

PART V

HUMAN RESOURCE IMPACTS

QUESTION 24 –HOUSING

See State Comprehensive Plan (Chapter 187, F.S.)

GOAL (5); POLICY (3)

GOAL (16); POLICY (3)

A.

1. If the proposed development contains residential development, provide the following information on Table 1 for each phase of the development.

See Table 24-1.

2. What number and percent of lots will be sold without constructed dwelling units? What is the extent of improvements to be made on these lots prior to sale?

All units will be sold as constructed dwelling units. All units will be constructed and ready to be occupied upon closing.

3. What will be the target market for the residential development (break down by number, percent and type the number of dwelling units to be marketed for retirees, families, etc.)What portion will be marketed as second or vacation homes?

The majority of the units are expected to be owner-occupied at the time of closing; however, changing market conditions will dictate the ultimate mix of the units. At this time, it is expected that vacation homes and second homes, together with non-owner occupied homes will comprise about 30% of the total mix of housing units.

TABLE 24-1 DWELLING UNITS WITHIN DEVELOPMENT						
HOUSING COSTS(1)	NUMBER OF DWELLING UNITS					
	Single Family	Apartment	Condo	Mobile Home	Other	TOTAL
Rental-Occupied DUs (Gross Rent) Range	0	0	0	0	0	0
Owner-Occupied DUs (Dollar Value) Range	100 \$250,000- \$600,000	0	3,650 \$250,000- \$600,000	0	0	3,750 \$250,000- \$600,000

Rental and cost ranges to be determined at the pre-application conference.

- B. Indicate and discuss the availability or projected availability of adequate housing and employment opportunities reasonably accessible to the development site. Housing opportunities should be described in terms of type, tenure, and cost range and location within the following circumscribed areas: adjacent, two miles, five miles, ten miles, and within the local jurisdiction or county. Employment opportunities should be described in terms of two digit SIC code numbers located within the local jurisdiction with estimated distances or transit times to the development site.

Per the pre-application conference, this question is deleted.

- C. If displacement or relocation of existing residents will occur due to the proposed development, identify the number of people that will be affected, any special needs of these people, and any provisions for addressing the effects of the relocation or displacement of these people, particularly in regards to their ability to find suitable replacement housing.

Per the pre-application conference, this question is deleted.