

Ordinance No. 04-2024

Chapter 76:
Affordable Housing

AHAC MEETING

MAY 21, 2024

Background

- ❑ The “Live Local Act”, Senate Bill 102, was signed into state law on March 29, 2023, with an effective date of July 1, 2023.
- ❑ The purpose of adding Chapter 76, Affordable Housing serves to establish City requirements and procedures for Affordable Housing based on the Live Local Act. These requirements include:
 - ❑ Facilitating development of affordable multi-family housing.
 - ❑ Specifying City zoning districts that allow for such development.
 - ❑ Providing minimum guidelines and restrictions for development when utilizing the Live Local Act.
 - ❑ Establish affordability guidelines regarding Mixed-Use Multi-Family Developments (“MUMD”).
 - ❑ Establish administrative approval process and all other guidelines for MUMDs.

Section 166.04151(7)f

- ❑ The Live Local Act (SB 102) Section 166.04151(7)(f), “A municipality that designates less than 20 percent of the land area within its jurisdiction for commercial or industrial use must authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is mixed-use residential.”, applies to the City of Deltona.
- ❑ The City only has 7.92% of the land designated as Commercial and/or Industrial. The City must approve/authorize proposed multifamily projects that are requesting to apply the Live Local Act criteria if the proposed development is mixed-use residential and comply with applicable State and City requirements/regulations.

Zoning Requirements

- The Live Local act specifies that in order to utilize any Commercial or Industrial land the project must be Mixed-Use, with a minimum of 20% Commercial and a minimum of 60% residential.
- If a Mixed-Use Planned Unit Development (MPUD) is used the entire project can be residential.
- MUMDs shall only be allowed in the following districts:
 - C-1, Retail Commercial
 - C-2, General Commercial
 - C-3, Heavy Commercial
 - I – Industrial
 - MPUD- Mixed-Use Planned Unit Development

Affordable Housing Project Review Committee (AHPRC)

- The AHPRC will be a subcommittee that reviews all affordable housing projects submitted under Chapter 76, Affordable Housing.
- Meetings will be public with an Agenda.
- Membership will include:
 - City Manager or Deputy City Manager
 - Planning and Development Services Director or Designee
 - Community Development Manager
 - Any employee or designee the City Manager nominates to the Committee.

Live Local Eligibility

- ❑ 40% of the units must be affordable for a period of 30 years.
- ❑ Mixed-Use development for Commercial or Industrial zoning must have at least 65% of the total square footage used for residential.
- ❑ The application will be reviewed by Development Review Committee (DRC) and the Affordable Housing Project Review Committee (AHPRC). This ensures compliance with City regulations.
- ❑ All applications must be approved by the DRC and AHPRC.
- ❑ Applications shall ensure concurrency with all City Code requirements including traffic, potable water, sewer, stormwater, school, and others.

Dimensional Requirements

- ❑ **Max Density:** 20 units per acre
- ❑ **Max Building Height:** The highest currently allowed for a Commercial or Residential development located within 1 mile of the proposed development, or 3 stories, whichever is higher.
- ❑ **Minimum Floor Area:**
 - ❑ Studio/Efficiency: 500 square feet
 - ❑ One Bedroom: 600 square feet
 - ❑ Two Bedroom: 750 square feet
 - ❑ Three Bedroom: 800 square feet
- ❑ **Open Space:** The minimum open/green space required for all affordable housing shall be 20%.

Dimensional Requirements Continued:

- ❑ **Parking:** Parking requirements shall follow the Land Development Code, Sections 110-828 and 110-829. The applicant may apply for a 5% reduction if the location is within 1 mile from a bus stop and enhanced pathways are provided to the bus stop.
- ❑ **Compliance:** All applications shall follow the Land Development Code and Comprehensive Plan requires for all other regulations, unless stated within Chapter 76. The application shall comply with all other applicable State and local laws and regulations.

Residential Densities

A – Agriculture Zoning	1 acre minimum per lot
RE-5 – Residential Estate Five	5 acres minimum per lot
RE-1 – Residential Estate One	1 acre minimum per lot
R1 - Single Family Classification	6 units /acre minimum with a 7,400 sq. ft. lot minimum
R1-A - Single Family Classification	4 units/acre minimum with a 9,500 sq. ft. lot minimum
R1-AA - Single Family Classification	3 units/acre minimum with a 12,000 sq. ft. lot minimum
R1-AAA - Single Family Classification	2 units/acre minimum with a 20,000 sq. ft. lot minimum
R1-B – Single Family Residential	6 units /acre minimum with a 5,000 sq. ft. lot minimum
R-2 – 2 Family (Duplex) Dwelling	6 units per acre
RM-1 – Multiple Family Residential	Minimum – 6 units per acres Maximum – 12 units per acre
RM-2 – Multiple Family Residential	Minimum – 12 units per acres Maximum – 20 units per acre

Any Questions ?

