

City of Deltona, Volusia County, Florida

Planning and Development Services, Community Development SHIP Affordable Housing Programs

AFFORDABLE HOUSING ADVISORY COMMITTEE

Tuesday, May 19, 2015 @ 6:00 p.m.

Deltona City Hall, City Hall Room 150A
2345 Providence Boulevard, Deltona, FL 32725

Meeting Minutes

- I. **Call to Order** – Ruben Colon (Chair) 6:00 p.m.
- II. **Roll Call** – 3 Absent – Jodi Pena Castaldi, John Enyart, and Yordanis Gonzalez.
Mike Williams arrived at 6:08 p.m.
 - No correspondence received concerning their absences.
- III. **Approval of Minutes** 6:01 p.m.
 - April 21, 2015 AHAC Meeting Minutes
 - Motion – Member James / Seconded – Member Sukow
 - ✚ Vote passed unanimously
- IV. **Old Business**
 - Chairman Colon moved Old Business to end of meeting during member comments, concerning a creation of another Fair Housing Open House Event.
- V. **New Business** 6:03 p.m.
 - a. Allowance of accessory residential units in residential zonings (granny flats). Moved up from D to A in the presentation.
 - Staff presented the power point presentation on Allowance of Accessory Residential Units in residential zonings (granny flats). Member James asked if the minimum size is 400 sq. ft. and the maximum is 800 sq. ft. Staff replied that it depends on the zoning class and the size of the lot. Chairman Colon asked if the 400 sq. ft. applies to residential zoning like turning a garage into living space. Staff replied no, because that could be handled as an addition, you would to pull a permit. Member James asked if the addition could then be rented out and Staff replied no, that is not allowed by the City. Further discussion ensued between staff and Committee Members on the issued at hand.

- Chairman states that there is a recommendation on the table to maintain the existing accessory structure provisions as illustrated in the City zoning regulations with no changes at this time.

- Motion – Member Williams / Seconded – Member James
- ✚ Vote passed unanimously

b. Reduction of Parking and Setback Requirements 6:20 p.m.

- Staff continues the power point presentation on Reduction of Parking and Setback Requirements.
- Discussion ensued between Committee and Staff concerning Votran headway in the City and the differences in other municipalities. Members asked if the City is looking forward with other provisions for multi-modal transportation options even though they may become out dated in the future. Staff replied yes, the provisions need to be encouraged in the Comprehensive Plan for the future. Mr. Casey asked if these provisions could be viewed as an incentive to those who would be interested in developing assisted living facilities or multi-family. Discussion ensued concerning the parking rate, assisted living facilities, active adult and mixed use, etc. Staff will email more information on the parking rates and uses to members and Mr. Casey.
- Chairman states that there is a recommendation on the table to encourage the maintenance and establishment of Comprehensive Plan provisions that further multi-modal transportations options.

- Motion – Member Ulicny / Seconded – Member Bradley
- ✚ Vote passed unanimously

c. Setback Requirements, 6:43 p.m.

- Staff continues the power point presentation on Setback Requirements.
- Discussion ensued between Staff and Members concerning the setbacks, zoning, and if the setbacks were relaxed the potential minimum lot size could also change and the different scenarios that could take place.
- Chairman states that there is a recommendation on the table to maintain the PUD zoning tools as a method to relax some setback requirements.

- Motion – Member James / Seconded – Member Ulicny
- ✚ Vote passed unanimously

d. Flexible Lot Configurations, 6:53 p.m.

- Staff continues the power point presentation on Flexible Lot Configurations.
- Discussion ensues between the Members and Staff on how these configurations and so forth can affect the different age brackets, single or family based orientations, multi-family, mixed use, etc.
- Chairman states that there is a recommendation on the table to maintain the existing requirements for the PUD rezoning process.
 - Motion – Member Williams / Seconded – Member James
 - ✚ Vote passed unanimously
- Chairman states that there is a recommendation on the table to maintain applicable Comprehensive Plan provisions that encourage mixed use and higher density residential developments for affordable housing, etc.
 - Motion – Member Sukow / Seconded – Member James
 - ✚ Vote passed unanimously

e. Street Designs

- Staff continues the power point presentation on Street Designs
7:08 p:m:
- Discussion ensues between the Members and Staff on the 10' travel lanes and affect they have on the City, and Public Safety entities, and the fact the City Engineer has the ability to modify the street width by 10%, given that, the City Engineer could decrease the road sizes even smaller and become even more unsafe. Members have researched this nationally with statics for accidents and parking. Public made mention of one way traffic and how the parking is handled on that. Staff replies that we are not recommending changing it, only maintaining what is currently in the LDC and that the Public Safety entities are always part of the process to maintain safety.
- Chairman states that there is a recommendation on the table to Maintain the ability to reduce R/W width as stated in the LDC
 - Motion – Member James / Seconded – Member Ulicny
 - ✚ Vote passed unanimously

VI. Public Comments 7:29 p.m.

Dennis Casey finds it interesting how the committee is to make recommendations to the City Commission and that they are reviewing items to keep or change what we have in place. Chairman Colon replied that is not what they are keeping to, that the Committee is looking to what is best for the City

and its residents. Mr. Casey said he is happy to see how well and at ease the Committee can speak and work together. Committee thinks that we are on the right track to move forward and they are very happy that he is there with his interest in the City.

VII. Member Comments

- Member Ulicny said she thinks the presentation was put together very well and she likes the fact at how many review all of the elements to keep things going safely into the future.
- Member Bradley had no comment
- Member Williams is glad that they are looking down the road to keep things in check so we do not run into issues in the future and will have the opportunity to head any issues that may arise.
- Member James he thinks finding that sweet spot is key between the developers and residents so things continue down the right path and that things always needs to be well thought out for the good of the community.
- Member Kurkjian very much in favor of HUDs but it doesn't necessarily mean it is affordable housing you can have some very expensive homes going in on low density and I don't think we need to think that the two are the same thing. We are looking at is overall City wide and some of these things fit into certain parts of the City and not so much in other parts of the City. Some parts are heavily developed and other parts are large parcels that could also fit. He is definitely in favor of dense population in some areas.
- Member Sukow would just like to say as far as Affordable Housing goes, he works in Orange County and attends several events in Seminole and it seems that Deltona is very affordable with a lot of potential to grow.
- Chairman Colon said with the diverse group they have is what makes the Committee awesome. We may vote on a lot of things that are general and others that pertains to making sure we are keeping the City safe. He thinks it is good that they have the tools that are needed to keep things in order.

VIII. Old Business

- Members want to have a workshop to discuss another event like the Fair Housing Event. Discussion ensued between Committee Members and Staff.
- Chairman Colon stated he had contacted Chris Bowley about credit counseling for our residents and holding more events. Discussion ensued between

IX. Staff Comments

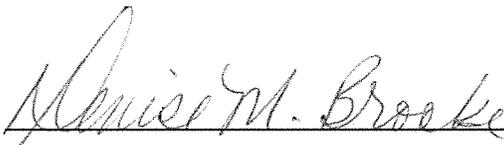
- Staff Member Briggs had no comment

- Staff Member Leisen thanked everyone for coming and all they are doing for the residents.
- Staff Member Paradise had not comment.

X. Adjournment

- Chairman Colon announced the meeting adjourned at 7:56 p:m:

• 
_____ Ruben Colon,
Chairman

• 
_____ Denise M. Brooke, Recording Secretary

NOTE: If any person decides to appeal any decision made by the Affordable Housing Advisory Committee 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 at least three (3) working days in advance of the meeting date and time at (386) 878-8100.

