



558 West New England Avenue, Suite 230
Winter Park, FL 32789
P: 407-758-4866 | E: sbanach@newsouth.cc

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Florida Housing Finance Corporation
c/o Marisa Button, Director of Multifamily Allocations
227 N Bronough Street, Suite 5000
Tallahassee, FL 32301

RE: FHFC Zoning Form

Dear Marisa,

As you are aware, there are many petitions filed with FHFC for zoning challenges. We know because we have been directly involved in a few! A lot of the time, local officials are confused by the language in the zoning verification form. Some of these officials feel that the form doesn't need to address the status of the zoning at the time of signature, but rather after the project is awarded and when the applicant comes back in to pull permits.

The problem with this interpretation is that applicants with projects that are not properly zoned can obtain a signature on their zoning form and later find that the project will have to go to City or County Commission for approval of a land use change or rezoning. Because these approvals involve public input from surrounding property owners, they are often met with resistance. This is often why developers request additional time from FHFC and wanting to exchange their tax credit allocation.

We understand that FHFC is looking to have applications come in that are as close to "shovel ready" as possible, without incurring the costs of actually proceeding to site development and building permit plans.

We have gone through all the different scenarios affiliated with zoning approvals and made proposed changes to FHFC's current zoning verification form. Attached is a draft of what we believe will help FHFC prepare developers for a more stringent and accurate zoning review by the local zoning officials.

As always, we appreciate the opportunity to provide our suggestions.

Sincerely,

Stacy Banch

FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: _____

Development Location: _____

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Existing Zoning Designation: _____

Maximum Allowable Dwelling Units: _____

This is the number of units allowed by the current zoning designation. It is obtained by multiplying the maximum allowable density by the Development's acreage (without requiring further approval by the Local Government's governing body). Change in the land use, rezoning or a density bonus requiring Board approval by a City, Town or County Commission are considered "further approvals".

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA and must be equal to or less than the Maximum Allowable Dwelling Units stated above

Maximum Allowable Building Height: _____

This can be represented by number of stories or actual height.

Intended Use (Development Type): _____

Pick one of the following: Garden Apartments (a building comprised of 1, 2 or 3 stories), Townhouses, Duplexes, Quadraplexes, Mid-Rise (4-stories), Mid-rise (5 to 6 stories) or a High Rise (7 or more stories).

Acreage used for Density Calculation: _____

Development Acreage must be verified by the person signing the form by reviewing either a site plan, legal description, property appraiser's description or survey.

CERTIFICATION

I certify that the City/County of _____ has vested in me the authority to verify
(Name of City/County)

that, as of the date that this form was signed, the above listed Development information complies with local land use and zoning regulations or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Print or Type Name

Date Signed

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form will not be accepted.