



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, DECEMBER 10, 2025 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:**

- A. [November 12, 2025 Regular Meeting Minutes](#)

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. [Ordinance 2025-29: Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 4 "Development Standards," Section 23.4-10 – Off-Street Parking.](#)
- B. [Ordinance 2025-30: Consideration of an ordinance amending multiple sections of Chapter 23 "Land Development Regulations" to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatus.](#)

**PLANNING ISSUES:**

**PUBLIC COMMENTS:** (3 minute limit)

**DEPARTMENT REPORTS:**

**BOARD MEMBER COMMENTS:**

**ADJOURNMENT**

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

**NOTE:** ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. *(Sec. 2-12 Lake Worth Code of Ordinances)*

**Note:** One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



**MINUTES**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, NOVEMBER 12, 2025 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: Robert D'Arinzo, Chair; Edmond LeBlanc; Laura Devlin; Elaine DeRiso; Edmund Deveaux. Absent: Nadine Heitz Also present were: Anne Hamilton, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Glenn Torcivia, City Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA** None

**APPROVAL OF MINUTES:**

- A. October 8, 2025 Regular Meeting Minutes

**Motion:** L. Devlin moves to approve the October 8, 2025 meeting minutes as presented: E. Deveaux 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS** Board Secretary administered oath to those wishing to give testimony.

**PROOF OF PUBLICATION** Provided in the meeting packet.

- 1) 814 North J Street

**WITHDRAWALS / POSTPONEMENTS** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** None

**NEW BUSINESS:**

- A. HRPB Project Number 25-00100230:** Consideration of a Certificate of Appropriateness (COA) for construction of a new two-family residential structure at 814 N J Street. The subject property is a vacant parcel which is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District. The future land use designation is Medium Density Residential (MDR).

**Staff:** A. Hamilton present case findings and analysis. A site vacant since approximately 2001 with a proposal for a duplex. Similarly positioned on the site as with 711 North L Street. The proposal meets the Guidelines for a Bungalow style structure as well as City code.

**Applicant:** The first thought was of a two-story structure but ultimately decided to go with single-story as he was happy with 711 North L Street. Each unit is 3 bedroom, 1100 square feet.

**Public Comment:** Dermot Brown of 204 N Lakeside- asks question about the parking.

**Motion:** E. Deveaux moves to approve HRPB Project Number 25-00100230 with staff recommended Conditions based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements E. DeRiso 2<sup>nd</sup>.

**Board:** Question of the timeline for the project and how long will it take? Response: Beginning in March 2026 and completion within approximately 6-7 months.

**Vote:** Ayes all, unanimous.

**B. Ordinance 2025-24:** Consideration of an ordinance amending multiple sections of Chapter 23 "Land Development Regulations" related to recovery residences

**City Attorney reads the Ordinance title.**

**Staff:** S. Rodriguez explains the reason for the amendment to the Land Development Regulations. Senate Bill 954 related to recovery residences. Establishes a definition, creates a new section providing standards for the use, review and processes; also adds it to the Use table.

**Board:** A member has concerns about the conglomeration of residencies and wants to introduce more regulations to protect areas.

**Staff:** Recommendations could be added to be considered by the City Commission. There will now be a distance restriction, treated as a residential use, must meet all housing requirements, certifications must be maintained.

**Board:** Understands that some people are doing the right things and others are not; don't throw the baby out with the bathwater. People are trying to get sober and get their lives back on track. Board member believes the City is a dumping ground for the facilities, look to the City priorities. What is the difference between a residential use and non-transient? **Response:** Transient is temporary, it will be 60 days or more, not a motel or other type of lodging facility. This is housing only for individuals enrolled in off-premises, state licensed clinical treatment programs for substance abuse. It functions as a family unit. No treatment is provided on-site. It does allow for a waiver of the distance requirement which would be reviewed by Board. Waivers already exist in the Land Development Regulations, recovery residences will be added to the types of reviews. Reasonable accommodations are currently reviewed without application fee. Typically a floor plan is presented to evaluate the occupancy in compliance with building code.

**Board:** The Board should better understand what is happening at the location. Would it may more closely resemble a halfway house. Is it something that should be distance regulated from protected uses such as churches, schools, parks? Typically how long would a resident live there? **Staff:** This is different from a community residence. The stay would not be permanent. It would be licensed by Dept of Children & Families. **Board:** What does the process look like? **Staff:** It is not Board reviewed, a reasonable accommodation is made, a zoning letter is provided after which a Business License is required. This amendment clarifies and formalizes the process. **Board:** What about the distance requirement? **Staff:** This is a new requirement. **Board:** How do community residences differ? **Staff:** They are on a smaller scale.

**Board Attorney:** The State of Florida legislature has mandated that they be approved and in effect by January 2026 . It must be reasonable nor can it be outlawed in the City.

**Motion:** E. Deveaux moves to recommend approval to the City Commission with consideration to increase the distance requirement to two (2) square miles. *Motion dies for lack of a second.*

**Motion:** E. LeBlanc moves to recommend approval to the City Commission with consideration to increase the distance requirement to 3,000 linear feet; L. Devlin 2<sup>nd</sup>.

**Vote:** 4/1 E. Deveaux dissenting. Motions passes.

**C. Ordinance 2025-26:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations” related to the affordable housing workforce housing program.

**City Attorney reads Ordinance Title**

**Staff:** S. Rodriguez explains the site specific credits may be applied toward tree mitigation fees, city fines, tree abuse penalties. These are specifically available to those potential developments wishing to provide affordable housing within the City. The credits are not applicable to administrative fees. It brings properties into compliance while providing additional housing.

**Board:** Does the City not defer to the County program? **Staff:** Developers may follow either the City or County program, this encourages utilization of the City program.

**Motion:** L. Devlin moves to recommend approval of Ordinance 2025-26 to the City Commission; E. DeRiso 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** None

**PUBLIC COMMENTS:** (3 minute limit) None

**DEPARTMENT REPORTS:**

A. Update on consideration of a Resolution Adopting the Open Space and Recreation Master Plan

Nilsa Zacarias and Lance Lily – Chen Moore & Associates: Recap of process January 2024. The joint PZHP workshop April 16 was held with comments/concerns addressed. The 2018 adoption of the Comprehensive Plan included the addition of the Open Space and Recreation Element. The Master Plan evaluates national trends, inventories of open spaces and recreational facilities, level of services, tree inventories on city owned properties, funding options and recommendations. Branding to get the word out to the community included posters, cards, tee shirts and social media platforms. Surveys were conducted in three languages. Workshops were held in the City with residents in different areas. Meetings were held with City officials to discuss how the suggestions could be afforded and implemented to the communities. Aquatics facilities are of interest to many. Studies were shown of Bryant Park and Northwest Ballfield Park with incremental development changes at year zero, year five and year ten.

**Board:** Can the report be seen online? **Staff:** Not yet but it will be made available. Board members appreciate the work of the firm.

**BOARD MEMBER COMMENTS:** Interviews for Board members will be held on November 18 prior to the City Commission meeting.

**ADJOURNMENT** 7:23 pm



DATE: November 26, 2025

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director of Community Sustainability

MEETING: December 3 & December 10, 2025

SUBJECT: **Ordinance 2025-29**: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-10 – Off-Street Parking.

---

**PROPOSAL / BACKGROUND/ ANALYSIS:**

The proposed amendments to Section 23.4-10 of the City’s Land Development Regulations update two key components of the off-street parking requirements: the fee-in-lieu of parking program and electric vehicle (EV) charging infrastructure standards.

The ordinance clarifies and expands the fee-in-lieu program for properties located within the designated Core Area. Updates include directing all payments to a dedicated Parking Improvement Fund and specifying that the fund be used exclusively for parking-related infrastructure, improvements, maintenance, and operations within the Core.

In addition, the ordinance revises the City’s EV charging requirements to align with state legislation (SB 1084). The ordinance allows the optional inclusion of electric vehicle charging spaces. Any EV charging spaces provided must meet defined minimum infrastructure and operational standards.

The proposed ordinance would amend Chapter 23 of the City’s Code of Ordinances:

- Article 4, Section 23.4-10 – Off-Street Parking

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2025-29.

**POTENTIAL MOTION:**

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in Ordinance 2025-29.

Attachments

- A. Draft Ordinance 2025-29

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**ORDINANCE 2025-29 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS”, ARTICLE 4 “DEVELOPMENT STANDARDS,” SECTION 23.4-10 – OFF-STREET PARKING, PARAGRAPHS (f)(3) and (g), RELATED TO FEE-IN-LIEU OF PARKING AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE**

**WHEREAS**, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the “City”), enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

**WHEREAS**, as provided in Section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

**WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development Standards,” Section 23.4-10 – “Off-street parking,” paragraph (f)(3) to correct and expand upon the fee-in-lieu of parking fund; and

**WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development Standards,” Section 23.4-10 – “Off-street parking,” paragraph (g) to amend the requirements for electric vehicle charging infrastructure consistent with new legislation; and

**WHEREAS**, the Planning and Zoning Board, in its capacity as the local planning agency, considered the proposed amendments at a duly advertised public hearing; and

**WHEREAS**, the Historic Resources Preservation Board, in its capacity as the local planning agency, considered the proposed amendments at a duly advertised public hearing; and

**WHEREAS**, the City Commission has considered the proposed amendments at a duly advertised public hearing 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:** Chapter 23 “Land Development Regulations, Article 4 “Development Standards,” Section 23.4-10 “Off-street parking,” paragraph (f)(3) is hereby amended by adding the words shown in underline type and deleting the words struck through as follows:

- 51 3. *Fee-in-lieu of parking.* All uses on properties in the core area which do not provide the  
52 required number of off-street parking spaces shall pay a fee-in-lieu of parking to the city.  
53 The fee shall be held in the ~~community benefits~~ parking improvement fund to be allocated  
54 toward projects identified and approved by the commission as set forth herein ~~part of the~~  
55 ~~community benefits program.~~
- 56 A. *Location.* Only properties located in the core area are eligible to utilize the fee-in-lieu of  
57 parking option. The core area is more particularly described as: Those properties which  
58 are bounded on the west by "A" Street and on the east by Golfview Road, and on the  
59 north by 2nd Avenue North, and on the south by 1st Avenue South.
- 60 B. *Payments-in lieu.* For any uses that elect to not provide any or all of the required number  
61 of off-street parking spaces described in this section, the owner or developer must make  
62 a payment to the city in the amount as specified in the city's annual schedule of fees and  
63 charges for services.
- 64 C. Any changes in use, remodeling, building expansion or new construction that have the  
65 net effect of increasing parking demand by more than twenty-five (25) percent as  
66 calculated by the required parking in this section, must provide parking as required by  
67 this section unless a payment-in-lieu of parking is made to the city in the amount as  
68 specified in the city's annual schedule of fees and charges for services.
- 69 D. *Parking improvement fund.* All payment-in-lieu of parking fees collected shall be held  
70 within the Parking improvement trust account, which shall be managed separately and  
71 independently of other city funds. The fees shall be expended for parking infrastructure,  
72 improvements, maintenance, and operations within the Core.

73  
74  
75 **Section 3:** Chapter 23 "Land Development Regulations, Article 4 "Development  
76 Standards," Section 23.4-10 "Off-street parking," paragraph (g) is hereby amended by adding the  
77 words shown in underline type and deleting the words struck through as follows:  
78

- 79 g) *Electric Vehicle Charging Infrastructure.* It is the purpose of the electric vehicle charging  
80 infrastructure to provide the availability of electric vehicle charging stations to residents and  
81 visitors of the city.  
82
- 83 1. All new commercial or mixed-use developments with at least twenty-five (25) parking  
84 spaces, or existing commercial or mixed-use developments with at least twenty-five (25)  
85 parking spaces that enter into either the site plan or site plan amendment process ~~are~~  
86 ~~subject to~~ may include the following:
- 87 A. ~~Four (4) percent of the total minimum required off-street parking spaces shall be~~  
88 ~~designated and outfitted as e~~Electric vehicle charging spaces. Each required electric  
89 vehicle charging space at a minimum shall include the following:
- 90 1) A maintained and operational 240-volt "Level 2" charging station, with a cable  
91 retraction device and/or place to hang permanent cords and connectors sufficiently  
92 above the ground, and mounted at a height which places the connector a minimum  
93 of thirty-six (36) inches and a maximum of forty-eight (48) inches above the ground,  
94 2) Wheel stops or concrete filled steel bollards to protect the aforementioned charging  
95 station,  
96 3) Signage allowing only electric vehicles to park in such space and indicating that it  
97 is only for electric vehicle charging purposes,  
98 4) The ability for all visitors to the site to access and use such space.
- 99 B. All spaces with electric vehicle charging infrastructure shall be located in close  
100 proximity to the building or facility entrance.  
101

- 102 2. Any development that proposes more than twenty (20) percent of its required off-street
- 103 parking to be outfitted as electric vehicle charging spaces, or operates any amount of
- 104 charging stations as a primary use as determined by the development review official, shall
- 105 be classified as containing an "Vehicle Fueling/Charging Service Station" use as defined
- 106 in section 23.1-12 and is subject to the appropriate use approval process prior to the
- 107 operation of such charging stations per section 23.3-6.
- 108
- 109 3. Charging stations in SFR, SF/TF-14, MH-7, MF-20, MF-30, or MF-40 zoning districts shall
- 110 be for the exclusive use of the development's residents and guests that are visiting the
- 111 development's residents, and shall not be made available to the general public.
- 112

113 **Section 4:** Severability. If any section, subsection, sentence, clause, phrase or portion

114 of this Ordinance is for any reason held invalid or unconstitutional by any court of competent

115 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and

116 such holding shall not affect the validity of the remaining portions thereof.

117

118 **Section 5:** Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict

119 herewith are hereby repealed to the extent of such conflict.

120

121 **Section 6:** Codification. The sections of the ordinance may be made a part of the City

122 Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and

123 the word "ordinance" may be changed to "section", "division", or any other appropriate word.

124

125 **Section 7:** Effective Date. This ordinance shall become effective 10 days after

126 passage.

127

128 The passage of this ordinance on first reading was moved by \_\_\_\_\_,

129 seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- 130
- 131 Mayor Betty Resch
- 132 Vice Mayor Sarah Malega
- 133 Commissioner Christopher McVoy
- 134 Commissioner Mimi May
- 135 Commissioner Anthony Segrich
- 136

137 The Mayor thereupon declared this ordinance duly passed on first reading on the \_\_\_\_\_

138 day of \_\_\_\_\_, 2025.

139

140

141 The passage of this ordinance on second reading was moved by \_\_\_\_\_,

142 seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- 143
- 144 Mayor Betty Resch
- 145 Vice Mayor Sarah Malega
- 146 Commissioner Christopher McVoy
- 147 Commissioner Mimi May
- 148 Commissioner Anthony Segrich
- 149

150 The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of

151 \_\_\_\_\_, 2025.

102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152

153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164

LAKE WORTH BEACH CITY COMMISSION

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

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, MMC, City Clerk



DATE: November 26, 2025

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: December 3 and December 10, 2025

SUBJECT: **Ordinance 2025-30**: Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatus.

---

**PROPOSAL / BACKGROUND/ ANALYSIS:**

This amendment seeks to establish a manufacturing and processing facilities with apparatus use in the Industrial Park of Commerce (I-POC). The applicant is seeking to develop an industrial property for a concrete batch plant. The City currently does not have land development regulations for this type of use. With the applicant’s coordination, staff has prepared language to allow for this type of use and similar uses.

The proposed LDR Amendments will modify the following sections of the City’s Land Development Regulations:

- Article 1 – Section 23.1-12: Definitions
  - Creating definitions for apparatus, manufacturing or processing facilities with apparatus, and use area.
- Article 3 – Section 23.3-6: Use Tables
  - Creating a new use for manufacturing/processing facilities with apparatus and revising existing manufacturing/processing uses to including the phrase “without apparatus structure,”.
- Article 3 – Section 23.3-24: Industrial Park of Commerce (I-POC)
  - Establishes requirements for compliance with all applicable health, safety, and environmental regulations.
  - Establishes office space as an accessory use.
  - Correcting the maximum Sustainable Bonus Incentive height for principal structures and creating standard hours of operation for the zoning district.
  - Creating regulations and performance standards for manufacturing/processing facilities with apparatus, including maximum height of apparatus structures through the Sustainable Bonus Incentive Program.
- Article 4 – Section 23.4-10: Off-Street Parking
  - Adding standard parking dimensions for oversized vehicles, as well as revising the minimum parking requirements for industrial uses to base minimum parking requirements on total use area rather than on the enclosed use area space.
- Article 4 – Section 23.4-13: Administrative Uses and Conditional Uses
  - Revising the existing design and performance standards for manufacturing/processing/fabrication facilities to correct the height of principal structures.

- Establishes limits on hours of operation (5 a.m.–8 p.m., Monday–Saturday) with the ability to request a waiver; requires hours to avoid impacts on school-related traffic; and allows parking reductions through the Conditional Use or Site Plan waiver process when justified.
- Creating regulations and performance standards for manufacturing/processing facilities with apparatus, including maximum height of apparatus structures; screening for outdoor storage areas; allow outdoor production or processing only with Planning & Zoning Board or HRPB approval; avoidance of nuisances; separation distance from residential land uses, schools, places of worship, and child care facilities; perimeter landscaping; accessibility requirements; and traffic management plan.
- Article 5 – Section 23.5-9: Public Purpose Dedication
  - Correcting references to the Development Review Official and allowing for credit to be considered towards the City’s Sustainable Bonus Incentive Program.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2025-30.

**POTENTIAL MOTION:**

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2025-30.

**Attachments**

- A. Draft Ordinance 2025-30
- B. Exhibit B – Use Table

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

**ORDINANCE 2025-30 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS", ARTICLE 1 "GENERAL PROVISIONS," DIVISION 2 "DEFINITIONS," SECTION 23.1-12 - DEFINITIONS; ARTICLE 3 "ZONING DISTRICTS," DIVISION 1, "GENERALLY," SECTION 23.3-6 USE TABLES; AND DIVISION 5, "INDUSTRIAL DISTRICTS," SECTION 23.3-24 - I-POC - INDUSTRIAL PARK OF COMMERCE; ARTICLE 4 "DEVELOPMENT STANDARDS" SECTION 23.4-10 OFF-STREET PARKING, AND SECTION 23.4-13 ADMINISTRATIVE USES AND CONDITIONAL USES; AND ARTICLE 5 "SUPPLEMENTAL REGULATIONS," SECTION 23.5-9 PUBLIC PURPOSE DEDICATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE**

**WHEREAS**, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the "City"), enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

**WHEREAS**, as provided in Section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

**WHEREAS**, the City wishes to amend Chapter 23, Article 1 "General Provisions," Division 2 "Definitions," Section 23.1-12 - Definitions to create and modify definitions related to manufacturing or processing facilities with apparatus; and

**WHEREAS**, the City wishes to amend Chapter 23, Article 3 "Zoning Districts," Division 1 "Generally," Section 23.3-6 - "Use Tables," to create a manufacturing or processing facilities with apparatus use, clarify manufacturing or processing facilities without apparatus uses; and

**WHEREAS**, the City wishes to amend Chapter 23, Article 3 "Zoning Districts," Division 5 "Industrial Districts," Section 23.3-24 "I-POC-Industrial park of commerce," to permit and provide standards for manufacturing or processing facilities with and without apparatus, correct the Sustainable Bonus Incentive height, and provide for hours of operation; and

**WHEREAS**, the City wishes to amend Chapter 23, Article 4 "Development Standards," Section 23.4-10 - "Off-street parking," to clarify the minimum parking space requirements for industrial uses and create standards for oversized vehicle spaces; and

**WHEREAS**, the City wishes to amend Chapter 23, Article 4 "Development Standards," Section 23.4-13 - "Administrative and conditional uses," to revise the design and performance standards for manufacturing/processing/fabrication facilities and create additional regulations for manufacturing or processing facilities with apparatus; and

**WHEREAS**, , the City wishes to amend Chapter 23, Article 5 "Supplemental Regulations," Section 23.5-9 - "Public purpose dedication," to clarify applicable reviewers and options for credit to a project; and

52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102

**WHEREAS**, the Planning and Zoning Board, in its capacity as the local planning agency, considered the proposed amendments at a public meeting; and

**WHEREAS**, the Historic Resources Preservation Board, in its capacity as the local planning agency, considered the proposed amendments at a public meeting; and

**WHEREAS**, the City Commission has considered the proposed amendments at a duly advertised public hearing 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:** Chapter 23 “Land Development Regulations, Article 1 “General Provisions,” Division 2 “Definitions”, Section 23.1-12 “Definitions” is hereby amended by adding the words shown in underline type and deleting as indicated in Exhibit A.

**Section 3:** Chapter 23 “Land Development Regulations, Article 3 “Zoning Districts,” Division 1 “Generally,” Section 23.3-6 “Use Tables” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in Exhibit B.

**Section 4:** Chapter 23 Land Development Regulations, Article 3 “Zoning Districts,” Division 5 “Industrial Districts,” Section 23.3-24 “I-POC – Industrial Park of Commerce” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in Exhibit C.

**Section 5:** Chapter 23 Land Development Regulations, Article 4 “Development Standards,” Section 23.4-10 “Off-street parking” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in Exhibit D.

**Section 6:** Chapter 23 Land Development Regulations, Article 4 “Development Standards,” Section 23.4-13 “Administrative and Conditional Uses” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in Exhibit E.

**Section 7:** Chapter 23 Land Development Regulations, Article 5 “Supplemental Regulations,” Section 23.5-9 “Public purpose dedication” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in Exhibit F.

**Section 8:** 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 9:** Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

103 **Section 10:** Codification. The sections of the ordinance may be made a part of the City  
104 Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and  
105 the word "ordinance" may be changed to "section", "division", or any other appropriate word.  
106

107 **Section 11:** Effective Date. This ordinance shall become effective 10 days after  
108 passage.  
109

110 The passage of this ordinance on first reading was moved by \_\_\_\_\_,  
111 seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:  
112

- 113 Mayor Betty Resch
- 114 Vice Mayor Sarah Malega
- 115 Commissioner Christopher McVoy
- 116 Commissioner Mimi May
- 117 Commissioner Anthony Segrich

118  
119 The Mayor thereupon declared this ordinance duly passed on first reading on the \_\_\_\_\_  
120 day of \_\_\_\_\_, 2025.  
121

122  
123 The passage of this ordinance on second reading was moved by \_\_\_\_\_,  
124 seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:  
125

- 126 Mayor Betty Resch
- 127 Vice Mayor Sarah Malega
- 128 Commissioner Christopher McVoy
- 129 Commissioner Mimi May
- 130 Commissioner Anthony Segrich

131  
132 The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of  
133 \_\_\_\_\_, 2025.  
134

LAKE WORTH BEACH CITY COMMISSION

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

141  
142 ATTEST:

143  
144  
145 \_\_\_\_\_  
146 Melissa Ann Coyne, MMC, City Clerk  
147  
148  
149  
150  
151  
152  
153

**EXHIBIT A**

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 1, "General Provisions," Division 2, "Definitions"

**Sec. 23.1-12. – Definitions.**

\*\*\*

Apparatus: Technical equipment, machinery, or structure used to assist in the mechanical or chemical transformation of materials or substances into new products such as cranes, conveyor belts, construction hoppers, and silos.

\*\*\*

Manufacturing or processing facilities with apparatus: Establishments that utilize specialized equipment and structures, including apparatus, to transform materials or substances mechanically or chemically into new products.

\*\*\*

*Medium-Intensity industrial uses:* These are industrial uses that typically generate moderate volumes of customer traffic, to include the following and those that are substantially similar or related:

\*\*\*

Fabrication, manufacturing, processing facilities without apparatus, excluding retail displays and sales

\*\*\*

Use area: The portion of property physically occupied or used by the principal and accessory land uses for which the required parking is calculated. The use area does not include areas required for other on-site improvements that generally support the use of the site.

**EXHIBIT B**

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 “ZONING DISTRICTS”

Article 3, “Zoning Districts” Division 1, “Generally”

**Sec. 23.3-6. – Use tables.**

Note: amended text is shown below as underlined for new text and stricken text for deleted text. Uses or sections with modified text are also highlighted

TYPE/USE	SF-R	SF-TF 14	MH-7	MF- 20	MF- 30	MF- 40	MU-E Lake & Lucerne	MU-E 1st & 2nd Edges	MU-E Federal Hwy	MU-E 10th & 6th	DT	MU- FH	MU- DH	MU- W Lake & 10th	TOD-E	TOD- W	NC	BAC	AI	I-POC	
Note: P is Permitted by Right, A is Administrative Use Permit (staff level review), and C is Conditional Use Permit (board level review).																					
*																					
*																					
*																					
<b>INDUSTRIAL</b>																					
*																					
*																					
*																					
<b>High Intensity Industrial Uses—Use area greater than 7,500 sq. ft. and/or high intensity impact uses.</b>																					
*																					
*																					
Fabrication Services/Manufacturing/ or Processing without apparatus, excluding retail display and sales																					C
*																					
*																					
Factory or Manufacturing																					C
*																					
*																					
Manufacturing or Processing facilities with apparatus																					C
*																					
*																					
Organic/Green/All Natural Composting Fertilizer Manufacturing or Processing facilities without apparatus																				C	C
*																					
*																					
<b>Medium Intensity Industrial Uses—Use area less than 7,500 sq. ft. and/or medium intensity impact uses.</b>																					
*																					
*																					
Fabrication Services/Manufacturing/Processing/Assembly without apparatus, excluding retail display and sales																				C	A
*																					
*																					
*																					

208

209

**EXHIBIT C**

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 "ZONING DISTRICTS"

Article 3, "Zoning Districts" Division 5, "Industrial Districts"

**Sec. 23.3-24. – I-POC – Industrial park of commerce.**

\*\*\*

b) *Use restrictions.* Uses permitted both by right and as administrative or conditional uses shall also comply with the applicable regulations in Article 4, Development Standards. Refer to the permitted use table at section 23.3-6 for a complete list of uses.

\*\*\*

3. *Principal uses permitted by either administrative or conditional use.*

\*\*\*

L. Manufacturing or processing facilities with or without apparatus, subject to the following requirements:

(1) Such uses and uses accessory thereto shall meet all local, state, and federal requirements for health, safety, and environmental concerns, including, as applicable, those imposed by the Florida Department of Environmental Protection.

(2) For such uses, office space is considered an accessory use.

\*\*\*

c) *Development regulations for uses permitted by right*

portion of table omitted for brevity.

Height	Primary	30 ft. (not to exceed 2 stories) *Additional 15 ft. of height under Sustainable Bonus Incentive Program (not to exceed 4 stories)
	Accessory	24 ft. (not to exceed 2 stories)
	Apparatus	<u>24 ft. (not to exceed 2 stories)</u> <u>*Additional 60 ft. of height under Sustainable Bonus Incentive Program (not to exceed 84 feet)</u>

portion of table omitted for brevity.

\*\*\*

3. *Maximum height of buildings and structures.*

\*\*\*

B. Up to an additional ~~Additional five (5)~~ fifteen (15) feet in height ~~shall be granted is available under~~ the Sustainable Bonus Incentive Program (not to exceed four (4) stories).

252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262

D. Apparatus: Twenty-four (24) feet. Up to an additional sixty (60) ft. of height is available under the Sustainable Bonus Incentive Program (not to exceed 84 feet).

\*\*\*

e) Hours of operation. Operations may begin at 6:00 a.m. and shall end by 8:00 p.m., daily, unless otherwise specified in LDR Section 23.4-13.

\*\*\*

**EXHIBIT D**

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

**Sec. 23.4-10. – Off-street parking.**

\*\*\*

f) *Minimum parking space requirements by use category.*

1. Minimum off-street parking space requirements are as follows:

\*\*\*

B. Nonresidential uses:

\*\*\*

Industrial — One (1) space per one thousand (1,000) gross square feet of ~~space~~ use area.

\*\*\*

j) *Minimum parking dimensions.*

2. *Parking lot designs:*

a. Parking space dimension for other types of spaces are:

\*\*\*

iv. Oversized vehicles at ten (10) feet x thirty (30) feet.

EXHIBIT E

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

Sec. 23.4-13. – Administrative uses and conditional uses.

c) Standards.

7. Manufacturing/processing/fabrication facilities.

B. Design and performance standards.

(1) Height: Maximum height of any industrial/manufacturing structure excluding office not to exceed ~~thirty-five (35)~~ thirty (30) feet including silos or building façades, unless otherwise allowed within this section.

~~(2) Silos: The number of silos shall not exceed four (4) silos within the site area and shall be effectively screened.~~

~~(23) Outdoor storage: Outdoor storage, commercial vehicle parking, display and sale of products shall be shielded from all public rights-of-way. See section 23.4-19 for additional outdoor storage regulations.~~

~~(34) All production and processing shall be restricted to an enclosed building, unless otherwise allowed within this section.~~

~~(45) Buffering requirements shall apply as required by existing ordinances but may be increased based on a site-specific review basis.~~

~~(56) Noise levels shall not be in excess of sixty-five (65) decibels measured from the property line adjacent to residential uses.~~

~~(67) Minimum area per business/tenant on a multiple tenant/business site shall not be less than eight hundred (800) square feet for manufacturing or processing and five hundred (500) square feet for fabrication services.~~

(7) Hours of operation: Operations may begin at 5:00 a.m. and shall end by 8:00 p.m., Monday through Saturday; however, a waiver to amend the hours of operation may be requested at time of Conditional Use or Site Plan application subject to Section 23.2-27.c) and upon findings by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable, that particular circumstances justify such a change in the hours of operation.

(8) Hours of operation shall avoid adverse impact to existing traffic patterns for drop-off and pick-up times for schools, day cares, and other substantially similar uses.

348  
349 (9) Parking shall be provided in accordance with section 23.4-10; however, a  
350 waiver to reduce the required parking may be requested at time of Conditional Use or  
351 Site Plan application subject to Section 23.2-27.c) and upon findings by the Planning  
352 and Zoning Board or Historic Resources Preservation Board, as applicable, that  
353 particular circumstances justify such a reduction to the required parking.

354 C. *Recycling facility.* In addition to the requirements in subsection 7.B. above, the  
355 following regulations shall apply to recycling facilities:  
356

357 \*\*\*

358  
359  
360 ~~(3) Operations may begin at 6:00 a.m. and shall end by 8:00 p.m., Monday~~  
361 ~~through Saturday.~~

362  
363 ~~(4)~~(3) All delivery vehicles entering and leaving the site shall be outfitted with  
364 material containment devices to ensure dust and other debris do not collect on  
365 public or private rights-of-way or adjacent properties.  
366

367 \*\*\*

368 D. Manufacturing or processing facilities with apparatus. In addition to the requirements in  
369 subsection 7.B. above, the following regulations shall apply to manufacturing or  
370 processing facilities with apparatus:  
371

372 (1) Number: A site meeting the minimum lot area of 13,000 square feet may have  
373 up to four (4) apparatus. Each additional apparatus shall require an additional 5,000  
374 square feet of site area, with a maximum total of eight (8) apparatus within the site  
375 area.

376  
377 (2) Height: Maximum height of any apparatus shall not to exceed twenty-four (24)  
378 feet. Up to an additional 60 ft. of height is available under the Sustainable Bonus  
379 Incentive Program (not to exceed 84 feet).

380  
381 (3) Outdoor storage regulated: Outdoor storage areas shall be screened from  
382 surrounding public rights-of-way and adjacent properties by opaque fencing, wall,  
383 berm, or combination thereof with landscape installed at a minimum height of three (3)  
384 feet to grow and be maintained at a height of six (6) feet above grade.

385  
386 (4) Production and processing: Production and processing may be allowed outside  
387 of an enclosed building only if and to the extent requested as part of a Conditional Use  
388 or Site Plan application and approved by the Planning and Zoning Board or Historic  
389 Resources Preservation Board, as applicable.

390  
391 (5) Nuisances: Adequate provisions and systems shall be installed to address  
392 odors, dust, vermin, noise, and contaminated runoff.

393  
394 (6) Location: Manufacturing or processing facilities with apparatus shall be located  
395 a minimum of two hundred and eighty (280) feet from any residential land use, school  
396 (public or private, including pre-k through 12th grade), house of worship, and/or child  
397 care facility. The measurement shall be taken from property line to property line.  
398

399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411

(7) Landscape requirements. The site must be provided with a minimum five-foot (5) wide perimeter planting area with large shade trees planted every twenty-five (25) linear feet on center. A hedge must also be maintained at a minimum of six (6) feet in height within the required planting area.

(8) Accessibility requirements: In conjunction with a conditional use application, travel routes diagram, truck turning radii, and applicable transportation agency approval letter shall be provided prior to the site plan process.

(9) A traffic management plan is required for all properties with more than two (2) apparatus.

**EXHIBIT F**

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 5 "SUPPLEMENTAL REGULATIONS"

**Sec. 23.5-9. – Public purpose dedication.**

\*\*\*

c) *Application.* A property that has previously or will be dedicating right-of-way or other property to the city when requested or required by the city may file an application with the ~~director of community sustainability~~ Development Review Official for public property credit as part of the site plan approval for the property.

\*\*\*

4. If the application is approved, in accordance with the standards below, the density or intensity of the dedicated property shall be applied to the remainder of the property.

\*\*\*

B. Credit may be applied to the required applicant payment under the Sustainable Bonus Incentive Program. ~~considered for the following requirements should a project further the policies, goals and objectives of the city's comprehensive plan and adopted city master plans:~~

- ~~i. Utilities; and,~~
- ~~ii. Development fees~~