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**ORDINANCE NO. 2023-04 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY’S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF PUBLIC RECREATION AND OPEN SPACE (PROS) TO PUBLIC (P) ON THE PROPERTIES GENERALLY LOCATED AT THE EAST SIDE OF SOUTH DOUGLAS STREET, WEST OF THE FEC RAILWAY, SOUTH OF LATONA AVENUE, AND NORTH HILLBRATH DRIVE AT 1718 SOUTH DOUGLAS STREET, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**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 change the zoning district of the properties 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 from Public Recreation and Open Space (PROS) to Public (P), pursuant to the City of Lake Worth Beach Land Development Regulations and Comprehensive Plan; and

WHEREAS, on March 1, 2023, the City Planning and Zoning Board, sitting as the duly constituted Local Planning Agency for the City, considered a concurrent future land use map (FLUM) amendment to the P future land use;

WHEREAS, on March 1, 2023, the City Planning and Zoning Board, sitting as the duly constituted Local Planning Agency for the City, recommended approval of the subject 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

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

51  
52 WHEREAS, the City Commission has considered all of the testimony and  
53 evidence and has determined that the adoption of this Ordinance is in the best  
54 interest of the citizens and residents of the City of Lake Worth Beach.

55  
56 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF  
57 THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

58  
59 Section 1. The foregoing recitals are hereby affirmed and ratified.

60  
61 Section 2. The two (2) parcels of land (4.65 acres) more particularly described  
62 in **Exhibit A** is hereby designated Public (P) on the City's Official Zoning Map.

63  
64 Section 3. The City's zoning maps shall be updated to reflect the changes to  
65 the property described in **Exhibit B**.

66  
67 Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances  
68 in conflict herewith are hereby repealed to the extent of such conflict.

69  
70 Section 5. Severability. If any provision of this ordinance or the application  
71 thereof is held invalid by a court of competent jurisdiction, the invalidity shall not  
72 affect other provisions of the ordinance which can be given effect without the  
73 invalid provision or application, and to this end the provisions of this ordinance  
74 are declared severable.

75  
76 Section 6. Effective Date. This ordinance shall become effective upon the  
77 same day  
78 as the concurrent Future Land Use Map amendment (Ordinance 2023-03). Per  
79 Florida Statute 163.3187. The Future Land Use Map amendment (Ordinance  
80 2023-03) shall be effective 31 days after adoption provided there is no challenge.

81  
82 The passage of this ordinance on first reading was moved by  
83 \_\_\_\_\_, seconded by \_\_\_\_\_ and upon being put to a vote, the  
84 vote was as follows:

85  
86 Mayor Betty Resch  
87 Vice Mayor Christopher McVoy  
88 Commissioner Sarah Malega  
89 Commissioner Kimberly Stokes  
90 Commissioner Reinaldo Diaz

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92 The Mayor thereupon declared this ordinance duly passed on first reading  
93 on the 1<sup>st</sup> day of March 1, 2023.

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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 Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:  
  
\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

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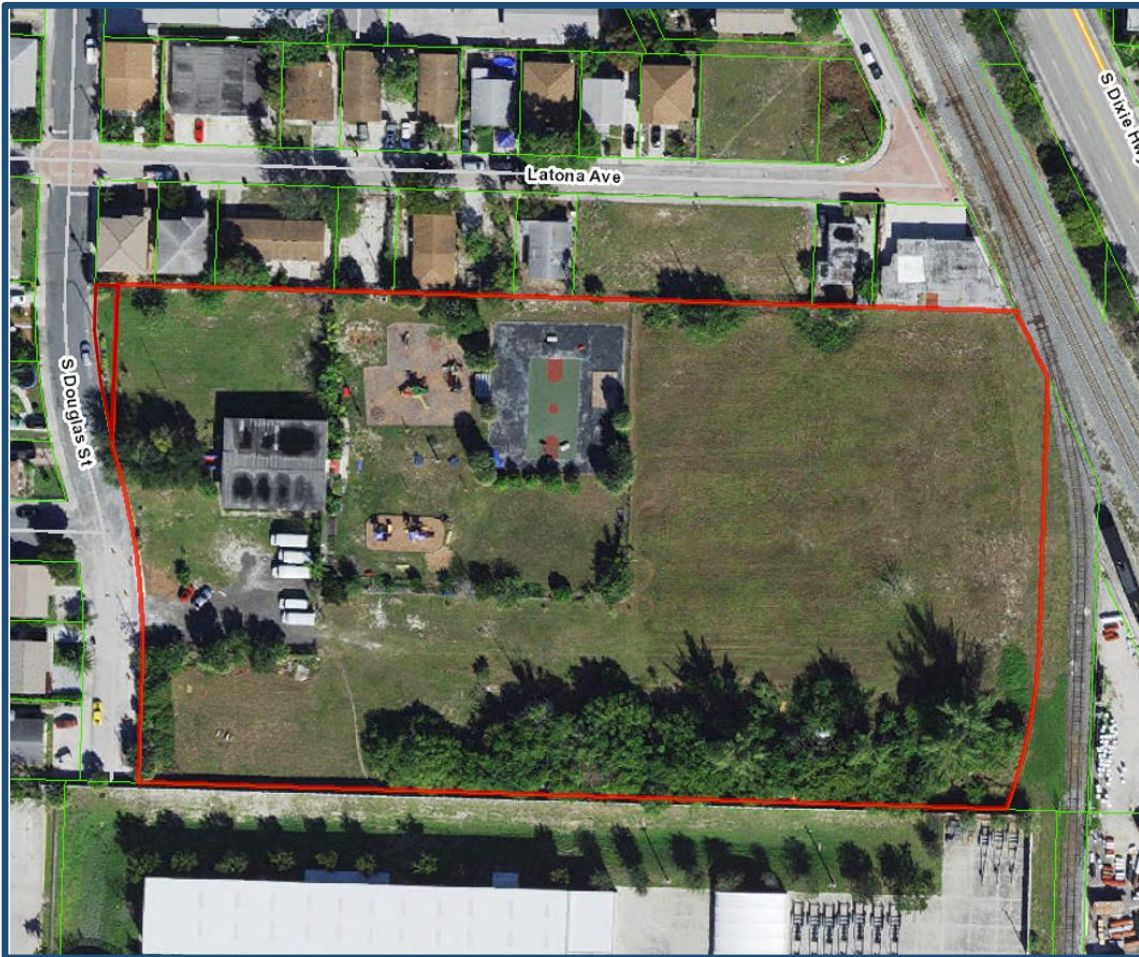
## Exhibit A Property Location

**Address:** 1718 South Douglas Street

**PCN:** 38-43-44-34-00-000-3020 (4.62 acres) & 38-43-44-34-03 -000-0310 (0.03 acres)

**Size:** 4.65 acres

**General Location:** East side of South Douglas Street, west of the FEC Railway, south of Latona Avenue, and north of Hillbrath Drive.



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**Exhibit B**  
**Amended Zoning District**  
Public Recreation and Open Space (PROS) to Public (P) Zoning District

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