



PUBLIC NOTICE

Palm Beach County Commission on Affordable Housing

In accordance with F.S. 420.9076, Palm Beach County's Commission on Affordable Housing (CAH) has conducted a review of the County's established policies and procedures, ordinances, land development regulations, and comprehensive plan. Recommendations with specific actions or initiatives to encourage and facilitate affordable housing were made. The draft *Affordable Housing Incentives Review and Recommendations Report 2025* is available for review at the Palm Beach County Department of Housing and Economic Development (HED) website:

<https://discover.pbcgov.org/HED/PublishingImages/Pages/Commission-on-Affordable-Housing/Affordable%20Housing%20Incentives%20Review%20Recommendations%20Report%202025%20Draft.pdf>

Draft recommendations in twelve incentive areas are summarized as follows:

- 1. The expedited processing of approvals of development orders or permits for affordable housing is expedited to a greater degree than other projects.** AHAC Recommendation: The County should continue current efforts towards expediting development approvals and building permits for all projects with at least 65% of total housing units affordable/workforce. The CAH strongly recommends that the County create a position or designate an individual to be responsible for and to shepherd development applications through the approval process. If not a County staff position, an external third party expeditor should be considered, and funding identified to provide for the costs of the expeditor.
- 2. All allowable fee waivers provided for the development or construction of affordable housing.** AHAC Recommendation: The County should continue to provide the existing incentives.
- 3. The allowance of flexibility in densities for affordable housing.** AHAC Recommendation: The County should consider adoption of alternative PDRs communitywide, including a mechanism for flexible zoning and an approval process for custom property development regulations. The County should work towards providing additional density bonuses in areas that are targeted for redevelopment for affordable and workforce housing.
- 4. The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.** AHAC Recommendation: Continue to provide current Traffic Performance Standards concessions for affordable and workforce development.
- 5. Affordable accessory residential units.** AHAC Recommendation: ADUs should not be counted as a separate housing unit for purposes of density calculations consistent with recommendation of the Housing for All countywide housing plan, and in furtherance of the PBC Comprehensive Plan Future Land Use Element.
- 6. The reduction of parking and setback requirements for affordable housing.** AHAC Recommendation: The County should revise the ULDC so that the reduced minimum parking requirements to be offered via Type 2 Waiver are instead offered by right.
- 7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.** AHAC Recommendation: The County should consider adoption of alternative PDRs communitywide, including a mechanism for flexible zoning and an approval process for custom property development regulations. The County should work towards providing additional density bonuses in

areas that are targeted for redevelopment for affordable and workforce housing. **8. The modification of street requirements for affordable housing.** AHAC Recommendation: The County should continue to base street and related requirements for affordable housing on sound engineering practices.

9. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

AHAC Recommendation: The County should continue to implement the applicable recommendations of the Housing for All countywide housing plan within the unincorporated area of the county.

10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing. AHAC Recommendation: In furtherance of affordable housing, the County should continue to identify County-owned vacant and underutilized properties which could be subject to residential infill and redevelopment, and to make a regularly-updated inventory of such properties available online. The CAH supports the County's efforts to create residential infill units and mixed use development on County Owned Real Estate (CORE). The County should provide the CAH the opportunity to periodically review the future use designations assigned to the CORE inventory.

11. The support of development near transportation hubs and major employment centers and mixed-use developments. AHAC Recommendation: County should review with local governments and transportation providers a comprehensive solution for affordable housing near transportation hubs.

12. Flexible Zoning/Custom Property Development Regulations. AHAC Recommendation: The County should consider adoption of alternative PDRs communitywide, including a mechanism for flexible zoning and an approval process for custom property development regulations. The County should work towards providing additional density bonuses in areas that are targeted for redevelopment for affordable and workforce housing.

The CAH seeks comment on the draft recommendations from all interested parties. Written comments may be submitted electronically to hedcomments@pbc.gov. Additionally, on November 13th, 2025 at 2:00 P.M., the CAH will meet to discuss the draft *Report* and to receive public comment. On December 18th, 2025 at 10:30am, the CAH will hold a public hearing to adopt the final version of the *Report*. Both meetings will be held in-person at the PBC Airport Center, 100 Australian Avenue, Suite 500 (Remar M. Harvin Conference Room), West Palm Beach FL 33406. Remote participation is also available. If interested in participation via Web-ex, please e-mail ycueto@pbc.gov for link.

Este aviso y los documentos a los que se hace referencia en este documento están disponibles en español y hay servicios de traducción disponibles. Comuníquese con HED al (561) 233-3600.

Avi sa a ak dokiman referansye yo disponib nan lang panyòl, ak sèvis tradiksyon ki disponib. Kontakte HED nan (561) 233-3600

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED FOR MEETINGS UPON REQUEST WITH AT LEAST THREE DAYS NOTICE. PLEASE CONTACT HED AT (561) 233-3600.

PUBLISH: November 6, 2025