



## **Agenda**

**Volusia County Affordable Housing Advisory Committee**  
**Wednesday, February 8, 2023 at 3:00 p.m.**  
**Emergency Operations Center**  
**3825 Tiger Bay Road, Daytona Beach**

### **Board Members**

Anne Evans, Chair  
D.J. Lebo, Vice-Chair  
Waylan Niece, Secretary  
Mark Billings  
Jake Johansson  
Peggie Hart  
Sue Odena  
Sarah Ulrich  
Dawson Walker

### **Staff**

Carmen Hall, Community Assistance Director  
Corry Brown, Community Services Operations Manager  
Andrea Kerr, Assistant County Attorney  
Maureen Sikora, Assistant County Attorney  
Brittany Louis, Special Projects Coordinator

### **Call to Order**

### **Roll Call**

### **Public Participation**

Public participation is encouraged on matters on the agenda. If you desire to be recognized by the chair, please fill out a request form. Public comment on issues on the agenda or public participation shall be limited to three minutes.

### **Item 1 – Previous Meeting Minutes**

The AHAC will review and discuss the draft minutes for October 12, 2022.

### **Item 2 – Affordable Housing Dashboard and Strategy Status Presentation**

The AHAC will be given a presentation on the Affordable Housing Dashboard and review the status of the action steps for the strategies identified in The Path Forward – Strategies for Success.

### **Item 3 – Review of the Proposed Comprehensive Plan Changes**

The board will review the proposed changes to the housing element of the comprehensive plan.

### **Discussion by board members of matters not on the agenda**

### **Items for staff discussion**

### **Adjournment**

## ***NOTICE UNDER THE AMERICANS WITH DISABILITIES ACT (TITLE II)***

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the County of Volusia ("County") will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of County, should contact the office of the County's ADA Title II Coordinator, Jim Corbett, at (386) 248-1760 as soon as possible but no later than 2 business days before the scheduled event or meeting. This paragraph shall likewise apply to written requests by a physically handicapped person needing a special accommodation to attend a public meeting in accordance with section 286.26, Florida Statutes.*

*A copy of the County's Notice under the Americans with Disabilities Act (Title II) can be obtained at <http://www.volusia.org/ada> or requested from the County's ADA Title II Coordinator at the telephone number listed above.*



## **Minutes**

### **Volusia County Affordable Housing Advisory Committee Public Hearing**

**Wednesday, October 12, 2022 at 5:00 p.m.**

**The Frank T. Bruno, Jr. County Council Chambers, Room 204**

**Thomas C. Kelly Administration Center**

**123 W Indiana Ave, Deland, FL**

#### **BOARD MEMBERS**

Anne Evans, Chair  
D.J. Lebo, Vice-Chair  
Waylan Niece, Secretary  
Mark Billings  
Barbara Girtman  
Peggie Hart  
Sue Odena  
Sarah Ulrich  
Dawson Walker

#### **STAFF**

Carmen Hall, Community Assistance Director  
Corry Brown, Operations Manager  
Andrea Kerr, Assistant County Attorney  
Antoinette Cannon, Grants Planner

#### **CALL TO ORDER**

D.J. Lebo, Vice-Chair, called the public hearing to order at 5:04 p.m.

#### **ROLL CALL**

Corry Brown, Community Services Operations Manager, called the roll. Anne Evans, Peggie Hart, Barbara Girtman, and Dawson Walker were absent. All other members were present and there was a physical quorum.

#### **APPROVAL OF AUGUST 10, 2022 MINUTES**

Mark Billings made a **MOTION** to approve the minutes of the August 10, 2022 meeting. Waylan Niece seconded the motion. The motion carried unanimously 5-0.

#### **PUBLIC PARTICIPATION**

Jim Cameron, JC Consulting, congratulated the committee on the 2022 Affordable Housing Incentive Strategies Report. He commented that the topics in the report had been discussed for years and he believes the recommendations will make progress toward improving affordable housing. He also emphasized the need for affordable workforce housing for frontline workers.

## **NEW BUSINESS**

### **2022 Affordable Housing Incentive Strategies Report**

Vice-Chair Lebo gave an overview of the draft report and reminded the committee that the recommendations within the report had been discussed over past meetings. She explained that at the previous AHAC meeting, the committee decided to take the strategies identified in the five-year affordable housing plan and see where those strategies could be implemented in this report as recommendations.

Vice-Chair Lebo presented the recommendations in the draft report.

For strategy A, Expedited Process of Development Approvals, two recommendations were made by AHAC that focused on communication and drafting changes that will lead to an affordable housing review team.

For strategy I, Ongoing Regulatory Review Process, and strategy C, Flexibility in Density, three recommendations were made that focused on a series of comprehensive plan changes and an affordable housing ordinance relating to fee waivers, deferrals, density bonuses, support to developers, and administrative modifications to zoning requirements.

For strategy B, Fee Waivers for Development or Construction of Affordable Housing, two recommendations were made involving changes to fee waivers, deferrals, density bonuses, and support to developers.

For strategy E, Accessory Dwelling Units, strategy F, Reduction of Parking Setback Requirements, and strategy G, Flexible Lot Configurations, one recommendation was made relating to allowing administrative modifications to zoning requirements.

For strategy J, Surplus Lands Inventory, one recommendation was made to create a Community Land Trust.

For strategy K, Transportation Hubs and Transit-Oriented Development, one recommendation was made to encourage affordable housing development in identified geographic areas.

No recommendations were made by AHAC for strategy D, Reservation of Infrastructure Capacity or strategy H, Modification of Street Requirements.

Vice-Chair Lebo asked for any discussion of the draft report and explained that the committee would need to approve the report in order for it to be sent to the County Council for approval.

Corry Brown made note of a technical correction that would need to be made on page 5 of the report stating the public hearing date as the original hearing, September 14, 2022, was canceled and later rescheduled for October 12, 2022.

Sarah Ulrich asked for clarification of administrative modifications, as the term was being used for several recommendations. Stephen Shams, Planning and Development, explained that administrative modifications would be made to the comprehensive five-

year affordable housing plan to include language related to the strategies as the committee had previously discussed. Mr. Shams informed the committee that administrative modifications allow for the process to move faster because approval from a committee would not be needed to make changes.

Carmen Hall, Community Assistance Director, reminded the committee that if the recommendations in the draft report were implemented, they would go through a review process in order to have more stringent guidelines before making any modifications.

Waylan Niece made a **MOTION** to approve the Draft 2022 Affordable Housing Incentive Strategies Report with the modification on page 5 changing the public hearing date from September 14, 2022, to October 12, 2022. Sarah Ulrich seconded the motion. The motion carried unanimously 5-0.

### Meeting Schedule

Vice-Chair Lebo presented the proposed meeting schedule for fiscal year 22/23. She stated that there may not be a need to have the meeting scheduled for November 9, 2022, because the committee was able to approve the Affordable Housing Incentive Strategies report at the current public hearing.

Mark Billings asked whether they could cancel the November meeting without violating the committee's by-laws. Corry Brown stated that there is language written that the committee is to meet quarterly and because the committee was meeting in October, they would be able to cancel the November meeting and meet again in February without issue.

Sue Odena made a **MOTION** to cancel the November 9, 2022 meeting. Mark Billings seconded the motion. The motion carried unanimously 5-0.

### DISCUSSION BY BOARD MEMBERS OF MATTERS NOT ON THE AGENDA

Waylan Niece informed the committee of the Rotary Club of DeLand's Glamour and Gore event on October 29, 2022. He also informed the committee that the Neighborhood Center of West Volusia's annual Robed in Love event was happening on October 21, 2022.

Sue Odena informed the committee of an event in Daytona Beach called the Interface Sharing Conference taking place on October 22, 2022.

Mark Billings shared that Habitat for Humanity of Southeast Volusia had redirected their construction volunteers and staff to assist with critical home repairs needed as a result of Hurricane Ian. He asked that if any committee members or their agencies knew of any volunteers to let him know as there is a need for greater assistance.

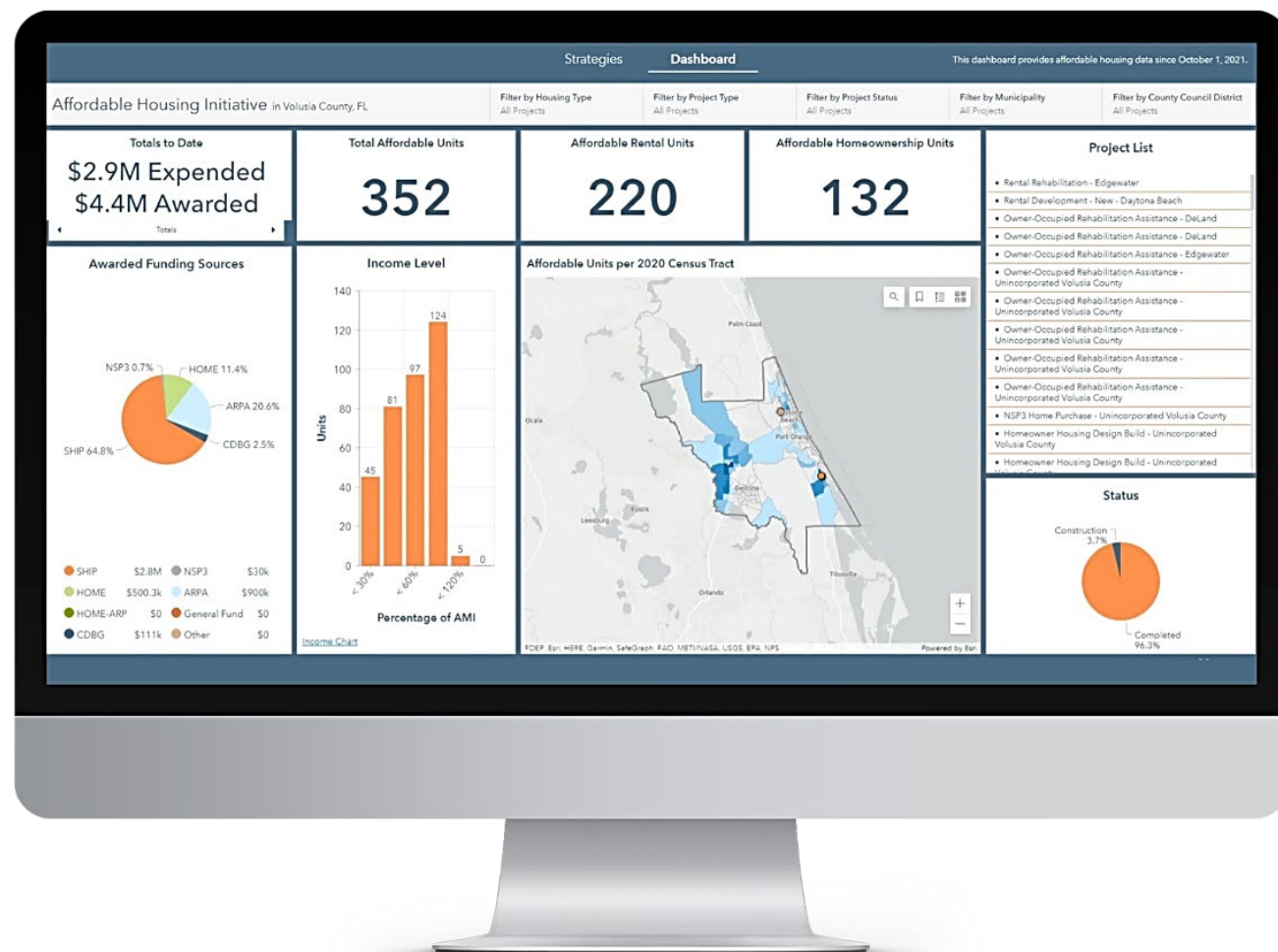
### ITEMS FOR STAFF DISCUSSION

There were no additional items for staff discussion.

### ADJOURNMENT

Mark Billings made a **MOTION** to adjourn the meeting. Sue Odena seconded the motion. The meeting was adjourned at 5:25 p.m.

# Affordable Housing Dashboard



# Purpose

1

- Developed as a part of the Volusia County Affordable Housing Initiative
- Action step identified in The Path Forward – Strategies for Success, a five-year affordable housing plan
- Designed to create an environment supportive of affordable housing through effective communication

# Dashboard Features

2

- Reports on Volusia County affordable housing data since October 1, 2021 for rental development and homeownership projects
  - ▣ Project List
  - ▣ Project Status
  - ▣ Number of Affordable Units
    - Total
    - Rental
    - Homeownership
  - ▣ Expenditure Totals to Date
  - ▣ Awarded Funding Sources
  - ▣ Income Levels
  - ▣ Map of Projects

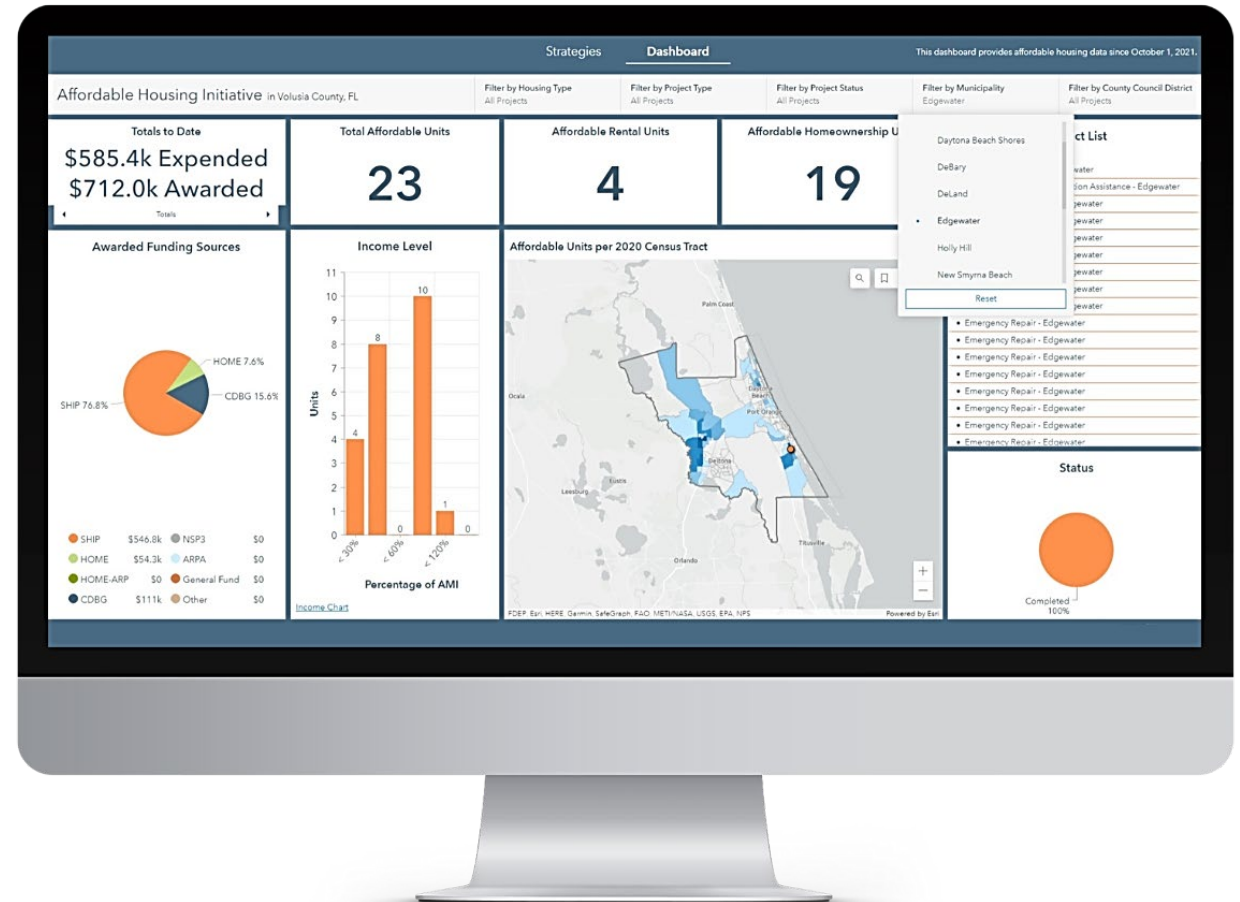


# Dashboard Filters

3

Information can be filtered by:

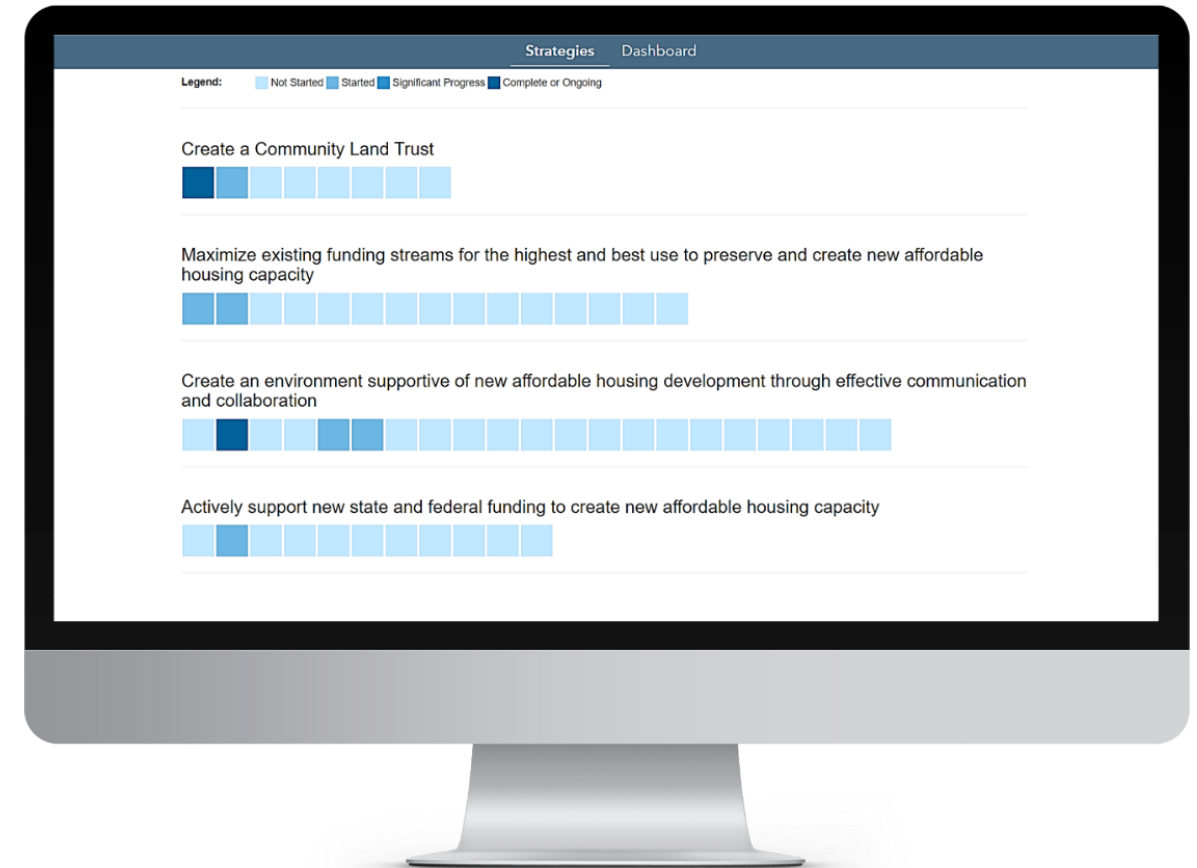
- Housing Type
- Project Type
- Project Status
- Municipality
- County Council District



# Strategy Tracking

4

- Tracks progress of all strategies and action steps in the plan
- Provides transparency on the steps the county is taking to make affordable housing more attainable



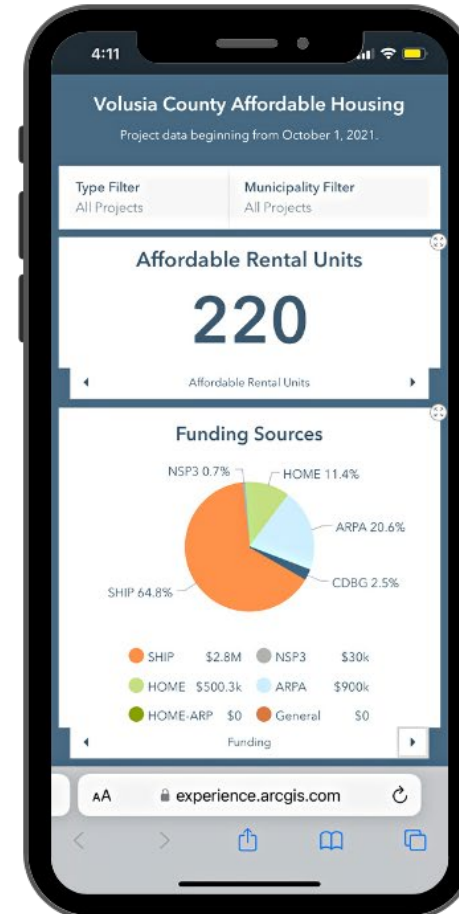
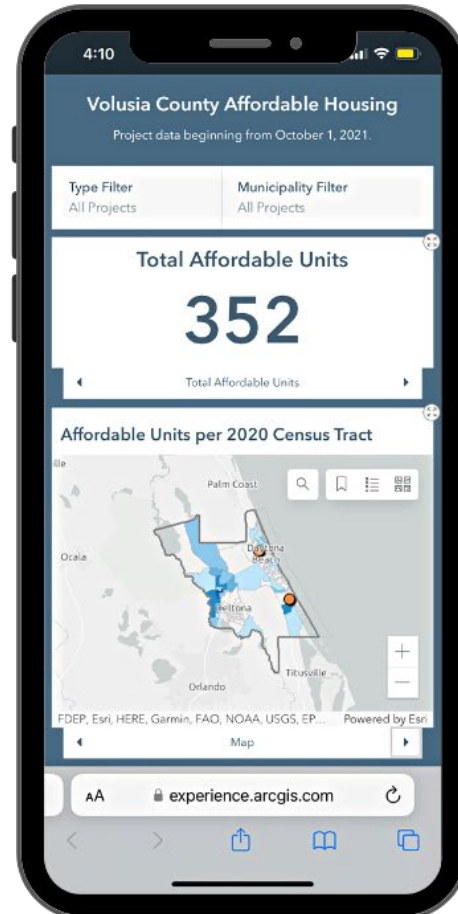
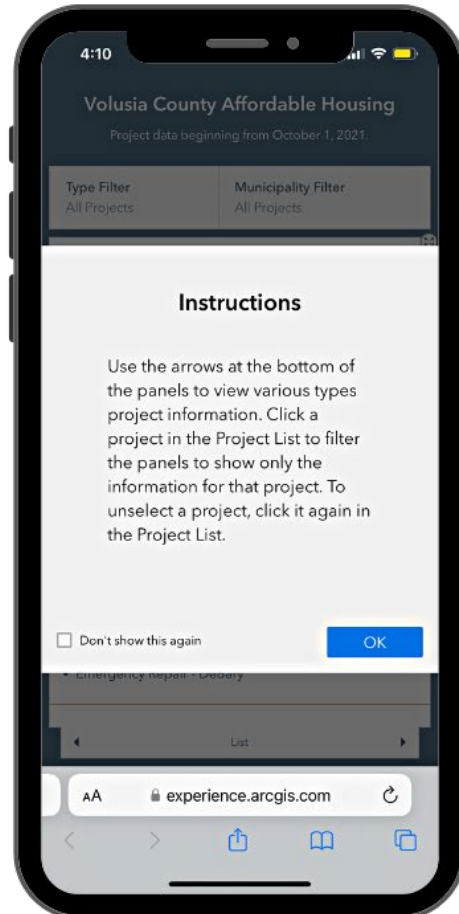
# Mobile Version

5

- All information on the dashboard can be accessed on a mobile device
- Mobile users will see less data at one time
  - ▣ Scroll through to see all data
- Allows for greater access to the dashboard and reported data

# Mobile Version

6



# Highlights

7

- Up to date Volusia County assisted affordable housing project data
  - ▣ Updated quarterly
- Shows project progress over time
- Resource for the community and other entities to learn more about the Affordable Housing Initiative





**Volusia County**  
**FLORIDA**

ORDINANCE 2023-##

AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AMENDING THE VOLUSIA COUNTY COMPREHENSIVE PLAN ADOPTED BY ORDINANCE 90-10, AS PREVIOUSLY AMENDED; AMENDING THE FUTURE LAND USE ELEMENT, CHAPTER 1 OF THE COMPREHENSIVE PLAN; PROVIDING UPDATED INFORMATION REGARDING AFFORDABLE HOUSING WAIVERS; AMENDING THE HOUSING ELEMENT, CHAPTER 5 OF THE COMPREHENSIVE PLAN; PROVIDING UPDATED INFORMATION AND REMOVING OUTDATED STATEMENTS; UPDATING POLICIES TO INCLUDE PROVISIONS FOR AFFORDABLE HOUSING PROJECT APPROVAL; UPDATING POLICIES TO WAIVE PROCEDURAL COSTS ASSOCIATED WITH AFFORDABLE HOUSING PROJECTS; UPDATING POLICIES TO ADOPT A COUNTYWIDE AFFORDABLE HOUSING OVERLAY; UPDATING POLICIES TO CREATE AN AFFORDABLE HOUSING REVIEW TEAM; AMENDING DEFINITIONS, CHAPTER 20 OF THE COMPREHENSIVE PLAN TO UPDATE THE DEFINITION OF AFFORDABLE HOUSING TO BE CONSISTENT WITH THE HOUSING ELEMENT; AUTHORIZING INCLUSION IN THE VOLUSIA COUNTY COMPREHENSIVE PLAN; BY PROVIDING FOR SEVERABILITY; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Volusia County Council recognizes the need for Affordable Housing in Volusia County; and

WHEREAS, there are impediments to effectively implementing Affordable Housing solutions in the County's Comprehensive Plan; and

WHEREAS, the Volusia County Council adopted the "Affordable Housing Initiative – The Path Forward – Strategies for Success" on July 19, 2022; and

WHEREAS, the Land Development Affinity Group was appointed to identify impediments to housing affordability caused by the existing Comprehensive Plan, Zoning, and Land Development Regulations; and

WHEREAS, Section 125.01055(1), Florida Statutes, provides authority to county governments to adopt and maintain any law, ordinance, rule, or other measure to increase the supply of affordable housing using land use mechanisms such as inclusionary zoning or linkage fee ordinances; and

WHEREAS, Section 125.01055(6), Florida Statutes, provides authority to the board of county commissioners to approve affordable housing on any parcel zoned for residential, commercial, or industrial use; and

WHEREAS, Section 125.01055(6), Florida Statutes, states if a parcel is zoned for a commercial or industrial use, a residential project may be approved, as long as 10 percent of the housing units are affordable and the developer agrees not to apply for or receive state funding under Section 420.5087, Florida Statutes; and

1  
2 WHEREAS, Section 163.3184, Florida Statutes, provides for amendments to the adopted  
3 Comprehensive Plan by the local government; and  
4

5 WHEREAS, the council desires to take advantage of this statute and amend the Volusia  
6 County Comprehensive Plan.  
7

8 NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA  
9 COUNTY, FLORIDA, AS FOLLOWS:  
10

11 (Words in ~~strike through~~ are deletions; words in double underscore type are additions)  
12

13 **SECTION I: AMENDMENT – Chapter 1, Future Land Use Element of the Volusia County**  
14 **Comprehensive Plan is amended as follows:**  
15

16 \*\*\*\*\*  
17

18 Policy 1.1.3.10 - In order to protect Volusia County's valuable natural resources, new development shall be  
19 encouraged toward infilling existing urbanized areas.  
20

21 Policy 1.1.3.11 - New developments inside designated urban areas on the Future Land Use Map will be  
22 considered urban infill under the following circumstances: within existing platted subdivisions, amongst  
23 existing development, and where utilities are currently available. ~~Projects that meet the above criteria may~~  
24 ~~be eligible for a 20% reduction in road and recreation impact fees. Nonresidential projects may be eligible~~  
25 ~~for a 25% reduction in required parking. Affordable housing projects may be eligible for a larger percentage,~~  
26 ~~or a waiver, or a deferral based on a review of the project scope furtherance of the Path Forward Plan.~~  
27

28 Policy 1.1.3.12 - Exemptions to minimum densities may be granted to in-fill residential developments in  
29 order to facilitate the development of vacant lands within urban future land use designations. The exemption  
30 shall be based on criteria that ensures compatibility with the surrounding area, accessibility to existing public  
31 right of ways, provision of utilities and site-specific conditions that limit the ability to develop the property  
32 at the minimum density.  
33

34 \*\*\*\*\*  
35

36 Policy 1.3.3.2 - The Future Land Use Element shall allow for various types, sizes and costs of dwelling  
37 units in any designation that allows residential uses.  
38

39 Policy 1.3.3.3 - To foster the creation of housing for very low, low and moderate income groups, a density  
40 bonus will be permitted for projects that are certified by Community Services as a certified affordable housing  
41 project and are processed through the Planned Unit Development process. Below are the increased densities  
42 for the following designations when such housing is to be constructed:  
43

44 Low Impact Urban (increase up to 5 du's/ac)

45 Urban Low Intensity (increase up to 8 du's/ac)

46 Urban Medium Intensity (increase up to 14 du's/ac)

47 Urban High Intensity (cannot exceed 20 du's/ac)

48 Density bonuses may be transferred among the above four designations when located in a unified  
49 development.  
50

51 Policy 1.3.3.4 - Review the inventory of County-owned land that is appropriate for affordable



1 housing. These sites should be made available for such purpose.

2 \*\*\*\*\*

3  
4  
5 **SECTION II: AMENDMENT – Chapter 5, Housing Element of the Volusia County**  
6 **Comprehensive Plan is amended follows:**

7 \*\*\*\*\*

8  
9  
10 Policy 5.1.1.7 – The Housing Element shall be compatible and consistent with the Future Land Use Element  
11 and discourage residential development that results in urban sprawl.

12  
13 Policy 5.1.1.8 – The Volusia County Zoning Ordinance shall allow a diversity of lot ~~sizes~~ area, floor areas,  
14 setbacks and other design features that allow for flexibility and choices in housing types and prices.  
15 Administrative authority to deviate from these standards for new affordable housing projects shall be granted  
16 to the Development Review Committee and shall not exceed 40 percent of the existing standard set forth in  
17 the zoning ordinance.

18  
19 Policy 5.1.1.9 – Volusia County shall not issue development orders for urban residential development on  
20 properties in the Natural Resource Management Area Overlay unless it is a certified affordable housing  
21 project that is designed in such a way as to avoid and minimize impacts to the wetlands and the wetland  
22 buffers. Development activities shall only be allowed on those portions of the property that are deemed by  
23 the county's environmental permitting staff through an evaluation of site-specific conditions to be suitable  
24 for development. An Environmental Impact Assessment will be required.

25  
26 Policy 5.1.1.10 - Volusia County shall continue to adopt and utilize community design standards that promote  
27 sustainability and enhance community identity.

28  
29 Policy 5.1.1.11 - Volusia County shall continue to conduct studies to determine if an incentive-based impact  
30 fee program (decrease in fees for projects that further community values and sustainability objectives)  
31 benefits housing goals and objectives outlined in this element.

32  
33 Policy 5.1.1.12 - Continue to implement ~~the an~~ expedited preapplication meeting, development review, and  
34 building permit process, which is offered to developers and contractors ~~all building contractors~~ for new  
35 construction and rehabilitation of county-verified affordable housing units in Volusia County.

36  
37 Policy 5.1.1.13 - The following principles and criteria shall be used to provide guidance in the location of  
38 housing:

39 - The County shall seek to minimize the effect of gentrification and economic displacement of existing  
40 residents for any redevelopment or neighborhood revitalization project in which it directly participates.

41 - The County shall continue to maintain specific zoning categories in the Volusia County Zoning Ordinance  
42 that allow for the construction of mobile home parks and subdivisions.

43 - The County shall continue to allow the construction of state-certified manufactured homes in residential  
44 zoning categories, as long as building code requirements, minimum zoning standards, and state requirements  
45 are met.

46 - In an effort to maintain affordable housing opportunities, the County shall: a) continue to allow, ~~as a special~~  
47 ~~exception,~~ the construction of accessory dwelling units in ~~residential~~ zoning categories outlined in Section  
48 72-277 of the Zoning Code b) continue to allow a minimum floor area of 750 square feet in a majority of  
49 residential zoning categories.

50 - The County shall continue to allow, as a special exception, the construction of farmworker living facilities  
51 on agricultural properties that are five acres and larger in size.

1  
2 Policy 5.1.1.14 – The County, through its five-year capital improvements planning process, shall continue to  
3 identify the public facility needs of unincorporated Volusia County, including all areas with concentrations  
4 of very low, low and moderate income households.

5  
6 \*\*\*\*\*

7 Policy 5.1.1.17 - Volusia County will continue to maintain an Affordable Housing Advisory Committee  
8 whose state-mandated mission is to review affordable housing incentives. In an effort to further address and  
9 evaluate the availability and the provision of affordable options, the role will be expanded beyond the state  
10 statute, as approved by the county council.

11  
12 Policy 5.1.1.18 – The Volusia County Council may approve the development of affordable housing on any  
13 parcel designated or zoned for residential, commercial, or industrial use if:

- 14 • the development receives funding from the Florida Housing Finance Corporation, the State Housing  
15 Initiatives Partnership program or other federal, state, or local affordable housing funding source; or
- 16 • ~~or~~ with a resolution of support from the Volusia County Council; or
- 17 • ~~or~~ if the development agrees to a land use restriction agreement that reserves thirty (30) percent or  
18 more of the dwelling units for affordable housing for households with a gross income at or below  
19 120 percent of the median income adjusted for family size for a period of 50 years or more.
- 20 • New development consisting of one principal structure with an accessory dwelling unit would be  
21 subject to a 20-year affordability agreement on the accessory dwelling unit.
- 22 • If utilizing State funding, 100 percent of all residential units of a development must be Affordable  
23 Housing.
- 24 • If utilizing Federal or Private funding, and not State funding, 30 percent of all residential units must  
25 be Affordable Housing.

26  
27 Policy 5.1.1.19 – To be considered Affordable Housing, the development must satisfy one of the following  
28 criteria:

- 29 • ~~If utilizing State funding, 100 percent of all residential units of a development must be Affordable~~  
30 ~~Housing~~
- 31 • ~~If utilizing Federal funding, and not State funding, 30 percent of all residential units must be~~  
32 ~~Affordable Housing~~
- 33 • ~~Variances to development standards such as density, height, landscaping, minimum lot size,~~  
34 ~~minimum floor area, required parking and other site requirements subject to Policy 5.1.1.18 shall be~~  
35 ~~delegated to the Development Review Committee, in lieu of the standard variance process.~~

36  
37 Policy 5.1.1.1920 – To assist in providing affordable units for students, multi-generational families, retirees,  
38 special needs individuals, and others in need of affordable housing options, impact fees may be waived for  
39 accessory dwelling units if all impact fees have been paid for the principal dwelling unit and if the applicant  
40 is willing to place a restrictive covenant on the accessory dwelling unit that limits the rental cost to households  
41 with a gross income at or below 120 percent of the median income adjusted for family size for a period of 20  
42 years or more. The accessory unit will remain accessory to the principal unit and may not be sold separately.  
43 Impact fees are due and payable to the county upon the expiration of the ~~agreement~~ covenant, unless both  
44 parties agree to extend the land use restriction. This provision does not apply to short term rentals.

45  
46 \*\*\*\*\*

47  
48 Policy 5.1.2.1 - Volusia County shall ensure that housing assistance is available to all qualified residents  
49 regardless of age, race, disability, gender, or family size, in accordance with Title VIII of the Civil Rights  
50 Act of 1968, as amended and the Florida Fair Housing Act Chapter 760 Florida Statutes. The implementation  
51 of this policy shall include adoption and enforcement of a Fair Housing Ordinance by the County of Volusia.

1  
2 Policy 5.1.2.2 - Volusia County shall continue to develop and implement incentive programs including  
3 waivers to permit fees, inspection fees, and application fees, density bonuses, as well as donations of county-  
4 owned land to encourage the private sector to participate in the provision of affordable and workforce  
5 housing.

6  
7 Policy 5.1.2.3 - Pending funding availability, the County shall make available housing programs that provide  
8 financial assistance specifically for those families earning less than the median income for Volusia County.

9  
10 ~~Policy 5.1.2.4 – Volusia County shall actively promote and distribute information regarding the availability~~  
11 ~~of housing assistance programs and proposed affordable housing projects to the public through various media~~  
12 ~~platforms.~~

13  
14 Policy 5.1.2.5 - Volusia County shall continue to expend federal and other state/local housing program funds  
15 to provide financial assistance to very low, low, and moderate income residents.

16  
17 \*\*\*\*\*

18  
19 Policy 5.1.2.8 - The Consolidated Plan and Local Housing Assistance Plan shall function as the guides for  
20 housing programs to benefit families of very low, low and moderate income. This document shall be prepared  
21 and submitted by the Community Assistance Division of Volusia County consistent with established  
22 deadlines.

23  
24 Policy 5.1.2.9 – The county shall create a countywide affordable housing zoning overlay to assist in the  
25 prioritization of available county, state, and federal funding for new affordable housing projects.

26  
27 Policy 5.1.2.10 – Volusia County is committed to providing the professional staffing, infrastructure and  
28 technology required to support affordable housing initiatives.

29  
30 \*\*\*\*\*

31  
32 ~~Policy 5.1.6.1 – Volusia County shall establish a regular review process~~ has conducted a review of the land  
33 development code and the zoning ordinance to evaluate potential impacts on affordable housing goals and  
34 has determined that administrative approval by the Development Review Committee (DRC) would greatly  
35 reduce and revise or remove deterrents to affordability in the housing stock., if necessary.

36  
37 Policy 5.1.6.2 – Volusia County shall continue to use a density bonus program that encourages the private  
38 sector to provide affordable and workforce housing for very low, low, and moderate income persons. Said  
39 density bonus shall amount to at least a 10% increase for projects that provide very low and low income  
40 housing needs, provided that increased density is consistent with environmental and concurrency goals set  
41 forth in this plan.

42  
43 \*\*\*\*\*

44  
45 Policy 5.1.6.5 - Volusia County shall seek partnerships with other local governments and private non-profit  
46 organizations to provide affordable and workforce housing.

47  
48 Policy 5.1.6.6 - Volusia County shall ~~create~~ maintain an ~~internal task force~~ affordable housing review team  
49 for affordable and workforce housing. This internal task force The team will consist of, ~~but not be limited to~~  
50 Planning, Zoning, and Land Development, county staff from development engineering, community  
51 assistance, traffic engineering, utilities, planning, zoning, land development, environmental, fire department,

1 and the building department and other affected organizations. It will be charged with ~~examine ways the~~  
2 ~~County can~~ assisting affordable housing developers to increase the available housing stock in Volusia County  
3 through density bonuses, fee waivers, deed restrictions, and other incentives established by the county  
4 council. ~~in realizing the density bonus incentives offered in its Comprehensive Plan while maintaining~~  
5 ~~acceptable design standards.~~

7 Policy 5.1.6.7 – The DRC may approve modifications to lot sizes, lot widths, house sizes, setbacks, parking  
8 requirements, lot coverage, height requirements, open space, landscaping, and any other development  
9 standards in Chapter 72 Land Planning by up to 40 percent for certified affordable housing projects, unless  
10 governed by state or federal law.

12 ~~Policy 5.1.6.8 – An administrative variance process for individual parcels shall be drafted by county staff and~~  
13 ~~submitted to the Volusia County Council for consideration no later than December 31, 2022.~~

15 Policy 5.1.6.9 – To encourage infill and increase the affordable housing stock in the county, the development  
16 of nonconforming lots for principal structures and accessory dwelling units may be approved administratively  
17 by the Planning and Development Services Director.

20 **SECTION III: AMENDMENT – Chapter 20, Definitions of the Volusia County**  
21 **Comprehensive Plan is amended to update the definitions of “AFFORDABLE HOUSING” as**  
22 **follows:**

- 24 1. “AD VALOREM (PROPERTY) TAX” - The primary source and only major source under the  
25 control of the County to fund its general operations. This tax includes real property, including  
26 land and buildings, as well as improvements erected or affixed to the land. The County Property  
27 Appraiser determines the value of all taxable land.
- 28 2. “AFFORDABLE HOUSING” - ~~Monthly cost of ownership or monthly rent does not exceed~~  
29 ~~Housing which costs 30% or less of a family’s monthly gross median income of an extremely~~  
30 ~~low, very low, low, or moderate income household, adjusted for family size within the local area~~  
31 ~~as determined by the US Department of Housing and Urban Development and the Florida~~  
32 ~~Housing Finance Corporation. Monthly rents or monthly mortgage payments including taxes,~~  
33 ~~insurance, and utilities do not exceed 30 percent of that amount which represents the percentage~~  
34 ~~of the median adjusted gross annual income for Extremely-low-income, Low-income.~~
- 35 3. “AQUIFER” - A formation that contains sufficient saturated permeable material to yield  
36 significant quantities of water to wells and springs (see also “FLORIDAN”, “SURFICAL”,  
37 AND “SOLE SOURCE AQUIFER”).

39 \* \* \* \*

41 **SECTION IV: INCLUSION IN COMPREHENSIVE PLAN – The provisions of this ordinance**  
42 **shall be included and incorporated into the Volusia County Comprehensive Plan as additions or**  
43 **amendments thereto, and shall be appropriately renumbered to conform to the Volusia County**  
44 **Comprehensive Plan.**

46 **SECTION V: SEVERABILITY - Should any word, phrase, sentence, subsection or section**  
47 **be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional,**  
48 **then that word, phrase, sentence, subsection or section so held shall be severed from this**  
49 **ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full**  
50 **force and effect.**

**SECTION VI: EFFECTIVE DATE** – Within ten (10) days after enactment, a certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk of the County Council and transmitted to the state land planning agency and any other agency or local government that provided timely comments pursuant to the expedited state review process in Section 163.3184(3), Florida Statutes. This Ordinance shall take effect upon the latter of the following dates: (a) thirty-one (31) days after the state land planning agency notifies the County that the plan amendment package is complete and the issuance of a certificate of consistency or conditional certificate of consistency by the Volusia County Growth Management Commission, or (b) issuance of a final order by the state land planning agency or the State of Florida Administration Commission determining the amendment adopted by this Ordinance to be in compliance.

ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT THE THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA AVENUE, DELAND, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST:

COUNTY COUNCIL  
COUNTY OF VOLUSIA, FLORIDA

George Recktenwald  
County Manager

Jeffrey S. Brower  
County Chair