



*City of*  
**Lake Worth**  
**Beach**  
**FLORIDA**

*The Art of Florida Living.<sup>SM</sup>*



CITY OF LAKE WORTH BEACH

# Community Sustainability<sup>SM</sup>

# **City Commission Workshop Meeting May 18, 2021**

## **Lake Worth Beach Development Context**

**Marrying Historic, Cultural and Environmental  
Sensibilities with Economic, Financial and Market  
Forces to Foster an Overall Sustainable City**





City of  
**Lake Worth  
Beach**  
FLORIDA™

ENVISION

# Lake Worth Beach

*The Art of Florida Living.™*

[lakeworthbeachfl.gov](http://lakeworthbeachfl.gov)



CITY OF LAKE WORTH BEACH  
**Community**  
Sustainability™



Election  
Hot Spots p70

Icon:  
JoAnn Morgan p12

SPECIAL  
SECTION:  
Greater  
Fort  
Lauderdale  
p76

Celebrating  
**60**  
YEARS

# Florida Trend

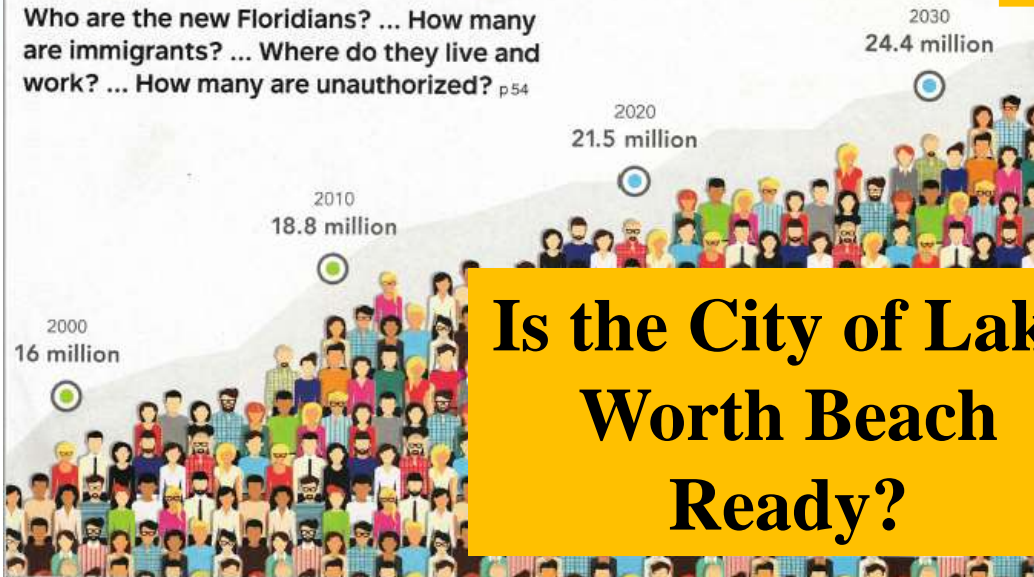
THE MAGAZINE OF FLORIDA BUSINESS \$4.95

October 2018



## New Floridians Every Day

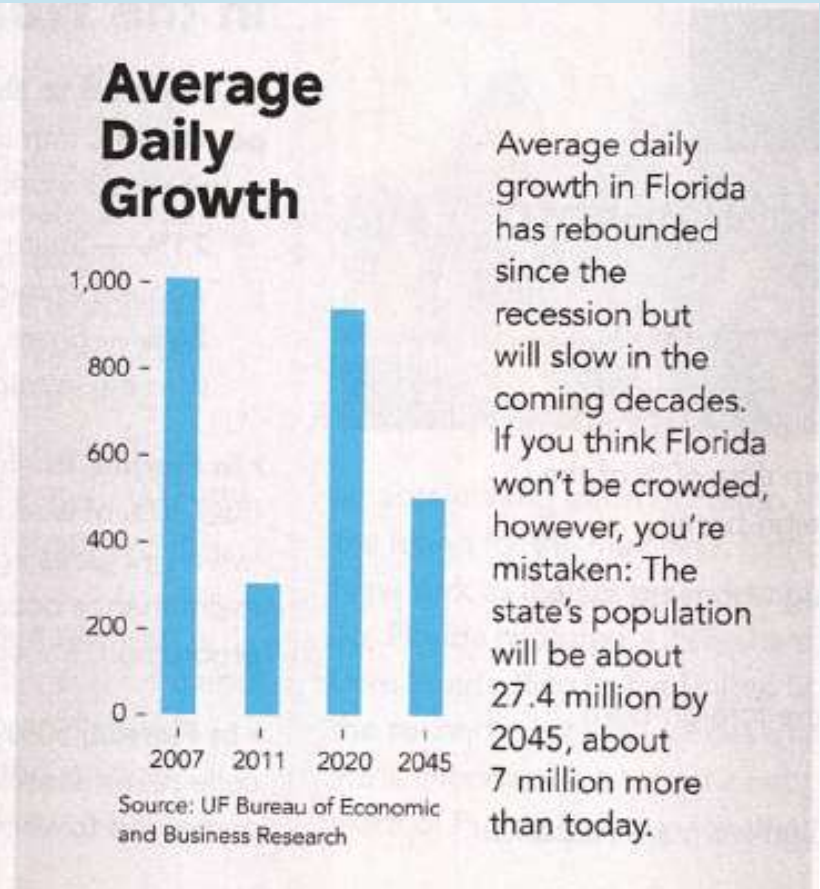
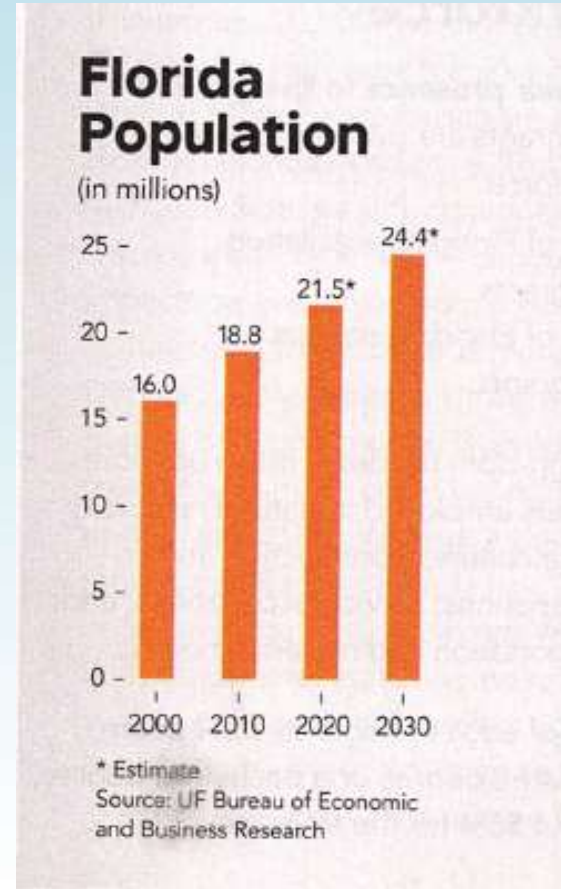
Who are the new Floridians? ... How many are immigrants? ... Where do they live and work? ... How many are unauthorized? p54



**919** – Net Daily Growth  
**335,435** – Net annual growth

**Is the City of Lake  
Worth Beach  
Ready?**

 **CITY OF LAKE WORTH BEACH**  
**Community**  
Sustainability<sup>SM</sup>



Source: Florida Trend Magazine

**The City of Lake Worth Beach's Efforts Are to Attract Millennials, Retirees, and to be an Location of Choice for Live, Work, Learn & Play.**





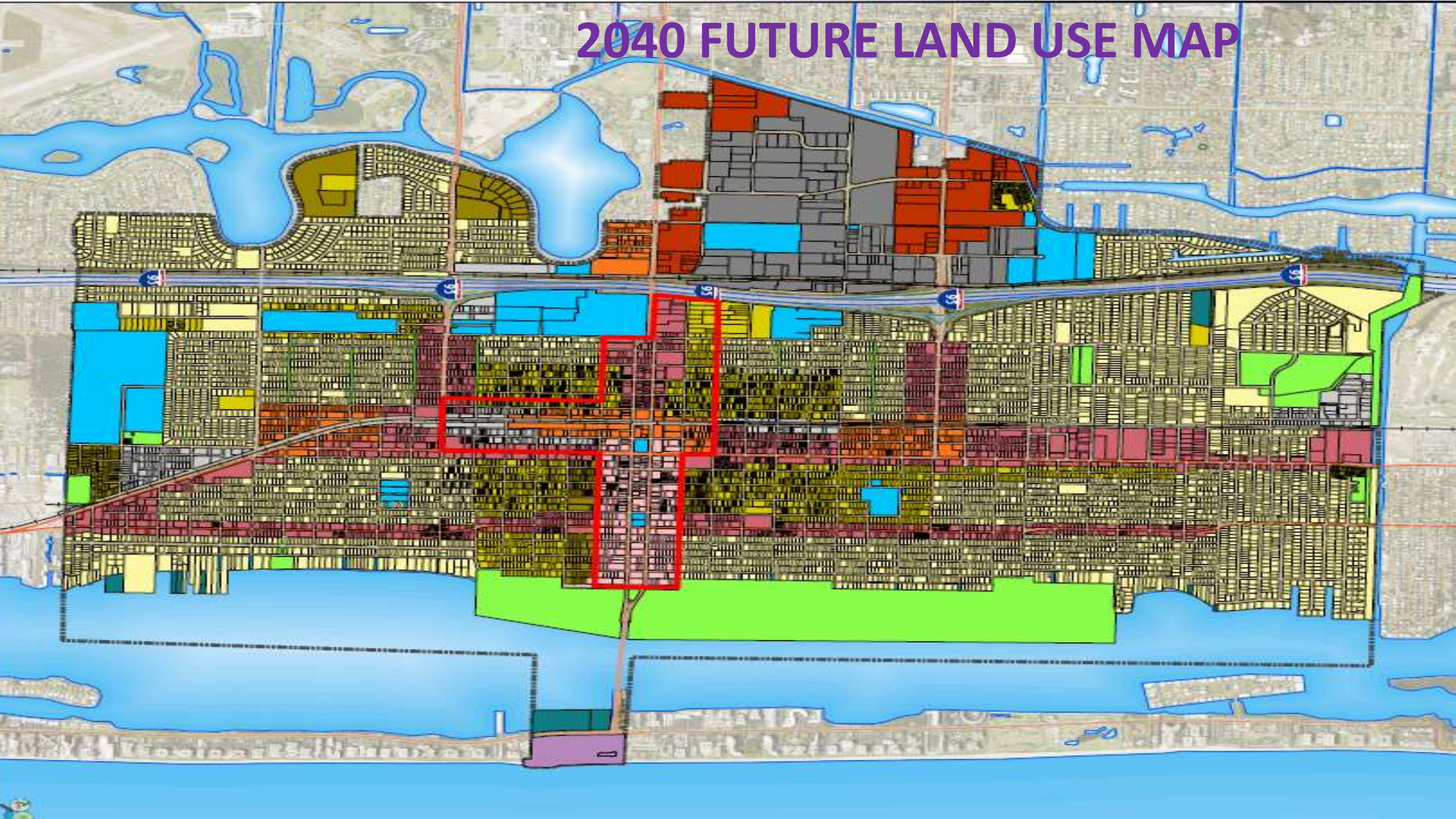
# Lake Worth Beach's Path Towards its Vision

<b>Citizen Master Plan</b>	<b>- 2007</b>
<b>Advisory Board Meetings and Workshops</b>	<b>- 2010 through 2013</b>
<b>Land Development Regulations (LDR)</b>	<b>- 2013</b>
<b>Comprehensive Plan</b>	<b>- 2012/2017 &amp; 2018</b>
<b>Land Development Forums</b>	<b>- 2014</b>
<b>Envision Lake Worth</b>	<b>- 2018</b>
<b>Transfer Development Rights (TDR)</b>	<b>- 2019</b>
<b>Sustainable Bonus Program Review</b>	<b>- 2021</b>





# 2040 FUTURE LAND USE MAP







# ZONING MAP

**Strategic Plan, Comp Plan, LDRs, and Zoning Map**

**Fully Integrated**

**Provide Clear, Concise, Consistent Predictability**

**Adopted with Sustainable Redevelopment in Mind**



# THE FUTURE OF PLACE

## ***PRESERVE***

Historic Character, &  
Neighborhood Patterns

## ***ENCOURAGE***

Sustainable Practices

## ***STIMULATE***

A Vibrant Economy

## ***EMBRACE***

Participation and  
Endless Possibilities





# THE FUTURE OF PLACE

## *REGULATING DOCUMENTS*

Strategic Plan

Comprehensive Plan

Future Land Use Map

Land Development Regulations

Zoning Map

Sustainable Bonus Incentive  
Program

Density

Height

Intensity

Transfer Development Rights Program

## *REGULATING MESSAGE*

Clear

Concise

Consistent

Collaborative

Predictable



# ELIZABETH PLATER-ZYBERK, FAIA, CNU

Ms. Elizabeth Plater-Zyberk is a founder and principal of DPZ Partners and CoDesign of Miami. She is the former Dean of the School of Architecture at the University of Miami and a founder of the Congress of New Urbanism. She and her partner, Andres Duany, introduced the vernacular of Neo-Traditional Town Planning and Design to the world of architecture and city planning in the 1980s. Their work has influenced nearly 40 years of town design and has won countless design awards for excellence from around the world. She also is an acclaimed author and speaker.

Notable Projects include the following

- Seaside
- Windsor
- Miami 21 – Form Based Code

Publications

- Suburban Nation: The Rise of Sprawl and the Decline of the American Dream
- The New Civic Art – Elements of Town Planning





# SUSTAINABLE BONUS INCENTIVE PROGRAM

Program described within Chapter 23 – Land Development Regulations of the City's Code of Ordinances

- Allows for projects to exceed two stories and thirty feet in height
- Allows for additional floor area ratio
- All square footage above a second floor must be accompanied with a \$5 per square foot investment in either on site or off site improvements.
- Required value can be met with projects that incorporate LEED Certification, Florida Green Building Certification and/or historic preservation.
- Other avenues to meet value requirement may include a wide array of on-site investments such as the following:
  - Affordable and/or workforce housing
  - Additional landscaping, open space, public art, public parking, and/or public transit
  - Transit oriented development, complete streets, vista/viewshed protections
- Off site improvements are provided for as well
- Investment into the City's Sustainable Bonus Trust Fund
  - City Commission directed public improvements
  - Investment rate determined by Commission



# **SUSTAINABLE BONUS INCENTIVE PROGRAM**

## **- COMPREHENSIVE PLAN DENSITY, INTENSITY AND HEIGHT INCENTIVES**

Urban planned developments, residential planned developments and mixed use planned developments are eligible for the following incentives above the base allowances of the City's Land Development Regulations:

- 25% increase in density, intensity and height for projects of one half acre or more
- 50% increase in density, intensity and height for mixed use projects that are 2 acres or larger west of Dixie Highway
- 50% increase in density, intensity and height for mixed use projects that are 5 acres or larger west of Interstate 95
- 100% increase in density and intensity for mixed use projects in the Transit Oriented Development district west of Interstate 95
- Values here must meet a \$10 a square foot requirement





# **TRANSFER DEVELOPMENT RIGHTS PROGRAM - DENSITY, INTENSITY AND HEIGHT INCENTIVES**

Urban planned developments, residential planned developments and mixed use planned developments that have maximized the bonus incentive under the Sustainable Bonus Incentive Program, may qualify for the transfer of development rights purchased from city owned parcels to the achieve the following:

- **For projects east of Dixie Highway**
  - Increase of 10 units per acre
- **For projects west of Dixie Highway**
  - Increase of 10 units per acre
  - Increase of Floor Area Ratio (F.A.R.) by 10 percent
  - Increase of height by up to 15'-0" and one story

# ECONOMIC INVESTMENT INCENTIVE PROGRAM

The City offers financial incentives based on the anticipated new revenue streams to the City's electric, water, sewer and stormwater utility funds from new projects.

- Incentives are based on the projected revenue stream from a project over its first 3 to 5 years of operation
- Incentives are calculated based on the type of use proposed
  - Residential
  - Commercial/Retail/Office
  - Industrial
  - Hotel/Motel/Resort
- Upfront incentive payments are made at four key stages of a project's development
  - Entitlement approval
  - Submission of building permit application
  - Receipt and Issuance of building permit
  - Final Approval and Issuance of Certificate of Occupancy
- Infrastructure incentives may be available if project funding has been approved as part of the City's formal Capital Improvement Plan



# ECONOMIC DEVELOPMENT ELECTRICITY INCENTIVE RATE PROGRAM

The City of Lake Worth is pleased to offer a special program in order to attract jobs to Lake Worth. The Economic Development Electricity Incentive Rate Program ties a discounted rate for commercial electric to job creation within municipal boundaries.

In order to qualify for the Economic Development Electricity Incentive Rate:

- Create 10 New Full-time Jobs
- Add 150kw of New Load to Lake Worth Electrical Grid

The new discounted electrical load rate is applicable to new business establishments, commercial or industrial space that has been vacant for more than one month, and the expansion of existing establishments. The program is not available for load shifted from one location to another.

Year 1: 23.6% reduction to be credited in Year 2

Year 2: 20% reduction to be credited in Year 3

Year 3: 15% reduction to be credited in Year 4

Year 4: 10% reduction to be credited in Year 5

Year 5: 5% reduction to be credited in Year 6



# CONFIDENTIALITY AGREEMENT FOR ECONOMIC DEVELOPMENT PROJECTS

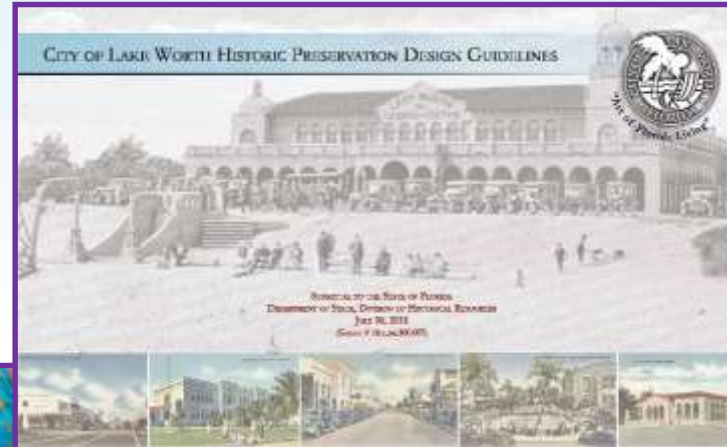
The City Commission has authorized key staff members to receive and distribute information pursuant to Section 288.075 of the Florida Statutes. In doing so, they recognize that any disclosure could:

- Jeopardize a project.
- Injure a project in the marketplace.
- Have would result from the release of sensitive business information.
- Would discourage economic development in general.
- Have a negative impact on increasing the number of jobs in the state.

# THE FUTURE OF PLACE

## SUPPLEMENTAL DOCUMENTS

Major Thoroughfare Guidelines  
Historic Preservation Design  
Guidelines  
Arts and Cultural Master Plan





# EXPLORE THE ENDLESS POSSIBILITIES



City of  
**Lake Worth Beach**  
FLORIDA™

*You're  
Invited*

TO EXPERIENCE THE COMMUNITY OF  
LAKE WORTH BEACH

[WWW.LAKEWORTHBEACHFL.GOV](http://WWW.LAKEWORTHBEACHFL.GOV)



## Explore the Endless Possibilities

Visit City's New Website

**"DISCOVER WHAT IS LAKE WORTH BEACH"**

On Line Development and Permitting Applications

Interactive Building Permit Code Compliance and Business License



# Explore the Endless Possibilities

Consistent, Clear and Predictable

Comprehensive Plan

Land Development Regulations

Zoning Map





# Explore the Endless Possibilities

Development Concierge Service

Expedited Development Review

Interdepartmental  
Courtesy Pre Review Meeting

Expedited Permitting Review



Explore the Endless  
Possibilities

Most Projects



Including all  
Components Reviewed  
by One Board in as  
Little as 90 Days



# Questions