

**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
Sumter County, FL

Meeting: August 14, 2008

Present: PJ Lewis-Lewis Brothers Construction; Virginia Watson-Watson/Moffitt; Matt Yoder-T&D Concrete; Diana Couillard-Dibarco; Brad Cornelius-Sumter County Planning and Development; Rich Cole-Zoning and Adjustment Board; Glenn Frazier-Watson-Moffitt; Frank Topping-Zoning and Adjustment Board; and Lena Wasserman-Community State Mortgage; Brad Burris-Sumter County Fire and Rescue; Larry Lawrence-Homes In Partnership, Jacquelyn Smith-Homes In Partnership; Kathy Young and Sandie Purvis-Sumter County Housing Department. Copy of public notice of this meeting on file.

Meeting of the A.H.A.C. board is called to order at 10:00am by Vice-Chair Rich Cole in Chairman Gary Schick's absence.

**Note:** Jacquelyn Smith arrived late at 10:10am; Lena Wasserman arrived late at 10:20am. Brad Burris requested from the Chairman that he be excused at 11:00am due to a prior obligation.

**First order of business:** A motion to approve the July 10, 2008 minutes was made by Diane Couillard and seconded by Larry Lawrence; the motion carried unanimously. Rich Cole stated that an excellent job was being done on the minutes for these meetings and would like that statement reflected in the minutes.

**Second order of business:** *Item A – The expedited processing of approvals of development orders or permits for affordable housing projects.* Kathy Young stated that expedited permitting is in use for the SHIP program per the Local Housing Assistance Plan and she is currently working together with Bob Kegan to be sure compliance is met. A motion was made by Diana Couillard to approve Item A as is with no improvements or changes at this time; the motion was seconded by P.J. Lewis and carried unanimously.

**Third order of business:** *Item F – The reduction of parking and setback requirements for affordable housing.* Brad Cornelius indicated that historically parking requirements have not been an issue to date. Brad did state that there have been some variance issues with regard to the set back requirements but they have been very, very minimal. Brad stated that it was his opinion that the current requirements are not inhibitive to affordable housing. Kathy Young indicated that she has had some issues with the City of Bushnell and Rich Cole reminded this board that the AHAC is limited to the county only. Kathy Young stated that the county is in the process of working on inter-local agreements between the cities and county. Matt Yoder also noted some issues he has encountered in Lake Panasoffkee in regards to removing an old single wide mobile home and replacing with a site built unit. Brad Cornelius noted the inter-local agreements are working to unify the cities with the county on variances based on certain circumstances when they are unique, different and do not meet current code. Currently they are sent to the zoning and adjustment board for review. Frank Topping noted that when ZAB receives these variance requests with a very small amount of deviation (i.e. 6 inches or so) they are generally approved. Kathy Young stated she has encountered some problems with the county as well in regards to the review process; Matt Yoder stated he was in agreement as he has also had some issues with the county. Brad Cornelius recommends reverting things more to the ZAB and the conformation to

districts. Virginia Watson made a motion to look at the aspect of cooperation of inter-local agreements as to the set back requirements that would conform to certain areas of the county and no need at this time to address parking requirements. The motion was seconded by Diana Couillard and carried unanimously.

**Fourth order of business:** *Item H – The modification of street requirements for affordable housing.* Brad Cornelius indicated that the county is required to meet D.O.T. (department of transportation) greenbook standards and does not feel any problems currently exist. A motion was made by Diana Couillard that no recommendation for modification was necessary at this time. A second was provided by Lena Wasserman and the motion carried unanimously.

**Fifth order of business:** *Item J – The preparation of a printed inventory of locally owned public lands suitable for affordable housing.* Brad Cornelius noted that he has no such list. Kathy Young indicated that statutory requirements (f.s. 125.379) state that by July 1, 2007 and every 3 years thereafter, each county shall prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. Kathy indicated she will supply each board member with a copy of the complete statute via e-mail transmission and continued to provide some history, noting that there were several parcels in Sumter County that were acquired by code enforcement cases that went into foreclosure; however, the county made the decision to sell these parcels making funds from those sales available to affordable housing. The sales of these parcels brought a return of approximately \$37,000.00. Kathy also noted that to her knowledge, no title searches or appraisals were done and some county owned properties could possibly be landlocked. Discussions were held in reference to landlocked issues, exact statute requirements pertaining to the “list” of available parcels, who was responsible for providing such a list, a bid process vs. RFP’s (request for proposals), legal ownership searches, appraised values vs. sales prices and guidelines for a use of any funds acquired. Frank Topping also inquired about monies received from the sale of tax deed certificates and how this process worked and what entity received these funds and how are they used. Rich Cole asked Kathy to provide some information on this subject at next months meeting. Due to multiple elements within this item, Diana Couillard made a motion to table this issue until the next meeting after each board member has received and reviewed the statute requirements and an inventory is available, a second was provided by Frank Topping and the motion carried unanimously.

**Sixth order of business:** *2030 Visioning Process.* Brad Cornelius gave a brief update. Approximately 80 individuals completed the online survey. According to survey results received on August 12, 2008 there is a strong desire to protect the rural nature of Sumter County, yet promote economic development in certain areas. Mixed results were received in regards to affordable housing with a general concept to promote by the private sector. Medical aspects received the lowest satisfaction rating and this was a north/south split as the south end would like to see much improvement and access to facilities already provided for in the north end of the county. A desire for more recreation was determined. Brad stated that consultants are currently working on strategies for implementation to be presented to the ZAB possibly by November 2008; then processing for evaluation by the BOCC (board of county commissioners). Implementation goal is set for October 1, 2008. Brad also noted that in regards to the inter-local agreements the City of Coleman has not initiated a process for agreement and has decided not to participate at this time. It is their option to do so.

**Seventh order of business:** *Approval of by-laws.* Kathy Young noted that this was previously done for BOCC approval, however that is not necessary. By-laws are to be approved and signed by this AHAC board. Rich Cole acting as Chairperson in Gary Schick's absence recommended postponing approval and signatures until Gary's return.

**New Business:** None

**Old Business:** None

**Public Input:**

- Randy Fleming requested a presentation of Sumter County's current SHIP (State Housing Initiatives Partnership) guidelines, rental availability and strategies in place. Rich Cole noted that these items are not in the scope of this AHAC board and will not be addressed during these meetings.

**Items for next agenda:**

- Item J revisited
- Update on inter-locals as applicable to housing (Brad Cornelius)
- Tax Sale certificates (Kathy Young)

**Next Meeting:** September 11, 2008 at 10:00am, Room 142

Motion made to adjourn by Diane Couillard at 11:20am. The motion was seconded by Matt Yoder and carried unanimously.

Note for the Record: Due to some technical difficulty with the recording equipment in the board room, this meeting failed to record properly. No audio recorded files exist for this meeting.

Submitted by: \_\_\_\_\_  
Virginia Watson, Secretary

Approved on the 11<sup>th</sup> day of September 2008

By: \_\_\_\_\_  
Gary Schick, Chairperson