Joint Flagler County and City of Palm Coast Affordable Housing Advisory Committee

Meeting Location: 1769 E. Moody Blvd Bunnell, FL 32110 Training Room B/Zoom
Meeting Date and Time: September 23rd, 2026, at 3:00pm

Meeting Minutes

Members of the Public: Robert Beyrer, Peter Ortiz Jr, John Mangel
Housing Staff: Eduardo Diaz Cordero, Dainius Lancinskas
Flagler County Planning Staff: Simone Kenny
City of Palm Coast Planning Staff: Michael Hanson
Other County and City Staff: Joseph Hegedus, Hailey Webb, Cassandra Murphy
Non-Interlocal Advisory Planning Staff: Not in Attendance

1. Call to order, Roll Call, and Pledge to the Flag: Devrie Paradowski (Chair) called the meeting to order at 3:01 pm. The committee commenced the Pledge of Allegiance and conducted roll call. A quorum was established.

- **Excused**
- **Present**: Charles Gambaro (Elected Official), Commissioner Kim Carney (Elected Official), Nicole Graves, Sandra Shank, Devrie Paradowski (Chair), Adolphus Evans, Jeffrey Adams, Carla Amaral (Vice Chair), Mindy Melendez,
- **Virtual**:
- **Absent:** Trish Giaccone.

2. Additions or Corrections to the Current Agenda: No additions. Motioned by Commissioner Kim Carney seconded by Jeffrey Adams.

3. Approval of Previous Meeting Minutes: Correction for August Minutes line 108 “Starter home” not “Start a home”. Both July and August Minutes were approved. Motioned by Commissioner Kim Carney seconded by Jeff Adams.

4. Committee Business and Discussion Items:

• By consensus, the committee agreed to move forward with discussion items and receive updates from county and city staff.

a. Recommendations from Committee Members

• Discussion centered around preparing incentive recommendations for the AHAC Public Hearing on October 28th, 2026.

• Members emphasized keeping the recommendation list short (2–4 items), focused on strategies likely to be acceptable to the City Council and County Commission.

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b. County & City Updates & Legislative Updates

• Staff reported ongoing work with the Florida Housing Coalition to review specific codes and provide guidance for incentive strategies.

• Emphasis was placed on prioritizing “low-hanging fruit,” including:
– Accessory Dwelling Units (ADUs)
– Fee waivers (selective)
– Expedited permitting
– Use of public lands for affordable housing

• Discussion noted that elected officials have historically been hesitant to support density increases, subsidies for affordability, or full fee waivers.

• Updates on surplus land inventories:
– City website has updated listings.
– Navigation/process information still being refined.
– County and City staff reviewing website consistency.

• Impact fees and rising construction costs were discussed extensively; members noted:
– Impact fees can exceed $30,000 per lot.
– Cost burdens continue to push affordability out of reach for many buyers.

• Housing Trust Fund and linkage fee discussion:
– Daytona Beach model referenced as a potential framework.
– Legal constraints under Senate Bill 180 remain a barrier until October 2027.
– Concerns raised about deterring commercial investment.
– Committee agreed trust fund creation is still worth pursuing as a future strategy.

c. Open Discussion & Inquiry

Accessory Dwelling Units (ADUs):

• ADUs identified as a primary recommendation for this year's AHAC report.
•City staff noted plan to send draft of ADU ordinance to Flagler Home Builder Association for input by October.

• Discussion included:
– Need for clear code standards
– Lot size, setbacks, easements, parking requirements
– Concerns about garage conversions
– Preemption likely in future state legislation
– Need for examples and templates for council consideration
– Acknowledgment that many residents are already informally creating ADUs due to economic pressures

Housing Impact Statement:

• Members noted that the County has implemented this process; the City of Palm Coast has not.

• Committee recommends adding this requirement to ensure policy impacts on housing affordability are consistently evaluated.

Public Lands & Land Trust:
• Committee reaffirmed support for:
– Identifying suitable public lands
– Partnering with nonprofit community land trusts
– Maintaining affordability long-term

Potential Programs Discussed:
• PMI buy-down program (example calculation suggested $9,000 cost over 5 years)
• ADU fee waivers
• Template building plans or pre-approved ADU designs
• Housing Finance Authority (HFA) as a long-term goal to enable bond financing for affordable housing projects

d. Agenda Items for Next Meeting
• October 28th Public Hearing will focus solely on voting on incentive recommendations:
– ADUs
– Housing Trust Fund
– Public lands for affordable housing
– Housing Impact Statements
(Expedited permitting, fee waivers, linkage fees not prioritized this cycle.)

• Post-hearing workshops may occur virtually to finalize documents for the City and County.

6. Public Comment:

John Mingell (Realtor & Contractor) provided multiple suggestions:
• Use trust fund dollars for interest rate buy-downs
• Consider tax overage funds
• ADU fee waivers and temporary tax exemptions
• Pre-approved engineered ADU models
• Evaluation of “Casita” modular ADU model
• Explore conversions of third garage bays into ADUs
Committee thanked him and discussed feasibility.

7. Committee Comment
• Brief discussion on PMI-assistance programs
• Members requested SHIP/CDBG production data to support recommendations
• Questions raised regarding available land and past development proposals

8. Adjournment
Motion to adjourn by Nicole Graves.
Seconded by Mindy Melendez.
Meeting adjourned at 4:15 PM.

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