



City of
Lake Worth
Beach
FLORIDA

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CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

Development Incentives & Programs

City Commission Workshop
April 11, 2022

Sustainable Bonus Incentive Program

Adopted 2012 –Comp
Plan
Adopted 2013 – LDRs
Updated in 2017



Sustainable Bonus Incentive Program

Definitions

- 1. Community –**
 - A. A sustainable community takes into account, and addresses, multiple human needs, not just one at the exclusion of others.**
 - B. A sustainable community manages its human, natural, historic, cultural and financial capital to meet current needs while ensuring that adequate resources are available for future generations.**
- 2. Sustainable –**
 - A. Able to be maintained at a certain rate or level**
 - B. Able to be upheld and defended**
- 3. Sustainability – A focus on meeting the needs of the present without compromising the ability of future generations to meet their needs**
 - A. The capacity to endure in a relatively ongoing way across various domains of life.**
 - B. The three principles of sustainability**
 - 1. Economy**
 - 2. Society (Social and Human)**
 - 3. Environment**



Sustainable Bonus Incentive Program

Social Economic Environmental Design (SEED)

To advance the right of every person to live in a socially, economically, and environmentally healthy community.

SEED Principles

- Advocate with those who have a limited voice in public life
- Build structures for inclusion that engage stakeholders and allow communities to make decisions
- Promote social equality through discourse that reflects a range of values and social identities
- Generate ideas that grow from place and build local capacity
- Design to help conserve resources and minimize waste

www.seednetwork.org

info@seednetwork.com

Basis



Sustainable Bonus Incentive Program

National and International Certification Programs

LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. Available for virtually all building types, LEED provides a framework for healthy, highly efficient, and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement and leadership.

www.usgbc.org/leed

Green Globes (A Practical Approach to Green Building) is an online assessment protocol, rating system, and guidance for green building design, operation and management. It is interactive, flexible and affordable, and provides market recognition of a building's environmental attributes through third-party assessment

www.greenglobes.com

WELL Certified (The WELL Building Standard) is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being. Backed by the latest scientific research, WELL includes strategies that aim to advance health by **setting performance standards for design interventions, operational protocols and policies** and a commitment to fostering a **culture of health and well-being**. Built on the pioneering foundation of the first version of the WELL Building Standard (WELL v1), WELL v2 draws expertise from thousands of WELL users, practitioners, medical professionals, public health experts and building scientists around the world.

www.wellcertified.com

Certifications



Sustainable Bonus Incentive Program

Two Tiers of Incentives

Incentive One allows for increases for height above 2 stories and for intensity in all multi-family and mixed use districts.

- 1. Base height throughout City is two (2) stories and thirty feet (30')**
- 2. Allows for height increases of between one (1) story and four (4) stories depending on district;**
- 3. Allows for height increase of between five feet (5') and thirty-five feet (65')**
- 4. Allows for intensity increases of 0.50 to 1.00 FAR depending on district**
- 5. Current Value \$7.50 per sq ft**

Incentives



Sustainable Bonus Incentive Program

Two Tiers of Incentives

Incentive Two allows for increases for density, height and/or intensity through the planned development process.

- 1. For a traditional planned development, a project may utilize the maximums of density, height and/or intensity as listed in the Future Land Use Table according to district.**
- 2. For a planned development of one half acre or more, a twenty-five percent (25%) increase in density, intensity and/or height is available.**
- 3. For a planned development of two acres or more west of Dixie Highway, a fifty percent (50%) increase in density, intensity and/or height is available.**
- 4. For a planned development serving the Tri-Rail Station and five acres or more, a one hundred percent (100%) in density and intensity is available and fifty percent (50%) in height.**
- 5. Current Value \$15 per sq ft**

Incentives



Sustainable Bonus Incentive Program

Qualifying Sustainability On-Site Features

1. LEED certification or other nationally recognized and accredited sustainable rating program shall entitle the applicant to one hundred (100) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two stories.
2. Florida Green Building certification shall entitle the applicant to fifty (50) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two stories.
3. Incorporation of a historic building or structure designated on the National Register of Historic Places or listed within the Lake Worth Register of Historic Places shall entitle the applicant to 50 percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two stories.
4. Higher quality or additional open space beyond the requirements of the code.

Requirements



Sustainable Bonus Incentive Program

Qualifying Sustainability On-Site Features

5. Higher quality or additional landscaping beyond the requirements of the code.
6. Public amenity such as a law enforcement substation, cultural gallery, public plaza, community meeting space, library, or garden.
7. Public parking garage.
8. Other project components open to the public, or offering a direct community benefit meeting the intent of the comprehensive plan, which are similar to those listed as part of the USGBC's LEED for neighborhood development program, or which include elements of sustainable design.

Low impact development and green infrastructure.

Natural resource conservation/sensitive lands protection.

Water conservation measures.

Solid waste and recycling.

Floodplain management.

Coastal hazards.

Character and aesthetic excellence.

Urban form and density.

Historic Preservation.

Transit oriented Development

Bicycle mobility systems.

Pedestrian mobility systems.

Public transit.

Public parking.

Workforce housing.

Community health and safety

Housing diversity and accessibility.

Food production and security.

Renewable energy.

Energy efficiency and conservation.

Noise reduction.

Lighting mitigation (night sky).

Requirements



Sustainable Bonus Incentive Program

Qualifying Sustainability Off-Site Features

Those listed above.

Fee In Lieu of Features or Improvements

Payment to City's Sustainable Bonus Incentive Trust Account

Requirements



Sustainable Bonus Incentive Program

Sustainable Bonus Incentive Trust Account

Funding to be allocated at the direction of the City Commission

1. Acquisition and development of public open space.
2. Acquisition and development of public parking facilities including public parking and garages.
3. Provision of transit improvements at the city's public transit stations.
4. Acquisition and development of public recreation sites and facilities.
5. Design and construction of streetscape improvements along the city's commercial corridors and gateways.
6. Provision of public bus shelters along the city's commercial corridors and gateways.
7. Installation of street lighting and pedestrian improvements along the city's commercial corridors and gateways.

Trust Fund



Sustainable Bonus Incentive Program

Sustainable Bonus Incentive Trust Account

Funding to be allocated at the direction of the City Commission

8. Installation of street trees and improvements to overall city tree canopy.
9. Installation of citywide way finding and promotional signage.
10. Acquisition of preservation and conservation easements for environmentally or ecologically sensitive lands.
11. Acquisition of preservation easements for historically or architecturally significant structures or sites.
12. Purchase and installation of public art.
13. Any other projects that may be identified to provide an overall community benefit, related to enhanced quality of life, aesthetics and sustainability, for the city and its residents and businesses.

Trust Fund



Transfer Development Rights Program

Sale of Development Rights from a City Bank of Rights

Incentive One - East of Dixie Highway allows for a ten percent (10%) increase in density and/or intensity.

Incentive Two - West of Dixie Highway allows for a ten percent (10%) increase in density and/or intensity as well as one (1) story of height not to exceed fifteen feet (15')

Both Incentive One and Incentive Two must be combined with a Sustainable Bonus Incentive through a planned development.

Incentives



Transfer Development Rights Program

Transfer Development Rights Trust Account

Funding to be allocated at the direction of the City Commission

May be utilized for public improvements and infrastructure

Current Value \$15/sq ft

Trust Fund



Economic Investment Incentive Agreement

Financial Incentive Based on the First Three Years of New Utility Revenue

- Electric
- Water
- Sewer
- Stormwater

New project must perform as outlining in pre-project performa. Any short fall in revenue must be provided via performance bond or a reduction in the overall incentive amount.



Infrastructure Investment Incentive

Funding from 5 Year Capital Improvement Program

Allows for funding public infrastructure improvements required for a project.

Developer agrees to build/install public improvements on behalf of the City and is paid back by the City.

Public improvements must have been identified in the City's Five Year Capital Improvement Plan.

Incentives



THE FUTURE OF PLACE

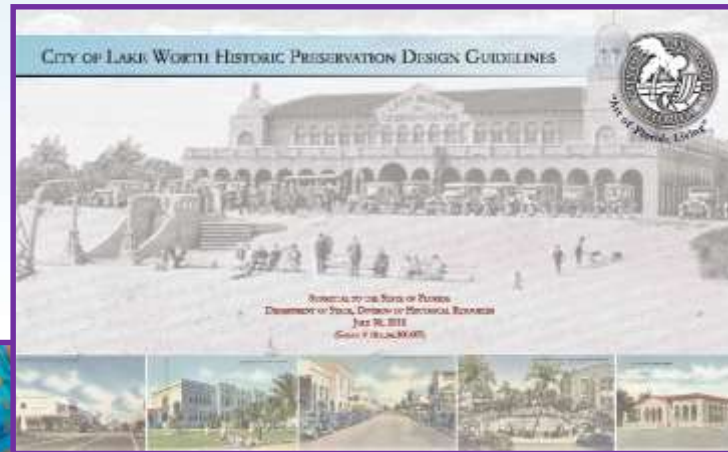
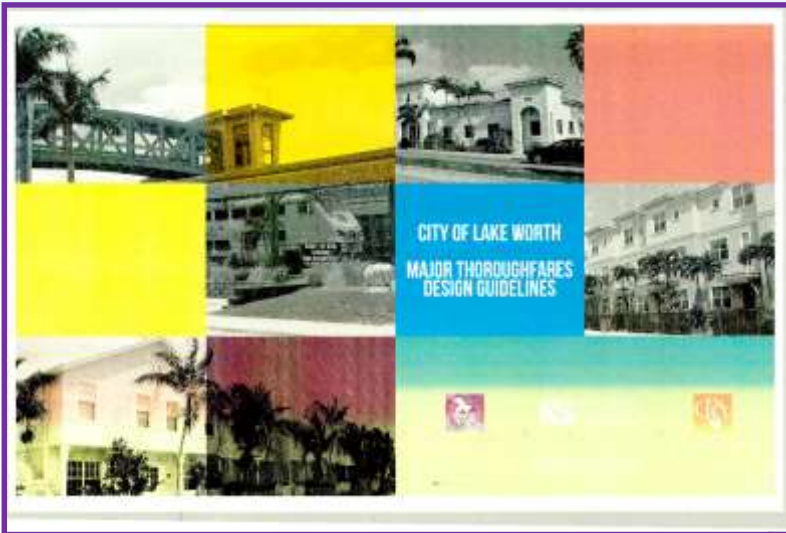
SUPPLEMENTAL DOCUMENTS

That Regulate Projects

Major Thoroughfare Guidelines

Historic Preservation Design
Guidelines

Arts and Cultural Master Plan





Questions