

Minutes
Historic Preservation Board
January 15, 2014 – 5:30 PM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Hank Dieckhaus
Steve Chusmir
Cheryl Deming
Ian Carfagna

Others Present

Lonnie Groot, Assistant City Attorney
Christine Dalton, Community Planner/Historic Preservation Officer
Mary Muse, Administrative Coordinator

Mr. Dieckhaus called the regular meeting to order at 5:40 PM.

Minutes

Ms. Deming moved to approve the November 20, 2013 meeting minutes. Mr. Carfagna seconded. Motion carried 4-0.

Public Hearing

PH-1 Hold a Public Meeting to consider a Certificate of Appropriateness to replace the front door with a single lite wood door and paint the exterior of the house located at 1204 Palmetto Avenue.
Tax Parcel Number: 25-19-30-5AG-1402-0010
Property Owner: James Blake
Representative: Barbara Farrell

Ms. Deming moved to approve the request to replace the front door and paint the house at 1204 S. Palmetto Avenue based on a finding that proposed alterations are consistent with the purpose and intent of Schedule S and complies with the specific design guidelines contained within Schedule S, as outlined in the staff report. Mr. Chusmir seconded. Motion carried 4-0.

Citizen Participation

John Hagan, President of The Recovery House, and Cathy Jackson, consultant, provided information regarding a project they are working on for the property located at 500 Holly Avenue.

Staff Reports

Ms. Dalton informed the board students at Rollins College received a grant for a social media project called The Sanford Project.

Ms. Dalton informed the board about a new business coming to Sanford - a pedal powered bus called Limo Cycle and played a short video from their website.

Ms. Dalton asked for the board's approval to write a letter for the Chairman's signature to the National Alliance of Preservation Commissions asking to feature an article about Robert Kinney. Mr. Chusmir moved to authorize staff to prepare a letter for the Chairman's signature. Mr. Carfagna seconded. Motion carried 4-0.

Ms. Dalton personally thanked Cheryl Deming, Margie Chusmir and Ana Yebba for their help with Robert Kinney's memorial service.

Ms. Dalton informed the board she is working with Robert Walsh to set up the Robert Kinney Memorial Fund.

Chairman and Board Items for Discussion

There was discussion regarding the need for a connection between 1st Street and the RiverWalk.

Election of Officers

Ms. Deming nominated Mr. Chusmir for Chairperson. Mr. Dieckhaus seconded. Motion carried 4-0.

Mr. Chusmir nominated Mr. Carfagna for Vice Chairperson. Ms. Deming seconded. Motion carried 4-0.

Adjournment

There being no further business, the meeting adjourned at 6:44 PM.


STEVE CHUSMIR, CHAIRMAN

1-15-14 Presented by Cathy Jackson
(Citizen Participation)

Sanford Historic Preservation Commission Briefing Sheet On Proposed Recovery House Initiative

Recovery House has been encouraged by its community partners to explore the best possible uses for a 60-bed housing facility on Holly Street in Sanford which has been vacant for more than eight years. While minimally maintained, the building at 500 Holly Street has become an eyesore in the community. It has not been repurposed to serve the social services, employment and transitional housing needs of Sanford residents.

Recovery House is proposing to develop the property to offer the following neighborhood enhancements, programs and services:

- 1. Complete rehabilitation of the unused physical property to visibly improve the area directly adjacent to the building.**
- 2. A vibrant Community Services Center which would offer convenient and needed services to local residents including an Access Center for benefits, Goodwill Employability workshops, AA/NA programs and Parenting programs to strengthen family and community ties.**
- 3. A new nonprofit social enterprise composed of an employment agency offering temporary-to-permanent job placement and day labor placement for neighborhood residents as well as access to job training programs.**
- 4. a Goldsboro Advisory Board, made up of local leaders, with its Board chair having a seat on the Recovery House Board of Directors; a seat on the Recovery House Board by a representative of the Sanford Historic Preservation Commission.**
- 5. transitional housing beds for adult men without housing who will be seeking work, receiving training, and are committed to become self sufficient and stably housed in the community.**

Recovery House is sympathetic to the often voiced concerns of Sanford residents and community representatives who want to reduce criminal activity, enhance the quality of life in the historical district and create a more positive economic climate with enhanced business activity in Sanford. Recovery House believes the proposed program will have a positive influence on these important neighborhood goals.

Building rehabilitation:

With Recovery House committed to the transformation of the building, several visible improvements will occur immediately:

- ▣ Painting, landscaping, signage, external lighting to create a welcoming and attractive facility, improving the property values of owners living in the area.

- A program to offer maintenance, repair services and landscaping to adjacent residences performed by Recovery House clients to contribute to improving the appearance of the immediate Goldsboro community around the building.

The Holly Street facility would include a commercial kitchen, office space for various social services providers and a meeting space that could accommodate approximately 70 participants.

Community Services Center:

With the new space available in Goldsboro, Recovery House is proposing:

- Moving its Goodwill Employability Training Program to Holly Street so community residents may access Goodwill's training and electronic jobs database.
- Hosting AA/NA meetings for the neighborhood's residents
- Offering Credit and Financial Planning Workshops for participation by community residents
- Expanding its relationship with Health Care Center for the Homeless to offer pediatric and dental services in their onsite mobile medical units for community residents.
- Creating an Access Florida center for local residents to sign up for state benefits.

Many of these services have been incorporated into the program operations that serve current Recovery House clients and would be helpful resources for community residents.

A Social Enterprise – Temporary and Permanent Job Placement:

Recovery House is exploring formalizing its current work enclave program into a purposefully designed Social Enterprise operating as a separate nonprofit. Functioning both as a labor pool and temp-to-perm agency, existing clients of Recovery House will be employees of the new Social Enterprise.

Community residents would have access to a convenient, neighborhood-located opportunity to be linked to temporary jobs and temp-to-perm positions with employers. Recovery House has many business partners in Seminole and Orange County who currently rely on the agency for temporary labor and temp-to-permanent employment.

Excess income generated after business operations would be reinvested into the Social Enterprise nonprofit to expand capacity and improve services for Recovery House clients and community residents.

Expanding Transitional Housing Capacity in the Community:

Recovery House will recommend that beds at the Holly Street facility be designated for transitional housing for adult men without housing who will be seeking work, receiving training, saving money and are committed to become self-sufficient and stably housed in Seminole County. Currently Sanford residents in need of such transitional housing programs have no options other than to move into Orlando or Orange County to seek such assistance.

About Recovery House: Recovery House is a nonprofit agency established in 2000 to serve men with substance abuse histories to return to sobriety and self-sufficiency through a twelve month transitional housing program. Founded by John Hagan, RHCF has grown and thrived on the passion and ingenuity of its founder, the commitment of its volunteer board, and the support of its volunteer and few paid staff. Program outcomes have demonstrated that the twelve-step program and work-based transitional re-entry program operated by Recovery House have made a difference in the lives of more than 1,000 men in the last ten years who returned to productive lives, reunited with family and become self-sufficient.