the area. Further, the proposed rezoning would allow for additional and more compatible uses within the zoning district. **Meets Criterion.**

d. Availability of public services/infrastructure: *Requests for rezoning to planned zoning districts shall be subject to review pursuant to section 23.5-2.*

Analysis: This criterion is only applicable to requests to rezone land to a planned zoning district. As this request seeks approval to rezone the subject properties to a conventional zoning district and not a planned development district, this criterion does not apply. **Criterion not applicable.**

e. Compatibility: *The application shall consider the following compatibility factors: 1. Whether the proposed rezoning would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties. 2. Whether the proposed rezoning is of a scale which is reasonably related to the needs of the neighborhood and the city as a whole.*

Analysis: The proposed rezoning will reflect existing uses in the area and add additional uses, which could contribute to property values. As such, the rezoning is compatible with the current uses and is not anticipated to negatively affect property values. **Meets Criterion.**

f. Direct community sustainability and economic development benefits: *For rezoning involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:*

- 1. Further implementation of the city's economic development (CED) program;*
- 2. Contribute to the enhancement and diversification of the city's tax base;*
- 3. Respond to the current market demand or community needs or provide services or retail choices NOT locally available;*
- 4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage;*
- 5. Represent innovative methods/technologies, especially those promoting sustainability;*
- 6. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;*
- 7. Be complementary to existing uses, thus fostering synergy effects; and*
- 8. Alleviate blight/economic obsolescence of the subject area.*

Analysis: The rezoning request does not include rezoning to a planned zoning district nor does it have a concurrent site plan application in review at this time. As such, this criterion is NOT applicable. **Criterion not applicable.**

g. Economic development impact determination for conventional zoning districts. *For rezoning to a conventional zoning district, the review shall consider whether the proposal would further the economic development program, and also determine whether the proposal would:*

- 1. Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and*
- 2. Represent a potential decrease in the number of uses with high probable economic development benefits.*

Analysis: The proposed rezoning to the NC zoning district will NOT result in a decrease in development intensity or density of the subject property. Further, the NC would allow for additional uses that are NOT permitted within the SF/TF-14 zoning district. Therefore, the amendment would NOT decrease the number of uses with high probable economic development benefits. **Meets Criterion.**

h. Master plan and site plan compliance with land development regulations. When master plan and site plan review are required pursuant to section 2.D.1.e. above, both shall comply with the requirements of the respective zoning district regulations of article III and the site development standards of section 23.2-32.

Analysis: A master plan and site plan are NOT part of this request. **Criterion not applicable.**

The analysis has shown that the required findings can be made in support of the rezoning. Therefore, the proposed rezoning is consistent with the review criteria for rezoning as outlined in LDR Section 23.2-36.

CONCLUSION

The proposed rezoning is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Planning and Zoning Board, acting as the Local Planning Agency, recommend approval of the requested Zoning Map change to the City Commission based on the data and analysis in this report and the findings summarized below:

- The Zoning Map amendment will be consistent with the existing FLU;
- The amendment would allow for uses that are not currently permitted in the existing zoning classification; and
- The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report.

BOARD POTENTIAL MOTION:

I MOVE TO RECOMMEND APPROVAL OF Ordinance 2026-03 of the proposed amendment to the Zoning Map based on the data and analysis in the staff report and the testimony at the public hearing.

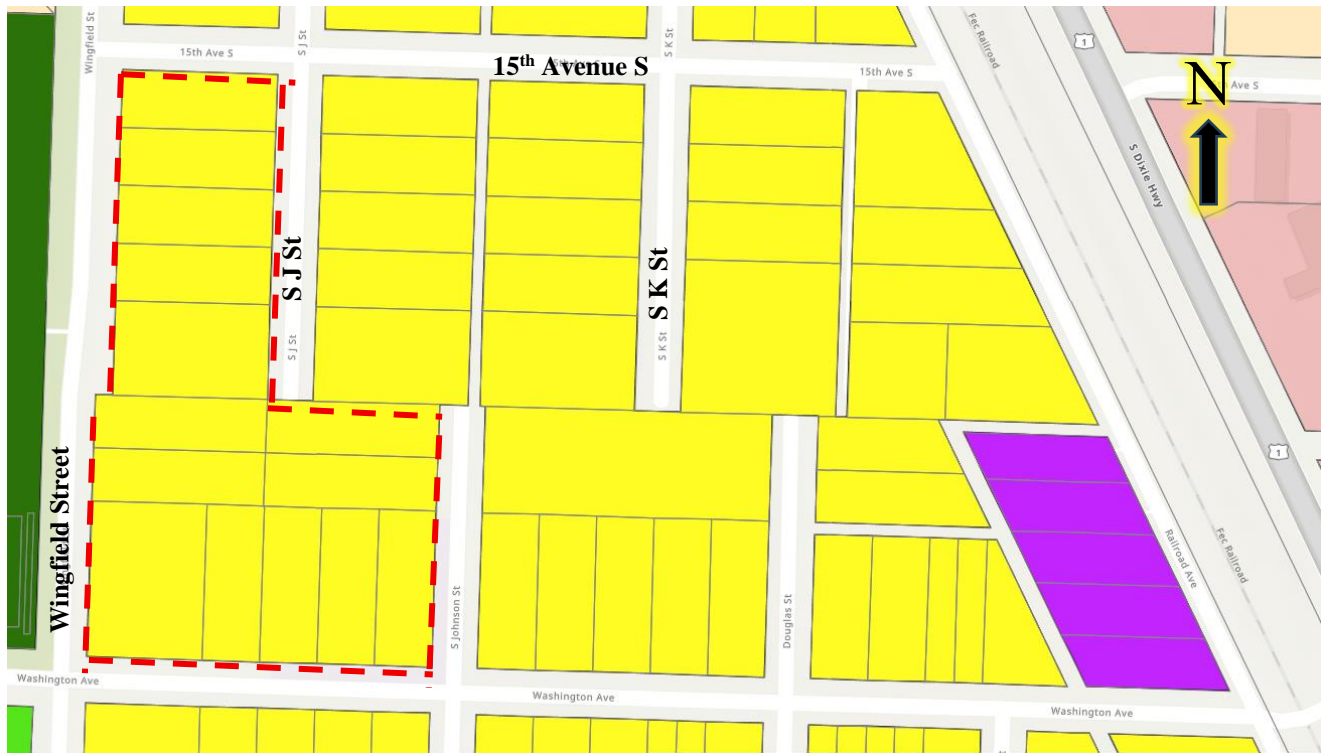
I MOVE TO NOT RECOMMEND APPROVAL OF Ordinance 2026-03 of the proposed amendment to the Zoning Map as the proposal is NOT consistent with the City's Comprehensive Plan and Strategic Plan for the following reasons [Board member please state reasons.]

Consequent Action: The Planning and Zoning Board will be making a recommendation to the City Commission on the Zoning Map amendment request.

ATTACHMENTS

- A. Location Map & Property List
- B. Existing Conditions Images
- C. Existing Zoning Map
- D. Proposed Zoning Map
- E. DRAFT Ordinance 2026-03
- F. Justification Statement

ATTACHMENT A LOCATION MAP & PROPERTY LIST



LIST OF PROPERTIES INCLUDED IN ORDINANCE 2026-03

- 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