



City of  
**Lake Worth  
Beach**  
FLORIDA<sup>SM</sup>

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# Lake Worth Beach

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

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



# ENVISION

Lake Worth Beach, a vibrant Florida community at the intersection of form and function. An extraordinary place where tranquility meets creativity. Where the sun shines bright, and the ideas shine even brighter. Where warm tropics meet hot topics. Where the power of potential turns every day into a blank canvas.

**This isn't just a lifestyle.**

*It's an art form.*

FOSTERING A HEALTHY CLIMATE  
FOR INVESTMENT AND SUSTAINED  
ECONOMIC GROWTH.

LAKE WORTH BEACH

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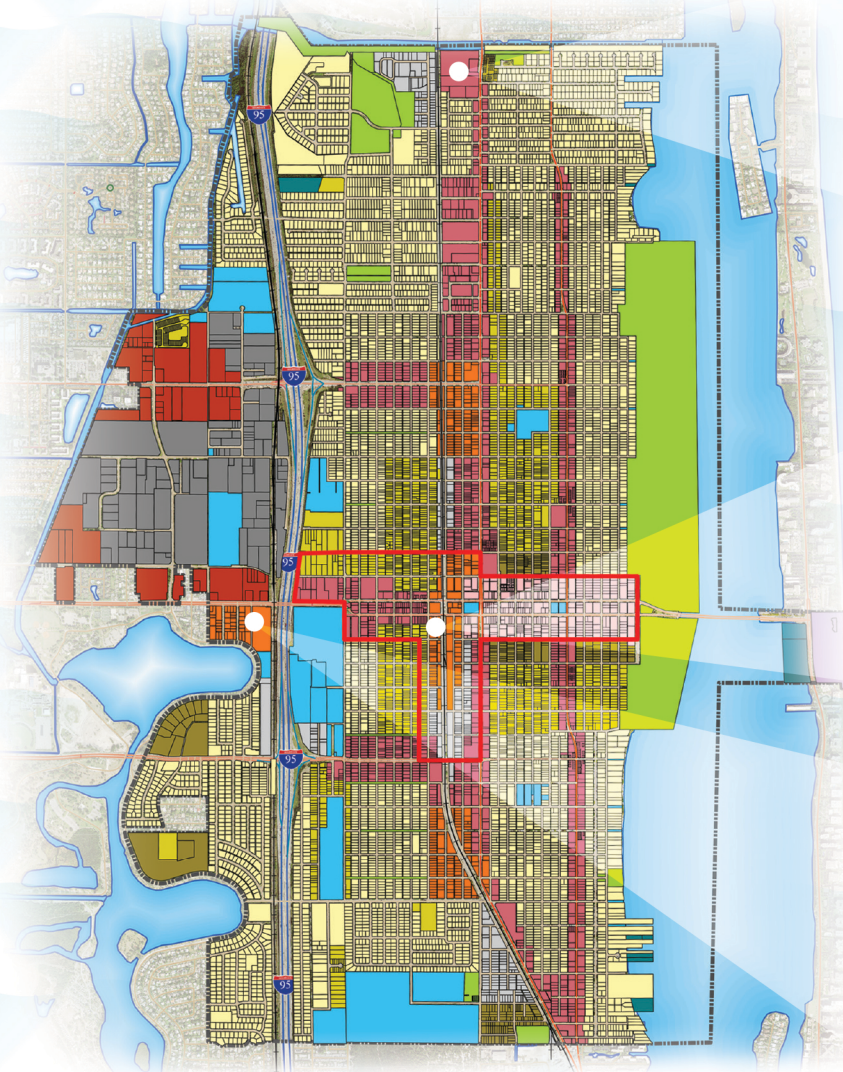
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# ENVISION

## LAKE WORTH BEACH

### 2040 Future Land Use Map



#### Map Legend

- Single Family Residential (SFR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use - East (MU-E)
- Mixed Use - West (MU-W)
- Downtown Mixed Use (DMU)
- Transit Oriented Development (TOD)
- Artisanal Mixed Use (AMU)
- Industrial (I)
- Public (P)
- Public, Public Recreation and Open Space (PROS)
- Conservation (CON)
- Beach and Casino (BAC)
- Cultural Arts District
- Municipal Boundary

0 0.25 0.5 1 Mile



Created 6/1/2008  
Source: City of Lake Worth



Site 1- page 4



Site 2- page 8



Site 3- page 12



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# ECONOMIC DEVELOPMENT AND INVESTMENT INCENTIVES

**THE CITY OF LAKE WORTH BEACH** has adopted a variety of innovative and significant incentives to encourage private investment and to facilitate a *robust, sustainable city*. Density, Intensity, Height, Financial and Transfer of Development Rights are all incentives that the City has embraced to foster a healthy climate for investment and sustained economic growth.

## 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.



## 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.

- 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.

- Incentives are based on the projected new revenue 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 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.

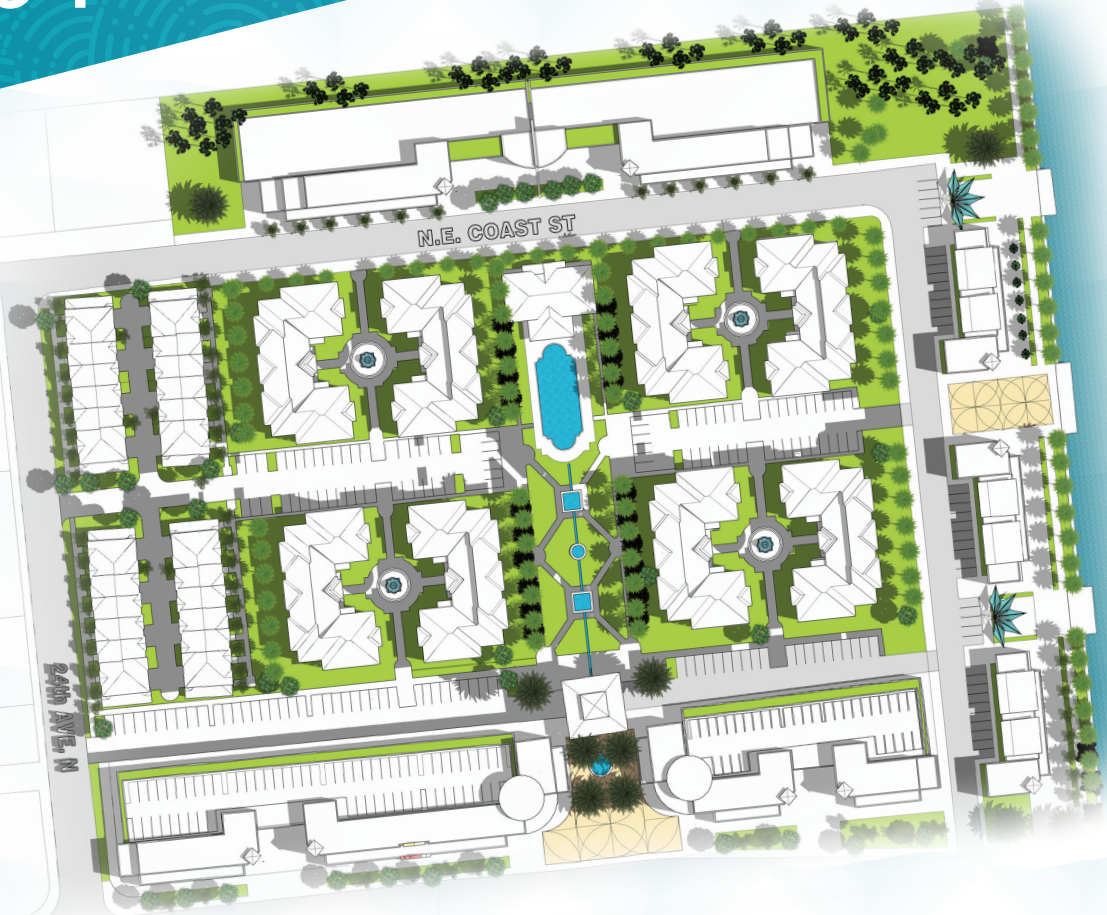
**Year 1: 23.6% reduction to be credited in Year 2**  
**Year 2: 20% reduction to be credited in Year 3**  
**Year 3: 15% reduction to be credited in Year 4**  
**Year 4: 10% reduction to be credited in Year 5**  
**Year 5: 5% reduction to be credited in Year 6**

## 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.

# Site 1



## Site Plan

A 13.60 acre site located near the northern boundary of the city on the west side of North Dixie Highway. Zoning is Mixed Use Dixie Highway (MU-DH), and the future land use is Mixed Use East (MUE). Conceptual site plan demonstrates a 60% residential and 40% mixed use configuration.

**40%**  
MIXED USE  
CONFIGURATION

**60%**  
RESIDENTIAL



# Site 1

## Rendering 1 – Base Land Development Regulations with Sustainable Bonus

- Lot coverage – 65%
- Building coverage – 50%
- Floor Area Ratio – Max 1.55 or 918,244 sq. ft.
- Density – 30 units per acre or 408 units
- Height – 45 ft not to exceed four stories.



## Rendering 2 – Sustainable Bonus Incentive Program – Comprehensive Plan Incentives

- Lot coverage – 65%
- Building coverage – 50%
- Floor Area Ratio – Max 2.325 or 1,377,367 sq. ft.
- Density – 45 units per acre or 612 units
- Height – 67.5 ft not to exceed six stories



## Rendering 3 – Transfer Development Rights – Density, Intensity and Height Incentives

- Lot coverage – 65%
- Building coverage – 50%
- Floor Area Ratio – Max 2.5575 or 1,515,104 sq. ft.
- Density – 55 units per acre or 748
- Height – 82.50 ft not to exceed seven stories.





# Site 2



## Site Plan

A 4.83 acre site located along the Florida East Railroad right of way south of Lake Avenue, where the city envisions a future East Coast Link light rail or transit station. Zoning is Transit Oriented Development East (TOD-E), and the future land use is Transit Oriented Development (TOD). Conceptual site plan demonstrates a 35% residential, 50% commercial and 15% hotel mixed use configuration.

**50%**  
COMMERCIAL

**15%**  
HOTEL  
MIXED USE  
CONFIGURATION

**35%**  
RESIDENTIAL





# Site 2

## Rendering 1 – Base Land Development Regulations with Sustainable Bonus

- Lot coverage – 65%
- Building coverage – 55%
- Floor Area Ratio – Max 2.20 or 462,869 sq. ft.
- Density – 50 units per acre or 241 units
- Height – 55 ft not to exceed five stories



## Rendering 2 – Sustainable Bonus Incentive Program – Comprehensive Plan Incentives

- Lot coverage – 65%
- Building coverage – 55%
- Floor Area Ratio – Max 3.975 or 836,320 sq. ft.
- Density – 75 units per acre or 362 units
- Height – 82.5 ft not to exceed seven stories



## Rendering 3 – Transfer Development Rights – Density, Intensity and Height Incentives

- Lot coverage – 65%
- Building coverage – 55%
- Floor Area Ratio – Max 4.3725 or 919,952 sq. ft.
- Density – 85 units per acre or 410 units
- Height – 97.50 ft not to exceed eight stories



# Site 3



## Site Plan

A 9.897 acre site located next to the Lake Worth Tri Rail Station along the south side of Lake Worth Road west of Interstate 95. Zoning is Transit Oriented Development West (TOD-W), and the future land use is Transit Oriented Development (TOD). Conceptual site plan demonstrates a 35% residential, 50% commercial and 15% hotel mixed use configuration.

**50%**  
COMMERCIAL

**15%**  
HOTEL  
MIXED USE  
CONFIGURATION

**35%**  
RESIDENTIAL



# Site 3

## Rendering 1 – Base Land Development Regulations with Sustainable Bonus

- Lot coverage – 65%
- Building coverage – 60%
- Floor Area Ratio – Max 2.60 or 1,120,940 sq. ft.
- Density – 50 units per acre or 495 units
- Height – 55 ft not to exceed five stories



## Rendering 2 – Sustainable Bonus Incentive Program – Comprehensive Plan Incentives

- Lot coverage – 65%
- Building coverage – 60%
- Floor Area Ratio – Max 5.30 or 2,284,994 sq. ft.
- Density – 75 units per acre or 990 units
- Height – 82.5 ft not to exceed seven stories



## Rendering 3 – Transfer Development Rights – Density, Intensity and Height Incentives

- Lot coverage – 65%
- Building coverage – 60%
- Floor Area Ratio – Max 5.83 or 2,513,493 sq. ft.
- Density – 85 units per acre or 1,098 units
- Height – 97.50 ft not to exceed eight stories





# ENVISION

LAKE WORTH BEACH

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**CITY OF LAKE WORTH BEACH**  
***Department for Community Sustainability***  
1900 2nd Avenue North  
Lake Worth, FL 33461 | **P: 561.586.1687**

Lake Worth CRA | [www.lakeworthcra.org](http://www.lakeworthcra.org)  
Crabtree Ink. | [www.crabtreeink.com](http://www.crabtreeink.com)  
NZ Consultants | [www.nzconsutlants.net](http://www.nzconsutlants.net)