



“MISSING MIDDLE” OVERLAY DISTRICT

THE COALITION OF CITY NEIGHBORHOOD ASSOCIATIONS (CCNA)



APRIL 2, 2022

SARASOTA'S NEED FOR ATTAINABLE HOUSING

- Over the past year, the North Port-Bradenton-Sarasota MSA saw the fastest rent increases in the country at 44.3%

(source: Herald-Tribune article regarding Apartment List data, January 13, 2022)

- The average rent for one bedroom apartments went from \$1,000/mo. in 2018 to \$1,250/mo. in 2020, and then went to over \$2,000/mo. in 2021

(source: Zumper)

DEFINITIONS

- **Cost Burdened:** Households that spend more than 30% of their gross income for rent (including utilities) or mortgage costs (including taxes and insurance)
- **Severely Cost Burdened:** Households that spend more than 50% of their gross income for rent (including utilities) or mortgage costs (including taxes and insurance)
- **Attainable Housing Units:** Affordable to households earning from 60% to 120% of the Area Median Income (AMI)

City of Sarasota

Lowest, median, and highest rent cost per month for a currently available one-bedroom apartment **not including utilities**

Area	Lowest Rent	Median Rent	Highest Rent
City of Sarasota *Not including barrier islands	\$1,060	\$2,540	\$4,308

Data courtesy of Apartments.com, obtained March 17, 2022.

Income and maximum rent per month for an individual and family of four **including utilities**

	Income (100% AMI)	Maximum Rent (100% AMI)	Income (120% AMI)	Maximum Rent (120% AMI)
Individual	\$54,100	\$1,353	\$64,920	\$1,623
Family of Four	\$77,200	\$1,930	\$92,640	\$2,316

Data courtesy of 2021 figures provided by the U.S. Department of Housing and Urban Development (HUD) for the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area (MSA).

	Family Size							
	1	2	3	4	5	6	7	8
30% of Median	\$16,250	\$18,550	\$20,850	\$23,150	\$25,050	\$26,900	\$28,750	\$30,600
Maximum Rent	\$406	\$464	\$521	\$579	\$626	\$673	\$719	\$765
50% of Median	\$27,050	\$30,900	\$34,750	\$38,600	\$41,700	\$44,800	\$47,900	\$51,000
Maximum Rent	\$676	\$773	\$869	\$965	\$1,043	\$1,120	\$1,198	\$1,275
60% of Median	\$32,460	\$37,080	\$41,700	\$46,320	\$50,040	\$53,760	\$57,480	\$61,200
Maximum Rent	\$812	\$927	\$1,043	\$1,158	\$1,251	\$1,344	\$1,437	\$1,530
80% of Median	\$43,250	\$49,400	\$55,600	\$61,750	\$66,700	\$71,650	\$76,600	\$81,550
Maximum Rent	\$1,081	\$1,235	\$1,390	\$1,544	\$1,668	\$1,791	\$1,915	\$2,039
100% of Median	\$54,100	\$61,800	\$69,500	\$77,200	\$83,400	\$89,600	\$95,800	\$102,000
Maximum Rent	\$1,353	\$1,545	\$1,738	\$1,930	\$2,085	\$2,240	\$2,395	\$2,550
120% of Median	\$64,920	\$74,160	\$83,400	\$92,640	\$100,080	\$107,520	\$114,960	\$122,400
Maximum Rent	\$1,623	\$1,854	\$2,085	\$2,316	\$2,502	\$2,688	\$2,874	\$3,060

Median Income for a family of 4

\$77,200

Maximum Rent - 30% of monthly income - includes rent and utilities

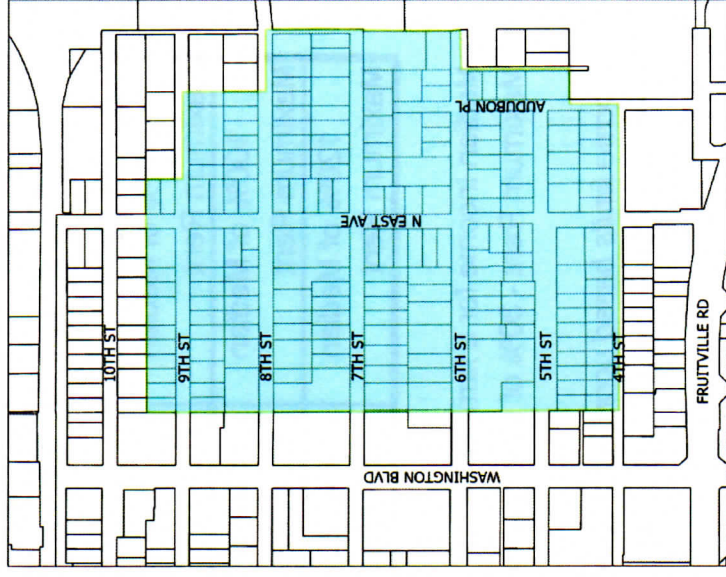
Income limits based upon 2021 figures provided by the U.S. Department of Housing and Urban Development (HUD) for the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area (MSA)

“MISSING MIDDLE” OVERLAY DISTRICT (MMOD)

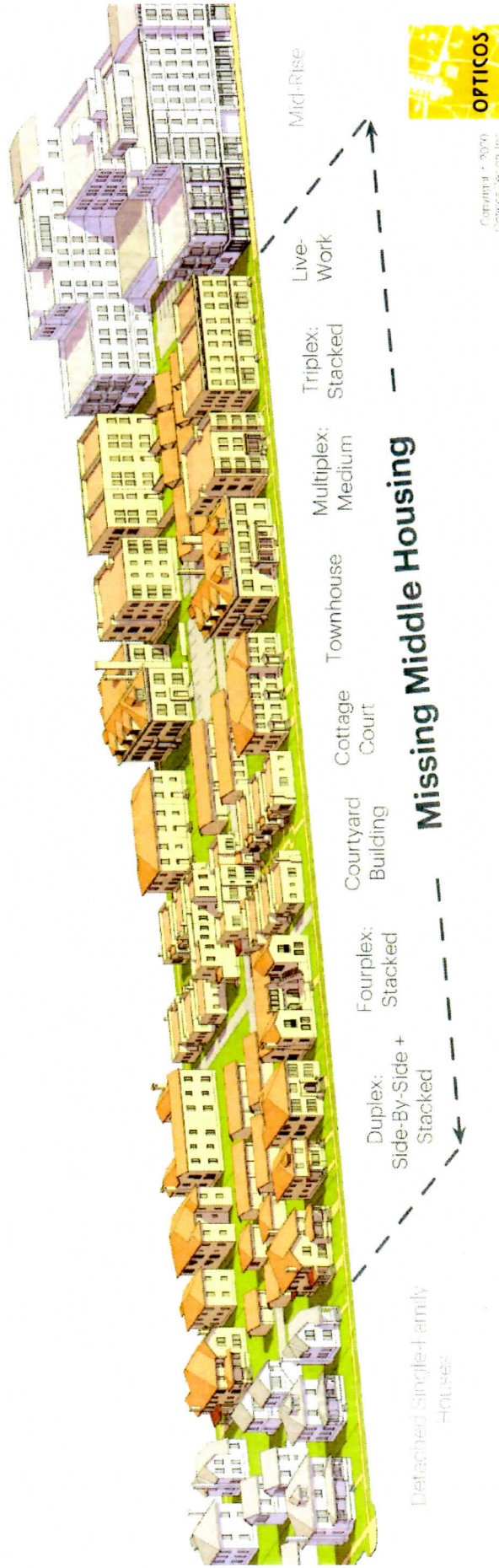
What is an Overlay District?

- An Overlay District is a zoning tool that applies an additional layer of standards to all areas within a defined boundary.
- The boundary for the MMOD is within a portion of the Downtown Neighborhood zone district in Park East: south of 10th Street, east of US 301, north of Fruitville, and west of the railroad tracks.

MMOD Boundary



WHAT IS "MISSING MIDDLE" HOUSING?



- “Missing Middle Housing is a range of house-scale buildings with multiple units, compatible in scale and form with detached single-family homes, located in a walkable neighborhood.”

PURPOSE & BENEFITS OF MISSING MIDDLE HOUSING

- Protects the Traditional Single-family Character of the Neighborhood while Facilitating Rehabilitation, Improvement and Redevelopment in a Manner that is Consistent with the Scale of the Neighborhood
- Provides Diverse Housing Options that aren't Available Today
- Addresses the Need and Expands the Supply of Affordable and Attainable Homes
- Provides the Density Needed to Support Locally Serving Businesses and Transit
- Encourages Residential Density and Walkability

DEVELOPMENT STANDARDS & ATTAINABLE HOUSING

Existing Maximum Density of 12 units per acre

Proposed Increase up to a Maximum of 35 units per acre, if 25% Attainable Housing Units Above the Base Density are Provided

No Additional Building Height – Maintain Maximum Height of 3 Stories

1.5 Parking Spaces Required for Market Rate Units
0.5 Parking Spaces for Multi-dwelling Units Designated as Affordable for a Minimum of 30 years

PERMITTED STRUCTURE TYPES & DESIGN STANDARDS

Structure Type	Permitted	Blank = Not Allowed
Accessory dwelling unit	P	See VII-602(cc)
Attached duplex	P	
Attached single-family	P	
Cottage court housing development	P	See VII-602(m)
Detached single-family	P	
Duplex/two family	P	
Group living structure	P	
Manufactured home	P	
Manufactured home park		
Mobile home		
Modular home	P	
Multidwelling development	P	
Multidwelling structure, large	P	
Multidwelling structure, small	P	
Triplices/three family	P	
Live/work unit	P	
Mixed use development	P	

- Multi-dwelling, small: A structure that contains **four to twelve dwelling** units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate zoning lots.
- Maximum of 12 dwelling units allowed per zoning lot.
- Front porch requirements (or similar open-air feature) for attached single-family, duplexes, and triplexes. Minimum depth of 6 ft. and a minimum width of 8 ft.
- Surface parking shall be located behind the front façade of the building.
- Garages shall be located 20 feet behind the front façade of the building.

EXAMPLES



Duplex



Fourplex

EXAMPLES



Courtyard Apartment



Cottage Court

PROPOSED CHANGES & TIMELINE

- Requires Changes to the Future Land Use Chapter of the Comprehensive Plan (22-PA-04)
- Requires Changes to the Zoning Code (22-ZTA-07)

Planning Board Public Hearing: April 13, 2022 for ZTA and PA

City Commission Public Hearing (transmittal to State): May 16, 2022 for PA

State Review: Summer 2022 of PA

City Commission Public Hearing (adoption): Late Summer/Early Fall 2022 for ZTA and PA

11/13/2023

QUESTIONS?

