

ORDINANCE NO. 98-08

THIS ORDINANCE PROVIDING FOR A "FAST TRACK" PERMITTING PROCESS FOR AFFORDABLE HOUSING DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Nassau County, Florida, and the County citizenry recognize the necessity for provision of the opportunity for all persons to have access to safe, decent, and affordable housing; and

WHEREAS, in 1992 the Florida state Legislature approved the William E. Sadowski Affordable Housing Act, creating the State Housing Initiatives Partnership (SHIP) for the specific purpose of supporting and expanding the availability of affordable housing resources within the state; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida, and the County citizenry recognize that the SHIP program provides a continuing financial resource for the support of affordable housing activities;

WHEREAS, Nassau County's local comprehensive plan requires the County's support of actions designed to enhance the access to and availability of affordable housing for lower income families within its jurisdiction; and

WHEREAS, Chapter 420.907, Florida Statutes, and Rule 9I-37, Florida Administrative Code, direct that local governments receiving SHIP revenue must adopt a County Affordable Housing Incentive Plan; and

WHEREAS, Ordinance No. 94-93, dated the 14th day of March, 1994, adopted the Nassau County Incentive Plan for the purpose of enhancing the development of very low and low income housing within the County; and

WHEREAS, Incentive Number Two of the County's adopted Affordable Housing Incentive Plan recommended that the County adopt an Ordinance for distinguishing affordable housing in its residential permitting process; and

WHEREAS, the Florida Housing Finance Corporation has advised that continued county participation in the SHIP program is conditioned on the County's adopting an Ordinance by June 30, 1998, stipulating that residential developments submitted for affordable housing will be given priority over all other residential permits.

NOW, THEREFORE, BE IT RESOLVED this 13th day of April, 1998 that the Board of County Commissioners of Nassau County, Florida, hereby adopts the Fast Track Permitting Process for Affordable Housing Development as part of the County Land Development Regulations.

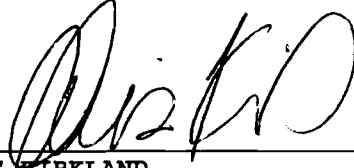
SECTION 1. PURPOSE. Nassau County acknowledges that the SHIP program is the primary funding program for improving affordable housing options for its very low, low and moderate income households. Compliance with SHIP regulations and Florida Housing Finance Corporation directives are required to ensure the County's continued participation in the program. Program compliance requires the county to adopt, by ordinance, a policy stipulating that, should the normal permitting time limit be exceeded, those developments submitted for affordable housing will be given priority over all other residential permits.

SECTION 2. DEFINITIONS. The definitions enumerated in Chapter 420.9071, Florida Statutes, and in Rule 9I-37.002, Florida Administrative Code of the State Housing Incentives Partnership Program Rules shall apply to the terms used in this Ordinance.

SECTION 3. DUTIES OF THE NASSAU COUNTY BUILDING AND ZONING DEPARTMENT.
Upon adoption of this Ordinance, Nassau County Building and Zoning


Department officials will be responsible for ensuring that, should the normal permitting time limit be exceeded, those developments submitted for affordable housing will be given priority over all other residential permits. Said developer or builder shall present and submit to the Building and Zoning Department written description of the residential development that distinguishes the proposed housing as "affordable".

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

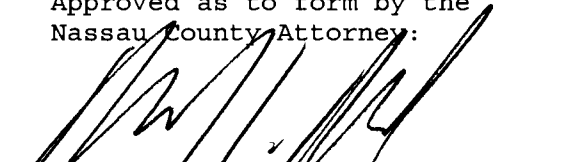


CHRIS KIRKLAND
Its: Chairman

ATTEST:


J. M. "CHIP" O'LEARY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN