This is a City-initiated application requesting that the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following text amendments to the Comprehensive Plan pertaining to housing initiatives, updating the Coastal High Hazard Area map per Florida Statutes 163.3178(8)(c), and updating the Vision 2020 Special Area Plan (SAP).

**APPLICANT INFORMATION**

**APPLICANT:** City of St. Petersburg  
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**INTRODUCTION**

In response to growing concerns about housing affordability, the City has initiated a housing development and affordability initiative that includes new and improved housing programs and text amendments to the City’s Comprehensive Plan and Land Development Regulations (LDRs). The proposed text amendments to the Comprehensive Plan support forthcoming LDR changes intended to generate a variety of more affordable dwelling units in response to market demands of first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others.

The proposed amendments are associated with the goals and recommendations of numerous community stakeholder and outreach efforts as detailed in the background section below. The goal of broadening the housing market to provide for a variety of lifestyle needs across the economic spectrum ultimately supports a more vibrant, livable community.
REQUEST

The City is requesting a set of housing related text amendments in support of generating a variety of housing options to accommodate the evolving needs of the City’s diverse population demographic. Further amendments to the Land Development Regulations, to include Section 16.10.020.1 – Use Permissions and Parking Requirements Matrix, are necessary before these uses are permitted in a specific zoning district.

New definitions are proposed that define Accessory Dwelling Units (ADU) and Missing Middle Housing typologies. The accessory dwelling unit definition is further incorporated into various land use designations that allow for single family residential dwelling units, where if a zoning district allows an ADU as a permitted accessory use, it will not count against the otherwise applicable maximum dwelling units per acre density standard. Accessory dwelling units have many positive attributes that make them a valuable component of the City’s housing stock. They provide quality affordable life-cycle housing in existing neighborhoods and supplemental income for the owners of the primary unit that can be used to offset mortgage and insurance costs.

The Missing Middle housing typology is defined as multi-family dwelling units that provide for a variety of smaller, multi-unit or clustering of housing types that are compatible in scale and design with the surrounding neighborhood while encouraging walking, biking, and transit use. This development pattern is ideal for providing transitional zones between denser mixed-use areas, particularly those served by transit, and surrounding lower density neighborhoods. This multi-family housing typology may be appropriate in land use categories allowing for medium residential densities, particularly when abutting a major street.

Also proposed for amendment is an update to the Coastal High Hazard Area (CHHA) definition to reference the Florida Department of Emergency Management’s (FDEM) most current map release of July 2016. This change will also update Map 15 in the Comprehensive Plan that depicts current CHHA boundaries. This amendment is necessary to insure compliance with Florida Statutes, 163.3178(8)(c). No other policy amendments associated with the CHHA are proposed.

BACKGROUND

This application includes a set of proposed text amendments extending from a community-wide discussion relating to housing affordability. The multi-year, multi-disciplinary discussion has included many aspects of, and factors influencing, housing affordability.

In Spring of 2017, City Development Administration and Planning and Development Services staff began evaluating a private-sector proposal to expand allowances for detached, row houses. By the Fall of 2017, this research evolved into a more comprehensive review of the City’s existing housing programs and land use and zoning strategies.

On March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole (COW) and received detailed presentations from the City’s Housing Department and Planning and Development Services Department. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps.

Following the COW, a series of public engagement meetings were hosted at the Main Library throughout the Summer of 2018:

- At the first two meetings, attendees discussed density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes.
At the third meeting, attendees discussed transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.

At the fourth meeting, attendees discussed affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.

At the fifth and final meeting in the series, attendees discussed affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units, and establishing additional activity centers throughout the City.

Since the initial series of public engagement meetings, City staff has been working with related stakeholders including the Pinellas Realtors Organization (PRO), St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations (CONA), Forward Pinellas (countywide land planning agency), City’s Housing Land Use and Transportation Committee (HLUT), and the City’s Community Housing Policy Group (CHPG). The concepts outlined in this proposal extend from input received during these discussions.

The specific set of recommendations included herein were recently presented to the HLUT Committee on February 28, 2019. Following the staff presentation and discussion, Committee members requested that City staff initiate an application including the proposed text amendments, as follows.

**LGCP 2019-01: PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**

Definitions in Chapter 1, General Introduction, are proposed to be amended (in strike through and underline format) as follows:

**Accessory Dwelling Unit** – An ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. Accessory dwelling units are not counted against the otherwise applicable maximum dwelling units per acre density standard when accessory to a single-family dwelling unit.

**Coastal High Hazard Area (CHHA)** also referred to as the Coastal High Hazard Zone (CHHZ) – The Area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (“SLOSH”) computerized storm surge model as reflected in the most recent Statewide Regional Evacuation Study for the Tampa Bay Region, Storm Tide Atlas Volume 7 prepared by the Tampa Bay Regional Planning Council and approved in August 2010.

**Missing Middle Housing** – Housing that encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

Policy LU3.1 in Chapter 3, the Future Land Use Element is proposed to be amended as follows:

A. Residential Categories
1. **Residential Low (RL)** - Allowing low density residential uses not to exceed 5.0 dwelling units per net acre; residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to floor area ratio of 0.40. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the Land Development Regulations (LDRs). An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

2. **Residential Urban (RU)** - Allowing low density residential uses not to exceed 7.5 dwelling units per net acre; residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.40. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the Land Development Regulations (LDRs). An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

3. **Residential Low Medium (RLM)** - Allowing low to moderately intensive residential development not to exceed 10.0 dwelling units per acre; residential equivalent uses not to exceed 3 beds per dwelling unit; and non-residential uses allowed by the land development regulation up to a floor area ratio of 0.50. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the Land Development Regulations (LDRs). An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

4. **Residential Medium (RM)** - Allowing medium density residential uses not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs). Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.5. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the LDRs. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.
5. **Residential High (RH)** - Allowing high density residential uses not to exceed the 30 units per net acre; Residential equivalent uses are not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.6. Application of this category shall be limited to areas within or adjacent to activity centers. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the Land Development Regulations (LDRs). An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

B. Commercial and Mixed Use Categories

1. **Residential/Office General (R/OG)** - Allowing mixed use office, office park, research and development, and medium density residential up to a floor area ratio of 0.5 and a net residential density of 15 dwelling units per acre. When located within an activity center the net maximum residential density may increase to 30 units/acre and the maximum floor area ratio to 1.0. Personal/office service uses are not to exceed 5,000 square feet in floor area; and no combination of such uses in any single multi-tenant building or, in the alternative, any group of buildings that are integral to and function as part of a unified project, shall exceed ten (10) percent of the total area of said buildings. Residential equivalent uses are not to exceed 3 beds per dwelling unit. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the Land Development Regulations (LDRs). An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

2. **Commercial General (CG)** – Allowing the full range of commercial uses including retail, office, and service uses up to a floor area ratio of 0.55, and residential uses not to exceed 24 dwelling units per acre. Transient Accommodation Uses shall not exceed 40 units per net acre, or in the alternative, upon adoption of the provisions for compliance with Section 5.2.1.3, 60 units per acre if the project is in compliance with the requirements of Section 4.2.7.6 of the Countywide Plan Rules and the density and intensity standards set forth in Table 3 therein. Residential equivalent uses shall not exceed 3 beds per dwelling unit. Non-residential uses shall not exceed an impervious surface ratio of 0.90, except as provided for in Section 4.2.7.6 5.2.1.3 of the Countywide Plan Rules. Public/Semi-Public or Ancillary Non-Residential uses, alone or when added to existing contiguous like uses which exceeds or will exceed five (5) acres shall require a land use plan amendment which shall include such use and all contiguous like uses. Light Manufacturing/Assembly (Class A) and Research/Development uses shall be allowed in this plan category only after the nature of the proposed use has been determined and the following criteria are considered: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste, hazardous waste, and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

3. **Central Business District (CBD)** <no change>
C. Industrial Category <no change>

D. Public Semi-Public Categories <no change>

E. Special Designations

1. Historic Properties and Districts <no change>
2. Water/Drainage Feature (W/DF) <no change>
3. Activity Center (AC) Overlay <no change>
4. Activity Center (AC) <no change>

5. **Community Redevelopment District (CRD)** - It is the purpose of this category to provide for the unique and specific needs of those community and neighborhood areas that are planned for redevelopment and revitalization. Application of this district shall require that a Special Area Plan be adopted by City Council and approved by the Countywide Planning Authority (CPA). A brief description of the purpose and intent of the area plan, that includes the intended mix of land uses and densities or intensities of uses, and any consideration or protection of historical/ archeological resources shall be referenced in the Future Land Use Element at the time the CRD designation is applied to the redevelopment area. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the Land Development Regulations (LDRs).
   a. The Bayboro Harbor Redevelopment Area <no change>
   b. The Port of St. Petersburg <no change>

6. Resort Facilities Overlay (RFO) <no change>
7. Scenic/Non-Commercial Corridor <no change>
8. Transit Oriented Development (TOD) Overlay <no change>
9. Target Employment Center (TEC) Overlay <no change>

F. Planned Redevelopment Categories

1. **Planned Redevelopment – Residential (R)** - Allowing low to medium moderate density single-family residential uses, where either single-family residential or single-family with accessory residential development may coexist not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan, as established in the special area plan. Multifamily residential uses are not permitted. Residential equivalent uses are not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.50. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the LDRs and special area plan. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use Map amendment that shall include such use and all contiguous like uses.
2. Planned Redevelopment – Mixed Use (MU) - Allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre; however, when located outside of the Coastal High Hazard Area, only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan. Accessory dwelling units are permitted and may be excluded from the residential density calculation, in accordance with the LDRs and special area plan. Higher densities and intensities are acceptable within activity centers but not exceeding a floor-area-ratio or a net residential density as established in the redevelopment plan or special area plan. Residential equivalent uses are not to exceed 3 beds per dwelling unit and transient accommodation uses shall not exceed 45 units per acre. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use Map amendment that shall include such use and all contiguous like uses. Research/Development, Commercial Recreation, and Light Manufacturing/Assembly (Class A) uses shall be allowed in this plan category only on the basis of and pursuant to local government standards which address, as a minimum, the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

1. Planned Redevelopment – Commercial (C) <no change>

G. Table Showing Countywide Plan Map Categories and Corresponding Future Land Use Map Categories <no change>

Section 12. The Coastal Management Element issue titled Coastal High Hazard Areas is amended as follows:

ISSUE: Coastal High Hazard Areas

The coastal high hazard area (“CHHA”) is defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (“SLOSH”) computerized storm surge model as reflected in the most recent Statewide Regional Evacuation Study for the Tampa Bay Region, Storm Tide Atlas Volume 7 prepared by the Tampa Bay Regional Planning Council and approved in August 2010 July 2016, and includes areas that have experienced severe damage or are scientifically predicted to experience damage from storm surge, waves, and erosion. The CHHA is shown on Map 15. In a worst case scenario (i.e., Category 5 storm) most of the City would be vulnerable to storm surge. Areas with historical damages are primarily located within the CHHA, as defined in Section 1.7 of the General Definitions in Chapter 1, General Introduction. Growth in the CHHA puts public expenditures and lives at risk.

Update to the following Comprehensive Plan Map:

See attachment 2, Map 15 – Coastal High Hazard Area (CHHA) 2016 update.
LAND USE IMPACT ANALYSIS

Potential facility impacts anticipated by the proposed density changes to the RM, PR-R and PR-MU land use categories are identified below based on the adopted Level of Service (LOS) standard. The LOS analysis concludes that the City maintains a substantial excess capacity for potable water, sanitary sewer, solid waste, drainage and recreation to support the proposed density increase. Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

**Potable Water**
Under the existing inter-local agreement with Tampa Bay Water (TBW), the region’s local governments are required to project and submit each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City’s and other member government’s water supply needs. The City’s adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 81 gpcd. The City’s overall potable water demand is approximately 29 million gallons per day (mgd), while the systemwide capacity is 68 mgd. Therefore, there is 58% systemwide excess capacity to support the proposed density increase.

**Sanitary Sewer**
The sanitary sewer LOS is based on the estimated per capita demand for capacity at the City’s Water Reclamation Facilities (WRFs). The City’s average flow rate of all three reclamation facilities for Calendar Year (CY) 2017 was 33.58 mgd, while the aggregated sanitary sewer system’s annual average capacity for its three wastewater treatment facilities was 56 mgd, resulting in an estimated excess annual average capacity of 22.42 mgd. Following several major rain events in 2016, the Water Resources Department is currently adding peak wet-weather capacity and evaluating the need for additional annual average capacity. Therefore, there is 40% excess capacity to support the proposed density increase.

**Drainage**
The level of service standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment. Prior to development, site plan approvals are required. At that time, City Code and SWFWMD site requirements for stormwater management criteria will be implemented.

**Solid Waste**
Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted or buried at the Bridgeway Acres sanitary landfill. The City and County’s commitment to recycling and waste reduction programs, and the continued participation of residents and businesses in these programs, have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 84 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to support the proposed density increase.

**Mobility**
The statutory provisions for transportation concurrency were rescinded in 2011. In the absence of state-mandated transportation concurrency, the City continues to monitor the LOS for motor vehicles on major roadways and the availability of transit service for site impact review and transportation planning purposes. The majority of City roadways are operating at a low level of congestion and within the previously adopted LOS standard of “D” or better. The City continues to work with the Pinellas Suncoast Transit Authority (PSTA) to provide additional transit service in support of City growth and redevelopment.
Recreation
The City has adopted a LOS standard of 9 acres of useable recreation and open space per 1,000 population. However, the City enjoys an estimated 27 acres per 1,000 permanent and seasonal residents. With a LOS three times the adopted standard, there is excess capacity to support the proposed density increase.

Population Analysis
Potential density increases for the Residential Medium (RM), Planned Redevelopment-Residential (PR-R) and Planned Redevelopment Mixed-Use (PR-MU) Future Land Use categories resulting from the proposed changes is calculated below and further broken down into High (100%), Medium (85%) and Low (70%) percentages. The City’s current functional population is 277,518 resulting in a potential population percentage increase of 9.2% at a high estimate, 7.8% increase at a medium estimate and 6.5% increase at a low estimate. The City’s annualized growth rate over the past five years is approximately 1.3%. Therefore, the proposed amendment could potentially support the City’s growth rate for the next five to seven years.

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*only when outside of the CHHA and abutting a major street

CONSISTENCY with the COUNTYWIDE PLAN:
Proposed amendments to local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. This proposed set of Comprehensive Plan amendments have been developed as part of a larger county-wide effort to support urban, walkable neighborhoods with smaller residences located in close proximity to daily destinations, while serving a broad market. Forward Pinellas planning staff are currently processing text amendments to the Countywide Rules to clarify this planning initiative and incorporate findings of their 2017 Knowledge Exchange series publication titled “Finding the Missing Middle” (attached).

Proposed housing related changes to the Countywide Rules’ definitions and policies are as follows:

**Accessory Dwelling Unit** – An ancillary or secondary living unit, in compliance with Section 163.31771, Florida Statutes, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. Accessory dwelling units are not counted against the otherwise applicable maximum dwelling units per acre density standard.

**Missing Middle Housing** – Housing that encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

**Policy 4.2.3.5. Affordable Housing Density/Intensity Bonus.** A density/intensity bonus may be authorized by local government to above the otherwise applicable maximum permitted density/intensity for each category as an incentive to provide affordable or Missing Middle housing. This affordable housing density/intensity bonus may permit an increase in the number of dwelling units and floor area allowed, based on the number of units which
qualify and are set aside as affordable housing units, as provided for in the local government plan and/or land development regulations. No Countywide Plan Map amendment is required to employ this density/intensity bonus.

A. In order for a local government to utilize this provision for affordable housing, the local government shall approve an affordable housing plan and corresponding land development regulations, which shall be filed with the Council. An affordable housing plan shall contain, at a minimum, the following:

1. Definitions of what qualifies as affordable housing and other terms used within the plan;

2. Maximum dwelling unit and floor area ratio bonuses, in relationship to the number and percentage of affordable units, allowable in the specified zoning districts, future land use plan categories, the local plan and/or code provisions that establish the basis for and are filed of record in support of the AC or MMC plan category, and/or applicable special area plan(s) adopted prior to August 7, 2015;

3. Manner in which affordable housing density and/or intensity bonus units are calculated relative to the otherwise allowable mixed-use density/intensity formula;

4. Provisions that commit the resulting affordable units to a minimum specified period of time; and

5. Provisions for enforcement and monitoring, including any periodic reports required to be submitted to the local government.

B. In order to utilize this provision for Missing Middle housing, as defined within these Countywide Rules, the local government shall adopt applicable land development regulations, which shall be filed with the Council and which shall contain, at a minimum, the following:

1. Definitions of what qualifies as Missing Middle housing and other terms used within the regulations;

2. Identified locations or locational characteristics appropriate for Missing Middle housing, consistent with the Forward Pinellas Finding the Missing Middle study published October 2017, incorporated by reference in Countywide Plan Strategies;

3. Methodology for determining dwelling unit and floor area ratio bonuses relative to the underlying zoning district and/or future land use category;

Therefore, City staff finds that the proposed set of housing related text amendments is consistent with the Countywide Rules and no further action is anticipated regarding the Countywide Plan.

**CONSISTENCY with the COMPREHENSIVE PLAN**

This set of Comprehensive Plan text amendments support and further the Housing Element’s goal to...facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.

The proposed text amendments are applicable to the following Comprehensive Plan policies:

- *Policy LU 2.5*: The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.
• **LU3.26:** Land development regulations shall provide performance standards that ensure compatibility with surrounding uses.

• **Policy LU 3.4:** The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

• **Policy LU 3.5:** The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

• **Policy LU 3.6:** Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

• **Policy LU3.15:** The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

• **Policy LU 20.2:** The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.

• **Policy LU 21.1:** The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.

• **Policy H1.3:** Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive and overlapping requirements and resolving conflicting requirements and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.

• **Policy H13.5:** The City’s LDRs shall continue to support mixed-income housing in or near employment centers and recognize the positive fiscal impacts in transit-accessible, high density locations.

• **Policy H13.6:** The City shall encourage higher density development in its Planned Redevelopment future land use map categories through implementation of the LDRs. This type of development will help reduce GHGs and minimize carbon footprints.

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**VISION 2020: SPECIAL AREA PLAN Update**

With an overriding theme of *Neighborhoods, Corridors and Centers*, St. Pete VISION 2020 was adopted by the City Council in October 2002. This Vision document served as the blueprint for amending the Comprehensive Plan and Land Development Regulations (LDRs). The preparation and approval of the Vision 2020 Special Area Plan (SAP) in October 2006 (City Council Resolution 2006-579) coincided with the rezoning of the entire City and implementation of the new land development regulations, which became effective in September 2007. The Vision 2020 SAP was required by the Countywide Plan Rules, then administered by the Pinellas Planning Council (now known as Forward Pinellas), because of the City’s desire to utilize three new Comprehensive Plan categories: Planned Redevelopment-Residential (PR-R) Planned Redevelopment Mixed-Use (PR-MU), and Planned Redevelopment-Commercial (PR-C). The SAP also introduced the City’s Workforce Housing Density Bonus Program.
The Vision 2020 SAP reflects an original date of April 2007, as that was when the Pinellas County Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, approved the SAP. The SAP has been amended three times since April 2007, largely to reflect Comprehensive Plan (Future Land Use Map) changes involving the PR-R, PR-MU and PR-C Plan categories, as well as text changes and references to the LDRs.

The following is a summary of the amendments to the Vision 2020 SAP that are now being proposed. It should be noted that Attachment 3 contains excerpts highlighting the proposed changes, including a strike-through and underline format where appropriate. The entire 102-page SAP is not attached.

- Updated maps depicting the areas of the City designated PR-R, PR-MU and PR-C
- Revised descriptions of the PR-R and PR-MU categories, allowing for increased density (consistent with the changes proposed in this report), and resulting population estimates (SAP Exhibit 7)
- Updated Workforce Housing Density Bonus Program (as amended by Ordinance 339-H, adopted on August 23, 2018 and set forth in Chapter 17.5, Article V, City Code)
- Miscellaneous changes including updated tables, LDR references and web page addresses, reformatted narrative and deletion of obsolete language

PUBLIC NOTICE

Public hearing notice was published in the Tampa Bay Times on Friday, May 3, 2019 in accordance with Florida Statutes, Section 163.3174(1).

PUBLIC HEARING PROCESS

The proposed ordinance associated with the Comprehensive Plan text amendment requires one (1) public hearing before the Community Planning & Preservation Commission (CPPC) and two (2) City Council public hearings. The amendment will also be transmitted for expedited state, regional and county review. Forward Pinellas (formerly known as Pinellas Planning Council) will review the Comprehensive Plan text amendment for consistency with the Countywide Rules.

SUMMARY

Based upon the analysis contained in this report, City staff finds the proposed text amendments to be consistent with the Comprehensive Plan. The proposed amendments further provisions of the Future Land Use and Housing Elements with the goal of broadening the housing market and providing for a variety of housing needs across the economic spectrum, which ultimately supports a more vibrant, livable community.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission, in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council APPROVAL of the Comprehensive Plan text amendments and update to the Vision 2020 Special Area Plan described herein.

ATTACHMENTS

1. Finding the Missing Middle, study by Forward Pinellas, 2017
2. Comprehensive Plan Map 15: 2016 Coastal High Hazard Area map update
3. Vision 2020: Special Area Plan update
ATTACHMENT NO. 1

Finding the Missing Middle, study by Forward Pinellas, 2017
Finding the Missing Middle

An opportunity to complete the spectrum of housing options in Tampa Bay

What is the “Missing Middle”?  
The Missing Middle is a term coined by architect David Parolek that is used to describe multi-unit, low-rise housing that is comparable in scale to single-family homes. It encompasses a variety of styles, including shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work typologies. Typically there are multiple households that live in a building, shared space or compact area, offering an alternative from the standard single family or mid-rise/ high-rise condominium and apartment options.

Why are we talking about it?  
The Missing Middle not only provides alternative housing options for people within a community, but also has a lower price per square foot when compared to single family detached dwellings. As single family home prices rise in Tampa Bay, affordable housing has become harder to find. Missing Middle housing attracts a diverse group of people ranging in age and income. It prevents urban sprawl caused by single family, large lot developments that tend to push people further and further away from jobs, services, and entertainment.

Where does it go?  
Missing Middle types of housing are best in walkable, urban areas with a high level of accessibility to transportation options, entertainment, jobs, and services. They serve as a bridge between less dense residential neighborhoods and higher density areas. Because some housing options tend to have a similar size footprint to existing single family homes, they blend in well with the surrounding lower density communities. Some types also function very well in mixed use environments.

Reflecting on the Past in Tampa Bay

In Ybor City, shotgun style houses, known as casitas, were built in the late nineteenth and early twentieth century as workers’ housing near the cigar factories. Casitas provided workers with an affordable place to live within a walking distance of their jobs. This is a prime example of early Missing Middle housing, as narrow lots accommodated more homes and workers close to the factory. A new challenge arose for this type of housing in the mid-twentieth century as development shifted to more car-centric, large lot, suburban neighborhoods. The Missing Middle focuses on creating higher density living in more accessible areas, capturing the early twentieth century mentality that people should be able to travel by foot to their desired destination.

Developer Michael Mincberg, has a passion for keeping the history and charm of the authentic casita homes of Ybor City. He has brought historical properties back to life and focuses on preserving the character and charm of the casitas. He believes Missing Middle housing served a purpose in the past and serves a growing need in the future by allowing people to live, work, and play in the same area.
Missing Middle Housing Styles

Courtyard Apartments

The courtyard apartment style has multiple units that share a courtyard and typically face each other.

Hyde Park in Tampa, FL

Triplex & Fourplex

The triplex and fourplex style has either three or four units and allows for a higher density within a standard lot size.

Palma Ceia in Tampa, FL

Shotgun & Skinny

Shotgun and skinny homes both are smaller in width and longer in length. The lots are narrower than typical lots, and the houses can be closer together.

Ybor City, FL

Cottage Court

Cottage courts are stand alone houses but share a central courtyard. They typically face one another and allow for more density.

Dunedin, FL

Townhouse

The townhouse style offers attached units side by side, requiring less space for multiple units.

Trinity, FL

Multiplex

The multiplex style typically has five to nine units.

Grand Central in St. Petersburg, FL

Duplex

The duplex style has has two attached residential units within a similar sized footprint of a standard single family home.

Old Northeast in St. Petersburg, FL

Live/Work

The live/work style of housing typically has commercial on the first floor of the building and residential units above.

Oldsmar, FL
Who does it serve?
Missing Middle housing helps create urban, walkable neighborhoods with smaller residences located in close proximity to daily destinations, while serving a broad market; first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others. Including: first-time home buyers, smaller families, couples, retirees who desire to age in place, adults with disabilities, car-free households, and many others. Several local communities have identified Missing Middle housing as a viable option to provide a wider selection of choices across many income levels because of its appeal to different types of home buyers, lower associated entry costs, and traditional architectural style.

Missing Middle Housing Profile for Pinellas County
As seen in the heat map on the right, the majority of Missing Middle housing types are located in our historically denser neighborhoods like Dunedin, Gulfport, St. Petersburg, Clearwater, and Largo. In density and scale, Missing Middle housing falls in between lower-density single-family neighborhoods and denser multifamily buildings, with design elements that encourage walking, biking, and transit use. This development pattern is ideal for providing transitional zones between denser mixed-use areas—particularly those served by transit—and surrounding lower-density neighborhoods. Appropriate locations include on the perimeter of downtowns or town centers; adjacent to commercial corridors; between single-family neighborhoods and denser multifamily areas; or on collector roadways that serve as borders between single-family neighborhoods.

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Missing Middle Statistics

By 2070, the amount of undeveloped land in Florida is projected to shrink by 15%.

Redevelopment has become a strategy used by many developers to meet the demand for housing.

The current demand for walkable living choices exceeds the supply by 20-35%.

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In 2016, Tampa Bay had the fourth highest population growth in the nation.

Over 77% of Pinellas County’s households are without children, yet almost half of the housing stock is detached single-family.

Missing Middle housing containing “2-9 units” accounts for only 13% of the housing stock in Pinellas County.

39% of households are cost burdened and pay more than 1/3 of their income on rent or mortgage costs.

Percent of Income Paid for Housing (Pinellas County)
Density and Design

Missing Middle housing can be thought of as a bridge between dense, downtown areas and more suburban single family neighborhoods. Density and design are very important when trying to incentivize this type of development: how many units are allowable, and how these units should relate to existing neighborhoods. The Missing Middle fits into existing neighborhoods exceptionally well because the size, scale and aesthetic are typically compatible with the surrounding housing types, even though they have much higher densities than traditional single-family homes.

Spotlight Development: Hayes Park Village

A public/private development located in the City of Oldsmar, called Hayes Park Village, has captured a variety of housing options with a central courtyard space for its residents. The pocket neighborhood, developed by John Bews in partnership with the City, is part of a planned unit development and allows skinny homes to be placed on smaller lots, while not detracting from the aesthetics of the community. The shared spaces are utilized frequently by the residents that live there.

Zoning

Common zoning practices regulating height, setbacks, and lot dimensions are important when regulating this type of housing for existing neighborhoods. Missing Middle housing types can pose challenges because they don't fall into traditional zoning or land use categories; they are typically too dense for single-family neighborhood zoning districts, but not large enough in scale for multifamily zoning, where regulatory factors and the real estate market encourage larger and denser developments.

Amending or rewriting zoning regulations to allow for higher densities, narrower lots, smaller setbacks, and higher floor area ratios help to encourage Missing Middle housing by eliminating the need for multiple variances, which can complicate the permitting process and discourage this type of development. However, raising permitted densities might have unintended consequences by encouraging developments which are out of scale for many traditional single-family neighborhoods. For this reason, many cities use a form-based approach to preserve neighborhood characteristics when raising densities. Examples of various approaches are included on pages 6-7.

Form Based Codes

A city can designate a form-based zoning district where the structure and form of the building is the primary focus, and only certain housing types are allowed. Form-based codes become part of the guiding regulations by which developers have to abide, and are subject to design requirements such as building setbacks, widths and heights. By specifying exactly what types of housing can be built, form-based codes allow higher densities while allowing single-family neighborhood character to be preserved. A form based code may also require desired design characteristics like shared green spaces, courtyards, and rear-loading parking.
Parking
Missing Middle housing is designed to encourage walking, biking, and transit use, decreasing the need for vehicle parking. Parking should be approached with flexibility, where opportunity for community interaction at street-level is the focal point and vehicle parking is less emphasized. Typically, these types of housing allow for one space per unit in rear-loading garages via alleyways which also accommodate trash collection and pickup, with additional parking either on-street or behind homes. Missing Middle developments often use land saved from excess parking to create common green areas and courtyards, prioritizing quality of life over parking.

Utilities
The placement of public utility infrastructure for electricity, phone, cable, internet, potable water, wastewater and stormwater can have a big impact on Missing Middle developments, both functionally and aesthetically. Creative placement of utilities including undergrounding utilities and stormwater vaults, and the addition of sustainable features such as reclaimed water and solar panels) is often desired. These can require developers to undergo lengthy negotiations with local governments and utility companies, adding time and cost to these projects. Local governments can encourage Missing Middle housing by allowing narrower utility easements and more flexible placement of infrastructure, during the site plan approval and platting processes.

Spotlight Development: Glencairn
Glencairn, developed by Carl Krave, is a development built in the City of Dunedin and a pioneering example of Missing Middle housing. It incorporates both skinny home and bungalow courtyard housing options. The developer was inspired by the Cottage Company developments in the late 1990s. He found an opportunity in Dunedin and worked with the City staff to achieve a very successful pocket neighborhood. The homes were sold quickly once built, and the residents have had no turnover. The shared courtyard between homes offers a peaceful, small community feel.
How does the Countywide Plan address the Missing Middle?

Although the scale of Missing Middle housing is compatible with single-family neighborhoods, and the impact of an individual development on a given neighborhood street may not be large, the density in units per acre is higher than typical for a low-density neighborhood. Countywide Plan Map categories that best support Missing Middle housing include Residential Medium, Residential High, and the Neighborhood Center subcategory of Activity Center, which range from 15 to 30 units per acre and are targeted for locations that offer multiple modes of transportation. Missing Middle housing is also appropriate at the edges of the more intense subcategories of Activity Centers and Multimodal Corridors, where they can serve as a transitional area between high density/intensity urban uses and surrounding lower-density neighborhoods.

Other Cities Recognize the Missing Middle

While some Missing Middle developments have been built in Pinellas County, each required a time-consuming, expensive process requiring many variances for setbacks, parking, utility easements, and other current zoning regulations. The developers highlighted in this study described their projects as “labors of love” that most in the industry would consider too onerous, with too little return on investment, to pursue. A number of communities around the country have addressed these issues by crafting zoning regulations that allow and incentivize missing middle housing by right. Examples are described below.

City of Santa Barbara, California

In 2013, the City of Santa Barbara adopted the Average Unit-Size Density Incentive Program, designed to encourage construction of smaller, more affordable residential units near transit and within walking and biking distance of commercial areas. The pilot program, which will be capped at 250 constructed units, allows more housing units to be built per acre as unit size decreases. Other development incentives include reduced parking requirements, and flexibility in building setbacks and location of required open space. Rental housing developments or employer-sponsored housing are also allowed to have additional density in certain areas of the City. Projects must go through a design review process to ensure compatibility with the size and scale of the surrounding neighborhood.

The pilot has been successful, encouraging growth in both apartment complexes in commercial and multifamily areas, and individual housing units in single-family neighborhoods. As of July 2017, a total of 541 units had been approved under the program. A housing task force has been created to monitor the effects of the program, including conducting an annual survey of residents of the new housing to determine if workforce and commuting goals are being met. More information is available at http://www.santabarbaraca.gov/services/planning/mpe/aud_program.asp.

City of San Diego, California

The City of San Diego adopted a small-lot subdivision ordinance in 2016 “in order to provide a space-efficient and economical alternative to traditional single dwelling unit development… [in] pedestrian-friendly developments that are consistent with the neighborhood character.” The new provisions will allow a revival of bungalow courts, a historically popular style of housing built in the city from the 1920s to the 1940s. The regulations allow a larger parcel zoned for multifamily development to be subdivided into detached single-family homes, while retaining the same density and setbacks of the pre-subdivided lot. Houses built on the subdivided land may have no more than three bedrooms each. Parking requirements are reduced for smaller unit sizes and in designated transit areas. The ordinance can be downloaded from http://docs.sandiego.gov/council_reso_ordinance/rao2015/O-20483.pdf.
The City of Cincinnati adopted its comprehensive land use plan, Plan Cincinnati, in 2012. The plan identified walkable “centers of activity,” including the downtown and 10 urban neighborhoods, which are governed by a form-based code adopted in 2013. The remainder of the city is governed by a conventional zoning code.

Cincinnati’s form-based code allows for a variety of housing types (e.g., cottage courts, duplexes and small multi-plexes) in predominantly single-family neighborhoods, while preventing larger-scale multifamily structures of the same densities from being built in those locations. The form-based code sets forth a comprehensive, citywide approach to building footprint, mass and scale based on transect. However, neighborhood residents are encouraged to participate in establishing “regulating plans” designating the transects that will govern their areas. More information is available at http://www.cincinnati-oh.gov/planning/plan-cincinnati.

City of Nashville & Davidson County, Tennessee

In 2015, the consolidated city-county government of Nashville and Davidson County adopted a comprehensive land use plan, NashvilleNext, implemented by a combination of conventional zoning districts and form-based urban design overlays tailored to specific neighborhoods and districts. The plan recognizes Missing Middle housing by name, and has been successful in encouraging it, particularly in areas governed by the urban design overlays. These form-based codes provide standards for diverse housing types such as rowhouses, stacked flats, and courtyard cottages. Transect-based policy allows sufficient densities by supporting rezonings that accommodate these housing types, but constrains building size and scale to prevent the construction of larger multifamily buildings in predominantly single-family neighborhoods.

In areas governed by conventional zoning standards, some residential zoning districts also allow for Missing Middle housing by permitting up to two housing units to be constructed per lot. Detached accessory dwelling units may also be permitted within certain residential districts. This has encouraged a trend of tall, skinny (shotgun) houses mixed within single-family neighborhoods. With fewer design standards in these zoning districts, some residents have objected that these houses are not in character with surrounding residences. In response, the zoning code has recently been revised to add contextual overlay districts, which limit the height of new houses relative to their widths and the dimensions of surrounding houses. More information can be found at http://www.nashville.gov/Government/NashvilleNext.aspx.

Works Cited

ATTACHMENT NO. 2

Comprehensive Plan Map 15: 2016 Coastal High Hazard Area map update
ATTACHMENT NO. 3

Vision 2020: Special Area Plan update
VISION 2020:
SPECIAL AREA PLAN

St. Petersburg is a vibrant, cosmopolitan community in which to live, play, learn and work.

All of its citizens, neighborhoods and businesses collaborate in its development.

St. Petersburg maintains its unique sense of place and economic vitality while preserving its history, diversity and lush natural beauty.

St. Petersburg provides a safe, clean sustainable environment with a spectacular waterfront to be enjoyed by all of its residents and visitors.

-Vision 2020 Mission Statement, written by Vision 2020 Delegates

April 2007
The City of St. Petersburg has moved past the era of greenfield development. Today the City has entered into an era of redevelopment where existing land must be reutilized. The participants in the Vision 2020 made it very clear that redevelopment must recognize and enhance the built environment, not merely replace it with a new pattern of development.

There are many goals and objectives outlined within the VISION 2020 PLAN which can be viewed electronically at http://www.stpete.org/pdf/vision2020book.pdf.

The issues and objectives of this Special Area Plan are outlined below. They have been divided into Planned Redevelopment-Residential (PR-R, which relates to the neighborhoods), Planned Redevelopment-Mixed Use (PR-MU, which relates to the corridors) and Planned Redevelopment-Commercial (PR-C, which relates to the centers).

(It should be noted that subsequent to the adoption of The Vision 2020 Plan in October 2002, the City proposed changes to the Comprehensive Plan, Future Land Use Map, Official Zoning Map and land development regulations. The City’s proposed changes to the Comprehensive Plan and Future Land Use Map necessitated amendments to the Countywide Plan Rules and in July 2006 amendments to the Countywide Plan Rules were adopted providing for a new “Planned Redevelopment” classification with new categories, including the above referenced “Residential,” “Mixed Use” and “Commercial.” The City’s Comprehensive Plan and the descriptions of these categories can be found on the City of St. Petersburg web site, specifically on the Development Services Department home page.)

As shown on Map 1, the areas of the City proposed for the designated PR-R designation include many of the traditional older neighborhoods surrounding the downtown area and along the City’s early trolley lines flanking Central Avenue, as well as 4th and Dr. Martin Luther King Jr. Streets.

Map 2 shows the areas designated proposed for the PR-MU designation, which are scattered throughout the City. However, generally speaking, the mixed use designation will be located along the roadway corridors previously designated Commercial General and Residential/Office/Retail. These corridors include a segment of 22nd Avenue North (between I-275 and 34th Street), most of 4th Street North (between 5th Avenue North and Gandy Blvd.), segments of Dr. M.L. King, Jr. Street (between 22nd Avenue South and 34th Avenue North), segments of 16th Street (between 18th Avenue South and Haines Road), portions of 34th Street; and the Central Avenue corridor between 34th Street and Park Street.

Map 3 shows the areas of the City designated proposed for the PR-C designation, which include the Tyrone Square Mall/Crossroads Shopping Center area, 34th Street South (between 26th Avenue South
and 54th Avenue South), the Central Plaza area (bordered by 31st Street to the east, 34th Street to the west, 1st Avenue South to the south and 5th Avenue to the north), a triangular-shaped area in north St. Petersburg bordered by Gandy and Roosevelt Boulevards and Dr. M.L. King, Jr. Street North; and the Carillon Town Center, located on the south side of Ulmerton Road.
PART IV: SPECIAL AREA PLAN OBJECTIVES IN RELATIONSHIP TO PINELLAS BY DESIGN AND THE ST. PETERSBURG COMPREHENSIVE PLAN AND PINELLAS BY DESIGN: AN ECONOMIC DEVELOPMENT AND REDEVELOPMENT PLAN FOR THE PINELLAS COMMUNITY

The regulations that have been created address the direction and guidelines of the Comprehensive Plan. The newly adopted Vision Element of the Comprehensive Plan is the City’s Vision 2020 Plan. A full analysis of the proposed Special Area Plan, the proposed regulations and the City’s Comprehensive Plan can be found in City Files LGCP-2006-02 and LDR/ZO-2006-02.

The Special Area Plan objectives are also consistent with Pinellas by Design. While Pinellas by Design was completed after the Vision 2020 Plan and the beginning of the process to write the rules and regulations that are part of this packet, the goals of both address the redevelopment needs of built out communities, address the economic issues associated with redeveloping property and providing a strong, sustainable and increasing economic base and further address the aesthetic issues necessary to support and create a unique quality of life within a community.

The following internet links provide access to The City’s Vision 2020 Plan and Pinellas by Design can be found here:

http://www.pinellasbydesign.orgforwardpinellas.org

The City’s Comprehensive Plan and the descriptions of the Planned Redevelopment-Residential, Planned Redevelopment-Mixed Use and the Planned Redevelopment-Commercial categories can be found on the City of St. Petersburg web site. specifically on the Development Services Department home page. The descriptions of the three redevelopment categories are provided here as well:

1. **Planned Redevelopment – Residential (R)** - Allowing low to medium moderate density single-family residential uses, where either single family residential or single family with accessory residential development may coexist not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan, as established in the special area plan. Multifamily residential uses are not permitted. Residential equivalent uses are not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.50. Accessory dwelling units are permitted and may be excluded from the residential density calculation when accessory to a single-family dwelling unit, in accordance with the LDRs and special area plan. An ancillary...
non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use Map amendment that shall include such use and all contiguous like uses.

2. **Planned Redevelopment – Mixed Use (MU)** - Allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre; however, when located outside of the Coastal High Hazard Area, only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan. Accessory dwelling units are permitted and may be excluded from the residential density calculation, in accordance with the LDRs and special area plan. Higher densities and intensities are acceptable within activity centers but not exceeding a floor-area-ratio or a net residential density as established in the redevelopment plan or special area plan. Residential equivalent uses are not to exceed 3 beds per dwelling unit and transient accommodation uses shall not exceed 45 units per acre. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use Map amendment that shall include such use and all contiguous like uses. Research/Development, Commercial Recreation, and Light Manufacturing/Assembly (Class A) uses shall be allowed in this plan category only on the basis of and pursuant to local government standards which address, as a minimum, the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

3. **Planned Redevelopment – Commercial (C)** - allowing the full range of commercial and mixed uses including retail, office, service and high density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 55 dwelling units per acre. Higher densities and intensities are acceptable within activity centers but not exceeding a floor area ratio or a net residential density as established in the redevelopment plan or special area plan. Residential equivalent uses are not to exceed 3 beds per dwelling unit and transient accommodation uses shall not exceed 55 units per acre. Institutional and transportation/utility uses, alone or when added to existing contiguous like uses, which exceeds or will exceed five (5) acres shall require a Future Land Use Plan map amendment that shall include such use and all contiguous like uses. Research/Development and Light Manufacturing/Assembly (Class A) uses shall be allowed in this plan category only after the nature of the proposed use has been determined and the following criteria are considered: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste, hazardous waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.
PART V:

PLAN COMPOSITION

A. PERMITTED USES AND DIFFERENTIATION BY DESIGNATION

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<td>Y</td>
<td>Y</td>
<td>N</td>
<td>Y</td>
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<tr>
<td>(inc. Activity Center)</td>
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<td>(Gateway Activity Center)</td>
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</tbody>
</table>

(The Comprehensive Plan and the land development regulations can be found on the City of St. Petersburg web site, www.stpete.org specifically on the Development Services Department home page.)
## DENSITY AND INTENSITY STANDARDS FOR PERMITTED USES

### DENSITY AND INTENSITY BY FUTURE LAND USE AND ZONING DISTRICTS

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>ALLOWABLE DENSITY</th>
<th>ALLOWABLE INTENSITY</th>
<th>TDRs</th>
<th>WORKFORCE HOUSING BONUS</th>
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<td>6 8 upa 0.20</td>
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<td>See LDRs</td>
<td>See LDRs</td>
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</table>

(See LDRs)

(The Comprehensive Plan and the land development regulations can be found on the City of St. Petersburg web site, www.stpete.org specifically on the Development Services Department home page.)
Zoning Districts, with design guidelines, associated with the Planned Redevelopment-Commercial Category:

- Corridor Commercial Suburban-2 (CCS-2)
- Retail Center-1, Retail Center-2 and Retail Center-3 (RC-1, RC-2 and RC-3)

D. AFFORDABLE/WORKFORCE HOUSING PROVISIONS, APPROPRIATE TO THE PLAN

On November 29, 2007 the City Council adopted Ordinance 854-G (attached as Exhibit 6), establishing a Workforce Housing Density Bonus Program for St. Petersburg. The Workforce Housing Program is set forth in Chapter 17.5 of the City Code of Ordinances, which addresses the Local Housing Assistance Program. The Workforce Housing Plan was recommended for approval by the PPC in December 2007 and was approved by the CPA in January 2008.

On August 23, 2018, the City Council adopted Ordinance 339-H, amending the Workforce Housing Density Bonus Program, as set forth in Chapter 17.5, Article V, City Code (attached as Exhibit 6).

Background

The St. Petersburg Vision 2020 Plan, adopted in October 2002, addresses the issue of “housing” numerous times and in a number of different ways. Excerpts from the Vision 2020 Plan on the issue include the following:

- A variety of housing opportunities within the neighborhoods is needed.
- A variety of quality housing choices within neighborhoods is needed.
- There is a need to accelerate quality affordable housing programs.
- Economically integrated housing should be supported.
- Housing that is stable, safe and varied - allowing choice for people to live within a neighborhood at different stages of life.
- The City will strive toward providing safe, quality and varied housing opportunities.

In October 2006 the City Council adopted several significant ordinances directly related to the implementation of the Vision 2020 Plan and the Land Development Regulation (LDR) Update. The ordinances that were adopted included Comprehensive Plan text amendments and a new Vision Element, Future Land Use Map amendments, the rezoning of the entire City except the downtown area (the latter of which occurred on August 9, 2007), and new LDRs, now known as Chapter 16, City Code of Ordinances.

The new LDRs, which became effective on September 10, 2007 were drafted and adopted with a “workforce housing component.” The density bonus ranges from up to six (6) dwelling units per acre in the multifamily (e.g., NSM-1) and corridor (e.g., CRS-1) zoning districts that are less intensive, and up to 10 units per acre in the center (e.g., RC-1) zoning districts that are more intensive. A floor area ratio bonus of 0.20 or 0.25 for workforce housing that is made part of a mixed use development is also available in several of the new zoning districts. It is important to note that the provision of workforce housing units via the
density and intensity bonuses provided for in the new LDRs is voluntary on the part of the applicant, property owner or developer, i.e., there is no requirement that workforce housing units be made a part of any residential or mixed-use development.

The St. Petersburg Comprehensive Plan categories that will permit bonus density, or bonus density and intensity, for workforce housing are as follows:

- Vision 2020 Special Area Plan categories: Planned Redevelopment-Mixed Use (PR-MU) and Planned Redevelopment-Commercial (PR-C).
- Special Area Plan categories: Community Redevelopment District (CRD) and Central Business District (CBD).
- Standard Plan categories (density bonus only): Residential Urban (RU), Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Residential/Office General (R/OG) and Institutional (INS).

Workforce Housing Plan

Highlights of the Workforce Housing Plan are as follows:

- For each multiple of six (6) workforce units approved:
  1. The first unit shall be offered at 80% AMI (Area Median Income) or below.
  2. The second and third units shall be offered at 120% AMI or below.
  3. The fourth unit shall be offered at 150% AMI or below.
  4. The fifth unit shall be offered at 80% AMI or below.
  5. The sixth unit shall be offered at 150% AMI or below.

- Any development proposing to utilize the density or intensity bonus must submit an application that includes detailed information, including: a general description of the development, and whether the development will contain units for rent or for sale; the total number of market-rate and workforce units, square footage, number of bedrooms, and the estimated initial sale price or monthly rent of each unit; the location in the development of each workforce unit; documentation and plans regarding the interior and exterior appearances, materials and finishes of the workforce units, if not exactly the same as the other units; and the marketing plan the applicant proposes to implement to promote the sale or rental of the workforce units to eligible households.

- The minimum size for the workforce units shall be 375 sf for efficiency units, 500 sf for one bedroom units, 750 sf for two bedroom units and 200 additional sf for each additional bedroom.

- Cross references are provided to Sec. 16.70.040 of the City Code (Applications and Procedures, including Workforce Housing and Site Plan Review). The POD may approve applications proposing six (6) or fewer workforce units, and may streamline applications proposing seven (7) to 12 workforce units. A DRC public hearing is required for all applications proposing 13 or more workforce units as a site plan review.
• Variances to the Workforce Housing Plan requirements and requests for variances to a site plan proposing workforce units may be made to the DRC.

• Prior to the approval of any development order or permit for any development utilizing the workforce housing density bonus, the applicant shall enter into a Workforce Housing Bonus Density Agreement with the City, which sets forth the commitments and obligations of the applicant. Such commitments and obligations include restrictive covenants, protective covenants, deed restrictions, and related instruments (including a covenant or restriction specifying that the title to any workforce units shall only be transferred with prior written approval by the City).

• “Renter” occupied workforce units shall be occupied by income eligible households for a period of 30 years from the date of the initial certificate of occupancy.

• “Owner” occupied workforce units shall be conveyed subject to restrictions that shall insure compliance with the Workforce Housing Plan for income eligible households for a period of 30 years from the date of the first sale of each unit.

The following links provide the density and FAR bonuses associated with the Workforce Housing Program in each Plan category:

Zoning Districts that provide for density and FAR bonuses associated with the Planned Redevelopment-Mixed Use Category are:

- Neighborhood Traditional – 4 (NT-4)
- Corridor Residential Traditional – 1 (CRT-1)
- Corridor Residential Suburban – 2 (CRS-2)
- Corridor Commercial Traditional – 1 (CCT-1)
- Corridor Commercial Suburban – 1 (CCS-1)

Zoning Districts that provide for density and FAR bonuses associated with the Planned Redevelopment-Commercial Category are:

- Corridor Commercial Suburban – 2 (CCS-2)
- Retail Center – 1 (RC-1) and Retail Center -2 (RC-2)

Also, see the chart on Page 21 of the SAP Density & Intensity by Future Land Use and Zoning Districts table for contains a summary of the workforce housing bonuses.

**E. MIXED-USE PROVISIONS, APPROPRIATE TO THE PLAN**

Mixed-use development, when designed in a way that makes it efficient, safe and convenient to travel on foot or by bicycle, transit and motor vehicle, is the most effective type of development for supporting compact, sustainable communities. Mixed-use development may be vertical, wherein residential and non-residential land uses are located within a single building, with the residential land use(s) traditionally located above the ground level non-residential land use(s). Mixed-use development may be horizontal, wherein residential and non-residential land uses are located on the same property, with the residential land use(s) traditionally located adjacent to the non-residential land use(s). While it is the City’s desire to create walkable, mixed-use corridors with a combination of retail, offices and residential
EXHIBIT 6: Ordinance 339-H (codified)

ARTICLE V. - WORKFORCE HOUSING DENSITY BONUS PROGRAM

Sec. 17.5-96. - Purpose.

The purpose of this article is to:

1. Create incentives for developers and property owners to provide workforce housing as a part of new development within the City;
2. Assist in implementing the affordable housing goals, policies, and objectives contained in the comprehensive plan of the City;
3. Assist in making affordable housing available for employees of businesses that are or will be located in the City;
4. Maintain balanced housing opportunities in the City to provide housing for people of all income levels;
5. Assist in implementing planning for affordable housing as required by F.S. § 420.907;
6. Implement the workforce housing density bonus and exemption from FAR calculations opportunities established in the land development regulations adopted by the City.


Sec. 17.5-97. - Definitions.

The following words and terms shall have the meanings set forth in article III of this chapter or as otherwise specified herein.

Affordable means that monthly rents or monthly mortgage payments including taxes and insurance and condominium and homeowner association fees do not exceed 30 percent of the median annual gross income for a low-income or moderate-income household. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of 30 percent, then such payments, including revolving and installment debt, shall not exceed 43 percent of the median annual gross income.

Affordable rents means that rents for the workforce housing units are set at or below the rent limit by number of bedrooms in the unit for the 80 percent category and the 120 percent category as published annually by the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP) Program. Rents are not required to be calculated for each individual renter household according to their actual income.

Area median income (AMI) means the median income for the Tampa/St. Petersburg/Clearwater metropolitan statistical area (MSA) which is adjusted for the household size as calculated and published annually by the United States Department of Housing and Urban Development.

Density bonus means an increase in the number of units on a site to provide an incentive for the construction of workforce housing pursuant to this article and which may be allowed by a zoning district either as additional units, or as additional FAR (floor area ratio, see section 16.60.010).

Development means a project which includes one or more workforce housing bonus density dwelling units on a property utilizing the bonus density allowed by the zoning district.

Development Review Commission (DRC) means the City's development review commission.
Workforce housing means housing with monthly rents or monthly mortgage payments including taxes, insurance, and condominium or association fees, if any, that are affordable to low and moderate-income persons.

Workforce housing bonus density agreement means a written agreement between an applicant for a development and the City containing specific requirements to ensure the continuing affordability of housing included in a development.

Workforce housing bonus density dwelling unit means any housing subject to the covenants or restrictions of this article.


Sec. 17.5-98. - Scope of application; density bonus.

(a) Any development proposing to utilize the density bonus, or the exemption from FAR calculations allowed in a zoning district, as set forth in the City's Land Development Regulations found in chapter 16 of the City Code, shall enter into a workforce housing bonus density agreement which shall irrevocably commit the developer and/or property owner to provide a specific number of workforce housing bonus density dwelling units for a minimum of 30 years on the property subject to the development agreement. The agreement shall provide such protections as the City shall require ensuring that such units meet the requirements of this article.

(b) Workforce housing bonus density dwelling units shall be offered for sale or rent at a price which is affordable to income eligible households as set forth in this section. For each multiple of six workforce housing bonus density dwelling units approved:

1. The first unit shall be offered at 80 percent AMI or below.
2. The second and third units shall be offered at 120 percent AMI or below.
3. The fourth unit shall be offered at 80 percent AMI or below.
4. The fifth unit shall be offered at 80 percent AMI or below.
5. The sixth unit shall be offered at 120 percent AMI or below.

(c) Developments constructing multiples of six workforce housing bonus density dwelling units shall comply with the requirements in subsections (a) and (b) of this section. For a development constructing a number of workforce housing bonus density dwelling units less than a multiple of six (e.g., five units, 27 units (four multiples of six plus three units), 31 units (five multiples of six plus one unit), etc.), a variance to the foregoing requirements may be requested for that portion of the units less than a multiple of six. Variances may be requested from the Development Review Commission at the time the development is approved; however, the first unit shall always be offered at 80 percent AMI or below. For each set less than six, the units shall be offered in the order set forth above unless a variance to that order is approved.


Sec. 17.5-99. - Application for workforce housing bonus density dwelling units.

(a) Any development proposing to utilize the density bonus allowed in a zoning district shall include in the zoning application such information as is required by the POD to ensure compliance with this article, the land development regulations, and the application and procedures in section 16.70.040 for workforce housing and site plan review.

(b) At a minimum, the application shall include:
A general description of the development, including whether the development will contain units for rent or for sale;

The total number of market-rate units and workforce housing bonus density dwelling units;

The number of bedrooms in each unit;

The square footage of each unit measured from the interior walls of the unit and including heated and unheated areas;

The location in the development of each workforce housing bonus density dwelling unit;

If the construction of dwelling units is to be phased, a phasing plan identifying the number of workforce housing bonus density dwelling units in each phase;

The estimated initial sale price or monthly rent of each unit;

Documentation and plans regarding the interior and exterior appearances, materials, and finishes of the workforce housing bonus density dwelling units if not exactly the same as the other units;

The marketing plan the applicant proposes to implement to promote the sale or rental of the workforce housing bonus density dwelling units within the development to eligible households;

An accurate legal description of the property, which may require a copy of the title insurance policy or deed for the property;

Such other information as may reasonably be required by the POD.


Sec. 17.5-100. - Criteria for location, integration, character of workforce housing bonus density dwelling units.

A development shall comply with the following:

(1) Workforce housing bonus density dwelling units shall be mixed with, and not clustered together or segregated in any way, from the market-rate units;

(2) The number of efficiency, one, two, and three or more bedroom workforce housing bonus density dwelling units shall be proportional to the number of one, two, and three or more bedroom market rate units (e.g., if 50 percent of the market rate units are two bedroom, then at least 50 percent of the workforce units shall be two bedroom or larger);

(3) If the development is phased, the phasing plan shall provide for the development of workforce housing bonus density dwelling units proportionately and concurrently with the market-rate units;

(4) The exterior appearance of workforce housing bonus density dwelling units shall be similar to the market-rate units and shall provide exterior building materials and finishes of substantially the same type and quality;

(5) The interior building materials and finishes of the workforce housing bonus density dwelling units shall be of substantially the same type and quality as market-rate;

(6) All workforce housing bonus density dwelling units shall comply with the building and construction requirements of article IV of this chapter (the City's Visitability Ordinance);

(7) The minimum size for workforce housing bonus density dwelling units shall be 375 square feet for efficiency units, 500 square feet for one bedroom units, 750 square feet for two bedroom units and 200 additional square feet for each additional bedroom;
(B) Variances to the foregoing requirements may be requested from the Development Review Commission at the time the development is approved. A request for a variance to a site plan with workforce housing bonus density units may be made to the Development Review Commission.


Sec. 17.5-101. - Workforce housing bonus density agreement.

(a) Prior to the approval of any development order or permit (including the issuance of a building permit) for any development in which a density bonus is requested, the applicant shall enter into a workforce housing bonus density agreement with the City. The agreement shall set forth the commitments and obligations of the applicant to ensure compliance with this article.

(b) The applicant shall execute any and all documents deemed necessary by the City in a form to be established by the City, including, without limitation, restrictive covenants, protective covenants, deed restrictions, and related instruments (including requirements for income qualification for tenants of rental units) to ensure the continued compliance with this article.

(c) Restrictive covenants or deed restrictions and other required documents shall specify that the title to any workforce housing bonus density dwelling units shall only be transferred with prior written approval by the City. The sole purpose of this approval shall be to ensure that any transfer complies with the requirements of this article and other Codes and development orders or permits and conditions thereof. Such written approval shall be executed by the City Administrator and approved as to form by the City Attorney or his designee before it is effective.


Sec. 17.5-102. - Affordability controls.

(a) The POD shall promulgate such forms and rules as are necessary to implement this article. On an annual basis, the POD shall make available copies of the U.S. Department of Housing and Urban Development household income limits and rental limits applicable to Workforce Housing Bonus Density Dwelling Units.

(b) The owner of a development consisting of rental workforce housing bonus density dwelling units shall submit an annual report before June 1 of each year, for the preceding calendar year, to the City identifying which units are workforce housing bonus density dwelling units, the monthly rent for each unit, vacancy information for each month for the prior year, monthly income for tenants of each units, and other information as required by the City. The annual report shall contain information sufficient to determine whether tenants met the requirements of this article.

(c) For any sale of workforce housing bonus density dwelling units, the purchaser shall execute and record such documentation as required by the workforce housing bonus density agreement and this article. Such documentation shall include, at a minimum, each of the following:

(1) A workforce housing bonus density agreement for renter occupied workforce housing bonus density dwelling units. Such units shall be occupied by income eligible households for a period of 30 years from the date of the initial certificate of occupancy.

(2) A workforce housing bonus density agreement for owner occupied workforce housing bonus density dwelling units. Such units shall be conveyed subject to restrictions that shall ensure compliance with this article and the workforce housing bonus density agreement for income eligible households for a period of 30 years from the date of the first sale of each unit.

(d) The owner of workforce housing bonus density dwelling units which are for lease shall execute and record such documents as are required by the workforce housing bonus density agreement and this
article. No lease shall be executed until the household income has been verified in writing by the City. Such documentation shall include, at a minimum, the following information:

1. The workforce housing bonus density dwelling units shall be leased to and occupied by income eligible households.

2. The workforce housing bonus density dwelling units shall be leased at rent levels affordable to income eligible households for a period of 30 years from the date of the initial certificate of occupancy. Maximum rents for workforce housing units are to be set at or below the 80 percent and 120 percent rent limit by number of bedrooms as published annually by the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP) Program. Rents may be set below the maximum as market conditions may require.

3. Subleasing of workforce housing bonus density dwelling units is not allowed without the express written consent of the POD which shall not be unreasonably withheld if the sublessee and lease meet the requirements of this article.


Sec. 17.5-103. - Increases in income.

(a) With respect to an 80 percent of AMI WFH rental unit, the household's annual income at the time of initial occupancy may not exceed 80 percent of the area's median income adjusted for family size. While occupying the WFH rental unit, if the income of the household increases (but does not increase to a level above 120 percent AMI), then the 80 percent unit would not need to be replaced by another comparable unit and the tenants rent is not adjusted. Once the tenant's income rises above the 120 percent AMI threshold, then the unit will be considered a 120 percent unit and the next available unit of the same bedroom size shall be rented to an 80 percent AMI household at the 80 percent rent referenced in section 17.5-102 (d)(2).

(b) With respect to a 120 percent of AMI WFH rental unit, the household's annual income at the time of initial occupancy may not exceed 120 percent of the area's median income adjusted for family size. While occupying the WFH rental unit, if the income of the household increases (but does not increase to a level above 150 percent AMI), then the 120 percent unit would not need to be replaced by another comparable unit and the tenants rent is not adjusted. Once the tenant's income rises above the 150 percent AMI threshold, then the unit will be considered a market rate unit and the next available unit of the same bedroom size shall be rented to an 120 percent AMI household at the 120 percent rent referenced in section 17.5-102 (d)(2).

(Ord. No. 339-H, § 2, 8-23-2018)

Editor's note—Ord. No. 339-H, § 2, adopted August 23, 2018, renumbered § 17.5-103 as 17.5-104.

Sec. 17.5-104. - Enforcement; violations.

(a) It is a violation of this article to fail to file an annual report on or before June 1 of each year. Any violation shall be subject to daily fines by the Code Enforcement Board.

(b) It is a violation of this article to rent, sell or initially occupy any workforce housing bonus density dwelling unit if the household is not income eligible as required by this article.

(c) It is a violation of this article to knowingly give false or misleading information relating to this program to any City employee.

(d) It is a violation of this article for any person to participate, in any way, in any sale of a unit or lease of a unit which violates any provision of this article or the workforce housing bonus density
agreement. The term "participation" includes any act, or failure to act, of the buyer, seller, lender, realtor, title insurer, surveyor, or any other person which allows a violation of this article or the workforce housing bonus density agreement to occur. The fine for each violation of this article shall be $500.00. Each day shall be a separate violation.

(e) The City may enforce this article and the terms of a workforce housing bonus density agreement by request for injunction. If the City obtains an injunction, the defendant shall pay all costs incurred by the City in obtaining the injunction, including, but not limited to, attorney's fees.

(f) Notwithstanding the foregoing, the City may use any lawful method to enforce this article and the terms of a workforce housing bonus density agreement, including those specifically identified in section 1-7.


Editor's note—See editor's note, § 17.5-103.
EXHIBIT 7

TABLE DISPLAYING MULTI-FAMILY DEVELOPMENT POTENTIAL FOR THE PLANNED REDEVELOPMENT-RESIDENTIAL AND PLANNED REDEVELOPMENT-MIXED USE FUTURE LAND USE CATEGORIES WHEN LOCATED OUTSIDE OF THE CHHA AND ABUTTING A MAJOR STREET:

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<th>Future Land Use Category</th>
<th>Existing Density</th>
<th>Proposed Density*</th>
<th>Change</th>
<th>Potential Acres</th>
<th>Unit Estimate</th>
<th>Occupancy Rate</th>
<th>Potential Population</th>
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<tbody>
<tr>
<td>PR-R</td>
<td>15</td>
<td>30</td>
<td>15</td>
<td>708</td>
<td>10,620</td>
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<td>15,930</td>
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<td>PR-MU</td>
<td>24</td>
<td>30</td>
<td>6</td>
<td>803</td>
<td>4,818</td>
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<td>7,227</td>
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<td>23,157</td>
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*only when outside of the CHHA and abutting a major street

85% 19,683
70% 16,210