

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

WORKSHOP SUMMARY

Meeting Date: January 31, 2023

Department: Planning, Zoning & Building

I. EXECUTIVE BRIEF

Title: Density and Workforce Housing Topics

Summary: The item before the Board is a workshop on residential density per previous Board direction. Staff will provide background information on the County's growth management tier system, the future land use designations identified in the Comprehensive Plan, the future land use amendment process, and the transfer of development rights, workforce housing program and other density bonus programs currently permissible in the Urban/Suburban Tier. Staff seeks Board direction on appropriate future locations and mechanisms for increased densities, and direction on potential changes to the workforce housing program to increase the availability of workforce units and address implementation challenges. Countywide (DL)

Background and Policy Issues: The Future Land Use Element (FLUE) of the Comprehensive Plan delineates Palm Beach County's vision of how communities are created, enhanced and maintained. The FLUE defines future land use designations allowable within the unincorporated areas of Palm Beach County, the associated density and intensity levels for each designation, and several mechanisms for additional density.

As Palm Beach County continues to experience population growth, the focus in the Urban Suburban Tier ("Tier") has shifted to infill and redevelopment. There have been a significant number of requests for future land use amendments seeking higher density, and nearly all have included use of density bonuses. This 'layering' of density has highlighted several limitations of the current density concepts and provisions in the Comprehensive Plan. In some cases, the available future land use designations and density bonuses are insufficient to accommodate the targeted densities being requested; in other cases, the proposed density far exceeds the character of the surrounding area. Staff will present potential amendments to the Comprehensive Plan to include more policy guidance on locations most appropriate for higher density. Staff will also be presenting concepts to simplify and better define the density bonus mechanisms, including the Transfer of Development Rights (TDRs) and the Workforce Housing Program (WHP). In addition, staff will present potential changes to the WHP in response to Board direction and discussion on January 25, 2022. Lastly, Staff will present ways that future land use amendments and a more simplified density bonus program may work together.

Attachments:

1. Powerpoint Presentation

Recommended by:  1/12/2023
Department Director Date

Approved By:  1/23/23
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income(County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match(County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
#ADDITIONAL FTE	-0-	-0-	-0-	-0-	-0-
POSITIONS (CUMULATIVE)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget? Yes No
 Does this item include the use of federal funds? Yes No

Budget Account No.:

Fund _____ Agency _____ Organization _____ Object _____

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

C. Departmental Fiscal Review: *Dehany*

III. REVIEW COMMENTS

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

Lisa Mante 1/12/2023
 MG 1/12 OFMB GA 1/12

Dr. Go Jant 1/17/23
 Contract Dev. and Control
 TMA 1/13/23

B. Legal Sufficiency:

Shun Li
 Assistant County Attorney

C. Other Department Review:

 Department Director