

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Meeting Minutes
June 12, 2018

MEMBERS PRESENT: *Rick Belhumeur, David Alfin, Thomas Stauffacher and Denise Santa Maria, Sandra Shank, Dorothy Sperber, Carmen Bongiovanni, Charles Ericksen Jr, and Sharon Demers*

MEMBERS ABSENT: *Joe Kowalsky*
EXCUSED ABSENT:

STAFF PRESENT: *Ralston Reodica-SHIP Administrator*

MEMBERS OF THE PUBLIC PRESENT: *Adam Mengel, Ida Meehan*

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 multi-family 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.