

# STAFF REPORT WORK SESSION

**AGENDA DATE:** April 17, 2023

**DEPARTMENT:** Community Sustainability

**TITLE:**

Discussion of Lake Worth Beach Affordable Housing and Florida Senate Bill 102

**SUMMARY:**

Provide update on status of affordable housing initiatives in Lake Worth Beach and the potential impacts and implementation of Florida Senate Bill 102 that establishes a broad range of initiatives and funding for new housing

**BACKGROUND AND JUSTIFICATION:**

During this year's state legislative session, Senate Bill 102 was passed and signed into law. It goes into effect on July 1, 2023. Tagged as the Live Local Initiative, the bill outlines an array of new funding and tax credits for affordable/workforce housing. Further, it offers new affordable housing property tax exemptions and sales tax refunds for affordable developments. Most importantly, it outlines a series of land use and zoning preemptions governing zoning, density and height for multi-family and mixed-use housing developments that requires that projects providing at least forty percent (40%) of its residential units as affordable, and providing they meet land development regulations otherwise in the City's Code, must be approved administratively. Current requirements for such items as conditional uses, special exceptions, variances, zoning changes, comprehensive plan amendments regarding the height, zoning and densities authorized by SB 102 may not be required. Affordable units developed utilizing this preemption must be deed restricted for 30 years. At this time, the preemption for the entitlement of these developments is in effect for 10 years.

Provided here are attachments offering a summary of the provisions of SB 102 and new housing funding as well as a staff memo outlining the preemption and its potential impacts within the City.

**DIRECTION:**

No action or direction being requested at this time.

**ATTACHMENT(S):**

Staff Memo – Live Local  
Summary – SB 102  
One Pager – SB 102  
SHIP Distribution Estimates