



Affordable Housing Advisory
Committee of Flagler County
and Palm Coast

Annual Affordable Housing Incentive Report 2022



PRESENTED TO
**FLAGLER COUNTY BOARD OF COUNTY
COMMISSIONERS
AND
PALM COAST CITY COUNCIL**

Affordable Housing Advisory Committee
Report to Flagler County Board of County Commissioners and
Palm Coast City Council
On Affordable Housing Incentive Strategies

Date
November 15, 2022

PREPARED BY:
The Joint Affordable Housing Advisory Committee of Flagler County and
the City of Palm Coast

SUBMITTED TO:
FLORIDA HOUSING FINANCE CORPORATION
FLORIDA HOUSING COALITION

BACKGROUND

As a recipient of State Housing Initiative Partnership (SHIP) funds, the Flagler County Board of County Commissioners established an Affordable Housing Advisory Committee (AHAC) as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the county housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

Flagler County and the City of Palm Coast receive SHIP funding, and as such, the two governments have entered an interlocal agreement for Flagler County to administer the program, and for the Affordable Housing Advisory Committee to be a joint committee between the two local governments.

As approved by the Flagler County Board of County Commissioners, the recommendations are used to amend the Local Housing Assistance Plan, the local Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

COMMITTEE COMPOSITION

The Flagler County Board of County Commissioners and the Palm Coast City Council alternate the appointments of this joint, standing advisory committee. Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The elected official will count as a voting member of the AHAC, and this member’s appointment to the committee counts toward the required membership count. There must be at least eight but no more than eleven members. The committee must have members representing a minimum of six of the following categories:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

Committee Member Name	Appointing Government	Appointment Date	Category
Committee Chair			
Sandra Shank	Flagler County BOCC	October 2, 2021	(d)
Vice Chair			
Nealon Joseph	Flagler County BOCC	February 3, 2020	(k)
Commissioner Andy Dance	Flagler County BOCC	August 15, 2022	Elected Official
Mary Vasilevsky	City of Palm Coast	September 21, 2021	(a)
Denise Santa Maria	Flagler County BOCC	April 20, 2021	(b)
Valerie Clymer	City of Palm Coast	September 20, 2022	(b)
Rick Belhumeur	Flagler County BOCC	April 18, 2022	(e)
Patricia “Trish” Giaccone	Flagler County BOCC	February 3, 2020	(f)
Kim Carney	Flagler County BOCC	January 10, 2022	(g)
Dorothy Sperber	Flagler County BOCC	July 7, 2022	(j)

Staff Available for AHAC

Flagler County

Adam Mengel, Growth Management Director

Gina Lemon, Development Review Planner

Devrie Paradowski, Housing Program Manager (SHIP Administrator)

Eduardo Diaz Cordero, Housing Program Coordinator (Staff Liaison to AHAC)

City of Palm Coast

Ray Tyner, Deputy Chief Development Officer (Palm Coast Liaison to AHAC)

Jose Papa, Senior Planner

Jacqueline Gonzales, Senior Planning Technician

AFFORDABLE HOUSING RECOMMENDATIONS

The Affordable Housing Advisory Committee held monthly meetings all year reviewing issues impacting housing affordability. The committee convened for a two-hour meeting on October 25th, 2022 for a regular meeting and held a workshop on November 2, 2022 to review the incentives in the currently adopted joint Local Housing Assistance Plan (LHAP). The committee met monthly to discuss housing affordability, prepare for the annual report, and provide input on the strategies developed to support affordable housing as funded by SHIP. The committee is required, per 420.9076 F.S., to review the following incentives to provide their report of recommendations to their appointing governing bodies annually.

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The following table summarizes the committee’s findings at the workshop.

Municipality	Existing Strategy	Recommendation
(a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.		
Flagler County	Expedited permits for affordable housing; affordable housing project developments processed at next available Planning Board.	Include maximum time frame for review period of 10 days for affordable housing permit processing in incentive language to incentivize developers. Use a preliminary form to identify affordable housing projects (See Appendix A)
Palm Coast	Expedited permits for affordable housing; all building permit reviews are completed w/in 5-7 days. Affordable housing w/in 5 days.	No Recommendation

Municipality	Existing Strategy	Recommendation
(b) All allowable fee waivers provided for the development or construction of affordable housing.		
Flagler County	Code allows affordable dwellings to be exempt from Educational Facilities Impact Fees w/10 year restrictive covenant Planned Affordable Development Code allows fee waivers for approved affordable housing projects.	Conduct a review of other Florida communities’ innovative use of funding for affordable housing. Consider ways to allocate impact fee investment earnings (interest) to support affordable housing development. Include the consideration of developing an affordable housing trust fund to support these measures. (See Appendix B).
Palm Coast	City of Palm Coast to review county’s Planned Affordable Development ordinance (PAD) when updating Comprehensive Plan.	No Recommendation

Municipality	Existing Strategy	Recommendation
(c) The allowance of flexibility in densities for affordable housing.		
Flagler County	11% density bonus over max density for affordable housing projects meeting specifications in land development code. Property owners must maintain 15-year land use restriction/ affordability period for density bonus	A. Conduct an analysis of potential use of currently available funds for variances, to include the creation of a housing trust fund. B. Use HUD guidelines to identify housing affordability vs. County Administrator discretion. C. Provide report on staff’s previously planned review of density options so AHAC can review by next annual report deadline, 2023.
Palm Coast	Unified Land Development Code (ULDC) allows flexible densities under certain districts, such as Master Planned Development (MPD) zoning district.	Consider the use of an affordable housing trust fund to fund variances for increased density. See Appendix B

Municipality	Existing Strategy	Recommendation
(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.		
Flagler County	The Future Land Use Map (FLUM) identifies areas suitable for residential development and its density capacity.	No Recommendation
Palm Coast	Developments cannot be approved without sufficient infrastructure. Requirements listed in Concurrency Management System of the City's ULDC.	No Recommendation
Municipality	Existing Strategy	Recommendation
(e) Affordable accessory residential units.		
Flagler County	Guest quarters in agricultural zoning districts can be permitted with Special Exception approval by Planning Board. Allowances for residential zoning district familial suites may be permitted for moderate income or lower income persons. The Future Land Use Map (FLUM) identifies areas suitable for residential development and its density capacity.	Staff to consider including an affordability requirement for any allowance for additional accessory dwelling units
Palm Coast	The City of Palm Coast allows accessory structures without full kitchens in residential zoning districts so long as they are otherwise to code.	No Recommendation

Municipality	Existing Strategy	Recommendation
(f) The reduction of parking and setback requirements for affordable housing.		
Flagler County	Some zoning districts have zero lot line setbacks on the sides. Developers could rezone to the Planned Unit Development district, which enables customized setback and parking requirements.	No Recommendation
Palm Coast	Various zoning districts may have appropriate setback requirements for projects. Developers may opt to rezone and use the MPD, which allows flexibility in customizing setback and parking requirements.	No Recommendation

Municipality	Existing Strategy	Recommendation
(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.		
Flagler County	Palm Coast ULDC allows zero lot line configurations for affordable housing. Developers may rezone under MPD, which allows flexibility in lot size, setbacks, coverage, etc., for specific projects.	No Recommendation
Palm Coast	Palm Coast ULDC allows zero lot line configurations for affordable housing. Developers may rezone under MPD, which allows flexibility in lot size, setbacks, coverage, etc., for specific projects.	Adopt a Planned Affordable Development code with more flexibility like the County's to highlight the purpose by title to developers, increase consistency within the county, and allow more up-front negotiation for lot line configuration needs.

Municipality	Existing Strategy	Recommendation
(h) The modification of street requirements for affordable housing.		
Flagler County	Flagler County’s minimum street right-of-way requirements are based on the minimum area needed to accommodate improvements located in the right-of-way, so that modification requests are unnecessary.	No Recommendation
Palm Coast	Palm Coast ULDC allows zero lot line configurations for affordable housing. Developers may rezone under MPD, which allows flexibility in lot size, setbacks, coverage, etc., for specific projects.	No Recommendation

Municipality	Existing Strategy	Recommendation
(i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.		
Flagler County	Continuing review of ordinance, codes, and regulations and the permitting process, with review by both Planning and Development Board and Affordable Housing Advisory Committee as well as other ad hoc committees.	Include form (See Appendix C) like from St. Petersburg, calculating the costs impact of ordinances, policies, or actions prior to approval of the proposed policy. Maintain an ongoing tracking system for the increased cost of housing to be reviewed by the respective committees prior to implementation.
Palm Coast	Calculate impact to housing costs for regulations and include with record during formal hearing processes. Include input from advisory boards	No Recommendation

Municipality	Existing Strategy	Recommendation
(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.		
Flagler County	Flagler County Housing Services requests a list of surplus lands from the Growth Management Department annually to present to the Affordable Housing Advisory Committee. Flagler County recognizes donating surplus lands to nonprofit affordable housing developers as an appropriate tool toward housing affordability.	Make the inventory of surplus lands available, as updated in July of each, year on the county website so that it can be available for view by developers (See Appendix D)
Palm Coast	The city compiles a list of surplus land that is suitable for affordable housing every three years. The list is made publicly available for review by housing providers.	Make the inventory of surplus lands available as updated annually on the City’s website so that it can be available for view by developers.

Municipality	Existing Strategy	Recommendation
(k) The support of development near transportation hubs and major employment centers and mixed-use developments.		
Flagler County	Flagler County’s Future Land Use Map (FLUM) identifies a land use pattern that situates residential development close to schools, health care facilities, employment centers and major highways.	No Recommendation
Palm Coast	The City of Palm Coast’s FLUM identifies areas appropriate for mixed use development and Village Center development appropriate for higher density residential development.	No Recommendation

Additional Affordable Housing Recommendations

The following recommendations fall within the purview of the committee’s responsibilities but are not recommendations on incentives required by 420.9076 F.S.

1. AHAC Recommends the **City of Palm Coast** Adopt a Planned Affordable Development consistent with the one adopted by Flagler County in 2021.

2. AHAC Recommends **Flagler County** review a Workforce Overlay District (**See Appendix C**), like that of St. Johns County, and consider a specific zoning district which clearly defines a housing affordability standard for which developers can make use of incentives, such as a metric formula based on construction costs, as did St. Johns County. The recommendation is for staff to review the feasibility and bring findings to AHAC for review for the next annual report. (**See Appendix E**).

3. AHAC Recommends **Flagler County and the City of Palm Coast** staff work with the other municipalities in developing a Housing Retreat within the first quarter of calendar year 2023, to include support from Florida Housing Coalition and representatives from other communities who have implemented innovative solutions for affordable housing. The retreat would be a time for municipal leaders to assess the housing needs of their citizens while participating collaboratively with the other municipalities to consider actions to improve housing affordability.

SUMMARY OF RECOMMENDATIONS

Flagler County

1. Specify time frame for review of permits and technical reviews (10-day review period) for affordable housing, and include expedited permit form (**See Appendix A**).
2. Conduct a review and analysis of options to fund affordable housing development, such as the use of impact fee interest earnings to replace funds waived in that category for affordable housing development. Provide input to AHAC prior to deadline of 2023 annual report (**See Appendix B**).
3. Consider adoption of local affordable housing trust fund for the purpose of accounting for available funds for affordable housing incentives (**See Appendix B**).
4. Ensure housing affordability waivers are reviewed in accordance with HUD guidelines and not based on the determination of the County Administrator, as is currently specified in the Local Housing Assistance Plan.
5. Consider affordability requirement for allowable accessory dwelling units.
6. Track costs to housing affordability on an ongoing basis, versus tracking it annually, by incorporating a cost calculation worksheet with every policy or waiver request that could impact the cost of housing (**See Appendix C**).
7. Provide the inventory list of land suitable for housing development on the county web page so that it is accessible to developers (**See Appendix D**).
8. Consider Workforce Overlay District with specific measurement or metric to determine affordability for waivers and variances for affordable housing (**See Appendix E**).
9. Continue with plans for a multi-municipal affordable housing retreat

Palm Coast

1. Develop a Planned Affordable Development ordinance consistent with the county's ordinance.
2. Publish the inventory of surplus lands suitable for housing development on the City's web page.
3. Consider the adoption of an affordable housing trust fund for the purpose of funding affordable housing development incentives.

Appendix

Appendix A: Example expedited permitting form

Appendix B: St. Johns County AHAC Report covering Affordable Housing Trust Fund and impact fee earnings

Appendix C: Example impact statement for ongoing review of costs to affordable housing

Appendix D: Example of surplus land inventory as published on Lee County's web page

Appendix E: St. Johns County ordinance detailing the metrics used to define affordability within the county's Workforce Zoning District



CERTIFICATION
OF AFFORDABLE/WORKFORCE HOUSING
FOR THE EXPEDITED PERMIT PROCESSING PROGRAM
OR FOR CITY CODE CHAPTER 16 PARKING AND DESIGN
STANDARD INCENTIVES

The City of St. Petersburg Planning and Development Services, Fire and Engineering Departments have all agreed to an expedited permit processing system for affordable/workforce housing developments that will provide a **10-day response time on the initial plan review**. The Expedited Permit Processing Program utilizes a streamlined review process to provide a financial savings for affordable housing developers. In addition, the City has recently amended Chapter 16 of the City Code to allow for reduced parking or reduced design requirements for certified/workforce housing developments. To determine if your application meets the definition of affordable/workforce housing for purposes of processing under this program, we need to ask a few questions. Please complete this form and submit it with the required attachments to:

City of St Petersburg
Housing and Community Development (HCD) Department
Attn: Mr. Joshua Johnson, Director
PO Box 2842, St. Petersburg, FL 33731-2842

Please attach a copy of:

- o Aerial & Site Plan
- o Sample of the restrictive covenant that will be placed upon the property.
EVIDENCE THAT THE RESTRICTIONS HAVE BEEN RECORDED
IN PINELLAS COUNTY PUBLIC RECORDS MUST BE
PRODUCED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
Note: Duration of the Restrictions for new construction of multifamily =
minimum of 20 years and 5 years for single family.

Section 1: Development Location, Zoning, and Ownership Information

1. Please provide an accurate description of the property:

Development Name: _____

Address: _____

County Parcel Identification Number: _____

Legal Description: _____

2. Please state the current land use and zoning district designations for the property:

Land Use: _____

Zoning: _____

Appendix A

3. Name, address, phone number and e-mail of Developer/Applicant:

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Name, address, phone number, and e-mail of current land owner, if not the same as Developer/Applicant:

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Signature of Property Owner: _____ Date: _____

Printed Name of Property Owner: _____

4. Will the project be developed in phases? YES _____ NO _____

If yes, please provide a phasing plan identifying the number of Affordable/ Workforce Units by income designation in each phase.

Section 2: Eligibility

Please place a check mark in the appropriate category below to indicate how your development is eligible for the Expedited Permit Processing Program:

- A.** The proposed Residential or Mixed-Use Development has been **approved for a Workforce Housing Density/ Intensity Bonus** and prior to issuance of the building permit, a Restrictive Covenant will be recorded in the Official Record Books of Pinellas County.
- B.** The proposed Residential Development is being **funded by the City of St. Petersburg's Housing & Community Development Department** to produce or renovate housing where at least 50% of the units are affordable to households with incomes at or below 120% Area Median Income (AMI) as adjusted by household (HH) size and restrictive covenants will be recorded on the property.
- C.** The proposed Residential or Mixed-Use Development is a **Public/Private partnership (City or County)** or is located on City owned property, at least 50% of the total units produced or renovated will be restricted to households with incomes at or below 120% AMI, rents or sales prices will be affordable, and restrictive covenants will be recorded on the property.

Appendix A

- **D.** The proposed Residential Development is **receiving Federal or State Funding** to produce or renovate housing where at least 50% of the units are affordable to households with incomes at or below 80% AMI and restrictive covenants will be recorded on the property.
- **E.** The proposed single-family new construction will be affordable and sold to households with incomes at or below 120% AMI and **restrictive covenants** will be recorded on the property. Please complete the following tables to provide information regarding unit affordability.

TABLE I. TOTAL Number of Units Proposed for the Development (including the affordable and workforce units affordable to households at or below 80% AMI or 120% AMI)

<u>Type of Unit</u>	<u>Rental</u>	<u>Owner_Occupied (units for sale)</u>
Efficiency	_____	_____
1 Bedroom	_____	_____
2 Bedroom	_____	_____
3 Bedroom	_____	_____
4 Bedroom	_____	_____
TOTAL Units	_____	_____
Number of above Units for 80% AMI or below HH	_____	_____
Number of above Units for 120% AMI or below HH	_____	_____

TABLE II. Rent or Proposed Sales Price for the 80% AMI Units

	<u>Rental</u>	<u>Proposed Rent*</u>	<u>Owner Occupied**</u>	<u>Proposed Sales Price</u>
Efficiency	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4 Bedroom	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

TABLE III. Rent or Proposed Sales Price for the 80.01 to 120% AMI Units

	<u>Rental</u>	<u>Proposed Rent*</u>	<u>Owner Occupied**</u>	<u>Proposed Sales Price</u>
Efficiency	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4 Bedroom	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

- *A The Current Florida Housing Finance Corporations Rent and Income Chart is attached, please ensure that proposed rents are within the published levels for 80% and 120% AMI.
- **B Please refer to the attached Home Purchase Affordability Charts to find the Maximum Sales Prices for 80% AMI & 120% AMI Households.

Section 3: Commitment and Certification

I acknowledge that I am voluntarily developing affordable units on the property identified in Section 1 and have truthfully provided the information in Sections 1 and 2 to demonstrate that the proposed development will meet the criteria to qualify for the City’s Affordable Housing Expedited Permit Processing Program or for the reduced parking or design standard allowed under Chapter 16 of the City Code.

Penalty for False or Fraudulent Statement:
Under Florida law, including but not limited to Chapter 817, Florida Statutes, fraud is both a tort and a crime and may be punishable as a felony.

Signature of Developer/Applicant: _____ Date: _____
Printed Name of authorized signatory: _____

Once this Certification of Affordable/Workforce Housing Development form is signed by the Director of Housing & Community Development, the applicant is eligible to check the “Affordable Housing” box on the Development Services Permit Application Form and qualifies for the Expedited Permit Processing Program for Affordable Housing.

City of St. Petersburg, Florida:

By: _____ Date: _____

Joshua A. Johnson, Director
Housing & Community Development
00444724

Appendix B

AHAC Recommendations:

- Have a policy that any large corporations or businesses receiving incentives to relocate and/or build in St. Johns County must pay a specific dollar amount, based on the incentive being received, into an Affordable Housing Fund. A way to make it more attractive to the companies receiving the incentives would be to give their qualified employees priority to the affordable housing being built. The policy could also set out that a percentage of the affordable housing being built could be set aside or reserved for other qualified residents of St. Johns County. Some type Affordable Housing impact or linkage fee on larger, or commercial developments could also be considered.

IMPACT FEE CREDIT TRANSFER

Meeting Synopsis:

- At the May 2021 meeting, under the guidance of the St. Johns County Assistant County Attorney, suggested that the AHAC could recommend to the Board of County Commissioners to conduct comprehensive analysis in the next financial forecast study.

Existing Strategy:

- At this time, an existing strategy is not in place. The AHAC will further discuss this matter and submit recommendations to the Board of County Commissioners for their review and approval.

AHAC Recommendations:

- Allow holders of impact fee credits to transfer or sell, at a discount, impact credits to other developments; in the same impact fee zone for the development of housing that (a) does not exceed a maximum sales price of \$250,000 (adjusted for inflation at 3% per year), or (b) is for sale or rent housing that is “affordable” to moderate, low or very low-income families under section 420.9071, Florida Statute, which generally evaluates an ability to pay based on income. These impact credits reflect dollars previously invested by a developer in County or School district infrastructure and are recognized as being usable against impact fees.

EXPEDITED PERMITTING

Meeting Synopsis:

- Dating back to the 2019 AHAC report, staff has taken the time to address both the previous recommendations as well as previous resolutions passed by the BCC (see below). Committee did feel that there should be a continued emphasis on income

Appendix C

City of St. Petersburg Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

I. Initiating Department:

II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:

III. Impact Analysis:

- A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No (No further explanation required.)

Yes Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be:
\$ _____.

- B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No (No further explanation required)

Yes Explanation:

Appendix C

IV: Certification

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

CHECK ONE:

- The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

(signature)

Date

OR

- The proposed regulation, policy, procedure, or comprehensive plan amendment being proposed by resolution or ordinance *will increase housing costs* in the City of St. Petersburg. (Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

(signature)

Date

Copies to: City Clerk
Joshua A. Johnson, Director, Housing and Community Development



Hurricane Ian Recovery Resources

Click here for most up-to-date information

Affordable Housing Donations

61 surplus vacant lots available for donation to qualified affordable housing not-for-profit housing agencies

Resolution 18-05-26 and Resolution 20-08-17.

Contact the Department of County Lands for additional information by calling 239-533-8833 or emailing: Robert Clemens, Director of County Lands.

Learn more about the process for affordable housing agencies to request donation of surplus lots.

Surplus lot status as of 11/16/2021:

- Surplus Lots Approved: 21
- Total Surplus Lots Conveyed: 21
- Surplus Vacant Lots Pending: 0
- Available Surplus Vacant Lots: 61

Available properties list:

- Printable list of available properties
- *New properties are identified in bold font.*

#	STRAP & FOLIO	ADDRESS	ACREAGE	STATUS	DATES
5	STRAP NO: 14442602000160100 FOLIO ID: 10312825	3216 42nd St W, Lehigh Acres	0.25	Available	Escheat: 11/10/1998 Declared Surplus: 05/15/2018
8	STRAP NO: 11442703000110000 FOLIO ID: 10367469	1600 Truman Ave, Lehigh Acres *corner lot	1.55	Available	Escheat: 04/29/2015 Declared Surplus: 05/15/2018
10	STRAP NO: 11452716000740120 FOLIO ID: 10411363	1015 Lakeside Dr, Lehigh Acres	0.24	Available	Escheat: 11/10/1998 Declared Surplus: 05/15/2018
#1	STRAP & FOLIO 12452703000150170	ADDRESS 506 Westclair Ave S, Lehigh Acres	ACREAGE	STATUS	DATES Escheat: 11/10/1998

Appendix E

ORDINANCE 2021- 54

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, TO AMEND THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES REGARDING AMENDMENTS TO THE WORKFORCE HOUSING ZONING DESIGNATION; AMENDING THE LAND USE ELEMENT AND HOUSING ELEMENT; SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE, POLICY A.1.11.1.M TO REMOVE THE MAXIMUM SALES PRICE FOR THE WORKFORCE HOUSING ZONING DISTRICT AND DEFER TO THE SALES PRICE MAXIMUM ESTABLISHED IN THE LAND DEVELOPMENT CODE PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 125 and 163, Florida Statutes, provide for the Board of County Commissioners to prepare, implement, and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

WHEREAS, Section 163.3184 and 163.3187 Florida Statutes provide for the process for the adoption of Comprehensive Plan amendments:

WHEREAS, local land development regulations require evaluation and revision to address public health, safety and welfare issues that may occur during the implementation of land development regulations; and

WHEREAS, in 2020, St. Johns County created a new Workforce Housing zoning district that provides new regulations and a density increase applicable to the Residential-B, Residential-C, Residential-D, and Mixed Use Future Land Use designations; and

WHEREAS, flexible design standards and additional density were provided for in the Workforce House Zoning district in consideration that the applicant dedicate a minimum of forty (40) percent of the overall units at a maximum sales price of two-hundred and ten thousand dollars (\$210,000); and

WHEREAS, due to a recent increase in construction costs and materials it has become unfeasible for the development community to provide single family homes at the maximum sales price of two-hundred and ten thousand dollars (\$210,000); and

WHEREAS, on March 2, 2021 at a regularly scheduled public hearing the St. Johns County Board of County Commissioners directed staff to increase the maximum sales price to two-hundred and forty thousand dollars (\$240,000); and

WHEREAS, the St. Johns County Board of County Commissioners directed staff to remove the numerical figure from the Comprehensive Plan and Land Development Code and

Appendix E

replace it with a metric/formula that would better reflect any increase and decrease in development costs annually per annum; and

WHEREAS, the Florida Housing Finance Corporation (FHFC) using United States Department of Housing and Urban Development (HUD) figures, determines the Annual Median Income (AMI) for St. Johns County and defines income eligibility in terms of AMI adjusted for family size; and

WHEREAS, HUD has provided several income limits and has defined them as Extremely Low income, Very Low income, Low income, and Moderate income; and

WHEREAS, as a general rule of thumb, HUD determines that the income eligible household is said to be living in affordable housing when they spend no more than thirty-percent (30%) their income on mortgage payments; and

WHEREAS, the increase in the maximum sales price of the Workforce Housing dwelling units would be considered affordable for households that currently fall within the Moderate income category, which ranges from 80% to 120% of AMI.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:

SECTION 1. The Land Use Element, Goal A, and Goal C, of the St. Johns County Comprehensive Plan is amended to change, revise, and add new Goals, Objectives, and Policies as described and shown on the attached as **Exhibit A**, incorporated herein as part of this Ordinance.

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended and the 2025 Future Land Use Map, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be

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deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely, challenged, within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.


SECTION 6. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of August, 2021.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

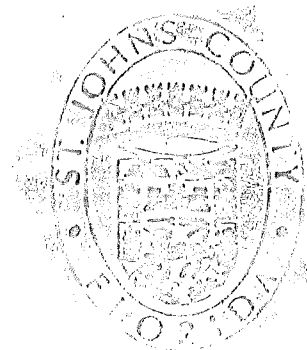
By: 
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

By: 
Deputy Clerk

Rendition Date: AUG 18 2021

Effective Date: SEP 17 2021



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Exhibit A – Policy A “Land Use Element”

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POLICY A.1.11.1.(m)

(m) **Residential** shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations, and concurrency management regulations. These additional controls may restrict the density of a proposed development to less than the maximum provided for in this provision. Density shall be determined on a site specific basis considering design, compatibility, infrastructure, site characteristics and other similar considerations, which may limit density appropriate to the site.
- Cultural/Institutional;
- Outdoor/Passive;
- Neighborhood Public Service;
- Public or private elementary schools, middle schools, and high schools;
- In Density Zone “A” and “B” designations, Neighborhood Commercial uses, approved pursuant to the Planned Development land development regulations may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11 and A.1.11.2;
- In Density Zone “C” and “D” designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Development land development regulations may be appropriate on a size and scale compatible with the surrounding residential area, and

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further governed through Future Land Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11 and A.1.11.2;

- In the West Augustine Overlay District, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
- In the Workforce Housing Zoning District, at least forty percent (40%) of all residential units constructed must be dedicated as Workforce Housing. The initial sale between the builder/developer and the initial third party purchaser must not exceed a set maximum sales price, as determined on an annual basis in accordance with a methodology established in the Land Development Code, as evidenced by recordation of a deed conveying title from the builder/developer to the initial buyer, two hundred and ten thousand dollars (\$210,000) as evidenced by recordation of a deed conveying title from the builder/developer to the initial buyer. Upon completion of the initial buyer's purchase of the property the restriction will automatically terminate. This zoning category is implemented through provisions outlined within the Land Development Code Article V, Part 5.11.00.
- In Density Zone "D" designation, hotels, motels and club facilities, together with ancillary commercial uses may be appropriate, when not incompatible with surrounding residential uses; and
- Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses.

(1) Maximum Residential Density Zones for the Mainland Area are established as follows (units/acre):

MAINLAND AREA	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	2.0	4.0
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
West Augustine Overlay District				4.0**
Maximum Density (Base + Variable)	1.0	2.0	6.0	13.0

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	A	B	C	D
WORKFORCE HOUSING ZONING DISTRICT				
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
Workforce Housing Zoning District ***	-	4.0	2.0	4.0
Maximum Density (Base + Variable)	1.0	6.0	6.0	13.0
HASTINGS OVERLAY DISTRICT				
Base Density (per net acre)	1.0	2.0	4.0	8.0
Variable Density Factors				
High Density Hastings Manor (Hastings Overlay District; See Policy A.1.11.1.m.8.(cc))	-	-	-	4.0
Maximum Density (Base + Variable)	1.0	2.0	4.0	12.0

* Required for Development Approval

** In lieu of PUD Variable Density Factor

*** In the Workforce Housing Zoning District density is provided to those properties that maintain a Future Land Use designation of Residential-B (Res-B), Residential-C (Res-C), Residential-D (Res-D), and Mixed Use (MU). Additional density provided for projects that encumber more than forty percent (40%) of their units with a deed restriction limiting the price of the unit to a set maximum sales price \$210,000, as determined on an annual basis in accordance with a methodology established in the Land Development Code, upon completion of the initial buyers purchase of the property from the builder/developer.

(2) Maximum Residential Density Zones for the Coastal Area are established as follows (units/acre):

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COASTAL AREA	A	B	C	D
Base Density (per net acre)	0.4	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	-	2.0
Central Water	0.6	*	1.0*	1.0*
Central Sewer	-	*	1.0*	1.0*
Maximum Density (Base + Variable)	1.0	2.0	4.0	8.0
WORKFORCE HOUSING ZONING DISTRICT	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
Workforce Housing Zoning District ***	-	4.0	2.0	4.0
Maximum Density (Base + Variable)	1.0	6.0	6.0	13.0

**Required for Development Approval*

- (3) Density permitted by the applicable Density Zones shall be allocated only to the net acreage proposed for development. Net acreage is defined as the total acreage of the site proposed for development less St. Johns River Water Management District or Florida Department of Environmental Protection jurisdictional wetlands, or lands designated Conservation contained within the site. Except as provided pursuant to the Optional Density Factors, wetlands shall not be assigned density.
- (4) All new development on parcels equal to or greater than ten (10) acres in size that requires a zoning change in the Density Zone “A”, “B”, “C”, or “D” designations shall be required to apply for development approval pursuant to the County’s Planned Development land development regulations.
- (5) All new development in the Density Zone “C” or “D” designations shall be required to provide central water and sewer service for the proposed development except for residential development that is projected to generate less than four (4) Equivalent Residential Connections, or non-

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residential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service.

- (6) All development within the Coastal Area shall connect to central sewer as provided by Florida Statutes and County Land Development Code.
- (7) Optional Density Factors shall be provided to encourage protection of natural resources and to encourage specific types of development. Application of these Optional Density Factors shall be as provided in the County land development regulations. Developments within the Workforce Housing Zoning designation shall not utilize the Optional Density Factors. Optional Density Factors are established as follows:

OPTIONAL DENSITY FACTORS	Units/Acre
Public Beach Access	2
Public Beach Parking	4
Dedication of Land for Public Benefit	2
Preservation of Open Space East of SR A1A	1
Preservation of Open Space West of SR 13	1
Preservation of Uplands Adjacent to Contiguous Wetlands	2
Dedication of Uplands Adjacent to State-Owned Navigable Waters for Public Benefit with Public Access and Parking	4
Mitigation of an Existing Non-conforming or Incompatible Land Use	2
Traditional Neighborhood Development or Green Development*	2
Wetlands Preservation	See Note 1
Affordable Housing	See Note 2

**Subject to approval through the Planned Development land development regulations*

Notes:

1. A density bonus shall be permitted equal to the lesser of: (a) ten percent (10%) of the wetland acreage preserved, or (b) ten percent (10%) of the upland acreage proposed for development, multiplied by the density permitted by the applicable residential density zone. The preservation of the wetland acreage, which is the basis for the calculation of the Wetland Preservation Factor,

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shall be by conservation easement, deed restriction, or other written evidence acceptable to the County.

2. For each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted, up to a maximum overall density increase (including affordable units) of one (1) unit per net acre in Density Zone "A" and "B" designations, and two (2) units per net acre in Density Zone "C" and "D" designations.
3. Traditional Neighborhood and Green Development projects subject to approval through the Planned Development land development regulations. Green Development shall mean certified or designated developments by a Florida or nationally recognized organization acknowledged by St. Johns County.
4. Optional Density Factors do not apply to development within the Workforce Housing Zoning designation.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

SJC GROWTH MANAGEMENT
4040 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

ACCT: 15628
AD# 0003361819-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA LEGAL AD DISPLAY in the matter of PZA- CPA WORKFORCE HOUSING was published in said newspaper on 07/01/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

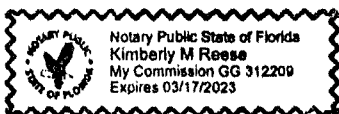
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of JULY 01 2021

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF PUBLIC HEARINGS OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND PLANNING & ZONING AGENCY ON ESTABLISHMENT OF ORDINANCE/REGULATIONS AFFECTING THE USE OF LAND

NOTICE IS HEREBY GIVEN that public hearings will be held to consider adoption of the following proposed ordinance at regular meetings, as follows:

Planning & Zoning Agency
Thursday, July 15, 2021, at 1:30 p.m.

Board of County Commissioners
Tuesday, August 17, 2021 @ 9:00 a.m.

All public hearings will be held in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida:

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, TO AMEND THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES REGARDING AMENDMENTS TO THE WORKFORCE HOUSING ZONING DESIGNATION; AMENDING THE LAND USE ELEMENT AND HOUSING ELEMENT; SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE, POLICY A.1.11.1.M TO REMOVE THE MAXIMUM SALES PRICE FOR THE WORKFORCE HOUSING ZONING DISTRICT AND DEFER TO THE SALES PRICE MAXIMUM ESTABLISHED IN THE LAND DEVELOPMENT CODE; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

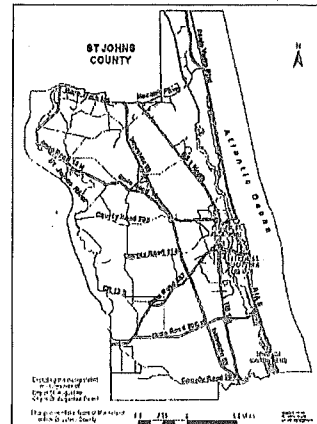
The proposed ordinance is on file in the office of the Clerk of the Board of County Commissioners at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, and may be examined by parties interested prior to said public hearings. Please take note that the proposed ordinance is subject to revision prior to hearing or adoption. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearings.

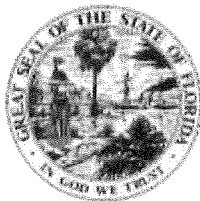
If a person decides to appeal any decision made with respect to any matter considered at the hearings, such person will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact the ADA Coordinator at (904) 209-0650 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR

File Number: WORKFORCE HOUSING - COMPREHENSIVE PLAN AMENDMENT (ADOPTION)





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 20, 2021

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2021-54, which was filed in this office on August 20, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb

AUG 20 2021
FILED
ST. JOHNS COUNTY
CLERK OF COURT
BY Yvonne King
DEPUTY CLERK