



AGENDA
CITY OF LAKE WORTH BEACH
CITY COMMISSION WORK SESSION - LDR AMENDMENTS
CITY HALL COMMISSION CHAMBER
THURSDAY, MARCH 05, 2020 - 6:00 PM

ROLL CALL:

PLEDGE OF ALLEGIANCE: led by Vice Mayor Andy Amoroso

UPDATES / FUTURE ACTION / DIRECTION

[Land Development Regulations Amendment Prioritization](#)

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)

EXECUTIVE BRIEF WORK SESSION

AGENDA DATE: March 5, 2020

DEPARTMENT: Community Sustainability

TITLE:

Land Development Regulations Amendment Prioritization

SUMMARY:

Presentation and discussion focusing on a series of priorities for amendments to Chapter 23 – Land Development Regulations of the Lake Worth Beach Code of Ordinances.

BACKGROUND AND JUSTIFICATION:

The City enforces land development regulation through Chapter 23 of the Lake Worth Beach Code of Ordinances. As development patterns, interests and priorities change over time, Chapter 23 requires review, clarification and updates to meet the needs of the city's future development. In addition, amendments often are necessary to be brought before the Commission to ensure that the City's intention and direction for development are being met. This workshop presents specific sections of the Code which need to be amended, and provides a possible prioritization schedule.

The goal of the presentation is to ascertain the priorities of the Commission. Staff will then finalize a plan to move forward on the more pressing issues and provide direction on whether staff or consultant resources will be utilized to undertake each item.

DIRECTION:

Provide consensus on the type and prioritization of proposed amendment to the City's Land Development Regulations and other Code Sections.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Presentation



CITY OF LAKE WORTH BEACH

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**CODE OF ORDINANCES
LAND DEVELOPMENT REGULATIONS
AMENDMENTS
Workshop
March 5, 2020**

CODE OF ORDINANCES / LDR AMENDMENTS

Workshop

March 5, 2020

- Discuss Prioritization of Proposed LDR Amendments
- Provide basis for Amendments
- Assign responsibility for Amendments
- Outline proposed schedule for Amendments

CODE OF ORDINANCES / LDR AMENDMENTS

by Consultants

URGENT

| Priority | Topic | Section | Intent |
|----------|---------------------------------|-------------------|---|
| Urgent | Parking Code | 23.4-10(h) | Revise and update parking code. Look at not allowing 100% of parking to be on-street |
| Urgent | Planned Unit Developments | 23.3-25 | Revise Planned Unit Development section of Code; amend regulations west of I-95. |
| Urgent | Filling Stations | 23.2-31(e), 15-34 | Revise Article to clarify and provide consistency among different types of fuel/recharging options. |
| Urgent | Mixed Use –West zoning district | 23.3-18(c) | Revise to make tables and text consistent. |

CODE OF ORDINANCES / LDR AMENDMENTS

by Consultants

URGENT

| Priority | Topic | Section | Intent |
|----------|--|------------------|--|
| Urgent | Development Orders Expiration of Site Plan Approval and Reference to Development Review Manual | | Revise Development Order requirements; clarify time limits, terms for expiration, vesting and phasing. |
| Urgent | Article 4 Development Standards/Article 2 | 23.4 | Review and reorganize entire Article to provide consistency. |
| Urgent | Plat and Unity of Title/Subdivision Policies | N/A | Provide regulations and procedures for Plat review and approval process. Develop Unity of Title review and approval process. |
| Urgent | Definition of Height | 23.1-12 | Based on new flood map changes |
| Urgent | Parapet | 23.3-7 – 23.3-12 | Review applicable regulations per zoning district. |

CODE OF ORDINANCES / LDR AMENDMENTS by Consultants HIGH

| Priority | Topic | Section | Intent |
|----------|-----------------------------|-----------|---|
| High | Fences | 23.4-4(e) | Organize fence regulations by district and major thoroughfare. Look at not allowing chain-link fencing adjacent to streets for all uses |
| High | Dumpster Enclosure | | Provide code language to prohibit chain-link fencing/non-opaque enclosure materials. |
| High | Stacking distance for gates | 23.4-4 | Provide specific setback distance for gates adjacent to roadways for stacking. |
| High | Minor Site Plan Revisions | 23.2-30 | Review criteria for approvals. |

CODE OF ORDINANCES / LDR AMENDMENTS by Consultants HIGH

| Priority | Topic | Section | Intent |
|----------|--|------------|---|
| High | Impervious vs Pervious | 23.4-10(f) | Clarify requirements for: open space, pervious and building lot coverage. |
| High | Administrative Adjustment | | Revise criteria for Administrative adjustments. |
| High | Waivers | N/A | Provide procedures and regulations. |
| High | Use Criteria in Business License Section | Chapter 14 | Relocate use criteria to Conditional Use Section 23.4-13. |

CODE OF ORDINANCES / LDR AMENDMENTS by Consultants MEDIUM

| Priority | Topic | Section | Intent |
|----------|---|-----------|---|
| Medium | Site Visibility–Fences, Walls, Hedges | 23.4-4(g) | Require site visibility triangle for driveways at street/alley intersections. |
| Medium | Sustainable Bonus Incentive Program | 23.2-33 | Revise program and provide incentives that can be quantified. |
| Medium | Long-term storage parking requirements (e.g. RVs, Boats) Redefine “Commercial Vehicle” | 23.4-11 | Add requirements for non-residential districts. |
| Medium | Lodging | 23.1-12 | Reorganize group lodging designations (e.g. hotel, motel, extended stay) by type. |

CODE OF ORDINANCES / LDR AMENDMENTS by Consultants MEDIUM

| Priority | Topic | Section | Intent |
|----------|---|---------|---|
| Medium | Off-street parking, permeable materials | 23.4-10 | Specify applicability to stormwater drainage; add maintenance requirements. |
| Medium | Maintenance easement | N/A | Require a maintenance easement for zero lot line properties in mixed-use districts. |
| Medium | Temporary Uses/Food Trucks | | Provide regulations for temporary use such as food trucks. |
| Medium | Sign Code | 23.5-1 | Revise entire sign code. |
| Medium | Swimming Pools | | |
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CODE OF ORDINANCES / LDR AMENDMENTS by Consultants LOW / AS NEEDED

| Priority | Topic | Section | Intent |
|----------|---------------------|---------|---|
| Low | Open Air Operations | 23.4-14 | Relocate to storage Section 23.4-19. |
| Low | Cemeteries | 23.4-15 | Relocate to Conditional Use Section 23.4-13 |

| Priority | Topic | Section | Intent |
|-----------|-------------------|---------|--|
| As Needed | Definitions | 23.1-12 | Review and revise as needed |
| As Needed | Graphics/Diagrams | N/A | Add/replace illustrations as needed throughout the Code. |

CODE OF ORDINANCES / LDR AMENDMENTS by Staff

| Priority | Topic | Section | Intent |
|----------|--------------------------|---|--|
| | Transient Public Lodging | 23.1-12 | Add new section for short-term rental regulation |
| | Permitted Use Table | 23.3-6 | <ul style="list-style-type: none"> -Analyze and amend uses that are P, AUP, and CUP -Take out and combine various uses. -Look at artisanal uses and reevaluate what uses should be P,C, N/A -Combine financial institutions. -Look at taking out Stand Alone Retail -Move all medical/health uses under one tab -Add in Trade Schools as an accessory use |
| | Zoning Map | N/A | Include all the overlay districts in 23.3-29-31 |
| | Public Art | New Section | How do we regulate/encourage this? |
| | Nonconforming Uses | 23.5-3(a)(6) | Is there case law saying we cannot shut a business down if they had an inactive business license but do have a continuous running business (Refer to Chapter 14) |
| | Walkability | https://www.cdc.gov/physicalactivity/community-strategies/index.htm | Look into ways to zone for walkability |

CODE OF ORDINANCES / LDR AMENDMENTS by Staff

| Priority | Topic | Section | Intent |
|----------|-----------------------------------|--------------------|---|
| | Business License | 14.2, 14.23 | Address the period of no business license |
| | No Parking Regulations | 21.62 | Adding streets that restrict on-street parking. |
| | Business Licenses and Uses | | <ul style="list-style-type: none"> -Address any grandfathering of uses if a property had a business license for that use -How much time shall go by until the license is lapsed and they have to come in for a new use approval? |
| | Comp Plan Amendments | | <ul style="list-style-type: none"> Alter the future land use table to allow MU-FH to start at 30du/acre Look at Delray's Sustainability and Resiliency section Transportation – evaluation of a mobility plan/fee Recreation impact fee |
| | Annual CIP Amendment | | Needs to be done in November |



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