



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

City Commission

Mayor John C. Masiarczyk Sr.
Vice Mayor Nancy Schleicher
Commissioner Heidi Herzberg
Commissioner Gary Mitch Honaker
Commissioner Chris Nabicht
Commissioner Diane J. Smith
Commissioner Brian Soukup

Monday, October 19, 2015

5:30 PM

2nd Floor Conference Room

CITY MANAGER'S AGENDA REVIEW MEETING

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. INVOCATION AND PLEDGE TO THE FLAG:

4. PUBLIC FORUM: Citizen comments limited to items not on the agenda and comments on items on the agenda will take place after discussion of each item (4 minute maximum length per speaker).

CONSENT AGENDA: All items marked with an * will be considered by one motion unless removed from the Consent Agenda by a member of the City Commission. If an item is removed for clarification only, it will be discussed immediately following action on the Consent Agenda. If an item is removed for further discussion, it will be discussed under New Business immediately following the last listed item.

5. CONSENT AGENDA:

6. ORDINANCES AND PUBLIC HEARINGS:

- A.** Public Hearing - Ordinance No. 20-2015, Amending Section 18-4 and 18-5 of Building and Building Regulations, at first reading - Dale Baker, Deputy City Manager (386) 878-8852.

Background:

The new addition of the Florida Building Code has been published and the minimum wind speed for design and compliance has changed from 120 mph to 140 mph. This requires an update to our ordinance. Staff plans to remove this reference and utilize the most current addition of the Florida Building Code.

Additionally, we utilize the International Property Maintenance Code published by the International Code Council which references the International Building Code and Fire Code. This requires a change to our code to deem a reference to the comparable provisions of the Florida Building and Fire Prevention Code.

- B.** Public Hearing - Resolution No. 2015-36, Review and Approval of the Affordable Housing Advisory Committee 2015 Incentive, Review and Recommendation Report - Chris Bowley, Planning and Development Services Department, (386) 878-8602.

Background:

By law, a community that receives entitlement funds through the State Housing Initiatives Partnership (SHIP) program is required to review local government activities, with the intent of removing barriers to affordable housing, every three years. To facilitate this review, SHIP communities are required to appoint and seat an Affordable Housing Advisory Committee (AHAC). The AHAC is intended to represent a cross section of citizens, professionals, and community stakeholders (i.e. local real estate industry, development interests, affordable housing advocates, etc.) Per State law, the City Commission appointed citizens to the AHAC on October, 2014.

State law also requires the AHAC to review 11 potential impediments to affordable housing within a community and to formulate a report with recommendations for the elected body to contemplate. The AHAC met seven times within 2014-2015, reviewed the State mandated topics, and accepted a report that captured the topics discussed with recommendations. The Florida Affordable Housing Advisory Committee 2015 Incentive, the Review and Recommendation Report is attached requesting that the City Commission approve and transmit to the Florida Housing Finance Corporation, with the report topics and recommendations summarized below:

- a) Expedited permitting. AHAC recommendation: Include language within the City Comprehensive Plan to encourage expedited permitting for affordable housing projects.
- b) Modify impact fees. AHAC recommendation: City should take no action.
- c) Flexible density. AHAC recommendation: Include language within the Comprehensive Plan to encourage expansion of infrastructure to increase density.
- d) Reservation of infrastructure capacity. AHAC recommendation: Establish a transportation concurrency threshold up to 120% for affordable housing.
- e) Granny flats. AHAC recommendation: Maintain existing

granny flat approval procedures.

- f) Reduction of parking and setbacks for affordable housing. AHAC recommendation: Parking - Add provisions to the Comprehensive Plan to encourage multi-modal options. Setbacks - Maintain the Planned Unit Development (PUD) zoning process as a way to potentially relax some setback requirements.
- g) Flexible lot configurations. AHAC recommendation: Maintain the PUD process and update the Comp Plan as a way to allow for higher density and mixed use development formats.
- h) Modification of street sizes. AHAC recommendation: Maintain the existing ability within the Land Development Code to reduce street widths.
- i) Consideration, before adoption, of the potential impacts that new regulations, etc. would have on the cost of housing. AHAC recommendation: Rely on existing City procedures and not establish more process.
- j) Inventory locally owned lands that could be used for affordable housing. AHAC recommendation: Add/modify Comprehensive Plan provisions to ensure measurable policy statements regarding the use of public land for affordable housing.
- k) The support of mixed use development near transportation hubs. AHAC recommendation: Update provisions of the Comprehensive Plan to encourage transportation hub and mixed use developments.

Following City Commission approval/transmittal to the State Florida Housing Finance Corporation and their acceptance of the report, the City is authorized to spend the State disbursement of housing funds granted to Deltona of \$417,011. This money will be used to implement City owner-occupied rehabilitation, down payment assistance, and other affordable housing strategies of which there is great community demand.

7. OLD BUSINESS:

8. NEW BUSINESS:

- A. Request for approval of the 2016 holiday meeting schedule - Joyce Raftery, City Clerk's Department (386) 878-8502.

Background:

In the past, the Commission has chosen to change the Commission meeting schedule in December due to the holiday season, i.e.

combining the two (2) regular meetings in December to one (1) meeting in the middle of the month of December and to have no workshops during the month of December.

Attached for the Commission's approval is the proposed schedule for the calendar year 2016 City Commission meetings which includes one (1) regular City Commission meeting and no workshops for the month of December, 2016 and for the Commission's information the invocation schedule for 2016.

9. CITY ATTORNEY COMMENTS:

10. CITY MANAGER COMMENTS:

11. CITY COMMISSION COMMENTS:

12. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.