



## **WORKFORCE HOUSING FLOATING ZONE (WHFZ) FRAMEWORK**

### **What are Floating Zones?**

Floating Zones are Zoning Districts that are not pre-determined or fixed in advance on the Zoning Map. The zone “floats” over a specified area until the application is approved at which time the mapped district would be changed. Floating zones allow the City Council to enact new or different uses under certain circumstances and in certain geographic areas. While the boundaries of a floating zone are not fixed in advance, the uses authorized in the floating zone are defined in the text of the zoning text.

### **Components:**

- Eligibility: Limited to Core Area within the Midtown Design District
  - Core Area - those parcels bounded by 5th Avenue South, 8th Street, 7th Avenue north, and Goodlette-Frank Road.
- No minimum lot size
- Limited to residential use only
- Minimum unit size: efficiency, 500 square feet; one-bedroom, 700 square feet; two-bedroom, 900 square feet; three bedrooms or greater, 200 SF per additional bedroom.
- Efficiency units may not exceed 33% of the total units.
- Workforce Housing Targeted income 80%-140% of County Median (HUD 2016 Family Median):
  - 1 Person Household
    - 80% - \$36,800
    - 120% - \$55,200
    - 140% - 64,400
- Density:
  - Up to 50 units/acre.
    - Allocation
      - Base density of 12 units per acre from Downtown pool.
      - Additional units from Workforce Housing Unit Pool.
        - Initial allocation of 425 unit or 30% of original density pool.
      - Of the additional units 30% shall be Workforce units.
      - Workforce Efficiency Units shall count as .75 units
- Height bonus (maximum of 2 floors)
  - 1 floor if 20% of workforce units allocated to 80% median incomes.
  - 2 floors if 50% of workforce units allocated to 80% median incomes.
  - 2 floors if employer located ¼ mile from the site participates.
  - 1 floors if employer located ½ mile from the site participates.



- Workforce units must be for those employed full-time within Collier County and would require income verification and annual certification.
  - Units would “reset” upon moving out or at the time of sale
- Affordability requirement would be in perpetuity.

**Example: Rezone to WHFZ**

1 acre site @ 50 units/acre

12 units (base) from Downtown Pool

38 units from Workforce Pool

30% of 38 units dedicated to 80%-140% = 12 units

Development: 50 units; 38 Market Rate Units and 12 Workforce Units

Up to 17 units (33%) may be efficiency units; no limitation on assignment of units.

If 6 of the 12 workforce units are for 80% and below, 2 additional floors granted.

**Potential Development Program**

50 units on 1 Acre with height of 5 Floors

- 41 @ Market Rate
- 6 @ 140% (Eff 1 person (\$1,610/month or \$3.22/SF)
- 6 @ 80% (Eff 1 person \$920/month or \$1.84/SF)

NOTE: Efficiency units for density count as .75 units.

12 workforce units required

\*.75 density count

9 units of the 50 permitted; 2 additional units may be allocated as market rate units.