CITY OF LAKE WORTH

COMPREHENSIVE PLAN

POLICY DOCUMENT

Goals, Objectives, & Policies
INTRODUCTION

This document is the Goals, Objectives and Policies (GOPs) Report for the 2008 Lake Worth EAR-based Comprehensive Plan Amendments. The purpose of this Plan is to set forth the City’s long-range comprehensive planning goals as per the requirements of the State of Florida.

The State of Florida’s local government comprehensive planning law, Chapter 163, Part 2, Florida Statutes, requires that all local governments throughout Florida maintain a long-range comprehensive plan, and that comprehensive planning should be a continuous and ongoing process. As a part of this process, municipalities are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, and governmental activities. Larger cities and counties must prepare an Evaluation and Appraisal Report (EAR) once every seven years analyzing the progress they have made in implementing the comprehensive plan. The purpose of the EAR is to evaluate and assess the effectiveness of the local adopted comprehensive plan in accomplishing its goals and identify how it should be modified and updated to meet the future needs of the community. Specifically, the EAR process has two steps as given below:

1. Preparation and adoption of an Evaluation and Approval Report (EAR). The Lake Worth EAR was adopted by the City Commission on January 16, 2007 and found sufficient by the State Department of Community Affairs on March 23, 2007.
2. Adoption of Comprehensive Plan Amendments as recommended in the EAR (EAR-based Comprehensive Plan Amendments).

As required by Section 163.3191, F.S. the Evaluation and Appraisal Report presents an analysis and assessment of the City’s Comprehensive Plan. It also contains recommendations to amend the City’s adopted Comprehensive Plan. It further specifies the procedures and criteria for the preparation, transmittal, adoption and sufficiency review of the City of Lake Worth’s EAR-based comprehensive plan amendments.

Organization of the EAR-based Comprehensive Plan Amendments

The proposed 2008 EAR-based Comprehensive Plan Amendments are organized and subdivided into two separate documents as follows:

Part I. — Goals, Policies and Objectives (GOPs) — Updates to Goals, Policies and Objectives (GOPs) of the 1998 Comprehensive Plan. These updates are based on the Evaluation and Appraisal Report (EAR) recommendations and additional community input.

Part II. — Data, Inventory and Analysis (DIA) Report — This document contains updated population projections, land use analysis, capital improvements financial feasibility details and other key information provided in the adopted EAR. These updates are modest, based on the data and analysis recommended in the EAR, and are done by the City staff and the consultant. Some DIA elements herein were not updated during the EAR process, and thus for the applicable DIA for those elements, the reader should refer to the adopted Lake Worth Comprehensive Plan dated January 20, 1998. The DIA Report is contained in a separate document.

Review and Adoption Process

On March 23, 2007, DCA found the transmitted City EAR sufficient and directed Lake Worth to submit EAR-Based Comprehensive Amendments within 18 months. State law provides for the Comprehensive Plan to be amended consistent with the findings and recommendations contained in the adopted EAR. By DCA-approved extension, the City adopted these EAR-based amendments October 20, 2009.
INTRODUCTION

PURPOSE OF THE PLAN

Comprehensive Planning in the City and the State

The City of Lake Worth Comprehensive Plan has been developed and amended pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), the "Community Planning Act" (formerly the Local Government Comprehensive Planning and Land Development Regulation Act), and the requirements of Florida Administrative Code (F.A.C.).

The State of Florida Legislature made significant changes in 2011 to the Growth Management Act of 1985. Sections 9J-5 and 9J-11.023, of the Florida Administrative Code were repealed, with portions of both rules incorporated into the Community Planning Act. The new legislation shifts oversight of development from the State to local governments, while retaining the state final determination over those development plans that affect regions or sensitive land considered "areas of critical state concern." Therefore, giving more control to the local jurisdictions in overseeing and directing their future growth.

The Plan is also required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), the Treasure Coast Regional Planning Council’s Strategic Regional Policy Plan, along with other state and federal requirements. It provides the City with long-term direction through goal statements as well as short-term objectives and policies to guide implementation efforts.

In addition to the guidelines set forth in Chapter 163, F.S., community specific concerns have been targeted within the Goals, Objectives, and Policies section of each of the Comprehensive Plan elements. Many of these objectives and policies go beyond the legislative requirements and are indicative of the City’s evolution and needs since the comprehensive plan was adopted by the City of Lake Worth. This chapter requires that all local governments throughout Florida maintain a long-range comprehensive plan, and that comprehensive planning should be a continuous and ongoing process.

Definitions for goals, policies, and objectives are provided in the Definitions section of this document. It is important to recognize that goals, objectives and policies of the Plan should be applied within the context of the overall intent of the Plan. Hence, no policy should be applied in isolation.

As a part of this process, municipalities are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, and governmental activities. To comply with that process,
the City of Lake Worth Comprehensive Plan is comprised of the following sections or elements:

- Future Land Use
- Transportation
- Housing and Neighborhoods
- Utility (includes Aquifer Recharge, Water Supply, Sanitary Sewer, Stormwater Management, Solid Waste and Electric)
- Recreation and Open Space
- Conservation
- Coastal Management
- Intergovernmental Coordination
- Capital Improvement
- Education

**Sustainability**

The goal of the City's Plan is to create a sustainable community to ensure that adequate resources are available for future generations. The City seeks a better quality of life for all residents by limiting waste, preventing pollution, providing affordable housing, promoting revitalization, redevelopment and neighborhood stabilization, maximizing conservation, pursuing historic preservation, promoting efficiency, and developing local resources such as, solar energy, capturing Blue Ocean energy and utilizing other alternative energy sources, or promoting clean manufacturing to enhance the economy.

Sustainability also requires that development and redevelopment in the City be coordinated with public investments in alternative transportation modes, which will enable the City to accommodate the projected population, allow for expanded economic and cultural activity and strive to create a livable community where live, work, play and learn become part of the daily life of residents and visitors.

**Climate Adaptation and Resiliency**

As one of several coastal cities and counties in Southeast Florida, Lake Worth is determined to address potential impacts of climate change, including sea level rise. The City has been active in the Southeast Florida Regional Climate Change Compact and other coastal organizations, with which it collaborates to increase regional climate change resiliency by sharing technical expertise, assessing regional vulnerabilities, and advancing agreed upon mitigation and adaptation strategies, policies and programs. The Comprehensive Plan reflects these concerns and actions in several of its elements, particularly in the Coastal Management element.
PLAN ADMINISTRATION

Implementation of the Plan

This section includes the different aspects related to the implementation of the Plan, including rules of interpretation, definitions and acronyms, and the process to amend the Plan, including the Evaluation and Appraisal Review. Chapter 163, F.S. sets forth General Requirements for local government comprehensive plans. Among these, a planning time frame requirement dictates that the Plan include a minimum of two planning periods: one of at least five years and another of at least a ten year period. The City of Lake Worth Comprehensive Plan includes 5, 10 and 20 year planning periods. Procedural Requirements established by the Florida Statutes include adoption, submission and transmittal criteria for the adoption and amendment of Comprehensive Plans. Specific procedures are established by the Department of Economic Opportunity (DEO), consistent with the procedural requirements in the Florida Statutes.

Amendments to the Comprehensive Plan

The process for Amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163, the Administrative Rules implementing it and in accordance with the provisions herein. Proposed amendments to the City’s Comprehensive Plan are also subject to the following requirements as established in Sec 23 of the City Code of Ordinances.

Comprehensive Plan and Future Land Use Map

The comprehensive plan and future land use map "FLUM" of the City of Lake Worth are the official statements of policy of the city with regard to the use and development of land within the city. All use or development of land undertaken pursuant to these regulations shall be consistent with the comprehensive plan and the future land use map.

Department for Community Sustainability

The Department for Community Sustainability coordinates the comprehensive review and approval process of all development within the City of Lake Worth. The department through its planning, zoning and historic preservation division is also responsible for the implementation, administration and interpretation of the Land Development Regulations (LDR).
Procedure for the Comprehensive Plan Evaluation and Appraisal

Before the current Evaluation and Appraisal Review process, previous statutory requirements called for an Evaluation and Appraisal Report to analyze and assess comprehensive plans, and to provide recommendations that would result in corrective amendments to the adopted comprehensive plans.

The City of Lake Worth Comprehensive Plan was previously updated on two occasions, in accordance with the Evaluation and Appraisal Report (EAR) requirements of the Florida Statutes. The first EAR was adopted on January 20, 1998. The second EAR was conducted in 2008 and adopted on October 20, 2009. Corrective amendments were made to the Comprehensive Plan in subsequent amendment rounds.

Current requirements pursuant to Chapter 163, F.S., provide that each local government in Florida periodically prepare, adopt and submit an Evaluation and Appraisal Review of its comprehensive plan.

The procedures and requirements for the new Evaluation and Appraisal Review process are detailed in Chapter 163, F.S. In preparing the periodic evaluation and appraisal of the Comprehensive Plan, the City shall, at minimum, evaluate the Plan to determine if amendments are necessary to reflect changes in State requirements since the last update of the Plan. The City shall also notify the State as to its determination, and shall, within one year of the evaluation and appraisal of the Plan, prepare and transmit any identified amendments to the State for review.

The state continue to encourage local governments to conduct periodic comprehensive assessments of comprehensive plans to respond to changes in local circumstances. Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. The City of Lake Worth decided to conduct a comprehensive review and evaluation of its current comprehensive plan, together with updates reflecting changes in state requirements.

As part of the Comprehensive Plan update, several workshops were held to identify, evaluate, and discuss necessary amendments to the Plan. Two workshops, which took place on March 15, 2017 and July 19, 2017, were held with the Planning & Zoning and Historic Resources Preservation Boards. In addition, workshops with the City Commission were held on May 9, 2017 and October 10, 2017.

Per the Evaluation and Appraisal Notification Schedule established by the DEO, the City of Lake Worth submitted the notification letter on August 29, 2016.

Interpretation of Regulations

The Department of Community Sustainability is responsible for application and
interpretation of the provisions and regulations of the Comprehensive Plan per standards established by the City Commission. These regulations and provisions shall be reasonable and uniformly applied to all property within the City’s jurisdiction.

During the course of administering this Comprehensive Plan it may be necessary for City personnel to interpret the policies of the Comprehensive Plan as those policies relate to specific application for development order approval, or as those policies relate to a proposed activity of the public sector.

Where two or more policies are competing when applied to a particular set of factual circumstances, such conflict shall be resolved first by administrative interpretation of the Comprehensive Plan policies. The objective of any such interpretation shall be to obtain a result which maximizes the degree of consistency between the proposed development or public sector activity and this Comprehensive Plan, considered as a whole.

**Guidelines for Plan Interpretation**

In the interpretation of the provisions of this Comprehensive Plan, the following guidelines shall apply unless the context clearly indicates otherwise.

In the interpretation and application of the Comprehensive Plan, its goals, objectives and policies shall be held to be the minimum requirements necessary to accomplish the stated purpose and intent of this Comprehensive Plan.

The Comprehensive Plan shall be construed broadly to accomplish the purpose and intent of the Plan.

**Tense and Number:** Unless the obvious construction of the wording indicates otherwise: words used in the present tense can include the future; words in the masculine gender can include the feminine and neuter; words in the singular number can include the plural; and, words in the plural can include the singular.

**Meaning of Shall, Must, Should, May, Includes:** The words “shall” and “must” are mandatory; the word "should" is discretionary and not mandatory; the word "may" is permissive; the word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

**State, County, City:** The word "State" means the State of Florida, and its authorized agents; the word "County" means the County of Palm Beach, Florida, and its authorized agents; and, the word "City" means the City of Lake Worth, Florida, and its authorized agents.
Conflicts: With regard to conflicts, the particular shall control the general. If there is any difference of meaning or implication between the text of the Comprehensive Plan, the Department of Community Sustainability will determine the correct information and modify the text or graphic as appropriate.

Interpretation of Undefined Terms: Unless the context clearly indicates otherwise, terms not defined herein shall be interpreted in the following manner:

1) By reference to the relevant provisions of the Community Planning Act, if specifically defined therein, or in other relevant and appropriate State statutes or rules;
2) According to the relevant provisions of the City Code, the rules for interpretation of this Comprehensive Plan, or in other relevant City ordinances relating to land development regulations;
3) By reference to generally accepted engineering, planning, or otherwise professional terminology if technical; and
4) Otherwise according to common usage.

Headings: All descriptive headings of goals, objectives, or other sections in the Comprehensive Plan are inserted for convenience of reference only and shall not affect the construction or interpretation thereof.

Enforcement of Regulations: Procedures adopted by the City Commission shall be used to enforce and administer this Comprehensive Plan. No Plan boundary or regulation change, no zoning boundary or regulation change, no modification of Commission requirements, conditional use, variance, building permit, certification of occupancy and use, or other permit shall be granted by the Department, the Commission, or other agency except in compliance with the provisions of the Comprehensive Plan.
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DEFINITIONS

In the case of conflict, definitions in this document take precedent within the application of the Comprehensive Plan. Set forth below is a brief definition of important terms used in the Plan.

ACRE: For the purpose of calculating dwelling units, an area or parcel of land containing forty-three thousand five hundred sixty (43,560) square feet.

ADAPTATION: An adjustment to how we prepare for the effects of climate impacts, thereby reducing the vulnerability of communities and ecosystems. By adapting, communities, enterprises and institutions can build up their climate change resilience.

BUILDING HEIGHT: The vertical distance measured from the minimum required floor of twelve (12) inches above the crown of the road, or base flood elevation, whichever is less, to (a) the highest point of a flat roof; (b) the deck line of mansard roof, (c) at the average height between eaves and ridge for gable, hip, and gambrel roofs, or (d) the average height between high and low points for a shed roof.

CLIMATE CHANGE IMPACT: The effect of climate change or hazardous events on built, natural, and human systems. Potential impacts include those that may occur from a projected change without considering adaptation. Residual impacts are those impacts that would occur after adaptation.

CLIMATE MITIGATION: Deals with the causes of and takes action towards reducing the man-made activities creating the impacts. For example, taking measures to reduce carbon emissions of Green House Gas (GHG) or to reduce them from the atmosphere through forest plantings can mitigate climate impacts.

COMMUNITY BENEFITS: A project component that would not be obtainable through the basic zoning code requirements or impact mitigation that provides a benefit to the general public. Community benefits may be provided as part of an overall development project in order to obtain additional development allowances such as increased height, density or intensity. The Community Benefits provision may be utilized, where indicated, to gain additional stories above the initial two (2) stories permitted by right.

COMPREHENSIVE PLAN: A Comprehensive Plan is a forward-thinking guidance document that acts as a framework for the growth and development of the City. A Comprehensive Plan will lay out goals, objectives and policies for the future of the City and has a typical horizon of 15-20 years.
DENSITY: The number of dwelling units per acre on a building site in the residential and commercial zoning categories. Where the computation of density results in a whole number plus a fraction of dwelling units per acre, the fraction shall be disregarded, i.e. four and nine tenths (4.9) shall mean four (4) dwelling units per acre.

DEVELOPMENT STANDARDS: Definitions of any other terms related to development standards shall be as described in General definitions” of the City’s Land Development Regulations (LDRs.)

ESSENTIAL SERVICES: Public and private facilities related to electrical, water, sanitary sewer, storm drainage, solid waste, emergency services, phone, gas, and cable television selection and distribution systems serving the City, including single pole transmission and distribution lines, underground lines, conduits and pipes, pumps, transformers and other equipment, and appurtenances thereto, and necessary protective enclosures not designed to be occupied by employees; and public safety facilities such as fire, ambulance, police stations or emergency operating centers. In addition, this category shall include the City of Lake Worth or the Lake Worth Community Redevelopment Agency constructing and maintaining publicly owned parking facilities in any districts in which transitional parking facilities are allowed.

FLORIDA GREEN BUILDING COALITION (FGBC): The Florida Green Building Coalition (FGBC) is a nonprofit 501(C)3 Florida corporation dedicated to improving the built environment. Their mission is "to lead and promote sustainability with environmental, economic, and social benefits through regional education and certification programs." The organization is the leading certifier of green projects in Florida. www.floridagreenbuilding.org

FLOOR AREA RATIO (FAR): A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each commercial and industrial land use category that determines the total gross square feet of a structure as measured from the structure’s exterior walls based upon the actual land area of the parcel upon which the structure is to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

GOAL: A goal is an end-state toward which effort is directed. An end-state in this context is a set of economic, social and land use conditions which seem desirable for Lake Worth. Goals are long range and defined in qualitative rather than quantitative terms. In general, they espouse very high ideals about the end-state to be achieved. In effect, goals set the parameters of the study to be made. Goals have scale, scope and substantive dimensions. Goals vary in their substantive, scope and scale characteristics.
GREEN GLOBES: Is an online and on-site green building rating and certification tool that is used primarily in the USA and Canada. Green Globes is licensed for use by the Green Building Initiative (GBI) in the USA for new and existing buildings. There are Green Globes modules for:

- New Construction/Significant Renovations
- Commercial Interiors (i.e. Office Fit-ups)
- Existing Buildings (offices, multi-residential, retail, health care, light industrial)

The Green Globes New Construction assessment can be used for a wide range of commercial, institutional and multi-residential building types including offices, school, hospitals, hotels, academic and industrial facilities, warehouses, laboratories, sports facilities and multi-residential buildings.

GROSS ACRE: “Gross acre” means the area of a parcel inclusive of any public rights of way and public property.

HAZARD MITIGATION: Reducing or eliminating potential losses by breaking the cycle of damage, reconstruction, and repeated damage.

IMPERMEABLE SURFACE RATIO (ISR): The Impermeable Surface Ratio (ISR) equals the total area of impermeable surfaces divided by the net area (excluding right-of-way) of the lot.

LEED: Leadership in Energy and Environmental Design is redefining the way we think about the places where we live, work and learn. As an internationally recognized mark of excellence, LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. www.usgbc.org.

MAJOR THOROUGHFARE: For the purposes of transportation and land use planning the major thoroughfares in the City are: Dixie Highway, Federal Highway, Lake/Lucerne Avenues, and Lake Worth Road, 10th Avenue North, 6th Avenue South to the western boundary of the City.

OBJECTIVES: Objectives, like goals, are end-states toward which effort is directed. The dictionary definition of the two terms makes them synonymous. However, for our purpose the term “objective” will be used to further define the goals. Objectives will be milestones toward achieving the end-state. Objectives can be defined on a number of levels, but the most important distinction is between quantitative and qualitative objectives.

POLICIES: Policies are often confused with goals and objectives. Indeed, most objectives can be rewritten as policies and most policies can be rewritten as objectives. It is easy to distinguish the two, if one considers objectives to be static end-states and always written in the infinitive verb form: e.g., to be, to do, to provide. On the other hand policies are guides to action that control present and future decision making. Policies are almost always written in the present or future-perfect tense with an auxiliary condition to the verb to express obligation, propriety, expediency and expected behavior. A policy is normally implemented by law, rule, procedure or some other formal guide for action and is not discretionary but mandatory.

PLAN: A plan is one of the methods for achieving the desired end-states described as goals and objectives. The term plan is often taken as meaning the same as objective, program or strategy. For our purposes the plan will be the graphic and narrative description of the end-state achieved when all goals and objectives are met. The usual narrative of a plan contains the statement of goals, objectives and policies, background characteristics and an articulation of programs and strategies to be used to implement the plan.

PROGRAM: For purposes here, a program is a sequence of efforts to achieve an objective in a specific substantive area, such as housing, recreation programs, etc. A program in its broadest definition is a sequence of efforts to be performed toward any objective or goal.

QUALITATIVE OBJECTIVES: Such objectives have characteristics similar to those of goals. They are defined in general terms. They have a long, usually undefined timeframe. They are however, more specific as to task than goals.

QUANTITATIVE (OPERATIONAL) OBJECTIVES: These objectives further define the steps to be taken toward the goal and, in addition, provide measures for determining the effectiveness of the effort.

RESILIENCE: The capacity to cope with hazards and stresses in a timely and efficient manner by responding, adapting, and transforming in ways that restore, maintain, and even improve essential functions, structures, and identity, while retaining the capacity for growth and change. The concept of resilience is closely related to the concept of hazard mitigation.
SCHOOL, ACADEMIC: A structure or structures, or portions thereof, designed or used for instructing one (1) or more persons either children or adults, in either general or specialized education and including accessory uses such as administrative offices, physical education facilities and group housing facilities for student or staff, provided, however, that instruction received by children or adults in their place of residence shall not constitute a school.

STRATEGY: A strategy applied in this context is the marshalling of all efforts toward achieving all of the end-states embodied in objectives or policies in a manner where those efforts reinforce and support one another. A strategy is thus a comprehensive statement of policy and programs presented in a manner that achieves the desired end-states most efficiently and effectively.

SUSTAINABLE DEVELOPMENT: Development that meets present-day needs without compromising the ability of future generations to satisfy their own requirements. It aims to improve individuals' living conditions while preserving their environment in the short, medium and – above all – long term. The objective of sustainable development is threefold: development that is economically efficient, socially fair and environmentally sustainable.
### ACRONYMS

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<td>Adaption Action Areas</td>
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<td>Artisanal Industrial (Zoning District)</td>
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<td>AMU</td>
<td>Artisanal Mixed Use (Land Use)</td>
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<td>American Water Works Association</td>
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<td>BAC</td>
<td>Beach and Casino (Land Use / Zoning District)</td>
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<td>BAS</td>
<td>Biscayne Aquifer System</td>
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<td>Coastal Construction Control Line</td>
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<td>CDBG</td>
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<td>CEMP</td>
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<td>Conservation (Land Use / Zoning District)</td>
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<td>GOPS</td>
<td>Goals, Objectives, Policies</td>
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<tr>
<td>GPCD</td>
<td>Gallons per capita per day</td>
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**SAS:** Surficial Aquifer System  
**SEFTC:** Southeast Florida’s Transportation Council  
**SFMA:** South Florida Manufacturers Association  
**SFR:** Single Family Residential (Land Use / Zoning District)  
**SF-TF-14:** Single-Family and Two-Family Residential (Zoning District)  
**SFWMD:** South Florida Water Management District  
**SHIP:** State Housing Initiative Partnership  
**SIS:** State Intermodal System  
**SLOSH:** Sea, Lake, and Overland Surges from Hurricanes  
**SNMREC:** Southeast National Marine Renewable Energy Center  
**SWA:** Solid Waste Authority  
**TCEA:** Transportation Concurrency Exception Area  
**TOD:** Transit Oriented Development (Land Use)  
**TOD-E:** Transit Oriented Development East (Zoning District)  
**TOD-W:** Transit Oriented Development West (Zoning District)  
**TRIP:** Transportation Regional Incentives Program  
**TSM:** Transportation System Management  
**UAW:** Unaccounted for water  
**URA:** Urban Redevelopment Area  
**USGS:** United States Geological Survey
1. FUTURE LAND USE ELEMENT

NEW Text created for this Goal. The word “GOAL,” which was missing, was also added before the Goal Number:

GOAL 1.1: Official Land Use Plan Map Promote the distribution of land uses that will preserve and enhance the character of Lake Worth and the quality of life of its residents. This shall be accomplished by establishing land development strategies that promote a sustainable city, meet social and economic needs, provide for adequate services and facilities, conserve natural and historic resources, and ensure compatibility of land uses.

The section below was moved under new objective 1.1.3 with a slightly modified title (see Page 20 of this document)

1.1.1 Strict Interpretation of the Land Use Plan Map and Explanatory Text

It is the intent of the Lake Worth Planning and Zoning Board and City Commission that the official land use plan map and explanatory text be interpreted as the exact intent of the Planning and Zoning Board and City Commission. The official land use plan map is not to be interpreted as permitting a parcel of land to be regulated by the provisions of a land use category other than that in which that parcel is mapped. Properties within land use plan categories are to be regulated in conformance with the meaning of those categories as set forth in the explanatory text.

In determining the land use category applicable to a parcel of land, demarcations between different land use categories on the official land use plan map are to be interpreted as follows:

- Demarcations that coincide with a public thoroughfare, alley or railroad right-of-way are to be interpreted as falling along the center line of such rights-of-way.

- Demarcations that do not coincide with a public thoroughfare, alley or railroad right-of-way, but which are within 20 feet by scale of a parallel or nearly parallel property line are to be interpreted as falling along said property line.

- Demarcations that do not coincide with a public thoroughfare, alley or railroad right-of-way and are NOT within 20 feet by scale of a parallel or nearly parallel property line are to be interpreted...
as falling exactly where shown as nearly as can be determined by scaling the official land use map.

If a parcel is split by land use designations the land use having the greatest amount of parcel area shall be the determining factor in identifying the land use. In cases where the parcel is evenly split then the determination will be based on the land use having street frontage.

1.1.2 Land Use Plan Explanatory Text

The land use plan explanatory text includes four different levels of precision that are to be implemented by zoning regulations as follows:

1. When the explanatory text establishes mandatory quantitative requirements, such requirements are to be implemented by identical zoning requirements.

2. When the explanatory text establishes upper-limit type quantitative requirements, such requirements are to be implemented by one or more zoning requirements which do not exceed that limit, but which may be more restrictive than that limit.

3. When the explanatory text states general principles upon which implementing zoning regulations must be based, but does not provide precise regulatory details, implementing zoning regulations may be drafted with considerable flexibility within the limits established by the general principles of the explanatory text.

4. Regulatory details which are not addressed in the explanatory text may be enacted through a zoning ordinance or ordinances, provided such details do not conflict with any specific provisions of the explanatory text.

1.1.3 Land Use Classifications

Text converted to Policy listing the future land use designations
For this section, height restrictions, density/intensity restrictions and allowable mix percentages as listed in Table 1 shall apply. The Lake Worth Land Use Plan is organized into the following thirteen different land use classifications:

The following descriptions were deleted for duplicative with existing descriptions in existing policies 1.1.1.2 to 1.1.1.13, and to make room for a simple listing of the classifications. The Floor Area Ratios (FAR), where applicable, were relocated to revised Table 1, which also includes the maximum heights.

1. Single Family Residential: Maximum of 7 dwelling units per acre (7 du/acre). Maximum height of 30’ for residential; maximum of 35’ for neighborhood commercial. The corresponding zoning districts for this land use category are SF-R, MH-7 and NC.

2. Medium-Density Multi-Family Residential: Maximum of twenty (20) dwelling units per acre (20 du/acre). Maximum height of 35’. Third story allowed with the provision of Community Benefits. The corresponding zoning districts for this land use category are SF/TF-14, MF-20 and NC.

3. High-Density Residential: Maximum of forty (40) dwelling units per acre (40 du/acre). Maximum height of 35’. Third story allowed with the provision of Community Benefits. The corresponding zoning districts for this land use category are MF-30, MF-40 and NC.

4. Mixed Use East: Maximum of thirty (30) dwelling units per acre (30 du/acre). Maximum height of 45’. Third story and above allowed with the provision of Community Benefits. Maximum 2.0 FAR for non-residential uses. Preferred mix of uses within this land use classification is 25% residential and 75% non-residential. The corresponding zoning districts for this land use category are MU-DH, MU-FH and MU-E.

5. Mixed Use West: Maximum of thirty (30) dwelling units per acre (30 du/acre). Maximum height of 65’. Height in excess of 45’ allowed through Conditional Use Permit approval by appropriate regulatory authority. Third story and above allowed with the provision of Community Benefits. Allowable heights subject to design-
related development standards when adjacent to single family residential uses. Maximum 2.5 FAR for non-residential uses. Preferred mix of uses within this land use classification is 25% residential and 75% non-residential. The corresponding zoning district for this land use category is MU-W.

6. Downtown Mixed Use: Maximum of forty (40) dwelling units per acre (40 du/acre). Maximum height of 45’ west of Federal Highway; Maximum height of 65’ east of Federal Highway. Height in excess of 45’ allowed east of Federal Highway through Conditional Use Permit approval by appropriate regulatory authority. Third story and above allowed with the provision of Community Benefits. Allowable heights subject to design-related development standards when adjacent to single family residential uses. Maximum 2.5 FAR for non-residential uses. Preferred mix of uses within this land use classification is 25% residential and 75% non-residential. The corresponding zoning districts for this land use category are DT, MU-E, MF-20 and MF-30.

7. Transit-Oriented Development: Maximum of forty (40) dwelling units per acre (40 du/acre). Maximum height of 45’; Maximum height of 55’ only with provision of train station. Height in excess of 45’ allowed through Conditional Use Permit approval by appropriate regulatory authority. Third story and above allowed with the provision of Community Benefits. Allowable heights subject to design-related development standards when adjacent to single family residential uses. Maximum 3.0 FAR for non-residential uses. Preferred mix of uses within this land use classification is 75% residential and 25% non-residential. The corresponding zoning districts for this land use category are TOD-E, TOD-W, SFR, MF-30, MU-DH and AI.

8. Artisanal Mixed Use: Maximum of twenty (20) dwelling units per acre (20 du/acre). Maximum height of 35’. Third story allowed with the provision of Community Benefits. Maximum 1.5 FAR for non-residential uses. Preferred mix of uses within this land use classification is 25% residential and 75% non-residential. The
corresponding zoning district for this land use category is AI.

9. Industrial: Maximum height of 65’. Height above 45’ allowed through Conditional Use Permit approval by appropriate regulatory authority. Third story and above allowed with the provision of Community Benefits. Maximum 3.0 FAR. The corresponding zoning district for this land use category is I-POC.

10. Public: Maximum height of 65’. Maximum 2.0 FAR. The corresponding zoning district for this land use category is P.

11. Public Recreation and Open Space: Maximum height of 35’. Maximum 0.1 FAR. The corresponding zoning district for this land use category is PROS.

12. Conservation: Maximum height of 35’. Maximum 0.1 FAR. The corresponding zoning district for this land use category is CON.

13. Beach and Casino: Maximum height of 45’. Maximum 0.1 FAR. The corresponding zoning district for this land use category is BAC.

The regulatory significance of each of these thirteen land use classifications is set forth in the following explanatory text.

**Modified Title and new objective text**

**Objective 1.1.31: Future Land Use Classifications Designations**

The City shall adopt future land use designations to provide for an efficient distribution and compatible pattern of land uses and to maintain and enhance the character of the community.

**Modified from original objective text:**

**Policy 1.1.1.1:** For this section, height restrictions, density/intensity restrictions and allowable mix percentages as listed in Table 1 shall apply. The City’s future land use designations shall be depicted in the Future Land Use Map. The Lake Worth Future Land Use Plan Map is organized into the following thirteen different land use classifications designations:
1. Single-Family Residential
2. Medium-Density Multi-Family Residential
3. High-Density Residential
4. Mixed Use East
5. Mixed Use West
6. Downtown Mixed Use
7. Transit-Oriented Development
8. Artisanal Mixed Use
9. Industrial
10. Public
11. Public Recreation and Open Space
12. Conservation
13. Beach and Casino
14. Cultural Arts Overlay

The following text was modified from original objective text:

The regulatory significance of each of these thirteen fourteen land use classifications designations is set forth in the following table Table 1 and/or subsequent policies which contain detailed descriptions of each land use designation.

Table 1 depicts maximum densities for each residential and mixed use designation, building heights, community benefit sustainable incentive bonus program height allocations, ratios of residential and non-residential uses for each mixed use designation, and Floor Area Ratio (FAR) intensities for all Future Land Uses.
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning District</th>
<th>Density Allowed by Zoning District</th>
<th>Building Height</th>
<th>Height w/ Community Benefit Sust. Incentive Bonus Program (1) allocation</th>
<th>Allowable Mix of Uses per District</th>
<th>Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential (SFR) 35’ Max.</td>
<td>SFR</td>
<td>7 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>N/A</td>
<td>N/A</td>
<td>0.65</td>
</tr>
<tr>
<td>MH-7</td>
<td>7 du/acre</td>
<td>15 feet</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NC</td>
<td>20 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential (MDR) 35’ Max.</td>
<td>SF/TF-14</td>
<td>14 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td>N/A</td>
<td>1.15</td>
</tr>
<tr>
<td>MF-20</td>
<td>20 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NC</td>
<td>20 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Density Residential (HDR) 35’ Max.</td>
<td>MF-30</td>
<td>30 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td>N/A</td>
<td>1.55</td>
</tr>
<tr>
<td>MF-40</td>
<td>40 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NC</td>
<td>20 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use East (MU-E) 45’ Max.</td>
<td>MU-DH</td>
<td>20 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 15 feet (max 4 stories)</td>
<td>25% 75% residential/ 25% non-res.</td>
<td>1.55</td>
</tr>
<tr>
<td>MU-FH</td>
<td>20 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MU-E</td>
<td>30 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 15 feet (max 4 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use West (MU-W) 65’ Max.</td>
<td>MU-W</td>
<td>30 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 35 feet (max 6 stories)</td>
<td>25% 75% residential/ 25% non-res.</td>
<td>3.0</td>
</tr>
<tr>
<td>DT</td>
<td>40 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 35 feet (max 6 stories – east of FH)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MU-E</td>
<td>30 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MF-20</td>
<td>20 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MF-30</td>
<td>30 du/acre</td>
<td>30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 1 Cont’d.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning District</th>
<th>Density Allowed by Zoning District</th>
<th>Building Height</th>
<th>Height w/Community Benefit Sust. Incentive Bonus Program (1) allocation</th>
<th>Allowable Mix of Uses per District</th>
<th>Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit-Oriented Development (TOD) 45’ – 55’ Max.</td>
<td>TOD-E 40 50 du/acre 30 feet (max 2 stories)</td>
<td>plus 25 feet (max 5 stories – train station.)</td>
<td>75% residential/25% non-res.</td>
<td>2.65</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit-Oriented Development (TOD) 45’ – 55’ Max.</td>
<td>TOD-W 40 50 du/acre 30 feet (max 2 stories)</td>
<td>plus 25 feet (max 5 stories – train station.)</td>
<td>75% residential/25% non-res.</td>
<td>2.65</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>SFR 7 du/acre 30 feet (max 2 stories)</td>
<td>N/A</td>
<td>75% residential/25% non-res.</td>
<td>2.65</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial (I) 45’ Max.</td>
<td>MF-30 30 du/acre 30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td>50% residential/25% non-res.</td>
<td>1.55</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial (I) 45’ Max.</td>
<td>MU-DH 20 30 du/acre 30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td>50% residential/25% non-res.</td>
<td>1.55</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Al 20 30 du/acre 30 feet (max 2 stories)</td>
<td>50% residential/25% non-res.</td>
<td>1.55</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Artisanal Mixed Use (AMU) 35’ Max.</td>
<td>AI 20 30 du/acre 30 feet (max 2 stories)</td>
<td>plus 5 feet (max 3 stories)</td>
<td>50% residential/25% non-res.</td>
<td>1.55</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial (I) 45’ Max.</td>
<td>IPOC N/A 30 feet (max 2 stories)</td>
<td>plus 15 feet (max 4 stories)</td>
<td>N/A</td>
<td>2.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public (P) 65’ Max.</td>
<td>P N/A 65 feet</td>
<td>N/A</td>
<td>N/A</td>
<td>0.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Recreation and Open Space (PROS) 35’ Max.</td>
<td>PROS N/A 35 feet</td>
<td>N/A</td>
<td>N/A</td>
<td>0.15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation (CON) 35’ Max.</td>
<td>CON N/A 35 feet</td>
<td>N/A</td>
<td>N/A</td>
<td>0.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beach and Casino (BAC) 45’ Max.</td>
<td>BAC N/A 45 feet</td>
<td>N/A</td>
<td>N/A</td>
<td>0.15</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) See Objective 1.2.3 for additional information on the Sustainable Bonus Incentive Program which is based on the provisions of this table.
The following detailed descriptions of the future land use designations have been kept, except for a few modifications noted in red before the modified policy

**Policy 1.1.3.11.2:** Single-Family Residential (SFR), maximum 7 du/acre

The Single-Family Residential category is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units. Implementing zoning districts are SF-7, MH-7 and NC. Zoning regulations shall protect single-family residential development from the encroachment of incompatible land uses. At the same time, provision may be made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses shall be compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. Zoning regulations may provide for compatible nonresidential uses either through special zoning districts that may be mapped within areas designated single-family residential or through conditional use permit provisions incorporated within single-family residential districts. Mobile home parks should accommodate mobile home single-family units, not travel trailers, motor homes, or similar recreational vehicles. Academic schools that are determined to be compatible with the surrounding neighborhood shall be a conditionally permitted use within this land use category.

Future development in the single-family residential category shall not exceed densities of seven dwelling units per acre. Zoning regulations implementing this category shall set appropriate minimum lot size requirements.

**Policy 1.1.3.21.3:** Medium-Density Residential, maximum 20 du/acre

The Medium-Density Residential category is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20 and NC. Zoning regulations shall protect two-family and medium-
density multi-family residential areas from the encroachment of incompatible land uses. At the same time, provision may be made for a limited number of nonresidential uses that are compatible by reason of their nature and limited frequency of occurrence with an overall medium-density, multi-family residential character. Zoning regulations shall provide for compatible nonresidential uses either through special zoning districts that may be mapped in areas designated SF/TF-14, MF-20 or NC, or through conditional use permit provisions. Academic schools that are determined to be compatible with the surrounding neighborhood shall be a conditionally permitted use within this land use category.

Future development of multi-family structures in the medium-density residential category shall not exceed densities of 20 dwelling units per acre. Zoning regulations implementing this category shall set appropriate minimum lot area and lot width requirements and minimum site area per dwelling unit requirements.

Zoning regulations shall permit a variety of dwelling unit types in two-family and multi-family structures on lots that meet minimum lot size requirements for multi-family structures.

**Policy 1.1.3.31.4:** High-Density Residential, maximum 40 du/acre

The High-Density Residential category is intended to permit development of multi-family structures. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household.

Zoning regulations shall protect high density residential areas from the encroachment of incompatible land uses. At the same time, provision may be made for a limited number of nonresidential uses that are compatible by reason of their nature and limited frequency of occurrence with an overall high-density residential character. Zoning regulations may provide for compatible nonresidential uses either through special zoning districts that may be mapped in areas designated MF-30 and MF-40 or through conditional use permit provisions.

Implementing zoning districts are MF-30, MF-40 and NC. Future development of multi-family structures in the High-Density Residential category shall not exceed densities of 40 dwelling units per acre. Zoning regulations shall permit a variety of
dwelling unit types of multi-family structures on lots which meet minimum lot size requirements for multi-family structures.

**Policy 1.1.3.41.5:** Mixed Use East (MU-E), maximum 30du/acre

The Mixed Use East category is intended to provide for a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 25/75% residential and 75/25% non-residential. While mixed-use projects are allowed on a single site, it is not a requirement that each site within the category incorporate multiple uses. Zoning regulations implementing the Mixed Use East category shall permit the establishment and expansion of residential (including single family, two-family and multi-family), office, service and commercial retail uses either as uses permitted by right or through conditional use permit provisions. All buildings are required to provide transitional buffering and design features to mitigate impact of the MU-E sites adjacent to residential zoning districts.

**Policy 1.1.3.51.6:** Mixed Use West, maximum 30 du/acre

The Mixed Use West category is intended to provide for a mixture of residential, office, service and commercial retail uses within specific areas west of I-95. The distinguishing characteristic of the Mixed Use West land use area is that it allows higher-intensity uses as well as higher height limits along the City’s western thoroughfares. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 25/75% residential and 75/25% non-residential. While mixed-use projects are allowed on a single site, it is not a requirement that each site within the category incorporate multiple uses. Zoning regulations implementing the Mixed Use West category shall permit the establishment and expansion of residential (including single family, two-family and multi-family), office, service and commercial retail uses either as uses permitted by right or through conditional use permit provisions. All buildings are required to provide transitional buffering and design features to mitigate impact of the MU-W sites adjacent to residential zoning districts. The implementing zoning district is MU-W.
**Policy 1.1.3-61.7:** Downtown Mixed Use, maximum 40 du/acre

(maximum density was missing in title; see other mixed use descriptions above; description of residential uses and the percentages of residential/non-residential were also missing in the text below and were also added; text was moved within policy for clarification)

The Downtown Mixed Use land use category is intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, including higher intensity commercial, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 25% residential and 75% non-residential. All ground floor uses within the Downtown Mixed Use area shall be habitable. Strikeout text was moved next to similar text below. The implementing zoning districts are DT, MU-E, MF-20 and MF-30

Principal drive-through facilities shall not be permitted. Accessory drive-through facilities, if determined to be integral to the function of an otherwise permitted use, may be permitted. Approval for drive-through facilities must be obtained from the appropriate regulatory Board

All buildings are required to provide transitional buffering and design features to mitigate impact of the DMU sites adjacent to residential zoning districts. Physical constraints on Downtown parcels require innovative, yet sensitive site design features. Openness of street corners to incorporate public plazas, landscaping, etc., shall be encouraged. All ground floor uses within the Downtown Mixed Use area shall be habitable. Ground floors facing Lake and Lucerne Avenues shall be retail/office/personal service-based uses. No surface parking lots or parking garages are allowed on Lake Avenue or Lucerne Avenue without a conditional use permit.

Zoning regulations implementing the DMU category shall not exempt downtown mixed uses from parking space requirements, but may establish lower downtown mixed use parking requirements, incentives and other parking management
strategies in recognition of municipal parking provided in the downtown mixed use area and in order to encourage an intensive concentration of retail, office and commercial uses in the central area.

**Policy 1.1.3.71.8:** Transit-Oriented Development, maximum 40/50 du acre

(maximum density was missing in title; see other mixed use descriptions above; description of residential uses and the residential/non-residential ratio also missing in the text below and were also added)

The Transit-Oriented Development land use category is established to promote compact, mixed-use development near proposed or existing transportation infrastructure to encourage diversity in the way people live, work and commute. The maximum density of permitted residential development is 40/50 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. All buildings are required to provide transitional buffering and design features to mitigate impact of the TOD sites adjacent to residential zoning districts. The implementing zoning districts for this category are TOD-E, TOD-W, SFR, MF-30, MU-DH and AI.

**Policy 1.1.3.81.9:** Artisanal Mixed Use, maximum 20 30 du/acre

(maximum density was missing in title; see other mixed use descriptions above; description of residential uses and the residential/non-residential ratio were also missing in the text below and were also added)

The Artisanal Mixed Use land use category is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The maximum density of permitted residential development is 20 30 dwelling units per acre. The preferred mix of uses area-wide is 75% non-residential and 25% residential. The implementing zoning district is AI.

Zoning regulations implementing the Artisanal Mixed Use land use category shall permit arts-related industrial uses of low to moderate external impacts. Development in the Artisanal Mixed Use land use category should be guided to minimize negative impacts on nearby residential areas.

**Policy 1.1.3.91.10:** Industrial
The Industrial land use category is intended to provide for the establishment and enlargement of office, manufacturing and light to moderate industrial uses that would be incompatible in other areas of the city due to increased traffic generation. The implementing zoning district is I-POC.

Policy 1.1.1.11: Public Recreation and Open Space

The Public Recreation and Open Space land use category designates locations for parks and other outdoor open space areas intended for active use or passive use. Sites designated in the Public Recreation and Open Space category should not be used for other than public recreation purposes or essential services without careful consideration of the most appropriate use and a properly enacted amendment to the land use plan. The implementing zoning district is PROS.

Policy 1.1.1.12: Conservation

The Conservation land use category is intended to provide for the protection, preservation, conservation, education and enjoyment of areas having natural beauty and to mitigate the effects of development on the environment. Development within Conservation areas shall only occur when it is directly related to or furthers the intent stated above. Sites designated in the Conservation category enjoy protected status and may not be recategorized or rezoned. The implementing zoning district is CON.

Policy 1.1.1.13: Beach and Casino

The Beach and Casino land use category designates the area of public beach and casino building area. The term “Casino” is used in name only and reflects the historic name of the buildings and site. Designation of this area signifies the expectation that the public beach will be used for public recreation and use and specified accessory uses, and the casino area will be used for a combination of permitted private commercial and public uses. The gross leasable area of all buildings shall not exceed 64,715 square feet. The implementing zoning district is BAC.

Policy 1.1.1.14: Cultural Arts Overlay
The Cultural Arts Overlay land use category is intended to provide for the establishment and enlargement of cultural arts related uses within a variety of broader land use categories near the urban core of the city and along the FEC railway corridor within close proximity of the historic downtown. The implementing zoning districts may be DT, MU-E, MU-DH, SF-R, SF-TF 14, TOD-E, and AI.

**GOAL 1.2**  
**Land Use Provisions**

Deleted since Objectives and policies are applicable to Goal 1.1. The Objective & Policies below are not land use “strategies” just criteria to assign land uses. Text has been corrected accordingly. Policies related to the official FLU Map were moved here from the first page.

**Objective 1.2.11.2:**  
**Strategy Future Land Use Map and Criteria for Delineating Land Use Category Designation Boundaries**

New text:
The City of Lake Worth Future Land Use Element contains a system of land use designations. The Future Land Use Map allocates those land uses spatially to outline the desired future development pattern for the City of Lake Worth.

Moved from page 1. Revisions are in strikethrough and underline:

**Policy 1.1.2.1:**
The land use plan map Future Land Use Map officially enacted by the Lake Worth City Commission and signed by the Lake Worth City Clerk, including any duly enacted amendments thereto, is an official part of this plan document and should be consulted to determine the land use classification applicable to individual parcels of land. The land use plan map published as part of this document is a representation of the official land use map Future Land Use Map, but is not the official land use map and should not be relied upon to determine the land use classification of individual parcels of land.

The following two policies were part of the original text of this objective and were made into new policies:

**Policy 1.1.2.2:** After substantial public input, the land use pattern was very carefully considered by the Lake Worth Planning and Zoning Board and the City Commission. Changes may be considered from time to time
Revisions are shown underlined:

Policy 1.1.2.3: Future Land Use B boundaries are intended to follow recognized property lines including parcel boundaries and public right of ways. In the case of a parcel appearing to be split by a land use, the Director shall make the determination of the proper land use. The following policies specify the criteria for allocating and mapping the City’s adopted future land uses.

Objective 1.2.2—Land Use Locational Strategy: Not needed


Original text with additions:
The single-family residential designation intents to preserve single-family housing within existing residential and historic neighborhoods. This designation reaffirms the City’s desire to maintain the City’s character primarily as a single-family residential location. Therefore, this designation is mapped in areas with existing single-family residential neighborhoods.

This plan affirms and expands the City’s desire to preserve single-family housing. This plan makes no significant changes in this designation.

Policy 1.21.2.25: Locational Strategy Criteria for the Medium-Density Residential Category Designation

The Medium-Density Residential category designation is mapped in areas that are characterized by existing two-family development, and multi-family structures.

Policy 1.21.2.36: Locational Strategy Criteria for the High-Density Residential Category Designation

The High-Density Residential land use category designation with densities of up to 40 dwelling units per acre, is intended for mapping: 1) in concentrations around the City’s central commercial area, and 2) in other locations that are desirable for multi-family development because of their close proximity to shopping or natural amenities and because they are not disruptive to established single-family areas. The concentration of residential density around the central commercial area is one
of the most important organizing concepts utilized in the Future Land Use Map.

**Policy 1.21.2.4.7:** Locational Strategy Criteria for the Mixed Use East Category Designation

The Mixed Use East land use category designation is intended for mapping along arterials where the existing land use pattern is characterized by a high proportion of office and multi-family uses and/or a high proportion of land (either vacant or with marginally useful structures) that has a good potential for new office, commercial and medium to high density multi-family development. These areas are also 1) located adjacent to the City’s central commercial core, and 2) have reasonable development potential.

**Policy 1.21.2.58:** Locational Strategy Criteria for the Mixed Use West Category Designation

The Mixed Use West land use category designation is intended for mapping in areas from the westernmost city limits eastward to I-95 and adjacent to the proposed Lake Worth Park of Commerce, where the existing land use pattern is characterized by a high proportion of land (either vacant or with marginally useful structures) that has a good potential for new retail, office, commercial and high-density multi-family development.

**Policy 1.21.2.69:** Locational Strategy Criteria for the Downtown Mixed Use Category Designation

The Downtown Mixed Use land use category designation is intended for mapping of areas considered to be the traditional downtown core. The area is primarily bounded on the north by 2nd Avenue North, the east by Golfview Road, the south by 1st Avenue South, and the west by H Street. This concentrated downtown core demonstrates a reasonably good potential for intensive use by office and retail establishments and shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services; and promotes compact development, safe and pedestrian-friendly streets, and provides transportation choices.
Adequate building height relative to the width of the street is important to provide a sense of enclosure and definition to the street space. According to Architectural Graphic Standards (Published by the American Institute of Architects) a ratio of one-to-three is the minimum to create a sense of special spatial enclosure.

**Policy 1.21.2.710: Locational Strategy Criteria for the Transit Oriented Development Category Designation**

The Transit Oriented Development category designation is intended for mapping in the following locations:

1. TOD-W includes the area just south of Lake Worth Road, north-east of Lake Osborne, and west of I-95 and railway tracks.

2. TOD-E includes the area between Lucerne Avenue and 4th Avenue South flanking both sides of the FEC railway tracks; the area between 7th Avenue North and 11th Avenue North flanking both sides of the FEC railway tracks; and the area between 7th Avenue South and 10th Avenue South flanking both sides of the FEC railway tracks. The TOD-E locations have potential for future rail stations. The TOD-E district between Lucerne Avenue and 4th Avenue South is also envisioned to encourage arts, entertainment and cultural activities in the City.

The TOD category designation shall provide an alternative mixed-use development pattern within a one-quarter mile radius of rail or light rail transit nodes. This pattern is an alternative to piecemeal, parcel-based development, and shall allow for a wide range of commercial and institutional uses, functionally integrated with residential uses, and shall include a concentrated area for retail, professional offices and services, cultural, and housing opportunities.

**Policy 1.21.2.811: Locational Strategy Criteria for the Artisanal Mixed Use Category Designation**

The Artisanal Mixed Use land use category designation is intended for mapping in the following locations:

1. On smaller sites near Lake Worth’s central commercial core and the Florida East Coast Railroad right-of-way. These locations are most suitable for small arts-related industrial
2. On sites west of Interstate 95, north of 6th Avenue South. These sites are suitable for small arts-related industrial establishments and for commercial establishments with industrial site characteristics.

3. In areas where industrial uses are not desirable, but are too firmly established to permit a realistic expectation of change.

**Policy 1.21.2.912:** Locational Strategy Criteria for the Industrial Category Designation

The Industrial land use category designation is intended for mapping the area located west of I-95, known as the Lake Worth Park of Commerce. This location offers parcels of vacant and under-utilized land that provide a logical setting for development of office, manufacturing and light to moderate industrial uses that have the potential for increased traffic generation. This location also enjoys direct access to I-95 via the 10th Avenue North highway interchange.

**Policy 1.21.2.1013:** Locational Strategy Criteria for the Public and Public Recreation and Open Space Category Designations

The Public and Public Recreation and Open Space land use categories designations are mapped on sites where such uses already exist. The mapping of these uses on these sites indicates that no alternative use of these sites should be established without a properly considered and enacted Future Land Use Map amendment.

Public school sites have been delineated in areas proximate to residential land. Lands contiguous to school sites which are owned by the School Board, and proposed for school expansion are intended to be included in this category. The City retains the right to impose reasonable site planning standards when existing schools are proposed for expansion or new school sites are developed. Schools are allowed in all zoning districts except Industrial.
Policy 1.21.2.114: Locational Strategy Criteria for the Conservation Category Designation

The Conservation land use category designation is mapped on sites located within or adjacent to Lake Worth Lagoon. These sites may be submerged or partially submerged.

Policy 1.21.2.1215: Locational Strategy Criteria for the Beach and Casino Category Designation

The Beach and Casino land use category designation is mapped on sites where such uses already exist. The mapping of these uses on these sites indicates that public beach will be used for public recreation use and specified accessory uses and casino area for a combination of permitted private commercial and public uses.

Policy 1.1.2.16: Locational Criteria for the Cultural Arts Overlay Designation

The Cultural Arts Overlay land use designation is mapped on sites where such uses already exist or are to be encouraged through redevelopment utilizing the cultural arts as an economic development strategy. The general areas are the historic core of the city along Lake Avenue and Lucerne Avenue, along Dixie Highway within close proximity of the city’s urban core, and along the FEC railway corridor between 6th Avenue South and 10th Avenue North.


Policy 1.1.3.1: A parcel of land shall be regulated exclusively by the provisions of the future land use category. It is the intent of the City of Lake Worth that the official future land use map is not to be interpreted as permitting a parcel of land to be regulated by the provisions of a land use category other than that in which that parcel is mapped. Properties within future land use designations shall be regulated in conformance with the meaning of those each future land use designations as set forth in the explanatory text and in the provisions in Policy 1.1.3.3 below and this Future Land Use element.

Moved from beginning of element. Statements were numbered 1 through 4:
**Policy 1.1.3.2: Strict Interpretation of the Future Land Use Map**

In determining the future land use designation applicable to a parcel of land, demarcations between different land use designations on the official future land use map shall be interpreted as follows:

1. Demarcations that coincide with a public thoroughfare, alley or railroad right-of-way are to be interpreted as falling along the center line of such rights-of-way.

2. Demarcations that do not coincide with a public thoroughfare, alley or railroad right-of-way, but which are within 20 feet by scale of a parallel or nearly parallel property line are to be interpreted as falling along said property line.

3. Demarcations that do not coincide with a public thoroughfare, alley or railroad right-of-way and are NOT within 20 feet by scale of a parallel or nearly parallel property line are to be interpreted as falling exactly where shown as nearly as can be determined by scaling the official land use map.

4. If a parcel is split by land use designations the land use having the greatest amount of parcel area shall be the determining factor in identifying the land use. In cases where the parcel is evenly split then the determination will be based on the land use having street frontage.

*Moved from beginning of element. Text modified for clarity. Statements were numbered 1 through 4:*

**Policy 1.1.23.3: Future Land Use Explanatory Text Interpretation**

The future land use explanatory text includes four different levels of precision that shall be implemented by zoning regulations as follows:

1. When the explanatory text establishes mandatory quantitative requirements, such requirements are to be implemented by identical zoning requirements.

2. When the explanatory text establishes upper-limit type quantitative requirements, such requirements are to be implemented by one or more zoning requirements which do not exceed that limit, but which may be more restrictive than that limit.
3. When the explanatory text states general principles upon which implementing zoning regulations must be based, but does not provide precise regulatory details, implementing zoning regulations may be drafted with considerable flexibility within the limits established by the general principles of the explanatory text.

4. Regulatory details which are not addressed in the explanatory text may be enacted through a zoning ordinance or ordinances, provided such details do not conflict with any specific provisions of the explanatory text.

Moved from below this page and modified for clarification:

**Policy 1.3.1.1.3.4:** Zoning map designations and zoning ordinance text provisions should be consistent with the Future Land Use Plan map and each future land use explanatory text and related provisions in the Future Land Use Element.

**GOAL 1.2:**  
Note: Current Goal 1.6 will be moved here as new Goal 1.2

**GOAL 1.3:**  
To preserve and enhance the City’s community character as a quality residential community and business center within the Palm Beach County’s urban area.

The following objective (1.3.1) and policies (1.3.1.1, 1.3.1.2) have been achieved with adoption of mixed use designations at the core area of the City, along corridors, at TOD areas, and other locations. Neighborhood stabilization efforts, historic preservation designations, Beach and Casino upgrades, also are signs of implementation. Policy could still be used in the future. We have updated the language accordingly.

**Objective 1.3.1:** The City shall continue to adopt Comprehensive Plan amendments and new land development regulations to eliminate or reduce land uses inconsistent with the community character, as set forth on the Future Land Use Map and Future Land Use explanatory text and this element.

**Policy 1.3.1.1** Zoning map designations and zoning ordinance text should be consistent with the Future Land Use Plan map and explanatory text. This policy was moved above to previous Goal and modified for clarity.
Policy 1.3.1.21: The City’s Land Development Regulations (LDRs) shall be used to accomplish the elimination or reduction of existing nonconforming land uses with proper respect for the vested rights of property owners.

Objective 1.3.2: To achieve a simple land use pattern with a higher degree of use compatibility within each land use category.

Policy 1.3.2.1: LDRs shall protect residential development from the encroachment of incompatible land uses.

Policy 1.3.2.2: LDRs shall protect low-density and medium-density multi-family residential development from the encroachment of incompatible land uses.

Policy 1.3.2.3: Removed.

Policy 1.3.2.4: The City shall continue to implement an incentive program, the Sustainable Bonus Incentive Program, as described in Objective 1.2.3 of this element, which encourages construction of environmentally friendly building designs for new developments, redevelopments, and rehabilitative projects within the City. Certification under the U.S. Green Building Council Leadership in Energy Environmental Design (LEED®), Florida Coalition of Designation Standards, and other accredited national or international green program standards, such as Green Globes, Living Building Challenge, or similar “Green” design guidelines that may be developed in the future, is encouraged required to enjoy these incentives.

The City is no longer pursuing this policy

Policy 1.3.2.5: The City shall establish and implement an Energy Management Division. The Energy Management Division will be funded through a $0.0026 per kWh addition to the electric bill and will provide free energy and water audits for customers. Post audit customers will be allowed to apply for funding to assist with the cost of upgrades to their homes to improve energy efficiency as recommended by the auditors.

Policy 1.3.2.65: The City shall utilize its Land Development Regulations to foster coordination of new roadway network facilities, transit corridors, rail corridors bicycle and pedestrian facilities. Special attention will be given to protect the safety of pedestrians and cyclists.
through site design that reduces hazardous and/or conflicting site conditions.

Objective 1.3.3: To adopt and utilize vigorously and enforce innovative land development regulations that implement this Comprehensive Plan. The goal of preserving and enhancing the character of Lake Worth as an attractive residential community and business center.

Policy 1.3.3.1: Consistent land development regulations shall be maintained as adopted for the purpose of plan implementation. At a minimum, such land development regulations shall regulate the following:

1. Zoning of properties in accordance with the land use designations as delineated on the Future Land Use Plan map and zoning text in accordance with the Land Use Plan explanatory text, including establishment of densities and intensities of use for each future land use category;
2. Subdivision of land;
3. The number, size and placement of signs;
4. The development of land within areas subject to seasonal or periodic flooding or affected by Sea Level Rise;
5. Drainage and stormwater management;
6. Provision of adequate open space on developed properties;
7. Maintenance of safe and convenient on-site traffic flow; and
8. Provision of adequate parking space on developed properties, infill and redevelopment projects, mixed use projects and mixed use areas.

Policy 1.3.3.2: The City should review periodically the case load of the Planning & Zoning Board to determine the need for revisions to specific zoning ordinance dimensional regulations.

Policy 1.3.3.3: Continue the integrated and systematic code enforcement efforts for new developments and existing properties.
Policy 1.3.3.4: The City shall consider enacting an ordinance to create and implement a Local Manufacturing Development Program, as specified in Chapter 163.325, F.S., including 163.3251-163.3253, also known as the “Manufacturing Competitiveness Act”.

The following objective and 5 attendant policies were moved under current Goal 1.7 re: Infill and redevelopment

Objective 1.3.4: To encourage infill development, redevelopment and renewal of blighted areas and to promote the rehabilitation and restoration of older structures.

Policy 1.3.4.1: Infill and Redevelopment opportunities shall be maximized through activities of the Community Redevelopment Agency to operate within the Redevelopment Area as shown on the Future Land Use Plan.

Policy 1.3.4.2: Infill and Redevelopment opportunities will be maximized through programs to achieve the consolidation of small lots into larger redevelopment parcels, where feasible.

Policy 1.3.4.3: Redevelopment of Dixie Highway with more intensive uses will be encouraged along Dixie Highway.

Policy 1.3.4.4: Redevelopment opportunities will be maximized through use of mixed land use designations that permit a flexible mix of multi-family residential and compatible office uses.

Policy 1.3.4.5: Redevelopment with commercial or office uses in locations that are presently devoted to residential uses, but would be more suitable for commercial or office uses, will be encouraged through use of mixed land use designations.

The two following polices were moved to current Goal 8 Dealing with the LWPOC

Policy 1.3.4.6: Redevelopment opportunities within the Lake Worth Park of Commerce (LWPOC) Urban Redevelopment Area shall be consistent with the Master Plan including the adoption of the total amounts of additional square footages for industrial and commercial development/redevelopment.

Policy 1.3.4.7: Any proposed future land use and rezoning modification requests within the LWPOC Urban Redevelopment Area shall be thoroughly reviewed by the City to ensure consistency with the Master Plan, to encourage, consider and minimize impacts on retention and expansion of industrial uses and assessment of associated traffic impacts.
Policy 1.3.4.3.5: The City shall devise provisions in the LDRs to allow mixed use parking incentives and off-site parking credits especially in the Downtown, the Dixie Highway Commercial Corridor and the Federal Highway Corridor. The City shall develop a Parking Master Plan by 2019 consistent with Transportation Element Policy 2.1.4.5.

The polices below are mirrored in the Infrastructure Element

Objective 1.3.54: To coordinate future land uses with availability of facilities and services.

Policy 1.3.54.1: The level of service standards adopted elsewhere in this Comprehensive Plan for facilities shall be applied to all applications for development approval.

Policy 1.3.54.2: Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, shall pay for such impacts or provide their own facilities constructed to city specifications.

Policy 1.3.54.3: The City shall require that development orders and permits be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development and that the facilities and services are authorized at the same time the land uses are authorized.

Policy 1.3.54.4: Where the facilities necessary to serve a development are not available the City may enter into a development agreement where the developer will provide for their construction.

Policy 1.3.54.5: The City may adopt and amend from time to time provisions for impact fees that will be utilized in the construction of necessary infrastructure designed to maintain adopted minimum levels of service.


Policy 1.3.54.6: Consultation with water supplier is required prior to the issuance of site plan approval. Prior to approving a building permit or its functional equivalent, the City shall consult with its Utility Department to determine whether adequate water supplies to serve the new development will be in place and available no later than the anticipated date of the Certificate of Occupancy (CO) or its functional equivalent.
Policy 1.3.65.7: The City shall encourage placement of underground utilities.

Objective 1.3.65: To encourage the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.3.65.1: Suitable land shall be dedicated or reserved by the developers or reserved by the City for utility facilities necessary to support proposed development.

Policy 1.3.65.2: Future annexation studies will require adequate sites for utility facilities, as needed.

Policy 1.3.65.3: Electric substations, and Utility uses shall be allowed in all future land use categories except in places such as Conservation areas as well as or areas designated as Historic Districts, provided the uses are consistent with the provisions of the Comprehensive Plan and the Land Development Regulations. Electric facilities shall comply with the provisions of F.S. 163.3208., which establishes compatibility standards, procedures for the review of applications for location of a new substation.

Policy 1.3.65.4: The City shall establish standards to enact reasonable setbacks and landscape standards for electric substations and these standards shall be in compliance with Florida Statutes.

Policy 1.3.65.5: Established electric transmission and distribution line right-of-ways shall be exempted from the normal requirements of vegetation maintenance and tree pruning/trimming, to the extent required by Florida Statutes.

These Objective and policies were moved under current Goal 6 (discouraging urban sprawl)

Objective 1.3.7: To discourage the proliferation of urban sprawl by promoting high quality retail, office, and mixed-use, especially in the Downtown Mixed-Use category and the Dixie Highway Corridor, as the prime retail and commercial areas as specified on the Future Land Use Map.

Policy 1.3.7.1: High quality retail, office, and defined mixed uses are encouraged in the downtown area.

Policy 1.3.7.2: The highest possible degree of mutually reinforcing commercial uses are encouraged in the DMU.
Policy 1.3.7.3: The City shall continue to be proactive in
development of strategies that facilitate adequate parking in
the DMU and Dixie Highway Corridor.

Policy 1.3.7.4: Development and redevelopment opportunities in
the downtown area will be enhanced through modification or
reduction of parking space requirements, in recognition of public
parking opportunities in the downtown area.

Policy 1.3.7.5: The pedestrian character of the downtown commercial
area will be enhanced through continuation of pedestrian access
programs to ensure that development in the DMU is easily
accessible to residents and visitors.

Policy 1.3.7.6: In order to support continued redevelopment of
older strip commercial areas (such as Dixie Highway) to maintain
their economic viability, the City will continue to implement the
design guidelines for its major commercial thoroughfares.
These design guidelines establish flexible, but consistent
standards for the exterior appearance of new and renovated
buildings within two blocks of these main streets. The Guidelines
incorporate implementation policies concerning appropriate
signage, building colors, and architectural design of new and
renovated structures.

Policy 1.3.7.7: The City shall continue to implement urban design
Guidelines for the Lake/Lucerne Corridor.

Objective 1.3.86: Maintain a policy of expansion through voluntary annexation.
The City shall promote the orderly annexation of lands

Policy 1.3.86.1: Continue to promote orderly annexation of lands consistent
with the City of Lake Worth Comprehensive Plan such that there
is no reduction in service level to existing City residents as a
result of the annexation.

Policy 1.3.86.2: Continue to promote orderly annexation of land where
service delivery in the annexed area will be consistent with and
equal to those provided for existing corporate lands.

Policy 1.3.86.3: Consider requests for annexation on a case-by-case basis
utilizing good planning methods and practices, and encourage
annexation of pocket areas.
Policy 1.3.86.4: Ensure that development plans for annexed parcels are compatible with adjacent areas.

Policy 1.3.86.5: Require infrastructure services available to a proposed annexation area at a level consistent with adopted level of service standards.

Policy 1.3.86.6: Ensure that annexed areas do not become a financial burden by requiring applicants to demonstrate proposed impacts upon the City infrastructure system in the annexation process.

Policy 1.3.86.7: Continue to promote orderly annexation of lands consistent with the Palm Beach Countywide Annexation Policy.

Policy 1.3.86.8: Actively participate in the comprehensive planning processes of Lake Clarke Shores, Lantana, Palm Springs, and Palm Beach County surrounding municipalities, to identify unincorporated areas in need of annexation by reviewing and commenting on these jurisdictions comprehensive plans and annexation policies as they occur.

Policy 1.3.86.9: Continue to review the established annexation reserve area southerly along the centerline of the LWDD E-4 Canal, from the City’s present western limits, to its intersection with LWDD L-10 Canal to Congress Avenue, southerly to Lantana Road, easterly to Interstate 95, then northerly to the present City limits, including Lake Osborne Estates.

Policy 1.3.86.10: The City will continue to cooperate with Palm Beach County to encourage non-residential uses in the core of the LWPOC.

The following 2 Objectives and policies were moved under current Goal 1.6 (discouraging urban sprawl):

Objective 1.3.9 The City shall discourage the proliferation of urban sprawl and shall facilitate a compact urban development pattern that provides opportunities to more energy efficient use and develop infrastructure, land, and other resources and services by concentrating more intensive growth within the City’s mixed use, high density residential and TOD areas.

Policy 1.3.9.1 The City shall further discourage urban sprawl by:

1. Continuously promoting compact developments within the mixed use high density residential and TOD areas while providing adequate public services for each
development in the most cost-effective manner possible;

and,

2. Requiring in all future development and redevelopment in the City, land-use patterns that are non-strip in nature and demonstrate the ability to attract and encourage a functional mix of uses.

NOTE that the City adopted a Sustainable Bonus Incentive program to implement Obj. 1.3.10, who is referenced in the adopted ordinance. This objective and policies are moving to be part of new Goal 1.2 (Formerly Goal 1.6) and will be renumbered. Sustainable Bonus Incentive ordinance or LDRs may need to be updated to reference the renumbered objective.

Objective 1.3.10——The City shall establish incentives to help aid the creation of compact, sustainable, community-oriented development.

Policy 1.3.10.1——The City shall establish a Community Benefits program to provide for increased intensity and height allowances in return for specific project or public components that would create or increase quality of life measures for a larger segment of the population. The Community Benefits program will be more fully developed and implemented through the City's Land Development Regulations.

Policy 1.3.10.2——The Community Benefits program shall include a trust account to be used solely for the accumulation of funds received as part of the development incentive program. Such funds shall only be expended on projects identified within the Community Benefits program.

Policy 1.3.10.3——The Community Benefits program shall be reviewed and ratified by the City Commission on an annual basis, including project priorities for the annual expenditure of trust funds.

GOAL 1.4: Encourage preservation and rehabilitation of historic and natural, historic and archaeological resources and where appropriate restrict development that would damage or destroy these resources.

Objective 1.4.1: The City's LDRs will continue to protect, conserve or enhance living marine resources, wildlife habitats, water resources and wetlands.

Policy 1.4.1.1: Development should be designed to accommodate stormwater on-site in accordance with applicable regulations.
Policy 1.4.1.2: The City’s Stormwater Master Drainage Plan shall be implemented and updated as improvements are made in the system.

Policy 1.4.1.3: In order to reduce non-point source pollutant loadings, and improve the City’s drainage system, dumping of debris of any kind into stormwater control structures is prohibited.

Policy 1.4.1.4: The City adopts and incorporates requirements in the Palm Beach County Wellfield Protection Ordinance for regulating and prohibiting the use, handling, production and storage of deleterious substances which may impair present or future public potable water supply wells and wellfields within the City’s jurisdiction.

Policy 1.4.1.5: Any nonresidential use or residential use greater than 25 units that applies for a site plan, building permit or occupational license in a wellfield zone of influence and intends to handle, store or produce a regulated substance (as defined in the Palm Beach County Unified Land Development Code) shall obtain an operating permit or exemption certificate from the County Department of Environmental Resources Management prior to City approval of the development, permit or license.

Objective 1.4.2 Moved to Housing and Neighborhoods Element. Portions were kept here (See below).

Objective 1.4.2: To provide for the protection, preservation or sensitive reuse of historic resources.

Policy 1.4.2.1: The City will refine and maintain regulations to provide for protection, preservation or sensitive reuse of designated historic neighborhoods and historic sites listed on the National Register, Local Designation and/or Florida Site File.

Policy 1.4.2.2: The redevelopment of the designated redevelopment area as shown in Map will be planned and undertaken so as to protect, preserve or sensitively reuse any designated historic site(s) within its boundaries. The redevelopment plan will proceed in accordance with adopted regulations for historic preservation.

Policy 1.4.2.3: The City will enact regulations to provide as far as possible for preservation intact, mitigation or excavation of archaeological
resources discovered during ground-disturbing activities undertaken by private or public entities.

Policy 1.4.2.43: The City will shall consider designation as an historic or archaeological site as an important factor hardship when considering the required findings for variances and waivers for non-safety related site development regulations in order to accommodate the preservation of historic or archaeological sites within proposed developments. Such features or sites should be incorporated into required setbacks, buffers or open spaces to the maximum extent of requirements.

Policy 1.4.2.5: The City shall consider accepting donations of historic or archaeological sites.

Policy 1.4.2.6: The City shall implement measures to enforce Historic Ordinances.

Policy 1.4.2.7: The City shall increase public awareness about various historic districts in the City by the ways of having identification signs for different historic neighborhoods, by promotional materials such as tour guidebooks, pamphlets etc. and conducting seminars and public educative sessions about various historic districts.

Policy 1.4.2.8: The City shall provide a historical guideline publication that will assist historic property owners in understanding the advantages of owning historic property, the requirements for preservation of historic properties and the requirements of owning property in a historic district.

Policy 1.4.2.94: If new archeological sites are discovered within the City limits, the City shall take necessary steps to protect these resources and coordinate with the county regularly and work with them as needed.

Objective 1.4.3: The City shall implement an the Urban Forestry Management Plan, adopted on April 21, 2015, to care for and manage its tree population for the purpose of maintaining and enhancing the natural environment and the character of the City.

Policy 1.4.3.1: The Urban Forestry Management Plan may include programs to replant a specified number of new trees in rights of way and other public property. Planting shall be in an annual amount to equal or exceed the trees removed per year from rights of way areas, with emphasis in native trees.
Policy 1.4.3.2: Appropriate locations and tree species shall be chosen for replanting in right of way areas. Guidelines such as those provided by the Florida Division of Forestry and National Arborist Association will be used to determine appropriate locations. At minimum, locations for tree plantings and tree species planted shall consider impacts of traffic, intersection visibility, soil type, power lines, adjacent trees and the preference of adjacent property owners.

Policy 1.4.3.3: The City shall adopt and implement programs that utilize xeriscape principles in conjunction with native plants and trees in public rights-of-way and other public lands, whenever practical, thereby conserving water, improving habitat for urban wildlife, conserving Central Florida flora, and improving the City’s aesthetic appeal and environmental quality.

Policy 1.4.3.4: Consider its street trees as infrastructure to preserve and protect them as community assets.

Policy 1.4.3.5: Encourage additional planting of trees to strengthen the character and aesthetic of its residential neighborhoods and commercial areas.

Policy 1.4.3.6: The City shall encourage the public to plant and maintain trees and plants native to this region through a public education program identifying soil types and native plants suitable to each.

Policy 1.4.3.7: Protect existing trees by creating mitigation provisions on its land development regulations for its residential and commercial land use districts.

Policy 1.4.3.8: All development and major renovations shall be encouraged to provide shade trees along sidewalks to encourage pedestrian activity, and create scenic corridors in neighborhoods and commercial districts.

Policy 1.4.3.9: Consider providing incentives to developers to preserve trees and natural resources and to encourage additional tree plantings and green areas.

Policy 1.4.3.10: Construction of tree wells shall be required following the guidelines in the Florida Division of Forestry's "Tree Protection Manual for Builders and Developers," as directed by the planning
Policy 1.4.3.11: The Land Development Regulations shall make available FAR bonus incentives to increase a site’s overall pervious surface, in order to reduce stormwater runoff, increase recharge to the aquifer and increase overall green permeable open space.

Policy 1.4.3.12: Continue to promote and enhance the City’s Tree and Landscape Regulations (Sec 23.6-1 of the Lake Worth Code of Ordinances) as a key element in retention and provision of private plant materials to support sustainable development principles of tree preservation, and minimal impact to the existing site resources.

Policy 1.4.3.13: Continue implementing the preservation and maintenance of Champion Trees (Sec. 15-43.1 Lake Worth Code of Ordinances)

GOAL 1.5: To protect human life and limit public expenditures, private development shall be discouraged in areas subject to destruction by natural disaster.

Objective 1.5.41: To reduce or eliminate land uses that are inconsistent with interagency hazard mitigation plans

Policy 1.5.41.1: The City shall identify any land uses that are inconsistent with interagency hazard mitigation plans the County-wide Local Mitigation Strategy

Policy 1.5.41.2: The City shall identify alternatives methods and determine costs to replace inconsistent land uses with land uses compatible with interagency hazard mitigation plans the County-wide Local Mitigation Strategy.

Objective 1.5.2: To achieve a sustainable, climate resilient community by adopting and implementing strategies which promote energy efficiency and greenhouse gas reduction, and protect public infrastructure and services, natural systems and resources, and human life from the impacts of climate change. (Duplicated from Coastal Management Element)

Policy 1.5.2.1: The City shall continue its participation in the Southeast Florida Regional Climate Change Compact and collaborate to increase regional climate change resiliency by sharing technical expertise, assessing regional vulnerabilities, and advancing agreed upon
Policy 1.5.2.2: The City shall continue the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods. (Duplicated from Coastal Management Element)

Policy 1.5.2.3: The City shall coordinate with County and regional agencies, neighboring local governments, and the private sector to develop initiatives and goals to address climate change. (Duplicated from Coastal Management Element)

Policy 1.5.2.4: In consideration of sea level rise and climate change impacts, the City shall, in coordination with its local municipalities, designate Adaptation Action Areas (AAA), as provided by Section 163.3177(6)(g)(10), Florida Statute, in order to:

a) Identify areas that are vulnerable to the impacts of rising sea level;
b) Identify and implement adaptation policies to increase community resilience; and
c) Enhance the funding potential of infrastructure adaptation projects

Note: All objectives and policies throughout the FLU that address the discouragement of urban sprawl were relocated to current Goal 1.6 below. Text has been modified from “discouraging the proliferation of urban sprawl” to emphasize the promotion of sustainable, efficient and livable goals, objectives and policies for the city. The entire Goal should be relocated as the second goal of the FLUE. All objectives and policies have been renumbered properly.

GOAL 1.2.1.6: To discourage the proliferation of urban sprawl. To strive to foster the City of Lake Worth as a livable community where live, work, play and learn become part of the daily life of residents and visitors.
Moved from current Goal 1.3 and modified for clarity:

**Objective 1.3.72.1:** To discourage the proliferation of urban sprawl by promoting the location of high quality retail, office and mixed use projects especially in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) category and the Dixie Highway Corridor, designations as the prime retail and commercial areas of the City, as specified on the Future Land Use Map.

**Policy 1.3.72.1.1:** The City shall ensure that high quality retail and office uses are located in the Downtown area and the Dixie Highway Corridor by carefully guiding and selecting project applications.

**Policy 1.3.72.1.2:** The City shall ensure the highest possible degree of mutually reinforcing commercial and residential uses are encouraged located in the DMU areas.

**Policy 1.3.72.1.3:** The City shall continue to be proactive in development of strategies that facilitate adequate parking in the DMU and Dixie Highway Corridor.

**Policy 1.3.72.1.4:** Development and redevelopment opportunities in the Downtown area will be enhanced through modification or reduction of parking space requirements, in recognition of public parking opportunities in the downtown area.

**Policy 1.3.72.1.5:** The pedestrian character of the downtown commercial area will be enhanced through continuation of pedestrian access programs to ensure that development in the DMU is easily accessible to residents and visitors.

**Policy 1.3.72.1.6:** In order to support continued redevelopment of older strip commercial areas Mixed-Use Corridors (such as Dixie and Federal Highways) to maintain their economic viability, the City will update and continue to implement design guidelines for its major commercial thoroughfares and for the Historic Downtown (Lake/Lucerne corridor). These design guidelines establish flexible, but consistent standards for the exterior appearance of new and renovated buildings within two blocks of these main streets. The Guidelines shall incorporate implementation policies concerning appropriate signage, building colors, and architectural design of new and renovated structures.

**Policy 1.3.72.1.7:** The City shall continue to implement the urban design Guidelines for the Lake/Lucerne Corridor. Stated in policy 1.2.1.6 above
Objective 1.3.92.2: The City shall discourage the proliferation of urban sprawl and facilitate a compact more sustainable urban development pattern that provides opportunities to more energy efficiently use and develop infrastructure, land and other resources and services, and to reduce dependence on the automobile. This can be accomplished by concentrating more intensive growth within the City’s mixed use, high density residential and transit oriented development (TOD) areas.

Policy 1.3.92.2.1: The City shall further discourage urban sprawl by:
1. Continuously continue to promote ing-compact developments within the mixed use high density residential and TOD areas while providing adequate public services for each development in the most cost effective manner possible; and,

Policy 1.3.92.2.2: The City shall
2. Requiring in all future development and redevelopment in the City, land use patterns that are non- strip in nature and demonstrate the ability to attract and encourage to incorporate a functional mix of uses—that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian and other modes of transportation.

Policy 1.2.2.3: Investigate additional uses and opportunities to promote a more sustainable and resilient community

Objective 1.3.102.3: The City shall establish incentives to help aid support the creation of a compact, sustainable, community oriented development, by implementing a Sustainable Bonus Incentive Program.

Policy 1.3.102.3.1: The City shall continue to implement the Community Benefits Sustainable Bonus Incentive Program described in Policy 1.2.3.4 below, to provide for increased density, intensity and height allowances in return for specific project or public components that would create or increase quality of life measures for a larger segment of the population. The Community Benefits Sustainable Bonus Incentive Program will be more fully developed and implemented through the City’s Land Development Regulations.

Policy 1.3.102.3.2: The Community Benefits Sustainable Bonus Incentive Program shall include a trust account to be used solely for the
accumulation of funds received as part of the development incentive program. Such funds shall only be expended on projects identified within the Community Benefits program.

Policy 1.3.102.3: The Community Benefits Sustainable Bonus Incentive Program shall be reviewed and ratified by the City Commission on an annual basis, including project priorities for the annual expenditure of trust funds.

Policy 1.3.102.4: The Sustainable Bonus Incentive Program shall consist of the following criteria:

1. Incorporation of Sustainable features is required for developments over two stories, which allows for increases in density, height and intensity over base line maximums. Annually, the City Commission shall establish base line sustainable bonus values required to participate in the program.

2. For each project requesting an additional bonus above the maximum base threshold as shown in Table I, twice the base line sustainable bonus value shall apply to each square foot of the additional bonus.

3. For a planned development, mixed use planned development, residential planned development or urban planned development, a project may obtain a 25% bonus on density, intensity and height over the base line as outlined in Table I.

4. For mixed use urban planned developments located west of Dixie Highway, which include at least three (3) use categories, one being residential, an additional 50% bonus in density, intensity and height over the base line as outlined in Table I may be obtained.

5. For mixed use planned developments located west of Interstate 95, which include at least three (3) use categories, one being residential, an additional 50% bonus in density, intensity and height over the base line as outlined in Table I may be obtained.
6. For a mixed use planned development with a Tri-Rail Station component located within the Transit Oriented Development West future land use designation, which includes at least three (3) use categories, one being residential, an additional 100% bonus in density and intensity and 50% increase in height over the base line as outlined in Table I may be obtained.

Policy 1.3.3.5: Promote the arts community by maintaining and preserving the Cultural Arts Overlay District and by working to expand the Arts as both a viable commercial opportunity as well as appropriate housing by allowing for artisan live/work units within this overlay district.

The following objective and policies were moved under current Goal 1.7 below (encouraging redevelopment)

Objective 1.6.1: To discourage urban sprawl and instead support the redevelopment of older urban area.

Policy 1.6.1.1: The City shall continue to implement its redevelopment plan, and revise and upgrade it as needed with changing conditions and times.

Policy 1.6.1.2: The City shall support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility and protection of historic resources.

Policy 1.6.1.3: The City shall encourage new development, infill and redevelopment in conjunction with existing or planned transit improvements where possible.

Added a reference to the CRA in the goal.

GOAL 1.76: To support and coordinate with the City’s Community Redevelopment Area (CRA) infill and redevelopment initiatives and programs and to provide incentives for the continued redevelopment of the historic downtown commercial core of the City.

The following objective and policies were moved from current Goal 1.6 above

Objective 1.6.1: To discourage urban sprawl and instead support the redevelopment of older urban area.
Policy 1.6.1.1: The City shall continue to implement its redevelopment plan, and revise and upgrade it as needed with changing conditions and times. **Duplicative from Policy 1.6.2.4 below**

Policy 1.6.1.2: The City shall support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility and protection of historic resources.

Policy 1.6.1.3 The City shall encourage new development, infill and redevelopment in conjunction with existing or planned transit improvements where possible

**Objective 1.7.16.2:** To continue to provide administrative leadership and support for redevelopment efforts.

Policy 1.7.16.2.1: The City will continue to contribute to Tax Increment Financing trust fund for the Community Redevelopment Agency (CRA) area.

Policy 1.7.16.2.2: The City and CRA will provide opportunities for public involvement in redevelopment.

Policy 1.7.16.2.3: The City and CRA will continue to facilitate necessary studies and citizen surveys to determine the optimum approaches for redevelopment.

Policy 1.7.16.2.4: The City and CRA will continue to implement the Redevelopment Plan, and review and update the plan as necessary.

Policy 1.7.16.2.5: The City and CRA will work together to prioritize transit improvements and transit-supportive land use patterns as appropriate.

Policy 1.7.16.2.6: With administrative support from the City, the CRA will develop appropriate transit-supportive programs for inclusion in the Redevelopment Plan to further successful redevelopment.

**Objective 1.7.26.3:** To continue to improve the quality of public infrastructure in downtown Lake Worth.

Policy 1.7.26.3.1: The City and CRA will adopt and implement programs to improve the safety and appearance of the streets and sidewalks in Downtown Lake Worth.
Policy 1.7.36.3:2: The City and CRA will shall continue to study and make modifications to improve the traffic flow on downtown streets, to accommodate existing development and redevelopment.

Policy 1.7.36.3:3: The City will continue to maintain the seat of government in Downtown, and will shall encourage other agencies to establish downtown offices.

Policy 1.7.36.3:4: The City will shall provide trees and landscaping downtown to enhance the quality of the urban environment.

Policy 1.7.36.3:5: The City and CRA will shall support the provision of enhanced local transit service in conjunction with new transit service on the FEC Corridor.

Objective 1.7.36.4: To support redevelopment plans which recognize and respect the historic urban character of Downtown Lake Worth and other historic districts and structures in the City and the surrounding neighborhoods.

Policy 1.7.36.4:1: The City shall continue to implement the recommendations of the City’s Historic Properties Surveys.

Policy 1.7.36.4:2: The City Zoning and building regulations will shall consider recognize the historic status designation of a property as an hardship important factor when considering the required findings for variances, waivers and conditional uses are requested, to the maximum extent feasible consistent with health and safety.

Policy 1.7.36.4:3: Redevelopment of property with railroad access will shall be considered in light of recommendations of the City’s Historic Properties Surveys and multi-modal transportation opportunities.

Policy 1.7.36.4:4: Neighborhood plans will shall be prepared to support preservation of sound single family neighborhoods which have a high percentage of owner occupied dwellings.

Policy 1.7.36.4:5: Architectural standards for redevelopment will shall be maintained.

Policy 1.7.36.4:6: The City will shall support provision of a full range of services to enhance the attractiveness of living and working in the Downtown area.
Policy 1.7-36.4.7: The City shall permit arts, entertainment and cultural uses in the TOD-E zoning district adjacent to the Lake-Lucerne downtown corridor. It will provide for a transit friendly mixed-use overlay district of residential, office and commercial activities, with an emphasis on the arts that will allow uses which promote preservation, restoration and adaptive reuse of historic buildings; stimulate pride in the City’s architectural heritage, and stabilize and improve property values.

Objective 1.7.46.5: The City will increase its role as an ombudsman for downtown redevelopment, and become an active participant in business development.

Policy 1.7.46.5.1: The City will take an active role in assisting private redevelopment projects, by assisting with feasibility studies, guiding their implementation, and advocating approval of acceptable plans.

Policy 1.7.46.5.2: The City and CRA will support the attraction of new retail businesses in the downtown by bringing together land owners and representatives of potential new businesses.

Policy 1.7.46.5.3: The City will seek grants and promote improvements by other agencies which will benefit Downtown Lake Worth.

Policy 1.7.46.5.4: The City will support creation of a marketable identity for Downtown.

Policy 1.7.46.5.5 The City will assist new businesses.

Objective 1.7.56.6: Where appropriate, the City will support redevelopment of obsolete properties and structures.

Policy 1.7.56.6.1: The City will continue to support operation of the CRA in assembly of lots for redevelopment.

Moved to Objective 8 LWPOC:
Policy 1.7.5.2: The City will support efforts to redevelop the Lake Worth Park of Commerce Urban Redevelopment Area through appropriate site development review to explore opportunities in promoting mixed use, mass transit and alternative transportation methods for new or modified approvals.

Moved from Goal 1.3
Objective 1.3.46.7: To encourage infill development, redevelopment and renewal of blighted areas and to promote the rehabilitation and restoration of older structures.

Policy 1.3.46.7.1: Infill and Redevelopment opportunities shall be maximized through activities of the Community Redevelopment Agency to operate within the Redevelopment Area as shown on the Future Land Use Plan.

Policy 1.3.46.7.2: Infill and Redevelopment opportunities will be maximized through programs to achieve the consolidation of small lots into larger redevelopment parcels, where feasible.

Policy 1.3.46.7.3: Redevelopment of Dixie Highway the City’s major thoroughfares, Transit Oriented Mixed-Use areas and along the F.E.C. railway with more intensive uses will be encouraged along Dixie Highway.

Policy 1.3.46.7.4: Redevelopment opportunities will be maximized through use of mixed land use designations that permit a flexible mix of multi-family residential and compatible office uses.

Policy 1.3.46.7.5: Redevelopment with commercial or office uses in locations that are presently devoted to residential uses, but would be more suitable for commercial or office uses, will be encouraged through use of mixed land use designations.

All other policies throughout the plan dealing with the LWPOC were moved to this current goal:

GOAL 1.87: To support the implementation of the Lake Worth Park of Commerce (LWPOC) Urban Redevelopment Area through a coordinated and comprehensive effort of the City, County, residents and businesses.

Objective 1.87.1: To encourage development/redevelopment of the LWPOC as an employment center through redevelopment and economic revitalization efforts. The boundaries for the Park of Commerce are: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 Canal to the west.

Moved from Objective 1.7.5 above:

Policy 1.7.5.21.1: The City will support efforts to redevelop the Lake Worth Park of Commerce Urban Redevelopment Area through appropriate site development review to explore opportunities in promoting
mixed use, mass transit and alternative transportation methods for new or modified approvals.

Policy 1.87.1.42: The City shall continue to investigate appropriate land use changes to industrial within the LWPOC to promote redevelopment and economic revitalization.

Policy 1.87.1.23: The City shall continue to coordinate and provide assistance to City and County agencies to ensure improved infrastructure, services and access within the LWPOC.

Policy 1.87.1.34: The City shall encourage new development proposals within the LWPOC, with emphasis on those at the north and south entrance of the Park of Commerce along Boutwell Road, to be consistent with the goal to create a quality office/industrial park, as established in the LWPOC Conceptual Plan.

Policy 1.87.1.45: The City shall continue to work with the County to implement the Capital Improvements Plan as recommended in LWPOC Redevelopment Plan.

Policy 1.87.1.56: The City shall encourage creation of a Business Improvement District (BID) within the LWPOC Urban Redevelopment Area and develop ways to consider alternatives for financing infrastructure.

Policy 1.87.1.67: The City shall implement a relocation assistance program for businesses that are industrial in nature within the FEC area and along Dixie Highway to relocate to the Park of Commerce. The City shall determine the specific types of support and assistance under this program.

Policy 1.7.1.8: The City shall consider enacting an ordinance to create and implement a Local Manufacturing Development Program, as specified in Chapter 163.325, F.S., including 163.3251-163.3253, also known as the “Manufacturing Competitiveness Act”.

Policy 1.87.1.79: The City shall encourage quality light industrial, commercial and green office uses within LWPOC. The City shall develop a permitted business list as well as conditional business list specifically for the LWPOC Area.

Policy 1.87.1.810: The City shall develop design guidelines to enhance architecture, landscaping, parking and service area buffers for the LWPOC Area.
Policy 1.87.1.911: The City shall enhance landscaping, provide landscape buffers, sidewalks and lighting along major thoroughfares within the LWPOC through development regulations and/or beautification Capital Improvement Projects.

Policy 1.87.1.4012: The City’s Land Development Regulations shall implement more standardized parking requirements compatible with industrial uses in the Lake Worth Park of Commerce Area

Policy 1.7.1.13: The City shall consider creating a “Commerce Park Village” incorporating the current LWPOC with the Mixed-Use West and TOD areas west of I-95.

Moved from Objective 1.3.4 and slightly modified
Policy 1.3.4.67.1.14: Redevelopment opportunities within the Lake Worth Park of Commerce (LWPOC) Urban Redevelopment Area shall be consistent with the Master Plan, the provisions of the LWPOC Transportation Concurrency Exception Area (TCEA), and with the City’s development and redevelopment goals for the area, including the adoption of the total amounts of additional square footages for industrial and commercial development and redevelopment.

Policy 1.3.4.77.1.15: Any proposed future land use and rezoning modification requests within the LWPOC Urban Redevelopment Area shall be thoroughly reviewed by the City to ensure consistency with the Master Plan, development and redevelopment goals for the area, the provisions of the LWPOC Transportation Concurrency Exception Area (TCEA), and shall encourage, consider and minimize impacts on retention and expansion of industrial uses and assessment of associated traffic impacts.
CITY OF LAKES WORTH

POLICY DOCUMENT
Goals, Objectives, & Policies

TRANSPORTATION ELEMENT
GOAL 2.1: To develop and maintain a safe, convenient, and energy efficient multimodal circulation system which permits convenient and efficient travel through and within the City, to support and enhance the community’s economic and residential character.

Objective 2.1.1: To adopt and maintain appropriate level of service (LOS) standards for streets within the City.

Policy 2.1.1.1: The City shall adopt as part of this Comprehensive Plan the Existing Lanes Map 2015 Lane Arrangement Map as the Future Trafficways map shown as Exhibit 2.8 in the Data and Analysis. (There are no ports, airports, high-speed rail lines, or related facilities in Lake Worth.)

Policy 2.1.1.2: The City adopts as part of this Comprehensive Plan the following Level of Service Standards: for all roads on the Florida Intrastate Highway System, Level of Service “C” is adopted; except that inline with the State Intermodal System level of service for I-95 shall be LOS E, and for all other State, City and County maintained roads, Level of Service “D” for peak hour operation is established, except as established in Policy 2.1.1.8. Constrained facilities are determined to be exceptions to these levels of service. The City also adopts any and all levels of service established by the FDOT in-line with the SIS Program as well as the LOS for all facilities identified by the Southeast Florida Transportation Council’s Transportation Regional Incentives Program (TRIP.) For transit facilities, the adopted level of service shall be 1 hour headways for travel on established transit routes.

Policy 2.1.1.3: The following roadway segment is identified as constrained, due to limitations of insufficient right-of-way, adjacent development, or inadequate area for expansion: 10th Avenue North, west of I-95. The Level of Service shall be managed by the City through the implementation of procedures established by the Palm Beach County CRALLS (Constrained Roadways at Lower Levels of Service) program. No development or redevelopment activities will be permitted on parcels adjacent to or leading directly to this link, unless the applicant can demonstrate conformance to the
Policy 2.1.1.45: The City shall adopt service level C/D for all City, State and County-maintained roadways in the jurisdiction of the City except as included in Policy 2.1.1.2 and Policy 2.1.1.8, which are not included in Policy 2.1.1.3, and specifically including SR A1A.

Policy 2.1.1.56: The City will continue to work with the County and the State to correct the unsafe alignment of east and west bound traffic lanes on 10th Avenue North (county road) at Dixie Highway (state road).

Policy 2.1.1.7: The City shall adopt level of service E for the streets listed in policy 2.1.1.3 in support of the Community Redevelopment Plan and due to the fact that the City has a very high level of transit serving the Community Redevelopment Area (TriRail and PalmTran).
Policy 2.1.1.68: The City shall encourage local businesses and encourage transit friendly development in the Land Development Regulations for all land uses to maximize the use of the public transit system.

Policy 2.1.1.79: The City shall discourage urban sprawl through private redevelopment in the downtown area.

Policy 2.1.1.840: Service level E will be accepted only on roads which are either in the Community Redevelopment Area or feeder roads to the Community Redevelopment Area. Lower levels of service may be accepted within or on the boundaries of the Community Redevelopment Area and TOD areas.

Policy 2.1.1.911: All components of the public transit system, PalmTran, and TriRail, shall coordinate to serve the Community Redevelopment Area and LWPOC Urban Redevelopment Area.

Policy 2.1.1.1012: The City shall continue to implement access management by continuing the practice of obtaining letters of compliance with Palm Beach County’s Traffic Performance Standards after review of traffic studies by the Palm Beach County Traffic Engineer (or his designee) This review shall be applicable to all new nonresidential development, rezoning for nonresidential uses, and change of use of existing structures for nonresidential purposes.

Policy 2.1.1.1143: Access management for residential development will be conducted through site plan and subdivision review, to restrict back-out parking into rights-of-way, limit driveway connections, and ensure conformance with existing provisions contained in the City’s Land Development Regulations.

Policy 2.1.1.14: The City shall maintain records regarding de minimus transportation impacts in order to determine if and when the 110% threshold of such impacts has been reached.

Policy 2.1.1.215: For those projects that cannot meet the concurrency requirement for transportation, the City’s LDRs shall include provisions for the use of “proportionate fair-share mitigation for transportation facilities” consistent with Florida Statutes. In developing these provisions in the LDRs, the City shall be guided by the “Model Ordinance for Proportionate Fair-Share Mitigation of Development Impacts on Transportation Corridors” published by the Florida Department of Transportation as may be amended.
Additionally, the regulations shall be designed so as to operate in a consistent manner with Palm Beach County’s proportionate fair-share regulations.

Policy 2.1.1.1316: Where the facilities necessary to serve a development are not available the City may enter into a development agreement where the developer will provide for their construction.

Policy 2.1.1.1417: The City may adopt and amend from time to time provisions for impact fees that will be utilized in the construction of necessary infrastructure designed to maintain adopted minimum levels of service.

Policy 2.1.1.15: The City shall coordinate with Palm Beach County and the Palm Beach MPO to implement a Mobility Fee Program. EAR-based amendment

Policy 2.1.1.16: The City shall coordinate with South Florida Regional Transportation Authority, the Palm Beach MPO, and the Florida East Coast Railway to establish a commuter rail station serving Tri-Rail Coastal Link service and to encourage transit opportunities to the future station.

Objective 2.1.2: To provide for preservation and protection of needed rights-of-way.

Policy 2.1.2.1: The City shall establish right-of-way dedication requirements for arterial and collector streets which are consistent with those established by the Florida Department of Transportation. Minimum right-of-way for new local streets shall be no less than 40 feet. Right-of-way requirements along State or County roads will be established by the operating jurisdiction. Where the State or County has not provided the City with the required right-of-way, the existing right-of-way shall be the adopted standard until the County and the State provide their standards.

Policy 2.1.2.2: The City shall acquire where possible the needed right-of-way at constrained intersections for construction of necessary turning lanes.

Policy 2.1.2.3: Where exclusive public transit corridors exist within the City or where such corridors are planned, the LDRs shall ensure that land uses along and in proximity to these corridors are designed to maximize use of, and accessibility to, the transit facilities.
Objective 2.1.3: To provide for adequate bicycle and pedestrian access ways.

Policy 2.1.3.1: The City shall review all proposed development for accommodation of bicycle and pedestrian traffic needs. Bicycle routes shall be marked and designated bicycle parking areas shall be provided where appropriate.

Policy 2.1.3.2: Newly constructed walkways and sidewalks shall include ramps for handicapped users, as required by the City’s LDRs.

Policy 2.1.3.3: At the time of improvements within rights of way, undertaken by the City or through the contribution of private development, the extension of sidewalks shall be considered as appropriate and applicable.

Policy 2.1.3.4: The City shall develop a Pedestrian/Bicycle Master Plan to identify needed improvements for pedestrian and bicycle travel, as well as to identify bicycle corridors within the City.

Policy 2.1.3.5: The City shall develop or adopt guidelines to ensure safe and efficient mobility of all users, including pedestrians, bicyclists, and motorists when developing Neighborhood Plans and Strategies.

Policy 2.1.3.6: The City shall coordinate with the Palm Beach County Safe Routes School Coordinator.

Objective 2.1.4: To eliminate or reduce conflicts between rail, vehicular and pedestrian traffic in any new development or redevelopment, coordinate the transportation system with existing and future or existing land uses, and ensure that planned development is consistent with planned transportation services as a means to ensure improvement of air quality and overall mass transit performance.

Policy 2.1.4.1: Heavy traffic generating land uses (as defined in the LDRs) requiring new curb cuts or access in the immediate vicinity of railroad crossings should not be permitted. The City’s site plan review process shall be utilized when applications are made for curb cuts in such areas.
Policy 2.1.4.2: By 2011, the City shall prepare policy guidelines to be used to evaluate the traffic impact of regional transportation improvements on the City’s existing and proposed residential and commercial development. Such guidelines may include alternates for enhancing traffic efficiency and mitigating negative traffic impacts, such as traffic calming, one-way street designation, provision of public parking facilities, or other similar mechanisms.

Policy 2.1.4.3: Heavy traffic generating land uses (as defined in the City’s LDRs) shall be carefully considered before permitting along Tenth Avenue North immediately west of I-95.

Policy 2.1.4.4: The City shall review all applications for development and redevelopment to ensure compliance with the policies implementing this objective.

Policy 2.1.4.5: The City shall support the provision of safe vehicular parking to support new land development. Public parking lots shall continue to be provided to serve the downtown mixed use area, major attractions (such as Lake Worth Beach) and mass transit access points. The City shall develop a Parking Master Plan to identify short- and long-range parking strategies, including a reassessment of parking demand for mixed-use and infill developments, and including the implementation of parking incentives.

Policy 2.1.4.6: As part of the City’s concurrency management system, the City shall require that all transportation facilities be in place or under construction within 3 years from issuance of building permit.

Policy 2.1.4.7: The City shall encourage the development of mixed-use development to reduce the need for vehicular trips.

Objective 2.1.5: To achieve the highest possible compatibility between Lake Worth’s traffic circulation goals, objectives and policies and those of the Palm Beach County Metropolitan Planning Organization and the State of Florida.

Policy 2.1.5.1: The City shall review subsequent versions of the Palm Beach County and Florida Department of Transportation Five-Year plans in order to ensure the utmost compatibility of transportation planning goals.
Policy 2.1.5.2: The City shall support and cooperate in the establishment of transportation demand management programs of the Metropolitan Planning Organization or other appropriate jurisdictions by Transportation Element Goals, Objectives, and implementing local education and activities to encourage participation in area wide programs including, but not limited to, programs which seek modification of peak hour travel demand and reduction of vehicle miles per capita.

Policy 2.1.5.3: The City shall support establishment of transportation system management strategies (TSM) to improve the operating efficiency of existing roads by identifying traffic flow modifications and intersection improvements and by seeking appropriate rights-of-way and setbacks from abutting properties at time of development to implement these modifications. In addition, the City will support TSM strategies implemented by the Metropolitan Planning Organization or other appropriate jurisdictions.

Policy 2.1.5.4: The City establishes 90-minute headways in the peak hour as the appropriate objective measures of system effectiveness for the countywide bus system, consistent with standards adopted in the Palm Beach County Comprehensive Plan, and shall work in concert with Palm Beach County, PalmTran and other service providers to implement this Level of Service.

Policy 2.1.5.5: The City shall continue to support regional multimodal transportation systems through coordinating routes and schedules, with PalmTran and TriRail, and with participation on the Metropolitan Planning Organization, directly supporting the FDOT in developing, identifying and protecting the State Intermodal System including identified connectors. Further, the City shall support the SEFTC’s TRIP program. In addition, the City shall address any adverse impacts on the Strategic Intermodal System (SIS) facilities, any development impacting SIS facilities, by lowering its level of service below the adopted standard, shall be required to mitigate its impacts to achieve and maintain the level of service standard. The City shall coordinate with County Staff and will adhere to policies and programs which ensure that the overall transportation system meets the County’s level of service criteria in order to provide viable alternatives to the Florida Intrastate Highway System and the SIS, and to protect their interregional and intrastate functions. The City shall adopt
any and all specific LOS standards applicable to the facilities listed below.

SIS facilities in the City:
1. Lake Worth Road Tri-Rail Station
2. I-95 to 6th Avenue South to South A Street to Lake Worth Road
3. FEC Railroad

Palm Beach County SIS facilities:
1. I-95
2. Florida Turnpike
3. SR 80
4. SR 710
5. US 27

Policy 2.1.5.6: The City shall seek the cooperation of Palm Beach County and neighboring jurisdictions in the designation of 17th Avenue North as a collector facility, and in maintaining traffic circulation and evacuation capacity on the Keller Road Bridge.

Policy 2.1.5.7: All access points to and from Lake Clarke Terrace shall be maintained through coordination with neighboring jurisdictions.

Policy 2.1.5.8: Through participation in IPARC and the Metropolitan Planning Organization, the City shall coordinate land use plans, right of way reservations, transit schedules, public information materials and other programs with appropriate state and regional agencies in order to develop and implement area wide transportation, land use and parking initiatives which have the effect of increasing mobility, meeting individual travel desires, conserving energy, reducing traffic congestion and promoting compact urban development.

Policy 2.1.5.9: The City shall coordinate hurricane evacuation planning with Palm Beach County and the Florida Department of Transportation.

Objective 2.1.6: To achieve infill development/redevelopment of the LWPOC in cooperation with Palm Beach County through the
establishment of a Transportation Concurrency Exception Area (TCEA) and continued joint planning efforts.

Policy 2.1.6.1: The LWPOC Transportation Concurrency Exception Area (TCEA) is established and designated. Contiguous with the boundaries of the LWPOC, the TCEA is bounded by Tenth Avenue North on the north, I-95 on the east, Lake Worth Road on the south and the Keller Canal (E-4) on the west. Development within the TCEA will be limited to 55,147 square feet of additional commercial retail use and 895,373 square feet of additional industrial use. Any project utilizing the TCEA and significantly impacting Interstate 95 shall be required to address its impacts per the Palm Beach County Traffic Performance Standards Ordinance. The TCEA may be revisited if the City of Lake Worth fails to provide the County an annual report by March 31 of each year starting in year 2004, showing that development approvals utilizing this TCEA have not exceeded the limits set by this policy.

Policy 2.1.6.2: The City shall cooperate with Palm Beach County to initiate a program to capture roadway impact fees generated from development/redevelopment within the LWPOC TCEA. This funding shall be used for upgrading or implementing new transit programs or instituting roadway improvements directly benefiting the LWPOC, such as intersection right-of-way acquisitions, adding turn lanes and improved turning radii.

Policy 2.1.6.3: The City shall additionally implement the following TSM and Transportation Demand Management strategies within the LWPOC: Limit the number of access points between private property and 10th Avenue North, by requiring properties that have direct access to a secondary road, service drive or cross-access easement to make the necessary connection improvement to redirect traffic away from 10th Avenue North; require cross-access connection between properties abutting 10th Avenue North for both vehicles and pedestrians during development review; require installation of secure bicycle parking facilities during development review; and require provision of a bus/trolley shelter for properties under development review with frontage on any transit route, where no such facility is within 800 feet of the site.

Policy 2.1.6.4: The City shall encourage quality light industrial, commercial and office uses within the LWPOC. The City shall develop a permitted
business list as well as conditional business list specifically for the LWPOC.

Policy 2.1.6.5: The City shall develop design guidelines to enhance architecture, landscaping, parking and service area buffers for the LWPOC.

Policy 2.1.6.6: The City shall enhance landscaping, provide landscape buffers, sidewalks and lighting along major thoroughfares within the LWPOC through development regulations and/or beautification Capital Improvement Projects.

Policy 2.1.6.7: The City’s LDRs shall implement more standardized parking requirements compatible with industrial uses in the LWPOC.

Objective 2.1.7 The City shall continue to assist Palm Tran in providing efficient public transit services based on existing and future trip generators and attractors and also provide local public transit road and terminal areas which are safe for transit users.

Policy 2.1.6.8.7.1: The City shall support the transit shelter and terminal development program of Palm Tran, the proposed High Speed Rail Project and of the Tri-Rail Authority.

Policy 2.1.6.97.2: The City shall continue to modify and enforce regulations to encourage the provision of transit related shelters in major land development projects.

Policy 2.1.6.10: The City shall consider expanding the TCEA to incorporate all infill and redevelopment areas West of I-95 including the proposed Commerce Park Village, in cooperation with Palm Beach County.

Policy 2.1.6.11: The City recognizes the County’s Residential Coastal Exception provisions, which provide for exceptions to the County’s Traffic Level of Service Standards for residential lands uses within the incorporated areas, including the residential component of mixed-use designations. The City shall consider working with the County to explore modifications to exceptions in order to further the City’s and County’s goals that promote urban infill, community redevelopment, 24-hour livable cities and deterring urban sprawl.
III. HOUSING AND NEIGHBORHOODS ELEMENT

The title of this element was modified to include Neighborhoods.

GOAL 3.1: To achieve a supply of housing that offers a range variety of residential unit styles types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

Objective 3.1.1: To upgrade the quality of existing housing and assure that new construction is of the highest possible quality while supporting the position that the city’s housing supply will be principally provided by the private sector.

Policy 3.1.1.1: Strict enforcement of the Florida Building Code, standard housing code and other applicable codes shall continue.

Policy 3.1.1.2: Conservation and rehabilitation of housing stock shall be guided by recommendations contained in planning and housing studies prepared for redevelopment areas, historic surveys, and other appropriate documentation.

Policy 3.1.1.3: The City shall support the location of housing assistance for very low, low, and moderate income households, consistent with applicable zoning land development regulations, and the scale of existing development, with emphasis on expanding opportunities within the existing community and housing stock rather than construction of new, large scale multi-family developments.

Policy 3.1.1.4: The City shall take strict enforcement measures to eliminate overcrowded housing conditions.

Objective 3.1.2: To encourage the use of “traditional” single-family housing while allowing flexibility in zoning regulations in order to achieve a diverse housing supply.

Policy 3.1.2.1: Amendments to the zoning ordinance and other development regulations shall retain principles and criteria for guiding the location of adult congregate living facilities, group homes, housing for low and moderate income households, mobile homes, and foster homes in a manner consistent with State laws and more explicitly in conformity with Florida Statutes.
Policy 3.1.2.2: The City shall support increased densities and/or a decrease of living area requirements for innovating designs of up to 15 percent in order to promote affordable housing projects. The increased densities and/or decreased living area requirements shall only be awarded to developments where the housing costs do not exceed 140% of the County’s median income for a family of four, times 2.5 for each single family dwelling, plus meeting one or more of the following general affordability guidelines:

1. The project shall provide permanent mortgage financing of 90% or greater.

2. The project is a public/private partnership sponsored development.

3. Mortgagee income qualifications shall not exceed 140% of the most current Palm Beach County median family income for a family of four, with this condition being mandatory.

4. In order to maintain affordability an anti-speculation clause shall be inserted in the deed for the first 2, but preferably 5 years, which provides for appreciation participation and the subsequent purchaser meeting condition 3 above.

5. In order to ensure adequate sites for affordable housing, the City shall establish and implement an Affordable Housing Program that will identify and acquire sites through public-private partnerships, CDBG funding, judicial foreclosure stock, and utilizing rehabilitated housing stock with the goals of:

   a. Providing assistance for working individuals and current renters to become property owners of standardized housing stock identified throughout the City;

   b. Providing assistance in the transition of residents in substandard living conditions to standardized housing stock identified throughout the City;

   c. Providing assistance with affordable housing options to elderly and physically challenged persons.
Developments utilizing these incentives shall be allowed in all residential areas and can be undertaken as a Planned Development District, as provided for in the Land Development Regulations, regardless of size.

Policy 3.1.2.3

The City may as a part of its efforts to establish programs to ensure the construction of affordable and work force housing establish a fund for such purposes. These funds will be developed through the use of a formula developed as a part of the Land Development Regulations and utilized for the purposes of acquiring sites, rehabilitating housing stock, and constructing new affordable dwelling units throughout the City. The mechanism for generating funds earmarked for the Affordable Housing Fund shall be:

a. Payment-in-lieu contributions
b. Land donation within the City
c. Off-site construction of units
d. Purchases of existing market rate units to be donated to the City or sold to eligible households
e. CDBG funding
f. Purchase assistance loan programs
g. Tax-Incentive public-private partnerships

The processes and requirements in these policies are now in the LDR’s and the City’s affordable housing guidelines

Policy 3.1.2.4

The City may choose to require developers of new developments to contribute a fee in lieu of units. The sum amount of this fee shall be established by the City Commission and Planning and Zoning Board, and it shall be paid to the City’s affordable housing program to finance land acquisition, homeowner assistance, or other actions to further the City’s affordable housing objectives as specified in the Comprehensive Plan.

Set aside at least 10% of their development for occupancy by households of low income (more than 50 per cent but less than or equal to 80 per cent of the County’s median annual adjusted gross income) households, and 10 per cent for moderate income (more than 80 per cent but less than or equal to 140 per cent of the County’s median annual adjusted gross income) households. Units meeting this requirement shall include no more than 40 per cent renter occupied units for low income and very low income households and no more than 30 per cent renter occupied units for moderate income households. The remaining units must be owner occupied. The renter occupied units must continue to be
attainable for a period of at least 20 years, and the owner occupied units must continue to be attainable for a period of at least 10 years.

The processes and requirements in these policies are now in the LDR’s and the City’s affordable housing guidelines.

**Objective 3.1.3:** To foster the development of a strong non-profit housing sector, to meet the needs of very low and low income groups.

**Policy 3.1.3.1:** Support the efforts of housing providers by endorsing their application to the U.S. Department of Housing and Urban Development or other funding agencies.

**Policy 3.1.3.2:** Citizens shall be involved when possible in the development of housing programs and planning for housing needs.

**Objective 3.1.4:** To encourage financial programs that expand housing opportunities in new housing construction and housing rehabilitation for very low, low, and moderate income households in a manner consistent with the community scale and character.

**Policy 3.1.4.1:** The City shall implement activities for improving coordination among participants in the delivery of housing within the City. Appropriate areas for City involvement should include partnerships with private firms and non-profit agencies, or other government agencies.

**Objective 3.1.5:** To optimize the use of state and federal housing and community development programs, to meet the needs of very low, low, and moderate income households in the community.

**Policy 3.1.5.1:** Federal, state, and county programs for providing housing shall be utilized, as necessary, as a means to assure a full range of housing opportunities is available for City residents.

**Policy 3.1.5.2:** By December, 2011, the City shall conduct a comprehensive study to optimize the use of state, federal housing and community development programs.

**Objective 3.1.6:** The City shall support policies which provide for suitable housing for households in the same or similar neighborhoods which will be directly displaced through public action.
Policy 3.1.6.1: Where Federal funding is utilized, Federal housing relocation guidelines shall be employed and shall be consistent with Florida Statutes. In such instances where City funds are utilized, the City shall locate comparable standard housing in the same or comparable neighborhood in the City for the displaced persons and in addition, pay all direct costs of the move.

Objective 3.1.7: To continue to formulate appropriate housing implementation programs as part of the ongoing planning and management activities of the City.

Policy 3.1.7.1: The regulatory environment and permitting procedures for housing, may be reviewed as needed, as part of the continuing City planning efforts. Improvements to the efficient operating of City processes regarding housing which is identified as needed will be implemented through the City’s LDRs.

Objective 3.1.8: Encourage construction of workforce housing units and market-rate housing to alleviate the excessive concentration of affordable units in the City and to contribute to the Goal of providing a full range of quality residential unit types and prices for current and anticipated homeowners and renters in all household income levels.

Policy 3.1.8.1: By December 2020, establish an effective housing program to alleviate the excessive concentration of affordable units in the City and to provide a full range of quality residential unit types and prices.

Policy 3.1.8.2: Promote the construction of market-rate housing in redevelopment areas and mixed-use corridors to contribute to achieve a full range of housing supply.

GOAL 3.2: To assure that all citizens have decent, safe and sanitary housing in neighborhood environments that are attractive, secure and free from urban blight.

Objective 3.2.1: To maintain the integrity of existing residential neighborhoods and to promote their preservation and rehabilitation.
Policy 3.2.1.1: Residential areas shall be adequately buffered from incompatible nonresidential activities that would adversely affect the living environment of residents.

Policy 3.2.1.2: The City’s definitions for standard and substandard housing and guidelines for determining the quality of housing and stabilizing residential neighborhoods will be enforced.

Policy 3.2.1.3: Code enforcement efforts will be maintained in order to prevent overcrowding and unsafe or unsanitary housing conditions.

Objective 3.2.2: To promote the conservation, preservation and rehabilitation of existing housing as a means of maintaining and improving residential conditions, providing a variety of opportunities for affordable housing to all current and anticipated future residents of the City and creating affordable housing opportunities.

Policy 3.2.2.1: Housing condition awareness will be promoted by the City in one or more of the following ways:

1. By implementing a Certificate of Use Program as license for rental property.

2. By developing support programs and incentive programs for home improvement and rehabilitation.

3. By actively developing cross-training and “team” inspection programs to better utilize City staff and make as many inspections as possible on an annual basis.

4. By publishing and promoting a special telephone number to call with information or questions on illegal housing, nuisance property or available housing programs.

5. By giving property owners flexible and “reasonable” time periods to correct violations depending on the type of violation, but strictly enforce the code and penalize offenders.

Policy 3.2.2.2: Preservation of affordable housing will be accomplished through code enforcement of existing structures, participating in rehabilitation loan programs funded by CDBG and SHIP programs, and administration of historic housing and redevelopment programs, and enhanced intergovernmental coordination in the provision of housing such as support of
the local Community Development Corporation, housing rehabilitation and public housing.

Policy 3.2.3.3: The City shall ensure compatibility of new affordable housing developments with existing characteristics by proactively seeking projects that integrate adaptive re-use, mixed use, and offer market-rate and affordable workforce housing solutions through site plan review and design guidelines.

Policy 3.2.3.4: Additional affordable (low, very-low and moderate) housing, as well as special needs housing, may be developed in any residential district.

Objective 3.2.3: To promote the elimination of blighting influences on residential areas and improvement of substandard housing conditions.

Policy 3.2.3.1: Dwelling units that are dilapidated and thus do not provide a decent, safe and sanitary environment shall be removed.

Policy 3.2.3.2: The City will regularly maintain and rehabilitate public improvements that have been accepted for maintenance, such as street paving, sidewalks and other physical improvements.

Policy 3.2.3.3: In conjunction with the City’s Certificate of Use program, housing stock will be regularly inspected.

Policy 3.2.3.4: Group homes and foster care facilities licensed or funded by the Florida Department of Children and Families shall be located so as to encourage the development of community residential alternatives to institutionalization, and supported with public facilities and services in a nondiscriminatory manner. The City encourages these facilities to be located near supporting institutional and other uses, appropriate for the clientele served by the facilities.

Policy 3.2.3.5: Housing demolition program activities will be guided by City development regulations, consistent with City policies on neighborhood improvement and the removal of dilapidated structures.
Objective 3.2.4: To encourage architectural design that complements the city’s appearance and considers the objectives of all facilities and services provided by the City.

Policy 3.2.4.1: By December 31, 2010, the City’s land development regulations shall be amended to incorporate additional. The City shall continue to implement the provisions in FLUE Objective 1.2.3, the Sustainable Bonus Incentive Program for energy conservation, “green city” concepts and encourage and/or mandate new or existing developments to acquire Leadership in Energy and Environmental Design (LEED) and/or Florida Green Building Coalition (FGBC) certifications and other accredited national or international green program standards, such as Green Globes, Living Building Challenge, or similar “Green” design guidelines that may be developed in the future.

Policy 3.2.4.2: Housing located in areas subject to the hazards of flooding and storm surge shall be constructed according to acceptable standards in order to minimize the impacts of these hazards.

The Objective and policies below have been relocated to the Historic Preservation section of this Element’s GOPs.

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

Policy 3.2.5.2: Identification and conservation of historically significant housing will be promoted by the City, to the extent feasible. The Future Land Use Map and land use analyses of the Comprehensive Plan will consider historically significant housing.

Policy 3.2.5.3: The City shall increase public awareness about various historic districts in the City by the means of having identification signs for different historic neighborhoods, by developing promotional materials such as tour guidebooks, pamphlets etc., and conducting seminars and public education seminars about various historic districts.
The City is no longer pursuing this objective and policies:

**Objective 3.2.6:** The City shall establish and implement energy-efficiency initiatives that will promote energy efficiency and the use of renewable energy resources.

**Policy 3.2.6.1:** The Energy Management Division shall be established, implemented, and funded through a minimum addition of $0.0026 per kWh to the electric bill, and will provide energy and water audits for customers.

**Policy 3.2.6.2:** The Energy Management Division shall assist in the management of the Energy Efficiency and Conservation Block Grant program and similar local, state, and federal programs with such goals as will:

1) Reduce energy consumption by 12% in 280 existing homes through the use of prepaid meters;
2) Increase energy efficiency in City lighting through such means as the installation of LED street lights.

**Policy 3.2.6.3:** The Energy Management Division shall establish and implement the availability of energy savings kits that include appurtenances and printed materials for home owners.

**Policy 3.2.6.4:** The Energy Management Division shall establish and implement the Energy and Water Conservation Program which contains the following rebate incentives to residential customers of the utility:

1) To replace old clothes washers with new energy and water-efficient models
2) To replace old air conditioners and heat pumps with energy-efficient models
3) To replace refrigerators with new, energy-efficient models
4) To install programmable thermostats
5) To replace old toilets with new ultra-low flush, water efficient models.

**NEW SECTION - NEIGHBORHOOD PLANNING AND STABILIZATION**

**GOAL 3.3:** Develop and implement strategies that reinforce Lake Worth as a “community of neighborhoods”, and promote neighborhood preservation, revitalization and stabilization to enhance the quality of life throughout its neighborhoods.
**Objective 3.3.1:** The City of Lake Worth shall establish a Neighborhood Planning program and incorporate neighborhood plans as part of the strategies to become a city of diverse, distinct, and well-structured neighborhoods that meet the community’s needs for complete, sustainable, and high-quality living environments with a strong sense of place and identity.

**Policy 3.3.1.1:** In conjunction with development of a Neighborhood Planning Program, the City shall review and create guidelines and rules for preparation of neighborhood plans, creation of neighborhood groups with adequate representation and designation of neighborhood contacts. The requirements and procedures shall include the following:

- Neighborhood plans shall be prepared by the City’s Department for Community Sustainability and neighborhood residents. These plans are for the benefit of current and future residents of the neighborhood.

- Priority shall be given to neighborhoods that are not in a historic district and are presenting signs of deterioration or intrusion of incompatible uses.

- The Department shall make sure that neighborhood plans are consistent with the Goals, Objectives and Policies of the City’s Comprehensive Plan and shall bring those plans for approval to the City Commission.

- Provisions shall insure that each neighborhood plan reflects the desires of a sufficient proportion and number of neighborhood residents.

- Provisions for neighborhood planning shall include a process for selecting neighborhood planning groups, with ample participation of neighborhood residents, who will designate representatives to work with the City in the preparation and implementation of each neighborhood plan.
Policy 3.3.1.2: The City shall consider on a neighborhood-by-neighborhood basis the need, desirability, and level of support for enacting specific neighborhood conservation, preservation, revitalization, and stabilization strategies and plans that would involve the enactment of specific regulations for that neighborhood such as, but not limited to an overlay district, historic district, or other special purpose district that only affects properties within that specific neighborhood.

Policy 3.3.1.3: Planning for a Neighborhood Plan shall include area residents, business and community/neighborhood leaders. The primary purpose of these programs will be to address the principles expressed in this GOAL and in the City’s Comprehensive Plan, and to incorporate those principles into existing and planned neighborhoods and the entire Lake Worth community. However, in addition to these principles, Neighborhood Planning shall address, where applicable:

- A balanced mix of land uses, including open space;
- A balanced and compatible mix of single family and multi-family market rate, affordable housing, and housing for the elderly;
- Employment opportunities;
- Facilities and services; and
- Sustainable concepts, including but not limited to energy-efficient land use patterns, energy conservation and greenhouse gas reductions.

Policy 3.3.1.4: Engage neighborhood residents and organizations in collaborative efforts to share information, solve problems and plan for the future. This includes, to develop and implement a communications plan that outlines roles and responsibilities of City agencies, neighborhood organizations, residents, community institutions and businesses potentially affected by proposed actions. The plan should:

- Require timely communications among City agencies and between the City and other parties;
• Provide guidelines for discussions and interactions among interested parties;

• Require communications processes to be inclusive (e.g., multilingual);

• Identify City resources (services, programs and funding) for the project; and

• Evaluate the qualitative and quantitative outcomes of the process.

Policy 3.3.1.5: Take a leadership role in developing a mutually responsive communications network among City agencies, neighborhood groups, citizens, community institutions and businesses to identify neighborhood concerns and to address them openly, thoughtfully and fairly.

Policy 3.3.1.6: Participation by neighborhood groups, homeowners, and civic and business associations in planning activities and decisions shall be encouraged through informational mailouts and direct notification to neighborhood association officers of workshops, meetings and public hearings that address issues that may concern or interest any or all neighborhoods, and through presentations to neighborhood groups.

Affected neighborhood associations, business associations, should be sent notification regarding applications received by the City for Future Land Use Map amendments, rezonings, site plan reviews, special exception reviews and all other commission cases, as designated in the LDRs.

Policy 3.3.1.7: Strengthen the positive attributes and distinctive character of each neighborhood to help sustain Lake Worth as a healthy, vital City.

• Strengthen the sense of place in each neighborhood with adequate and well-designed, public facilities such as libraries, schools, recreation centers, fire stations and streetscapes.

• Continue to support public art and historic preservation as a focus for neighborhood identity and pride.
• Recognize that every neighborhood has assets that identify that neighborhood and contribute to the well-being of the people who live there. Understand what those are and look for opportunities to enhance them and leverage them for neighborhood improvement. Assets include trees, large yards, schools, people and independent businesses.

• The physical layout of a neighborhood should encourage walking, bicycling and transit use, be safe, family friendly, usable by people of all ages, encourage interaction between people and be a sense of pride.

• Recognize that there are different development patterns. They have been defined generally as: urban, traditional, suburban, contemporary and rural. Each has sustainability standards that must be used.

• Accommodate the City’s existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods.

• Relate new buildings to the context of the neighborhood and community.

• Where a fine-grained development pattern exists, build within the existing street, block, and lot configuration of the neighborhood.

Policy 3.3.1.8: The City shall incorporate the outcome and recommendations of all Neighborhood Plans as follows:

• Presentation to City Commission for Approval by Resolution.

• Following approval incorporate each neighborhood plan’s outcome and recommendations, as part of strategies for achieving city goals, and add to the list and maps of neighborhood plans through a Comprehensive Plan amendment.

• Incorporate neighborhood plan’s recommendations into the City’s land development regulations.

• Enactment of specific regulations as may be recommended in
Policy 3.3.1.9: Prior and as part of decisions for the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Committee approval, the City Commission and applicable agencies shall incorporate the neighborhood conclusions and recommendations as part of the factors to inform any of those decisions.

Policy 3.3.1.10: Neighborhood Plans shall be incorporated into the Housing and Neighborhoods Support Document as reference guides to identify community needs and unique neighborhood characteristics, and to support any decisions affecting each neighborhood or planning area. Recognize that Supporting Documents are an integral part of the Comprehensive Plan.

Policy 3.3.1.11: The City shall use the Neighborhood Plans accepted by the City Commission, and the recommendations contained therein, as guidelines to maintain and enhance the vitality of the neighborhoods.

Policy 3.3.1.12: The City shall ensure that neighborhood plans and their recommendations as approved by the City Commission are implemented through the development review process.

Objective 3.3.2: The City of Lake Worth shall identify and address the needs of neighborhoods and other specific areas of the City that are deteriorated, blighted, underutilized, threatened or generally inconsistent with the community's character. In addition to enacting neighborhood plans, the city shall establish other programs to preserve and reinforce the stability and diversity of the City’s neighborhoods. These programs and actions may include but not be limited to the following:

- Specific area plans
- Infill and Redevelopment programs
- Use of historic district provisions
- Stabilization programs and projects
• **Residential and commercial revitalization programs**

**Policy 3.3.2.1:** Use the outcome and recommendations of these plans programs in the same manner neighborhood plans are used to inform decisions during the development review processes and to guide other related City actions.

**Policy 3.3.2.2:** Studies and programs to identify and address the needs of specific areas of the City of Lake Worth shall be conducted on an ongoing basis. The City will track neighborhood conditions by:

- issuing periodic reports that describe the status of the following indicators for neighborhoods citywide: police calls for service, total crime, home ownership, property value, vacant buildings and code violations; and,

- periodically conducting resident surveys (citywide and neighborhood specific surveys) regarding neighborhood quality of life issues.

**Policy 3.3.2.3:** Strive to maintain and enhance the vitality of neighborhoods through programs and projects developed and implemented in partnership with neighborhood associations.

**Policy 3.3.2.4:** Continue to protect and enhance single family neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics — buildings, streetscapes, open spaces, and city form that contribute to the overall character and livability of the neighborhood.

**Policy 3.3.2.5:** Continue to promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking, biking, and transit; reduce vehicle trips; foster community pride; enhance neighborhood identity; ensure public safety; are family friendly, and address the needs of all ages and abilities.

**Policy 3.3.2.6:** In conjunction with the recognized neighborhood contact organization, property owners, residents, and businesses, the City shall promote the stabilization and enhancement of the
neighborhood through the following actions consistent with the constraints on the City’s financial and staff resources:

- Provide Law Enforcement agency support for a Neighborhood Watch Program and increased community policing in the neighborhood in response to the needs of residents and businesses.

- Support neighborhood efforts to improve traffic and pedestrian safety through the City’s traffic calming program.

- Work to identify, prioritize and budget needed neighborhood public infrastructure improvements with input from the recognized neighborhood association and other stakeholders as part of the City’s Five-Year Capital Improvement Program, such as additional street and alley lighting, drainage facilities, sidewalks, roadway improvements, fire services, and other public improvements.

- Identify appropriate federal and state grants programs to secure financial assistance for construction of the infrastructure improvements identified in the City’s Five-Year Capital Improvement Program.

- Support efforts to establish neighborhood identification signs at gateway entrances and specialized neighborhood street signage with the historical street names to help better create a sense of place and neighborhood identification.

- Support efforts to stabilize and improve the overall appearance of the neighborhood through comprehensive code enforcement of zoning, housing, and property maintenance regulations and through the active participation of property owners and residents with City code enforcement and solid waste personnel in comprehensive cleanup programs.

- Provide outreach support by the City’s professional staff to property owners, residents, and businesses, if requested by a neighborhood association in addressing planning, historic preservation, code enforcement, police, and public service issues that affect the neighborhood.
• Work with the MPO, Palm Tran, Tri-Rail and neighborhood associations to coordinate the location of bus stops and routes in the neighborhoods.

Policy 3.3.2.7: Consider existing neighborhood and business associations’ efforts addressing stability and protection, in order to attract and retain long term residents and business and insure the City’s residential quality and economic vitality.

Policy 3.3.2.8: Establish priorities for small area planning based on the following criteria, focusing first on neighborhoods characterized by one or more of the following:

• Evidence of disinvestment; deteriorating housing; and high vacancy, unemployment and poverty rates.

• A great amount of change is occurring or anticipated.

• Need for public facilities and/or physical improvements.

• Opportunities for infill or redevelopment.

• Opportunities to influence site selection, development or major expansion of a single large activity generator.

• Opportunity for development in conjunction with a transit station in designated Transit Oriented Development areas.

GOAL 3.4: Provide protection and awareness of historic, archeological and cultural resources in the City of Lake Worth

Objective 3.4.11.4.2: To provide for the protection, preservation or sensitive reuse of Historic and Archeological Resources.

Policy 3.4.1.1.4.2.1: The City will refine and maintain regulations to provide for protection, preservation or sensitive reuse of designated historic neighborhoods districts and historic sites and structures listed on the National Register, Local Designation and/or Florida Site File.

Policy 3.4.1.21.4.2.2: The redevelopment of the designated redevelopment area as shown in Map will be planned and undertaken so as to protect, preserve or sensitively reuse any designated historic site(s)
within its boundaries. The redevelopment plan will proceed in accordance with adopted regulations for historic preservation.

Policy 3.4.1.3 1.4.2.3: The City will enact regulations to provide as far as possible for preservation intact, mitigation or excavation of archaeological resources discovered during ground-disturbing activities undertaken by private or public entities.

Policy 3.4.1.4 1.4.2.4: The City will consider designation as an historic or archaeological site as an important factor hardship when considering the required findings for variances and waivers for non-safety related site development regulations in order to accommodate the preservation of historic or archaeological sites within proposed developments. Such features or sites should be incorporated into required setbacks, buffers or open spaces to the maximum extent of requirements.

Policy 3.4.1.5 1.4.2.5: The City shall consider accepting donations of historic or archaeological sites.

Policy 3.4.1.6 1.4.2.6: The City shall implement measures to enforce Historic Ordinances.

Policy below deleted. Duplicative of Policy 3.2.5.3 below

Policy 1.4.2.7: The City shall increase public awareness about various historic districts in the City by the ways of having identification signs for different historic neighborhoods, by promotional materials such as tour guidebooks, pamphlets etc. and conducting seminars and public educative sessions about various historic districts.

Policy 3.4.1.7 1.4.2.8: The City shall provide a historical guideline publication that will assist historic property owners in understanding the advantages of owning historic property, the requirements for preservation of historic properties and the requirements of owning property in a historic district.

Moved from next objective

Policy 3.4.1.8 3.2.5.3: The City shall increase public awareness about various historic districts in the City by the means of having identification signs for different historic neighborhoods, by developing promotional materials such as tour guidebooks, pamphlets etc. and conducting seminars and public education seminars about various historic districts.
Policy 3.4.1.9: If new archeological sites are discovered within the City limits, the City shall take necessary steps to protect these resources and coordinate with the county regularly and work with them as needed.

This objective and policies were relocated from the front section of these document.

Objective 3.4.2.5: Historical Significant Structures

To encourage the identification of historically significant housing structures, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.4.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

Policy 3.4.2.5.2: Identification and conservation of historically significant housing structures will be promoted by the City, to the extent feasible. The Future Land Use Map and land use analyses of the Comprehensive Plan will consider historically significant housing.

Moved to previous objective

Policy 3.2.5.3: The City shall increase public awareness about various historic districts in the City by the means of having identification signs for different historic neighborhoods, by developing promotional materials such as tour guidebooks, pamphlets etc., and conducting seminars and public education seminars about various historic districts.

OBJECTIVE 3.4.3 Historic Neighborhood Preservation

The City of Lake Worth shall utilize historic preservation as an avenue to improve the quality of life of its neighborhoods. Likewise, revitalization efforts, infill and redevelopment programs or new development shall be sensitive to the values of historic neighborhoods and structures.

Policy 3.4.3.1: The City through its Historic Resources Preservation Board shall encourage and promote the preservation of the historic
character of older neighborhoods and the preservation of individual historic structures with the following actions:

- Supporting property owners in applying for designation on the Lake Worth’s local historic register and in renovating and restoring designated historic structures and obtaining property tax abatement for eligible renovations.

- Providing assistance through the City staff and historic preservation professionals to property owners interested in pursuing designation on the National Register of Historic Places.

- Advising the City Commission in coordination with the Historic Resources Preservation Board on any historic or overlay districts and regulations to be considered specifically for a neighborhood.

Policy 3.4.3.2: Continue to support public art and historic preservation as a focus for neighborhood identity and pride.

Policy 3.4.3.3: Any redevelopment and infill strategies to be implemented in the City’s historic residential neighborhoods shall consider measures to protect and enhance the City’s historic structures in those neighborhoods.

Policy 3.4.3.4: In the City’s historic residential neighborhoods, the City shall preserve the historic grid pattern and connectivity of existing streets and alleyways by limiting property owner initiated petitions for abandonment of public right-of-way

Objective FLUE 1.4.2 below and attendant policies were moved from the FLUE and renumbered

Objective 3.4.4 Neighborhood Infill and Redevelopment and Historic Values

The City of Lake Worth shall utilize infill and redevelopment programs as a way to improve the quality of life within its neighborhoods and to promote neighborhood preservation and stabilization.

Policy 3.4.4.1: Consider the recommendations of Community Redevelopment Area plans as a guide to accommodate Lake Worth’ future residential growth.
Policy 3.4.4.2: The need for redevelopment should be assessed based on but not limited to the following factors:

- building conditions,
- socio/economic characteristics,
- land to improvement value ratios,
- non-conforming uses and
- potential for private investment.

Policy 3.4.4.3: Any infill and redevelopment incentives or regulations to be considered for application in the City’s multi-family zoned residential districts or mixed residential districts shall provide for a variety of housing types in scale and architectural styles by allowing development of small lots, clustering of dwelling units, accessory housing, apartments, townhouses, and bungalow courts consistent with specific site and building design guidelines consistent with the existing community character. These incentives should be structured to bring benefits to the community and neighborhood as a whole, not just builders and newcomers.

This Objective was copied from the FLUE current Goal 1.7, where it is basically duplicated on purpose to emphasize the importance of preserving historic values when implementing redevelopment and infill.

Objective 3.4.5.1.7.3: To support redevelopment plans which recognize and respect the historic urban character of Downtown Lake Worth and the surrounding neighborhoods.

Policy 3.4.5.1.7.3.1: The City shall continue to implement the recommendations of the City’s Historic Properties Surveys.

Policy 3.4.5.21.7.3.2: The City Zoning and building regulations will consider recognize the historic status designation of a property as an important factor when considering the required findings for variances, waivers and conditional uses are requested, to the maximum extent feasible consistent with health and safety.
Policy 3.4.5.3.1.7.3.3: Redevelopment of property with railroad access will be considered in light of recommendations of the City’s Historic Properties Surveys and multi-modal transportation opportunities.

Policy 3.4.5.41.7.3.4: Neighborhood plans will be prepared to support preservation of sound single family neighborhoods which have a high percentage of owner occupied dwellings.

Policy 3.4.5.51.7.3.4: Architectural standards for redevelopment will be maintained.

Policy 3.4.5.61.6.1.2: The City shall support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility and protection of historic resources.

Policy 3.4.5.71.7.3.7: The City shall permit arts, entertainment and cultural uses in the TOD-E zoning district adjacent to the Lake-Lucerne downtown corridor. It will provide for a transit friendly mixed-use overlay district of residential, office and commercial activities, with an emphasis on the arts that will allow uses which promote preservation, restoration and adaptive reuse of historic buildings; stimulate pride in the City’s architectural heritage, and stabilize and improve property values.
IV. INFRASTRUCTURE ELEMENT

GOAL 4.1: To provide needed public infrastructure in a manner which protects investments in existing facilities and promotes orderly, compact urban growth, while maintaining an acceptable level of service.

Objective 4.1.1: To continue to administer procedures that ensure that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

Policy 4.1.1.1: The following level of service standards should be adopted and used as the basis for determining the availability of facility capacity and the demand generated by a development.

<table>
<thead>
<tr>
<th>Facility/Service Area</th>
<th>Level of Service Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer Facilities</td>
<td>Collection and treatment of 100 gallons per capita per day at secondary treatment level, or 250 gallons per ERU per day.</td>
</tr>
<tr>
<td>Solid Waste Facilities per capita per day</td>
<td>Collection and disposal of 6.5 pounds of solid waste per capita per day.</td>
</tr>
<tr>
<td>Stormwater Quantity</td>
<td>For R.O.W.: Design storm frequency for a 35-year, 424-hour storm duration, as recorded in the FDOT Rainfall Intensity Curves SFWMD ERP Handbook, current edition. For private developments: Design storm frequency for a 3-year, 1-hour storm duration, as recorded in the FDOT Drainage Manual IDF curves, current edition and fully contained onsite for developments.</td>
</tr>
<tr>
<td>Potable Water Facilities</td>
<td>Provision of potable water at quality levels required by regulatory agencies and in quantities of at least 185 105 GPCD (gallons per capita per day), inclusive of water for irrigation purposes and maintenance of water pressure at 40 30 psig residual and 55 psig static.</td>
</tr>
</tbody>
</table>
Policy 4.1.1.2: All improvements for replacement, expansion or increase in capacity of facilities should be compatible with the adopted level of service standards for the facilities. This should be enforced through the Concurrency Management Ordinance.

Policy 4.1.1.3: The City will continue to provide annual reviews of system demand and supply, and to update facility demand and capacity information based on issuance of development permits.

Policy 4.1.1.4: Consistent with the urban growth policies of the Future Land Use Element of this plan, provision of centralized sanitary sewer, and potable water service, solid waste and electric service will be provided to the approved areas for these facilities, and to areas where the Lake Worth Utilities Department has legal commitments to provide facilities and services.

Policy 4.1.1.5: The City will coordinate through Palm Beach County and/or neighboring jurisdictions with all local governments within the City’s designated utility service areas to ensure that their comprehensive plans and development permit procedures are compatible with City policy. The means for this coordination shall include review of documents, formal and informal meetings and letters of objection/no objection to proposed policies, activities or annexations and through the IPARC (Intergovernmental Plan Amendment Review Committee) process for plan amendments and use of the Countywide Issues Forum.

Policy 4.1.1.6: Since the City is approaching build out and is compact by design, new development is encouraged in the areas with redevelopment potential, including mixed-use areas, and areas served by existing facilities in order to maximize the use of existing facilities.

Policy 4.1.1.7: Prior to approving a building permit or its functional equivalent, the City shall consult with its Utility Department to determine whether adequate water supplies to serve new development will be in place and available no later than the anticipated date of the CO or its functional equivalent. Consultation with water supplier is required prior to the issuance of building permit to ensure adequate water supply is available to serve new development by
the date of issuance of a certificate of occupancy. In accordance with Section 163.3180(2)(a), F.S., the City shall determine whether there will be adequate water supplies to serve the new development prior to approval of a building permit or its functional equivalent. All development is subject to the City’s Concurrency Management system. The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments.

**Objective 4.1.2:** To develop and maintain a five-year schedule of capital improvement needs, which includes those capital improvement projects identified in the Data and Analysis Capital Improvement Project section of the City's Annual Budget publication for public infrastructure facilities, to be updated annually in conformance with the review process set forth in the Capital Improvement Element of this plan.

**Policy 4.1.2.1:** Proposed capital improvement projects will be evaluated and annually ranked according to criteria established by the City Commission.

Planning policy considerations are:

a) The proposed project is required in order to protect the safety, health of the public, to fulfill the City’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

b) The proposed project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides service to developed areas lacking full service or promotes redevelopment.

c) The proposed project represents a logical extension of facilities and services within a designated utility service area.

d) The proposed facility is required in order to maintain the adopted level of service.

**Policy 4.1.2.2:** Where the facilities necessary to serve a development are not available the City may enter into a development agreement where the developer will provide for their construction in accordance with the City’s Policies & Procedure Manuals.
Policy 4.1.2.3: The City may adopt and amend from time to time provisions for impact capacity fees that will be utilized in the construction of necessary infrastructure design to maintain adopted minimum levels of service.

**STORMWATER MANAGEMENT OBJECTIVES AND POLICIES**

**Objective 4.1.3:** To provide effective stormwater management through the expansion, maintenance and improvement (where needed) of the existing drainage system.

Policy 4.1.3.1: The City will continue to regulate development to ensure adequate on-site containment of stormwater based on the three-year, one-hour design storm event. The City will be governed by Chapter 17–25, F.A.C., and the rules and regulations of the South Florida Water Management District. All projects within the City shall meet the three-year, one-hour design storm and surface water quality standards in Chapter 62-4 and 62-302, Florida Administrative Code (F.A.C.), and the groundwater standards in Chapter 62-520 and 62-550, F.A.C. for discharge, if applicable.

Policy 4.1.3.2: An inspection and maintenance program will be developed by mapping and implemented to protect the current investment in stormwater infrastructure.

Policy 4.1.3.3: Cooperation with the Florida DOT and Palm Beach County to combine stormwater systems in a cost-effective manner will continue.

Policy 4.1.3.4: The City will restudy portions of the storm sewer system that may be likely to fail due to structural or capacity problems every ten years.

Policy 4.1.3.5: The City shall protect and enhance surface water quality through the full implementation of programs and activities included in the National Pollutant Discharge Elimination System (NPDES) permit and as set forth in SFWMD rules governing the issuance of Environmental Resource Permits.

Policy 4.1.3.6: Consistent land development regulations shall be adopted to regulate the development of land subject to seasonal or periodic flooding or affected by Sea Level Rise.
Objective 4.1.4: The City shall protect and conserve wetlands and natural drainage features through preservation and other activities so that there will be no net loss of wetlands due to development or development-related activities.

Policy 4.1.4.1: Any nonresidential or residential use that applies for a building permit, site plan approval or subdivision review and involves alteration of or construction in, on or over jurisdictional wetlands shall obtain an Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection/South Florida Water Management District, pursuant to requirements in Chapter 62-312.050, F.A.C., prior to City approval of the permit or development.

Policy 4.1.4.2: Any nonresidential or residential use that applies for a building permit, site plan approval or subdivision review and involves alteration of or construction in, on or over freshwater wetlands not subject to the State ERP review process shall obtain a Wetlands Alteration Permit, be pursuant to the requirements of the Palm Beach County Wetlands Protection Ordinance, City of Lake Worth Code of Ordinances Wetland Protection, prior to City approval of the permit or development.

Policy 4.1.4.3: The City shall review projects within its jurisdiction which may impact wetlands and provide pertinent comments to protect wetlands during County and State permitting processes.

Policy 4.1.4.4: There shall be no net loss of wetlands.

Policy 4.1.4.5: Restoration, creation, enhancement or preservation may be permitted to compensate for wetland loss only where the proposed activity cannot be practically located in an alternative upland site.

Objective 4.1.5: The City shall protect and improve water quality that discharges to Lake Worth Lagoon, Lake Osborne and canals consistent with state water quality standards.

Policy 4.1.5.1: The City shall continue to implement measures to improve water quality that discharges through stormwater treatment upgrades through maintenance and capital improvement projects.

Objective 4.1.6: The City shall protect and replenish potable groundwater supplies and reduce salt water intrusion, harvest and reuse
stormwater and implement multi-benefit solutions for parks, roads and green area restoration.

Policy 4.1.6.1: The City shall continue to implement measures to recharge the aquifer with stormwater that meets the state quality criteria.

Policy 4.1.6.2: The City shall investigate methods and potential projects to harvest and reuse stormwater in parks, roadways and green areas.

**POTABLE WATER SUPPLY OBJECTIVES AND POLICIES**

**Objective 4.1.75:** To provide for short-term and long-term potable water needs through the establishment of new wells, as required, to serve the water supply service area through the planning period. To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of Lake Worth and within the City’s service area during the 10 year Water Supply Plan planning horizon.

Policy 4.1.5.71: The City will continue to implement a short- and long-term schedule for establishment of new wells through the planning period as provided for in the “South Florida Water Management District’s Consumptive Use Permit No. Re-Issue 50-00234-W”, dated January, 2006 October 29, 2012.

Policy 4.1.5.72: The City will continue to investigate potential sites in the service area for placement of additional production wells in order to ensure acquisition of adequate well sites to meet long-term demands.

Policy 4.1.5.73: South Florida Water Management District adopted the Lower East Coast (LEC) Regional Water Supply Plan in February, 2007. By August 15 2008, the City shall update this potable water sub element to incorporate the alternative water supply projects selected by the City to meet the supply needs. The City will maintain a water supply facilities work plan that is coordinated with SFWMD’s District Lower East Coast Regional Water Supply Plan and Palm Beach County by updating its own work plan within 18 months of an update to SFWMD’s District Lower East Coast Regional Water Supply Plan.
Policy 4.1.7.4: By December, 2008 March, 2025, the City shall coordinate with SFWMD and develop a 10-year work plan considering Lower East Coast (LEC) Regional Water Supply Plan. The City hereby adopts by reference the “City of Lake Worth 2014 10-Year Water Supply Plan”, dated December 2014. The City shall send a letter to SFWMD which identifies projects for future water supply needs of the City. Projects must be selected from the LEC Regional Water Supply Plan or must be prior approved by SFWMD.

Policy 4.1.7.5: The City’s Water Supply Plan will be consistent with the standards and regulations established by the SFWMD, FDEP, State and other jurisdictional agencies.

Policy 4.1.7.6: The City will coordinate with Palm Beach County, Lake Clark Shores, and Lake Osborne Estates to ensure that the City’s estimates and projections for potable water demand are incorporated into their estimates of demand.

Policy 4.1.7.7: Based upon the adopted level of service data and analysis in the City’s Water Supply Plan, the City will review future demands to verify that there are no needs for future expansion of potable water facilities.

Policy 4.1.7.8: If new development would result in a significant increase in population beyond current projections, the City shall re-evaluate the potable water system capacity and ensure that the central water system can meet level of service standards prior to issuance of a development order.

Policy 4.1.7.9: The City shall continue to monitor groundwater supply conditions in conjunction with the SFWMD.

Policy 4.1.7.10: The City shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

Policy 4.1.7.11: The City has determined the most cost-effective option for augmenting the potable water system with an alternative water source is through the use of the Floridan Aquifer water supply source and the expansion of the City’s Reverse Osmosis Water Treatment Plant. The City shall pursue cooperative efforts with SFWMD, Palm Beach County, and other local jurisdictions, in providing cost-effective alternative water supply solutions.
Policy 4.1.7.12: The City shall continue operation of the Reverse Osmosis Water Treatment Plant Project that will utilize the three existing Floridan wells, and implement a blended finish water supply of Reverse Osmosis treated water that also utilizes Lake Worth Lime Softened Surficial water. This allows the City to continue to meet ever more restrictive water standards while leaving the greatest flexibility with respect to water supply alternatives.

Objective 4.1.68: To maximize the use of water facilities within the Lake Worth Water and Sewer Service Area, the City shall maintain a service area boundary for potable water and shall discourage urban sprawl.

Policy 4.1.68.1: The City’s Utility Department will make its number one priority the maintenance and improvement of the existing water system through an aggressive program to replace old and /or undersized water mains.

Policy 4.1.68.2: The City will aggressively pursue the installation of new water systems to serve the County residents within its service area.

Policy 4.1.8.3: The City may provide or receive wholesale potable water service to or from other cities and Palm Beach County by written agreement.

Policy 4.1.8.4: The City shall be the provider of potable water to residents and nonresidential establishments within the City’s water service area boundary except as otherwise established by written agreement.

Policy 4.1.8.5: The City shall discourage urban sprawl by maintaining a Service Area boundary, such that:

- All new developments within the City’s Service Area shall connect to the City’s existing centralized water supply/treatment facilities, except as otherwise established by written agreement.

- The City shall only provide service to those areas included in the City’s delineated Service Area, except as otherwise established by written agreement.
• The City shall require new home construction to connect to City water service, if available.

• Reconnection to private well service in lieu of City potable water is not an option once connected to City service.

• The City shall not allow disconnection from existing City potable water service, unless by written agreement.

Objective 4.1.79: To conserve potable water.

Policy 4.1.79.1: The City will continue to enforce its LDRs, which mandate encourage implementation of xeriscape practices. The City shall adopt a Policy which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on new systems.

Policy 4.1.79.2: The City will require all new construction and renovation to utilize water-conserving plumbing fixtures. The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the appropriate South Florida Water Management District water use restrictions.

Policy 4.1.79.3: The City will provide information to recommend to prospective developers on use of xeriscape or water-conserving landscaping principles, including the use of highly drought-resistant plant materials, limiting the areas of turf cover to areas where functional benefits are provided, efficient irrigation systems, and the use of soil improvements and mulches to improve water holding capacity. A copy of the South Florida Water Management District’s Model Xeriscape Landscape Code will be maintained on file at City Hall for this purpose.

Policy 4.1.79.4: The City shall maximize the efficiency of public water distribution system by decreasing the unaccounted for water (UAW) and demonstrate steady progress towards meeting a 10% UAW as soon as practicable. This shall be monitored by conducting system water audits of the distribution system on an annual basis, and a comprehensive audit every 5 years to provide an
effective means of identifying and reducing water and revenue losses and making better use of water resources. The City shall also develop and maintain an accurate model of the water distribution system to accurately estimate customer water usage so that it may be compared with measured consumption to determine where unaccounted losses may be occurring.

Policy 4.1.79.5: The City shall maintain a leak detection protection program, in accordance with AWWA Manual M-36, in order to discover and eliminate wasteful losses of potable water from the City’s distribution system. Detecting and fixing leaks can provide one of the largest returns on investment, especially in older systems.

Policy 4.1.79.6: The City will continue to coordinate and cooperate with the South Florida Water Management District. The City will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.

Policy 4.1.9.7: The City shall coordinate local water conservation education efforts with the SFWMD and the Palm Beach County School Board.

Policy 4.1.9.8: The City shall adhere to SFWMD emergency water shortage restrictions when mandated by the District.

Policy 4.1.9.9: The City shall inform residents and businesses of, and shall encourage their participation in, the County’s water conservation programs. These information and educational programs shall include the following types of efforts:

a. Establish conservation information kiosks to provide literature at City facilities. Make multilingual materials available as needed;

b. Create information banner signs to be attached to City facilities and park fences, promoting water conservation.

c. Create informational links and tools to be placed on the City’s website, promoting water conservation.
d. Pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,

e. Inviting speakers for forums or workshops at City Hall.

f. Continue to promote water efficiency household appliances through rebates for landscape through CRA pilot program for replacing inefficient appliances.

g. Continue to provide low flow shower heads, aerators, and flow restrictors through the conservation kit program.

h. Provide free residential water audits to customers. A residential water audit should include the inspection of toilets, showers, faucets, clothes washers, dishwashers, water filters, water softeners, evaporative coolers, spa/hot tub, etc. for leaks, flow rate, presence of water saving retrofit devices, and efficient use of fixtures and appliances by residents. Audits should include a payback analysis showing homeowners how reductions in water costs justify the investment in the recommended upgrades.

Policy 4.1.9.10: The City shall promptly repair leaks found within the water distribution system as expeditiously as possible. Leaks causing property damage or affecting public safety should be fixed immediately.

Objective 4.1.810: Assure Ensure City potable water quality meets or exceeds Federal Water Quality Standards.

Policy 4.1.810.1: The City will continue to maintain and upgrade the existing water treatment plant to provide a safe, high quality potable water supply for its customers. The impact of new federal water quality standards will be evaluated to determine necessary changes in plant process or operation.

Objective 4.1.11: Central System. Based upon adopted level of service standards, analysis in the City’s Water Supply Plan, and the SFWMD’s District Lower East Coast Water Supply Plan the City shall determine timing for upgrading the Central System (Supply and Treatment System) based on the following evaluation criteria:
Policy 4.11.1: The City’s level of service for potable water supply shall be a minimum of 105 GPCD (gallons per capita per day).

Policy 4.11.2: Total capacity shall equal or exceed the Maximum Day Demand (MDD), including design fire flow demand. *Maximum Day Demand (MDD) = Total Water Consumed, divided by 365 days, x Maximum Day Peak Factor (1.5)*.

Policy 4.11.3: With the largest well out of service, water supply capacity shall equal or exceed the Average Daily Demand (ADD). *Average Daily Demand (ADD) is the total water consumed during a calendar year divided by 365 days.*

Policy 4.11.4: The capacity of the water treatment system shall be equal to or greater than the Maximum Day Demand (MDD).

Policy 4.11.5: When evaluating system pump capacity, the City shall use a peak factor of 1.1 GPM per equivalent residential connection (ERC) in the calculation of the system’s ability to meet the level of service standard.

Policy 4.11.6: Assuming that the largest well is out of service, the water supply capacity shall be rated at the average daily demand. Same as stated in 4.11.3 above

Policy 4.11.7: The City shall require that any new Surficial Aquifer wells be constructed to produce capacities of between 600 and 800 gallons per minute, and any new Floridan Aquifer wells be constructed to produce capacities of 1,500 gallons per minute.

Policy 4.11.8: The total storage tank capacity, including all storage facilities city-wide, should be at least one-half (1/2) of the average daily consumption volume.

Policy 4.11.9: The water distribution system shall provide peak flow storage for the difference between peak flow and well flow for the duration of the fire flow, with a buffer of 10%. Fire flow is the flow of water required to fight a major fire.

Policy 4.11.10: The high service pump capacity shall at least be equal to the maximum daily peak demand, assuming that the largest high service pump is out of service.
Policy 4.1.11.1: The water distribution system shall be capable of delivering the peak hour flow (without fire demand) with a minimum residual pressure of thirty (30) pounds per square inch (psi).

Policy 4.1.11.12: The maximum velocity through any pipe shall be 8 feet per second.

Policy 4.1.11.13: The auxiliary power should meet the Florida Department of Environmental Protection (FDEP) criteria of providing ½ the maximum daily flow.

Objective 4.1.12: Operations & Maintenance. The City will annually adopt programs and activities to maintain the central system.

Policy 4.1.12.1: The City will maintain its potable water treatment facilities in optimum condition by the implementation of a preventive maintenance program.

Policy 4.1.12.2: The City will review water fee methodology and user rates annually during the budget process to ensure adequate funding for treatment, storage and distribution facilities.

Policy 4.1.12.3: The City will develop a system to review individual customer water meters to ensure proper readings of those meters.

Policy 4.1.12.4: The City will institute a replacement or “change out” schedule for meters in the field to ensure replacement when accuracies exceed the industry tolerance range.

Policy 4.1.12.5: All improvements and/or additions to potable water facilities to correct deficiencies shall be adequate to meet the adopted level of service standards, based upon data and analysis in the City’s Water Supply Plan and the SFWMD’s District Lower East Coast Water Supply Plan.

Policy 4.1.12.6: Improvements and/or additions to potable water facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection, specifically including the American Society of Civil Engineers and the American Water Works Association.

Objective 4.1.13: New Well Development. The City shall evaluate water supply sources and quality considerations when developing new wells,
as well as repairing or improving the existing central potable water system.

Policy 4.1.13.1: The City shall maintain a five hundred (500) foot minimum spacing between wells, where practicable.

Policy 4.1.13.2: The City shall consider surrounding land uses when making the final selection of any well site.

Policy 4.1.13.3: The City shall consider well placement be a 100-foot minimum setback from sewer lines, where practicable.

Policy 4.1.13.4: The City shall require a 200-foot minimum setback for well placement from septic tanks.

Policy 4.1.13.5: The City shall conduct an investigation by a hydrogeologist to estimate the recommended well size and depth, pumping capacity, casing length, projected aquifer drawdown, and any other site specific considerations to be utilized in the final design of new wells.

Policy 4.1.13.6: The City shall conduct a detailed analysis of potential well contamination sources, as necessary.

Objective 4.1.14: Fire Protection. Provide adequate delivery and distribution of potable water to meet fire protection demand within the City of Lake Worth and the City’s water service area.

Policy 4.1.14.1: The City shall monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver the needed gallon per minute flows to meet fire protection demands.

Policy 4.1.14.2: The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy 4.1.14.3: The City shall extend water distribution mains to areas within the City’s service area and provide adequate fire protection service to residents and non-residential establishments located within the service area provided the residents/developers participate in the costs.

Policy 4.1.14.4: Fire flow levels of service shall meet PBC Fire Department Standard Requirements and be based upon delivery pressures of
twenty (20) psi residual and minimum fire flows of 1,000 GPM for residential and 1,500 GPM for non-residential and multi-family developments, or as determined by the Fire Marshall.

SANITARY SEWER OBJECTIVES AND POLICIES

Objective 4.1.9.15: To provide for effective adequate, continuous sanitary sewer service through continued maintenance of local system components, timely purchase of additional regional plant capacity, as available, and continued cooperation in delivery of subregional service.

Policy 4.1.9.15.1: The City will continue its joint efforts with Palm Beach County and the East Central Regional (ECR) Water Reclamation Facility plant to develop sufficient plant capacity to serve the Lake Worth service area and its sub-regional customers. The City shall upsize its facilities in conjunction with ECR to provide sufficient capacity to its customers.

Policy 4.1.9.15.2: The City will develop a short- and long-term schedule for evaluate the need and availability to purchase of additional regional plant capacity through the planning period. The schedule will be periodically and as needed, updated to reflect the most recent needs assessments.

Policy 4.1.9.15.3: The City will continue to require all future developments and all developments for which development orders have been issued but where work has not begun, to meet the level of service standard adopted herein for sewage facilities.

Policy 4.1.9.15.4: The City will continue to coordinate facility needs and capacity with future needs and the development pattern.

Policy 4.1.9.15.5: The City will aggressively—actively pursue to—minimizing groundwater infiltration and direct storm water inflow into the sanitary sewer system through a program to identify and correct problem areas within the local and subregional sewer collection system.

Policy 4.1.9.15.6: The City will maintain and upgrade the local sewer system through ongoing maintenance and Capital Improvement projects to provide continuous sanitary sewer service collection.
Objective 4.1.16: To provide sanitary sewer service to as many residential and non-residential customers currently on septic systems in the City sewer service area

Policy 4.1.16.1: The City shall include projects in the Capital Improvement Plan to convert areas with customers utilizing septic systems to City sanitary sewer.

Policy 4.1.16.2: The City shall strive to receive grant and loan funding to help complete these septic sewer conversion projects if funding is not available within the Sanitary Sewer enterprise fund.

Objective 4.1.17: To reduce the current flow to the level of service capacity or lower and strive to have the water to wastewater flow per capita be equivalent.

Policy 4.1.17.1: The City shall continue with the Inflow & Infiltration Study phases and continue with proactive measures to reduce inflow and infiltration.

Solid Waste Management Objectives And Policies

Objective 4.1.108: To provide for effective solid waste management through maintenance of local service components and timely purchase reservation of additional regional plant–landfill capacity as required to serve the City through the planning period.

Policy 4.1.108.1: The City will continue to implement plans for effective and appropriate re-use of the existing City landfill site.

Policy 4.1.108.2: The City will continue to coordinate with the Palm Beach County Solid Waste Authority Integrated Solid Waste Management Plan to ensure adequate regional landfill capacity for future disposal of garbage, vegetation, and recycling, including oversized or special waste materials.

Policy 4.1.108.3: The City will coordinate with the Palm Beach County Solid Waste Authority’s (SWA) STOP program to provide hazardous waste collection points accessible to the City.

Policy 4.1.18.4: The City shall coordinate with the Palm Beach County Solid Waste Authority’s (SWA) Debris Management Plan for managing the clearing, collection and disposal of debris resulting from hurricanes or other natural disasters.
Objective 4.1.119: To encourage recycling, source reduction and reuse, and composting within the City to cooperate and support goals of the Solid Waste Authority of Palm Beach’s Integrated Solid Waste Management Plan.

Policy 4.1.119.1: The City will continue to coordinate with the Solid Waste Authority in the operation of its recycling program.

Policy 4.1.119.2: The City will continue citywide efforts under the leadership and direction of the SWA.

Policy 4.1.119.3: The City will make available information and brochures on the recycling program, source reduction and reuse, and composting education.

Policy 4.1.119.4: The City will inform residents about the recycling program such as posting information at conspicuous locations such as the City website, electronic sign boards, and mailers in water and electric bills.

Natural Groundwater Recharge Objectives and Policies

Objective 4.1.120: To provide for protection of natural groundwater aquifer recharge areas through land use regulation, monitoring of existing water wells, and appropriate siting of new water wells during the planning period.

Policy 4.1.120.1: The City will continue to investigate the potential adverse effects of existing public land uses and potential saltwater intrusion on groundwater sources in the existing eastern wellfield. If necessary, the City will undertake special studies to determine the need for and feasibility of relocating any public land uses from the vicinity of the eastern wellfield, as well as locating any new wells in locations to the west of this wellfield.

Policy 4.1.120.2: The City will continue to monitor and regulate development and redevelopment in zones of influence surrounding water wellfields in order to prevent contamination of groundwater sources from commercial or industrial land uses.

Policy 4.1.120.3: Siting of new wells and wellfields will be conducted in conformance with the City and Palm Beach County Wellfield Protection Ordinance.
Policy 4.1.20.4: Any nonresidential use or residential use greater than 25 units that applies for a site plan, building permit or occupational license in a wellfield protection zone of influence and intends to handle, store or produce a regulated substance shall obtain an operating permit or exemption certificate from the Palm Beach County Department of Environmental Resources Management prior to City approval of the development, permit or license.

Policy 4.1.20.5: Adopt and incorporate requirements in the Palm Beach County Wellfield Protection Ordinance for regulating and prohibiting the use, handling, production and storage of deleterious substances which may impair present or future public potable water supply wells and wellfields within the City’s jurisdiction. Mirroring FLUE Policy 1.4.1.4

**NEW ELECTRIC UTILITY OBJECTIVES AND POLICIES**

**Objective 4.1.21:** To plan for and assure an adequate electric service to meet the needs of all residents and non-residential establishments within the City of Lake Worth and within the City’s service area during planning horizon.

Policy 4.1.21.1: The City will coordinate with Palm Beach County and the Village of Palm Springs to ensure that the City’s estimates and projections for electric use demand in the areas served by the City of Lake Worth Electric Utility are incorporated into the estimates of demand.

Policy 4.1.21.2: Based upon the overall level of service data and analysis in the City’s Electric Utility Plan, the City will review future demands to verify that any need for future expansion of Electric facilities is accounted for.

Policy 4.1.21.3: If new development would result in a significant increase in population beyond current projections, the City shall re-evaluate the electric system capacity and ensure that the system can meet level of service standards prior to issuance of a development order.

Policy 4.1.21.4: The City Electric Utility Advisory Board shall advise the City Commission, on behalf of and for the benefit of the citizens and residents of the City of Lake Worth, on electric utilities policies, plans and programs. The Board shall advise the City Commission on the establishment of fair and equitable
policies, plans and programs that are consistent with customer needs, legal mandates, public policy, operational requirements and the long-term financial stability and viability of the electric utilities.

**Objective 4.1.22:** The City of Lake Worth shall continue to support water conservation, power efficiency and customer concern to improve safety, reliability, efficiency and environmental sensitivity of the City’s infrastructure.

**Policy 4.1.22.1:** The City shall improve the quality of life of its residents and visitors by reducing energy consumption and carbon production.

**Policy 4.1.22.2:** All street lighting owned and operated by the City shall be replaced with high efficiency LED lights both in neighborhoods and commercial areas.

**Policy 4.1.22.3:** The City’s law enforcement agency shall play an instrumental role in identifying dark areas in the City where new or replacement lighting is needed to improve resident and commercial safety.

**Policy 4.1.22.4:** The City shall consider retiring and/or repowering all fossil fuel units owned by the City based on their age and condition.

**Objective 4.1.23:** The City shall implement actions and programs to move into clean energy and energy diversification.

**Policy 4.1.23.1:** The City shall develop of a Solar Energy program to reduce dependency on traditional energy sources such as natural gas, nuclear and coal. A Solar Panel Array generating an initial two (2) megawatts of electricity shall be installed at the closed old landfill site with the ability to expand up to ten (10) megawatts.

**Policy 4.1.23.2:** The City shall utilize creative avenues to fund alternative energy programs by continue to utilize financial programs such as the State of Florida Performance Contracting program, and developing cost efficiency studies to secure programs could be paid off by themselves.

**Policy 4.1.23.3:** The City shall continue partnership in the Ocean Energy Collaborative with FAU’s Southeast National Marine Renewable Energy Center (SNMREC) to explore the opportunity to implement Blue Ocean Energy Generation technologies in close proximity to the City’s ocean front.
Objective 4.1.24: The City shall provide incentives to promote job creation and the use of energy efficiency design concepts.

Policy 4.2.24.1 1.3.2.4: The City shall continue to implement an incentive program, the Sustainable Bonus Incentive Program, which encourages construction of environmentally friendly building designs, for new developments, redevelopments, and rehabilitative projects within the City. Certification under the U.S. Green Building Council Leadership in Energy Environmental Design (LEED®), Florida Coalitions of Designation Standards, and other accredited national or international green program standards, such as Green Globes, Living Building Challenge, or similar “Green” design guidelines that may be developed in the future is encouraged required to enjoy these incentives. Mirrors Policy 1.3.2.4 in the Future Land Use Element.

Policy 4.1.24.2: The City of Lake Worth shall continue implementing the Economic Development Electricity Incentive Rate Program that ties a discounted rate for commercial electric to job creation within the municipal boundaries. In order to qualify for the Economic Development Electricity Incentive Rate a developer shall:

- Create 10 New Full-time Jobs
- Add 150kw of New Load to Lake Worth Electrical Grid

Policy 4.1.24.3: 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. The discount shall be applied as follows:

- 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

Note: Mirroring from Future Land Use Element under Objective 1.3.6

Objective 4.1.25: To encourage the availability of suitable land for utility facilities necessary to support proposed development.
Policy 4.1.2.5.1: Electric substations and Utility uses shall be allowed in all future land use categories except in Conservation areas or areas designated as Historic Districts, provided the uses are consistent with the provisions of the Comprehensive Plan and the Land Development Regulations. Electric facilities shall comply with the provisions of F.S. 163.3208., which establishes compatibility standards, procedures for the review of applications for location of a new substation.

Policy 4.1.2.5.2: The City shall establish standards to enact reasonable setbacks and landscape standards for electric substations and these standards shall be in compliance with Florida Statutes.

Policy 4.1.2.5.3: Established electric transmission and distribution line right-of-ways shall be exempted from the normal requirements of vegetation maintenance and tree pruning/trimming, to the extent required by Florida Statutes.

Policy 4.1.2.5.4: The City shall encourage placement of underground utilities.
CITY OF
LAKE WORTH

POLICY DOCUMENT
Goals, Objectives, & Policies

COASTAL MANAGEMENT ELEMENT
V5. COASTAL MANAGEMENT ELEMENT

GOAL 5.1: **Growth and development and the provision of infrastructure will be accomplished in a manner that protects, maintains and enhances coastal resources, and provides for the enjoyment of the social, economic and natural benefits of these resources. To plan for and, where appropriate, restricting development which would damage or destroy the natural or historic resources of the coastal area.**

Objective 5.1.1: **To protect, conserve or enhance the remaining wetlands of the coastal area.**

Policy 5.1.1.1: **The City will comply with permitting and enforcement powers of the U.S. Army Corps of Engineers, SFWMD, Palm Beach County and other appropriate agencies to protect the remaining marine, estuarine and riverine wetlands of the coastal area from dredge and fill activities associated with development through standards that meet or exceed existing federal, state and county regulation of these activities.**

Policy 5.1.1.2: **The City will comply with permitting and enforcement powers of the U.S. Army Corps of Engineers, SFWMD, Palm Beach County and other appropriate agencies to require that future disruptions or degradations of wetlands be accompanied by mitigation measures to ensure no net loss in wetland acreage.**

Policy 5.1.1.3: **The City will comply with permitting and enforcement powers of the U.S. Army Corps of Engineers, SFWMD, Palm Beach County and other appropriate agencies to protect, conserve, and enhance coastal wetlands, living marine resources, coastal barriers and wildlife habitats.**

Policy 5.1.1.4: **The City will ensure that any new regulation to protect water resources is consistent with SFWMD’s environmental resource and consumptive use permitting rules.**

Objective 5.1.2: **To protect, conserve and enhance living marine resources and wildlife habitats of the coastal area.**

Policy 5.1.2.1: **Beach nourishment and/or renourishment projects will ensure, through environmental impact studies, that utilization of selected offshore sand sources and operations for transfer or placement of beach fill material will not damage or destroy offshore and near shore reef marine habitats.**
Policy 5.1.2.2: Improvement to the Lake Worth Municipal Beach and Casino Complex will be implemented in a manner that does not further damage or destroy coastal resources and beach wildlife habitats.

Policy 5.1.2.3: The City will limit beach nourishment and/or renourishment in a manner which protects sea turtle nesting areas by limiting construction in such areas to the winter and spring seasons, or by collecting, incubating and hatching the eggs, and releasing the hatchlings.

Policy 5.1.2.4: The City will continue to enforce LDRs which regulate beach activities, including recreation, beach cleaning and lighting of beach structures in a manner that protects sea turtle nesting areas from disturbance.

Objective 5.1.3: To protect, conserve or enhance estuarine habitats.

Policy 5.1.3.1: Estuarine fauna, including the manatee, shall be protected from damage or destruction by establishment of boating speed limits in any designated manatee sanctuaries, waters four feet deep or less, and in waters containing seagrass beds.

Policy 5.1.3.2: The City will continue to enforce LDRs which restrict the use of pesticides and fertilizers that could contaminate the waters of the lagoon and adversely impact estuarine habitats.

Policy 5.1.3.3: The City will cooperate with existing and future resource protection plans, such as resource planning and management plans, aquatic preserve management plans, and estuarine sanctuary plans developed for the Lake Worth lagoon.

Policy 5.1.3.4: The City will continue to implement management practices which reduce discharge of pollutants into the Lake Worth lagoon and into Lake Osborne. Such practices shall guide city operations and shall include at a minimum 1) the regular cleaning of all streets which contribute their storm water to the City’s system, 2) regular catch basin cleaning to prevent debris from being swept into the lakes, 3) utilize environmentally safe pesticides and fertilizers on the golf course and on City parks and open spaces.

Objective 5.1.4: To maintain or improve estuarine environmental quality.

Policy 5.1.4.1: The water quality of the Lake Worth Lagoon shall be maintained in its current designation as “Good”, through cooperation
between the City of Lake Worth and other municipalities and local governments having jurisdiction over the lagoon and its shores.

**Policy 5.1.4.2:** The City shall continue to enforce LDRs which prohibit new point sources of pollution from discharging directly into the Lake Worth lagoon or Lake Osborne or from discharging into canals leading to the lagoon or lake.

**Policy 5.1.4.3:** The City of Lake Worth will cooperate with other agencies’ efforts to reduce siltation deposits in the West Palm Beach (C-51) Canal.

**Policy 5.1.4.4:** The City shall prohibit dredging at the mouth of the canal unless adequate safeguards are provided to prevent release of sediment contaminants. Contaminated dredge material should be disposed of at safe upland sites.

**Policy 5.1.4.5:** The City’s will continue to enforce LDRs which restrict the use of pesticides and fertilizers that pollute water in the coastal area and in areas of the City east of “A” Street that naturally drain into the lagoon.

**Policy 5.1.4.6:** Future development on any unfortified areas of the Lake Worth shoreline that lack wetland vegetation will be planted with native vegetation in order to stabilize the shoreline, limit stormwater run-off and soil erosion, and trap sediments and other nonpoint source pollutants where feasible and appropriate. Hardening of the shoreline, in the event plantings fail to achieve the purpose, will be by sloping structures of rip-rap or pervious materials combined with vegetation instead of bulkheads or seawalls.

**Policy 5.1.4.7:** Development in the coastal area will be designed to accommodate stormwater on-site in accordance with Chapter 17–25, F.A.C.

**Policy 5.1.4.8:** The City’s Master Drainage Stormwater Plan will be implemented through the City’s LDRs and updated as improvements are made in the system.

**Policy 5.1.4.9:** The City will continue to enforce LDRs which prohibit dumping of debris of any kind into stormwater control structures in order to reduce nonpoint source pollutant loadings, and improve the City’s drainage system.
Policy 5.1.4.10: Marinas and other multi-slip docking facilities will utilize docks extending out to water no less than four feet deep at mean low tide; dredging for such facilities will be restricted to limited channels for launching boats.

Policy 5.1.4.11: The City’s Comprehensive Plan should prohibit structures that impede circulation patterns in the lagoon unless permitted by federal, state or county agencies.

Objective 5.1.5: To protect the natural functions of the coastal barrier and protect and enhance the ocean beaches and dunes.

Policy 5.1.5.1: Improvements to the Lake Worth Municipal Beach and Casino Complex will be implemented in a manner that protects the natural functions of the coastal barrier, including nourished or renourished beaches, dunes, or berms.

Policy 5.1.5.2: Improvements to the Municipal Beach and Casino Complex will be implemented so as to preserve any existing dune vegetation.

Policy 5.1.5.3: The City will continue to enforce LDRS which prohibit removal of natural existing dune vegetation.

Policy 5.1.5.4: The City will continue to prohibit vehicular traffic on the beach and in primary dunes.

Policy 5.1.5.5: The City will continue to ensure that no alteration should be made to the existing ocean pier that would disrupt the natural littoral drift of sand along the shore.

Policy 5.1.5.6: The City shall prohibit erection of artificial coastal or shore protection structures such as groins or jetties that would disrupt the natural littoral drift of sand along the shore.

Policy 5.1.5.7: The City will continue to coordinate with permitting agencies regarding construction, including erection of new sea walls, east of the Palm Beach County Coastal Construction Control Line. Replacement of damaged sea walls east of the setback line shall be undertaken only to advance a recognized public purpose.

Objective 5.1.6: To provide for the protection, preservation or sensitive reuse of historic resources in the coastal area.
Policy 5.1.6.1: The City will continue to support protection, preservation or sensitive reuse of designated historic sites listed on the National Register or Florida Site File.

Policy 5.1.6.2: The redevelopment of the designated redevelopment area will be planned and undertaken so as to protect, preserve or sensitively reuse any designated historic site within its boundaries. Redevelopment should proceed in accordance with adopted regulations for historic preservation.

Policy 5.1.6.3: The City will continue to pursue designation of identified sites or districts of historic, cultural or archaeological significance in the coastal area that may be eligible for listing on the National Register or Florida Site File.

Policy 5.1.6.4: The City will continue to pursue designation of sites or districts in the coastal area that may be eligible for local designation as significant contributors to the aesthetic or architectural character of the community.

Policy 5.1.6.5: The City will continue to enforce regulations to provide as far as possible, for preservation, mitigation or excavation of known archaeological resources in the coastal area listed on the National Register or Florida Site File when threatened by development.

Policy 5.1.6.6: The City will continue to enforce regulations to provide as far as possible for preservation intact, mitigation or excavation of archaeological resources in the coastal area discovered during ground-disturbing activities undertaken by private or public entities.

Policy 5.1.6.7: The City will support variances from site development regulations in order to accommodate the preservation of historic or archaeological sites within proposed developments in the coastal area. Such sites may be incorporated into required setbacks, buffers or open spaces.

Policy 5.1.6.8: The City may accept donations of historic or archaeological sites in the coastal area.

GOAL 5.2: To provide adequate physical public access facilities to the beaches and shores of the coastal area.

Objective 5.2.1: To provide criteria or standards for prioritizing shoreline uses, giving priority to water-dependent public access facilities.
Policy 5.2.1.1: Priority should be given for development of water-dependent and water-related land uses in accordance with the following ranking:

1. Public use marinas;
2. Other water-oriented recreation; and
3. High density residential with marinas or other water-oriented recreation uses.

In order to encourage the preferred uses, land development regulations shall permit public use marinas. Such marinas may be exempted from Policy 5.1.4.6 05.01.04.06. In any case, stormwater must be retained on-site and treated prior to discharge, and vertical seawalls and bulkheads should be limited to the minimum necessary to conduct the water-dependent function.

Policy 5.2.1.2: Water-related uses will be built on uplands and dredging of open waters or wetlands will be discouraged.

Policy 5.2.1.3: New marinas and multi-slip docking facilities should conform to the following performance and development standards in addition to those required by the Department of Environmental Protection and other State and Federal regulatory agencies. The City's land development regulations shall be amended to codify the following policies into ordinance:

1. Public use marinas are permitted only in areas designated on the Future Land Use Map and zoned for public use.
2. Marinas and multi-slip docking facilities will provide vehicular parking and sewage pump out facilities.
3. All parking and non-water-dependent facilities shall be built on upland areas.
4. Marinas and multi-slip docking facilities shall provide hurricane evacuation plans indicating measures to be taken to minimize damage to marina sites, adjacent properties, and the environment.
5. Use of dry storage is prohibited to minimize adverse aesthetic impacts on upland land uses.
6. Fueling facilities for marinas shall be designed to contain spills from on-land equipment and spills in the water.

7. Marina operators are required to provide information programs on the habits of manatees and information on programs to protect manatees.

8. Idle speed only shall be allowed in the vicinity of marinas to further protect the manatee and to provide for boating safety.

9. An environmental impact analysis shall be conducted to determine the potential impacts of the marina on natural conditions, including but not limited to 1) sea grass beds, 2) manatee habitats, 3) tidal flushing and 4) pollution from upland activities such as parking lots.

**Objective 5.2.2:** To maintain the amount of physical public access to beaches and shores consistent with estimated public need.

**Policy 5.2.2.1:** Existing facilities for public access to beaches and shores shall be maintained or replaced by new development so as to ensure no net loss.

**Policy 5.2.2.2:** The City will continue to enforce LDRs which ensure that existing public access to beaches be maintained by new development or redevelopment.

**Policy 5.2.2.3:** It is the policy of the City to accept donations of shoreline properties suitable for use as public access facilities.

**Policy 5.2.2.4:** The only beach access point in the City is public land. It is the City’s policy to maintain that access.

**Objective 5.2.3:** To establish level of service standards and phasing of infrastructure improvements in the coastal area.

**Policy 5.2.3.1:** The level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the coastal area shall be applied to all applications for development approval within the coastal area.

**Policy 5.2.3.2:** Developments in the coastal area that will impact existing facilities by reducing the level of service below adopted levels and
which are to be constructed prior to the availability of scheduled improvements, shall pay for such impacts or provide their own facilities constructed to City specifications. Infrastructure shall be available at the time of impact of development.

Policy 5.2.3.3: New or improved roads in the coastal area shall include appropriate design features, such as turn lanes, parking lanes or other paved areas, that may be used to increase the number of moving lanes for hurricane evacuation.

Policy 5.2.3.4: Beach nourishment and/or renourishment projects shall meet the following level of service standards:

1. Beach fill material shall include a protective berm at least ten feet high, in order to prevent flooding during a ten-year storm event; and

2. Beach nourishment or renourishment projects shall have a design life of at least five years.

3. Sand used for the purpose of renourishment shall be of the same granular size, composition and color as existing beach.

Policy 5.2.3.5: The City will enforce the Coastal Construction Control Line (CCCL) in the portion of the City located in the barrier island that contains the Lake Worth Municipal Beach and Casino buildings and adjacent beach service areas. This to ensure that beachfront development or redevelopment do not reduce the level of service provided by a renourished beach.

Policy 5.2.3.6: The City recognizes that the beach renourishment process is a multi-jurisdictional issue. At such time that an agency is created to address this issue the City shall cooperate. The City should consider appropriate means of funding, such as user fees, should beach renourishment be necessary.

GOAL 5.3: To protect human life and limit public expenditures subsidizing private development in areas subject to destruction by natural disaster.

Objective 5.3.1: To maintain or reduce hurricane evacuation times.

Policy 5.3.1.1: Deficiencies in the city’s local hurricane evacuation plan will be identified and remedied.
Policy 5.3.1.2: In order to avoid unnecessary evacuation of populations not at risk and thus causing traffic congestion and crowding of shelters, the City shall cooperate with public information efforts of Palm Beach County to undertake, prior to hurricane season, notification of the public of the need to evacuate at various threat levels.

Policy 5.3.1.3: New or replacement bridges spanning the Intracoastal Waterway should not be draw bridges.

Policy 5.3.1.4: The City will coordinate with Palm Beach County Emergency Management personnel to ensure that required traffic control points along the city’s evacuation routes are properly manned during evacuation.

Policy 5.3.1.5: The City recognizes the problem of flooding at the west ramp of the Lake Worth bridge during hurricane storm events and the area has been appropriately marked. The FDOT has been informed of the problem and it is their responsibility to ensure that all future improvements to roadways along evacuation routes include remedies for any existing flooding problems.

Policy 5.3.1.6: The City will continue to cooperate with the Palm Beach County evacuation plan. Specific procedures for integration into the county and regional evacuation plans should be adopted.

Objective 5.3.2: To direct population concentrations away from known or predicted coastal high hazard areas.

Policy 5.3.2.1: The coastal high hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as defined by section 163.3178(2)(h)9, Florida Statutes.

Policy 5.3.2.2: The coastal high hazard area shall be designated on the Future Land Use Map and be predominantly zoned for use as public recreation and open space.

Objective 5.3.3: To limit public expenditures that subsidize development permitted in coastal high hazard areas, except for restoration, adaptation to climate change, or enhancement of natural resources.
Policy 5.3.3.1: The City shall not be built City-funded public facilities in the coastal high hazard area, except for the maintenance of existing infrastructure, for purposes of public access, enhancement of water-related activities, or resource restoration, or new infrastructure projects needed for climate change adaptation, after a cost-benefit analysis has been conducted.

Policy 5.3.3.2: The Palm Beach County Comprehensive Emergency Management Plan (CEMP), the Local Mitigation Strategy (LMS) and the Post-Disaster Redevelopment Plan (PDRP) are the guiding documents for the County’s and the municipalities’ response to and recovery from a disaster. These and other documents are continuously updated to address new situations and related changes in local, state or federal laws. They inform the preparation of revisions to land development regulations, practices and policies to reduce exposure and respond to natural hazards in the City of Lake Worth.

Policy 5.3.3.3: The City’s LDRs will continue to be reviewed and modified as necessary to provide general hazard mitigation.

Objective 5.3.4: To continue coordinating with Palm Beach County to in the preparation and updates to the Post-Disaster Redevelopment Plans that will reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 5.3.4.1: The City will provide immediate response to post-hurricane situations.

Policy 5.3.4.2: The City’s emergency operations plan will continue to outline specific steps to be taken to institute post-disaster recovery operations.

Policy 5.3.4.3: After a hurricane, but prior to reentry of evacuees into any damaged areas, the City Commission will meet to hear reports of damage and appoint a Recovery Task Force to conduct post-disaster recovery operations, including the following:

1. Review of emergency building permits;
2. Coordination with higher government officials to prepare disaster assistance applications; and
3. To coordinate local activities with the countywide Post-Disaster Redevelopment Plan and recommend to the City
Commission on hazard mitigation options, including relocation or reconstruction in place of damaged public facilities.

4. Redevelopment activities will be conducted consistent with the Comprehensive Plan (including the Future Land Use Element) and the Land Development Regulations (LDR’s). If structures sustain damage greater than 50% of value, reconstruction shall comply with state and federal regulations relating to base flood elevations.

Policy 5.3.4.4: Structures suffering damage in excess of 50 percent of their appraised value shall be rebuilt or repaired in accordance with Florida Building Codes and applicable floodplain management regulations set forth in 44 C.F.R., Part 60.

Policy 5.3.4.5: The City shall strive to maintain an undesignated fund balance equal to 10% of the general fund budget which can be used as an emergency contingency fund to cover requirements for local government matching funds for disaster assistance grants.

Policy 5.3.4.6: Post disaster redevelopment shall conform to all of the recent increases in construction standards as required in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R., Part 60.

Policy 5.3.4.7: The City’s LDR’s shall continue to be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R., Part 60.

GOAL 5.4: To coordinate and cooperate with other local governments in coastal resource protection and management efforts considering the impacts of climate change and sea level rise.

Objective 5.4.1: To continue to participate in the Beaches and Shores Council, a formal intergovernmental coordination mechanism for area wide conservation of coastal resources.

Policy 5.4.1.1: The City will continue to support joint coastal management programs with adjacent municipalities and with Palm Beach County in the areas of beach renourishment and public access,
hurricane evacuation, infrastructure improvements, and stormwater and wastewater management.

Policy 5.4.1.2: The City will review the comprehensive plans of adjacent municipalities and Palm Beach County to determine whether or not coastal resources are being managed in a consistent manner.

Policy 5.4.1.3: The City will cooperate with other governments and agencies to protect estuaries. The City will cooperate with the Department of Environmental Protection and other State and Federal agencies.

Objective 5.4.2: To achieve a sustainable, climate resilient community by adopting and implementing strategies which promote energy efficiency and greenhouse gas reduction, and protect public infrastructure and services, natural systems and resources, and human life from the impacts of climate change.

Policy 5.4.2.1: The City shall continue its participation in the Southeast Florida Regional Climate Change Compact and collaborate to increase regional climate change resiliency by sharing technical expertise, assessing regional vulnerabilities, and advancing agreed upon mitigation and adaptation strategies, policies and programs.

Policy 5.4.2.2: The City shall continue the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

Policy 5.4.2.3: The City shall continue working to ensure that adaptation to climate change impacts, especially sea level rise, is incorporated into the planning, siting, construction, replacement and maintenance of public infrastructure in a manner that is cost-effective and that maximizes the use of the infrastructure throughout its expected life span.

Policy 5.4.2.4: The City shall evaluate opportunities to protect coastal investments and infrastructure, as necessary and feasible, from
the impacts of climate change. Specifically, the City shall maintain shoreline protection and erosion control by:

a) Continuing the appropriate use of beach nourishment and sand bypassing;

b) Facilitating the installation and maintenance of native beach dune vegetation along appropriate areas of beach;

c) Considering hard structures, such as seawalls, only when alternative options are unavailable.

Policy 5.4.2.5: The City shall make the practice of adapting the built environment to the impacts of climate change an integral component of all planning and capital improvement processes.

Policy 5.4.2.6: The City shall coordinate with County and regional agencies, neighboring local governments, and the private sector to develop initiatives and goals to address climate change.

Policy 5.4.2.7: The City shall determine the feasibility of designating areas within the City as Adaptation Action Areas, as provided by Section 163.3177(6)(g)(10), Florida Statute, in order to determine those areas vulnerable to coastal storm surge and sea level rise impacts for the purpose of developing policies for adaptation and enhance the funding potential of infrastructure adaptation projects. *EAR-based Amendment*

Objective 5.4.3: The City shall continue and enhance its participation in programs that reduce flood insurance premiums for residents including but not limited to the National Flood Insurance Program’s Community Rating System, and the FEMA Flood Insurance rate Map updates.

Policy 5.4.3.1: The City will continue its participation in the National Flood Insurance Program’s Community Rating System, and strive to improve its score, resulting in reductions in flood risk and insurance premiums for residents.

Policy 5.4.3.2: The City shall prioritize public outreach and education to residents, the business and development community on the importance and benefits of mitigating flood risk and how the City’s participation in these efforts results in reduced flood insurance premiums.
CITY OF LAKE WORTH

POLICY DOCUMENT
Goals, Objectives, & Policies

CONSERVATION ELEMENT
146. CONSERVATION ELEMENT

GOAL 6.1: To conserve, protect, and appropriately manage the natural resources of the City of Lake Worth to ensure the highest environmental quality possible, that protects and promotes public health and safety, and sustains environmental quality and energy conservation.

Objective 6.1.1: To continue to support programs which enable local air quality to continue to that meet or exceed minimum air quality in accordance with all applicable standards established by the Florida Department of Environmental Protection (DEP.), and to develop and implement strategies to reduce greenhouse gas (GHG) emissions.

Policy 6.1.1.1: The City will continue to cooperate in local air quality monitoring efforts via the Palm Beach County Public Health Unit.

Policy 6.1.1.2: The City will allow industrial land uses to be permitted only when they utilize adequate emission controls to minimize the impact on current air quality standards. The City will rely on DEP to enforce these regulations.

Policy 6.1.1.3: The City will continue to enforce LDRs which mitigate air quality problems by: eliminating open burning; encouraging mixed uses within the CRA to limit the number of vehicle trips; making provisions for planting broad canopy trees and implementing the Urban Forestry Management Plan consistent with provisions in the Future Land Use Element; and encouraging mass transit.

Policy 6.1.1.4: The City shall provide density, height and development incentives for buildings and developments that are LEED certified as per US Green Building Council and/or Florida Green Building Coalition, other accredited national or international green program standards, such as Green Globes, Living Building Challenge, or similar “Green” design guidelines that may be developed in the future, consistent with the provisions of the Sustainable Bonus Incentive Program.

Policy 6.1.1.5: The City shall take into consideration the recommendations of the Southeast Florida Regional Climate Change Compact to reduce greenhouse gas emissions.
Policy 6.1.1.6: The City shall continue to work on reducing greenhouse gas (GHG) emissions from government operations and the community to improve overall air quality and enhance economic and community resiliency.

Policy 6.1.1.57: The City shall continue to promote a non-gasoline powered demonstration program that utilizes “alternative fuels” to operate fleet vehicles. Maintaining acceptable levels of air quality, preserving natural resources, saving money through lower fuel costs and less maintenance, and reducing reliance on foreign oil imports are the main objectives of the program. The City’s participation will involve:

- Performing vehicle conversions,
- Assisting in the establishment of a refueling station,
- Vehicle maintenance record keeping “technology transfer” with either interested public or private fleet operators.

Participation will be contingent on the availability of a dedicated funding source approved by the City Commission. The City’s Public Services Department will be primarily responsible for this program.

This Policy will be better located in the objective dealing with native vegetative resources and has been moved there (Obj. 6.1.4):

Policy 6.1.1.6: The City shall continue to enforce the land development regulations that require a minimum of 50 (50) percent of all required trees to be native vegetation and twenty-five (25) percent of all other required plants to be native vegetation species to satisfy landscaping requirements as a condition of development or permit approval.

Objective 6.1.2: To continue to support programs which enable local water quality to that meet or exceed the minimum standards for surface waters established by the Florida Department of Environmental Protection, with consideration of impacts of climate change and sea level rise on both the quality and quantity of surface and groundwater.

Policy 6.1.2.1: The City will cooperate with the efforts of the Florida Department of Environmental Protection to monitor the quality of surface waters and the elimination of hazardous wastes.
Policy 6.1.2.2: The City will regularly sweep streets to remove debris to minimize the effect of storm water runoff.

Policy 6.1.2.3: The City will continue to enforce local ordinances that prohibit the use of pesticides and fertilizers which pollute water in any of its municipal parks located adjacent to water ways.

Policy 6.1.2.4: The City will continue to ensure that the natural functions of existing rivers, bays, lakes, floodplains, wetlands (including estuaries), freshwater beaches and shores, and marine habitats are protected and conserved from incompatible development.

Policy 6.1.2.5: The City in cooperation with appropriate local agencies, shall evaluate water and stormwater management operation strategies in the context of sea level rise, in order to lessen negative impacts to open spaces, wetland mitigation areas, and natural systems, improve the ability of these systems to adapt to climate change, and optimize the ability of these systems to create additional benefits to the City’s residents and visitors.

Objective 6.1.3: To continue to meet or exceed the minimum quality of groundwater resources established by the Florida Department of Environmental Protection and the South Florida Water Management District, with consideration of impacts of climate change and sea level rise on both the quality and quantity of surface and groundwater

Policy 6.1.3.1: The City will continue to cooperate with the Florida Department of Environmental Protection (FDEP) in its efforts to monitor groundwater quality and levels and shall continue to remain in permit compliance with the Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD)

Policy 6.1.3.2: The City will adopt incentives to encourage the provision of open space areas within future developed areas. Consistent provisions are in the Recreation and Open Space and the Future Land Use elements.

Policy 6.1.3.3: The City will cooperate with the efforts of the Florida Departments of Environmental Protection to monitor hazardous wastes.
Policy 6.1.3.4: The City will coordinate with Palm Beach County in the development and implementation of an emergency response plan to handle accidents involving hazardous wastes.

Policy 6.1.3.5: The City shall require the collection and safe disposal of hazardous wastes.

Policy 6.1.3.6: The City will be aware of, and be prepared to implement, emergency water conservation measures in accordance with South Florida Water Management District plans, should the need arise.

Policy 6.1.3.7: The City will study water usage and recommendations for reduction of use for irrigation purposes and enforce the SFWMD Model Water Conservation Ordinance. The City shall adopt an Ordinance which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on new systems.

Policy 6.1.3.8: The City will require as a condition of any building permit that the irrigation plan be reviewed for the conservation of water. The City will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.

Policy 6.1.3.9: The City will require all new construction and renovation to utilize water-conserving plumbing fixtures. The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the South Florida Water Management District’s water use restrictions.

Policy 6.1.3:10: The City will provide information to prospective developers on xeriscape or water-conserving landscaping principles, including the use of highly drought-resistant plant materials, limiting the areas of turf cover to areas where functional benefits are provided, efficient irrigation systems, and the use of soil improvements and mulches to improve water holding capacity. A
copy of the SFWMD Model Xeriscape Landscape Code will be maintained on file at City Hall for this purpose.

Policy 6.1.3.11: The City will coordinate and cooperate with the South Florida Water Management District and shall consider the regional water supply plan to develop an update the current 10-year work plan to build the identified water supply facilities, by December, 2008 March 2025

Policy 6.1.3.12: The City shall coordinate local water conservation education efforts with the SFWMD and the Palm Beach County School Board.

Policy 6.1.3.13: The City shall adhere to SFWMD emergency water shortage restrictions when mandated by the District.

Policy 6.1.3.14: The City shall inform residents and businesses of, and shall encourage their participation in, the County’s water conservation programs. These informational and educational programs shall include the following types of efforts:

a. Brochures and signage to be made available at City Hall;

b. Pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,

c. Inviting speakers for forums or workshops at City Hall.

Policy 6.1.3.15: The City shall cooperate and comply with Palm Beach County’s Wellfield Protection Ordinance for existing and future public water wells.

Policy 6.1.3.12: The City will encourage on-site water retention as a means of replenishing the aquifer. This policy will be replaced by the following new broader policy:

Policy 6.1.3.16: The City shall seek ways to optimize the integrity of its recharge areas and minimize future degradation affecting water supply quality and quantity by limiting adverse usage, adding additional recharge areas, and/or alternate water supply areas.
Policy 6.1.3.17: The City shall take into considerations the recommendations of the Southeast Florida Regional Climate Change Compact to reduce the impact of Sea Level Rise (SLR) and salt water intrusion into the aquifers feeding City’s wells.

Policy 6.1.3.18: The City shall ensure conservation initiatives consider sea level projections of 9 to 24 inches additional rise by 2060, as adopted by the Southeast Florida Regional Climate Change Compact.

Policy 6.1.3.19: The City shall work to protect existing wellfields and water supplies, and plan for infrastructure replacement and wellfield relocation as needed in accordance with state rules, water policy, and in consideration of potential increased coastal flooding, sea level rise, saltwater intrusion, and other potential future climate change impacts.

Policy 6.1.3.20: The City, in cooperation with the United States Geological Survey (USGS) and the SFWMD, shall establish source-water (wellfield) monitoring and protection programs to mitigate water supply loss due to saltwater intrusion.

Policy 6.1.3.21: The City shall protect the Surficial Aquifer System by controlling land uses and preventing any use that might contaminate or reduce the quality level of the aquifers.

Policy 6.1.3.22: To further protect and conserve the Surficial Aquifer, and protect against sea level rise and future climate change impacts, the City shall pursue projects that enhance aquifer recharge and investigate utilization of alternative water resources to supplement and broaden the City’s future water supply sources. These potential sources include but are not limited to, Aquifer Storage and Recovery (ASR), desalination, capture and storage of excess storm water, appropriately treated reclaimed water, and other technologies addressed in the 2013 Lower East Coast Water Supply Plan Update of the SFWMD.

Objective 6.1.4: To protect, preserve and maintain native vegetative communities, all ecological communities and, wildlife, marine life, and estuarine resources and to establish programs to control or eradicate invasive non-native species in the City, and to consider the impacts of climate change and sea level rise.
Policy 6.1.4.1: The City will coordinate with applicable agencies and adjacent governments to identify, manage, and protect identified ecological communities, all natural resources, and wildlife within the City and its surrounding area.

Policy 6.1.4.2: The City will assist in the application of, and compliance with, all state and federal regulations which pertain to endangered and threatened species through implementation of applicable land development regulations and coordination with appropriate agencies. The City Police Department and/or the Palm Beach County Sheriff’s Office will endeavor to enforce all State and Federal regulations which it knows to be violated within the City.

Policy 6.1.4.3: The City will continue to delegate permitting authority and enforcement for wetlands, sensitive lands, and coastal protection to Palm Beach County, to be administered through the County’s Department of Environmental Resources Management. Adjacent upland uses will not be permitted to degrade wetlands.

Policy 6.1.4.4: The City shall continue to enforce efforts to remove all exotic species, including but not limited to such as Casuarina Equisetifolia (Australian Pine); Casuarina Cunninghamiana (Australian Pine); Schinus Terebinthifolius (Brazilian Pepper); and Melaleuca leucadendra (Melaleuca). It is the City’s policy to enforce this policy over the planning period.

The Policy below was moved from page 2 and will be renumbered accordingly.

Policy 6.1.4.5: The City shall continue to enforce the land development regulations that require a minimum of 50 (50) percent of all required trees to be native vegetation and twenty-five (25) percent of all other required plants to be native vegetation species to satisfy landscaping requirements as a condition of development or permit approval.

Policy 6.1.4.6: The City shall maintain and seek to expand the City’s inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and Stormwater filtration/percolation, oxygen production, visual buffer and wildlife habitat. This shall be accomplished through implementation of land development regulations, additional parks and open space.

Policy 6.1.4.7: The City shall implement land clearance regulations requiring the removal of invasive exotic plants and the preservation and
reestablishment of native vegetative communities to the greatest extent practicable, considering climate adaption needs and strategies for assisting in natural migration, thereby enhancing wildlife habitat.

**Policy 6.1.4.8:** The City shall consider the climate adaptation needs of native plants and animal species, and consider strategies for assisting in their natural migration.

**Policy 6.1.4.9:** The City shall promote species diversity, the planting of native landscapes, and sustainable urban forest landscape practices in order to protect the health and resiliency of our natural resources from the impacts of climate change.

**Policy 6.1.4.10:** The City shall assess the vulnerability of specific species, habitats, landscapes, and ecosystem functions that may be sensitive to climate change and develop coping strategies and contingency plans for their adaptation, such as identifying habitats that may be viable during climate disturbances and could potentially serve to give refuge to and sustain at-risk species.

**Objective 6.1.5** The City shall work locally and cooperate regionally to improve energy conservation, reduce greenhouse gas (GHG) emissions from government operations and the community, and work to minimize air quality and ecosystem impacts establish policies that will in order to reduce the carbon footprint by and enhance economic and community resiliency.

**Policy 6.1.5.1:** The City shall establish a Climate Control Board that will be tasked to identify specific policies and strategies to guide energy efficiency accounting for existing and future electric power generation and transmission systems; and that reduce greenhouse gas emissions with the following goals specific targets for Public Facilities.

**NOTE:** The following new policies were policy statements and actions located under the previous policy (6.1.5.1) without appropriate structure. The statements and actions were kept but were re-written in policy format:

**Policy 6.1.5.2:** The City shall implement reductions in Electrical Usage Reduction—including the following actions:
• Benchmark electrical usage to reduce global warming pollution as established by the Kyoto protocol.

• Change out incandescent light bulbs for compact fluorescent light bulbs in City facilities.

• Evaluate temperature setting in City buildings and implement the changeover to programmable thermostats.

• Install occupancy sensors/timers and motion detectors at appropriate locations in City buildings.

• Inventory the age, size and efficiency of existing air conditioning units in City facilities. When replacement is necessary, opt for an Energy Star rated unit.

• Install solar film on windows of City buildings and attic insulation to reduce A/C energy.

**Policy 6.1.5.3**
The City shall implement a reduction in Fuel Usage Reduction including the following actions:

• Benchmark City fuel usage in order to assist in meeting the goal of City Resolution.

• Implement fuel conservation through an anti-idling policy for City vehicles and the purchase of hybrid and alternative energy vehicles.

• Implement the use of biodiesel and other alternative fuel options within the City.

**Policy 6.1.5.4**
Implement a policy of resource conservation by: Conservation of Resources:

• Landscaping and planting of trees to offset CO2 emissions.

• Developing and implementing a City water conservation plan to minimize water usage.

• Increasing trash reduction and recycling.
Policy 6.1.5.5

The City shall Initiate an Energy Conservation Education/Awareness program

1. Initiate and implement an Education/Awareness of Energy Conservation program by developing educational material for distribution that includes energy conservation tips and suggestions with area topics such as:

- Electrical usage reduction.
- Fuel usage reduction.
- Conservation of resources.

Policy 6.1.5.6

Create New Ordinances and Modify City Policies to:

- Establish and enforce a recycling ordinance for public events.
- Modify City policies to incorporate: energy saving measures, green building codes, photovoltaic systems, energy-efficient power plants, and green-wise transportation.

Policy 6.1.5.2

The City shall establish a Climate Control Board that will be tasked to identify specific policies and strategies to guide energy efficiency accounting for existing and future electric power generation and transmission systems and that reduce greenhouse generation and transmission systems and that reduce greenhouse gas emissions.

The text above was Duplicative of Policy 6.1.5.1 and was deleted. The following remaining text was moved to new Policy 6.1.5.5 above: by developing educational material for distribution that includes energy conservation tips and suggestions with area topics such as:

1. Electrical usage reduction.
2. Fuel usage reduction.
3. Conservation of resources.
VII. RECREATION AND OPEN SPACE ELEMENT

GOAL 7.1: To provide for current and future demands for active and passive recreation activities, through the use of both public and private resources. The City of Lake Worth’s open space and recreation system shall provide sustainable indoor-outdoor leisure opportunities, to meet the physical, social, recreational and cultural needs of current and future demands of all population segments with access to a variety of passive and active recreation programs through the use of both public and private resources.

Objective 7.1.1: The City shall increase and enhance the current system and quality of parks and recreation facilities through federal, state, local and private grants; impact fees, Capital Improvement Programs (CIP) and general revenue funds in order to meet the needs of the current and future population.

Policy 7.1.1.1: The City shall continue to offer recreational programs that complement and enhance the use of the City’s recreational facility assets. The City shall annually monitor recreation programs to assure that an adequate diversity of programs addresses the recreation interests of different age groups, particularly children, teenagers, and the elderly. Additionally, the City shall assure that residents with special needs are adequately accommodated.

Policy 7.1.1.2: The City shall identify properties available for acquisition and/or vacant or underutilized properties, and consider acquiring these properties in order to expand its inventory of usable recreation and open space.

Policy 7.1.1.3: The City shall encourage the preparation of a Master Plan for Recreation and Open Space to assess existing facilities, future needs, and proposed programs.

Policy 7.1.1.4: The City shall maintain a detailed recreation and open space inventory which indicates location, existing conditions, required improvements, and other appropriate considerations.
Policy 7.1.1.5: Consider acquiring and preserving open space lands for purposes of recreation, habitat protection and enhancement.

Policy 7.1.1.6: The City will shall preserve, and maintain and improve existing parks and recreation facilities through the use of adequate operating budgets and proper management techniques.

Policy 7.1.2.7: It is the City’s policy to ensure that plans for improvements to the municipal beach area be implemented, with the costs being borne primarily by the users.

Policy 7.1.3.8: High quality maintenance of the Municipal Golf Course should be continued and as funds are available, the facilities should be evaluated and replaced if necessary.

Policy 7.1.4.9: The City adopts an LOS standard of 0.5 acres of neighborhood parks and 2.50 acres of neighborhood and community parks for every 1,000 persons to be developed in conjunction with all residential development, and by reference the Table of Service of Level of Service Standards for Recreational Facilities (Table 7.2, Data and Analysis Support Documents).

Policy 7.1.5.10: Where the facilities necessary to serve a development are not available the City may enter into a development agreement where the developer will provide for their construction.

Policy 7.1.6.11: The City may adopt and amend from time to time provisions for impact fees that will be utilized in the construction of necessary infrastructure design to maintain adopted minimum levels of service.

Policy 7.1.7.12: The City may achieve the LOS standard set forth in this element through land acquisition program and impact fee program.

Objective 7.1.2: The City shall enforce its standards for the provision and preservation of open space as part of the development approval process to ensure that existing open space areas are conserved and that new development projects provides for sufficient open space and recreation opportunities in its plans.
Policy 7.1.2.1: The City shall through its Land Development Regulations, require all environmentally sensitive areas from which density is transferred and other such areas as are appropriate, be maintained as open space in perpetuity and that this be accomplished through recordation of conservation easements.

Policy 7.1.2.2: The City shall ensure through its Land Development Regulations that sufficient open space is provided in public and private development projects.

Policy 7.1.2.3: The City shall coordinate the provision of recreational services and facilities with public and private organizations and enter into appropriate interlocal and license agreements as appropriate.

Policy 7.1.2.4: The City shall coordinate ways and means for private developers to provide public recreation facilities within their developments.

Policy 7.1.2.5: The City shall avoid duplicating recreation facilities and services provided by the private sector, which are available to the public and adequate to serve the needs of the population.

Policy 7.1.2.6: The City shall seek land donations from property owners and financial contributions from the private sector for the development of recreational opportunities.

Policy 7.1.2.7: The City shall continue to encourage co-sponsorship of recreational and cultural events, such as races, greenmarkets, festivals and athletic events, using City facilities as a location for these events.

Policy 7.1.2.8: The City shall on a periodic basis evaluate its recreational fee schedule for both residents and nonresidents to help ensure that user fees are equitable and have a reasonable relationship to the cost of the recreation service.

Policy 7.1.2.9: On a periodic basis, the City shall evaluate the potential for new revenue opportunities such as, but not limited to facility naming rights and beach and park concessions.

Policy 7.1.2.10: The City shall identify state and federal recreation grant opportunities, and if appropriate, the City shall apply for grants for funding of recreation facilities.
Policy 7.1.2.11: The City shall work with Palm Beach County and the Palm Beach County School District to collate recreation facilities and services at County school sites where appropriate.

Objective 7.1.2.3: The City shall assess its To continue to implement the Concurrency Management Ordinance for recreation facilities and services, to allow no net loss in recreational level of service through development or redevelopment.

Policy 7.1.2.3.1: The City will investigate the concept of privatization as it applies to recreation programs and facilities.

Policy 7.1.2.3.1: The City will adopt incentives for developers to provide additional recreation facilities in any future developments.

Policy 7.1.2.3.2: The City shall consider a The concurrency management system shall—to ensure that a new development or redevelopment contributes its fair share to park and recreational facilities, any park and recreation facility needed to serve new development be in place or under actual construction no later than three years after issuance of a building permit. In order to provide for this, any land needed for such park and recreation facilities must be acquired prior to issuance of a certificate of occupancy, unless the developer has committed, and the City approved, funds in the developer’s fair share for the facilities prior to the issuance by the City of a building permit for the new development. The methodology for determining the developer’s fair share contribution for park and recreation facilities shall be included in the City’s land development code regulations.

Objective 7.1.3.4: To assure that all public recreation facilities have operational automobile, bicycle and pedestrian access facilities.

Policy 7.1.4.1: At least every three years, the City shall evaluate its recreational facilities for compliance with Title II of the Americans with Disabilities Act, Florida Accessibility Code for Building Construction (Sec 553.503, F.S.), and, if deficiencies are identified, the City shall endeavor to program capital improvements and other actions needed to remedy any deficiencies commensurate with available financial resources.

Policy 7.1.4.2: All recreation users, including the handicapped, shall have access to park facilities.
Policy 7.1.3.2.4.3: The City shall comply with Chapter 553 Florida Statutes and the Accessibility Requirement Manual of the Department of Community Affairs to ensure that neighborhood park facilities provide access ways for pedestrians and the handicapped where feasible.

Policy 7.1.3.3.4.4: Public parks and facilities will be designed and constructed with access ways which are compatible with the character and quality of natural resources found on-site.

Policy 7.1.4.5: The City shall ensure that appropriate vehicular, pedestrian and bicycle access is provided to all parks and shall coordinate with Palm Tran to provide transit service to major parks and recreation sites.

Policy 7.1.4.6: The City shall maintain existing pedestrian easements to active recreational and neighborhood parks.

Policy 7.1.4.7: The City shall encourage the linkage of park and open spaces to bicycle and pedestrian trails in pursuant to the pertinent policies of the Transportation Element of this Plan.

Objective 7.1.5: The City shall continue encouraging cultural programs supporting its diverse population in coordination with other public and private entities.

Policy 7.1.5.1: The City shall support the provision of cultural activities by making public property available for not-for-profit arts and cultural organizations’ events and, if appropriate, space for construction of permanent facilities for art and cultural activities.

Policy 7.1.5.2: The City shall identify foundation, state and federal arts and cultural grant programs, and where appropriate, the City shall apply for available grant funds for arts and cultural programs and activities.

Policy 7.1.5.3: The City shall continue supporting the Cultural Council of Palm Beach County, LULA Lake Worth Arts and other programs and organizations in carrying out its cultural and arts programs and activities.

Objective 7.1.6: The City of Lake Worth shall recognize that trails, greenways, and blueways are a component of the overall parks and recreation system of the City. The planning and development of parks will consider the opportunity for connectivity to the overall trail/greenway/blueway system within the City, the County, and the Southeast region.
Policy 7.1.6.1: The City shall coordinate with the Southeast Florida Regional Greenways and Trails Plan, the City’s greenway and trail initiatives throughout its geographical boundary and along its waterfront areas.

Policy 7.1.6.2: The City shall consider adopting Southeast Florida Regional Greenways and Trails Plan to coordinate the development of a future greenways and trails network within the City that connects to County trails and facilities.

Policy 7.1.6.3: The City shall seek funding opportunities for acquisition, development and maintenance of sites for greenway corridors.

Policy 7.1.6.4: The City shall utilize future park and open space acquisition opportunities to connect the City’s existing park and open space into a coordinated greenway/blueway and trail system.

Policy 7.1.6.5: The City shall prepare a trails/greenway/blueways master plan in coordination with the Palm Beach County Metropolitan Planning Organization to provide connectivity and access to the regional system.
CITY OF
LAKE WORTH

POLICY DOCUMENT
Goals, Objectives, & Policies

INTERGOVERNMENTAL
COORDINATION ELEMENT
GOAL 8.1: To strengthen a network of intergovernmental coordination mechanisms that supports the implementation of the Goals, Objectives and Policies of this sustainable Comprehensive Development Plan, extend cooperative efforts of all City agencies to neighboring municipalities, Palm Beach County, the Treasure Coast Regional Planning Council, local government services, special districts and all state agencies, toward the general purpose of effective operation in government.

Objective 8.1.1: To establish a means of coordinating comprehensive plan goals, objectives and policies of other units of local government within the areas of concern.

Policy 8.1.1.1: The City shall coordinate with other governmental local, regional and state wide agencies. The City will review the proposed plan goals, objectives and policies of adjacent municipalities and of Palm Beach County, to address areas of potential conflict, and to address climate change and sea level rise concerns.

Policy 8.1.1.2: The City will cooperate through the IPARC coordination mechanism for the sharing of its comprehensive plan goals, objectives and policies within the area of concern to reveal possible areas of disagreement.

Policy 8.1.1.3: The City will coordinate management of all embayment or estuaries that fall under the jurisdiction of more than one local government, the Lake Worth Lagoon, with appropriate Palm Beach County, Florida and Federal agencies, to preserve the quality of the coastal area.

Policy 8.1.1.4: The City will coordinate and cooperate with the South Florida Water Management District.

Policy 8.1.1.5: By December, 2008, the City shall develop a 10-year work plan considering the South Florida Water Management District regional water supply plan. The City will maintain a water supply facilities work plan that is coordinated with SFWMD’s District’s Lower East Coast Regional Water Supply Plan and Palm Beach County by updating its own work plan within 18 months of an update to SFWMD’s District’s Lower East Coast Regional Water Supply Plan.
Supply Plan that affect the City.

Policy 8.1.1.6: When preparing the annual update of the Capital Improvement Element, the City shall consult with the South Florida Water Management District to ensure coordination and consistency between the regional water supply plan and the City’s water supply capital improvement projects.

Policy 8.1.1.7: The City will participate in the development of updates to SFWMD’s Water Supply assessment and District’s Lower East Coast Water Supply Plan and in other water supply development related initiatives facilitated by the SFWMD that affects the City and its service area.

Policy 8.1.1.8: Prior to approving a building permit or its functional equivalent, the City shall consult with its Utility Department to determine whether adequate water supplies to serve new development will be available, in place and available no later that the anticipated date of the CO or its functional equivalent. The City shall determine whether there will be adequate water supplies to serve any new development within its Service Area prior to approval of a building permit or its functional equivalent, within any municipality in its Service Area. All proposed development within the City’s Potable Water Service Area is subject to the City’s Concurrency Management system. The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments.

Policy 8.1.1.9: The City will coordinate with Palm Beach County, the City of Lake Clark Shores, Lake Osborne Estates and the SFWMD to ensure that the City’s estimates and projections for potable water demand are incorporated into the their estimates of demand. In addition, the City will:

a. Continue to maintain relationships with the SFWMD, Palm Beach County, the Town of Lake Clark Shores, and Lake Osborne Estates to maintain or reduce potable water consumption through education, conservation, and participation in ongoing programs of the region, county and local jurisdictions including coordinating local conservation education efforts with the SFWMD and the Palm Beach County programs.
b. Continue to coordinate, as appropriate, with the Town of Lake Clarke Shores, Palm Beach County, Lake Osborne Estates and SFWMD regarding water supply issues. The coordination efforts will include, but not be limited to, sharing of information regarding water supply needs, implementing alternative water supply projects (including reuse and other conservation measures), and establishing level of service standards.

Policy 8.1.10: The City shall pursue cooperative efforts with SFWMD, Palm Beach County, and other local jurisdictions, in providing cost-effective options for augmenting the current potable water system with alternative water sources.

Policy 8.1.11: The City shall continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Strategic Regional Policy Plan.

Policy 8.1.12: The City shall continue to coordinate transportation planning efforts with the South Florida Regional Transit Authority (SFRTA), other governmental entities and local transit providers to ensure collaboration and dissemination of information regarding transit decisions and projects.

Policy 8.1.13: The City shall continue to coordinate with Palm Tran, Tri-Rail, CSX Railway and the FEC Railway, to better serve the residents of Lake Worth.

Policy 8.1.14: The City shall continue to coordinate with local agencies to support workforce housing programs.

Policy 8.1.15: The City shall Work cooperatively with surrounding jurisdictions to provide a compatible traffic control system within the City and surrounding areas.

Policy 8.1.16: The City shall continue working with the Community Redevelopment Agency (CRA) for the improvement of businesses and neighborhoods within the CRA boundaries.

Policy 8.1.17: Coordinate with Lake Worth Drainage District, South Florida Water Management District, East Central Regional Water Reclamation Facility (ECRWRF), Palm Beach County, and the Florida Department of Transportation to develop solutions for
defined drainage problems within the City.

**Policy 8.1.18:** Coordinate with the Metropolitan Planning Organization (MPO), Palm Beach County and the Florida Department of Transportation to ensure that necessary road improvements within the City are planned and implemented.

**Policy 8.1.19:** The City shall continue to cooperate in initiatives such as the Ocean Energy Collaborative between FAU’s Southeast National Marine Renewable Energy Center (SNMREC) and the City.

**Policy 8.1.20:** Continue coordination and cooperation with the Orlando Utility Commission for the bulk purchase of natural gas; with FPL’s St. Lucie Nuclear Power Plant on Hutchinson Island, and the Orlando Stanton coal-fired plant, both providing bulk power to the City.

**Policy 8.1.21:** Coordinate with the Solid Waste Authority of Palm Beach County (SWA) for the disposal of garbage, vegetation at SWA landfill sites and recycling material to the SWA Central County Transfer Station in Lantana, Florida.

**Objective 8.1.2:** The City of Lake Worth shall coordinate with the School Board of Palm Beach County and other local governments for the planning of public educational facilities consistent with the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and the Municipalities of Palm Beach County for Coordinated Planning.” (the Interlocal Agreement), dated August 19, 2015. To coordinate the Comprehensive Plan with the plans of school boards, and other units of local government providing services.

**Policy 8.1.2.1:** The City will utilize the auspices of IPARC process and the Issues Forum to coordinate its for the coordination of Comprehensive Plan amendments with other participating local governments and School Boards of Palm Beach County coordination.

**Policy 8.1.2.2:** The City’s Planning and Zoning Board may shall include a non-voting member of the School District, appointed by the School Board. A non-voting representative of the district school board shall be required to review comprehensive plan amendments and rezonings.

**Policy 8.1.2.3:** The City of Lake Worth shall coordinate planning and share
information with the School District, the County and adjacent municipalities regarding existing and planned public school facilities, proposals for development and redevelopment, and infrastructure needed to support school facilities and population projections, including potential collocation of parks. The City shall coordinate with Palm Beach County School District, the County and other parties to the adopted Interlocal Agreement for Public School Facility Planning to establish any amendments affecting public school concurrency.

Policy 8.1.2.4: The City shall request joint planning between city staff and the School Board on proposed locations of future schools in relation to the projected population.

Policy 8.1.2.5: The City shall coordinate with the School Board the implementation of a joint-use arrangement of recreational facilities for the surrounding neighborhood.

Objective 8.1.3: The City shall identify and coordinate anticipated future annexation areas with the County and surrounding municipalities to provide for coordination mechanisms which would resolve annexation issues and conflicting impacts of development within the area of concern.

Policy 8.1.3.1: To coordinate with appropriate jurisdictions regarding the prevention of the formation of enclaves, pockets or other land configurations adjacent to or in proximity to, the City’s corporate limits. The City will issue policy statements to all adjacent local governments within the area of concern, indicating the relationships of proposed development to the comprehensive plans of adjacent governments.

Policy 8.1.3.2: The City will meet with adjacent local governments within the area of concern to discuss future annexation plans, in an effort to avoid future conflict. Following policy is addressed in Policy 8.1.5.1 below.

Policy 8.1.3.3: The City will attempt to resolve conflicts regarding impacts of development through the Treasure Coast Regional Council’s informal mediation process, if direct communications are not successful.

Objective 8.1.4: To ensure that the City coordinates level of service standards regarding state, county or regional public facilities within City boundaries.
Policy 8.1.4.1: The City will meet with local governments within the area of concern and, communicating with applicable state agencies, to coordinate level of service standards for shared or adjoining facilities, and to determine how to deal with differences in level of service standards for these public facilities.

Policy 8.1.4.2: The City shall, in conjunction with other affected parties, evaluate the Capital Improvements Element when it is undergoing annual review to determine if current funding is proportional to services rendered.

Policy 8.1.4.3: Coordinate and cooperate with agencies and governments charged with planning responsibilities for infrastructure and services to all levels of government through a combination of formal and informal agreements.

Policy 8.1.4.4: Maintain high standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions by requiring cost effectiveness and efficiency of service in the provision of services and facilities.

Policy 8.1.4.5: Evaluate and strengthen existing mutual aid agreements, as necessary, in mutual aid for fire protection and civil defense/disaster preparedness.

Policy 8.1.4.6: Maintain the joint interpretation of overlapping jurisdictional authority and coordinate with the Palm Beach County Sheriff’s Office in the provision of various support services provided through this authority.

Objective 8.1.5: The City shall participate in intergovernmental coordination processes to ensure full consideration is given to the impacts of proposed comprehensive plan amendments and future developments on the ability of Lake Worth and adjacent local governments to implement their comprehensive plans and to address area wide land use needs and justification for amendments.

Policy 8.1.5.1: The City shall participate in the Palm Beach County IPARC Process and for voluntary dispute resolution process to address plan amendments issues, and shall cooperate with the Treasure Coast Regional Planning Council (TCRPC) and all other local governments in TCRPC’s a voluntary dispute resolution for the
The purpose of facilitating intergovernmental coordination—process to address disputes with other units of local government, other agencies or private interests. *(EAR-based amendment)*

The IPARC process is established pursuant to the Comprehensive Plan Amendment Coordinated Review Interlocal Agreement, effective date October 1, 1993, and shall include results and any written determination from the IPARC process as data and analysis to DCA with proposed and adopted comprehensive plan amendments.

**Policy 8.1.5.2:** The City shall utilize the Palm Beach County Intergovernmental Coordination process as a regular formal forum in which to deal with issues unique to Palm Beach County and the municipalities therein. The Multi-Jurisdictional Issues Coordination Forum shall be utilized as a means of collaborative planning for matters of interjurisdictional significance including, but not limited to, the siting of facilities with countywide significance and locally unwanted land uses.

**Policy 8.1.5.3:** The City shall pursue interlocal agreements with local governments that have identified or adopted future land use designations for adjacent unincorporated areas. These agreements would establish “Joint Planning Areas,” pursuant to Chapter 163.3171, F.S. The City shall encourage joint planning agreements that include as many of the following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties; including:

1. Cooperative planning and review of land development activities within areas covered by the agreement;
2. Specification of service delivery;
3. Funding and cost-sharing issues within Joint Planning Areas; and
4. Enforcement implementation.

**Policy 8.1.5.4:** The City shall coordinate with affected jurisdictions, including FDOT, for the mitigation of impacted facilities not under the jurisdiction of the local government receiving the application for proportionate fair-share mitigation.

**Objective 8.1.6:** The City shall coordinate with other agencies, local governments, and the private sector to develop initiatives and goals to address climate change and sea level rise.
Policy 8.1.6.1: The City shall adopt, implement, and encourage strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy 8.1.6.2: The City shall continue collaborating with Palm Beach County to advance the goals of the Southeast Florida Regional Climate Change Initiative.

Policy 8.1.6.3: The City shall coordinate with other local, state and federal agencies to increase regional resilience by participating in annual summits, assessing regional vulnerabilities, advancing mitigation and adaptation strategies, and developing policies and programs.

Policy 8.1.6.4: The City shall consider coordinating with other agencies the use of Adaptation Action Areas as provided by section 163.3177(6)(g)(10), Florida Statutes, as a tool to identify areas vulnerable to coastal storm surge and sea level rise impacts, for the purpose of developing policies for adaptation and enhancing funding potential of infrastructure adaptation projects. (EAR-based amendment)

Policy 8.1.6.5: The City shall coordinate with neighboring municipalities, local and state agencies the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

Policy 8.1.6.6: The City shall ensure that adaptation to climate change impacts, especially sea level rise, is incorporated into public infrastructure and is an integral component of all planning processes.

Policy 8.1.6.7: The City shall continue to create collaborative intergovernmental practices and mechanisms in order to coordinate and advance strategies, programs, and other sustainable initiatives that mitigate greenhouse gas emissions and protect and adapt the
built and natural environments to the consequences of climate change.
CITY OF
LAKE WORTH
POLICY DOCUMENT
Goals, Objectives, & Policies
CAPITAL IMPROVEMENT ELEMENT
IX. CAPITAL IMPROVEMENT ELEMENT

GOAL 9.1: To undertake capital improvements necessary to keep the City’s present public facilities in good condition and to accommodate new development guided by sustainable and sound fiscal practices.

Objective 9.1.1: The City shall use the Capital Improvement Element as a means to assess the City’s public facility deficiencies or arrange for others to provide capital improvements necessary to correct deficiencies in existing public facilities, to serve projected future growth and to replace obsolete and worn-out facilities, in accordance with an adopted Capital Improvement Schedule (CIS).

Policy 9.1.1.1: The operating budget shall continue to accommodate scheduled replacements such as police cars, neighborhood roads, and trash trucks, plus street overlaying and park facility renovations.

Policy 9.1.1.2: The City shall continue to prepare a five-year Capital Improvement Program (CIP,) including a one year capital budget. The CIP shall be utilized for the renewal of municipal facilities.

Policy 9.1.1.3: Overall priority for fiscal planning shall be those projects that enhance single family residential neighborhoods, compatible business activities, and the redevelopment initiatives district, as indicated in the Land Use Plan Comprehensive Plan.

Policy 9.1.1.4: In setting priorities for expenditures to be included in the Capital Improvement Element, the following criteria shall be used:

- Public safety implications: a project to address immediate threats to public safety will receive first priority.

- Level of service or capacity problems: next in priority would be projects needed to maintain the stated Levels of Service.

- Ability to finance: a third criterion is the budgetary impact. For example, will it exceed revenue projections?

- Quality of life projects: the next level of priority shall be given to those projects not in categories 1 or 2 but that would enhance the quality of life for residents of City.
Policy 9.1.1.5: The City will annually review its debt management policies to ensure that the City is not in excess of the State legal limit for outstanding debt.

Policy 9.1.1.6: The Capital Improvement Element shall include major projects identified as needed in the elements of the Comprehensive Plan and which have an estimated cost greater than $200,000.

Policy 9.1.1.7: The City shall annually update the Capital Improvements Element, including the Five Year Capital Improvement Schedule of the (SCI) ( CIS) during the annual budget process, including adding the next year onto the SCI, updating schedules of projects, and updating cost estimates based on the latest information.

Policy 9.1.1.8: The Capital Improvement Schedule shall include facilities that promote public health and safety and all facilities for which the level of Service Standard has been adopted: Roads, Potable Water, Wastewater, Stormwater, Solid Waste Collection, Electric, and Parks and Recreation. The Capital Improvement Schedule may also include other facilities that enhance the quality of life for City’s residents.

Policy 9.1.1.9: Pursuant to the Interlocal Agreement for Coordinated School Planning, the City of Lake Worth shall annually amend its Capital Improvement Schedule to incorporate the School Board of Palm Beach County Capital Facilities Plan update. **EAR-based amend.**

Policy 10.1.1.2: The City of Lake Worth shall have no obligation or responsibility of funding the School Board Five-Year Capital Facilities Plan, by incorporating such Capital facilities Plan into the City’s capital Improvement Element. **EAR-based amendment**

Objective 9.1.2: To utilize the Future Land Use Plan, financial analyses, and level of service standards as the basis for reviewing development applications in order to maintain an adequate level of service for City facilities. In the instance of public school facilities the School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, in accordance with the adopted Interlocal Agreement.

Policy 9.1.2.1: The following level of service standards should be adopted and used as the basis for determining the availability of facility capacity and the demand generated by a development.
Table 9.1: Level of Service Standards

<table>
<thead>
<tr>
<th>FACILITY/SERVICE AREA</th>
<th>LEVEL OF SERVICE STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer Facilities</td>
<td>Collection/Treatment 100 GCPD or 250 gallons per ERU per day</td>
</tr>
<tr>
<td>Solid Waste Facilities</td>
<td>Collection/Disposal of 6.5 pounds of solid waste per capita per day.</td>
</tr>
<tr>
<td>Stormwater Quantity</td>
<td>Design storm frequency for a 35-year, 124-hour storm duration, as recorded in the FDOT Rainfall Intensity Curves SFWMD ERP Handbook, current edition and fully contained onsite for developments. The level of service standard for stormwater quality shall be as specified in Chapter 17–25 for water quality.</td>
</tr>
<tr>
<td>Potable Water Facilities</td>
<td>Provision of potable water at quality levels required by regulatory agencies and in quantities of at least 485 105 GPCD (gallons per capita per day), inclusive of water for irrigation purposes and maintenance of water pressure at 40 30 psig residual and 55 psig static.</td>
</tr>
<tr>
<td>Parks Streets</td>
<td>2.5 acres of neighborhood and/or community parks for every 1,000 persons and 2.0 acres of neighborhood parks for every 1,000 persons. The Level of Service Standards for streets shall be according to the Transportation Element.</td>
</tr>
<tr>
<td>Schools</td>
<td>The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County’s ability to maintain the minimum level of service standards.</td>
</tr>
</tbody>
</table>

Policy 9.1.2.1: The Level of Service for sewage disposal shall be 100 gallons per day per resident.

Policy 9.1.2.2: The Level of Service Standard for stormwater quantity shall be to adequately accommodate stormwater runoff from a three-five year, one twenty four hour storm event. The level of service standard for stormwater quality shall be as specified in Chapter...
17–25 for water quality.

**Policy 9.1.2.3:** The Level of Service Standard for the water system shall be at least 185–195 gallons per person per day, inclusive of water for irrigation purposes, with a residual pressure of 40–30 psig and a static pressure of at least 55 psig.

**Policy 9.1.2.4:** The Level of Service Standard for solid waste collection shall be 6.5 pounds per capita per day.

**Policy 9.1.2.5:** The Level of Service Standards of 2.5 acres of neighborhood and community parks for every 1,000 persons shall form the basis for assessing parks.

**Policy 9.1.2.6:** The Level of Service Standards for streets shall be according to the Transportation Element.

**Policy 9.1.2.7:** The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County’s ability to maintain the minimum level of service standards.

**Objective 9.1.3:** To require all future development projects to pay their fair share of the public improvement needs they generate.

Input needed from City as of the date and the implementation of this concept below:

**Policy 9.1.3.1:** By January 2011, the development code review shall include appropriate impact fees and developmental agreements as means of collecting fair share contributions. Prior to the issuance of a development order or a building permit, the Concurrency review shall establish the following:

- Finding on the impacts created by the proposed development
- Finding as to whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted Level of Service
- Finding of facility(s) improvements or additions that are required to ensure the finding of concurrency; and
Finding of the entity responsible for the implementation of all required facility(s) improvements or additions

Policy 9.1.3.2: All development orders which were issued prior to the adoption of the comprehensive plan and which are not legally vested in development rights in a manner consistent with Chapter 163.3167(8), F.S., shall be required to provide for infrastructure or meet the obligations of concurrency provisions as set out in this plan.

Policy 9.1.3.3: The City has encumbered adequate infrastructure to meet the needs, at adopted levels of service, for all previously approved development orders including those, which are vested. The City has and shall utilize such encumbrances of capacity to determine the availability of infrastructure for future developments.

Objective 9.1.4: To achieve administrative mechanisms whereby public facility requirements generated by new development and redevelopment are adequately funded in a timely manner and funded projects are consistent with a financially feasible schedule of capital improvements as per F.S. 163.3164(32).

Policy 9.1.4.1: No development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrent with the impacts from the development.

Policy 9.1.4.2: For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Policy 10.01.01.08. In the case of public school facilities, construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Six-Year Capital Improvement Schedule, as reflected in Table 9.2 and adopted as part of this element. In accordance with this Policy, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient
Pursuant to the Interlocal Agreement for Coordinated School Planning, a School Capacity Availability Determination (SCAD) process was established to replace school concurrency. Per the SCAD, School District staff would conduct an analysis regarding the impacts of proposed developments or rezonings on local schools, including potential boundary changes, and make recommendations that could be incorporated as conditions of development approval, dependent upon local government approving Board.

Policy 9.1.4.3: The City shall ensure that the Capital Improvement Element and the entire Comprehensive Plan remains financially feasible, as defined by 163.3164(32), Florida Statutes (F.S.).

Policy 9.1.4.4: Capital facilities to be funded by outside sources must be guaranteed by a development agreement, interlocal agreement or other enforceable agreement.

Policies 9.1.4.5 – 9.1.4.8 have been added per request of Water Utilities to reflect the Water Supply Plan adopted by the City Commission on April 7, 2015. Policies were added to Coastal Management, Conservation, Intergovernmental and Capital Improvements as well, in addition to the Infrastructure Element.

Policy 9.1.4.5: The City shall implement the five-year Capital Improvement Schedule for potable water facilities adopted in this Element, to the extent feasible and barring emergency projects that would require the funding.

Policy 9.1.4.6: The City will review the Capital Improvement Schedule and adopt a City Budget that prioritizes needed potable water improvements to meet the demands of future growth and approved developments.

Policy 9.1.4.7: The City will evaluate the production, expansion capabilities, and life expectancy of the water treatment plants in each update to the Water Supply Plan.

Policy 9.1.4.8: The City will maintain a water supply facilities work plan that is coordinated with District’s Lower East Coast Regional Water Supply Plan and Palm Beach County by updating its own work plan within 18 months of an update to SFWMD’s District’s Lower
Objective 9.1.5: To coordinate with State and County agencies for resolution to service delivery problems when State and County facilities within Lake Worth fall below designated level of service standards.

Policy 9.1.5.1: The City shall require that no development order be issued unless the County roadway facilities necessitated by that project (in order to meet level of service standards) will be in place concurrent with the impacts from development.

Policy 9.1.5.2: The City shall have in place interlocal agreements for utility services to address service problems before they occur.

Objective 9.1.6: To continue implementation of a Concurrency Management System which will provide necessary public facilities concurrent with the impacts of development.

Policy 9.1.6.1: The adopted Concurrency Management System of the City of Lake Worth is hereby included as Appendix A and adopted as part of this Comprehensive Plan.

Objective 9.1.7: To manage the City of Lake Worth’s Coastal High Hazard area to limit public expenditures to those necessary to serve existing and future development mandated by court order.

Policy 9.1.7.1: Damaged infrastructure in Coastal High Hazard Areas shall be replaced. No additional infrastructure to support new residential development in the Coastal High Hazard Area is proposed in the Comprehensive Plan.

Policy 9.1.7.2: Where implementation of a Comprehensive Plan policy would be contradictory to the mandates of any court-ordered settlement governing vested development rights, the provisions of the court-ordered settlement shall prevail.

Objective 9.21.8: The City shall maintain a capital program that can be adequately accommodated by projected revenues or other financial resources.

Policy 9.21.8.1: Capital Improvements shall be financed and debt shall be managed, as follows:

- Public facilities financed by enterprise funds (i.e. utilities-
potable water, sanitary sewer, storm water, solid waste, electric, and golf course) shall be financed by:

- Debt to be repaid by user fees and charges for enterprise service; or
- Current assets (i.e. reserves, surpluses, and current revenue, including transfers); or,
- A combination of debt and current assets.

- Public facilities which are financed by non-enterprise funds (i.e. roads, parks, library, fire service, police protection, and government buildings) shall be financed from current assets: revenue, equity and/or debt. Financing of specific capital projects shall depend on which asset, or group of assets, will be most cost effective, consistent with prudent asset and liability management, appropriate to the useful life of the project(s) to be financed, and make the most efficient use of the City’s debt capacity.

**IMPLEMENTATION**

**Five-Year Schedule of Capital Improvements Schedule (SCI) (CIS)**

Table 9.1 shows the projects planned for implementation during the 2009-2014 2018-2022 period together with estimated costs and revenue sources. Appendix 6 of the Comprehensive Plan shows the School District of Palm Beach County Six-Year Capital Improvement Schedule, which is adopted herein by reference to show the estimated costs and revenue sources for their facilities.

**SUMMARY OF IMPLEMENTATION PROGRAMS**

For purposes of monitoring and evaluation, the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element:

1. Institute an annual capital programming and budgeting process including project selection criteria.
2. Conduct engineering or other studies to pinpoint the cost and timing of the other potential deficiencies.
3. Make amendments to the development code to a) assure conformance to the “concurrency” requirements relative to development orders, levels of service and public facility
timing, and b) explore selected impact fees, e.g., for park and residential street improvements.

**Schedule of Improvements 2009-2014**

<table>
<thead>
<tr>
<th>Year</th>
<th>Estimated Cost</th>
<th>Agency Responsible</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Widen 10th Avenue N. from I-95 west to Congress Avenue</td>
<td>2010</td>
<td>$1,280,000</td>
<td>Palm Beach County</td>
</tr>
<tr>
<td>Lake Worth Beach Casino Bldg. Improvements</td>
<td>2012</td>
<td>$9,650,000</td>
<td>Palm Beach County</td>
</tr>
<tr>
<td>Municipal Beach Parking Area</td>
<td>2012</td>
<td>$7,700,000</td>
<td>Palm Beach</td>
</tr>
<tr>
<td>Lake Worth Park of Commerce Infrastructure Study</td>
<td>2014</td>
<td>$2,112,000</td>
<td>EDA-State Fund</td>
</tr>
<tr>
<td>Road Condition Rating System and Improvements</td>
<td>2014</td>
<td>$1,170,000</td>
<td></td>
</tr>
<tr>
<td>Sidewalk Improvements</td>
<td>2014</td>
<td>$370,000</td>
<td></td>
</tr>
<tr>
<td>Public Library</td>
<td>2012</td>
<td>$10,000,000</td>
<td></td>
</tr>
<tr>
<td>Public Park Improvements</td>
<td>2013</td>
<td>$1,350,000</td>
<td></td>
</tr>
<tr>
<td>Municipal Community Electrical Improvements</td>
<td>2014</td>
<td>$24,270,000</td>
<td></td>
</tr>
<tr>
<td>Water System Building</td>
<td>2010</td>
<td>$728,000</td>
<td></td>
</tr>
<tr>
<td>RO Plant</td>
<td>2011</td>
<td>$20,240,000</td>
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<tr>
<td>Water System Infrastructure</td>
<td>2014</td>
<td>$5,437,881</td>
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<tr>
<td>Alleyway Improvements</td>
<td>2014</td>
<td>$150,000</td>
<td>CRA</td>
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<tr>
<td>Municipal Parks</td>
<td>2012</td>
<td>$230,000</td>
<td>CRA</td>
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<tr>
<td>Cultural Redevelopment Land</td>
<td>2014</td>
<td>$1,350,000</td>
<td>CRA</td>
</tr>
<tr>
<td>Gateway Enhancements</td>
<td>2014</td>
<td>$100,000</td>
<td>CRA</td>
</tr>
<tr>
<td>Parking Improvements</td>
<td>2014</td>
<td>$200,000</td>
<td>CRA</td>
</tr>
<tr>
<td>Neighborhood Capital</td>
<td>2014</td>
<td>$600,000</td>
<td>CRA</td>
</tr>
<tr>
<td>Dixie Hwy. Improvements</td>
<td>2014</td>
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<td>CRA</td>
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<tr>
<td>Transportation Enhancements</td>
<td>2014</td>
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<td>CRA</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------</td>
<td>----------</td>
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</tr>
</tbody>
</table>

[NOTE: South Florida Regional Water Management District (SFWMD) Lower East Coast Regional Water Supply Plan projects applicable to Lake Worth area will be added to the SCI by December, 2009]
## Table 9.2: Capital Improvement Schedule 2018-2022

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>Project Title</th>
<th>CP#</th>
<th>Funding Source</th>
<th>Funding Account</th>
<th>FY2017 Budget (Approved + Amendment)</th>
<th>FY2018 Status Funded</th>
<th>FY2018 Forecast</th>
<th>FY2019 Forecast</th>
<th>FY2020 Forecast</th>
<th>FY2021 Forecast</th>
<th>FY2022 Forecast</th>
<th>FY2023 5 Year Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRIC</td>
<td></td>
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<td>$3,576,257</td>
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<tr>
<td>LEISURE SERVICES: BEACH</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$150,000</td>
<td>$174,000</td>
<td>$174,000</td>
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<td>$174,000</td>
<td>$174,000</td>
<td>$174,000</td>
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</tr>
<tr>
<td>LEISURE SERVICES: GOLF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$52,000</td>
<td>$52,000</td>
<td>$52,000</td>
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<td>$52,000</td>
<td>$52,000</td>
<td>$52,000</td>
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<tr>
<td>LEISURE SERVICES: RECREATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$44,000</td>
<td>$44,000</td>
<td>$44,000</td>
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<td>$44,000</td>
<td>$44,000</td>
<td>$44,000</td>
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<tr>
<td>PUBLIC SERVICES: GROUNDS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$268,000</td>
<td>$268,000</td>
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</tr>
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## Table 9-2: Capital Improvement Schedule cont'd.

### Capital Improvement Program

<table>
<thead>
<tr>
<th>Neighborhood Road Program</th>
<th>2018-2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Roads District 1</td>
<td>5202-519-01-05</td>
</tr>
<tr>
<td>Neighborhood Roads District 2</td>
<td>5202-519-02-05</td>
</tr>
<tr>
<td>Neighborhood Roads District 3</td>
<td>5202-519-03-05</td>
</tr>
<tr>
<td>Neighborhood Roads District 4</td>
<td>5202-519-04-05</td>
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<tr>
<td><strong>TOTAL NEIGHBORHOOD ROAD PROGRAM</strong></td>
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</tr>
</tbody>
</table>

### Regional Sewer

<table>
<thead>
<tr>
<th>Project</th>
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</tr>
</thead>
<tbody>
<tr>
<td>BB Generator Screen Wells for Hurricane Safety</td>
<td>402</td>
</tr>
<tr>
<td>Replace Lift Station #12</td>
<td>402</td>
</tr>
<tr>
<td>MPS Bypass Pumps</td>
<td>402</td>
</tr>
<tr>
<td>SCADA Base Station Improvements</td>
<td>402</td>
</tr>
<tr>
<td>EOS Shared Pipeline Assessment</td>
<td>402</td>
</tr>
<tr>
<td><strong>TOTAL REGIONAL SEWER</strong></td>
<td></td>
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</tbody>
</table>

### Stormwater

<table>
<thead>
<tr>
<th>Project</th>
<th>2018-2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Roads District 1</td>
<td>402</td>
</tr>
<tr>
<td>Neighborhood Roads District 2</td>
<td>402</td>
</tr>
<tr>
<td>Neighborhood Roads District 3</td>
<td>402</td>
</tr>
<tr>
<td>Neighborhood Roads District 4</td>
<td>402</td>
</tr>
<tr>
<td><strong>TOTAL STORMWATER</strong></td>
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# Table 9.2: Capital Improvement Schedule cont'd.

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<td>402 Water Main Replacement</td>
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<td>Total WATER</td>
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<td>7,190,761</td>
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<td>30,550,67</td>
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</table>
2009-2014 MONITORING, UPDATING AND EVALUATING OF PROCEDURES

Citizen Participation

In conjunction with one of the plan amendment cycles, the Planning and Zoning Board shall annually conduct a public hearing on the Capital Improvements Program. A status report shall be provided by the staff and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have a news story/announcement. The Board will then submit a report on the status of the Plan to the City Manager and City Commission. This report may be accompanied by recommended amendments, using the normal amendment process.

Data and Objectives Update

As a part of the review and amendments of the Capital Improvements Program, pertinent measurable objectives will be the subject of review and comment by the staff in preparing the status report. In addition, the staff shall review appropriate Palm Beach County publications and demographic data, as they become available, highlights will be included in the report.

Seven-Year Review, Evaluation and Appraisal Report

In 2010, the City Manager shall designate the person responsible for preparation of the seven-year Evaluation and Appraisal Report in conformance with statutory requirements and with special emphasis on the objectives and policies. The report shall pinpoint obstacles to plan implementation.

Revised Objectives and Policies

The planning staff shall annually prepare draft amendments to the goals, objectives and policies, as needed, based upon the guidelines provided herein and submitted to the Planning & Zoning Board by their second meeting in October. Citizen participation procedures discussed above shall be used for recommended revisions to the Comprehensive Plan.
CITY OF
LAKE WORTH

POLICY DOCUMENT
Goals, Objectives, & Policies

EDUCATION
ELEMENT

2017
X10. PUBLIC-SCHOOL FACILITIES-EDUCATION ELEMENT

GOAL 10.1: Advocate for the educational needs of the citizens of Lake Worth by fostering and further developing relationships between the City, Non-Profit partners, Colleges and Universities, Government Entities and the School District of Palm Beach County (the District)

OBJECTIVE 10.1.1: The City understands the important role that education has in building a strong community. Investment in education provides social, economic and cultural value to the City as a whole. To that end, the City shall advocate for and invest in resources for our schools and educational systems; as well as extracurricular educational opportunities.

Policy 10.1.1.1: The City of Lake Worth shall utilize effective coordination mechanisms to prioritize the need to improve the City’s educational access and facilities; and to advocate on behalf of the City with all local, State and National organizations.

Policy 10.1.1.2: The City of Lake Worth will continue to strengthen its relationships with the District by providing a platform for open dialogue for its citizens to discuss the needs of its local schools through adopted coordination mechanisms. Such information will be transmitted to the District via the City Commission when warranted.

Policy 10.1.1.3: The City of Lake Worth shall support the District’s plan and strategy around the 1 cent sales tax for renovation and modernization projects regarding schools located in Lake Worth.

Policy 10.1.1.4: Lake Worth shall lobby for its fair share of dollars and programming from Palm Beach County School District to support a wide variety of choice programs for its students.

Policy 10.1.1.5: Lake Worth shall create and foster a network of non-profit partners to provide access to programming for its citizens.

Policy 10.1.1.6: The City will work with the Parks and Leisure Services Department to provide programming for the 0-5 year population that includes literacy initiatives.

OBJECTIVE 10.1.2: The City understands that there are a great number of schools throughout the State and limited funds available for all their needs. As such, the City shall advocate for its schools and
students on a local and statewide level through all of its resources for improved funding, facilities and education-friendly legislation.

Policy 10.1.2.1: The City shall provide an opportunity at City Commission meetings for an update on the pressing needs of Lake Worth Schools. This will raise awareness with the local leaders in the community and provide visibility to our local representatives.

Policy 10.1.2.2: Prior to the beginning of every legislative session, the City shall identify education-friendly bills or initiatives and contact our local State Representatives and Senators to voice our support on behalf of the City’s leaders. In addition, the City Commission shall be provided with a report on this pending legislation for their further support.

Policy 10.1.2.3: The City of Lake Worth shall encourage developers to create and maintain housing diversity in new development proposals, in order to promote opportunities that will achieve cultural diversity in school age populations.

Policy 10.1.2.4: The City shall will help to identify and partner on grants which would provide financial support to the Lake Worth education initiatives identified elsewhere in this plan.

OBJECTIVE 10.1.3: The City shall support its collaborative partners in education

Policy 10.1.3.1: The City will enhance the educational partnerships with its non-profit partners through innovative funding sources such as grants, pilot or trial programs that might be implemented through government entities, non-profit organizations or educational foundations.

Policy 10.1.3.2: The City through its coordination mechanisms and staff shall continue to explore partnerships and funding opportunities to improve educational opportunities in Lake Worth.

Policy 10.1.3.3: Lake Worth shall investigate options available to improve local education opportunities, including but not limited to, implementation of a Charter School program and choice programs.

Policy 10.1.3.4: Lake Worth shall encourage working relationships between the individual educational facilities and non-profits to research and investigate obtaining grants for programs tailored to the
individual facilities that could be environmentally, scientifically or culturally or artistically based.

**Policy 10.1.3.5:** The City shall monitor education legislation to remain aware of any opportunities, which may be created to enhance education opportunities within the community.

**OBJECTIVE 10.1.4:** The City shall work to promote an approach to education that is coordinated with ancillary facilities such as: parks, libraries, recreational facilities, and Non-profit agencies

**Policy 10.1.4.1:** The City shall participate on School Advisory Committees for each Lake Worth school to gather and share information about local needs.

**Policy 10.1.4.2:** The City shall encourage the location and development of facilities such as university campuses, testing centers, private educational facilities, satellite educational programs, magnet facilities, charter schools, teaching universities, and technical centers that will enhance the educational opportunities in Lake Worth for children and adults alike. These public and private facilities shall be located in areas that meet the location criteria and site development conditions adopted in the Land Development Regulations.

**Policy 10.1.4.3:** Lake Worth shall develop recreation programming which supports the goal of providing all of its citizens with lifelong learning opportunities through enhanced cultural enrichment programs.

**GOAL 10.12:** The City of Lake Worth shall coordinate with the Palm Beach County School Board and other local governments for the planning of public educational facilities consistent with the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and the Municipalities of Palm Beach County for Coordinated Planning.” (the Interlocal Agreement), adopted by the School Board of Palm Beach County on August 19, 2015 and by the Lake Worth City Commission by Resolution 22-2017 dated June 6, 2017.

**Objective 10.12.1:** To establish and maintain a cooperative relationship with the School Board of Palm Beach County, Palm Beach County and adjacent municipalities in addressing land use planning and development of public school facilities.
**Policy 10.12.1:** The City of Lake Worth shall annually amend its Capital Improvement Element to incorporate the School Board of Palm Beach County Capital Facilities Plan update.

**Policy 10.12.2:** The City of Lake Worth shall have no obligation or responsibility of funding the School Board Five-Year Capital Facilities Plan, by incorporating such Capital facilities Plan into the City’s Capital Improvement Element.

**Policy 10.12.3:** The City’s Planning and Zoning Board shall include a non-voting member of the School District, appointed by the School Board.

**Objective 10.12.2:** To establish a process for the coordination of development approvals and planning for school facilities.

**Policy 10.12.2.1:** The City of Lake Worth shall coordinate planning and share information with the School District, the County and adjacent municipalities regarding existing and planned public school facilities, proposals for development and redevelopment, and infrastructure needed to support school facilities and population projections.

**Policy 10.12.2.2:** The City shall provide information on future or active residential developments, including future land use amendments and approved development orders, and projected development and redevelopment projects on an annual basis.

**Policy 10.12.2.3:** The City shall cooperate with the School District, the County and adjacent municipalities in the siting of school facilities, including the availability of public infrastructure to serve the proposed school site.

**Policy 10.12.2.4:** The City shall provide information to the School district regarding potential collocation of school facilities in proximity to parks, libraries, community centers and other public facilities.

**Goal 10.1:** To provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

**Objective 10.1.1:** To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for
Policy 10.1.1.1: The LOS standard is the school’s utilization, which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each (CSA). No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG), which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first student count of the second semester reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization.

Policy 10.1.1.2: If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through: 1) program adjustments, 2) attendance boundary adjustments, or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS, a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

Policy 10.1.1.3: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5-year planning period. The study shall include data which shows the extent that capacity has been exceeded attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:
1. Demographics in the school’s Concurrency Service Area (CSA);

2. Student population trends;

3. Real estate trends (e.g., development and redevelopment);

4. Teacher/student ratios; and

5. Core facility capacity;

Policy 10.1.1.4: The adopted LOS standard became applicable to the entire County at the beginning of the 2004–05 school year, at which time the School District was to achieve the countywide adopted level of service for all schools of each school type. For the City’s 2008–2013 planning period, the LOS standard shall be as shown in Appendix 6 of the Data, Inventory and Analysis section of the City’s Comprehensive Plan:

In the interim, Table 12-3 establishes the tiered level of service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered LOS during that time shall not be allowed to exceed the utilization standards for that school type as shown in Table 12-4, Maximum Utilization Table of this element.

**Table 12-3** Standards for Tiered Level of Service

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Table 12-4
MAXIMUMUTILIZATION TABLE:
Standards for Utilization of Capacity

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Policy 10.1.1.5: Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map 10.1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

1. The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

a. School locations, student transporting times, and future land uses in the area.

b. Section lines, major trafficways, natural barriers and county boundaries.
2. Each CSA shall demonstrate that:

a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and

b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

3. Consistent with §163.3180(13)(c)2, F.S., changes to the CSA boundaries shall be made only by amendment to the (Public School Facilities Element) and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2 (a) and (b), above, are met.

Policy 10.1.1.6: The City shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District’s most recently adopted Five-Year Plan, as reflected in Table 9.2 (Six-Year Capital Improvement Schedule) of the Capital Improvement Element of the City’s Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 10.1.1.7: The City shall amend the Capital Improvement Element, including the Five-Year Schedule of Capital Improvements and any necessary references to the School District’s Six-Year Capital Improvement Schedule, when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Capital Improvement Schedule.

Policy 10.1.1.8: For purposes of urban infill and in recognition of the entitlement density provisions of the City’s Future Land Use Element, the impact of a home on an existing single-family lot of record shall not be subject to school concurrency.

Policy 10.1.1.9: The City shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the
School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:

1. **The occurrence of an “Act of God”; or**

2. **The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or**

3. **The School District’s adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in and CSA; or**

4. **The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or by a court action or final administrative action; or**

5. **If concurrency is suspended in one-third or more of the CSAs pursuant to Policy below.**

2. **School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:**

   1. **Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or**

   2. **The School District does not maximize utilization of school capacity by allowing a particular CSA or an**
individual school to exceed the adopted Level of Service (LOS) standard; or

- Where the School Board materially amends the first 3 years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.

3. The City shall maintain records identifying all Concurrency Service Areas in which the School District has notified the City that the application of concurrency has been suspended.

4. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs has been achieved.

5. If a Program Evaluation Report as defined in the Interlocal Agreement to establish school concurrency recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the signatories of the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”.

6. Upon termination of the Interlocal Agreement the City shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

Objective 10.1.2: To allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

Policy 10.1.2.1: Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School
District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or

2. Renovation of existing buildings for use as public school facilities; or

3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Policy 10.1.2.2: Level of service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs; otherwise mitigation measures shall be required for development order approval.

Objective 10.1.3: To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 10.1.3.1: The City, in coordination with the School District and other local governments, shall annually amend Table 9.2 of the Capital Improvement Element (School District of Palm Beach County Six-Year Capital Improvement Schedule), to maintain consistency with the School Board’s adopted Five-Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five-year planning period.

Goal 10.2: To maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.
Objective 10.2.1: To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 10.2.1.1: The City shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 10.2.1.2: There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 10.2.1.3: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy 10.2.1.4: The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy 10.2.1.5: The City shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities, including developer participation or City capital budget expenditures for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;

- Providing for the review for all school sites as indicated in Policy 10.2.1.1 above; and,

- Allowing schools as a permitted use within all urban residential land use categories.

Policy 10.2.1.6: The City shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and
community centers with schools, to the extent possible, as sites for plans prepared.

Objective 10.2.2: To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities, which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy 10.2.2.1: The City shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency,” which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with §§163.3177(6)(h)1 and 2, F.S., and 163.3180, F.S.

Policy 10.2.2.2: The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 10.2.2.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports;
6. Operation and effectiveness of the Concurrency Program; and
7. Program Evaluation Reports.
Policy 10.2.2.3: The City shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

Policy 10.2.2.4: The City shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The City shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District’s long-range facilities maps, (Maps and 10.6), to ensure consistency and compatibility with the provisions of this Element.

Policy 10.2.2.5: The City shall advise the School District of a proposed public school site’s consistency with the City’s Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 10.2.2.6: The City shall provide opportunity for the School District to comment on comprehensive plan amendments, rezoning, and other land use decisions, which may be projected to impact on the public schools facilities plan.

Policy 10.2.2.7: The City shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter
locations, and evacuation routes;

3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

**Objective 10.2.3:** To establish a joint process of coordination and collaboration between the City, Palm Beach County and the School District in the planning and decision making on population projections.

**Policy 10.2.3.1:** The City shall provide updated Land Use maps to the County for the conversion of the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR’s annual estimates by municipality, persons-per-household figures, historic growth rates and development potential. These projections are shown in Exhibit E of the Interlocal Agreement as “Projected Units Table” which shall be amended annually and provided to the School District.

**Policy 10.2.3.2:** The City commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

**Concurrent Service Area (CSA) Boundary Descriptions**

The Palm Beach County School District is divided into twenty-one CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the map included in the Data, Inventory, and Analysis of the City’s Comprehensive Plan, as bounded by Section lines, major trafficways, natural barriers and county boundaries consistent with §163.3180(13)(c)2, F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan
amendments.

### #1
**NORTH** — The Martin / Palm Beach County Border  
**SOUTH** — Donald Ross Rd  
**EAST** — The Atlantic Ocean  
**WEST** — Florida’s Turnpike

### #2
**NORTH** — The Martin / Palm Beach County Border  
**SOUTH** — Donald Ross Rd of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy  
**EAST** — Florida’s Turnpike  
**WEST** — Bee Line Hwy

### #3
**NORTH** — Donald Ross Rd  
**SOUTH** — The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trl, then South along Military Trl to Northlake Blvd, then West along Northlake Blvd to Florida’s Turnpike  
**EAST** — The Atlantic Ocean  
**WEST** — Florida’s Turnpike

### #4
**NORTH** — The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18  
**SOUTH** — Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07  
**EAST** — Florida’s Turnpike  
**WEST** — The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy, and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

### #5
**NORTH** — The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12 West to Military Trl.  
**EAST** — The Atlantic Ocean  
**WEST** — Military Trl.
#6
NORTH—Northlake Blvd
EAST—Military Trl.

#8
EAST—The Atlantic Ocean
WEST—Military Trl.

#9
EAST—Military Trl.
WEST—The West Section Line of Sections (using T-R-S) 43-42-06, 43-42-07, 43-42-18, and 43-42-19 North of the South Line of the North Half

#10
NORTH—Northlake Blvd-West to Grapeview Blvd, North along Grapeview Blvd, then West along the South Section Line of Sections (using T-R-S) 42-41-08, and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13
SOUTH—Southern Blvd-West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33
EAST—The East Section Line of Sections (using T-R-S) 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd
WEST—The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd
#11
SOUTH — The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl.
EAST — The Atlantic Ocean
WEST — Military Trl.

#12
SOUTH — The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl., 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
EAST — Military Trl.
WEST — The West Section Line of Section (using T-R-S) 43-42-19 South of the North Line of the South Half, and State Rd.7

#14
NORTH — The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl.
EAST — The Atlantic Ocean
WEST — Military Trl.

#15
NORTH — The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl., 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
SOUTH — The L-14 Canal
EAST — Military Trl.
WEST — State Rd.7

#16
NORTH — Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33
SOUTH — The South Section Line of Sections (using T-R-S) 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29, and 44-41-30 East of the L-40 Canal
EAST — U.S. Hwy 441 / State Rd.7
WEST — The L-40 Canal and the West Section Line of Section 43-40-33 South of Southern Blvd
#17
SOUTH - The Boynton Canal
EAST - The Atlantic Ocean
WEST - Jog Rd

#18
NORTH - The L-14 Canal West to the Florida Turnpike, then North along the Turnpike to the South Section Line of Section (using T-R-S) 44-41-29, then West along the South Section Line of Sections 44-42-30, 44-41-26, 44-41-27, 44-41-28, 44-41-29 and 44-41-30 East of the L-40 Canal
SOUTH - The Boynton Canal
EAST - Jog Rd
WEST - The L-40 Canal

#19
NORTH - The Boynton Canal
SOUTH - The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7-South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal
EAST - The Atlantic Ocean
WEST - The L-40 Canal

#20
NORTH - The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7-South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal
EAST - The Atlantic Ocean
WEST - The L-40 Canal

#21
SOUTH - The Palm Beach / Broward County Border
EAST - The Atlantic Ocean
WEST - The L-40 and L-36 Canals
#22

NORTH — The Martin / Palm Beach County Border
SOUTH — The Palm Beach / Broward County Border
EAST — From the Martin / Palm Beach County Border, the Bee Line Hwy South to the West Section Line (using T R S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24, 42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along The West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 443-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.

WEST — The Shoreline of Lake Okeechobee South to the South Section Line of Section (using T R S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border.

#23

NORTH — The South Section Line of Sections (using T R S) 43-37-22 East of Lake Okeechobee, and 41-37-23
SOUTH — The L-16 and L-21 Canals, also referenced as the Bolles Canal
23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal.

XI11. ECONOMIC DEVELOPMENT ELEMENT

GOAL 11.1: The economic goal of the City of Lake Worth is to achieve a sustainable, balanced and diversified economy which is compatible with the City’s built environment and protects important cultural, historical and natural resources.

Objective 11.1.1: The City of Lake Worth shall maintain and expand a diversified economy by encouraging growth in targeted cluster industries that provide employment and complement changing economic conditions by supporting existing businesses, business attraction, renewable energy and by retaining and improving resource-based sectors, such as tourism, retirement, and recreation.

Policy 11.1.1.1: The City shall provide an economic development program and strategy that focuses on the retention, expansion, and relocation of primary and target businesses, and is designed to encourage business growth to better distribute the tax burden from residential uses to primary and target business uses.

Policy 11.1.1.2: The City shall support renewable energy as an economic development engine.

Policy 11.1.1.3: The City shall establish Target Industry Clusters which shall evolve based on emerging business trends.

Objective 11.1.2: The City shall protect existing land designated for employment-generating uses, whether vacant or developed, from encroachment of incompatible uses and promote sustainable development and redevelopment of properties within its designated Target Industry Clusters.

Policy 11.1.2.1: The City shall establish a list of target industries and businesses which will be evaluated annually in order to reflect the current economic needs of the City as well as those identified by the Business Development Board of Palm Beach County and Enterprise Florida.

Policy 11.1.2.2: The City shall attract industries and employers in cluster industries such as light manufacturing, green manufacturing, cultural arts, artisanal arts, research and development, tourism and
associated ancillary businesses; and, other emerging industry clusters.

Policy 11.1.2.3: The City shall allocate adequate commercial, industrial, and residential acreage through mechanisms such as zoning and land use plans to meet future needs of a diversified economy.

Policy 11.1.2.4: The City shall adopt and maintain Land Development Regulations that provide incentives for the development of innovative sustainable initiatives, such as, but not limited to, the Sustainable Incentive Bonus Program.

Policy 11.1.2.5: The City shall provide incentives to encourage job creation within municipal boundaries such as the Economic Development Electricity Incentive Rate Program as well as examine the possibility of adding other economic incentive programs to encourage investment within the City.

Policy 11.1.2.6: The City shall assess land use, transportation and business patterns and trends to identify areas that are suitable for redevelopment to provide business retention, expansion, relocation and development incentives for those areas.

Policy 11.1.2.7: The City shall assist in the retention and growth of existing businesses within the City, particularly those that provide value-added employment matching the skill sets of citizenry or that support or complement those employment sectors.

Policy 11.1.2.8: The City shall conserve and enhance the natural and recreational resources that provide the foundation of the City’s retirement, recreation, and tourist based economic sectors.

Policy 11.1.2.9: The City shall preserve and interpret its historic and architectural features to strengthen its attractiveness and build a broader experience for the City’s residents and visitors.

Policy 11.1.2.10: The City shall continue a coordinated approach with local governmental entities and through public/private partnerships to provide a unified perspective and single point of contact for economic development in the City.

Policy 11.1.2.11: The City shall foster the redevelopment of commercial corridors by preparing individual corridor redevelopment plans for key
Policy 11.12.11: The City shall establish and maintain land uses and zoning regulations that will facilitate telecommuting, home based occupations, mixed-use centers, Transit-Oriented Development (TOD) areas, and other components that are helpful to job creation and retention, including the targeted industries.

Policy 11.12.12: The City shall encourage balance and growth in retail trade and services by continuing to support existing retail services while implementing planned redevelopment and new growth potential to foster neighborhood-based services to serve local needs.

Policy 11.12.14: The City shall accommodate balanced growth and housing needs of the City’s labor force.

Policy 11.12.15: The City shall maintain its unique urban character and charm by preserving historic sites and districts within the City as much as possible, and direct economic development projects to existing mixed-use corridors and sites as well as to the Lake Worth Park of Commerce.

Policy 11.12.16: The City shall strive to maintain a balance between neighborhoods and housing supply to attract businesses and related workforce personnel.

Policy 11.12.17: The City shall maintain adequate infrastructure to accommodate sustainable growth.

Objective 11.1.3: The City shall foster an innovative business climate by maintaining a continuous process of review and adjustment to government rules, regulations and procedures aimed toward improving the businesses climate within the City.

Policy 11.1.3.1: The City may maintain an ongoing dialogue with business owners to address concerns and propose solutions.

Policy 11.1.3.2: The City shall form strategic alliances with cultural groups such as the Cultural Council of Palm Beach County, Palm Beach County Film and Television Commission, Lake Worth Community Redevelopment Agency and Lake Worth Arts (LULA) in order to promote the cultural arts that are an essential component of the Lake Worth economy.
Policy 11.1.3.3: The city shall develop strategic partnership agreements with primary land holders within the City to develop incentive programs for business development.

Policy 11.1.3.4: The City shall continue to allocate adequate commercial, industrial, and residential areas and sites through mechanisms such as zoning and land use plans, and implement and promote existing mixed-use areas and corridors designated for such uses, to meet the future needs of a diversified economy.

Policy 11.1.3.5: The City shall monitor and report annual economic growth regarding increases in employment, average wages, and ad valorem tax generation.

Policy 11.1.3.6: The City shall establish an expedited approval process for "Permit Ready" nonresidential developments. "Permit Ready" nonresidential developments are those that provide a Final Site Plan that demonstrates compliance with the Land Development Regulations (LDRs) and delineates those outstanding requirements of the LDRs that must be complied with at time of issuance of a building permit.

Policy 11.1.3.7: The City shall maintain and develop programs to encourage and facilitate the expansion and relocation of target industries in the City, including, but not limited to:

a. Provide incentives or remove disincentives to attract companies;

b. Refine the targeted expedited permitting program for companies that are expanding operations or moving into the City so that value-added employment may be created at a faster pace;

c. Establish standing pre-application meetings;

d. Establish Special Development Review Committee meetings, if necessary, to accommodate expedited review processes;

e. Continue to review land development processes to determine where opportunities for streamlining the approval process can be accomplished;
f. Consider establishing an Energy Economic Zone in coordination with the Department of Economic Opportunity.

g. Coordinate with the City of Lake Worth Community Redevelopment Agency to foster economic development initiatives.

h. Strive to build broader working relationships with the Palm Beach County Department of Economic Sustainability and the Business Development Board of Palm Beach County.

i. Continue to improve working relationships between government and the business community and support the economic development efforts of private organizations;

j. Assess financial incentive programs offered at the local, regional, state, and national (federal) levels that would support City economic development efforts; and

k. Continue to analyze City fee structures to determine regional competitiveness in the recruitment and/or expansion of business operations.

l. Coordinate with the Cultural Council of Palm Beach County to continue fostering economic development initiatives.

Policy 11.1.3.8: The City shall develop and implement programs that reflect an attitude that encourages the growth and success of primary and target businesses, to communicate the opportunities available in Lake Worth to businesses, and to enhance the pro-business image of Lake Worth to:

a. Network through local, regional, State, and National organizations to identify and serve prospective target businesses.

b. Adopt an annual marketing plan with a variety of methods to promote the business advantages and opportunities available to expanding and relocating target businesses.

Policy 11.1.3.9: The City shall market assets to businesses considering location or relocation via the world wide web, through public outreach, and in conjunction with official economic development organizations such as the Business Development Board of Palm Beach County,
Palm Beach County Department of Economic Sustainability and Enterprise Florida.

**Policy 11.1.3.10:** The City shall, in recognizing constraints such as location, site access, existing utility infrastructure, or other conditions that may constrain redevelopment in compliance with generally applicable standards, establish criteria for sites where it would be appropriate to facilitate redevelopment of existing properties based on alternative standards.

**Objective 11.1.4:** The City may act as the liaison to coordinate all State and Federal incentive programs on behalf of the locating or expanding company, as applicable.

**Policy 11.1.4.1:** The City may periodically evaluate and report the needs of high-value-added companies considering locating in Lake Worth. The evaluations and reports will include but are not limited to, needs such as, human resources, workforce, technology, infrastructure, tax and regulatory environment, quality of life, and economic development incentives and programs.

**Policy 11.1.4.2:** The City may conduct on-going target business visitations to build relationships and identify company needs; deliver services; market industry programs; and maintain open lines of communication with executive-level management, and communicating this information in order to affect policies that can enhance job creation.

**Policy 11.1.4.3:** The City may coordinate with service providers who will respond to target business needs identified through the visitation outreach process. These services will include:

a. Confidential site and building analysis/referral.

b. Financing options and programs.

c. Workforce training programs.

d. Permitting and regulatory assistance.

e. Exporting assistance.

f. Business consulting service.

g. Liaison with local, State, and Federal agencies.
Policy 11.1.4.4: The City may require an annual report in coordination with other agencies involved (directly or indirectly) in economic development in the City. The report will monitor the effect of implementation of these policies on economic growth and levels of employment and make recommendations with regard to eliminating, strengthening, and/or enhancing economic development policies. The annual report will include:

a. Highlights of the previous year's activity.
b. Marketing outreach efforts.
c. Business development activities.
d. Business retention and expansion activities.
e. Workforce training activities.

Policy 11.1.4.5: The City may host economic development training for elected officials and community leaders to providing awareness for sustainable economic development; understanding their role in promoting the community as a business location; and, motivating them to give economic development issues the highest possible priority.

Policy 11.1.4.6: The City shall increase coordination with the South Florida’s Manufacturer’s Association (SFMA) to promote development of a skilled manufacturing workforce in the region.

Policy 11.1.4.7: The City shall annually conduct a survey of targeted businesses to collect information essential to identifying the business trends relating to markets, employment demands, sources of materials, and workforce training needs.

Policy 11.1.4.8: The City shall consider enacting an ordinance to create and implement a Local Manufacturing Development Program, as specified in Chapter 163.325, F.S., including 163.3251-163.3253, also known as the “Manufacturing Competitiveness Act”.
Objective 11.1.5: The City shall promote year-around tourism to moderate seasonal employment fluctuations in the retail and service sectors.

Policy 11.1.5.1: The City shall work with the Palm Beach County Convention and Visitors Bureau to promote growth in year-round tourism.

Policy 11.1.5.2: The City shall work with the Cultural Council of Palm Beach County to promote the emerging art community in the City and creating a cultural arts destination.

Policy 11.1.5.3: The City shall promote the Cultural Corridor Master Plan supported by the Community Redevelopment Agency and the Cultural Council of Palm Beach County to embrace arts and culture as an engine for economic development.

Policy 11.1.5.4: The City shall work with LULA, Lake Worth Arts, Lake Worth Street Painting Festival, the Cultural Council of Palm Beach County, Benzaiten Center for Creative Arts and other cultural based organizations to cultivate engagement from local artists including approving live-work studio spaces and new programs for arts-centered businesses.

Policy 11.1.5.5: The City shall, in working with its partner organizations, seek to market the City, as a whole, as a destination for its citizens, businesses, and tourists and seek opportunities that provide necessary services to support local spending.

Objective 11.1.6: The City shall support efforts to increase the number, viability, and growth of small business enterprises to further strengthen and diversify the economy.

Policy 11.1.6.1: The City shall collect, develop, and disseminate information related to small business opportunity, and minority and women business enterprises.

Policy 11.1.6.2: The City shall collaborate with Florida Small Business Development Center to inform businesses of counseling, training, and information resources available to small businesses.

Policy 11.1.6.3: The City shall facilitate productive support and assistance within all City departments for the relocation or expansion of established small businesses.
Policy 11.1.6.4: The City shall support local and minority business efforts by establishing purchasing policies to provide the maximum opportunity for increased participation by local, small and minority business.

Objective 11.1.7: The City shall provide leadership to the ongoing efforts to improve the public education system in order to encourage industry to locate or expand in Lake Worth. The City shall encourage participation of business, economic, and educational leaders and institutions in this effort.

Policy 11.1.7.1: The City shall encourage education and training institutions to provide education and research programs that meet the needs of targeted cluster industries, and encourage supplemental education to support existing businesses and programs to stimulate new business development.

Policy 11.1.7.2: The City shall strengthen its relationship with local higher education institutions, such as Palm Beach State College, by providing opportunities for faculty and students to participate in City programs that encourage economic development and education.

Policy 11.1.7.3: The City shall support the location of high school, vocational, universities, and research and development training institutions proximate to economic development centers in the City, and support high school, vocational school, universities, and research and development training programs oriented to preparing students for success in targeted economic development sectors.

Policy 11.1.7.4: The City shall forge partnerships to identify and develop needed workforce skills and innovations (workforce development).

Policy 11.1.7.5: The City shall support efforts to coordinate with America Works, Enterprise Florida, and the Palm Beach County School Board and related organizations to obtain and administer grant funding that may be available to help train the local workforce in order to retain and attract businesses that create new high-quality jobs within the City.

Policy 11.1.7.6: The City shall expand its economic base by creating an environment which encourages entrepreneurship through strong partnerships with America Works, Enterprise Florida, Florida Atlantic University, Palm Beach State College, the Palm Beach
The City shall strengthen its relationship with primary and secondary educational institutions.

Objective 11.1.8: The City shall maintain the quality of its balance between man-made and natural environments as a means of attracting and maintaining target industries and retaining a healthy foundation for its economy.

Policy 11.1.8.1: The City shall continue to provide for attractive open spaces and sustainable natural environments that enhance the quality of life in the City and protect the functions of important regional environmental resources.

Policy 11.1.8.2: The City shall promote industries and businesses that support cultural, nature-based, heritage and eco-tourism activities.

Policy 11.1.8.3: The City shall maintain and promote its tourism and ecotourism industry and preserve its natural environment.