

LW Commission Holds Workshop on Land Development Regulations

Lake Worth held a City Commission Workshop on the Draft Ordinance 2018-07 to hear proposed amendments to Chapter 23 of the Land Development Regulations of the City's Code of Ordinances.

In August of 2013 the City of Lake Worth adopted Chapter 23 – Land Development Regulations of the Code of Ordinances. The LDR's include six articles governing all development within the city. They are Article I – General Provisions, Article II – Administration, Article III – Zoning Districts, Article IV – Development Standards, Article V – Supplemental Regulations, and Article VI – Environmental Regulations.

Over the past year, city staff has reviewed the ordinance to determine the sections that need clarification and edits/additions to ensure compliance with changes to relevant laws as well as to provide consistency, improve understanding and facilitate implementation. Several new sections are being proposed in this amendment.

On November 29, 2017, the Planning and Zoning Board and the Historic Resource Preservation Board held a joint workshop to review the proposed amendments and to give input to staff on the Ordinance. Suggested changes from P&Z and HRPB deemed appropriate by staff were included in the Ordinance.

On March 7th the Planning and Zoning Board recommended the commission adopt

the proposed amendment with amendments and on March 14th the HRPB recommended the Commission adopt the proposed ordinance with amendment.

The summary of the recommended additions/amendments from the two boards was attached for the Commission to consider. The changes had not been included in the Ordinance presented to the Commission. Staff was awaiting clear direction from the Commission to incorporate all proposed amendments into the ordinance and bring to the Commission for action.

Several residents were present during the workshop and were allowed to speak. Many complained about the announcement of the meetings and the lack of effort on behalf of the City to notify neighborhoods of the meetings.

Many of the changes to Section 23 the LDRs and five proposed additions were housekeeping in nature to make the ordinance easier to navigate and understand.

The proposed amendments include the following sections:

- Article 1 - Section 23.1-12 Definitions
- Article 2 - Division 1: Administration, Section 23.2-15 – Notice Requirements for Public Hearing
- Article 2 - Division 3, Section 23.2-28, Administrative Adjustments/Administrative Use Permits
- Article 2 - Division 3, Section 23.2-33, City of Lake Worth Sustainable Bonus Incentive Program
- Article 3 - Division 1, Section 23.3-6, Permitted Use Table

- Article 3 - Division 2, Section 23.3-7, SF-R Single-Family Residential

- Article 3 - Division 2, Section 23.3-8, SF-TF 14 Single-Family and Two-Family Residential

- Article 3 - Division 2, Section 23.3-10, MF-20 Multi-Family Residential

- Article 3 - Division 2, Section 23.3-11, MF-30 Medium Density Multi-Family Residential

- Article 3 - Division 2, Section 23.3-12, MF-40 High Density Multi-Family Residential

- Article 3 - Division 3, Section 23.3-13, MU-E Mixed Use East

- Article 3 - Division 3, Section 23.3-14, DT Downtown

- Article 3 - Division 3, Section 23.3-16, MU-FH Mixed Use Federal Highway

- Article 3 - Division 3, Section 23.3-17, MU-DH Mixed Use Dixie Highway

- Article 3 - Division 3, Section 23.3-18, MU-W Mixed Use West

- Article 3 - Division 3, Section 23.3-19, TOD-E Transit Oriented Development East

- Article 3 - Division 3, Section 23.3-20, TOD-W Transit Oriented Development West

- Article 2 - Division 6, Section 23.3-25, Planned Development District

- Article 4 - Section 23.4-4, Fences, Walls and Gates

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

- Article 4 - Section 23.4-13, Medium and High Intensity Conditional Uses

- Article 5 - Section 23.5-1, Signs

- Article 6 - Section 23.6-1, Landscape Regulations

In addition, staff is recommending that the

following sections be added to the LDRs:

- Article 3 - Division 9, Section 23.3-29, Cultural Arts district overlay

- Article 4 - Section 23.4-19, Outdoor Storage Requirements

- Article 4 - Section 23.4-20, Solar Energy Systems

- Article 4 - Section 23.4-21, Rooftop Equipment Screening

- Article 4 - Section 23.4-22, Micro Units

The ordinance will be before the City Commission for first reading in the near future.

No One Likes a Prig With an Ax to Grind

James Comey did it, naturally, for the children.

Why does anyone in Washington take advantage of the most opportune moment to make a mint off publishing a tell-all book? It's never for the profits or

the sheer satisfaction of sticking it to your enemies and putting yourself in the best possible light. No, there's always some ostensible higher cause. For the former FBI director, it's demonstrating, through his own sterling example, what ethical leadership is, "especially to young people."

That the nation's youth will be riveted to their TV screens in coming weeks, watching Comey's exquisitely thoughtful gymnastics of self-justification, and conclude that this is how to conduct themselves when they inherit the baton of the country's leadership seems extremely unlikely.

James Comey has managed the seemingly impossible. The former FBI director is locked in a death struggle with an unpopular president who makes even his allies cringe with his belittling nicknames, foolish threats and strange view of the presidency -- and somehow it is Comey who is coming away as the unlikable one.

That's because no one likes a prig, especially when he has an ax to grind. Comey has good reason to disdain Donald Trump, who fired him in humiliating circumstances and whose warped view of the Justice Department as an institution for the protection of the president is rightly anathema to him. Comey is just the latest of Trump's adversaries, though, who are diminished by the president dragging them down to his level and exposing their weaknesses.

Every Washington memoir portrays its author as the smartest guy in the room; Comey is the most ethical guy in the room, and he lets us know it. Underneath the high-mindedness is a thirst for petty revenge. He says he took note of the size of Trump's hand when they first met -- smaller than his. He goes out of his way to say Trump looks like he wears tanning goggles.

Is all fair in a struggle with a president who calls you a "slime ball"? Maybe. But this is another instance of the country not being well-served by the president or his opponents violating norms.

It's not a healthy precedent for former FBI directors to attack presidents they served, even if briefly in terrible circumstances. It doesn't do the standing of our law enforcement and intelligence institutions any good to have the men recently entrusted with leading them, like James Comey and John Brennan, brand themselves as committed partisans almost immediately upon leaving government.

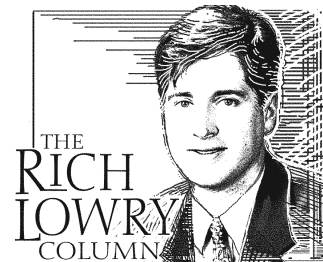
It's understandable that Comey wants to get his side out. But he's already done that in his extensive memos that he made sure to leak upon his firing and in his congressional testimony. He'll probably have his moment in the sun again as a key witness in the Robert Mueller matter, depending on how it shakes out.

Yet none of that is as remunerative as cashing in as a hero of the resistance when the Mueller investigation is perhaps at peak intensity. Nothing is better than being the most righteous guy in the room -- while still getting a huge payday.

Children, take note.

Rich Lowry is editor of the National Review.

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Ryan Gets Out While the Getting's Good

In Washington politics, rarely does anybody fully mean what he or she says. But few who know Paul Ryan doubt that he's sincere

when he explains that he's abandoning his all-consuming job as House speaker to spend much more time with his wife, Janna, and their three kids. Believe it when he says he's not running for re-election to Congress because he's longing to be more than a "Saturday dad." So, he'll be going home to Janesville, Wisconsin, as a private citizen next year. However, another reality in Washington is that there usually is more to the story.

The speaker is immensely powerful on paper, being second in line for presidential succession and leading the House of Representatives. But leading this group of House Republicans is an exercise in frustration. True, they hold a majority in Congress, but that's illusory. In fact, the GOP is badly split between conservatives, extremists and wackos. Trying to please them all is impossible. They run roughshod over each other as often as they do the hapless Democrats.

All too often, the roughshod is Paul Ryan -- even though he has a longstanding reputation as an ambitious man who has been able to have it both ways, a harsh but reasonable-appearing right-winger. But now he wants to step off for a while, or at least have it appear that he is.

Now that Donald Trump has taken over, Ryan's survival skills dictate that he embrace the president at the same time he keeps him at arm's length. That's exhausting, and increasingly difficult, particularly since Trump has this tendency to go kablooeey as the walls close in. And they're closing in. Special counsel Robert Mueller's investigation is grinding on, and POTUS is in a tizzy. He's lashing out, and who knows what he'll do as the pressure builds.

Washington is not the place to be for someone who wants to position himself as a leader of the "I told you so" gang after the kablooeey really hits the fan. Ryan's hometown is about as not Washington as any place can be to escape the splatter.

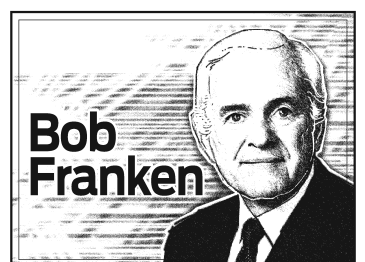
Besides, in Speaker Ryan's case, he certainly has calculated that the time has come to get out while the getting's good. It's no fun being a minority leader, and it's looking like the GOP might just lose control of the House. Forty-plus Republican members are exiting stage right, or being forced out because of scandals. If the Democrats avoid the tendency to squander their own momentum and actually assume the majority, Donald Trump's presidency might well be toast, particularly if Mueller lowers the boom or Trump lowers it on himself.

Meanwhile, back under the Capitol Hill big top, the circus will become a political freakshow as those Paul Ryan left behind try not to look like clowns as they maneuver to replace him. The difficulty is to break out the long knives while not appearing to be a crude back-stabber. But now Paul Ryan can be above all that.

If you don't think all of this has occurred to Ryan, I have some dairy land in Wisconsin I can sell you. Soon, he will be back in Janesville with the family. He insists that he won't run for office again. Don't bet on it.

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