



City of
Lake Worth
Beach
FLORIDASM

LAKE WORTH BEACH

Site and Building Design Qualitative and Performance Standards





ABOUT THE PROGRAM

The City of Lake Worth Beach has had a longstanding commitment to the overall sustainability of this unique “community of neighborhoods” by the sea. It is a place rich in historical, cultural and natural assets and is proud of its racial diversity and commitment to inclusion.

In order to preserve its unique character and quality, the City has adopted a series of site and building qualitative and performance standards to ensure that all new buildings and developments are in harmony with the overall guiding principles of the community. Projects proposed within the City must meet specific performance standards with regard to both the buildings and the sites themselves. Harmonious, incremental development that is sympathetic to the existing built fabric is preferred. Towards that end, the following have been incorporated as part of the City’s Land Development Regulations to ensure compatible development.

Application Statements

Each application for a new project proposed for the City shall include a justification statement including outlining the project’s commitment to the City’s inherent design goals. An additional sustainable qualities, values and principles statement is required for larger scale planned development projects. The statements shall address how the proposed project supports the City’s Comprehensive Plan, Strategic Plan and its Goals and Objectives for overall long-term sustainability and viability.

What are the standards and requirements for development?


Site Qualitative Development Standards and Requirements for all projects include the following:

- Harmonious and Efficient Organization
- Preservation of Natural Conditions
- Screening and Buffering
- Enhancement of Residential Privacy
- Emergency Access
- Access to Public Ways and Vistas
- Pedestrian Circulation
- Design of Ingress and Egress Drives
- Coordination of On-Site Circulation and Off-Site Circulation
- Design of On-Site Public Right-of-Way
- Off-Street Parking, Loading and Vehicular Circulation Areas
- Refuse and Service Areas
- Protection of Property Values
- Transitional Development, and
- Consideration of Future Development

Building Development and Performance Standards include the following:

- Truth in Architecture
- Visual Harmony and Compatibility
- Façade Expression including Visual Breaks



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- Consideration of Height, Scale, Mass, Bulk, Proportion, Landscaping, Materials and Rhythm of Solids and Voids
 - Architectural Uniqueness and Richness
 - Non-Symbolic Architecture
 - Exterior Lighting
 - Building Surfaces, Walls, Fenestration and Roofs Compatibility
 - Supportive Relationship Between Public and Private Realms
 - Enhancement of the Pedestrian Experience
 - Performance Standards for New Buildings Over 7,500 sq. ft. shall be the following:
 - a. Overall 10% reduction in greenhouse emissions over the life of the building as compared to industry standards,
 - b. Overall 10% reduction in carbon footprint during construction and operation of the building as compared to industry standards,
 - c. Overall 20% reduction in refuse stream during construction and operation of the building as compared to industry standards,
 - d. Overall utilization of at least 20% recycled materials and/or materials that are recyclable,
 - e. Overall 20% reduction in water usage during operation of the building as compared to industry standards,
 - f. Efficient use of natural resources through use reduction, reuse, reclamation, and recycling,
 - g. Incorporation of design features and uses that support multi-modal transportation options,
 - h. Incorporation of appropriate safety features to ensure the security and comfort of both occupants and visitors, and
 - i. Incorporation of amenities that are conducive to enhancing community pride and social interaction.

SUSTAINABLE QUALITIES, VALUES AND PRINCIPLES

For larger scale planned development projects that will require City Commission approval, the proposed development shall demonstrate a commitment to the City's sustainable qualities, values and principles through design, performance standards and specifications with regard to the following areas of significance:

- Cultural resources,
 - Historical resources,
 - Ecological/natural resources,
 - Diversity and inclusion,
 - Social justice,
 - Economic investment,
 - Neighborhood vitality,
 - Sense of place,
 - Education, and
 - Recreation
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For more information regarding the program,
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CITY OF LAKE WORTH BEACH
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