



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 18, 2025

Originating Department: Community Development (Karen J. Golonka)

Agenda Title: Ordinance No. 03-2025 - Creating Chapter 65 "Workforce Housing" - Town of Lake Park Code of Ordinances

Agenda Category (i.e., Consent, New Business, etc.): Public Hearings – Ordinance on First Reading

Approved by Town Manager: _____ **Date:** _____

Cost of Item: 1)Legal display
Ad: approximately
\$800
2)Legal review:
TBD **Funding Source:** Advertising & Legal (General Fund)

Account Number: 1)524-500-34920
2)514-108-31100 **Finance Signature:** Barbara A. Gould

Advertised:

Date: June 7, 2025 **Newspaper:** Palm Beach Post

Attachments: A. Staff report with attachments 1, 2, and 3. B. Proposed Ordinance

C. Business Impact Estimate D. Legal Ad

Please initial one:

KJG Yes I have notified everyone **Palm Beach Post Ad**

_____ Not applicable in this case

Summary Explanation/Background:

The Community Development Department is requesting the Town Commission to consider an Ordinance No. 03-2025 that would establish a new chapter - "Chapter 65 Workforce Housing" - within the Town of Lake Park's Code of Ordinances.

The “Live Local Act” (LLA), passed by the State Legislature in 2023 and amended in 2024, created a State program to encourage the construction of rental housing projects in which a minimum of 40 % of the units are “affordable”. The Town’s major concern with the legislation was the preemption of the local government control regarding various zoning decisions, and potential fiscal impact. Any housing project that qualifies under the LLA can locate in any district in the Town that allows industrial, commercial or mixed use. Density and height are tied to the highest allowed in the Town. Only administrative approval (not Town Commission) of the municipality is required. The Commission also expressed concerns with potential incompatibility of uses, conflicts with the Comprehensive Plan, lack of public involvement, and lack of specificity in the statute regarding the process and certain mandates.

The proposed ordinance establishes regulations for workforce housing within the Town, primarily to address the recent, new state law [“Live Local Act” (LLA) – Section 166.04151, Florida Statute]. The proposed Ordinance was presented previously to the Town Commission during a Workshop on August 7, 2024.

Following the workshop, the Commission adopted a “zoning in progress” (ZIP) in October 4, 2025 to enable the Town to develop regulations providing for workforce housing and to implement the state’s LLA law. This ZIP was intended to ensure that any new language within the Town’s Code regarding proposed workforce housing projects would be coordinated with anticipated changes related to the Park Avenue Downtown District (PADD). The Workforce Housing ZIP was previously extended to March 31, 2025, which has now expired.

Although the PADD text amendment changes are still being developed/considered by the Town, staff and the Town Attorney have determined that the proposed workforce housing code language is eligible to proceed ahead of any changes that may be approved related to the PADD.

Thus, a proposed new Chapter 65 within the Town’s Code is being recommended and addresses housing that falls into the “Workforce Housing” category, as this is how the Town proposes to define “affordable” with respect to the LLA . If approved, the new Workforce Housing chapter would include five (5) income categories:

- Very Low Income Household Level
- Low Income Household Level
- Moderate Income Household Level
- Upper Moderate Income Household Level
- Middle Income Household Level

Additionally, this new section would establish the Town’s procedure that would be required to be met to apply/be considered for as Workforce Housing project within the Town. This procedure would include, but not limited to, where such housing can be located, requirements to ensure that housing is built to standards compatible with other units in any project, other regulations to ensure the health, safety, and welfare of those who will reside in the workforce and affordable units, etc.

In addition to providing regulations for any LLA project, the proposed Ordinance would also be applicable to any workforce housing project within the Town.

Since the August 7, 2024 workshop, staff, in conjunction with the Town Attorney, has revised the proposed Workforce Housing language to reflect the Town Commission’s comments and public input as well as to incorporate useful text from a University of Florida Live Local Act model/draft ordinance, that includes a focus on workforce housing. Additionally, the proposed ordinance has been revised to include language required by the new Live Local Act amendments, which are anticipated to go into effect statewide on July 1, 2025.

Note: To date, the Town has not received any proposed project applications nor is the Town aware of any projects under the LLA that are intended to be submitted for consideration. However, the Town has received inquiries related to the LLA. However, potential applicants may make submittals under the proposed Code and the LLA through October 2033, unless the LLA is amended by the State of Florida.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the Town Attorney.

The proposed Ordinance is being presented on first reading and, if approved, will be presented to the Town Commission for 2nd and Final Reading during their July 2, 2025 Regular Meeting.

Recommended Motion:

I move to approve Ordinance No. 03-2025 on first reading to create a new Chapter 65 "Workforce Housing" within the Town of Lake Park's Code of Ordinances.