



PROPOSED COMPREHENSIVE PLAN AMENDMENT

INTRODUCED BY:	Planning Department
REQUESTED ACTION:	AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE FUTURE LAND USE ELEMENT; ADDING FUTURE LAND USE POLICY FL.01.03.1; AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE HOUSING ELEMENT; ADDING HOUSING ELEMENT POLICY H.01.05; ESTABLISHING THE NASSAU COUNTY TINY HOME DEVELOPMENT PROGRAM; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

**** All required notices have been made. All copies of required materials are part of the official record and have been made available on the County’s website and at the Planning Department Office. ****

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

Amendment

This amendment is intended to aid in the provision of affordable housing, to increase housing diversity, and to encourage the redevelopment of nonconforming uses, nuisance properties, and blighted areas through the establishment of a Tiny Home Development (THD) Program. The attached ordinance provides definitions and establishes eligibility, density, and rental requirements for THD developments.

Background

Nassau County, with a population of 95,809, has a median income of \$93,300, ranking in the top ten counties with the highest median income, and the third highest median income for counties with a population of less than 100,000.

County	Population (April 1, 2022)	Median Income
Nassau	95,809	\$93,300
Clay	225,553	\$93,300
Collier	390,912	\$100,700
Duval	1,033,553	\$93,300
Manatee	421,768	\$98,700
Monroe	83,961	\$97,100
Okaloosa	215,751	\$98,600
Palm Beach	1,518,152	\$98,300
Sarasota	452,738	\$98,700
Walton	79,544	\$93,700

Source: Florida Housing Finance Corporation



There are 32,983 workers living in Nassau County; 11,468 who also work within the county. Of those, 73.5% work in the service industry. A search of available service industry jobs in Nassau County resulted in rates of pay between \$13/hour and \$17/hour, yielding an annual full-time salary of \$27,040 to \$35,360 (29% to 38% of the county’s median income). According to the Florida Housing Finance Corporation’s 2022 Income Limits and Rent Limits for Nassau County, these workers would qualify for Extremely Low or Very Low income housing at the rental rates shown below.

Rent Limit	Monthly Rent
Extremely Low	\$498
Very Low	\$830

Nassau County’s Local Housing Assistance Plan (LHAP) includes a number of strategies to aid in the provision of affordable housing. They include:

- down payment, closing costs, and rehabilitation for the purchase of a newly constructed and/or existing single-family home or condo.
- purchase assistance for new and existing manufactured home/land packages;
- funding for owner-occupied repairs for general renovation;
- gap financing for the construction or rehabilitation of affordable rental units.

With regard to homeownership, assistance can only be provided when the home price does not exceed \$359,263. However, the average sales price of a single-family home in Nassau County is \$574,338; \$575,000 for a condominium. While the County’s Comprehensive Plan Future Land Use Policy FL.01.03 also provides an incentive for the construction of affordable housing through a density bonus program, this incentive is rarely utilized.

Mobile home and recreational vehicle (RV) parks have been routinely utilized to help meet the demands of affordable and workforce housing. Within the unincorporated limits of Nassau County there are 25 mobile home and/or RV parks with the capacity to accommodate 356 spaces. Many of these parks are aging and the mobile homes are dilapidated, creating pockets of blight throughout the community. These parks have historically provided an affordable option to house the County’s workforce but with housing prices on the rise and lands increasing in value, investors are looking to mobile home parks as opportunities for redevelopment leaving a gaping hole in the affordable housing market.

The Tiny Home Development program will allow existing mobile home parks, travel trailer parks, and RV parks to redevelop as affordable communities and will allow lands owned or managed by local government entities to provide diversified housing options as well.

This amendment will create an incentive for developers to redevelop blighted areas while continuing to provide for long-term affordability and will allow local governments to help bridge the missing middle gap.



COMPREHENSIVE PLAN POLICIES SUPPORTING THE AMENDMENT

Future Land Use Policy FL.07.04

When an area is determined by the County to be 'blighted' or where a trend toward blight is indicated, the County will seek State, Federal and other funding sources in order to develop a redevelopment plan for the area and implement incentives for redevelopment.

Future Land Use Policy FL.10.01 and Housing Policy H.01.03

The Land Development Code shall permit the use of innovative land development techniques and allow for appropriate density bonuses to encourage construction of affordable housing units.

Housing Policy H.01.04

The County shall explore partnerships with the private sector, with the business sector and also community-based non-profit housing providers, to develop affordable housing.

CONCLUSION

The amendment is in conformance with the goals, objectives, and policies of the Comprehensive Plan and does not conflict with the Land Development Code, Code of Ordinances, and other County regulatory documents.

Staff recommends APPROVAL.

PZB RECOMMENDATION

At their meeting on June 20, 2023, the Planning and Zoning Board recommended approval of this ordinance. The motion to recommend approval passed with a vote of 7-1.