



DENSITY INCENTIVE FACT SHEET

What is being voted on?

The amendment offers an incentive to encourage mixed-use development that has commercial uses on the bottom floor and residential units on upper floors. This would allow more residential units only if they are part of a mixed-use development instead of the commercial uses already permitted. Mixed-use development promotes walkability, vibrancy, and has less impact on the environment than traditional development.

A building of this size is already allowed. This proposal doesn't change the size of the building, but what's in it. Currently, this building could be all commercial or mostly commercial with a smaller portion of residential. This encourages development to provide more residential units instead of the allowed commercial. It's a shift in use.



What if this isn't approved?

Development can be built according to existing density. For example, on 5 acres, a development could have up to 217,800 sq. ft. of commercial space plus 150 residential units plus a separate parking garage to a height of 6 stories. This does not change the size or mass of what is currently allowed. For size reference, the Hampton Inn on Tampa Rd is 90,000 sq. ft.

What is NOT being voted on?

A specific development proposal, an apartment building, density increase other than as part of a vertically-integrated mixed-use development that requires a specific Development Agreement.

What about the impacts?

Any specific development proposal will require a Development Agreement with the City to ensure all impacts are addressed including traffic, water, sewer, schools, environmental, etc.

For more information, please visit www.downtownoldsmar.com or call 813-749-1100.