



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

March 22, 2024

Robert Miller
Highland Contractors, Inc.
1975 Sansburys Way, Suite 114
West Palm Beach, FL 33411

RE: Project Number 24-01700016: Zoning Verification Letter for the property located at 1532-1600 South Federal Highway; PCNs # 38-43-44-27-01-085-0010; 38-43-44-27-01-090-0050

Dear Mr. Miller:

A zoning verification request was sent to the City on March 14, 2024, for the properties located at **1532-1600 South Federal Highway**. The subject sites are located within the Mixed Use – Federal Highway (MU-FH) zoning district and have a future land use designation of Mixed Use – East (MU-E). The MU-FH zoning district is regulated by [Section 23.3-16](#) of the Land Development Regulations. This letter is in response to a question on the maximum density allowed for the subject parcels under the Live Local Act; and to request the feasibility of abandoning the 135-foot x 40-foot section of the 16th Avenue South right-of-way (ROW) between the subject parcels.

ROW Abandonment

A preliminary review by the Public Works Department has determined that the abandonment of the 135-foot x 40-foot section of 16th Avenue South is feasible. A formal request and pre-application meeting with Public Works staff would be required. Contact Michael Pierce, Assistant Director for Public Works, at 561-586-7422 or mpierce@lakeworthbeachfl.gov

Based on Palm Beach County Property Appraiser information, the combined subject parcels and proposed ROW addition have an approximate area of 0.8213 acres.

Density

Base Zoning

Multiple-family residential uses may be established in the MU-FH district subject to the provisions of [Section 23.3-10](#) (Multi-Family Residential). The base zoning district (MU-FH) allows a maximum density of 20 dwelling units per acre. **Therefore, the maximum density for the subject parcel is 16 dwelling units.**

Live Local Act

The Live Local Act requires the administrative review by the City of projects that provide at least 40% affordable housing in accordance with this legislation. **A maximum of 46 dwelling units per acre, which includes a 15% density bonus per the City's affordable/workforce housing program is available for this option. Therefore, the maximum density for the subject parcel is 37 dwelling units.** No less than 40% of the units are required to be income restricted in accordance with the Live Local Act. For the additional 15% density bonus and a 25% reduction to required parking, 15% of the total units are required to be restricted in accordance with the City's affordable/workforce housing program ([LDR Section 23.2-39](#)). Please note, utilizing the provisions in the Live Local Act is the only review process that would not require a public hearing for the development of a project greater than 7,500 square feet.

More information is available [online](#).

Additional Information

The City's off-street parking requirements are listed in [Section 23.4-10](#).

A pre-application meeting is required to discuss the zoning review process and determine if additional zoning applications will be needed, such as a site plan, use approval, or unity of title.

This zoning letter shall remain valid for 12 months from the date of issuance, unless a subsequent Land Development Regulation (LDR) change or interpretation has occurred that results in a different conclusion. Staff has prepared this response on the information submitted and the information available in our records. Should the information relied on by Planning, Zoning, and Historic Preservation staff be incorrect or incomplete, this response may not be valid. Nothing herein shall relieve any person of any requirements of the LDRs or other applicable provisions of federal, state, or local laws, rules, codes, or ordinances.

Please be advised that this letter does not serve as a development, building, or business license approval. Should you have any additional questions, please feel free to contact our office at (561) 586-1705 or smrodriguez@lakeworthbeachfl.gov.

Sincerely,

Scott Rodriguez

Scott Rodriguez, AICP, GGEP
Assistant Director, Planning and Preservation
City of Lake Worth Beach Department for Community Sustainability