

ORDINANCE 2025-15 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, section 163.3220, *et seq.*, Florida Statutes, requires each municipality to adopt a comprehensive plan, including a future land use map and authorizes amendments to an adopted comprehensive plan; and

WHEREAS, the City wishes to amend Table 1 of the Future Land Use Element to provide consistency with existing land use patterns, existing conditions, and the current zoning map; and

WHEREAS, on October 1, 2025, the Planning and Zoning Board, sitting as the duly constituted Local Planning Agency for the City, recommended approval of the proposed amendments to the Comprehensive Plan of the City; and

WHEREAS, on October 8, 2025, the Historic Resources Preservation Board, sitting as the duly constituted Local Planning Agency for the City, recommended approval of the proposed amendments to the Comprehensive Plan of the City; 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

WHEREAS, the City Commission has reviewed the proposed amendments and has determined that it is in the best interest of the public health, safety, and general welfare of the City to adopt this ordinance.

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

Section 1: The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this ordinance as if set forth herein.

Section 2: The Future Land Use Element is hereby amended by adding the words shown in underline type as indicated in **Exhibit A**.

Section 3: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

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 All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: Codification. The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

Section 6: Effective Date. The effective date of this ordinance shall be thirty-one (31) days after the Department of Economic Opportunity notifies the City that the plan amendment package is complete. If timely challenged, this amendment does not become effective until the Department of Economic Opportunity of the Administration Commission enters a final order determining the adopted amendment to be in compliance.

The passage of this ordinance on first reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Sarah Malega
Commissioner Christopher McVoy
Commissioner Mimi May
Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on first reading on the _____ day of _____, 2025, and shall be transmitted to the Florida Department of Economic Opportunity for review.

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 Sarah Malega
Commissioner Christopher McVoy
Commissioner Mimi May
Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed and adopted on the _____ day of _____, 2025.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

EXHIBIT A

1. FUTURE LAND USE ELEMENT

TABLE 1

	Land Use	Zoning District	Density Allowed by Zoning District	Building Height	Height w/ Sustainable Incentive Bonus Program Allocation(1)	Allowable Mix of Uses per District	Floor Area Ratio
Residential	Single Family Residential (SFR) 35' Max.	SFR	7 du/acre	30 feet (max 2 stories)	N/A	N/A	0.65
		MH-7	7 du/acre	15 feet	N/A		
		NC	20 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
	Medium Density Residential (MDR) 35' Max.	SFR	7 du/acre	30 feet (max 2 stories)	N/A	N/A	0.65
		SF/TF-14	14 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		1.15
		MF-20	20 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
		NC	20 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
	High Density Residential (HDR) 35' Max.	MF-30	30 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)	N/A	1.55
		MF-40	40 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
		NC	20 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
Mixed Use	Mixed Use East (MU-E) 45' Max.	MU-DH	30 du/acre	30 feet (max 2 stories)	plus 15 feet max 4 stories)	75% residential/ 25% non-residential	1.55
		MU-FH	20 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
		MU-E	30 du/acre	30 feet (max 2 stories)	plus 15 feet (max 4 stories)		
	Mixed Use West (MU-W) 65' Max.	MU-W	30 du/acre	30 feet (max 2 stories)	plus 35 feet (max 6 stories)	75% residential/ 25% non-residential	3.0
	Downtown Mixed Use (DMU) 45' – 65' Max.	DT	40 du/acre	30 feet (max 2 stories)	plus 35 feet (max 6 stories– east of FH)	75% residential/ 25% non-residential	2.45
		MU-E	30 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
		MF-20	20	30 feet	plus 5 feet		

			du/acre	(max 2 stories)	(max 3 stories)		
		MF-30	30 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		

TABLE 1 Cont'd.

	Land Use	Zoning District	Density Allowed by Zoning District	Building Height	Height w/ Sustainable Incentive Bonus Program Allocation (1)	Allowable Mix of Uses per District	Floor Area Ratio
Transit-Oriented Development	Transit-Oriented Development (TOD) 45' – 55' Max.	TOD-E	50 du/acre	30 feet (max 2 stories)	plus 25 feet (max 5 stories – train station.)	75% residential/ 25% non-res.	2.65
		TOD-W	50 du/acre	30 feet (max 2 stories)	plus 25 feet (max 5 stories – train station.)		
		SFR	7 du/acre	30 feet (max 2 stories)	N/A		
		MF-30	30 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
		MU-DH	30 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
		AI	30 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)		
Industrial	Artisanal Mixed Use (AMU) 35' Max.	AI	30 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)	50% residential/ 50% non-res.	1.55
		NC	20 du/acre	30 feet (max 2 stories)	plus 5 feet (max 3 stories)	N/A	
	Industrial (I) 45' Max.	IPOC	N/A	30 feet (max 2 stories)	plus 15 feet (max 4 stories)	N/A	2.25
Public	Public (P) 65' Max.	P	N/A	65 feet	N/A	N/A	0.1
	Public Recreation and Open Space (PROS) 35' Max.	PROS	N/A	35 feet	N/A	N/A	0.15
	Conservation (CON) 35' Max.	CON	N/A	35 feet	N/A	N/A	0.1
	Beach and Casino (BAC) 45' Max.	BAC	N/A	45 feet	N/A	N/A	0.15
