



### **Land Development Regulations Affinity Group – Meeting #3 – March 23, 2022**

#### **Attendees:**

D.J. Lebo

Phyllis Allen  
Jessica Gow  
Tracey Barlow  
Bob Williams

Trinity Kutschinski  
Karen Delisle  
Randy Jenkins  
Sara Lee Morrissey  
Scott Banta

Committee Chair, D.J. Lebo, thanked and welcomed the committee back for the final meeting. Roll call was taken and committee member, Joanna Moldonado, unable to attend.

Clay Ervin, Volusia County Growth and Resource Department Director, welcomed the committee back for the final meeting of the Land Development Regulations Affinity Group. Clay, shared that each of the committee members had been gifted a copy of the book, "Pocket Neighborhoods: Creating a Small-Scale Community in a Large-Scale World," written by Ross Chapin, courtesy of Jessica Gow and Mark Watts, of Cobb Cole. Discussion ensued on the innovative ideas showcased in the book about Langley, Washington, intentional goals, and Pine Street Cottages.

Mr. Ervin introduced Volusia County Growth and Resource Management, Planning and Development Services, Director, Carol McFarlane, to the committee. Ms. Gow shared comments and sentiments from Mark Watts for the hard work performed by the committee and making a difference. Ms. Lebo then asked for the acceptance of the February 23, 2022, meeting minutes. Ms. Morrissey requested a change on page three in reference to school impact fees waived from "Brevard" to "Broward" county. There were no further changes or comments, and Ms. Morrissey made a motion, and seconded by Mr. Banta, with the motion to accept the February 16, 2022 meeting minutes carrying, as amended.

Discussion began on review of the draft recommendations compiled and presented to the Committee for approval. Discussion ensued with suggested changes, modifications, and clarifications to various sections of the document to include the following:

- Page 1 - line 3-8 - brief intro added
- Page 2 - lines 9-18 - additional info added to clarify overlay discussion
- Page 4 - line 27 - Objective 5.1.1 - wording changed to reflect the county's utility service areas
- Page 4 - line 43 - policy 5.1.1.18 - added "county resolution"
- Page 5 - line 5 - policy 5.1.1.19 - moved "variances" to beginning of sentence
- Page 9 - line 27 - policy 5.1.1.20 - corrected numbering; added a sentence to address short term rentals

- Page 11 - line 28 and 29 - policy 5.1.6.9 - added "principal structures and accessory dwelling units"
- Page 24 - lines 1 - 6 - clarified overlay discussion
- Page 25 - lines 3, 6, 12, and 26 - minor revisions to dates

Discussion ensued on the need for cities to form a committee to work on future affordable housing projects with the County. Map discussions ensued to clarify that the final report will contain an updated affordable housing overlay map. Mr. Ervin clarified affordable housing areas are identified utilizing SHIP guidelines, for housing located near amenities, educational facilities, and public transportation. Cities and the county will be able to identify areas where they can work together through the public hearing process. Dependent upon the direction taken to provide affordable housing, existing policy could be reworked.

Discussion ensued regarding accessory dwelling units on non-conforming lots, as well as ensuring that affordable housing could be kept "nice" through the use of covenants and restrictions. Mr. Ervin explained that the percentage of affordable housing units would be condominiums and multi-unit properties, where homeowner associations were typically present. In the areas, where these associations may be defunct, code compliance would maintain established standards. Mr. Williams suggested that AHAC and county council should provide a set of best practices to insure minimum maintenance standards.

Ms. Lebo discussed getting away from the cookie-cutter neighborhoods and blending various sized homes and parcels in the same community. Mr. Banta shared tiny home dimensions being from 18' to 25' in width on 40' to 50' lots. Ms. Lebo explained that Ms. Smith would be incorporating comments for final review and blending them into the final report to be presented to Council. The timeline estimate goals are presentation to AHAC in May and county council in June. An update was provided for the Affordable Housing Committee group, who is close to preparation of an RFP for a housing trust. Focus will be on targeted areas, although outside areas will not be eliminated.

Ms. Morrissey suggested talks with public agencies (i.e. Volusia County School Board) who already own land/large parcels for development of workforce housing. Ms. Delisle shared statistics for the number of homeless in Volusia County and those who currently live in vehicles. Ms. Gow shared that "Home Town Heroes" could put \$10 million back into the State budget. Discussion ensued on whether workforce housing was a subset of affordable housing or merely groups that overlap each other.

Ms. Lebo called a vote for acceptance of the document that would include and capture conversations and comments from the group. Mr. Barlow made a motion to accept the draft document, as amended. Ms. Gow seconded the motion. All committee members were in agreement. The Affordable Housing Advisory Committee (AHAC) will be meeting at the Emergency Operations Center at 3825 Tiger Bay Road, Daytona Beach, on Wednesday, April 13- 2022, from 2:00 to 4:00 PM, with virtual attendance possible via [GoToWebinar](#).