



AGENDA
CITY OF LAKE WORTH BEACH
CITY COMMISSION WORK SESSION
CITY HALL COMMISSION CHAMBER
TUESDAY, MAY 18, 2021
IMMEDIATELY FOLLOWING THE REGULAR MEETING

ROLL CALL:

UPDATES / FUTURE ACTION / DIRECTION

A. [Lake Worth Development Context - Envision](#)

ADJOURNMENT:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

EXECUTIVE BRIEF WORK SESSION

AGENDA DATE: May 18, 2021

DEPARTMENT: Community Sustainability

TITLE:

Lake Worth Development Context - Envision

SUMMARY:

Discussion regarding the importance of creating a financially sustainable City through a balancing of the City's historic, cultural and environmental assets and sensibilities with economic, financial and market forces.

BACKGROUND AND JUSTIFICATION:

The City of Lake Worth Beach is at a crossroads in terms of how to foster an overall sustainable community that respects the past, appreciates the present and embraces the future. Historic, cultural, and environmental assets set the City apart from almost all others in South Florida. These assets are held most dear across a diverse population. On the other hand, the City is financially challenged and requires private investment and development to create a diversified, stable and improved tax base and to create adequate utility revenue to help bolster the General Fund. These two interests appear to be at odds in the eyes of many.

How can the City bring these two interests together without sacrificing one for the other? This is a significant challenge the City must tackle successfully in order to sustain itself for the long term. It also is one that the City cannot afford to ignore. The future of the City depends on balancing these interests in a positive, definitive, predictable way that celebrates all that is Lake Worth Beach.

The City has invited world renowned new urbanist and founder of the Congress of New Urbanism as well as former Dean of the School of Architecture at the University of Miami, Elizabeth Plater-Zyberk of DPZ Miami to facilitate and guide this discussion.

DIRECTION:

Establish policy milestones for staff to prepare next steps.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A

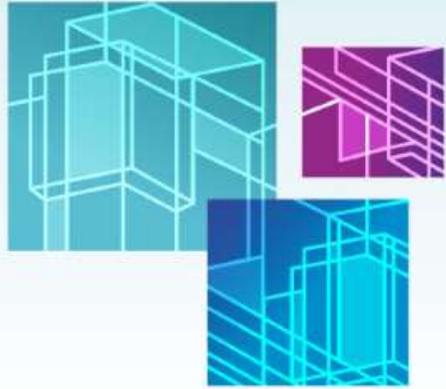
Powerpoint

Elizabeth Plater-Zyberk Bio



City of
Lake Worth
Beach
FLORIDA

The Art of Florida Living.SM



CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

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





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Election
Hot Spots p.70

Icon:
JoAnn Morgan p.12

SPECIAL
SECTION:
Greater
Fort
Lauderdale
p.76

Celebrating
60
YEARS

Florida Trend

THE MAGAZINE OF FLORIDA BUSINESS \$4.95

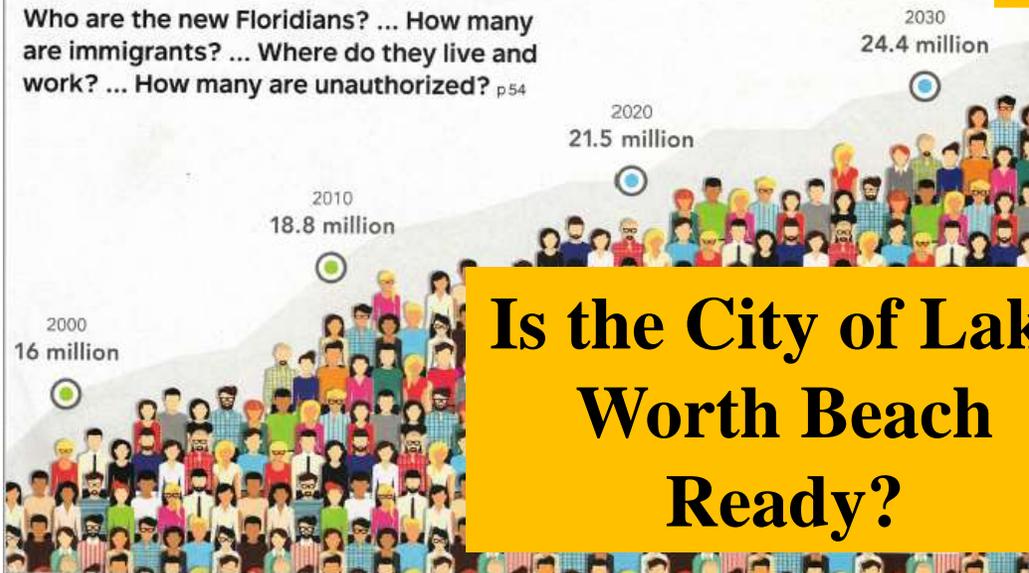
October 2018



New Floridians Every Day

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

Who are the new Floridians? ... How many are immigrants? ... Where do they live and work? ... How many are unauthorized? p.54

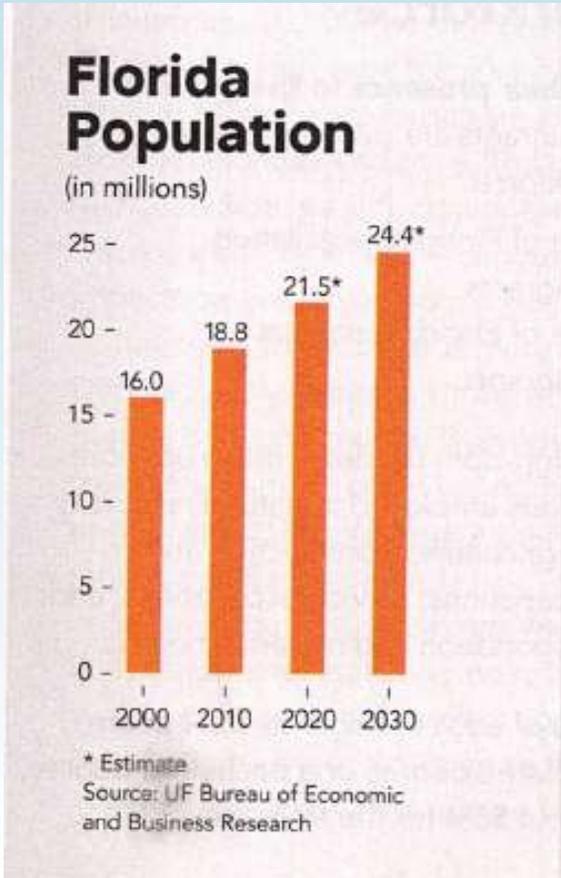


**Is the City of Lake
Worth Beach
Ready?**





Florida's net annual population growth is roughly the equivalent of a city between the size of St. Petersburg and Tampa each year.



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.

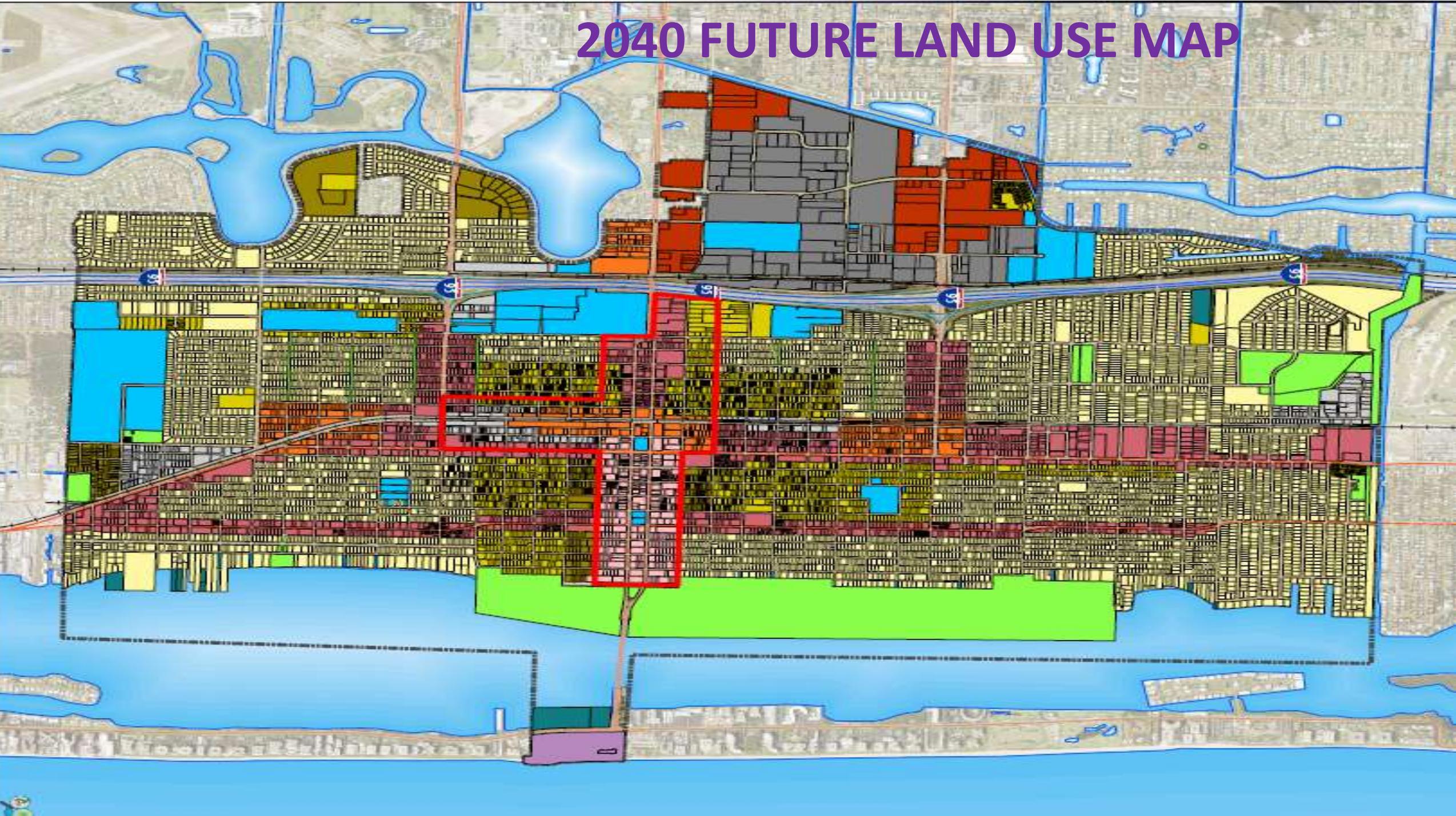


Lake Worth Beach's Path Towards its Vision

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



2040 FUTURE LAND USE MAP





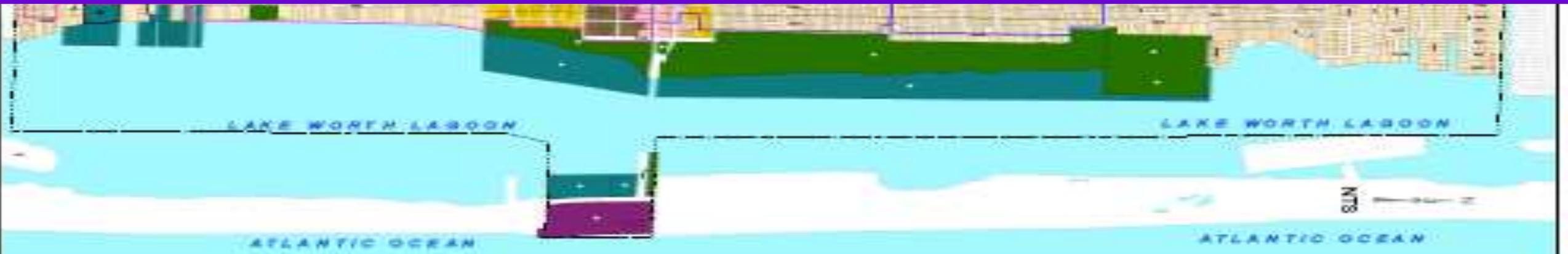
ZONING MAP

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

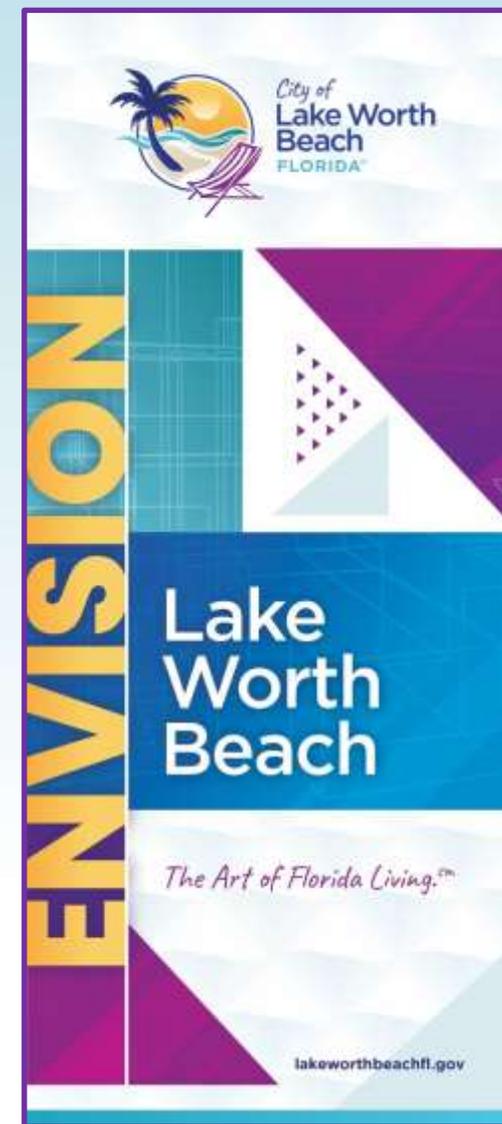
Sustainable Practices

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

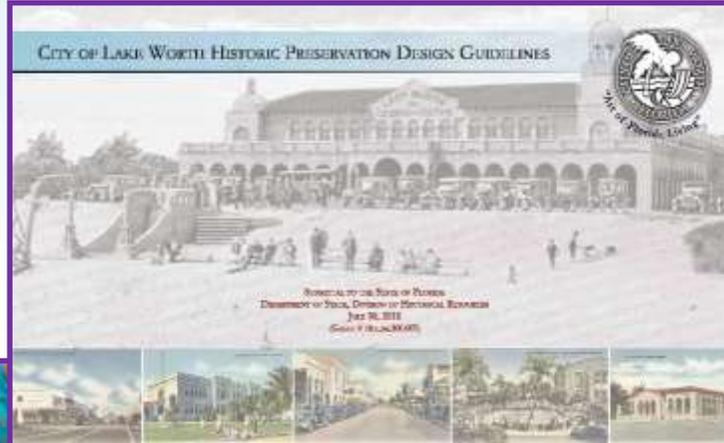
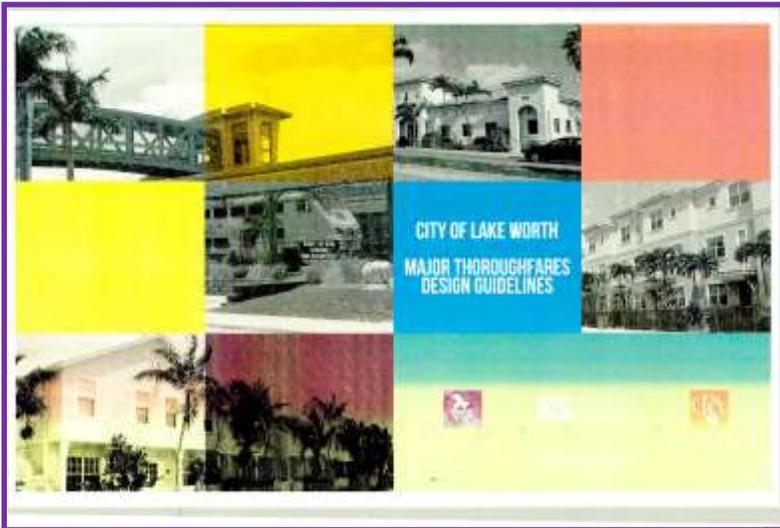
The City Commission has authorized key staff members to receive and distribute information pursuant to Section 288.075 of the Florida Statutes. In doing so, they recognize that any disclosure could:

- Jeopardize a project.
- Injure a project in the marketplace.
- Harm 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





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You're Invited

TO EXPERIENCE THE COMMUNITY OF
LAKE WORTH BEACH

WWW.LAKEWORTHBEACHFL.GOV

EXPLORE THE ENDLESS POSSIBILITIES



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

Elizabeth Plater-Zyberk, FAIA, CNU

Elizabeth Plater-Zyberk is a founding principal of DPZ Partners, and the Malcolm Matheson Distinguished Professor of Architecture at the University of Miami where she directs the Master in Urban Design Program, after 18 years as dean of the School of Architecture.

Plater-Zyberk is a founder of the Congress for the New Urbanism, an organization established in 1993 to promote walkable, resilient urban design. She is co-author of *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream* and *The New Civic Art: Elements of Town Planning*.

At DPZ, Plater-Zyberk leads and manages projects ranging from individual building design to new community design, community rebuilding, regional plans and zoning codes--including Miami 21, a form-based code for the City of Miami, approved in 2010 and currently in use. Her work with partner Andres Duany, has been widely recognized by awards such as the Richard H. Driehaus Prize for Classical Architecture and the APA National Planning Excellence Award for Best Practice for Miami 21.

With degrees from Princeton University and the Yale School of Architecture, Plater-Zyberk lectures frequently and has been a visiting professor at a number of universities in the United States.