1. Call to order; David Alfin called the meeting to order at 8:30 am.

2. Review of Minutes from the May 8, 2018 Regular Meeting.

   A MOTION was made by Rick Belhumeur and SECONDED by Thomas Stauffacher to approve the minutes of the May 8, 2018 meeting.

   MOTION carried unanimously.

3. Planning and Zoning Discussion: Guest Speakers
   Ida Meehan, City of Palm Coast
   New exciting opportunities in City’s plan for Innovation District at Town Center incentivizing development with an impact fee credit program. Also potential for Opportunity Zone designation by U.S. Department of Treasury and IRS – a huge tax incentive for developers of residential and commercial. Affordable housing development is challenging due to restrictions in land use and zoning (density). Ms. Meehan shared 5 points to consider: Palm Coast was a master planned community by ITT/Levitt – a large suburban plan rather than a city plan; single family housing-centered and architectural standards (minimum 1200 sq ft house); no accessory units (“granny flats”) allowed; limited multifamily zoning areas; and no redevelopment district. Land Development Code adopted by Palm Coast in 2008.
   Multi-family developer feedback: challenges include financing and projects “penciling out”, impact fees, one-third of all units must have garage requirement, density, and NIMBYism (Not In My Back Yard) and opposition to affordable/multi-family developments. There are potentially 5 developments, 3 of which are age-restricted or senior housing.

   Adam Mengel, Flagler County
   Affordable area tends to be rural areas but transportation and proximity to services a serious issue. County requirements are different from City, one example is minimum house size requirement is 600 sq ft compared to 1200 sq ft in Palm Coast. Mr. Mengel provided historical context of how community was planned and developed by Levitt and ITT and challenges then and now to building affordable housing or any multifamily
Development. Development of Regional Impact (DRI) intended to create job centers but instead created many “town centers” in community not close to housing. Local economy still relies heavily on building homes and construction activity and, to some degree, health care and elder care, but still not many affordable housing opportunities for the workforce and those providing essential services in community.

Rick: Potential opportunity with the Ginn project in Flagler Beach.
Dorothy: City does not have an affordable housing advisory committee to make recommendations to council (other than CDBG CATF).
Carmen: Are container homes allowed? Staff response: it’s a new housing option and municipalities are trying to assess viability but design and structure must meet Florida Building Code standards.
Thomas: Other communities now have employers and private companies partnering with developers to provide affordable housing to their employees, e.g. Orlando hospital

4. AHAC Presentation to BoCC
   To be discussed at next meeting

5. Other Business:
   Future Guest Speakers – Helga van Eckert (August/September)

6. Public Comments
   None

7. Adjourn

   A MOTION was made by Rick Belhumeur and SECONDED by Carmen Bongiovanni to adjourn the meeting at 9:31 am.