



DESOTO COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

CASE NO.: LDR-0013-2026

REQUEST: County-Initiated Amendment to the Land Development Regulations (LDR) to implement a bonus density for Affordable and Workforce housing projects.

PROPERTY OWNER: DeSoto County Government

PROPERTY ID: NA

PROPERTY ADDRESS: NA

DEVELOPMENT REVIEW REPORT

A Comprehensive Plan text amendment to the Future Land Use Element is simultaneously tracking with an LDR amendment to allow for consideration of increased densities through a bonus density process for Affordable and Workforce Housing developments. The staff report for the Comprehensive Plan amendment that is being processed simultaneously includes an overview of housing affordability issues and analyzes the recommended changes to facilitate affordable and workforce housing in limited portions of unincorporated DeSoto County. The LDR amendment is subject to approval of the Comprehensive Plan amendment and the LDR amendment analysis is written assuming it has been approved. Should the Comprehensive Plan amendment be denied, the LDR amendment cannot move forward.

OVERVIEW

Per the Comprehensive Plan, providing opportunities for additional residential density limited to specific areas of the county can be helpful in realizing more affordable and workforce housing for the county and its employers. The Comprehensive Plan directs the application of bonus density criteria to the LDRs. The proposed language is detailed herein and generally includes the following:

- Consistent with existing Bonus Density criteria in Comprehensive Plan Policy 1.1.4; and
 - Within Urban Center Mixed Use or Neighborhood Mixed Use Future Land Use category; and
 - Affordable and Workforce residential projects shall be substantially located within a 1,000-foot radius of a public school or major employer; and
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- Establishes minimum percentages for workforce and affordable housing units to achieve bonuses; and
- Requires connection to County or City potable water and sanitary sewer; and
- Requires a Land Use Restriction Agreement guaranteeing affordable / workforce designation for a minimum of 30 years is approved by the Board of County Commissioners.

I. DATA AND ANALYSIS

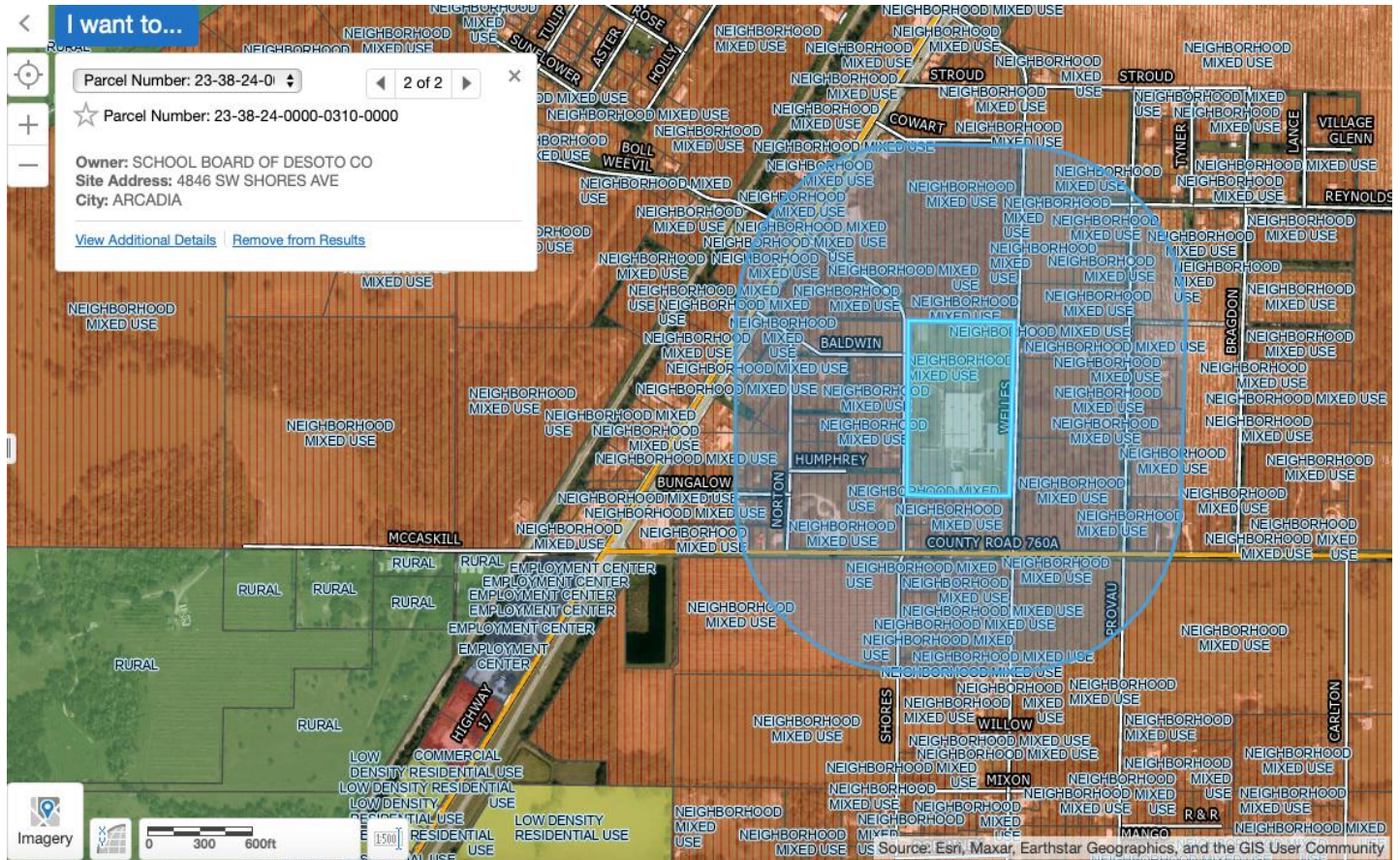
To further refine the areas where it may be appropriate for higher densities for affordable housing, it is critical future affordable development is within proximity to major employers and public schools. The following provides some guidance on incorporating this incentive.

Areas in Proximity of Public Schools

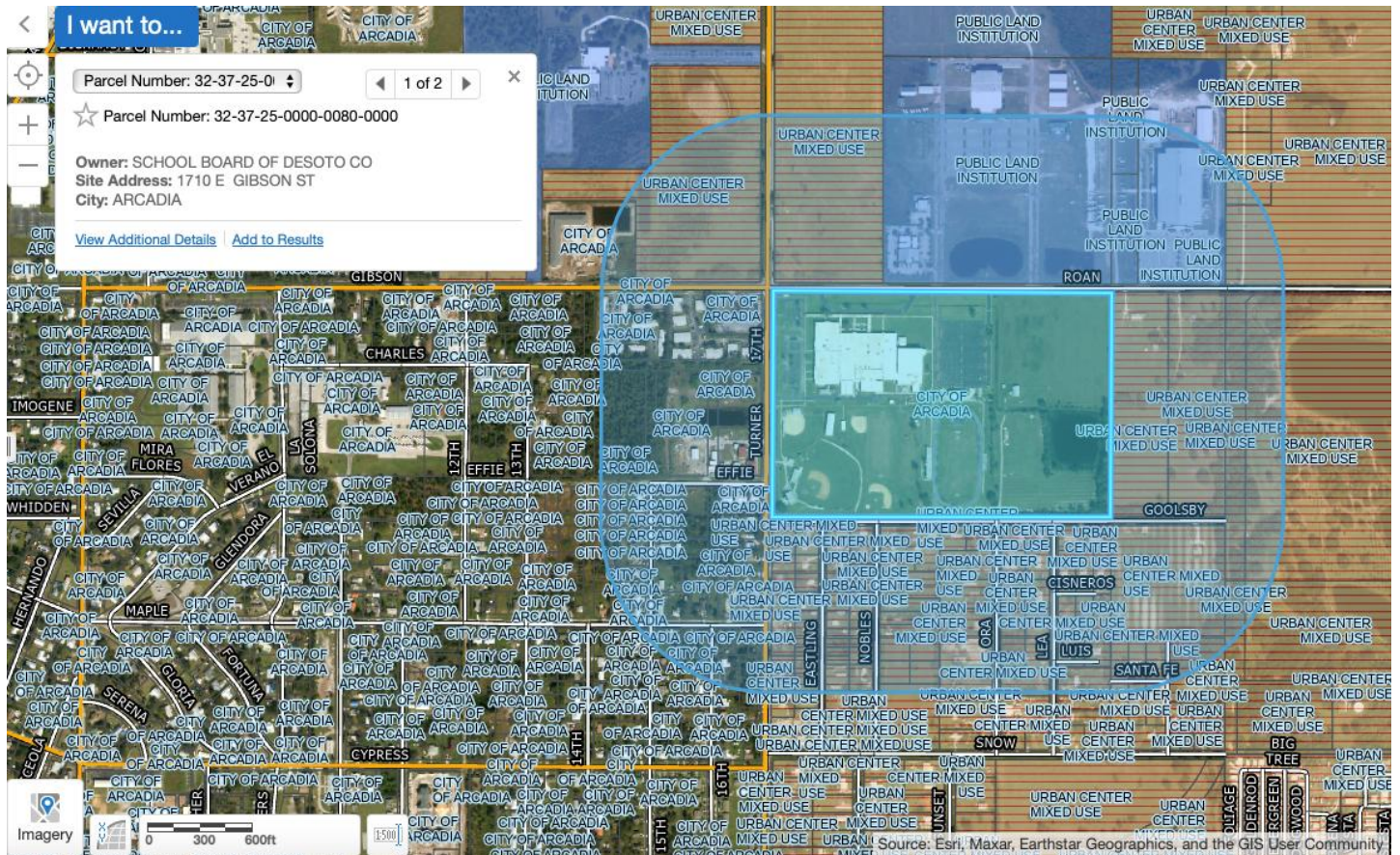
DeSoto County public schools are located mostly in the City of Arcadia. However, Nocatee Elementary is in unincorporated county. The existing DeSoto High School is within the city but is surrounded by unincorporated areas. Please see the following table listing the public schools, location, jurisdiction, proximity to DART transit, and the amount of nearby property that would be eligible for the development of affordable or workforce housing using the previously mentioned criteria.

School Name	Address	Jurisdiction	DART (w/in 1/4 mile)	Eligible Adjacent / 1,000 ft of Property	Number of Eligible Parcels (or portions thereof)	Acres of Eligible Area	Max DU's at 12 du/ac
DeSoto County High School	1710 E Gibson St	City	No	Yes	99	116	1,392
DeSoto Middle School	420 E Gibson St	City		No		0	0
Memorial Elementary School	851 E Hickory St	City		No		0	0
Nocatee Elementary School	4846 SW Shores Ave	County	No	Yes	95	147	1,764
West Elementary School	304 W Imogene St	City		No		0	0
DeSoto Secondary School	318 N Wilson Ave	City		No		0	0
Family Service Center	310 W Whidden St	City		No		0	0

Desoto County High School and Nocatee Elementary School both meet the criteria. Between the two, they have a total of 194 parcels (or portions thereof) and 263 acres of those parcels qualify for the affordable housing density bonus. The following graphic illustrates 1,000 feet from Nocatee Elementary School, all properties within the area would be eligible for the affordable bonus density.



The following graphic illustrates 1,000 feet from DeSoto High School, all properties within the Urban Center Mixed Use Future Land Use Map designation would be eligible for the affordable bonus density.



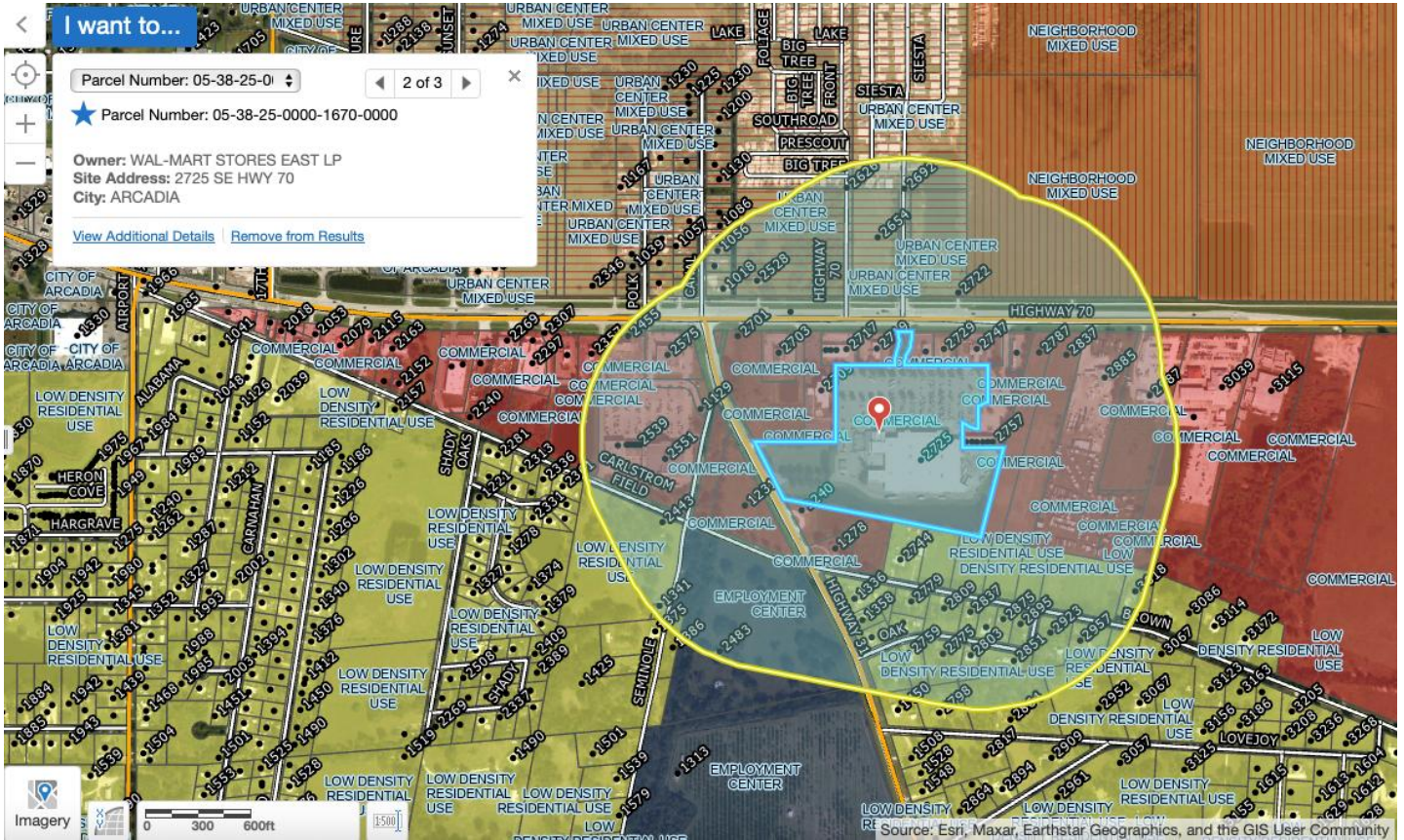
Areas in Proximity of Major Employers

Major employers (with 50 or more employees) are located throughout the County. Please see the following table listing the major employers, location, number of persons employed, jurisdiction, proximity to DART transit, and whether if the adjacent property is in unincorporated county with Urban Center Mixed Use or Neighborhood Mixed Use Future Land Use designations, which would allow an opportunity for density bonus if affordable housing was developed adjacent/within 1,000 feet of their site. The table identifies those eligible properties, the acres of eligible area, and the maximum number of affordable or workforce dwelling units up to the 12 du/ac maximum that could be constructed:

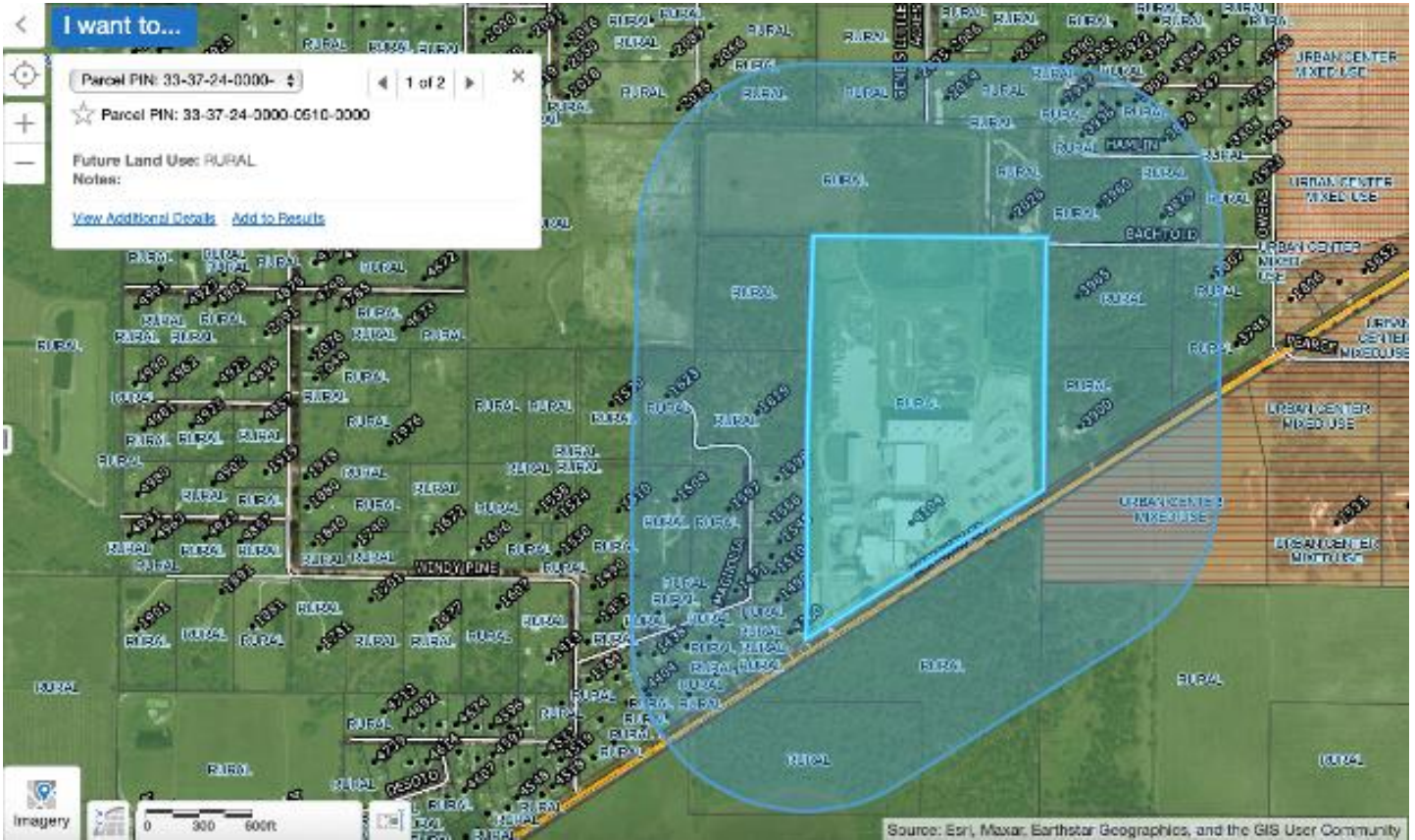
Business	Address	Employment	Jurisdiction	Notes	DART (w/in 1/4 mile)	FLUC	Eligible Adjacent / 1,000 ft of Property	Number of Eligible Parcels (or portions thereof)	Acres of Eligible Area
WALMART DISTRIBUTION CENTER	6785 SW Enterprize Blvd	1,263	County			Employment Center	No		0
DEPT OF CORRECTIONS	13617 SE Highway 70	346	County			Public Lands and Institutional	No		0
WALMART RETAIL	2725 SE Hwy 70	300	County		Yes	Commercial	Yes	13	27.5
WELL PATH RECOVERY SOLUTIONS	13619 SE Highway 70	261	County			Public Lands and Institutional	No		0
PALOMA HARVESTING	5951 SW Carlton Ave	207	County	Not on site		Rural Ag	No		0
SWIFT TRANSPORTATION CO	6605 SW Enterprize Blvd	165	County	Same site as Walmart Dist. Ctr.		Employment Center	No		0
PEACE RIVER CITRUS PRODUCTS	4104 NW Highway 72	136	County		No	Rural Ag	Yes	1	7.4
PUBLIX	2551 SE Highway 70	125	County		Yes	Commercial	Yes	35	12.1
SANDHILL NATIVE GROWERS	5980 SE County Road 760	100	County			Rural Ag	No		0
BETHEL FARMS	8780 NW Bethel Farms Rd	97	County			Rural Ag	No		0
COLLINS AEROSPACE SYSTEMS	11700 SW Winslow Dr	69	County			Commercial	No		0
CROWN ROOF TIES CO, INC	6018 SW Hwy 72	63	County			Rural Ag	No		0
SUNBULB COMPANY / BETTER-GRO	1615 SW Hwy 17	54	County	R&T Land	No	Employment Center	Yes	40	26.3
DESOTO COUNTY SCHOOL DISTRICT	530 La Solona Ave	684	City	Includes all schools		City	No		0
DESOTO MEMORIAL HOSPITAL	900 N Robert Ave	350	City	County adjacent	Yes	City	Yes	2	11.8
AVUM	117 W Oak St	264	City			City	No		0
DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS	201 E Oak St, Suite 201	196	City			City	No		0
DESOTO COUNTY SHERIFFS OFFICE	208 E Cypress St	116	City			City	No		0
MHM HEALTH PROFESSIONALS	425 Nursing Home Drive	102	City			City	No		0
CITY OF ARCADIA	121 W Hickory St	94	City			City	No		0

Between the five eligible major employers, Walmart (retail), Peace River Citrus Products, Publix, Sunbulb, and DeSoto Memorial Hospital have a total of 91 parcels (or portions thereof) and 85 acres of those parcels qualify for the affordable housing density bonus. The following graphics illustrate the 1,000 feet from the major employers, all properties within the area that have the Urban Center Mixed Use or Neighborhood Mixed Use Future Land Use Map designation would be eligible for the affordable bonus density.

The following graphic illustrates 1,000 feet from Walmart (retail), all properties within the Urban Center Mixed Use Future Land Use Map designation would be eligible for the affordable bonus density.



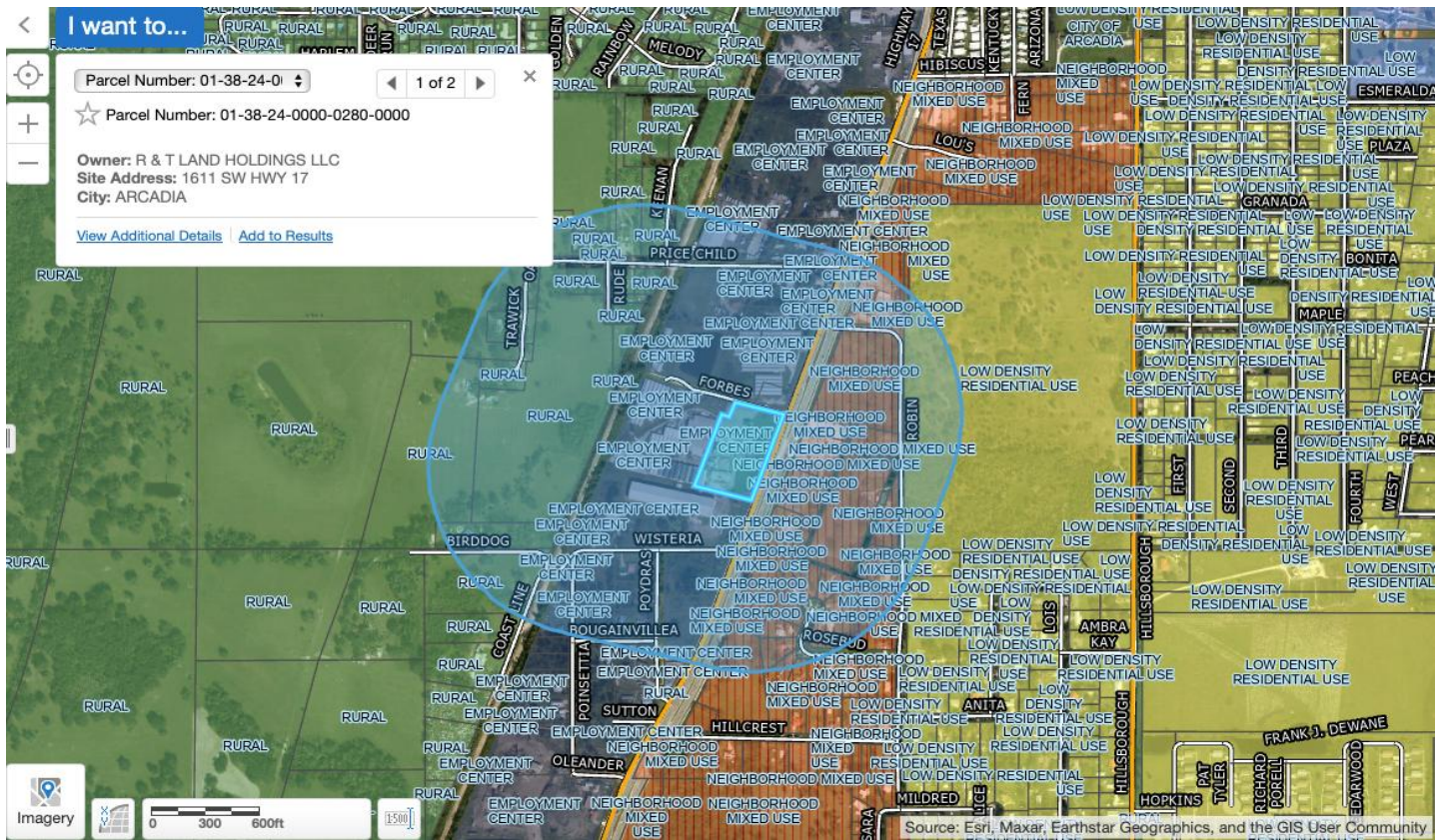
The following graphic illustrates 1,000 feet from Peace River Citrus Products, all properties within the Urban Center Mixed Use Future Land Use Map designation would be eligible for the affordable bonus density.



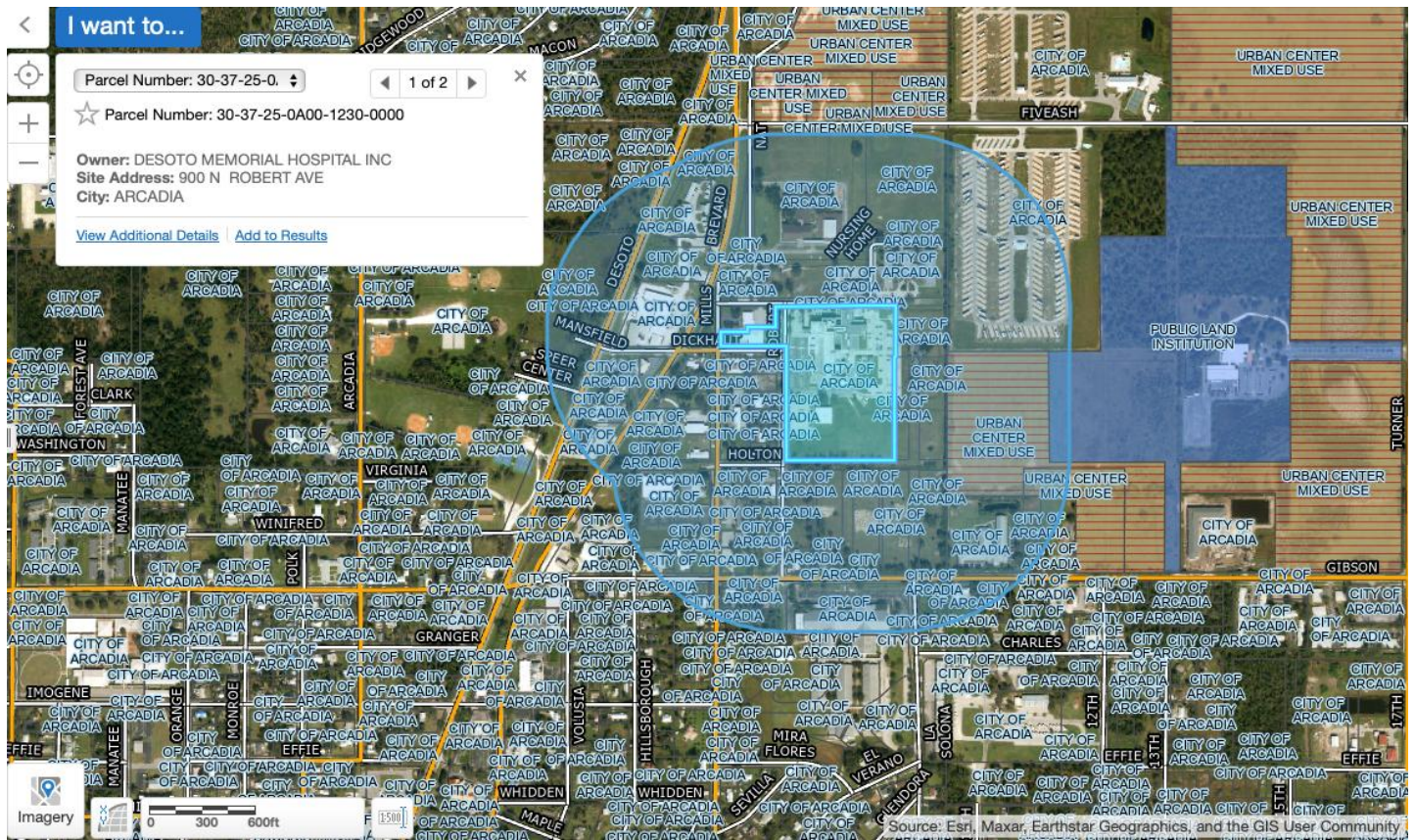
The following graphic illustrates 1,000 feet from Publix, all properties within the Urban Center Mixed Use Future Land Use Map designation would be eligible for the affordable bonus density.



The following graphic illustrates 1,000 feet from Sunbulb Company / Better-Gro, all properties within the Urban Center Mixed Use Future Land Use Map designation would be eligible for the affordable bonus density.



The following graphic illustrates 1,000 feet from DeSoto Memorial Hospital, all properties within the Urban Center Mixed Use Future Land Use Map designation would be eligible for the affordable bonus density.



Any future workforce or affordable housing development proposing to utilize a bonus density, like other projects, will be required to submit a Development Plan and analysis stating how their project meets the criteria found in the LDRs. The amount of eligible property could also be further limited by the road network. If a proposed development is located on a substandard local road instead of a thoroughfare more consistent with current engineering standards, the road may not be able to handle the additional traffic. Affordable housing developers have limited extra capacity for off-site improvements which could help to further focus on eligible areas. The applications, site plan, and analysis will be reviewed by County staff, and the Board of County Commissioners can approve or deny these projects as these developments will require a public hearing. Housing developments meeting this criteria and Board approval would also have to submit a Land Use Restriction Agreement (LURA) approved by the Board that would guarantee the housing would remain affordable for at least 30 years.

The following table illustrates the eligible areas by Future Land Use Map designation and their potential for development. The table shows maximum development scenarios for residential at the existing maximum base density, existing maximum bonus density, and the proposed maximum density for designated affordable housing developments. Some assumptions were made with this table. This includes that many of the eligible parcels are along thoroughfare roads, which also lend

themselves to non-residential development, so 50% of the acres were assumed to develop as non-residential, remain vacant, or remain with any existing use. The table also illustrates some development number based upon only 25% or 50% of the eligible properties developed with designated affordable housing.

Scenarios	Max Density (du/ac)	Max FAR	Total Eligible Acres	Max Dwelling Units	Residential Acres (est. 50%)	Non-Residential Acres (est . 50% of acres)*	Number of Units at 50% of Eligible Acres	Total Max S.F.Non-Residential	Total Dwelling Units Developed at 25% Maximum	Total Dwelling Units Developed at 50% Maximum
NEIGHBORHOOD MIXED USE LAND USE CATEGORY										
Existing Maximum Base Residential Units (3.5 du/ac) and FAR	3.5	0.4	183	642	92	92	321	1,596,910	80	160
Existing Maximum Bonus Density (5 du/ac) and FAR	5.0	0.4	183	917	92	92	458	1,596,910	115	229
Proposed Maximum Bonus Affordable Residential (12 du/ac) and FAR	12.0	0.4	183	2,200	92	92	1,100	1,596,910	275	550
URBAN CENTER MIXED USE LAND USE CATEGORY										
Existing Maximum Base Residential Units (5 du/ac) and FAR	5.0	0.6	165	824	82	82	412	2,153,606	103	206
Existing Maximum Bonus Density (8 du/ac) and FAR	8.0	0.6	165	1,318	82	82	659	2,153,606	165	330
Proposed Maximum Bonus Affordable Residential (12 du/ac) and FAR	12.0	0.6	165	1,978	82	82	989	2,153,606	247	494
NOTES:										
* Neighborhood MU has limitations in policies related to the min/max amount of res and non-res land uses										
** Urban Center MU has limitations in policies related to the min/max amount of res and non-res land uses										

It is important to recognize that the table shows various maximum buildout scenario that will not likely occur for many decades, if ever, using even the highest population projections from UF BEBR. Please keep in mind that most Future Land Use Map categories in the county, if examined with their existing development, are *not constructed or developed to their maximum capacity allowable* by the Future Land Use Map. This is due to market feasibility and other requirements which play into land use development decision making. These can include cost of development by developer/property owner, ability to finance, market, and addressing other requirements and improvements related to traffic, wetlands, floodplains, fire protection, utilities, etc.

The most reasonable scenario is that over the next twenty years, one or two 150 –200 dwelling unit multi-family affordable housing developments are constructed near a major employer or public school. This is generally illustrated in the previous table with dwelling units in the eligible areas at 25% or 50% of the maximum allowable.

II. PROPOSED LDR AMENDMENTS

The following are the proposed specific amendments to the DeSoto County LDR to implement the Comprehensive Plan text amendments for affordable and workforce housing density bonuses. Policy 1.1.4 in the Future Land Use Element has specific criteria that does not match what exists in the LDRs. In Sec. 20-1626, which establishes the criteria for the award of bonus density, Subsections (a) through (c) are proposed to be deleted and replaced with the following. The related policy in the Comprehensive Plan is proposed to be simplified and the specific details in the LDR.

Sec. 20-1626. - Criteria for award of bonus density.

(a) The applicant shall include a narrative addressing each item below in a point-by-point analysis. Density bonuses shall be evaluated on a case-by-case basis to ensure consistency with the Comprehensive Plan and LDR and to maintain compatibility with the contiguous lands and the neighborhood. The Board shall make a finding that the bonus density granted is proportionate to the overall project design with consideration given to each of the following, as applicable:

- (1) Provisions and proximity to public infrastructure (water, sewer, urban roads);*
- (2) Proximity to public safety (Fire/EMS) and the ability to adequately serve the anticipated population;*
- (3) Distance from the nearest public school and capacity available at all district schools that will serve the project;*
- (4) Use of clustering and protection of environmentally sensitive areas;*
- (5) Increased buffers and screening, and usable open space;*
- (6) Increased recreation opportunities or open space;*
- (7) At least 25% of the units are designated Affordable or at least 50% of the units are designated Workforce Housing;*
- (8) Mixed use developments and mixed-use buildings.*
- (9) Adjacent to lands developed with similar density or the potential for similar density based on the Future Land Use Category;*
- (10) Vehicular and pedestrian connectivity between developments;*
- (11) Donation of usable public land (per F.S., 420.615);*
- (12) Proximity to DeSoto-Arcadia Regional Transit fixed routes; and*
- (13) Use of rural or compatible architectural scale, styles, and features.*

(b) To encourage high-quality development that advances the county's goals for providing additional affordable and workforce housing, the Board may grant density bonus as provided in the Comprehensive Plan if all the following criteria are met:

- (1) The project is located within Urban Center Mixed Use or Neighborhood Mixed Use Future Land Use category; and*
 - (2) A minimum of fifty (50) percent of the subject parcel shall be located within a 1,000-foot radius of a public school or major employer parcel; and*
 - (3) At least 40% of the residential units within the project are designated as affordable housing units or at least 65% of the units are designated Workforce Housing; and*
 - (4) The project shall connect to County or City potable water and sanitary sewer; and*
 - (5) Land Use Restriction Agreement guaranteeing the affordable/workforce designations of the units for a minimum of 30 years, as approved by the Board of County Commissioners.*
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(6) An affordable/workforce housing project with greater than 300 dwelling units seeking a bonus for density between 10 du/acre and 12 du/acre shall be a mixed-use project with a minimum of 1,000 square feet of gross floor area provided for neighborhood commercial or office uses that support the affordable housing development.

~~(a) Infrastructure improvements. Off site or on site improvements which increase and reserve capacity for other uses or create efficiencies and reduce duplicative efforts in providing necessary infrastructure for the general public. Proposed improvements shall be those that provide a specific public benefit not otherwise required by the Land Development Regulations. Improvements shall be those that are found or identified in the following documents:~~

- ~~(1) The Comprehensive Plan, including specifically FLUE Policy 1.1.4;~~
- ~~(2) A Capital Improvement Plan;~~
- ~~(3) A local or regional transportation plan;~~
- ~~(4) Any County Master Plan.~~

~~(b) Quality of life. The development and dedication of land and/or facilities, improvement of corridors and gateways, or enhancement and improvement of the ecological quality of natural resources. Environmental assessments identifying how and why the proposed improvements will meet these goals may be required by the County. Depending on the proposed facility, the County may require evidence of resources to ensure maintenance and management of the facility or resource. Improvements shall be those that implement or improve the following:~~

- ~~(1) Economic development, including redevelopment;~~
- ~~(2) Conservation and enhancement of natural or scenic resources, including farmland;~~
- ~~(3) Protection of streams or water supply beyond those protections required by federal, state or local regulation;~~
- ~~(4) Enhancement of parks, forests, wildlife preserves, nature preserves or sanctuaries;~~
- ~~(5) Enhancement of recreational opportunities with related master plan(s), Comprehensive Plan, Capital Improvement Plan, or corridor plan(s);~~
- ~~(6) Implementation of gateway plans;~~
- ~~(7) Preservation of historic structures;~~
- ~~(8) Improvement in regionally connected and significant trail connectivity;~~
- ~~(9) Connectivity between developments with similar densities;~~
- ~~(10) Donation of land that provides a benefit to the public;~~
- ~~(11) Clustering of development and protection of environmentally sensitive areas beyond what is required by federal, state or local regulations.~~

~~(c) Development Standards. Design standards related to the appearance and function of the proposed project, which create opportunities for diverse housing types, unique character and a sense of place, creative design. Improvements shall be those that implement or improve the following:~~

- ~~(1) Mixed use housing types (examples), such as: single family (detached), multifamily (low/mid-rise), attached single family (townhouses, carriage homes) within development and phase boundaries;~~
 - ~~(2) Design features such as: neighborhood and historically relevant architectural styles, multimodal and complete street enhancements, architectural street lighting;~~
 - ~~(3) Affordable housing inclusion;~~
 - ~~(4) Pervious surface and long-term maintenance, reduction;~~
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~~(5) Water conservation.~~

As an incentive to provide affordable and workforce housing projects, staff recommends that PUD Improvement Plans shall be approved administratively, foregoing the standard Board hearing. Non-affordable PUD projects will still require their Improvement Plans to have Board approval.

Sec. 20-144. – Planned Unit Development District (PUD) (I) (3) All improvement plans for PUDs shall be reviewed by the Development Director for consistency with the approved concept development plan and any conditions included as part of the PUD approval, and then submitted to the Board for its review and approval, approval with conditions, or disapproval at a quasi-judicial hearing of the Board, except projects with a minimum of 40% affordable housing units or 65% workforce housing units, which shall be approved administratively. A notice to proceed with construction of the project will be issued by the Development Director upon improvement plan approval ~~by the Board~~ and satisfaction of all technical requirements and compliance with the PUD approval and conditions. The applicant may apply for and be granted improvement plan approval for the entire PUD or any phase of the project, subject to final concurrency determination and level-of-service availability.

New definitions are proposed for “major employer”, “affordable housing” and “workforce housing”

Article XII. – DEFINITIONS

Sec. 20-1650. – Definitions

Affordable Housing means housing which is available at a price or rent not exceeding 30 percent of a household's gross income. Owner-occupied housing costs include principal, interest, insurance, and property taxes. Rental housing costs include the contract rent. Low-income households are defined as a household with gross income which are at or below 80 percent of median income adjusted for family size, consistent with annually adjusted Department of Housing and Urban Development income guidelines.

Major Employer means a public or private sector employer of 50 or more full-time employees at a single work site.

Workforce Housing means housing affordable to natural persons or families whose total annual household income falls between 80% and 120% of the Area Median Income (AMI). Income limits, adjusted for household size.

RECOMMENDED ACTIONS

1. Motion to adopt the Land Development Regulations amendment, implementing Policy 1.1.4 of the Comprehensive Plan to encourage affordable and workforce housing in appropriate areas where services and facilities are available to accommodate additional growth.