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4       **ORDINANCE 2024-11 - AN ORDINANCE OF THE CITY OF LAKE WORTH**  
5       **BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT**  
6       **REGULATIONS,” ARTICLE 4 “DEVELOPMENT STANDARDS,” SECTION**  
7       **23.4-25 “MICRO-UNITS,” AND PROVIDING FOR SEVERABILITY,**  
8       **CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE**  
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10       **WHEREAS**, as provided in Section 2(b), Article VIII of the Constitution of the State of  
11 Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the “City”),  
12 enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal  
13 government, perform municipal functions, and render municipal services, and may exercise any  
14 power for municipal purposes, except as expressly prohibited by law; and  
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16       **WHEREAS**, as provided in Section 166.021(3), Florida Statutes, the governing body of  
17 each municipality in the state has the power to enact legislation concerning any subject matter  
18 upon which the state legislature may act, except when expressly prohibited by law; and  
19

20       **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development Standards,”  
21 Section 23.4-25 – Micro-Units to amend the supplementary development standards for this use;  
22 and  
23

24       **WHEREAS**, the City of Lake Worth Beach, Florida (the “City”), is a duly constituted  
25 municipality having such power and authority conferred upon it by the Florida Constitution and  
26 Chapter 166, Florida Statutes; and  
27

28       **WHEREAS**, the Planning and Zoning Board, in its capacity as the local planning agency,  
29 considered the proposed amendments at a duly advertised public hearing; and  
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31       **WHEREAS**, the Historic Resources Preservation Board, in its capacity as the local  
32 planning agency, considered the proposed amendments at a duly advertised public hearing; and  
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34       **WHEREAS**, the City Commission finds and declares that the adoption of this ordinance is  
35 appropriate, and in the best interest of the health, safety and welfare of the City, its residents and  
36 visitors.  
37

38       **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF**  
39 **LAKE WORTH BEACH, FLORIDA, that:**  
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41       **Section 1:** The foregoing “WHEREAS” clauses are ratified and confirmed as being  
42 true and correct and are made a specific part of this ordinance as if set forth herein.  
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44       **Section 2:** Chapter 23 “Land Development Regulations,” Article 4 “Development  
45 Standards,” Section 23.4-25 “Micro-units” is hereby amended to read as follows:  
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47       **Sec. 23.4-25. – Micro-units.**  
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- 49       a) *Project size.* All micro-unit projects must provide a minimum of 10 micro-units.  
50  
51       b) *Micro-Unit Use Restriction.* Micro-units must be residential and may not be converted to other  
52 uses. Each micro-unit must be separately metered for electric.  
53  
54       c) *Personal service, retail or commercial space.* All micro-unit projects shall be designed as  
55 mixed use projects providing personal service, retail and/or commercial areas, including the

56 required parking as set forth in this section and shall be allowed only within the City's mixed  
57 use zoning districts. The aforementioned listed uses other than residential should account for  
58 at least 10% of the gross area of the project or 2,500 sq ft, whichever is less. If a project does  
59 not provide a mix of uses, the interior shared common area shall be at least 15 20%. Live  
60 work space, co work space or general office space may not count toward the required area  
61 for non-residential uses.

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63 d) *Residential Building Type.* All micro-unit projects must be in a multi-family structure or  
64 collection of multi-family structures. Individual micro-units may not be combined to facilitate  
65 larger individual units.

66  
67 e) *Interior shared common areas.* Interior shared common areas supporting micro-units must  
68 equate to 10% of the gross living area of all residential units within the project. Such  
69 supporting common areas shall include but not be limited to the following:

- 70 1. Reading Room,
- 71 2. Gym/Exercise Facilities,
- 72 3. Virtual Office Space,
- 73 4. Party/Community Room,
- 74 5. Game Room,
- 75 6. Library,
- 76 7. Movie Theatre,
- 77 8. Gourmet Kitchen,
- 78 9. Art Labs,
- 79 10. Other similarly situated common usage areas, and
- 80 11. Essential support areas such as lobbies, hallways, egress routes, stairs, concierge areas,  
81 staff offices, maintenance areas and required restroom facilities or similar shall not count  
82 toward shared interior common areas.

83  
84 f) *Parking.* Parking may be a combination of the following:

- 85 1. One (1) parking space or equivalent for each micro unit;
- 86 2. 50% or more of the required spaces shall be standard parking spaces;
- 87 3. Up to 25% of the parking spaces may be compact spaces (8'-0" x 18'-0");
- 88 4. Up to 25% of the parking spaces may be met with bicycle, scooter or motorcycle storage.  
89 Four (4) bicycle storage spaces shall equal one (1) parking space; two (2) scooter storage  
90 spaces shall equal one (1) parking space; and two (2) motorcycle storage spaces shall  
91 equal one (1) parking space; and
- 92 5. Required guest and employee parking may be met with the same parking space  
93 combination ratio. Guest and employee parking shall be no less than one (1) space for  
94 every 100 sq. ft. of common area, public area, support area and offices, excluding required  
95 hallways, egress routes and stairs.
- 96 6. The mixed-use parking reduction of 25% shall not apply.

97  
98 g) *Outdoor amenity.* All micro-unit projects shall provide for an outdoor amenity that is above  
99 and beyond the required interior shared common area. Outdoor amenity space shall be no  
100 less than 5% of the gross area of all residential units and may not count toward the required  
101 interior shared common area.

102  
103 h) *Exception.* For existing structures being converted to micro-unit residential use, the total  
104 combined interior shared common area and outdoor amenity space may be any combination  
105 of these areas equating to at least 20% of the gross area of the residential use area,  
106 regardless of whether it will be an all residential or a mixed use building(s).  
107

108 **Section 3: Severability.** If any section, subsection, sentence, clause, phrase or portion  
109 of this Ordinance is for any reason held invalid or unconstitutional by any court of competent  
110 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and  
111 such holding shall not affect the validity of the remaining portions thereof.  
112

113 **Section 4: Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict  
114 herewith are hereby repealed to the extent of such conflict.  
115

116 **Section 5: Codification.** The sections of the ordinance may be made a part of the City  
117 Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and  
118 the word "ordinance" may be changed to "section", "division", or any other appropriate word.  
119

120 **Section 6: Effective Date.** This ordinance shall become effective 10 days after  
121 passage.  
122

123 The passage of this ordinance on first reading was moved by Vice Mayor Malega,  
124 seconded by Commissioner Diaz, and upon being put to a vote, the vote was as follows:  
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- 126 Mayor Betty Resch
- 127 Vice Mayor Sarah Malega
- 128 Commissioner Christopher McVoy
- 129 Commissioner Mimi May
- 130 Commissioner Reinaldo Diaz

131  
132 The Mayor thereupon declared this ordinance duly passed on first reading on the \_\_\_ day  
133 of \_\_\_, 2024.  
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135  
136 The passage of this ordinance on second reading was moved by \_\_\_\_\_,  
137 seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:  
138

- 139 Mayor Betty Resch
- 140 Vice Mayor Sarah Malega
- 141 Commissioner Christopher McVoy
- 142 Commissioner Mimi May
- 143 Commissioner Reinaldo Diaz

144  
145 The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of  
146 \_\_\_\_\_, 2024.  
147

148 LAKE WORTH BEACH CITY COMMISSION

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150  
151 By: \_\_\_\_\_  
152 Betty Resch, Mayor

153  
154 ATTEST:

155  
156  
157 \_\_\_\_\_  
158 Melissa Ann Coyne, MMC, City Clerk  
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