

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	September 26, 2017	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends:

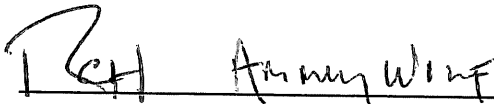
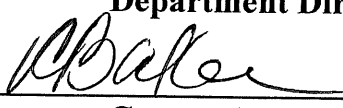
- A) authorization to demolish the existing building and re-use of 1.3-acres of County property formerly occupied by the Tax Collector for the development of small lot transitional housing units;
- B) authorization to develop a Request For Proposals for the development and development/operation of approximately 20 small lot homes;
- C) staff develop an outreach program to municipalities about the small lot form of development and how it can assist municipalities in meeting their affordable housing and redevelopment objectives as well as not for profits and developers who are seeking opportunities to satisfy their affordable/workforce housing requirements.

Summary: Staff is recommending the use of the County-owned property which previously housed the Lake Worth Tax Collector’s Office on Military Trail south of 10th Avenue North for development of approximately 20 transitional housing units as a test case for the viability of a small lot form of development to meet the needs of the low and moderate income population for housing units. **(PREM)**
District 2 (HJF)

Background and Policy Issues: Staff has been continually evaluating County-owned surplus properties which have potential to be used for development of affordable/workforce/transitional housing. The majority of the surplus developable properties are small single family lots that afford limited development capacity, and as a result there has been little interest expressed by existing County programs and not for profit housing groups in utilizing such properties to achieve meaningful housing solutions for the target population.

Attachments:

- 1. Location Map

Recommended By:		9/13/17
	Department Director	Date
Approved By:		9/25/17
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	*				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes No

Budget Account No: Fund Dept Unit Object
Program

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

*There is no fiscal impact associated with this item although the value of the property being contributed is between \$600,000-\$900,000. If the BCC approves Staff's recommendation, an RFP will be issued in the future which will likely have a fiscal impact. The BCC will consider the proposals received and the fiscal impact of those proposals at that time.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

OFMB 9/19 9/19 Contract Development and Control 9/20/17

B. Legal Sufficiency:

Paul F. 9/21/17
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

Background and Policy Issues (con't)

As a result of changes stemming from recent planning and programming initiatives, FDO Staff (Staff) began considering the former Tax Collector's Office property on Military Trail which has remained vacant for an extended period of time and has no physical potential to support any County space need. Because of its size (approximately 1.3 acres), location in an area with urban services and due to the fact that it is within an existing platted subdivision, it presents a unique opportunity to develop approximately twenty (20) 800 – 1,200 square foot detached single family affordable/workforce/transitional housing units. Staff is recommending that the Board authorize Staff to pursue demolition and reuse of this property for that purpose. Staff would use this as a test case in hopes of garnering support for the smaller form of housing and more traditional subdivision development that is discussed in more detail below.

As has been discussed at length in various housing forums, there are numerous factors which drive up the cost of housing, including land availability/cost, construction cost, and regulatory requirements. Component costs include low usable density, low lot coverage (setbacks, buffering, pervious area and so on), lengthy approval processes, extension of infrastructure (roads, water sewer, drainage) and impact fees to name the most commonly cited.

Current land development regulations have been crafted to address issues associated with ever expanding suburban development and in an attempt to make development pay for itself while delivering substantial homeowner amenities. The result is that the majority of new housing units in the unincorporated area of the County have been developed within a series of master planned communities with an overall density that rarely achieves or exceeds 5 units per acre (the suburban form of residential development). The suburban form of development is not affordable for a large segment of the general population. Compounding this is the scarcity of raw land left within the Urban Service Area for new construction. What does remain is largely at the western fringe in areas with limited services.

Staff believes that a shift in focus from the suburban form to a more traditional form offering modest size (25' - 30' x 100') lots will facilitate development of housing products that are within the economic reach of the low and middle income segments of the local population. This form of development is most commonly associated with the urban areas of West Palm Beach, Lake Worth, Boynton Beach, and Delray Beach (including some aging unincorporated areas), which at the time of development did not face many of the previously mentioned component costs. There are numerous areas within municipal and adjacent unincorporated areas where such lots remain in place and are served by existing infrastructure. Because these lots were previously platted with higher density (20 units/acre not being atypical) and are thus vested in their current configuration, no series of development approvals or lengthy review procedures are required. Such projects can proceed straight to building permit review and issuance. Setbacks on those lots can be reduced below current zoning standards to dimensions that are proportionate to the width and depth of each individual lot. The relatively modest size of the resulting unit reduces land and construction costs and the ongoing expenses of home ownership thereafter. The local market appears to accept this smaller lot form, as there are several privately funded projects in pockets throughout the urban service area of the County which have been developed in the last few years with market prices in a range of \$125,000 - \$150,000 per unit. There are several such projects in close proximity to the subject site.

The subject site on Military Trail has underlying 25'x109' platted lots such as those described above. PZB and Land Development Staff have confirmed that the site's vested plat allows for housing development that could overcome most of the challenges imposed by the suburban form required by current County land development regulations as discussed in the attached report prepared by UDKS. Attached is a conceptual site plan depicting this form of development on this site. Staff recommends the County pursue development of approximately twenty (20) 800 – 1,200 sf detached units on this property as a test case. Staff is hopeful that the end result will be able to further demonstrate the viability of this small platted lot form of development.

There remain numerous details to be worked out. In order to expedite the delivery of affordable housing, funding is being provided from the Infrastructure Sales tax budget and this funding source requires that the County retain ownership. It is contemplated that the County will issue an RFP for a developer to construct, operate and maintain the project for transitional housing in support of existing County programs. Staff is recommending that the Board conceptually approve the use of the property for this purpose. Staff will proceed to work through these issues and provide a refined proposal, including preparation of an RFP for the developer or developer/operator, to the Board through a future agenda item.

If this test case proves the viability of the small lot form of development, then Staff would recommend pursuing code changes within the municipalities and unincorporated areas to facilitate this form of housing development. We envision outreach efforts to the municipalities about this form of development and how it can assist in meeting their affordable housing and redevelopment objectives. Staff will also undertake outreach to not for profit agencies, as well as developers looking for opportunities to satisfy their affordable/workforce housing requirements to raise awareness of this form of development and to generate support for the code changes required to facilitate this form of development on a larger scale.

As you can see, this will be a multi-phase process which will take time to successfully implement. In the interim, we will continue to evaluate the suitability of other County owned surplus properties for this purpose and work with the cities to begin a centralized database of properties which have the potential for this form of development.



LOCATION MAP

Location Map

