

**FLAGLER COUNTY**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
*Regular Meeting Minutes*  
*April 25, 2023*

**MEMBERS PRESENT:** Trish Giaccone (Vice Chair), Valerie Clymer, Commissioner Andy Dance, Nealon Joseph (Chair), Sandra Shank, Dorothy Sperber,

**MEMBERS ABSENT:**

**EXCUSED ABSENT:** Rick Belhumeur, Cathy Heighter, Kim Carney

**MEMBERS OF THE PUBLIC PRESENT:**

Lisa Stewart – VP, Flagler Homebuilders, Freddy Restrepo – CEO, Arkonbuilders, Ashley Katz – Broker, SerenityRG, Rob Beyrer, Sara Godoy, Adam Mengel

**STAFF PRESENT:**

- *Joseph Hegedus (Health & Human Services Director — Flagler County)*
- *Adam Mengel*

**STAFF ASSIGNED TO AHAC:**

- *Devrie Paradowski (Housing Program Manager—Flagler County)*
- *Eduardo Diaz Cordero (Housing Program Coordinator, AHAC Liaison—Flagler County)*
- *Crystal Eubank (HHS Administrative Assistant)*
- *Jacqueline Gonzalez (Senior Planning Technician—Palm Coast)*

1       **1. Call to order, Roll Call and Pledge of Allegiance:**

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3       Chair Nealon Joseph called meeting to order at 3:05 pm. Chair Nealon Joseph led the  
4       pledge of allegiance. Roll call was completed.

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7       **2. Corrections or Additions to Agenda:** None

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9       **3. Approval of Previous Meeting Minutes:** Commissioner Andy Dance motioned to  
10       approve. Vice Chair Trish Giaccone seconded. The motion carried unanimously.

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13       **4. Agenda Items:**

14       4a) Surplus Land Update:

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16       Devrie Paradowski gave the update on surplus lands. She stated the statute requires a  
17       resolution every three years to identify these lands. Under Live Local Act, the list of  
18       surplus lands suitable for affordable housing is to be posted on the local government's  
19       website. The Live Local Act also encourages a process that is identified so that people  
20       who are interested in these lands know what to do. Growth management sends the list  
21       to Housing Services, and Housing Services posts the list on the website. Since doing so  
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23 Housing Services has noted an interest from the public in these lands. Devrie  
24 Paradowski asked if there were any questions. Sandra Shank asked if the list would  
25 include industrial and commercial if the city has any. The answer was no because these  
26 are surplus lands that the county or city will identify as being suitable for the  
27 development of affordable housing. Whatever Growth Management identifies as  
28 suitable for development goes to the board, and the board will identify the lands by  
29 resolution. This identification and resolution is required, at minimum, every three years,  
30 and Housing Services will get the list from Growth Management annually.

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32 4b) Questions for AHAC Training:

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34 Devrie Paradowski gave a reminder about the AHAC training by Tamara West from the  
35 Florida Housing Coalition via teams on the roles and responsibilities of AHAC. The  
36 committee is to develop a report of recommendations based on the statues. The statue  
37 is 420.9076 F.S, which was given to the committee members by staff as a handout.  
38 Devrie Paradowski asked the committee to review Florida Housing Coalition's training  
39 page for AHAC and to develop a list of questions for Tamara West then send them to  
40 [housingservices@flaglercounty.gov](mailto:housingservices@flaglercounty.gov).

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42 Chair Nealon Joseph stated that Adam Mengel online is answering Sandra Shank's  
43 question regarding industrial lands from earlier. Adam Mengel said the county does not  
44 have any surplus lands that are zoned commercial or industrial.

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46 4c) Housing Forum Conversation:

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48 There will be a recording of the forum that will be posted and will be sent out. AHAC  
49 plans to have a brief summarization to bring to the boards of what is worthy of  
50 prioritizing.

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52 Devrie Paradowski summarized some of the things that people brought up during the  
53 Forum regarding infrastructure and growth, regulatory barriers, communities to review  
54 codes, ensuring land availability, increasing housing type and diversity, tax incentives  
55 and housing stock, and cities and counties collaboration. Valerie Clymer mentioned the  
56 need for communication and getting the word out about assistance available to the  
57 public.

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59 Sandra Shank mentioned the Hometown Heroes program. She stated it is expanded to  
60 anybody that works for a Florida based company. Valerie Clymer stated the amount has  
61 also increased to \$35,000 and new guidelines come out on July 1<sup>st</sup>.

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63 Sandra Shank stated the City of Palm Coast is also updating their Comprehensive Plan  
64 and they talked about having stakeholder meetings to participate in that process.  
65 Commissioner Andy Dance said the BOCC signed off on a consultant at the last  
66 meeting to negotiate and gain a contract which would also include stakeholder input for  
67 the county's Comprehensive Plan.

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69 Valerie Clymer brought up transportation issues and Bunnell infrastructure problems.  
70 Sandra Shank asked what is the name of the infrastructure funding program that was  
71 mentioned. Devrie Paradowski stated she will send out the slides of the presentations.

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5. **Public Comment:**

Lisa Stewart with the Flagler Home Builders mentioned the struggles with affordable housing. She stated that the builders do care, and the problems are with the labor costs and materials.

Freddy Restrepo from Arkon Builders introduced himself. He stated he wants to play a part with the affordable housing in this area. He mentioned tax incentives would help. He is building a pipeline of builders that are wanting to come here from New York. He stated he is here and willing to help. Sandra Shank asked if he was aware of David Bacon. He replied yes.

Ashley Katz, a local broker, introduced herself. She stated the need for workers and would like to see some initiative for summer internships. Sandra Shank mentioned Career Source as a resource. Ashley Kats stated they currently do use them. Sheriff Staly was mentioned also as a resource.

6. **Adjournment:**

Chair Nealon Joseph motioned to adjourn the meeting at 3:49 pm, and Valerie Clymer seconded. The motion carried unanimously.

AHAC adjourned at 3:49 pm.