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March 12, 2026

The Hon. Andria Herr, Chairman
Seminole County Board
of County Commissioners
1101 East First Street
Sanford, Florida 32771

Re: Proposed changes to the Land Development Code relative to
affordable housing

Dear Chairman Herr:

I write to you and your fellow commissioners on behalf of the Development Advisory Board (DAB), of which I have the honor to be the chair. Specifically, to voice our support for the proposed changes to the Land Development Code, especially the affordable housing component.

By way of background, the DAB is an offshoot of PBAS, and we are a board made up of Seminole County professionals involved in the development business—from engineers to planners, general contractors, brokers, and attorneys. Over the decades, we have shared our expertise and thoughts with county staff, and they have shared theirs with us.

In that spirit, staff recently shared the latest proposed changes to the Land Development Code with us. Simply put, we were very impressed and wholeheartedly support staff's proposals.

Of particular interest to us is the proposed update to the affordable housing density bonus (Sec. 30.9.7 alternative density option for affordable housing). We have been studying the issue of affordable housing for some time, and we have known that local government cannot solve the problem by throwing

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money at it. However, market-based solutions have eluded us and others who have studied the issue. That said, we think staff is on to something.

Staff's approach, amongst other ideas, of allowing increased density while also providing a multiplier to incentivize residential developers to build affordable housing, is creative and exciting. This kind of market-based approach will work, and work well. We encourage you to support this idea and vote it, along with the other proposed changes, into the Land Development Code.

Should you have questions or comments, we are happy to discuss the matter with you.

Very truly yours,



James A. Hattaway

Supporting Board Members

Torey Eisenman

Kim Fischer

Bill Maki

Bill Miller

Zachary Miller

Chad Moorhead

Jeremy Morton

Bryan Potts

Channi Sodhi

Mike Towers

Bob Turnage

Maverick VonHerbulis

c: The Hon. Amy Lockhart, Vice-Chair, The Hon. Jay Zembower, The Hon. Bob Dallari,
and The Hon. Lee Constantine