

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** May 21 2024

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2024-05 - Second Reading – amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-39 “Affordable/Workforce Housing Program” to provide minor changes for clarity to the Affordable/Workforce Housing Program Tiers

**SUMMARY:**

The recently adopted (10/6/2022) Ordinance 2022-12 created the City’s Affordable/Workforce Housing Program to encourage the development of affordable and/or workforce housing units within the City. The program allows several incentives, including a 15% density bonus and additionally flexibility in unit size, parking requirements and financial incentives provided that no less than 15% of the total dwelling units are deed restricted as affordable. The City Commission has subsequently directed staff to develop additional affordability buy down options. Further, in the recent implementation of the ordinance, staff has identified some minor housekeeping changes that would provide additional clarity on the program’s implementation as well as foster an increase in the number of new affordable/workforce housing units being proposed including accessory dwelling units.

**BACKGROUND AND JUSTIFICATION:**

The proposed amendments are in response to the following input received over the past year.

- The City Commission requested further opportunities to encourage the creation of affordable/workforce housing including accessory dwelling units.
- The Florida Legislature has adopted a series of policies to encourage the building of accessory dwelling units.
- The recently completed Florida Atlantic University Housing Study for Lake Worth Beach recommends several policy amendments to encourage the creation of affordable/workforce housing including accessory dwelling units.
- The LWB CRA has requested more flexibility in developing more residential units on lots of record that can be deed restricted as affordable/workforce housing.
- The Palm Beach County Housing Leadership Council and Palm Beach County encourage innovative approaches to improve the delivery of new affordable/workforce housing units including accessory dwelling units.

The **Planning & Zoning Board (PZB)** voted 6-1 to recommend approval of the proposed text amendments at their April 3, 2024, meeting with the recommendation that the City Commission consider that an additional unit, per proposed text in 1(f) (lines 83-87), not be applied to single-family residential zoning districts with an underlying single-family residential future land use designation. The discussion by the PZB was on the appropriateness of additional units on a single-family lot of record.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their April 10, 2024, meeting with the recommendation that the City Commission consider that an additional unit, per proposed text in 1(f) (lines 83-87), not be applied to single-family residential zoning districts with an underlying single-family residential future land use.

The ordinance passed by a vote of 3-2 on first reading at the May 7 city commission meeting.

**MOTION:**

Move to approve/disapprove Ordinance 2024-05 amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-39 “Affordable/Workforce Housing Program” to provide minor changes for clarity to the Affordable/Workforce Housing Program Tiers.

**ATTACHMENT(S):**

Ordinance 2024-05  
PZB/HRPB Staff Report  
Zoning Map #1  
Zoning Map #2  
Zoning Map #3