



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

July 6, 2026

Jamie Brown, Director of Public Services
City of Lake Worth Beach
1749 3rd Avenue South
Lake Worth Beach, FL 33460

RE: Project Number 26-01700034: Zoning Verification Letter for the property located at 414 Lake Avenue.
PCN # 38-43-44-21-15-517-0010

Dear Mr. Brown,

The City is in receipt of your zoning verification request submitted on June 23, 2026, for the property located at **414 Lake Avenue**, more commonly referred to as the City Hall Annex. The subject site is located within the Public (P) zoning district and has a future land use designation of Public (P). The subject structure is a contributing resource in the Old Town Historic District. The application requests interpretation of the current applicable permitted uses, as well as requirements for potential establishment of a use at the subject site that is currently not permitted under the regulations of the Public zoning district.

As outlined in [LDR Section 23.3-26](#), due to the diverse variety of uses permitted in the "public district" and the mapping of the district throughout the city, all principal uses in the Public district are subject to Conditional Use Permit (CUP) review. These are inclusive of the following conditional uses as of the writing of this letter:

- Office uses - low to high intensity
- Institutional uses - low to high intensity
- Public uses, including recreational facilities - low to high intensity
- Cultural & Artisanal uses, including radio and television broadcasting studios & assembly uses such as a performing arts theater - low to high intensity
- Vehicular & Industrial uses in support of governmental & school/educational operations, including warehouse (indoor storage) and repair and maintenance facilities - low to high intensity
- Heavy utility facilities
- Light utility facilities
- Marinas
- Power generation facilities and substations
- Public safety facilities, including fire stations and police stations
- Water towers
- Essential services
- Communication towers
- Cemeteries
- Community facilities such as community centers, nature centers, community gardens, libraries, museums, and ballroom, banquet, and meeting rooms
- Outdoor Markets and Mobile Food Vending Courts.

For further details on these uses, please see [LDR Section 23.1-12 "Definitions"](#) which provides additional context for what these uses may entail. Due to the unique nature of the Public (P) zoning district, this district is not listed in [Sec. 23.3-6](#) which contains the Permitted Use table.

Were a use to be desired that is not currently permitted under the Public zoning district's permitted uses as outlined in the current Land Development Regulations, the property owner (City of Lake Worth Beach) would be required to petition for either a change to the current Permitted Use Table or a formal Rezoning and associated Future Land Use Map Amendment request subject to the provisions established in [LDR Section 23.2-36](#). As the subject property is otherwise adjacent on all sides to the Downtown (DT) zoning district and associated Downtown Mixed Use (DMU) future land use, any rezoning request would likely necessitate a change of the subject property zoning to DT zoning. A list of permitted uses within the DT zoning district can be found in [LDR Section 23.3-14](#) and [Sec 23.3-6](#).

Please note that as the property is located in a designated historic district, a Certificate of Appropriateness (COA) application will also be required for any exterior remodeling.

A Pre-application meeting is strongly recommended for any proposed use for the subject site, given the requirement for Conditional Use review for any proposed use at the site. Please contact the Planning, Zoning and Historic Preservation Division at historicpreservation@lakeworthbeachfl.gov to schedule a meeting.

Please contact the Lake Worth Beach Building Official, Barry Schultz, at bschultz@lakeworthbeachfl.gov for building code questions related to changes of use and occupancy. For information on potential code compliance violations, please contact the Code Compliance Division at (561) 586-1652 for ccompliance@lakeworthbeachfl.gov.

This zoning letter shall remain valid for 12 months from the date of issuance, unless a subsequent Land Development Regulation (LDR) change or interpretation has occurred that results in a different conclusion. Staff has prepared this response on the information submitted and the information available in our records. Should the information relied on by Planning, Zoning, and Historic Preservation staff be incorrect or incomplete, this response may not be valid. Nothing herein shall relieve any person of any requirements of the LDRs or other applicable provisions of federal, state, or local laws, rules, codes, or ordinances.

Please be advised that this letter does not serve as a planning, zoning, development, building, or business license approval. Should you have any additional questions, please feel free to contact our office at (561) 586-1684 or historicpreservation@lakeworthbeachfl.gov.

Sincerely,



[William Waters \(Jul 7, 2026 09:11:15 EDT\)](#)

William Waters, AIA, NCARB, LEED AP BD+C, GGP, ID, SEED

Community Sustainability Director

City of Lake Worth Beach Department for Community Sustainability

Zoning Letter for City Hall Annex

Final Audit Report

2026-07-07

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"Zoning Letter for City Hall Annex" History

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