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LWB LDR Amendments

An amendment to the Land Development Regulations (LDRs) providing for a Lake Worth Beach Affordable/Workforce Housing Program, which would require that a percentage of any density, intensity and/or height bonuses be associated with a specific dedication of affordable/workforce housing units. In addition, the program allows for a density increase for all projects provided the additional density is deed restricted as affordable/workforce housing.

The amendment to the City's LDR's was drafted based on direction to staff to prepare an amendment to the LDRs to develop a formal Lake Worth Beach Affordable/Workforce Housing Program. The proposed program also meets a specific requirement of the City's Comprehensive Plan.

Developers requesting increases in density, intensity and/or height shall provide for a dedication of a minimum percentage of a project's total number of housing units to be affordable/workforce. The units will be governed by a restrictive covenant for twenty years. The program applies to both rental and fee simple ownership units. The amendment includes an option for the Commission to extend the

restrictive covenant in increments of twenty years.

The program also allows for a fifteen percent increase in total density for all projects provided all of the additional units are deed restricted as affordable/workforce housing.

An Affordable/Workforce Housing Trust Fund will be established to assist with the creation and preservation of affordable units.

As part of the program, developers will be required to submit an annual audited report to the City to verify the specified affordable/workforce housing units meet the requirements of the restrictive covenant. Should units not meet the requirements, the program includes a penalty provision assessing a fee that must be paid to the City.

The Ordinance passed first reading unanimously with changes. City Attorney Glen Torcivia informed them with the number of changes they made, it may have to come back for first reading again.

Micro Housing

The Micro Housing amendment adds a new section to the LDRs providing for Micro-Unit Housing, which would allow the development and construction of micro-

units providing that they meet specific development standards as a conditional use. The amendment to the City's LDRs was drafted based on direction to staff to bring back for consideration, a micro-unit housing program. The amendment permits the development and construction of micro-unit housing units that must meet specific development standards as a conditional use within the City's mixed use zoning districts.

The Ordinance passed unanimously.

Design Standards

The proposed Design Standards amendment would amend the City's Site Design Qualitative Design Standards of the LDR's to provide enhanced architectural quality, compatibility and harmony as well as building performance standards for buildings over 7,500 sq. ft and for all planned developments to enhance and improve community sustainability.

This amendment to the City's LDR's was drafted based on City Commission direction for staff to prepare changes to the LDRs to improve the architectural quality, compatibility and overall performance of new buildings and projects. The proposed amendment includes improved qualitative design standards for buildings as well as additional criteria that serve to ensure buildings and projects are sensitive to the City's commitment to cultural, historical, ecological, environmental, financial and overall community sustainability. New buildings of 7,500 sq. ft. or more will have to meet specific performance standards, and all planned development projects will have to incorporate design elements, features and performance standards supporting the City's commitment to community sustainability.

The Planning & Zoning Board (PZB) voted 5-1 with reservations concerning sections 16 and 17 to recommend approval of the proposed text amendment to the City Commission at its June 1, 2022 meeting*. The Historic Resources Preservation Board unanimously voted against recommending approval of the proposed text amendment to the City Commission at its

Greenacres School Supplies



On Friday, July 29, Greenacres' Community & Recreation Department distributed school supplies to each of the schools within the city with the help of Greenacres Fire Rescue, PBSO, Councilwoman Susy Díaz, and local sponsors Ed's Food Store/Tapatia Supermarket.

Each school received backpacks and supplies to distribute to students in need within their respective schools this upcoming year. This wouldn't have been possible without the gracious sponsorships and donations from community partners!"

June 8, 2022 meeting due to concerns regarding sections 16 and 17 as well as the specificity of the architectural design standard changes*. Both boards voiced concern regarding the financial burden being placed on new projects, potential investors, and affordable housing as well as staff resources.

Sustainability

This amendment to the City's LDR's was drafted on direction to staff to revise the site design qualitative standards to provide additional guidance, consistency, clarity and additional standards related to building design and sustainable performance. The City Commission also expressed a desire to ensure new buildings would be of a high-quality architectural design and would be respectful of the existing streetscape. The new building performance standards would require new buildings to exceed industry standards with regard to greenhouse emissions, carbon footprint and utilization of recycled materials as well as reductions in water and energy usage. New buildings also shall be required to incorporate design features that support multi-modal transportation, amenities that are conducive to enhancing community pride,

social interaction, and safety features. Design elements, performance standards and specifications to enhance the public's appreciation of the community's commitment to sustainable qualities, values and principles.

Due to the comprehensive nature of the newly proposed sustainability requirements, an additional staff position or the use of outside consultants will be required for the review of the proposed building performance standards.

10th Avenue Road Closure

Tenth Avenue North will be closed from North F to North G Street beginning at 7 a.m. on Monday, Aug. 8. The roadway is scheduled to reopen on Friday, Aug. 12.

This closure is necessary to accommodate the Brightline Railroad Crossing improvements.

Be advised that changes to the schedule may happen in case of inclement weather.

Electronic Campaign Finance Report Filing in LWB

Every election cycle, candidates are required to file campaign treasurer reports which have strict statutory requirements. Reports filed late are subject to fines as high as \$500 a day, paid from personal, not campaign, funds. Implementing online filing of reports would extend the deadline for filing from 5 pm to midnight on the due date and allow candidates to file reports from anywhere.

The attached Resolution is for the City Commission to implement the provisions of Section 106.07(2)(A)2, Florida Statutes, requiring the submission of Campaign Finance Reports through an Electronic Filing System, establishing requirements for system access and authorizing the City Clerk

to promulgate rules, for other guidance related to the system and for providing an effective date.

The implementation of the Electronic Filing System will allow candidates and political committees to obtain the reporting forms electronically, submit reports before deadlines, as well as file amended reports when necessary. This will also allow a candidate, their designated campaign treasurer(s), and a political committee agent to have access to the campaign treasurer's reports at all times. In addition to the above, the electronic filing of campaign reports by candidates and political committees will promote accuracy, efficiency, and transparency, as the public will have access as soon as the reports are submitted.

City of LW Beach Happenings

Bryant Park Neighborhood Assoc.

Every Sunday

Musical Arts in the Park,

Bryant Park Bandshell, 4-6 p.m. Free event.

Bring chairs or blankets for sitting.

For The Children, Inc. Presents City of Lake Worth Beach Got Talent

Friday, August 5, 6-8 p.m.

Lake Worth Playhouse.

Admission: \$5 children, \$10 adults.

For tickets call 561-541-6833.