



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

DATE: August 26, 2020

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

FROM: William Waters, Director Community Sustainability

MEETING: September 2, 2020 and September 9, 2020

SUBJECT: **PZHP 20-03100005**: Consideration of an ordinance (Ordinance # 2020-13) to amend Chapter 23 “Land Development Regulations” to provide consistency and clarity for time limitations related to development orders and building permits.

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 the third series of prioritized items identified at the March meeting, which include modifications to provide consistency and clarity for time extension for all development order types and to provide uniform language related to the development order expiration.

The proposed amendments consolidate language related to the expiration of development orders into a new code section that provides for finality to approvals and construction projects. Currently, time limitations related to development orders are addressed in separate sections by development order type. The proposed ordinance would also amend language, for clarity and consistency, related to building permit application timeframes for development orders and time limitations related to issued building permits. The proposed amendments to the Land Development Regulations have been reviewed by staff for consistency with the City’s Comprehensive Plan.

The proposed LDR amendments for Chapter 23 will modify the following sections of the City’s Code of Ordinances:

- Sec. 23.2-37. – Expiration of Development Orders (New Section)
- Sec 23.1-11 -Time Limitations of Approvals - building permits
- Sec. 23.2-26. – Variances
- Sec. 23.2-29. – Conditional use permits
- Sec. 23.2-30. – Site plan review
- Sec. 23.5-4. - Historic preservation
- Sec. 23.7-4. - Permits
- Sec. 23.2-20 – Site Plan Review

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2020-13: PZB (HRPB Project Number 20-03100005)

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 20-03100005 (Ordinance 2020-13).

Attachments

- A. Draft Ordinance 2020-13