

Affordable Housing Incentive Discussion

Comprehensive Plan

► **Policy 3.1.4.** Through amendments to the LDC, the City shall provide the following incentives for the development or redevelopment of affordable housing, as recommended in Florida Statutes Section 420.9076:

- a. Density bonuses.
- b. Modification of street requirements.
- c. Permitting affordable accessory dwelling units.
- d. Preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- e. Support of development near transportation hubs, major employment centers, and mixed-use developments.

Potential Changes to Encourage Affordable Housing

- ▶ Accessory Dwelling Units
- ▶ Revising Enclosed Garage Requirements
- ▶ Reduce Minimum Building Size Requirements
- ▶ Modification of Street Design Requirements
- ▶ Clarify and Exempt residential park acreage requirements for applicable projects such as infill and affordable housing

Accessory Dwelling Units

What Is An ADU?



Commonly known as an in-law suite, garage apartment, or granny flat, an Accessory Dwelling Unit (ADU) is a separate living unit on the same lot as a single family home.

ADUs can be built attached or detached to your home and have independent access to give an aging relative the chance to continue living independently while remaining close to family members who can offer assistance within seconds when needed.



Garage and Building Size Requirements

► Sec. 117-5- Enclosed Garages

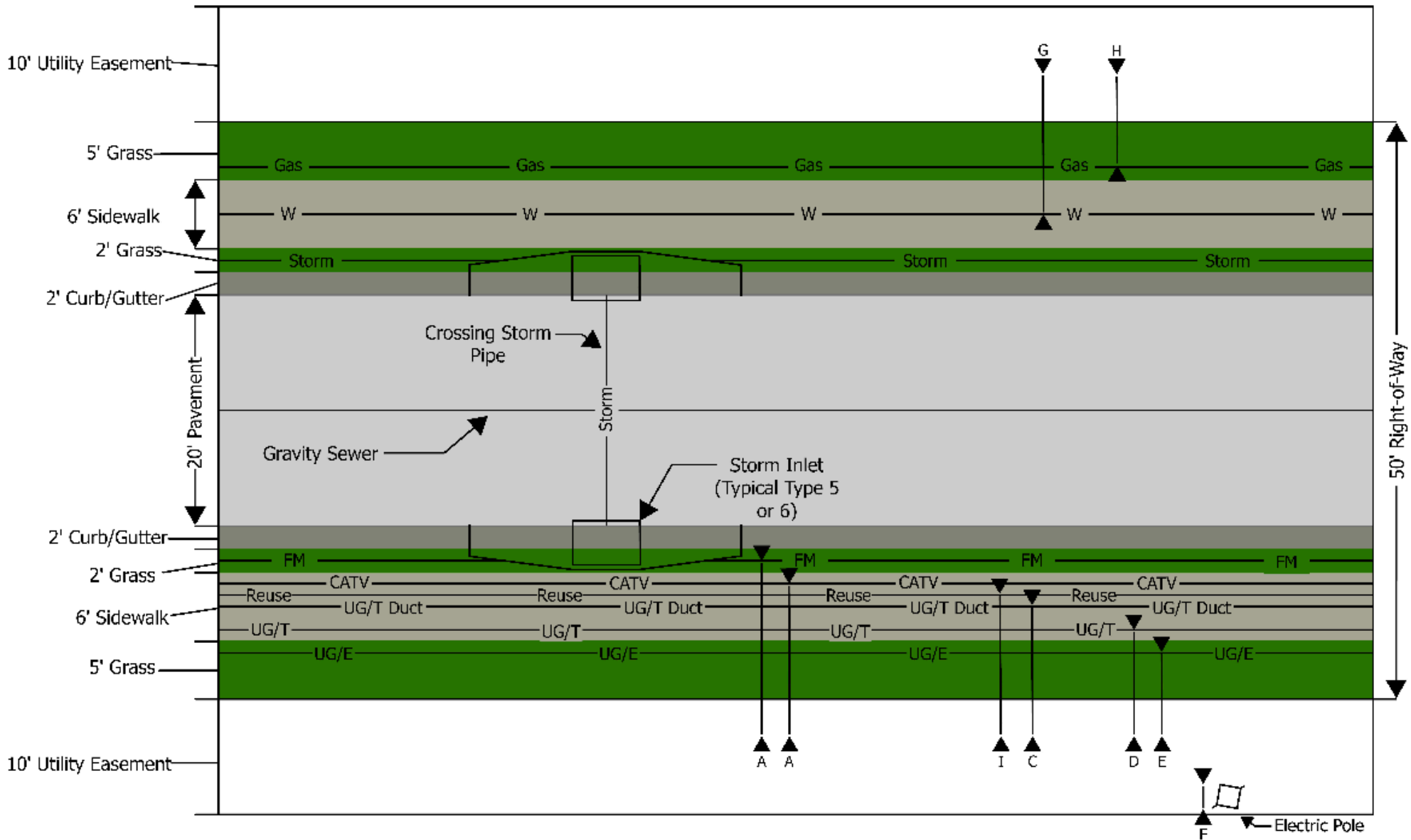
All residential dwelling units within the city in any land use district or zoning category shall have an attached or detached enclosed garage of at least ten feet by 20 feet.

Building Size R-1/R-1A:

Minimum living area: 1,250 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

R-2: Minimum living area is 1,000 square, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

Roadway Design



Park Acreage Requirements

- ▶ Comprehensive Plan, Recreation and Parks Policy 6.3.1. New development shall provide parks, recreation facilities, and open space based on the level of service (LOS) standards set forth in Policy 8.3.1 of the Capital Improvements Element.
- ▶ Clarify and Exempt residential park acreage requirements for applicable projects such as infill and affordable housing