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**ORDINANCE 2025-16 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY’S OFFICIAL ZONING MAP TO PROVIDE A ZONING DISTRICT OF SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SF-TF-14) ON THE PROPERTY AT 826 SUNSET DRIVE, GENERALLY LOCATED AT THE SOUTH END OF SUNSET DRIVE, 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 privately-initiated request for a zoning map amendment to provide a City of Lake Worth Beach zoning district for the property as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “Property”); 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 to Single-Family and Two-Family Residential (SF-TF-14), pursuant to the City of Lake Worth Beach Land Development Regulations and Comprehensive Plan; and

**WHEREAS**, on October 15, 2025, 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 parcel of land more particularly described in **Exhibit A** are hereby designated Single-Family and Two-Family Residential (SF-TF-14) on the City’s Official Zoning Map.

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

54  
55 **Section 4:** Severability. If any provision of this Ordinance or the application thereof is  
56 held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of  
57 the ordinance which can be given effect without the invalid provision or application, and to this  
58 end provision of this ordinance are declared severable.

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61 herewith are hereby repealed to the extent of such conflict.

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

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66 The passage of this ordinance on first reading was moved by \_\_\_\_\_,  
67 seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- 68
- 69 Mayor Betty Resch
- 70 Vice Mayor Sarah Malega
- 71 Commissioner Christopher McVoy
- 72 Commissioner Mimi May
- 73 Commissioner Anthony Segrich
- 74

75 The Mayor thereupon declared this ordinance duly passed on first reading on the \_\_\_\_\_  
76 day of \_\_\_\_\_, 2025.

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

- 81
- 82 Mayor Betty Resch
- 83 Vice Mayor Sarah Malega
- 84 Commissioner Christopher McVoy
- 85 Commissioner Mimi May
- 86 Commissioner Anthony Segrich
- 87

88 The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of  
89 \_\_\_\_\_, 2025.

90 LAKE WORTH BEACH CITY COMMISSION

91  
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94 By: \_\_\_\_\_  
95 Betty Resch, Mayor

96  
97 ATTEST:

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100 \_\_\_\_\_  
101 Melissa Ann Coyne, MMC, City Clerk

**EXHIBIT A  
Property Location**

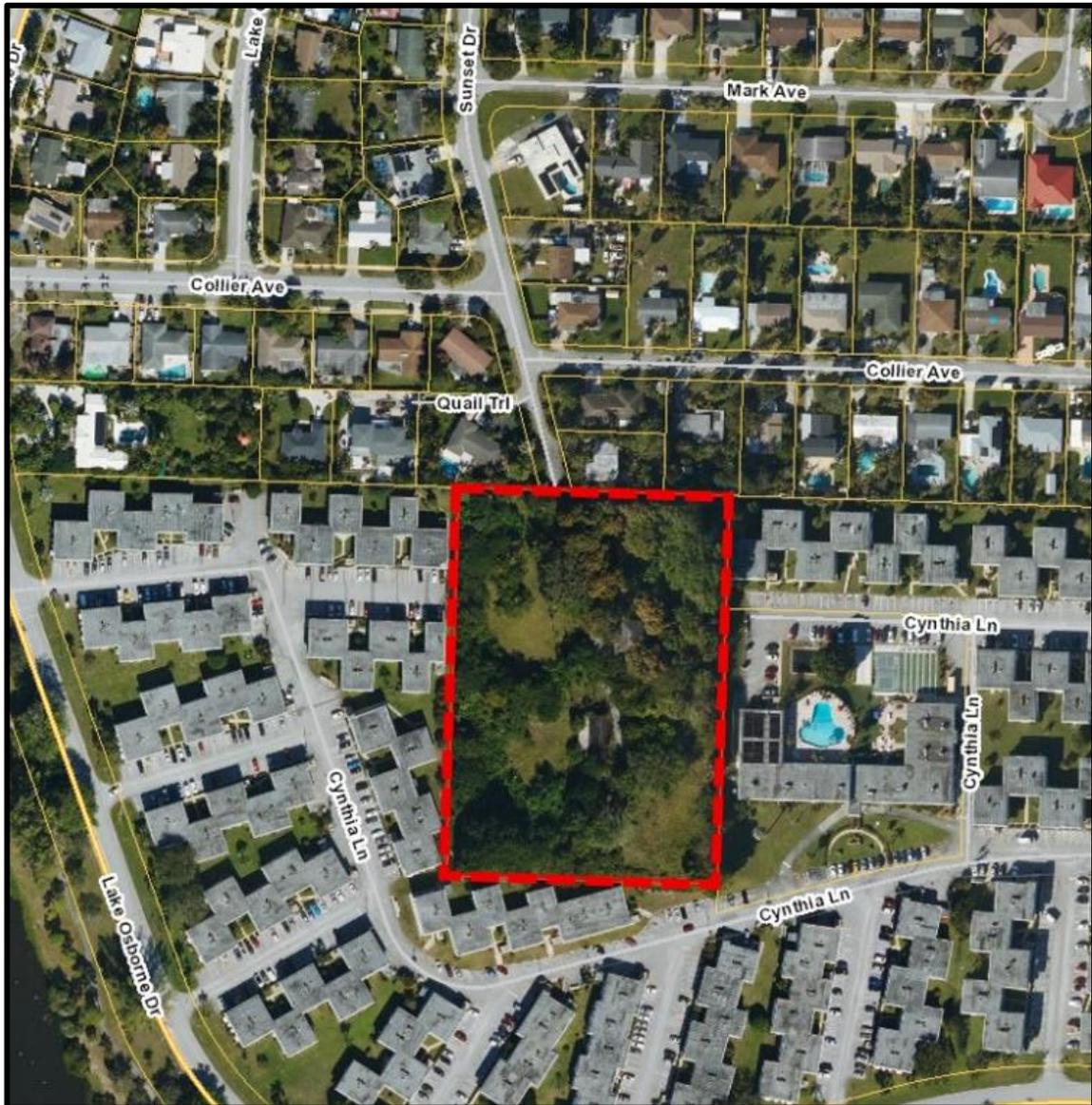
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**Address:** 826 Sunset Drive

**PCNs:** 38-43-44-29-01-004-0240

**Size:** 4.02 acres

**General Location:** South end of Sunset Drive



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### EXHIBIT B Amended Zoning District

Single-Family and Two-Family Residential (SF-TF-14) Zoning District



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