

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** January 7, 2020

**DEPARTMENT:** Community Sustainability

**TITLE:**

Quasi Judicial Ordinance No. 2019-15 – Second Reading - Changing the Zoning of Properties Located at 109 North Golfview Road, 121 North Golfview Road and 125 North Golfview Road

**SUMMARY:**

This is a joint request by owners John Rinaldi, Thomas C. Greene, and Robert D. Knight to change the zoning of 109, 121, and 125 North Golfview Road from Multi-Family Residential (MF-20) to Downtown (DT). The properties have a future land use designation of Downtown Mixed Use (DMU).

Ordinance 2019-15 was approved on first reading at the December 12, 2019 by a vote of 4-1.

**BACKGROUND AND JUSTIFICATION:**

Mr. John Rinaldi, Mr. Thomas C. Greene, and Mr. Robert D Knight (collectively “Petitioner”) jointly propose to rezone the parcels located at 109, 121, and 125 North Golfview Road from their current zoning district of MF-20 to DT zoning. The parcels located at 109 and 125 North Golfview Road are each 50’x135’, equaling +/-6,750 square feet each, and the parcel located at 121 North Golfview Road is 150’x135’, equaling +/-20,260 square feet.

The request to rezone the properties at 109, 121, and 125 North Golfview Road to the DT zoning designation does not include a request from the petitioner for a specific development at this time. The subject properties are next to properties zoned Multi-Family Residential (MF-20) to the north, Downtown (DT) to the south, Public Recreation and Open Space (PROS) to the east, and MF-20 and DT to the west.

According to the City’s Land Development Regulations, the DT zoning district is designed for the commercial core of the City of Lake Worth Beach. The DT district is intended to provide for the establishment and expansion of a broad range of office, retail, service, commercial and high density residential uses. The establishment of certain uses is subject to a conditional use permit review to ensure they will not have a negative impact on nearby residential or commercial properties.

On October 2, 2019, the Planning and Zoning Board (PZB) reviewed the application to rezone to Downtown (DT), took public comment, and recommended denial with a 4-2 vote. The denial was based upon the Petitioner’s failure to establish by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations (Chapter 23.2-36), inconsistent with the Comprehensive Plan, incompatible with the uses of adjacent properties, and would have a negative effect on the surrounding properties. The minutes of the meeting are attached for your review (discussion begins on page 7).

**MOTION:**

Move to approve/disapprove Ordinance No. 2019-15 - Changing the Zoning of Properties Located at 109 North Golfview Road, 121 North Golfview Road, and 125 North Golfview Road on second reading for with reasons as stated on the record.

**ATTACHMENT(S):**

Fiscal Impact Analysis – N/A

Proposed Ordinance No. 2019-15

October 2, 2019 Planning & Zoning Board Staff Report

October 2, 2019 Minutes of the Planning & Zoning Board