

# AHAC Meeting

August 28, 2015



## Attendees

👍	<b>Richard Kovacsik</b>	👍	<b>Cynthia Smith</b>	👍	<b>Carmen Hall (Staff)</b>
👍	<b>Alton Williams</b>	👍	<b>Melvin Philpot</b>	👍	<b>Kelly Pisciotta (Guest)</b>
👍	<b>Sylvia Johnson (Staff)</b>	👍	<b>Melissa Clarke (Staff)</b>	👍	<b>Steve Fussell (Staff)</b>
👍	<b>Sheryl Stolzenberg (Staff)</b>	👍	<b>Christina Watkins (Guest)</b>	👍	<b>Nathaniel Watkins (Guest)</b>

## Agenda

### WELCOME/INTRODUCTIONS

### SUNSHINE LAW/ETHICS

- Melissa Clarke, Assistant County Attorney

### APPOINTMENT STATUS

- Appointments 8/25/2015 BCC Consent Agenda:
  - Sharon Binkley, Joshua DeVinney, Alton Williams and Jay Zembower (New Appointments)
  - Melvin Philpott and Kip Beacham (previously served in their respective roles with terms ending and requiring renewal)

### ELECTIONS

- Committee Chair
- Committee Vice-Chair

### ORDER OF BUSINESS

- Review and comment on previous AHAC recommendations and current status updates.
- Review and comment on other jurisdictions AHAC recommendations:

### NEXT MEETING

- Establish Meeting Schedule
- Identify Documents to Review/Discuss

### ADJOURNMENT

## Minutes

- The AHAC Committee elected Cynthia Smith to serve as Committee Chair and Melvin Philpot to serve as Committee Vice-Chair.
- Assistant County Attorney Melissa Clark reviewed important aspects of the Sunshine Law and the ethical requirements of serving on the AHAC Committee. Steve Fussell will send Melissa's presentation to the Board by 9/4/15.
- Mr. Philpott mentioned issues involved with historic "shotgun" houses, specifically small houses. Ms. Stolzenberg stated that the Planning staff is researching how we can reconstruct or renovate houses on lots that were legal under previous zoning and are now nonconforming, , but have had houses on them. Mr. Philpot added that often the lots become overgrown and attract rodents.
- Discussion about potential redevelopment led to mention of possible efforts to consolidate small properties around the SunRail stations to enable larger redevelopment. Per Ms. Stolzenberg, this was one of the many ideas and recommendations contained in consultant reports funded by a HUD Sustainable Cities grant through the East Central Florida Regional Planning Council. Seminole County was a sub grantee for those studies. While the County did accept the studies, there has been no commitment by the County to any effort to consolidate small properties in the unincorporated areas around either the Sanford or Altamonte Springs SunRail stations, as there is recognition that the existing neighborhoods want to remain in place. Ms. Smith said this issue might serve as one of the recommendation from the AHAC. Mr. Kovacsik mentioned the trend to build smaller homes and "pocket neighborhoods".

- Members of the Board and Ms. Stolzenberg discussed ‘accessory units’ and state and local laws governing them.
- Ms. Stolzenberg explained that staff can provide information about existing regulations, but that changes in particular parts of regulations or areas are what the committee itself would want to examine.
- Ms. Stolzenberg also explained the concept of “overlay districts”. There was consensus among members of the AHAC Committee to pursue this further.
- The AHAC needs to meet more than once every three years (Ms. Smith). The member attendees were in consensus. (Action Item: Steve Fussell, ongoing)
- Mr. Kovacsik added that perhaps we need to get together with other communities to discuss affordable housing. Ms. Smith asked if we could invite the cities to this meeting. The Committee asked Steve Fussell to invite the municipalities within Seminole County to the meetings. (Action Item: Steve Fussell, due 9/4/15)
- Attendees understand that here is a process where a developer can spend more and “move to the front of the line” (Steve Fussell to follow up with Jodi Doyle, Seminole County and report at the 9/18 meeting).
- Members present requested Steve Fussell to provide a copy of the section of the charter that deals with economic impact statements as well as the form/template used and some examples (Action Item Steve Fussell, due 9/4/15).
- Mr. Kovacsik asked for data about new and affordable housing in Seminole County over the past three years (Action Item: Carmen Hall, due 9/18/15)
- Ms. Smith asked for information on whether we are on track for affordable housing in Seminole County. Staff will provide the CAPER that should provide the pertinent information. (Action Item Carmen Hall, due 9/18)
- Ms. Smith was impressed with the City of Orlando’s AHAC and suggested the Seminole County’s AHAC might meet more often than the minimum requirements. The members present agreed that the meeting intervals should be every 3 weeks. (Action Item Steve Fussell, ongoing)
- Mr. Philpot suggested that perhaps the AHAC should examine issues associated with “The support of development near transport”. Members of the AHAC requested more information on affordable housing associated as it relates the SunRail. The committee asked Steve Fussell to invite people who have responsibilities associated with zoning near SunRail. (Action Item Steve Fussell, due 9/4).

### Action Items

Owner	Item/Notes	Due
Steve Fussell	Forward Sunshine Law and Ethics presentation and Melissa Clark’s contact information to members of the AHAC	9/4/15
Steve Fussell	Draft and implement an AHAC meeting schedule that meets year round and in years between the minimum recommendations. Meet every three weeks initially.	Ongoing
Sheryl Stolzenberg	Investigate and report on the allowance of affordable accessory units in residential units in residential zoning districts.	9/18/15
Steve Fussell	Investigate and report on the process where a developer can pay to fast track permits.	9/18/15
Steve Fussell	Invite municipalities within Seminole County to future AHAC meetings	9/4/15
Steve Fussell	Provide a copy of the section of the charter that deals with economic impact statements as well as the form/template used and some examples to members of the AHAC.	9/4/15
Carmen Hall	Provide data about new and affordable housing in Seminole County over the past three years to members of the AHAC	9/18/15
Carmen Hall	Provide information on whether we are on track for affordable housing in Seminole County. (CAPER)	9/18/15
Steve Fussell	Request more information on affordable housing associated as it relates the SunRail. Invite people who have responsibilities associated with zoning near SunRail to the AHAC meetings.	9/4/15

**Next Meeting**

September 18, 2015 10 am at 534 West Lake Mary Blvd., Sanford, FL 32773