

CITY OF SARASOTA
Sarasota, Florida

Inter-Office Memorandum

October 18, 2022

TO: Shayla Griggs, City Auditor and Clerk
FROM: Michael A. Connolly, Deputy City Attorney
SUBJECT: Ordinance No. 22-5435



The City Commission, during its regularly scheduled meeting of October 17, 2022, passed on second reading and finally adopted Ordinance No. 22-5435. This Ordinance adopts the portion of Application No. 22-PA-04 which would add a new Urban Mixed Use Future Land Use Classification and revise Action Strategies in both the Future Land Use Chapter and the Housing Chapter.

Included herewith is Ordinance No. 22-5435 for execution by the Mayor and attestation by you as the City Auditor and Clerk. Kindly provide me with a photocopy of the fully executed Ordinance so that my file will be complete.

Thank you for your attention to this matter.

MAC/twa

Enc: 10/18/22 draft of Ordinance No. 22-5435

Cc: Steve Cover, Director, Planning (w/o enc)
Ryan Chapdelain, GM, NDS (w/o enc)
David Smith, LR Planner (w/o enc)

ORDINANCE NO. 22-5435

AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF SARASOTA [THE *SARASOTA CITY PLAN (2030)*], FUTURE LAND USE CHAPTER, TO ADD A NEW URBAN MIXED-USE FUTURE LAND USE CLASSIFICATION, TO REVISE ACTION STRATEGY 2.9 TO PROVIDE FOR ATTAINABLE HOUSING INCENTIVES, AND TO PROVIDE A DEFINITION OF “BASE DENSITY”; TO AMEND THE HOUSING CHAPTER, ACTION STRATEGY 3.7 TO AMEND THE DEFINITION OF ATTAINABLE HOUSING UNITS, TO CREATE A NEW ACTION STRATEGY 3.14 TO PROVIDE FOR AN ATTAINABLE HOUSING DENSITY BONUS AND TO CREATE A NEW ACTION STRATEGY 3.15 TO CONSIDER AN INCLUSIONARY HOUSING LAND DEVELOPMENT REGULATION; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 1, 2008, the City of Sarasota, by the adoption of Ordinance No. 08-4792 adopted a new Comprehensive Plan known as the *Sarasota City Plan (2030)*; and,

WHEREAS, the City of Sarasota, through David L. Smith, AICP, Manager of Long-Range Planning, has filed Application No. 22-PA-04 to amend the Comprehensive Plan of the City of Sarasota [the *Sarasota City Plan (2030)*]; and

WHEREAS, Application No. 22-PA-04 proposes numerous modifications to the *Sarasota City Plan (2030)* and this Ordinance No. 22-5435 relates to the portion of Application No. 22-PA-04 which would add a new Urban Mixed-Use Future Land Use Classification and revise Action Strategies as more particularly described herein; and

WHEREAS, the City of Sarasota Planning Board/Local Planning Agency held a transmittal stage public hearing on proposed Comprehensive Plan Amendment Application No. 22-PA-04 on April 13, 2022 and recommended to the City Commission that the Amendment be transmitted to the Reviewing Agencies as defined in Section 163.3184(1)(c), Florida Statutes, and thereafter adopted by the City Commission; and

WHEREAS, a second transmittal stage public hearing on proposed Comprehensive Plan Amendment No. 22-PA-04 was held by the City Commission on May 16, 2022 at which time the City Commission adopted Resolution No. 22R-3095 authorizing transmittal of Comprehensive Plan Amendment Application No. 22-PA-04 to the Reviewing Agencies in accordance with Section 163.3184 (3), Florida Statutes; and

WHEREAS, the Planning Department has not received substantive comments from the Reviewing Agencies which required modification to Application No. 22-PA-04; and

WHEREAS, in accordance with Section IV-1404 (b)(2) Zoning Code (2002 edition), the Planning Board did not hold an adoption stage public hearing on proposed Comprehensive Plan Amendment Application No. 22-PA-04 because the Planning Director was able to determine that there were no substantive comments from the Reviewing Agencies; and

WHEREAS, in accordance with Section IV-1405 (b)(2), Zoning Code (2002 edition), the City Commission held an adoption stage public hearing on September 19, 2022 to receive public comment on the portion of the proposed amendment Application No. 22-PA-04 which would add a new Urban Mixed-Use Future Land Use Classification and revise certain Action Strategies and Definitions as described more particularly herein, and to consider the recommendations of the Planning Board/Local Planning Agency and the Planning Department staff regarding this portion of the proposed amendment; and

WHEREAS, this Ordinance No. 22-5435, pursuant to Article IV, Section 2(j)(2) and (3) of the City Charter, requires a super majority vote of the City Commission for adoption.

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF SARASOTA, FLORIDA:

Section 1. Adoption of Amendment to Comprehensive Plan. The City Commission hereby approves an amendment to the *Sarasota City Plan (2030)*. The Future Land Use Chapter is amended to add a new Urban Mixed-Use Future Land Use Classification, to revise Action Strategy 2.9 to provide for attainable housing incentives, and to provide a definition of “Base Density,” and the Housing Chapter is amended so as to modify the definition of Attainable Housing Units set forth in Action Strategy 3.7, to create a new Action Strategy 3.14 to provide for an Attainable Housing Density Bonus and to create a new Action Strategy 3.15 to consider an Inclusionary Housing Land Development Regulation. Attached hereto and incorporated by reference herein as Exhibit A is the full text of the portions of the Future Land Use Chapter and Housing Chapter in which proposed amendments will be made with modifications shown in “black line” format by which deletions from existing text are shown by ~~strike-through~~ and additions to existing text are shown by underline.

Section 2: Implementing Zone Districts and Standards. The amendments to the *Sarasota City Plan (2030)* set forth in this Ordinance No. 22-5435 do not change the Future Land Use Classification of any real property and are not self-executing. Rather, an implementing Zoning Text Amendment(s) is required before the provisions set forth herein can be applied to a development application. The implementing Zone Text Amendment(s) will identify the Implementing Zone Districts and Development Standards for the Urban Mixed-Use Future Land Use Classification. Furthermore, a subsequent ordinance which would reclassify real property to the new Urban Mixed-Use Classification will be required in order to reclassify any real property from its current Future Land Use Classification to the new Urban Mixed-Use Future Land Use Classification. No development orders, development permits, or land uses dependent upon this Comprehensive Plan Amendment may be issued or commenced before the implementing Zoning Text Amendment(s) has become effective and the ordinance reclassifying specific parcels of real property to the new Urban Mixed-Use Future Land Use Classification has also become effective.

Section 3: Repeal of Ordinances in Conflict. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed, but only to the extent of such conflict.

Section 4: Severability. It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses and phrases of this ordinance shall be deemed severable, and if any phrase, clause, sentence, paragraph or section of this ordinance is declared unconstitutional or otherwise invalid by the valid judgment of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

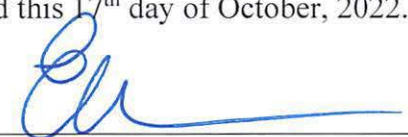
Section 5. Effective Date. The effective date of this Comprehensive Plan Amendment, if the Amendment is not timely challenged, shall be thirty-one (31) days after the State Land Planning Agency notifies the City of Sarasota that the Plan Amendment package is complete. If timely challenged, this Comprehensive Plan Amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted Comprehensive Plan Amendment to be in compliance. No development orders, development permits, or land uses dependent upon this Comprehensive Plan Amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this Comprehensive Plan Amendment may nevertheless be made effective by adoption of a Resolution affirming its effective status, a copy of which Resolution shall be sent to the State Land Planning Agency.

PASSED on first reading by title only, after posting on the bulletin board at City Hall for at least three (3) days prior to first reading, as authorized by Article IV, Section 2, Charter of the City of Sarasota, Florida this 19th day of September, 2022

PASSED on second reading and finally adopted this 17th day of October, 2022.



ATTEST
Shayla Griggs
City Auditor and Clerk



Erik Arroyo, Mayor

- Yes Mayor Erik Arroyo
- Yes Vice Mayor Kyle Scott Battie
- No Commissioner Jen Ahearn-Koch
- Yes Commissioner Liz Alpert
- Yes Commissioner Hagen Brody

SUMMARY OF CLASSIFICATIONS

Detailed statements describing each classification follow this summary.

RESIDENTIAL CLASSIFICATIONS	DENSITY
SINGLE FAMILY - VERY LOW DENSITY	4.5 units per acre or less
SINGLE FAMILY - LOW DENSITY	over 4.5 units per acre to 9 units per acre
MULTIPLE FAMILY - MODERATE DENSITY	over 4.5 units per acre to 13 units per acre
MULTIPLE FAMILY - MEDIUM DENSITY	over 13 units per acre to 25 units per acre
MULTIPLE FAMILY - HIGH DENSITY	over 25 units per acre to 50 units per acre
MIXED RESIDENTIAL	single and multiple family up to 9 units per acre
NON-RESIDENTIAL CLASSIFICATIONS	USE
NEIGHBORHOOD OFFICE	low intensity office uses
COMMUNITY OFFICE / INSTITUTIONAL	medium intensity office and institutional uses
NEIGHBORHOOD COMMERCIAL	low intensity commercial uses
COMMUNITY COMMERCIAL	medium intensity commercial uses
PRODUCTION INTENSIVE COMMERCIAL	high intensity production and commercial uses
MIXED USE CLASSIFICATIONS	USE
URBAN NEIGHBORHOOD	residential <u>base density</u> up to 12 units per acre; <u>additional residential density may be allowed within a “Missing Middle” Overlay District when attainable housing is provided and the total density shall be no greater than 3 times the maximum base density of this land use classification;</u> and limited amounts of non-residential uses
URBAN EDGE	residential <u>base uses density</u> up to 25 units per acre, <u>additional residential density may be allowed when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification;</u> residential <u>base uses density up to 40 units per acre and additional residential density up to a maximum total of 100 units per acre</u> within and on individual projects in accordance with the Rosemary Residential Overlay District, and non-residential lodging, office, commercial, and artisanal uses <i>(Revised by Ordinance No. 20-5312 on January 6, 2020)</i>
DOWNTOWN CORE	residential <u>base uses density</u> up to 50 units per acre, <u>additional residential density may be allowed when attainable housing is provided and the total density shall be no greater than 4 times the maximum base density of this land use classification;</u> and non-residential lodging, office, commercial, and artisanal uses
DOWNTOWN BAYFRONT	residential <u>base uses density</u> up to 50 units per acre, <u>additional residential density may be allowed when attainable housing is provided and the total density</u>

	<u>shall be no greater than 4 times the maximum base density of this land use classification;</u> and non-residential lodging, office, commercial, and artisanal uses
<u>URBAN MIXED-USE</u>	<u>residential base density up to 25 units per acre and 35 units per acre for the North Tamiami Trail corridor, additional residential density may be allowed when attainable housing is provided and the total density shall be no greater than 3 times the maximum base density of this land use classification; and non-residential lodging, office, commercial, institutional, and artisanal uses.</u>
SPECIAL PURPOSE CLASSIFICATIONS	USE
RESORT RESIDENTIAL	multiple family up to 18 units per acre and hotel / motels up to 50 units per acre
METROPOLITAN / REGIONAL	only defined uses regardless of zoning
RESTRICTED USE CLASSIFICATIONS	USE
OPEN SPACE-RECREATION-CONSERVATION	natural areas, recreational sites, and limited accessory structures used for recreational activities or supporting infrastructure

In order to provide an understanding of each classification, statements of definition are provided. These statements include:

- a purpose and intent;
- general characteristics;
- a listing of existing and planned secondary uses; and
- a listing of existing uses that are not consistent with the classification (i.e. non-primary/non-secondary uses).

Subsequent to the adoption of the classifications, the City's zoning code shall be comprehensively examined. This examination shall include:

- determining which zoning categories are intended to implement a land use classification;
- reviewing the uses and development standards within each zoning category to ensure that they remain consistent with the intent and purpose of the land use classification;
- determining if similar zoning categories can be combined;
- determining where overlay districts may be appropriate;
- determining where mixed-use development may be appropriate;
- determining if new zoning categories are needed; and
- determining if the categories can be made more sensitive to a built environment, as opposed to focusing upon the development of vacant land.

Other Regulatory Issues

The following issues are expected to be addressed within five (5) years of the adoption of this *Sarasota City Plan* unless stated otherwise.

- 2.4 **Regulations for Infill and Redevelopment:** Recognizing that the City is nearly built out, the City will continue to utilize and create new land development regulations that focus on compatible infill and redevelopment needs that enhance the neighborhood character. As one example, investigate the need for developing standards for new or redeveloped housing in established neighborhoods that would include a relationship between the house, the lot size, and the scale of adjacent residential development.
- 2.5 **Incentives for Mixed-Use Projects:** Consider creating incentives for the development of mixed-use projects that foster economic development, provide diversity in land uses, and which reduce the number and length of automobile trips.
- 2.6 **Overlay Districts:** Overlay Districts which modify the development standards of the underlying zone district may be established by ordinance to protect or enhance specified areas, land uses and structures which, by virtue of their type or location, have characteristics which are distinct from areas, land uses or structures outside the overlay district. When establishing an overlay district these “distinct” characteristics shall be identified.

Overlay Districts may be used to modify the development standards of the underlying zone district and delete uses which would otherwise be permitted or permissible in the underlying zone district. However, overlay districts shall not be utilized to add uses not specifically enumerated in the district regulations for the underlying zone district or future land use classification.

- 2.7 **Coastal Islands:** Recognizing the fragile nature of coastal islands and their evacuation needs create new land development regulations that address the density, intensity, and scale of development consistent with recommendations in the Environmental Protection and Coastal Islands Chapter.
- 2.8 **Downtown Parking:** Recognizing the need to optimize the use of land for parking in the downtown, consider amendments to the EDCM to expand the use of public rights-of-way for parking within the downtown area. *See Action Strategy 4.4.*

Note: To allow attainable housing incentives in mixed-use corridors and centers in addition to downtown.

- 2.9 **Incentives for ~~Downtown Attainable~~ Housing:** Recognizing the importance of housing in the redevelopment of the downtown and other areas of the city, consider incentives ~~for housing~~, including single-family dwellings greater residential density, for development and that provides attainable units, ~~for within~~ the downtown, mixed-use centers, and mixed-use corridors-zone districts.

Note: New Future Land Use classification providing for mixed-use development to be designated generally at commercial centers and along corridors. Would replace classifications that are either primarily commercial or office in these locations. Mixed-use will allow residential and/or non-residential uses in vertical or horizontal forms. Provides attainable housing incentive by allowance for bonus above base density.

URBAN MIXED-USE **LAND USE CLASSIFICATION**

Purpose and Intent

The purpose and intent of the Urban Mixed-Use land use classification is to identify:

- Existing commercial centers and commercial corridors that are appropriate for mixed-use development;
- associated uses within which the planning concepts of “New Urbanism” will be applied to create functional, mixed-use urbanized areas comprised of a variety of land uses; and
- uses that are not compatible with the concepts of “New Urbanism” as applied to these areas.

Planned and Existing Locations

Planned and existing areas embraced by this classification are reflected on the Future Land Use Map. Areas currently associated with this classification would include, but are not limited to areas consisting of:

- Mixed-use corridors and
- Mixed-use centers.

General Characteristics

The Urban Mixed-Use land use classification is founded upon the concepts of “New Urbanism” whereby diverse, walkable neighborhoods are created. This is a fully mixed-use classification that provides for residential and non-residential uses in order to create a functional, sustainable urbanized community. A goal of “New Urbanism” is to realize compact and diverse mixed-use neighborhoods with discernable centers that provide housing and workplaces in proximate locations. It is envisioned that current redevelopment of centers and corridors that today consist of one predominant type of use, either commercial or office, will transition to a varied mix of land uses consisting of both residential and non-residential uses.

The City shall seek to determine viable ways to increase the supply of attainable housing for lands classified as Urban Mixed-Use. One means to encourage the provision of attainable housing that will be utilized is to establish a base density for development containing market rate dwelling units and a higher bonus density, consisting of both market rate and attainable units, for development

when a specified level of attainable housing is provided. A base density and a bonus density shall be identified for each implementing zone district in the Urban Mixed-Use future land use classification in which market rate residential dwelling units (with no requirement for attainable units) are a permitted land use.

Base residential densities up to twenty-five (25) dwelling units per acre, with an exception allowing for up to thirty-five (35) dwelling units per acre along the North Tamiami Trail corridor, may be consistent with this classification. Additional residential density may be approved when attainable housing units are provided for a portion of those residential units exceeding the base residential density. Implementing land development regulations shall identify maximum residential density when attainable housing units are provided and the total density shall not be greater than three times the maximum base density of this land use classification.

Maximum non-residential floor area ratios, which are averages throughout this land use classification, shall be 0.75 within mixed-use corridors and 1.25 within mixed-use centers. The City has a long-term goal for achieving a 25% residential to 75% non-residential percentage mix of distribution of land uses within this classification.

It is appropriate that the principles of “New Urbanism” be implemented within the Urban Mixed-Use classification due to the diversity found in an urban city. Within Urban Mixed-Use, residential dwellings may be primarily multiple-family and may include multi-use flexhouse structures that provide for live-work opportunities. Non-residential uses are varied and may include retail stores, entertainment facilities, restaurants, offices, civic, and artisanal (low-intensity production) uses. Buildings may accommodate single or multiple uses. Individual development sites may consist of single or multiple uses.

Because the Urban Mixed-Use classification provides for a variety of building intensities, densities, uses, and heights, new development or redevelopment must be particularly sensitive to adjacent and nearby uses in order to assure both functional and aesthetic compatibility. Uses or structures within this classification having a greater intensity of height or scale are particularly disfavored on the periphery of adjacent neighborhoods.

Existing and Planned Uses within this classification would include compatible:

- multiple-family dwellings such as condominiums, apartments, and rowhouses;
- flexhouses providing for live-work opportunities;
- lodging facilities;
- offices;
- commercial uses, retail stores, and service establishments;
- entertainment and cultural facilities;
- artisanal uses;
- civic and institutional uses, including churches and social service agencies;
- recreational uses; and
- open spaces.

Existing Non-Compatible Uses would include:

all uses that are not planned for future development, such as intensive industrial uses.

Zoning

As this is a new land use classification, new implementing zone districts will require incorporation into the City of Sarasota Zoning Code. Until such time as the new zoning regulations are adopted to achieve consistency with this classification, it is recognized that certain existing zone districts have an “intent and purpose” that is conceptually consistent with the intent of this land use classification and development shall be permitted in accordance with existing zoning regulations applicable to zoning enclaves.

ATTACHMENT 4

Definitions

“Action Strategy”

This phrase is synonymous with the term “policy” as used in Chapter 9J-5.006(3)(c) of the Florida Administrative Code. Action Strategies are intended to represent specific steps that need to be undertaken in order to achieve a stated objective.

“Base Density”

Note: New definition to allow for bonus densities when attainable housing units are provided on a parcel or development site. Applicable only to Future Land Use classifications where this term is used.

The maximum number of dwelling units per acre that is allowed on a parcel or development site prior to the awarding of additional density that may be approved as specified within the development standards for certain implementing zone districts with a Future Land Use classification.

“Compatible / Compatibility”

A compatible use would not interfere with or impair neighboring uses. However, this is a relative term that varies from neighborhood to neighborhood. Many factors need to be considered when determining whether a proposed development would be capable of existing in harmony with an existing neighborhood. Specific factors to be considered include but are not limited to use; intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage and size/configuration; architecture; screening; buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. Greatest care is required when determining the effect of a proposed development in areas that border other land use classifications and within land use classifications that permit mixed uses.

“Comprehensive Plan Components”

All Statements of Intent and Purpose, Goals, Objectives, and Action Strategies reflected by the *Sarasota City Plan*.

“Concurrency Management System”

The process to assure that development orders and permits are not issued until concurrency is met. For transportation, this means that facilities must be in place or

- 3.3 **Housing Mix:** The City will work with Sarasota County, to ensure that both entities accommodate a fair share distribution of housing for very low, low, moderate and middle income families.
- 3.4 **Livable Neighborhoods:** The City will implement objectives and action strategies outlined in the Neighborhood Plan. A primary purpose of these objectives and action strategies will be to maintain and attract moderate and middle income families.
- 3.5 **Economic Development Chapter:** The City shall prepare and adopt an Economic Development Chapter and incorporate it into this *Sarasota City Plan* by 2014. A primary objective of this plan will be to maintain and attract employers that pay livable wages (see glossary for information on livable wages).
- 3.6 **City Employees within the City:** The City will encourage city employees to live within the City.
- 3.7 **Definition of Attainable Housing Units:** The City shall define attainable housing units as meeting the following conditions: affordable to households earning from sixty (60.0) percent to one-hundred-twenty (120.0) percent of the Area Median Income (AMI) in the Sarasota-Bradenton MSA. The attainable housing income range shall be updated annually by the City based on U.S. Housing and Urban Development Department (HUD) data and existing mortgage financing conditions. This definition shall be used in conjunction with the City's attainable housing policies. Incentives associated with attainable housing units within the comprehensive plan, such as density bonuses, shall also be applicable for households earning below sixty (60.0) percent of the AMI. (Amended by Ordinance No. 16-5172).
- 3.8 **Other Attainable Housing Mechanisms:** The City shall consider other attainable housing mechanisms, including but not limited to the following: increased densities for affordable housing projects; use of linkage fees; real estate tax deferral/abatement; in-lieu fees; development on public land (i.e., free land); use of Community Redevelopment Authority (CRA) Tax Increment Financing (TIF) funds; City funding for parking and/or infrastructure; development permit and fee reductions; expedited approval process; and co-development using county housing trust funds/management.
- 3.9 **Support Community Housing Trust of Sarasota County:** The City shall provide funding and/or other resources to support the Community Housing Trust of Sarasota County. The Trust is expected to assist the City with attainable household income qualification, monitoring attainable housing units, and related activities.
- 3.10 **Comprehensive Attainable Housing Strategy:** The City shall prepare a comprehensive, city-wide attainable housing strategy, which includes the

Note: To allow attainable housing incentives to households earning below 60% of AMI.

following elements: existing and future attainable housing supply and demand by neighborhood; regulatory review; public outreach; and recommended policies and funding.

3.11 **Tax Increment Funds:** The City shall continue to set aside one-third of all tax increment revenues from the Tax Increment Fund (TIF) for very low income, low income and attainable housing within the Community Redevelopment Area (CRA) through the end of the Downtown District in 2016 and North Sarasota District in 2047.

3.12 **Integration of Attainable Housing:** The City shall encourage the integration of attainable housing units with market rate units; not only within neighborhoods, but within residential structures as well. Enclaves of units consisting primarily of lower income households should be avoided.

3.13 **Compatibility of Attainable Housing:** The City shall encourage the construction of attainable housing units. The exterior appearance of which shall be compatible in style and quality with market rate units in the area.

3.14 **Attainable Housing Density Bonus:** Additional residential density above the base residential density may be approved within specified Future Land Use classifications when attainable housing units are provided onsite within a development project.

3.15 **Inclusionary Housing Land Development Regulations:** The City shall seek to determine viable ways to increase the supply of attainable housing units in the City. Means that could be pursued to achieve this goal include the following:

(1) Awarding bonus density above the base density within certain zone districts for attainable housing units.

(2) Creating new implementing zone districts that require the provision of attainable housing. These new zone districts would become implementing zones within certain future land use classifications that have existing implementing zones that presently do not allow mixed use development or residential uses, or implementing zones that allow low density residential use. Owners of these properties may decide, at their option, to request a rezoning to one of the new implementing zone districts to obtain the right to develop mixed use, or residential uses, or higher density residential uses, with attainable housing as a required component of the development.

(3) Adoption of a land development regulation to authorize agreements between the City and developers whereby in exchange for the developer providing a specified amount of attainable housing, the City agrees to provide identified incentives to offset costs to the developer for the attainable housing as required by Section 166.04151(4) Florida Statutes. If the City pursues an

Note: New Action Strategy 3.14 to incentivize development of attainable housing through density bonuses. Applies to Urban Mixed-Use and downtown land use classifications.

Note: New Action Strategy 3.15 to consider an inclusionary housing land development regulation to increase the supply of attainable housing in accordance with Section 166.04151, Florida Statutes.

Agreement for Attainable Housing with a developer, the parties will calculate the cost of providing the attainable units as well as the value of the specified incentives to determine whether the requirement for attainable units as provided in the agreement is offset by the value of the incentives provided to the developer.

Objective 4 - Housing for Populations of Special Needs

The City will continue to take maximum advantage of Federal and State incentive and funding programs in order to create maximum housing opportunities for the City's very low and low income households and other households of special needs.

Action Strategies

- 4.1 **Implementation of Federal and State Housing Programs:** The Office of Housing and Community Development shall continue to implement Community Development Block Grant programs, the Housing Opportunities for Persons with AIDS (HOPWA) program, the federal HOME program, and the Florida SHIP program.
- 4.2 **Home Ownership:** The Office of Housing and Community Development will continue to administer the Down Payment Assistance Program for the purpose of assisting eligible first time homeowners and encouraging home ownership.
- 4.3 **Housing Program Reports:** The Office of Housing and Community Development will be responsible for:
 - revising the Sarasota Consortium Consolidated Plan as required by HUD;
 - submitting Consolidated Plan performance reports as required by HUD;
 - preparing reports for the HOME Investment Partnerships Program as required by HUD;
 - preparing reports for the State Housing Initiatives Partnership (SHIP) program as required by the State.
- 4.4 **Provision for Housing Types:** The Land Development Regulations will provide for the location of single-family and multi-family housing (including very low, low and moderate income), manufactured homes, modular homes, group homes, and foster care facilities, including assisted living facilities, community residential homes and necessary support facilities as licensed by the Florida Department of Children and Families.