

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING CO
AGENDA MEMORANDUM**

Item # **I**

SUBJECT: Promotion of home ownership among multi-family housing types through the provision of incentives

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 01-08-03 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☒
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

1. Consider information regarding the promotion of home ownership among multi-family housing types through the provisions of incentives.
2. Continue the item until a time and date certain.

BACKGROUND:

Earlier this year, the Board of County Commissioners (BCC) expressed concern regarding the rapid increase of rental multi-family development. The BCC wishes to promote homeownership opportunities among multi-family housing types by providing incentives. In furtherance of the Board's desire, staff met with developers and determined that twelve (12) acres is the minimum acreage needed to develop the typical large-scale rental apartment complex. Staff also identified the number of vacant developable sites, twelve (12) acres or more in size, across the County where development of this type could occur. That information is presented below:

Future Land Use (FLU) Category	Acres	Number of Parcels 12 Acres or Greater	Number of Parcels from 2 to 12 Acres *
Higher Intensity Planned (HIP)	1090	16	137
High Density Residential (HDR)	20	0	4
Medium Density Residential (MDR)	187	3	29

* Some parcels may be combined to create parcels at least 12 acres in size

STAFF RECOMMENDATION:

The Planning Division recommends the Planning and Zoning Commission consider the proposed incentives for promoting home ownership among multi-family housing types and provide direction to staff whether additional incentives could be applied.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. _____

SUMMARY OF INCENTIVES:

After reaching the above determinations, staff presented draft concepts designed to promote and encourage homeownership in FLU categories that allow multi-family development to the Board of County Commissioners in July 2002. Staff also sought direction on plan amendments and policy changes that would be needed to accomplish this objective. The Board directed staff to further develop the following incentive options:

1. Reduction of setbacks and required buffers for infill properties to better encourage homeownership opportunities within multi-family developments; and
2. Expedited permitting for multi-family developments that are ownership-based; and
3. Subsidies for graduated impact fee relief.

IMPLEMENTATION:

The HIP FLU category was originally created in 1991 to establish target industry areas for economic development. The allowance of multi-family uses was intended to serve as a buffer between HIP areas and adjoining single-family development. Since the adoption of HIP, the trend of development in this category has been predominantly multi-family residential at fifty-three percent (53%). Given this trend of development, staff believes remaining HIP areas should be maximized for their economic development potential and that further multi-family development in this category should be prohibited.

The following are summaries of how each of the proposed incentives options could be implemented to promote ownership-based multi-family development in the remaining FLU categories, HDR and MDR, which allow development of this type.

Reduction of Setbacks and Buffers. Amendments to Section 30.1232 of the Land Development Code (LDC) would be necessary to implement this incentive as follows:

- When proposed multi-family developments are adjacent to existing residential land uses and/or properties assigned residential zoning or land use, minimum buffers and setbacks required by Section 30.1232 of the LDC could be reduced when amenities commonly associated with single-family development are provided for each unit (e.g., garages, pools, screened additions, sunrooms, etc.) Required setbacks and buffers could be reduced in a graduated manner, depending on the height and density of the proposed development in accordance with an established table (Exhibit A).

Exhibit A
Passive / Active
Landscape Buffer and Side and Rear Setback Requirements

Building Height and Use	Passive Side of Building Buffer	Passive Side of Building Setback	Active Side of Building Buffer	Active Side of Building Setback
MULTI-FAMILY (ONE STORY)				
	Reduction	Reduction	Reduction	Reduction
Multi-Family (Owned Units)	15 to 10	25 to 20	25 to 15	50 to 35
Multi-Family (Rental Units)	15	25	25	50
MULTI-FAMILY (TWO OR MORE STORIES)				
	Reduction	Reduction	Reduction	Reduction
Multi-Family (Owned Units)	15 to 10	100 to 75	50 to 35	100 to 75
Multi-Family (Rental Units)	15	100	50	100

Expedited Permitting. A multi-family housing development could be given expedited review if the entire development or a certain percentage thereof in the development plan consisted of ownership-based units. Expedited review could be accomplished through the amendment of Part 25 (PUD Planned Unit Development) of the Land Development Code, which would involve the implementation of a one-step (combined preliminary and final master plan) PUD process for multi-family developments that are ownership-based. Applications in the existing HDR and MDR FLU categories could also be fast tracked in the development review process by combining steps, where available.

Expedited review could also be accomplished through the adoption of entirely new FLU categories designed to promote condominiums and townhouses. Through an expedited review process, both existing and newly created zoning districts could be used to implement the new FLU categories as follows:

Future Land Use	Net Residential Density [DU per net buildable acre (DU/AC)]	Allowable Zoning Districts
MDR-TH (Medium Density Residential-Town Homes)	Maximum 10 DU/AC	R-2 (One and Two-Family) R-3A (Multiple-Family) PUD (Planned Unit Dev.) TH (Town Home)
MDR-CN (Medium Density Residential-Condominiums)	Maximum 10 DU/AC	R-3A (Multiple-Family) PUD (Planned Unit Dev.) CN (Condominium)
HDR-TH (High Density Residential-Town Homes)	Greater than 10 DU/AC	R-3 (Multiple-Family) R-4 (Multiple-Family) PUD (Planned Unit Dev.) TH (Town Home)
HDR-CN (High Density Residential-Condominiums)	Greater than 10 DU/AC	R-3 (Multiple-Family) R-4 (Multiple-Family) PUD (Planned Unit Dev.) CN (Condominium)

Graduated Impact Fee Relief. All multi-family housing developments that proposed a certain percentage of ownership-based multi-family housing units could be made eligible to receive relief from permit, inspection, capacity reservation, and impact fees following amendments to corresponding chapters of the Land Development Code. The greater the percentage of units proposed for ownership, the greater the relief from applicable fees would be. A fund, however, would need to be created by the Board of County Commissioners to recover the fees unpaid by the developer.

STAFF RECOMMENDATION:

The Planning Division recommends the Planning and Zoning Commission consider the proposed incentives for promoting home ownership among multi-family housing types and provide direction to staff whether additional incentives could be applied.