



City of
Lake Worth
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Palm Beach County Planning Congress Housing Summit

October 27, 2023

Lake Worth Beach Affordable Housing






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ENVISION

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LAKE WORTH BEACH
**Affordable/
Workforce
Housing Program**

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Live Local
Lake Worth Beach

The Live Local Act
(Chapter 2023-17)
becomes effective
July 1, 2023.

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Lake Worth Beach Workforce Housing

Community of Neighborhoods

Lake Worth Beach's Path Towards its Housing Vision

Citizen Master Plan	- 2007
Advisory Board Meetings/Workshops	- 2010 through 2013
Comprehensive Plan	- 2012/2017 & 2018
Land Development Regulations (LDR)	- 2013
Land Development Forums	- 2014
Envision Lake Worth	- 2018
Transfer Development Rights (TDR)	- 2019
Sustainable Bonus Program Review	- 2017/2022
Affordable Housing Program	- 2022
Micro Unit Housing	- 2022
Site & Building Design Qualitative & Performance Standards	- 2022
Live Local	- 2023



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 \$7.50 per square foot investment in either on site or off site improvements.
- Required value can be met with projects that incorporate LEED Certification, Green Globes, WELL Building, 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**
- **15% increase in overall density through the provision of affordable/workforce housing**
- **Values here must meet a \$15 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

Value for Transfer Development Rights is \$15 per square foot



Affordable Housing Program

Two Tiers of Affordable/Workforce Housing Requirements

Tier One – Any increase in density, intensity and/or height must be accompanied by a fifteen percent (15%) set aside of affordable units based on the overall gross square footage of the increase as well as the number of units and their mix.

Tier Two – Allows for a fifteen percent (15%) increase in overall density regardless of project type, predicated that all of the additional units are set aside as affordable.

General Parameters

1. Based on unit type and median area income
2. Unit and household size governed
3. Provides for flexibility of programs
4. Requires inclusion of affordable/workforce housing in market rate projects
5. Units are deed restricted
6. Income verifications and allowances float with median area incomes
7. Outlines payments for inclusion of additional units
8. City has exclusive option to exceed covenants and restrictions
9. Stiff penalties for units not maintained as affordable



Live Local

Maximum density – 46 units acre

Maximum height – 65 ft/six stories or 45 ft/four stories depending on location

Applicable zoning districts – Downtown, Mixed Use East and West, Transit Oriented Development East and West, Mixed Use Dixie Highway, Mixed Use Federal Highway, Artisanal Industrial, Industrial Park of Commerce

General Parameters

- 1. Site Plan Review Team**
- 2. Staff Level Approvals:**
 - a. Major Site Plan**
 - b. Conditional Land Use**
 - c. Sustainable Bonus**
- 3. Underlying zoning requirements for FAR, Building Lot Coverage, Impermeable Lot Coverage and Setbacks apply**
- 4. Parking, Major Thoroughfare Guidelines and Historic Preservation Guidelines apply**
- 5. Neighborhood meeting**
- 6. Lake Worth Beach Affordable/Workforce Housing Program**





EXPLORE THE ENDLESS POSSIBILITIES



Questions