

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
April 28, 2025**

Present were:

Stephen Rinehart, Chairman
Glen Gibellina, Vice-Chairman, (Entered during meeting)
Matthew Bender
Michael Boyle
Allison Imre
Lois Meyers

Absent were:

Kenneth Ellis
Laura Tanksley
Rita Goff
Tal Siddique, Board of County Commissioners

Two seats are vacant

Also present were:

Deborah Ash, Community Development Coordinator
Helena Yeatman, Affordable Housing Coordinator
Tracie Adams, Deputy Director, Community and Veteran Services
Hannah Bishop, Board Records, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

HC20250428DOC001

1. **CALL TO ORDER**



Chairman Rinehart declared a Work Session due to lack of a quorum at 3:13 p.m.

2. **PLEDGE OF ALLEGIANCE/ROLL CALL**

Chairman Rinehart led the Pledge of Allegiance.

3. **GENERAL DISCUSSION**



Discussion ensued regarding zoning, straight rezones, setback regulations, clarification on non-conforming lots, Land Use Restriction Agreement (LURA), single and infill lots, certified lot split, and creating a zoning table.

(Enter Vice-Chairman Gibellina)

4. **DECLARATION OF A QUORUM**




A quorum was declared, Chairman Rinehart closed the work session, and called the meeting to order, with Members Ellis, Tanksley, Goff, and Commissioner Siddique absent, and conducted the Roll Call.


5. **MINUTES**



A motion was made by Vice-Chairman Gibellina, seconded by Member Imre, and carried 6-0, with Members Ellis, Tanksley, Goff, and Commissioner Siddique absent, to approve the minutes of March 24, 2025.

6. **DISCUSSION -NON-BINDING HEARING INCENTIVE**

 Chairman Rinehart reviewed non-binding hearing incentives, refers to a public meeting or Planning Commission hearing, where developers, community members, and local officials discuss a proposed project, but no final decision is made, purpose, non-binding meaning, helps shape the proposal, common step, preliminary review by the Board of County Commissions (BOCC), applicants may, at their option, sole cost, and risk, submit a preliminary site layout and building designs to the BOCC, for a non-binding and preliminary review providing the following conditions have been met: the applicant has had a scoping meeting with Manatee County staff, completed and submitted a non-binding preliminary review application, agree to a Land Use Restriction Agreement (LURA) for the project under review of at least 25 years, and agrees that this non-binding review shall not be relied upon by the applicant as a final decision, and shall not be construed in any manner as creating any vested right or entitlement for the development of the subject property, by requesting and participating in this optional preliminary review process, the applicant shall be deemed to have read and agreed to this code provision, and to hold the BOCC and its officials harmless for any future action, that may be taken based on the results of a preliminary review pursuant to this section.

 Discussion ensued regarding density, 25 percent for the LURA, dollar amount in the project, scope concerns, add Livable Manatee to the requirements under number three of section 545.2, in the Land Development Code (LDC), specify preliminary site plan, applicant has completed, assemble all required documents, and submitted a non-binding preliminary application, and next steps for non-binding hearings in Manatee County.

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7. **REVIEW AND RECOMMENDATIONS OF INCENTIVES A-K**

 Chairman Rinehart read the incentives for the benefit of members.

Incentive A


 The processing of approvals of development orders or permits, as defined in s. 163.3177(6)(f)3, for affordable housing projects is expedited to a greater degree than other projects.

 Discussion ensued regarding timelines.

 A motion was made by Member Imre, seconded by Vice-Chairman Gibellina, and carried 6-0, with Members Ellis, Tanksley, Goff, and Commissioner Siddique absent, to maintain the current language in the Land Development Code (LDC) and reassess in 2026.

Incentive B

 The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

 Discussion ensued regarding School Board impact fees, impact fees, vacant lots, and waiving fees.

Chairman Rinehart requested further review at the June AHAC meeting.

Incentive C

The allowance of flexibility in densities for affordable housing.

Chairman Rinehart requested further review at the June AHAC meeting.

Incentive D



The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.



Discussion ensued regarding the Urban Corridor, concurrency, and the purpose of this incentive.



Chairman Rinehart requested further review of all the incentives at the June AHAC meeting.

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8. **NEXT MEETING**

The next meeting is scheduled for June 16, 2025, from 3:00 p.m. to 5:00 p.m., in the Administration Building, Manatee Room Fifth Floor, 1112 Manatee Avenue West, Bradenton.

9. **MEMBER COMMENT**



Vice-Chairman Gibellina stated Nine20 Manatee, new workforce housing apartments, is having a tour and reception, on May 15, 2025.

There being no further member comments, Chairman Rinehart closed member comments.

10. **PUBLIC COMMENT**



There being no public comments, Chairman Rinehart closed public comments.

ADJOURN

There being no further business, Chairman Rinehart adjourned the meeting at 4:36 p.m.

Minutes Approved: _____