

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	---	---	---	---	---
Operating Costs	---	---	---	---	---
External Revenues	---	---	---	---	---
Program Income (County)	---	---	---	---	---
In-Kind Match (County)	---	---	---	---	---
NET FISCAL IMPACT	<u># See below</u>	---	---	---	---
# ADDITIONAL FTE POSITIONS (Cumulative)	---	---	---	---	---
Is Item Included In Current Budget?	Yes _____	No _____			
Budget Account No.:	Fund _____	Department _____	Unit _____	Object _____	
		Program _____			

B. Recommended Sources of Funds/Summary of Fiscal Impact:

*There is no fiscal impact associated with this workshop item. Fiscal impacts and funding sources for any specific Board direction resulting from this workshop would be analyzed at the time those items are brought to the Board for action.

C. Departmental Fiscal Review: Paul D'Agostino

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

<p><u>Paul S. C.</u> 6/24/09 OFMB 6/23/09 CN 6/22/09</p>	<p><u>Ann J. [Signature]</u> 6/24/09 Contract Dev. and Control</p>
--	--

B. Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

Attachment A

**TRANSFER OF
DEVELOPMENT RIGHTS (TDR)
2008 - ANNUAL REPORT**

to the

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**



Prepared by the Planning, Zoning and Building Department
June 30, 2009

Executive Summary

The Unified Land Development Code (Article 5.G) requires the Executive Director of Planning, Zoning and Building Department (PZB) to prepare an Annual Report on the TDR Program for the Board of County Commissioners (BCC). Accordingly, the 2008 TDR Annual Report has been prepared. This report provides the information required:

- the number of units in the County's TDR Bank;
- the number of units sold during the past year; and,
- the recommended price per County TDR unit.

TDR Program Status

The following table summarizes the status of the Program:

	2007-08	2006-07
Number of Units in the County's TDR Bank beginning fiscal year	7,334	7,698
Number of Units Sold During Fiscal Year	137	364
Number of Units in the County's TDR Bank end of fiscal year	7,197	7,334
Recommended Price per County TDR Unit for Fiscal Year <u>2007-08</u>	\$50,000 (no change)	\$50,000 (no change)

Number of TDR Units Available in the County's TDR Bank

As of September 30, 2008 there are 7,197 units in the County's TDR Bank available for sale.

TDR Applications Received and Approved/Escrow Account

A total of 7 TDR applications were approved during 2007-2008 Fiscal Year. The following table summarizes the number of units and approval date for each project. It is important to note that the funds associated from these TDR units are placed in an escrow account and will not be released to the county until such time as the first building permit is ready to be issued. Once these funds are paid to the County, they are non-refundable.

Project	Number of Approved TDR Units	Total Number of Units in Project	BCC/DRO Approval Date	BCC or DRO Approval
Colonial Lakes**	35	144	11/29/07	BCC
Gulfstream Villas	3	6	1/24/08	BCC
Aspen Square PUD	35	171	2/28/08	BCC
Mirzadeh Apartments	11	34	6/30/08	BCC
Colony at Lake Worth PUD***	23	221	9/29/08	BCC
Haverhill Acres PUD	29	160	5/22/08	BCC
Sunset Drive Duplex	1	2	9/10/08	DRO
Total:	137	-	-	-

*See attached informational maps, pages A-1 through A-7, for project locations.

** Project purchased 35 TDRs on April 24, 2008, but will only be utilizing 23 based on last BCC approval dated March 30, 2009 where unit count was reduced to 132 units.

*** Project originally purchased 39 TDRS on January 29, 2004, this approval represents 23 additional TDR units which increased the total units from 149 to 221

Recommended Price Per Unit

There is no recommendation from Planning Division regarding a price change to the current TDR unit price. The following shows the number of TDR units purchased at a reduced price and were approved by the BCC.

Project	Total # of TDRs	# TDRs at \$1.00	Cost for balance of TDR Units
Colonial Lakes	35	35	0
Gulfstream Villas	3	3	0
Aspen Square PUD	35	35	0
Mirzadeh Apartments	11	11	0
Colony at Lake Worth PUD	23	23	0
Haverhill Acres PUD	29	29	0
Sunset Drive Duplex	1	1	0

TDR Projects in process

Additionally, 5 projects (331 TDR units) are currently in the zoning review process, all of which are asking for a price reduction to \$1.00 per unit.

Project	Number of TDR Units	Total Units in Project	Acreage	BCC or DRO Approval
Woodwind PUD	109	202	36.35	BCC (02/25/09)

Andalucia PUD	115	265	58.03	BCC (02/25/09)
Southern Trail PUD	76	360	22.40	BCC
Village of Hope	3	25	beds	BCC (01/29/09)
Town Commons PUD	28	132	20.84	BCC

* See attached informational maps, pages A-8 through A-12, for project locations.

TDR Applications Denied

Project	Number of Units	Status
Cole Street Villas	5	Denied (5/22/08)

*See attached informational map, page A-13, for project location.

TDR Applications Withdrawn

Project	Number of Units	Status
Carlyle CLF	18	Withdrawn (4/11/08)

*See attached informational map, page A-14, for project location

Motion

- 1) To receive and file the 2007-08 TDR Annual Report including the recommended price per County TDR unit.

ATTACHMENTS:

TDR Applications Received and Approved

Colonial Lakes	A-1
Gulfstream Villas	A-2
Aspen Square PUD	A-3
Mirzadeh Apartments	A-4
Colony at Lake Worth	A-5
Haverhill Acres PUD	A-6
Sunset Drive Duplex	A-7

TDR Projects in process

Woodwind PUD	A-8
Andalucia PUD	A-9
Southern Trail PUD	A-10
Village of Hope	A-11
Town Commons PUD	A-12

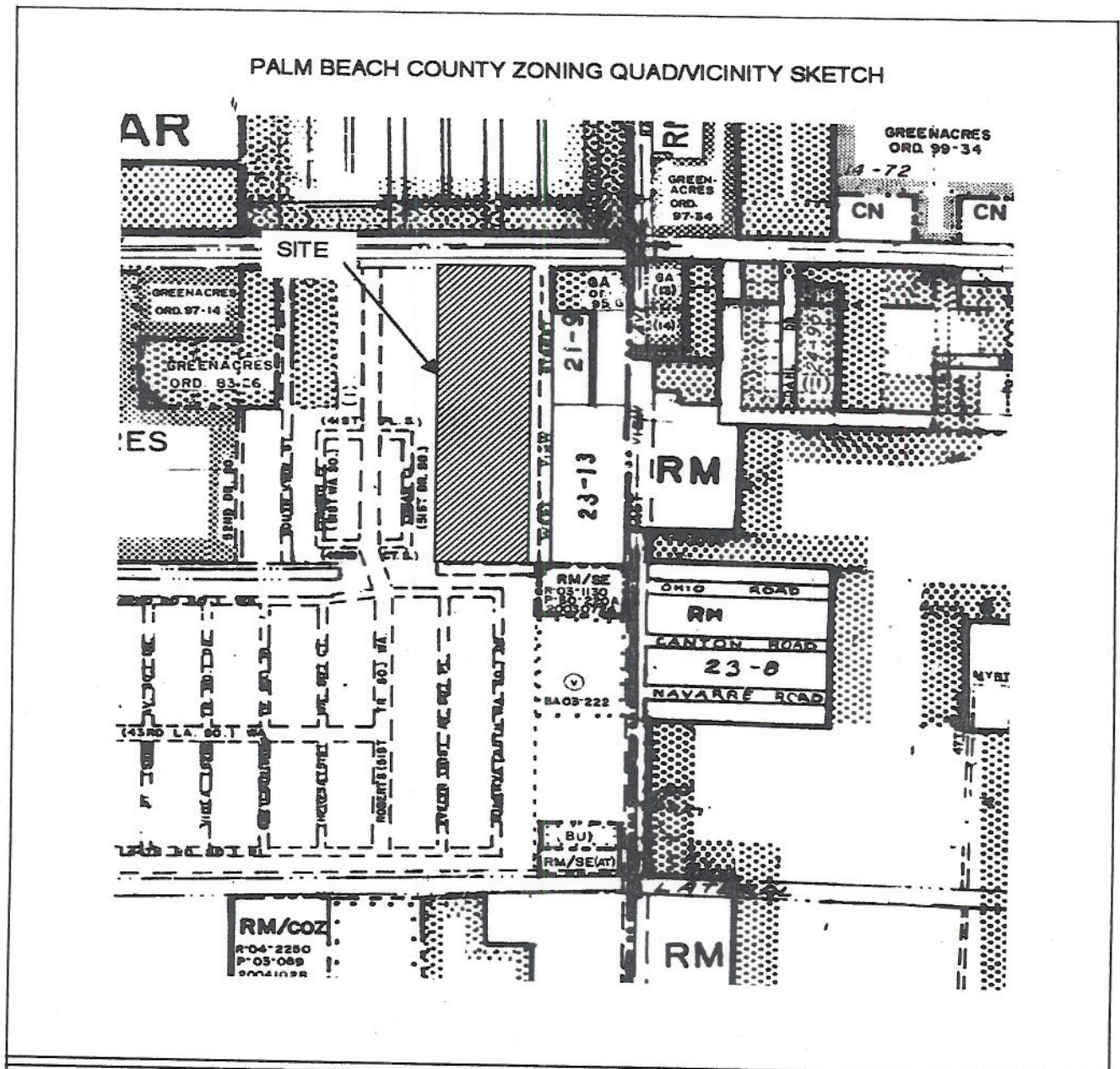
TDR Applications Denied

Cole Street Villas	A-13
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TDR Applications Withdrawn

Carlyle CLF	A-14
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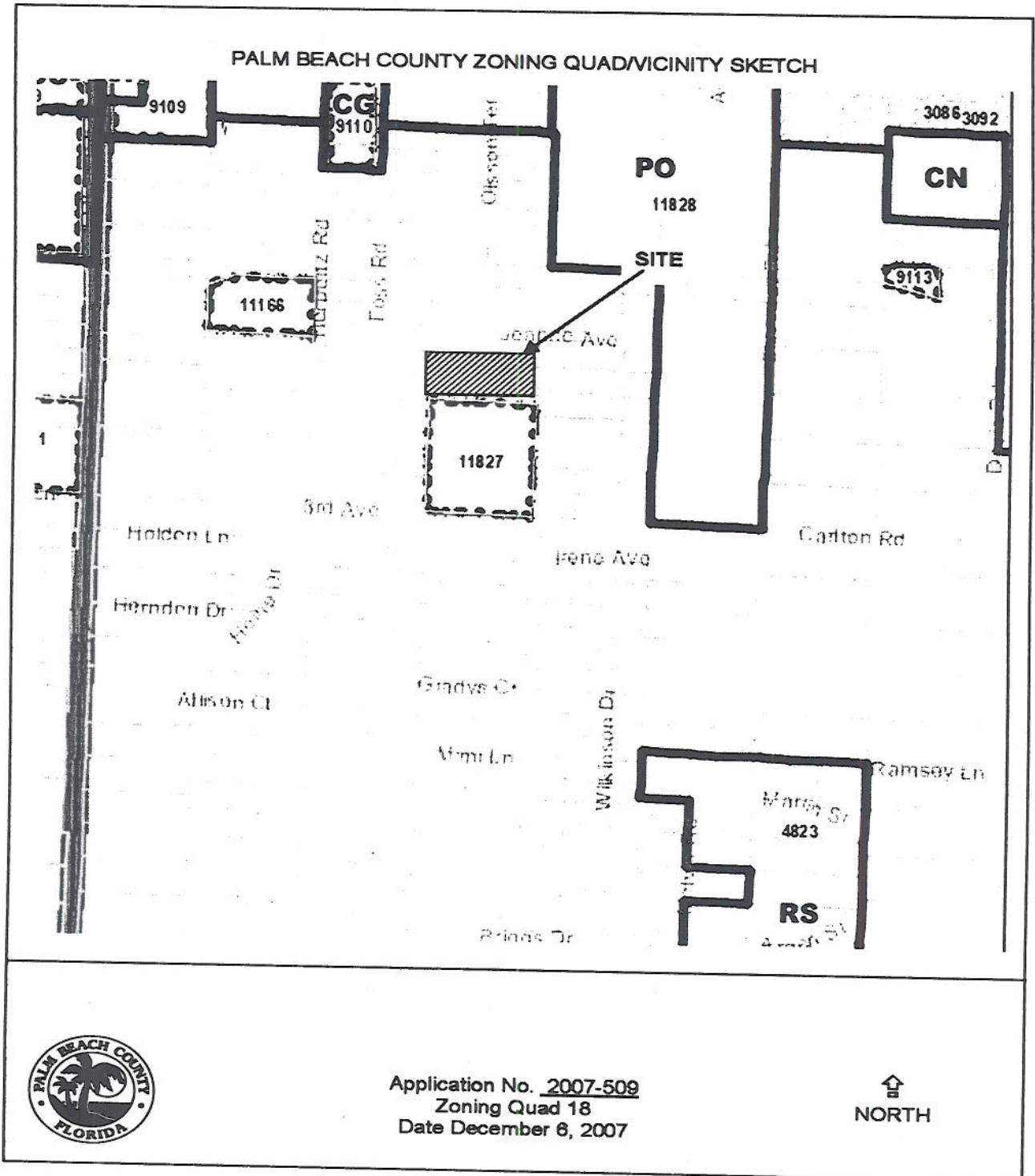
Attachment A-1 Colonial Lakes



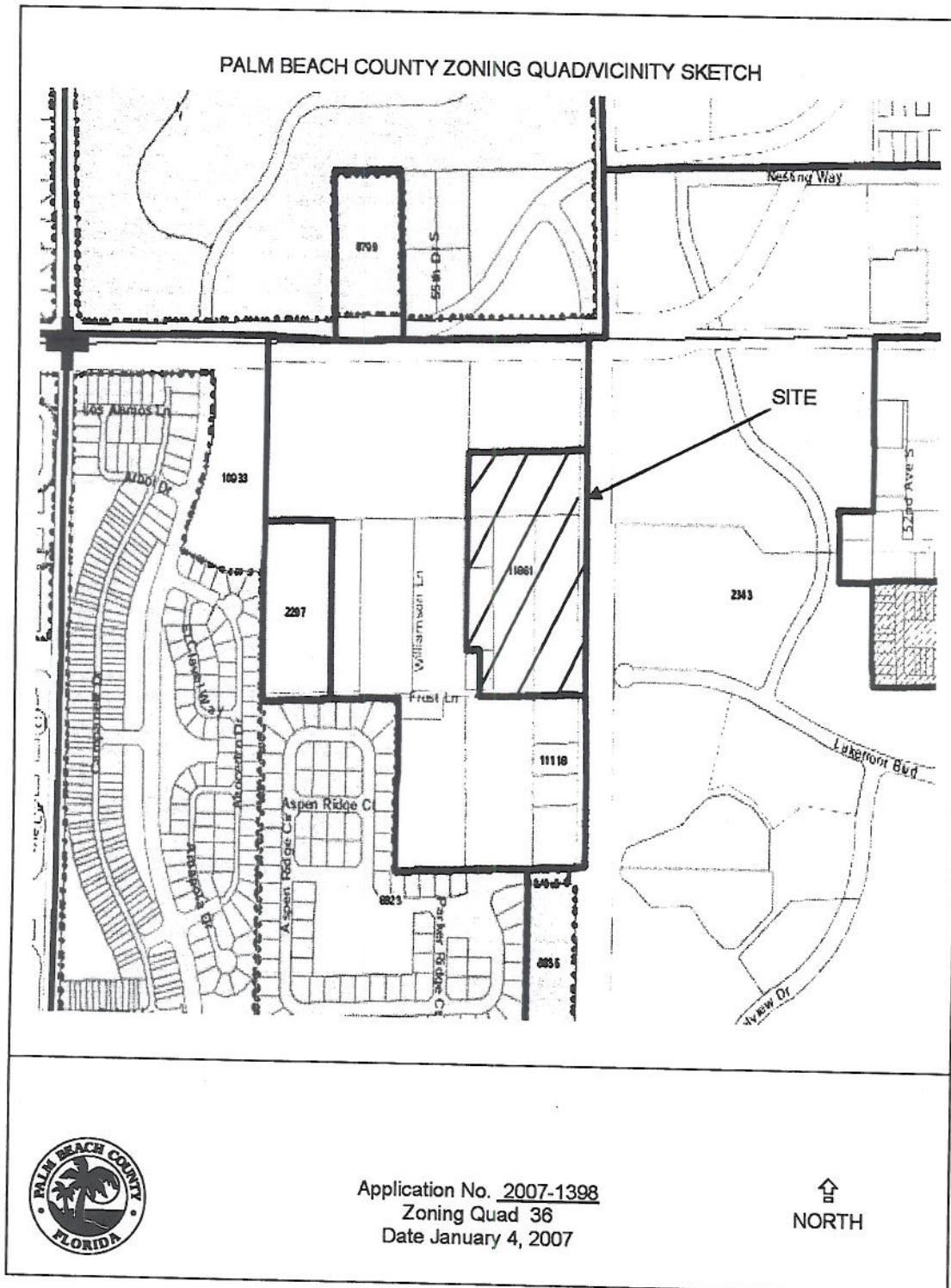
Application No. 2006-022
 Zoning Quad 33
 Date August 2, 2007



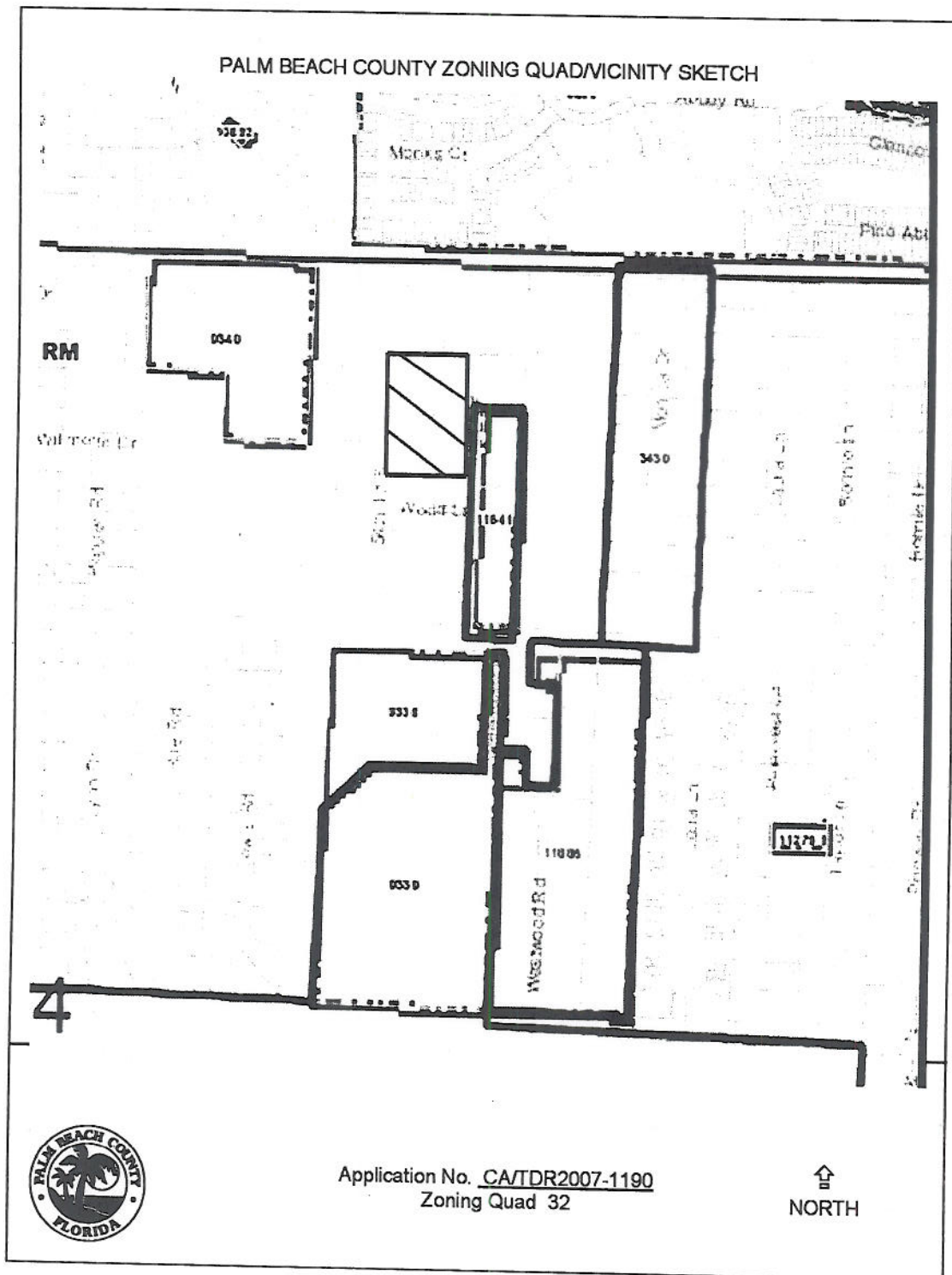
Attachment A-2 Gulfstream Villas



Attachment A-3 Aspen Square PUD

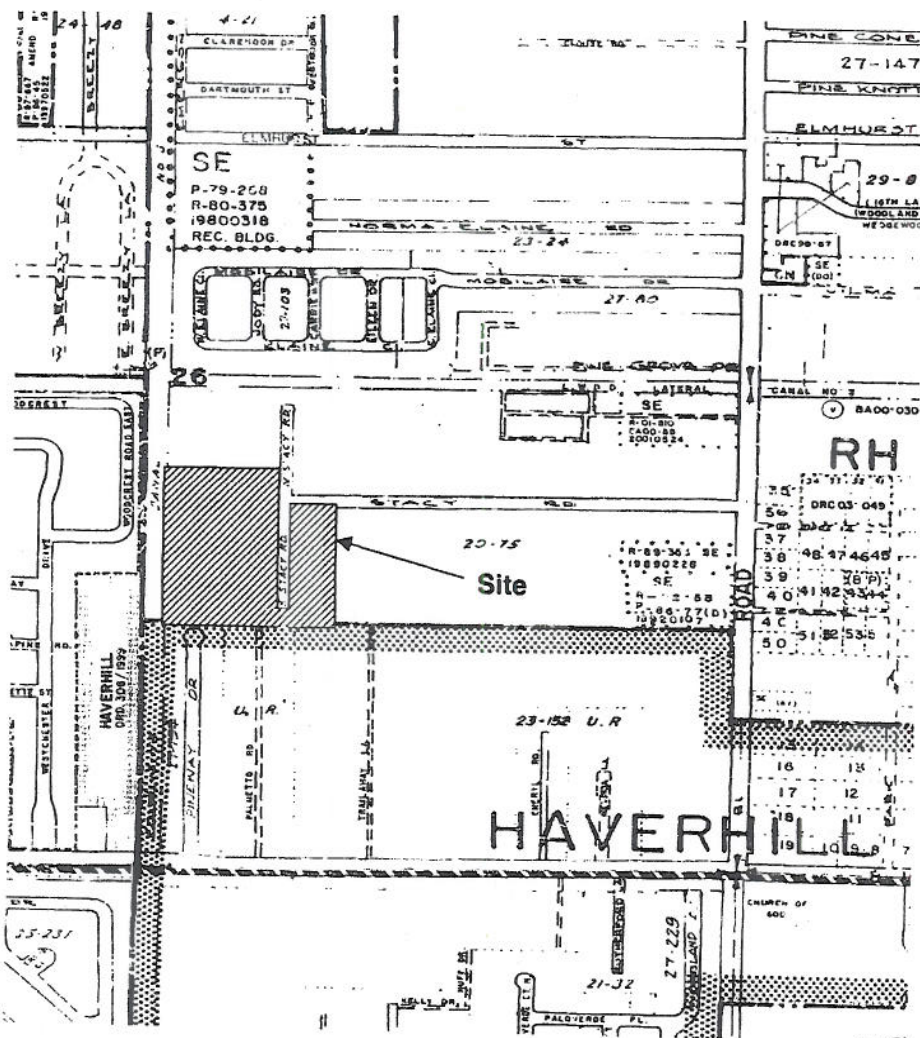


Attachment A-4 Mirzadeh Apartments



Attachment A-6 Haverhill Acres

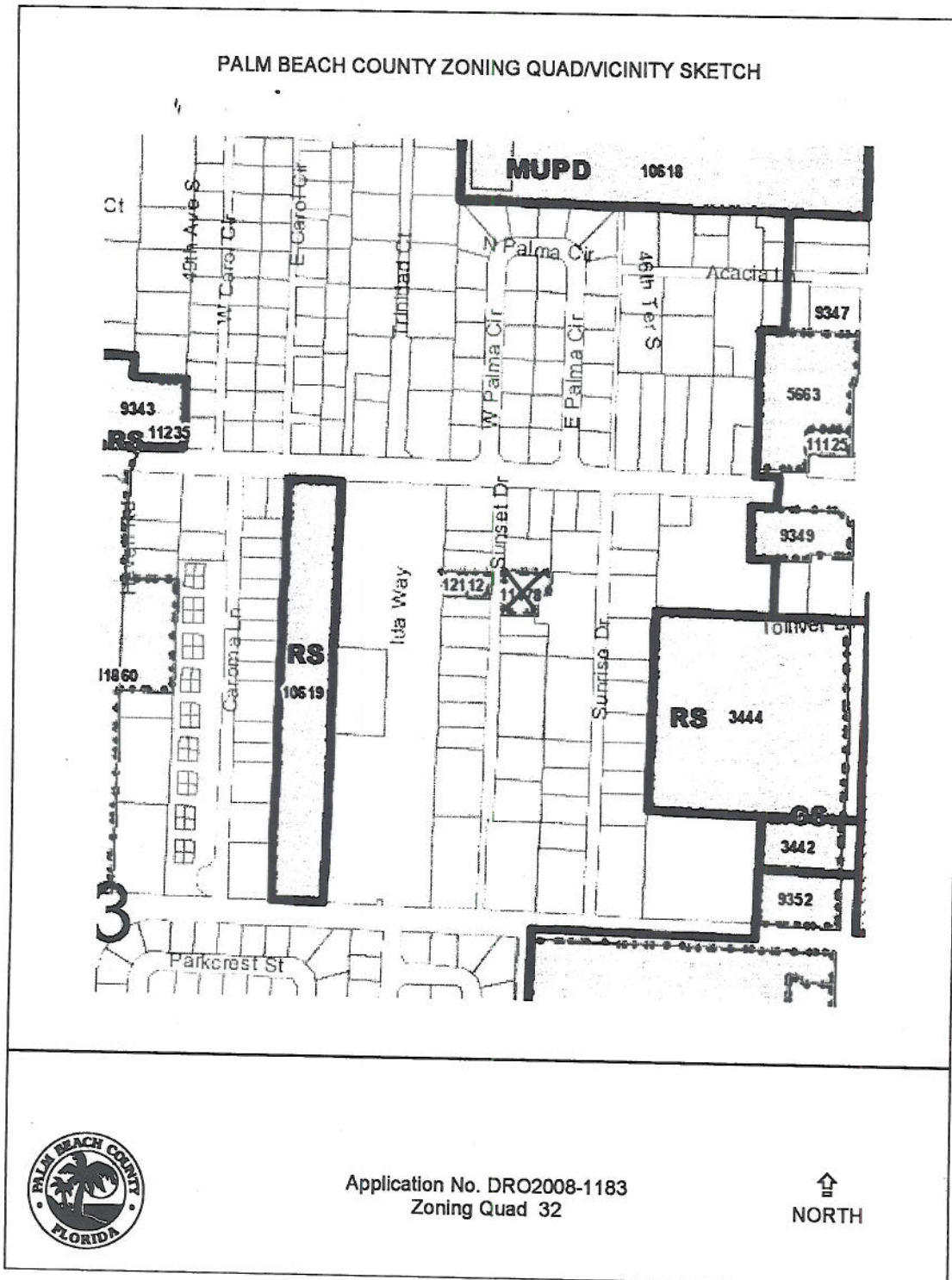
PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application No. 2005-866
 Zoning Quad 31
 Date August 4, 2005



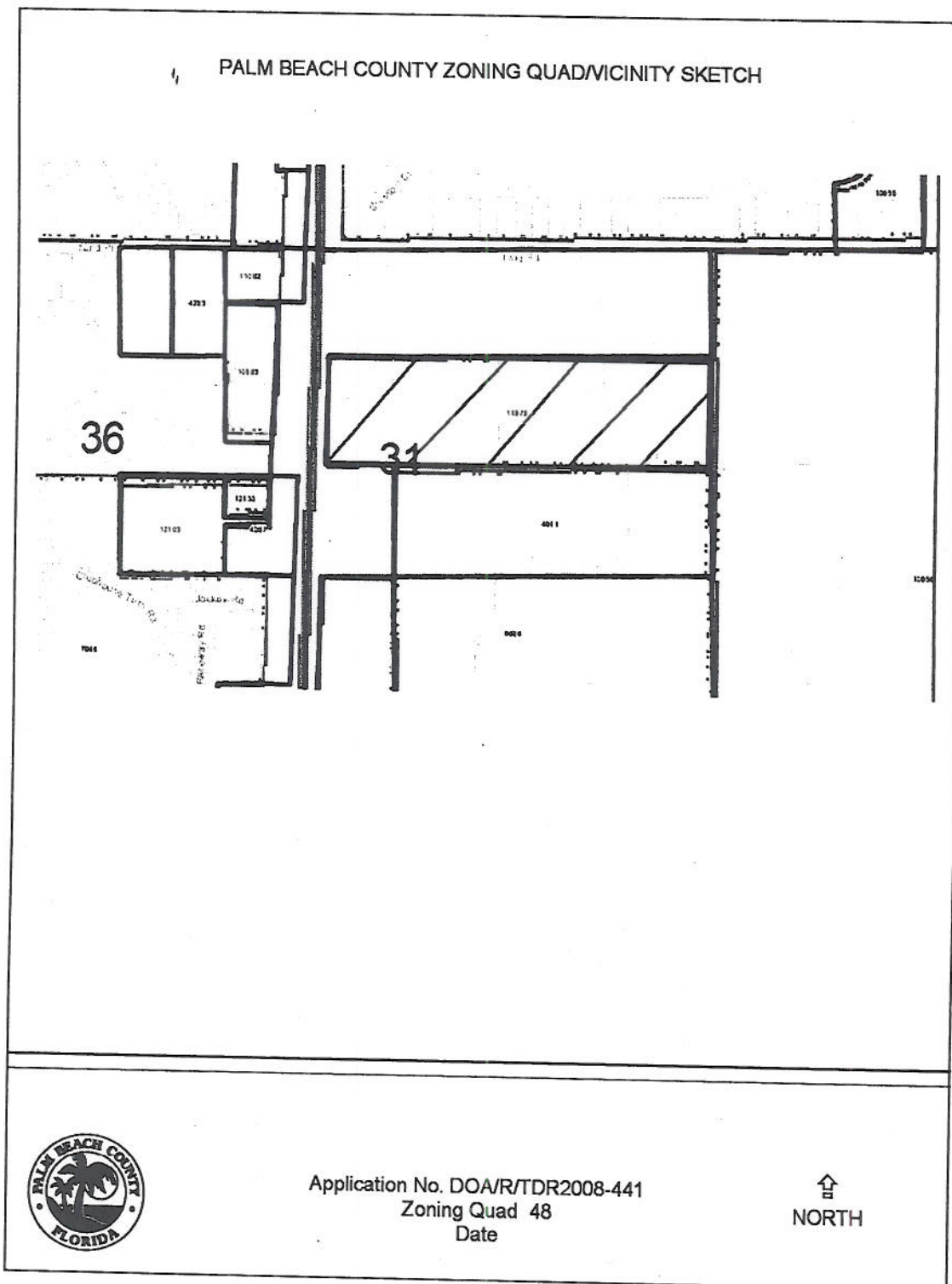
Attachment A-7 Sunset Drive Duplex



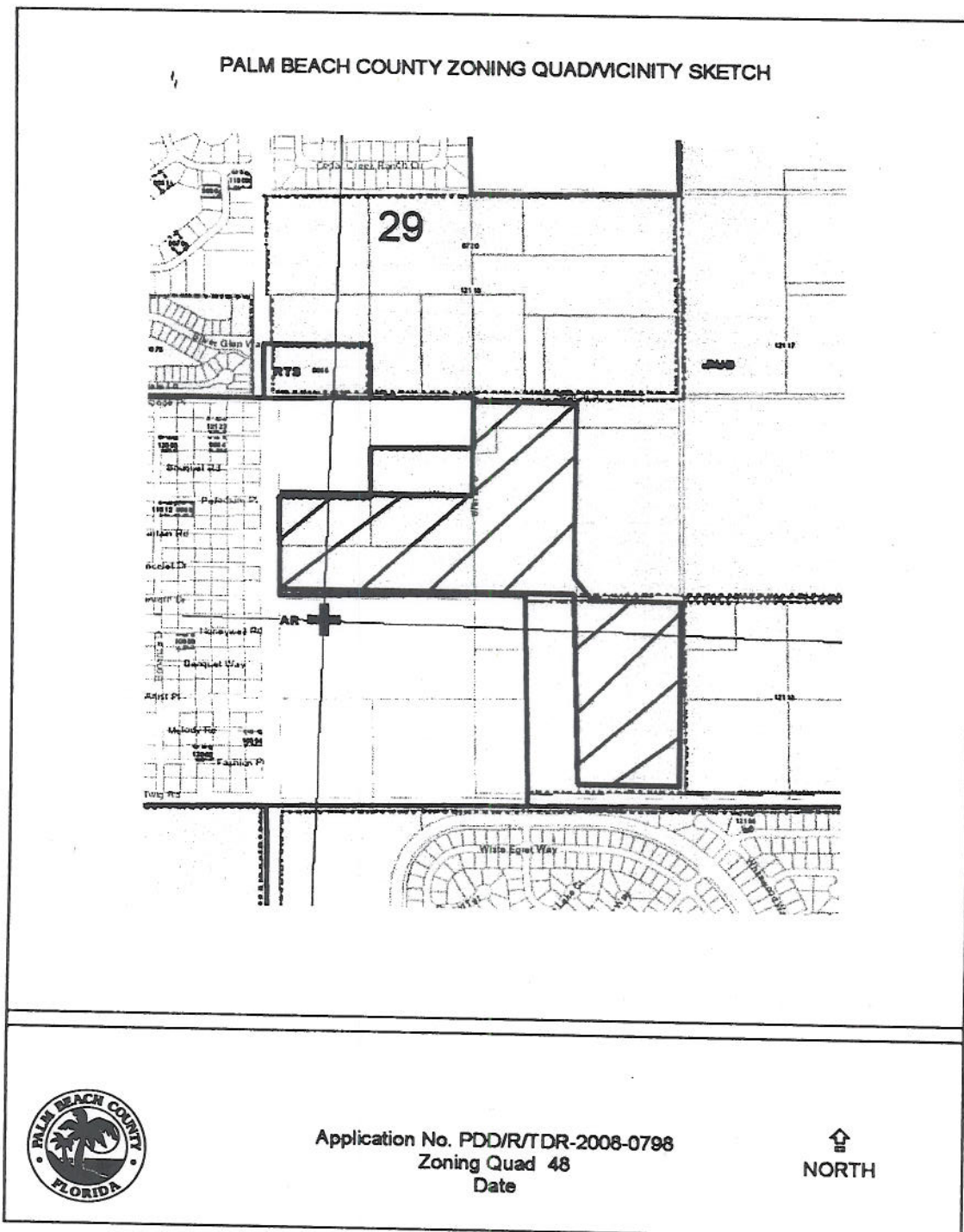
Application No. DRO2008-1183
Zoning Quad 32

↑
NORTH

Attachment A-8 Woodwind PUD

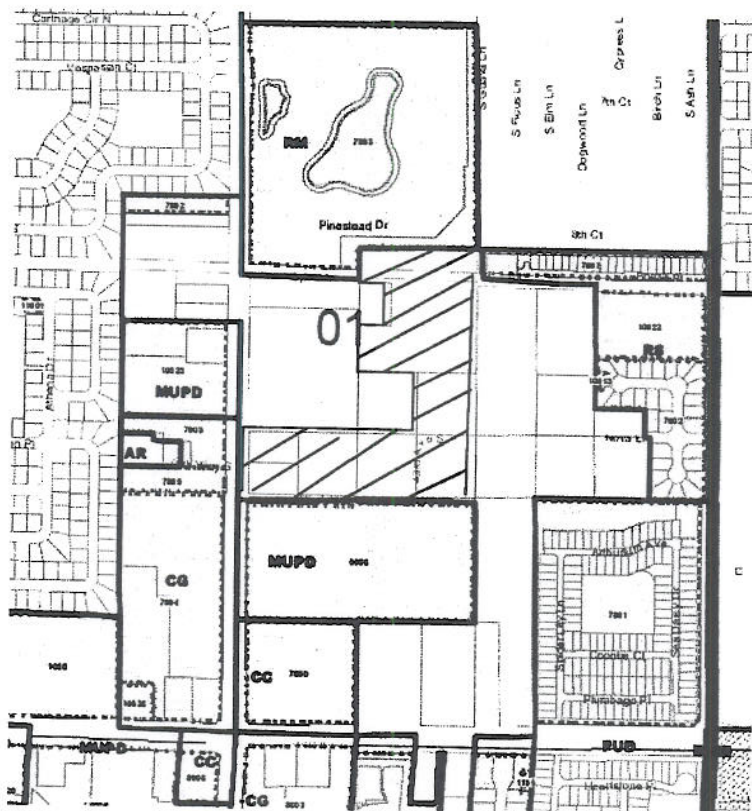


Attachment A-9 Andalusia PUD



Attachment A-10 Southern Trail PUD

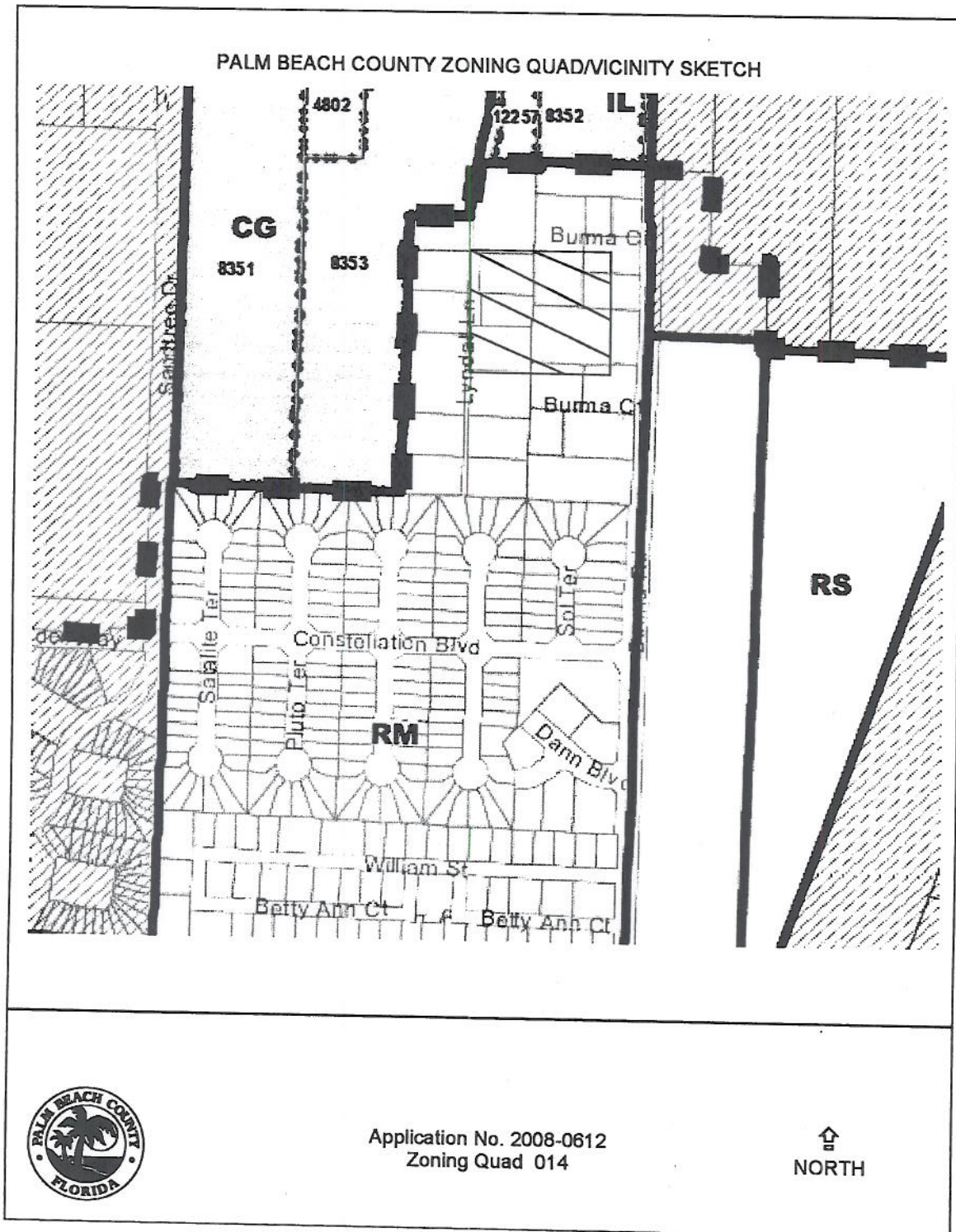
PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



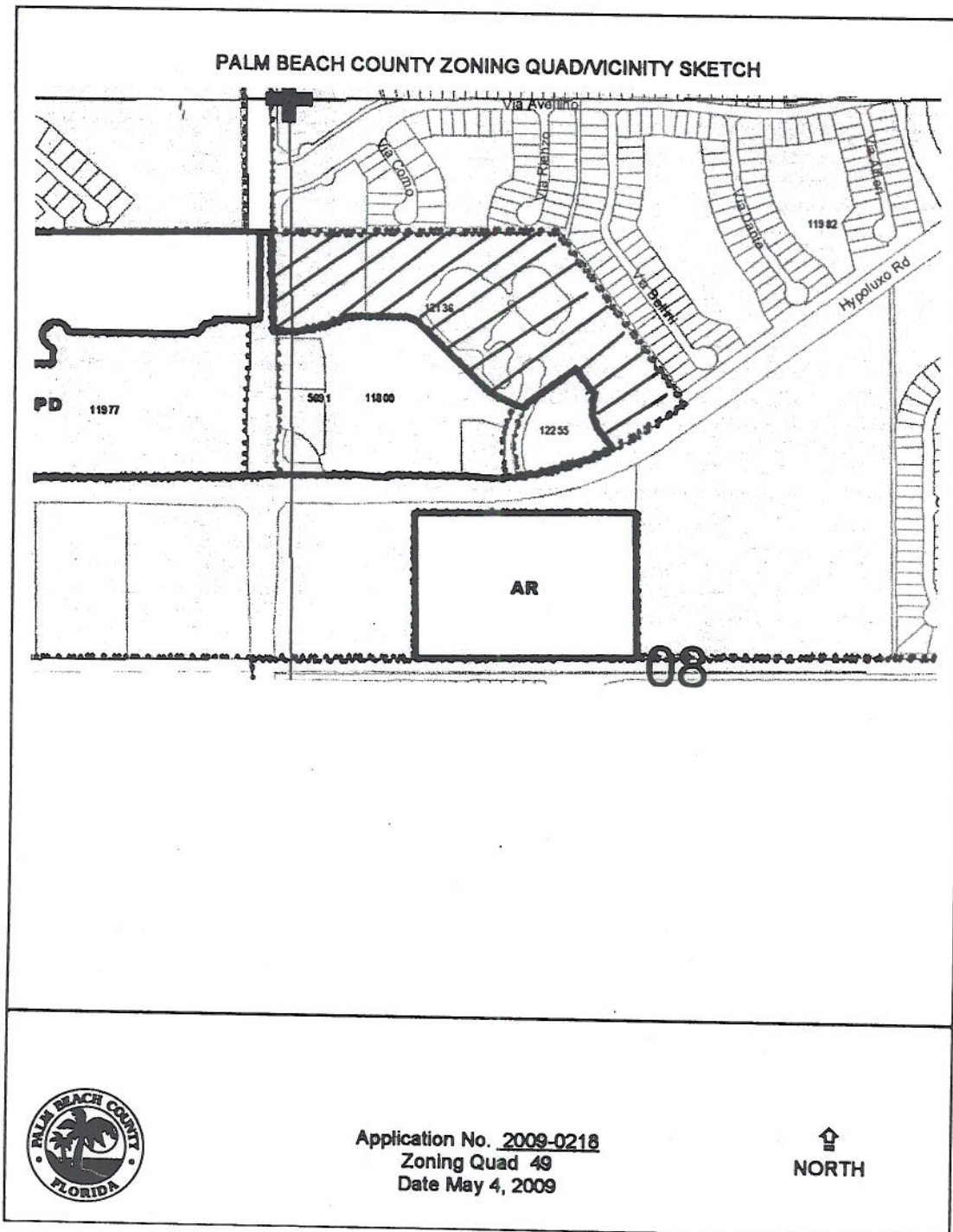
Application No. 2008-1907
 Zoning Quad 34
 Date May 4, 2009



Attachment A-11 Village of Hope



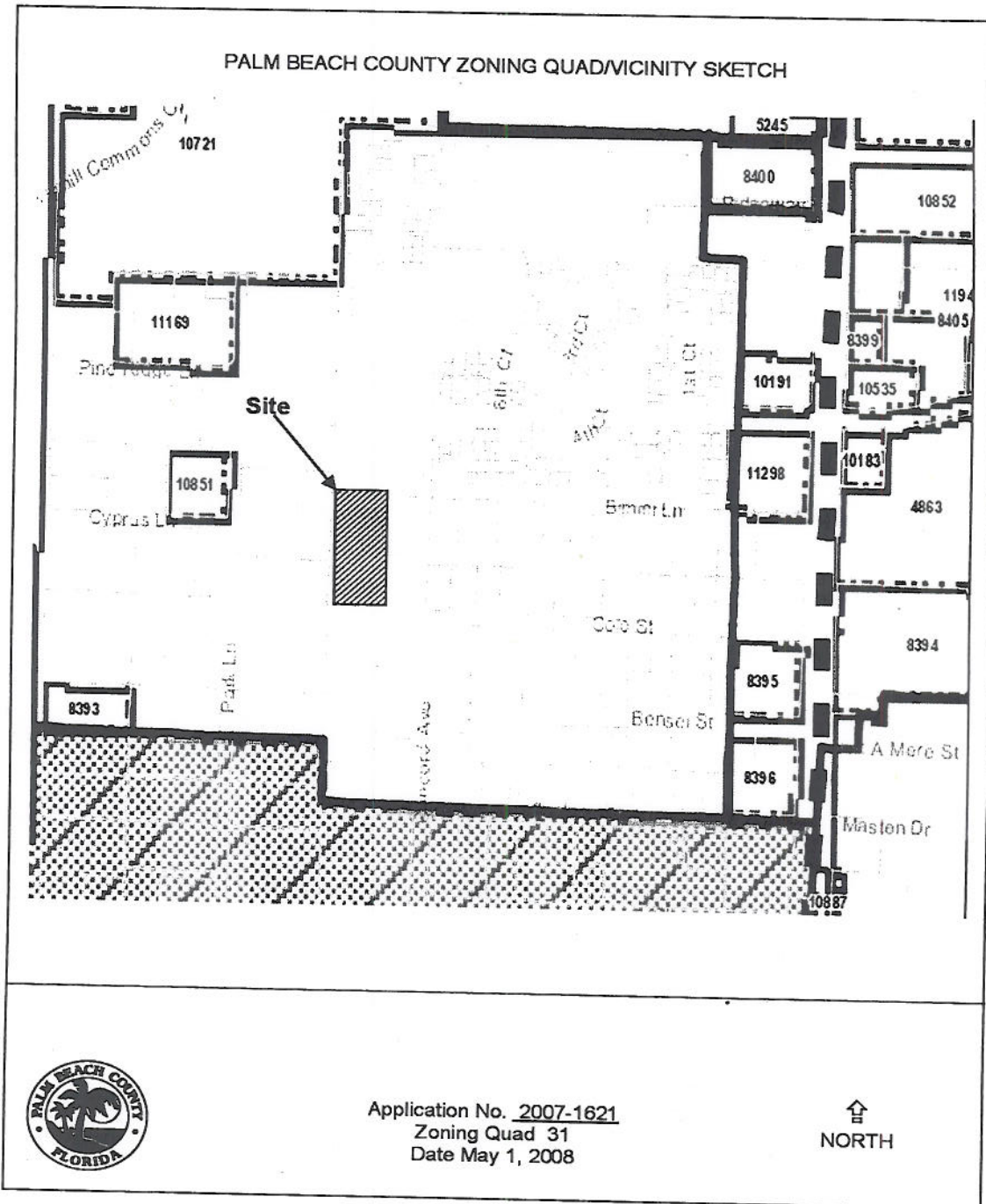
Attachment A-12 Town Commons PUD



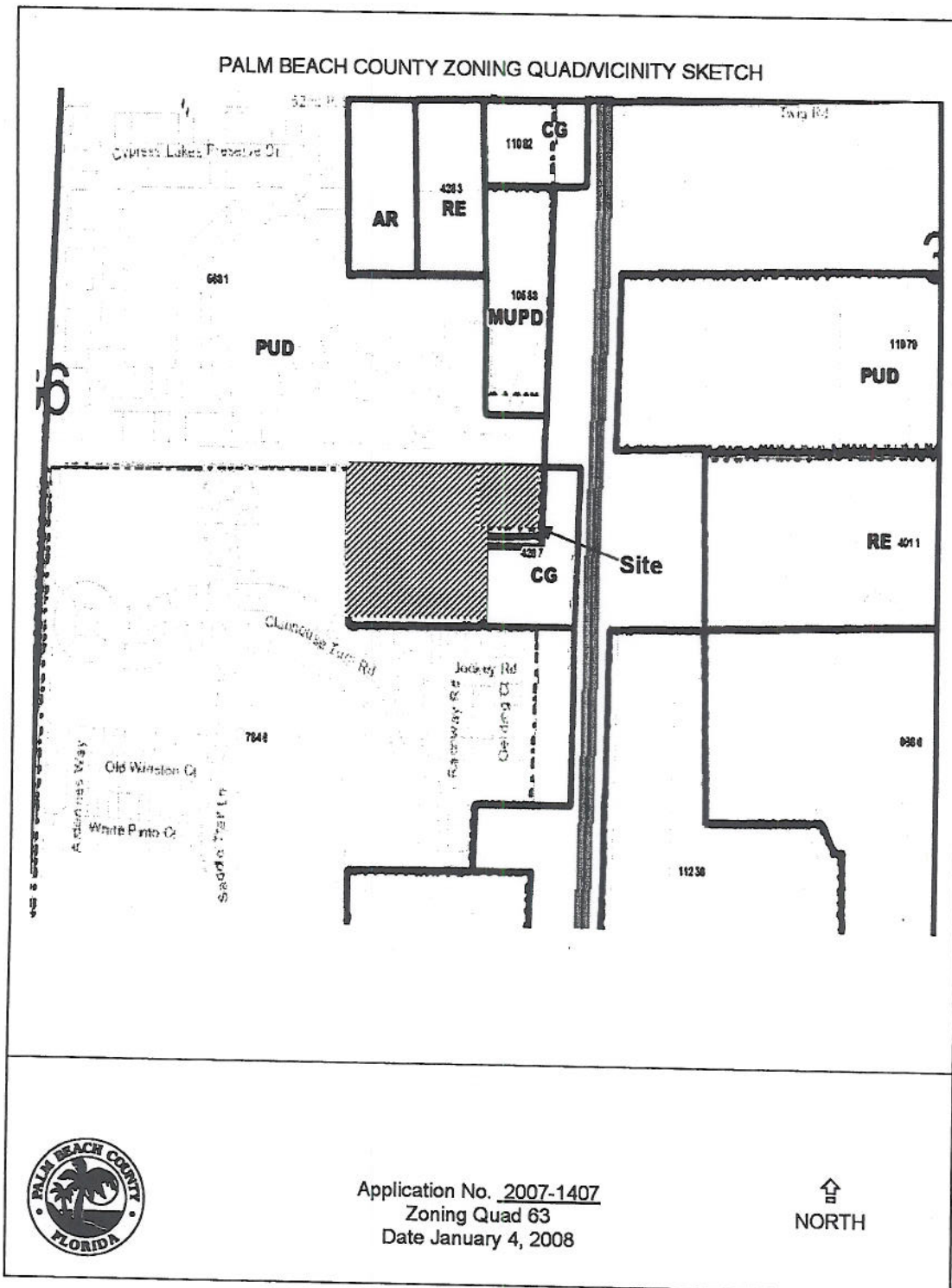
Application No. 2009-0218
Zoning Quad 49
Date May 4, 2009

↑
NORTH

Attachment A-13 Cole Street Villas



Attachment A-14 Carlyle CLF





MEMORANDUM

TO: The Honorable Jeff Koons, Chairman, and Members of the Palm Beach County Board of County Commissioners (BCC)

FROM: Patrick Rutter, Chief Planner *PR*
Planning Division

DATE: June 12, 2009

RE: Workforce Housing Program annual report

The Unified Land Development Code (ULDC) requires the Executive Director of the Planning, Zoning and Building Department to prepare an Annual Report on the status of the Workforce Housing Program (WHP). The attached informational sheet contains details of all projects which included workforce housing approved by the Board through June 2009.

At this time staff is proposing no changes to the for sale or rental pricepoints. Typically, staff would present proposed changes to the residential pricing based upon changes in Area Median Income (AMI). While AMI did rise from \$66,000 in 2008 to \$67,600 in 2009 staff would recommend not making any changes at this time. We make this recommendation in consideration of the significant changes to the WHP that the Board will begin reviewing in August. New methodologies for establishing pricing are being proposed for both rental and sales units. If the Board approves these methodologies they can be applied immediately.

Since inception of the WHP 957 units have been approved. An additional 582 were approved through voluntary action or via conditions the Board applied to projects prior to adoption of the WHP. Lastly, there are 3 projects currently under review which contain 350 workforce units.

c: Verdenia Baker, Deputy County Administrator
Barbara Alterman, Executive Director, PZB
Lorenzo Aghemo, Planning Director
Bob Banks, Assistant County Attorney

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Attainable Units

	Control #	Application #	Application Name	Total Units	TDR Units (Included in total)	TDR Units reduced price	WFH Units (Included in total)	Decision Date	Reso. #	Notes
Approved Prior To Ordinance										
	1973-036	DOA2006-180	Boca Lago	130	0		9	10/26/2006	06-2334	Submitted Prior (2/01/06) but approved with Condition requiring 9 WFH
	1986-013	2005-985	Sardinia	60	5		2	1/5/2006	06-012	Approved with conditions requiring WFH
	1997-095	1997-095	Winsberg Farms PUD POD D	420	0		320	3/26/1998	98-423	Voluntarily made project WFH for POD D. PUD was originally approved prior to 2000
	2002-011	2005-1730	WD Gardens	266	114		21	6/22/2006	06-1211	Approved prior to WFH Ord, but voluntarily added. No Conditions.
	2004-001	PDD2004-001	Briella PUD	230	77		23	1/6/2005	05-016	Approved prior to WFH but had condition to provide units at a base price not greater than \$250,000.00
	2005-130	2005-977	Osprey Oaks PUD	208	123		37	5/26/2006	06-928	Approved prior to WFH Ord, but voluntarily added.
	2005-452	2005-1233	Wyndsong Ranch	54	5		2	3/23/2006	06-522	Approved prior to WFH Ord, but voluntarily added.
	2005-456	PDD/R2005-1333	Eastwood PUD (Terracina)	281	0		40	6/22/2006	06-1194	Approved prior to WFH Ord, but voluntarily added.
	2005-535	2005-1720	Sabal Grove	67	0		7	5/26/2006	06-922	Approved prior to WFH Ord, but voluntarily added. No Conditions
	2006-008	Z/CA/TDR2006-016	Boatman Hammock	45	20		8	1/25/2006	07-88	Submitted Prior (1/04/06)
	2006-304	DRO2006-832	PBCHA Boynton	34	0		34	9/27/2006	NA	Submitted Prior (5/17/06)
	2006-010	Z2006-022	Colonial Lakes	144	35		34	11/29/2007	07-2147	Submitted Prior (1/04/06)
	2006-503	PDD/TDR2006-1554	In Pines North PUD	30	11		30	8/23/2007	07-1429	Submitted Prior (10/04/06)
	2006-527	DRO2006-1691	Seahorse Bath Club	42	0		3	3/14/2007	NA	Submitted Prior (11/01/06)
	2003-058	PDD2006-948	Coral Lakes PUD	169			12	3/27/2007	07-0432	Submitted Prior (6/07/06)
Total Units				2180	390		582			

Attainable Units

	Control #	Application #	Application Name	Total Units	TDR Units (Included in total)	TDR Units reduced price	WFH Units (Included in total)	Decision Date	Reso. #	Notes
Ordinance										
	2005-589	Z/CA2006-1901	Glenwood Townhomes	52			12	9/24/2007	07-1620	
	2007-053	CA/TDR2007-509	Gulfstream Villas	6	3	3	3	1/24/2008	2008-121	
	2000-111	DRO2007-1591	Vivendi	36			6	2/13/2008	NA	
	2003-061	PDD/DOA/TDR2006-1931	Angelocci PUD	140	51	51	67	7/26/2007	07-1240; 1241; 1242	51 new units in subsequent DOA, further amended to provide all as affordable
	2003-085	DOA/TDR2007-1398	Aspen Square PUD	171	35	35	62		R-2008-0477;0478;0479	
	2003-011	DOA/TDR2007-1202	Belmont at Greenacres	221	23	23	58	9/29/2008	R-2008-1707; 1708	72 new units in subsequent DOA, original approval contained 39 purchased TDR's
	2005-103	DOA/TDR2007-1400	Haverhill Acres	160	29	29	39		R-2008-0927; 0928	
	2007-339	CA2007-1190	Mirzadeh Apartments	34	11	11	11		R-2008-1190	
	2007-343	Z/CA-2007-01618	Westgate One	52	0		0			in WCRA and exempt from WFH
	2008-073	DRO2008-1183	Sunset Drive Duplex	2	1	1	0			
	2008-340	Z2008610	Rodrigues Rezoning	1	0		0		R-2008-1382	
	2005-414	Z2007-2014	Marques-Jones	43	0		6	12/4/2008	R-2008-2266	provided property in lieu of constructing homes
	2005-371	SV/Z2008-439	Gastaliturri Rezoning	1	0		0			
	2004-524	DOA/R/TDR2008-441	Woodwind PUD	202	109	109	156	2/25/2009	R-2009-371	
	1978-053	PDD2008-1177	Cheney Ranch PUD	260	0		65	1/8/2009	R-2009-020	
	2008-129	PDD/R/TDR2008-798	Andalucia PUD	265	115	59	84	2/25/2009	R-209-373; 374; 375	
	2006-010	DOA2008-1365	Colonial Lakes	132	23	23	132	3/30/2009	R-2009-511	amended to provide 120 as affordable
	2006-095	ZV/Z2008-1518	Palmwood Shaw Rezoning	1	0		0	2/25/2009	R-2009-351	
	2004-525	DOA2008-1897	Atlantic commons PUD	733	0		256	4/23/2009	R-2009-713	increase from 477 units to 733 units all 256 to be WFH
Total Units				2512	400	341	957			

Attainable Units

	Control #	Application #	Application Name	Total Units	TDR Units (Included in total)	TDR Units reduced price	WFH Units (Included in total)	Decision Date	Reso. #	Notes
Projects In Process										
	2003-501	PDD/TDR2008-1907	Southern Trails PUD	360	76		236			
	2004-456	DOA2008-2226	Villagio PUD	598	0		76			increase of 277 units
	204-247	DOA/R/TDR2009-218	Town commons PUD	132	28		38			increase from 80 to 132 units
Total Units				1090	104		350			
Applications Withdrawn or										
	2006-523	DRO2008-431	Southern Terrace	12			1		WD	
	2007-052	2007-1621	Cole Street Villas	13	5		5		Denied	
	2007-051	Z2007-1802	Savannah Palms	22	0		3		WD	



MEMORANDUM

TO: The Honorable Jeff Koons, Chairman, and Members of the Palm Beach County Board of County Commissioners (BCC)

FROM: Patrick Rutter, Chief Planner *PR*
Planning Division

DATE: June 12, 2009

RE: **Transfer of Development Rights (TDR) Program and Workforce Housing Units**

The purpose of this memorandum is to provide background on the Transfer of Development Rights (TDR) Program and its relationship to the Workforce Housing efforts within the County.

In 1980, the Board of County Commissioners (BCC) adopted a Transfer of Development Rights (TDR) Program. The intent of this program was to redistribute population from low density rural areas into high density areas within the urban service area; to protect and preserve Environmentally Sensitive Lands; to encourage the protection of prime agricultural lands; and to provide residential density incentives which could lower the unit cost for housing construction, thereby reducing the overall housing cost for consumers. At the time of adoption, no other density bonus program existed. In 1993 and 1996, the County revised the way that the TDR program was administered but the original intent stayed the same.

The TDR program allows for an increase in density as follows:

1. Inside the Urban/Suburban Tier and west of the Florida Turnpike, up to 2 du/acre additional;
2. Inside the Urban/Suburban Tier, but not in the Revitalization and Redevelopment Overlay, up to 3 du/acre additional;
3. In the Revitalization and Redevelopment Overlay, up to 4 du/acre additional; and,
4. In the Urban/Suburban Tier in the Glades area: (a) But not in a Revitalization and Redevelopment Overlay, up to 3 du/acre additional; or (b) In a Revitalization and Redevelopment Overlay, up to 4 du/acre additional.

Additionally, the TDR policies allow receiving areas meeting one or both of the following criteria to be eligible for an additional one (1) du/acre density bonus: 1) proximity to community services and amenities including parks, community commercial facilities, and mass transit; or 2) proximity to

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June 12, 2009
Page 2

Attachment C

employment centers (defined as regional commercial facilities or major industrial facilities).

In Comprehensive Plan Amendment Round 04-1 the BCC adopted amendments to the Housing Element that established and recognized a Voluntary Workforce Housing program.

At the time of adoption of the Voluntary Workforce Housing program the TDR Program did not provide incentives for the provision of attainable workforce housing units. Under the Voluntary Workforce Housing program staff could recommend to the BCC the use of TDR units and a reduced TDR price of one dollar (\$1) for each workforce housing TDR unit.

In Amendment Round 06-1 amendments to the Housing Element were adopted that, established and recognized a mandatory Workforce Housing program.

In Amendment Round 07-1 amendments were adopted that allowed for the TDR Program to further the goals and objectives of the Workforce Housing program. These amendments establish that fifty percent (50%) of requested TDR units will be required to be Workforce Housing units and will be provided at no cost to the developer. The remaining fifty percent (50%) of the TDR units will be sold at the effective TDR price, but an applicant may request these TDR units at a free or reduced price if further Workforce Housing units are provided.

To date 10 projects utilizing TDR's have been approved since inception of the Workforce Housing program. These projects have received a total of 341 TDR's for \$1.

c: Verdenia Baker, Deputy County Administrator
Barbara Alterman, Executive Director, PZB
Lorenzo Aghemo, Planning Director
Bob Banks, Assistant County Attorney