

**Affordable Housing Advisory Committee  
St. Johns County, Florida  
Regular Meeting**

April 16, 2025  
Minutes

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 3:00 pm at the Health & Human Services Center, in the Muscovy Conference room, at 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:00 pm by Chair, Alex Mansur.

**Members Present - AHAC:**

Greg Burke - residential home builder  
Orville Dothage – banking/mortgage banking industry  
Drew Geisel – St Johns County resident  
Alex Mansur – citizen actively engaged in areas of labor in home building  
Harry Maxwell – citizen actively engaged as a for-profit provider of affordable housing  
Michael O'Donnell -HFA Chair/citizen actively engaged advocate for low-income persons  
Tracie Sax – St Johns County resident  
Judy Spiegel – citizen actively serving on local planning agency  
Ann Taylor – BCC Commissioner

**Members Absent - AHAC:**

Polly Crabtree – citizen rep/essential service personnel  
Bill Lazar – citizen actively engaged as a not-for-profit provider of affordable housing

**Guests Present:**

Joseph Cone – Asst. Director Health and Human Services  
Susan Clulow – Resident St Johns County  
Patrick Heekin – Planner Growth Management  
Laura Lavelle– Support Staff, St. Johns County Housing  
Vicki Pepper – Resident St Johns County  
Amy Ring – Special Projects Manager, Growth Management  
Evan Walsnovich – Planner Growth Management

Notices regarding the meeting were sent to all members. No press was in attendance.

1. **Introduction of AHAC Members and SJC Staff:** Alex Mansur introduced and welcomed Tracie Sax, she is the newest AHAC member and is presently working at the Publix in St Augustine, she has been with the company for twenty-one years and resides in St Augustine as well. Committee members and County staff were acknowledged, and a quorum was present.
2. **Approval of Minutes:** A **motion** was made by Greg Burke to approve minutes of the March meeting; motion seconded by Orville Dothage. **The motion passed unanimously.**

3. **Administrators Report:** Joseph Cone reported on behalf of Jenny Harvey in her absence. Mr. Cone reported the Down Payment Assistance program has closed to date on sixteen homes since late last year. Mr. Cone & Miss Harvey have been working with Non-Profits regarding Impact Fees, and at this time it is centered around Non-Profits and may expand in the future to other small business builders. The county has started a new initiative, called the “Citizens 101” and it has expanded to 30 residents. They will visit HHS departments and the Housing department and learn what we do. They will meet Jenny Harvey, Housing Services Manager, and she will be sharing some of our positive initiatives and projects in the Housing Department. Regarding the Procurement department, Mr. Cone informed the members he has written a developer RFP for the counties’ eleven lots in the West Augustine project, the properties have easy access to utilities, and all lots are dry. The Steering Committee decided to recognize the eleven lots out of one hundred and twenty and we hope to have things started by next week. The new Housing Counselor was due to start this week; however, she was a former employee of HUD and must complete a waiver before she could start here in the county. A discussion ensued with the members regarding the developer RFP, Tri Plex and Four Plex ideas and Growth Management.
4. **AHAC Report:** Mr. Mansur stated the AHAC members will continue to support the work Mr. Cone has accomplished thus far with Non-Profits and Impact Fees credits, a discussion ensued with the members regarding implementing a revenue stream and a bed tax. The Housing Finance Authority (HFA) is working on a rental development community and Michael O’Donnell -HFA Chair is confident it will get approved by the board. Mr. Mansur addressed the members about presenting to the BCC in letter format about collecting a revenue stream to assist with dollars back into the community. The members agreed to have more discussion at the next meeting to explore the idea further and research a revenue stream and work on one or two agenda items for the 2025 AHAC annual report. Greg Burke informed the members he will be speaking at the Double Tree in Orlando regarding Tri Plex and Four Plex proposals being moved out of the commercial building codes (IDC) proposal April 27<sup>th</sup>, he will be on the docket as first speaker and will be discussing the proposal of moving Tri Plex and Four Plex building codes into the Residential code (IRC). Conversation ensued between members regarding Planned Unit Development (PUD’s) with commercial development, flexible densities and zoning, missing middle housing, preventing short term rentals with zoning and ordinances, essential local control level instead of Tallahassee control. Discussions regarding HB943 allowing controls of the Real Property and Land Use and Development, discussion regarding Dog & Bog withdrawing application with the BCC and Habitat for Humanity building 100 single family homes on that property. Conversations regarding managing and requiring excessive reserves to cover the buildings within a condo associations community; ocean front properties for to cover roofs or damages from a storm and preventing residents in the condo’s from losing their ability to remain in their homes due to excessive reserves fees.
5. **Public Comment:** Susan Clulow, resident of SJC discussed Dog & Bog, Habitat of Humanity and retaining nature of the property and ADU’s. Discussed Down Payment Assistance program (DPA) issues with financing with FHA and other federal loans.

The meeting was adjourned at 4:06 p.m.