

STAFF REPORT REGULAR MEETING

AGENDA DATE: April 4, 2023

DEPARTMENT: Community Sustainability

TITLE:

Ordinance 2023-03 & 2023-04 - Second Reading - A City-initiated small-scale Future Land Use Map (FLUM) amendment (Ordinance 2023-03) and a Zoning Map amendment (Ordinance 2023-04) on behalf of For The Children Inc (Lessee) located on City owned property at 1718 South Douglas Street

SUMMARY:

The proposed City-initiated FLUM amendment would amend the FLU designation for approximately 4.65 acres (2 subject properties) from the Public Recreation and Open Space (PROS) FLU to the Public (P) FLU. The proposed concurrent rezoning request would amend the zoning district on the subject properties from the Public Recreation and Open Space (PROS) zoning district to the Public (P) zoning district. The proposed map amendments would recognize the existing educational and community uses, and would allow for the expansion of facilities and use area on the site.

The proposed FLUM amendment is eligible for processing as a small-scale future land use map (FLUM) amendment per F.S. 163.3187. If adopted, the proposed FLUM amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) upon adoption and become effective 31 days after adoption if not challenged within 30 days. The effective date of the rezoning would be the same day as the concurrent FLUM amendment.

BACKGROUND AND JUSTIFICATION:

The FLUM and Zoning Map amendments are proposed on property owned by City of Lake Worth Beach with a portion (4.62 acres) that is leased to the non-profit organization, For the Children, Inc. The historic Osborne School is located on this property. For The Children has a secured a grant to expand the facilities to provide additional services to children in the area and to rehabilitate the existing historic structure. In addition to the new facilities, the project will include an interactive educational component about The Osborne School, which is listed on the National Register of Historic Places for its role in the history of public education in Lake Worth Beach. The Osborne School is the only public school to be built for African-American students in the City. The school served residents of the City's segregated African-American Osborne neighborhood between 1948 and 1971. The subject amendments are corrective as the current uses are not permitted in the PROS zoning district, and would not allow the future expansion of site's facilities and use area.

The staff report was prepared in accordance with the requirements of Chapter 163 of the Florida Statutes, and provides the required, relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements. The amendment is supported by and is consistent with the City's Comprehensive Plan, the Land Development Regulations, and Strategic Plan as described in the data and analysis contained in the attached advisory board staff report. There is no fiscal impact for this proposed amendment as the property's ownership and use is not proposed to be changed, and the proposed FLU and zoning district is Public (P).

The Planning & Zoning Board (PZB) unanimously voted to recommend approval of the proposed future land use map and zoning map amendments to the City Commission at their March 1, 2023 meeting.

The City Commission voted unanimously to approve the proposed future land use map and zoning map amendments at their March 21, 2023 meeting, and to schedule second reading/adoption on April 4, 2023..

MOTION:

Move to approve/disapprove Ordinance 2023-03 approving a City-initiated small-scale Future Land Use Map (FLUM) amendment (Ordinance 2023-03) on behalf of For The Children Inc (Lessee) located on City owned property at 1718 South Douglas Street and to transmit the adopted amendment to the Department of Economic Opportunity.

Move to approve/disapprove Ordinance 2023-04 approving a City-initiated Zoning Map amendment on behalf of For The Children Inc (Lessee) located on City owned property at 1718 South Douglas Street.

ATTACHMENT(S):

Ordinance 2023-03

Ordinance 2023-04

PZB Staff Report