

Policy I-1.2.4 Calculation of Residential Density

Maximum residential density, expressed as “dwelling units per net acre,” shall be defined as the total allowable number of dwelling units that may be constructed on the “net buildable area” of a parcel. “Net buildable area” shall be defined as the total area of a parcel, or combination of parcels, proposed for development, less wetlands and water bodies. In addition to the aforementioned allowance, one (1) additional dwelling unit may be built within the net buildable area of a parcel for every five (5) acres of wetlands on the entire subject parcel. The term “net acre” shall be synonymous with the term “net buildable acre.”

Within the Green Swamp Area of Critical State Concern only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands on the subject parcel.

Within the Wekiva River Protection Area Sending Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every forty (40) acres of wetlands of the subject parcel. Within the Wekiva River Protection Area Sending Area 2 and Wekiva River Protection Area Receiving Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands of the subject parcel.

Any subdivision of land or lot split shall not create densities greater than that allowed by the assigned Future Land Use Category specified in this Comprehensive Plan.

Policy I-1.2.5 Calculation of Intensity

Intensity shall be defined as the total square feet of gross floor area on a property, divided by the total square feet of net buildable area comprising the lot, parcel or building site. Intensity computations shall include all fully enclosed nonresidential uses on the lot, parcel or site. Parking structures shall not count as part of the floor area, but shall be counted when computing building height and number of stories. For the purposes of this policy, the term “property” shall include lots, parcels or building sites, including aggregated development of contiguous parcels under common ownership or having shared facilities. Floor Area Ratio (FAR) shall be synonymous with Intensity. Floor Area Ratio (Intensity) shall not apply to residential development.

Policy I-1.2.6 Calculation of Density and Intensity in Mixed Use Development

Within a mixed-use development, the maximum residential density shall be up to 100 % and the maximum non-residential intensity shall be up to 100% for development within the following Future Land Use Categories:

- Urban Medium Density
- Urban High Density
- Regional Office
- Regional Commercial
- Industrial
- Cagan Crossings
- Mt. Plymouth-Sorrento Main Street
- Ridge in the Green Swamp Area of Critical State Concern; and
- Public Service Facilities and Infrastructure.

Residential density may be calculated over the entire net acreage of the site, and the non-residential intensity may be calculated over the entire net acreage of the site.

Example: A parcel consisting of 50-net acres with a density of seven dwelling units per net acre and an intensity of 0.35 could potentially develop 350 dwelling units and 762,300 square feet of non-residential development.

Calculations:

Residential

$$7 \text{ du} \times 50 \text{ net acres} = 350 \text{ du}$$

Non-Residential

$$0.35 \times 50 \text{ net acres} \times 43,560 \text{ square feet in one acre} = 762,300 \text{ square feet}$$

In all other Future Land Use Categories the *sum* of the residential density and the non-residential intensity shall not exceed a combined total of 100% calculated as follows:

$$\frac{\text{Residential density}}{\text{Maximum allowed density}} + \frac{\text{Non-residential Floor Area Ratio}}{\text{Maximum allowed Floor Area Ratio}} \leq 100\%$$

Residential density shall be calculated over the net acreage of the site that is used for residential development, and non-residential intensity shall be calculated over the net acreage of the site that is used for non-residential development.

Example: A parcel consisting of 50-net acres with a density of four dwelling units per net acre and an intensity of 0.25, with residential development on one-half of the parcel (25-net acres) and commercial development on one-half (25-net acres) of the parcel you could potentially develop 100 dwelling units and 272,250 square feet of non-residential development.

Calculations:

Residential

$$4 \text{ du} \times 25 \text{ net acres} = 100 \text{ du}$$

Non-Residential

$$0.25 \times 25 \text{ net acres} \times 43,560 \text{ square feet in one acre} = 272,250 \text{ square feet}$$

Policy I-1.2.7 Interpretation of Density and Intensity Allocations

The maximum density or intensity provided within a Future Land Use Category shall not be construed as a guaranteed right or entitlement. The application of the goals, objectives, and policies within the Comprehensive Plan and zoning, subdivision, and site plan review criteria and procedures contained within the Land Development Regulations shall assure that the specific density or intensity assigned to a development project or parcel of land is compatible with established development patterns and protects natural resources. Criteria to be considered in allocating the specific density and intensity through zoning shall include, but not be limited to, the following:

- Presence of onsite and adjacent natural resources or environmentally sensitive features such as surface waters, wetlands, tree canopy, upland habitat, listed species, wildlife corridors, and karst features;
- Floodplain and flood hazards;
- Neighborhood compatibility, cohesiveness and stability of established community character;
- Compatibility to abutting land uses such as residential development or public conservation land;

- Availability of infrastructure and services; and
- Zoning overlay policies or special criteria contained within the Comprehensive Plan or Land Development Regulations specific to the area.