

Allen Morris Company – Questions Regarding MSC Site With City Responses As Of June 5, 2020

Questions to the City Regarding FAR Bonuses and Exemptions

1. Workforce housing is included in both the FAR Bonuses and FAR Exemptions under DC-C zoning. Is a project able to both *a.)* qualify for the additional FAR bonuses by incorporating affordable housing and *b.)* exempt the workforce housing's square footage from the buildable gross square footage calculation? **Yes**
 - For example, if a new project agrees to incorporate 10% workforce housing units, this should qualify the project for an additional 2.0 FAR Bonus. Since workforce housing is also a FAR Exemption, can the project apply all of that additional 2.0 FAR towards market rate units? **Yes** Or is the bonus granted under the assumption that the additional buildable square feet will be applied to workforce housing? **No**
You can use the Workforce FAR bonus to gain additional FAR, and if you build the units within the project, any square footage associated with those units will be exempted, for example if you construct 10 workforce units within the project, at 1,000 square feet each, then the 10,000 square feet associated with those 10 units is exempt and not counted towards the project FAR
2. Is outside amenity space (such as a pool deck) counted towards the project's total FAR? **No, FAR is enclosed space, see code section 16.60.010.5 for what is and is not included in FAR:**
https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.60.010DIRELOCH_16.60.010.5FLARRA
and definition of Gross Floor Area from section 16.90.020: *Gross floor area* means the sum of the gross horizontal areas of all the floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any portion of the building designed for parking or the movement of vehicles unless specifically required by the zoning district.
3. If there is a public hearing process to exceed 8.0 FAR, are FAR Bonuses required to get to that level? **Yes** Or can the additional FAR just be granted? **Bonuses are required for FAR above 8.0, and the first 0.50 above 8.0 must be for historic preservation :** "For projects required to follow the public hearing process for additional FAR, the first 0.5 bonus FAR shall be for historic preservation.", see section 16.20.120.6.2:
https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.20.120DOCEDIDC_16.20.120.6.2BOFACA