

REVISED RECOMMENDATIONS OF THE NEIGHBORHOOD REVIEW COMMITTEE

July 7, 2017

During the past year and a half, the Neighborhood Review Committee has conducted independent research on homes recently built throughout the City's neighborhoods, consulted with neighborhoods and the zoning department, reviewed the proposed changes to the Land Development Regulations (LDRs), and met with many of you. Our recommendations, like those of City staff, have been evolving. Our conclusions, based on our research and outreach, are:

- A large number of new homes constructed after the 2007 LDR rewrite are too large, built too close to the setbacks, and all too often have a boxy appearance.
- Many of these new homes cover almost all of the lot, impacting drainage and contributing to flooding and run-off issues.

Liz Abernethy and her staff have worked hard to address many LDR issues. We support the majority of proposed changes including the establishment of a Floor Area Ratio tool (FAR) to control the size of future development. We also support bonuses to the FAR for improved design; the establishment of building coverage limits; and an Impervious Surface Ratio (ISR) to help lessen drainage and flooding issues, and limit run-off to our over-taxed infrastructure. **However, we do not believe that the City's recommended ratios will adequately address the current problem. We recommend lowering the City's proposed ratios:**

A FAR with bonuses for improved design will only work if the base threshold is low enough so that design bonuses are utilized. Only 3 houses built over the past 2 years would have been limited by the City's proposal of a .50 FAR with .02 bonuses for a maximum .70 FAR.

We propose a base FAR of .40 with bonuses of up to .20 for improved design, maxing out at a possible .60 FAR.

For single family residential properties city-wide, the Building Coverage (Foot Print) average is .24; since 2007, it has increased to .32. *The City is proposing a ratio of .55 (or .60 for a 1 story house). This is far too high and would have had no impact on recent construction.*

We propose setting the Building Coverage Ratio at .45 to address drainage, flooding and run-off issues, and still allows for the future addition of amenities such as pools and patios.

Impervious Surface Ratio (ISR) is the relationship between the **total** impervious surface area on a site and the gross land area. *ISR also affects drainage and flooding. Staff recommends maintaining the current ISR of .65.*

We propose an ISR of .55 to further address drainage and flooding issues.

OUR RECOMMENDATIONS:

1. Support a base FAR of .40 with an optional bonus up to .20, maxing out at .60.
2. Support a Building Coverage ratio of .45
3. Support an ISR ratio of .55

WHAT YOU CAN DO:

EMAIL your support of these recommendations to: Mayor@stpete.org, Council@stpete.org, and Elizabeth.Abernethy@stpete.org.

AND MOST IMPORTANTLY, ATTEND City Council meetings on July 13th (3:00 pm) and July 20th (6:00 pm) to express your support in person. YOUR SUPPORT IS CRITICAL; YOU CAN MAKE A DIFFERENCE!