

Subject: FHFC Zoning Form & SB 102

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Jean,

You are probably on top of this one already, but I thought I would send it just in case. As everyone is aware, the new SB 102 amendment to the Florida Statutes will go into effect July 1st, 2023.

We would recommend FHFC add the new subsection (7) to the current zoning form, see attached.

Let me know if you have any questions.
Thank you,

Stacy Banach

New South Residential

558 W New England Ave., Suite 230

Winter Park, FL 32789

407-758-4866

sbanach@newsouth.cc

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

This FS already allows for zoning on commercial and industrial without a rezoning. The new subsection (7) that should be added is the new section from SB102 that requires the jurisdiction to approve the proposed development instead of just having the right to.

Name of Development: _____

Development Location: _____
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest design: (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.

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.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation, or was approved pursuant to sections 125.01055(6) and 166.04151(6), Florida Statutes, or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

CERTIFICATION

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

consistency with local land use regulations and zoning designation 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

Address (street address, city, state)

Print or Type Name

Address (street address, city, state)

Print or Type Title

Telephone Number (including area code)

Date Signed

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