



**AFFORDABLE HOUSING DEVELOPMENT CERTIFICATION
For Multi-Family Homes (Ownership and Rental Units)**

Certification Date: July 15, 2015

Certification Expires: July 14, 2016

Company Name & Address: Norstar Development USA, LP
3629 Madaca Lane, Tampa, FL 33618

Project/Development Name: Palms of Pinellas

Project Location/Address: 13101 Belcher Road South, Largo, FL 33773

Contact Person/Title: Paula McDonald Rhodes

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Project Eligibility Considerations

Density Bonus: Up to 50% above zoning – Subject to Special Condition(s)

Fee Relief: Zoning Clearance Fees (site plan, special exception, variance, etc.)
Habitat Management Permit Fees
Driveway Permit Fees

Special Condition(s): An Affordable Housing Development Contract and Land Use Restriction Agreement are required prior to final Site Plan approval and issuance of Building Permits, as a condition of eligibility for incentives.

Eligibility for Incentives is subject to specific performance as defined by the terms and conditions of the Affordable Housing Development Contract. Acceptance of Affordable Housing Development Incentives constitutes a binding agreement to comply with the requirements described therein, and Section 138-1346 of the Pinellas County Land Development Code. Certification must be maintained current for the duration of the Project in order to maintain eligibility for incentives. Certification must be renewed periodically, for which documentation of project progress and compliance is required. Applicant's request for Certification renewal, with supporting documentation, must be received prior to expiration of Certification in order to remain eligible for incentives.

CERTIFICATION APPROVAL: Pursuant to Section 138-1346 of the Pinellas County Land Development Code, the Pinellas County Community Development Division certifies that the proposed project meets the definition of Affordable Housing Development, and is eligible for incentives as described in said Section, subject to the recommendation of the Pinellas County Development Review Services, and approval by the appropriate reviewing bodies.

By: 
Bruce Bussey, Housing Development Manager