



**COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION  
SANTA ROSA COUNTY, FLORIDA**

**DENSITY BONUS PLAN FOR WORKFORCE HOUSING**

To meet the needs of Santa Rosa County residents and to provide an incentive for the development of Workforce and/or Affordable housing, the Board of County Commissioners has adopted a Density Bonus on certain land categories. The Board of County Commissioners will determine the appropriateness of a density bonus upon considering all factors associated with an application.

<b>Future Land Use Category</b>	<b>Maximum Dwelling Units Without Density Bonus</b>	<b>Maximum Dwelling Within Workforce Housing Density Bonus</b>	<b>Proposed Zoning District</b>	<b>Housing Uses</b>
*Agriculture	1 unit per acre	3 units per acre	R1 (Single Family Residential)	Single-family Homes
*Single Family Residential	4 units per acre	10 units per acre	R2 (Medium Density Residential)	Single-family Homes, Multi-family Housing
*Medium Density Residential	10 units per acre	18 units per acre	R3 (Medium High Density Residential)	Single-family Homes, Multi-family Housing

\*Density bonus does not apply within the Garcon Point Protection Area, the Navarre Beach Zoning Overlay District, the Bagdad Historic District Overlay, the Garcon Point Protection Area, the Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map.

**Development**

Developers are encouraged to incorporate functional open recreational and buffer areas to accomplish a more desirable environment than simply applying strict minimum requirements into the development design. Price tiered developments incorporating low-income housing priced under \$141,280; workforce housing priced under \$195,000; and upper-income priced housing into a single project is also encouraged and will receive consideration accordingly. Detailed information concerning the number of qualified Affordable/Workforce housing units to be completed in the project and specifics of the project design is required.

**Sales Price Limitation**

25% of the units in the development must meet the criteria of affordable housing. The maximum sales price, adjusted annually, is established under the affordable housing criteria as set forth by the Florida Housing Finance Corporation for the local area. In addition, the maximum sales price can not exceed the local housing assistance program limit. The current maximum sales price is \$195,000.

**Rental Set Aside Requirements**

25% of the units must be set aside for persons at or below 80% of Area Median Income (AMI).

2008 Maximum Rents by Number of Bedrooms in Unit Including Utilities

<u>Number of Bedrooms</u>	<u>2008 Maximum Rents</u>
1	\$838
2	\$1,006
3	\$1,162
4	\$1,296

**Land Use and Deed Restriction Agreement**

If a density bonus is approved, the applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide for the number of units which can be built subject to density bonus and specify the number of units (a minimum of 25%) to be retained as affordable/workforce housing for a period of time to be designated by the Board of County Commissioners.

**Application Process**

Applications may be submitted through the Santa Rosa County Planning, Zoning and Development Division.  
6051 Old Bagdad Highway Milton, Florida 32583 (850) 981-7075 Fax (850) 983-9874

