County of Manatee
Affordable Housing Advisory Committee
2026 Incentive Review and Recommendation Report

I. Background Information:

On April 22, 2008, Ordinance No. 08-44 was adopted by the Manatee County Board of County Commissioners regarding the establishment of the Affordable Housing Advisory Committee (AHAC) pursuant to Florida Statute 420 and Rule Chapter 67-37 of the Florida Administrative Code.

The Manatee County Affordable Housing Committee is comprised of maximum of 11 members representing residential home building, mortgage banking, labor actively engaged in homebuilding, advocate for low-income persons, for-profit builder, not for profit builder, real estate professional, serves on local planning commission, resident of Manatee County, represents employers in Manatee County, represents essential services personal and an Elected Official.

The AHAC is required to review the established policies and procedures, ordinances, land development regulations, and Manatee County's adopted comprehensive plan and make recommendations to the BOCC on specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

The Affordable Housing Advisory Committee (AHAC) met on February 9, March 9, April 6, June 1, and October 6, 2026, to review Manatee County's Comprehensive Plan Housing Element and Land Development Code Section 545, and to make recommendations under Florida Statute 420.9076(4), Affordable Housing Incentives.

The AHAC considered each Affordable Housing Incentive as it relates to current policy and housing impact, current housing conditions and effectiveness of each incentive as currently addressed in Manatee County's Comprehensive Plan/Housing Element 6 and Manatee County's Land Development Code/Section 545.

II. Public Hearing:

Notice of the Public Hearing for the AHAC to receive comments from the public on the affordable housing incentive recommendations by the AHAC will be published in the Bradenton Herald. On October 12, 2026, a Public Hearing will be held at the Manatee County Administration Building, 1112 Manatee Avenue West, Bradenton, Fl – 5th Floor, Manatee Room at 3:00 p.m.

Public comments –TBD.

Affordable Housing Advisory Committee

AFFORDABLE HOUSING CITIZEN SEAT	MEMBER	TERM EXPIRATION
SEAT #1: Actively engaged in the **residential home building industry in connection with affordable housing**	Glen Gibellina Appointed 1-28-25	December 31, 2026
SEAT #2: Actively engaged in **banking or mortgage banking industry in connection with affordable housing**	Lois Meyers Appointed 1-6-26	December 31, 2028
SEAT #3: Representative of those **areas of labor actively engaged in home building in connection with affordable housing**	Steve Rinehart Appointed 1-28-25	December 31, 2026
SEAT #4: Actively engaged as an **advocate for low-income persons in connection with affordable housing**	Shelia Fialkowski Appointed 1-6-26	December 31, 2028
SEAT #5: Actively engaged as a **for-profit provider in connection with affordable housing**	**Vacant**	
SEAT #6: Actively engaged as **a not-for-profit provider in connection with affordable housing**	Missy Parmenter Appointed 1-6-26	December 31, 2028
SEAT #7: Actively engaged as a **real estate professional in connection with affordable housing**	Matthew Bender Appointed 1-28-25	December 31, 2026
SEAT #8: Actively **serves on the local planning agency**	**Vacant**	
SEAT #9: Resides within the jurisdiction of the local governing body	Rita Goff Appointed 1-28-25	December 31, 2026
SEAT #10: Represents employers within the jurisdiction	**Vacant**	
SEAT #11: Represents essential services personnel	Samantha Patterson Appointed 5-5-26	December 31, 2027
SEAT #12: Elected Official - Commissioner	George Kruse	December 31, 2026

III. Incentives & Recommendations:

a. ***Incentive:*** *The processing of approvals of development orders or permits, as defined in Florida Statutes, Section 163.3164 and 163.3167, for affordable housing projects is expedited to a greater degree than other projects.*

Intent: **Housing Rapid Response Team/Fast Tracking.** Projects in which twenty-five (25) percent or more of the entire project is affordable will receive the assistance of the County's Housing Rapid Response Team. The team will assist with fast-tracking the project through the necessary permitting procedures. Contact with the Housing Rapid Response Team shall be made through the Housing and Community Development Manager or as designated by the County Administrator.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

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

Intent: *Section 545.2(B)* – **Review Fee Deferral.** All projects with at least twenty-five (25) percent affordable housing units shall be eligible for deferral of County fees in accordance with Affordable Housing Programs and administrative procedures as established by Manatee County, and as permitted by law.

1. Any applicant seeking a fee deferral shall submit an application to the Department Director who will assist the applicant in working with the proper county department.
2.The applicant shall enter into a land use restriction agreement (LURA) with the County. The agreement shall provide the designation level of affordable units required according to the terms and conditions of the agreement, as approved by the Board. A land trust may be used as a mechanism to retain units as affordable.

3. Upon Certificate of Occupancy Issuance for the final affordable unit within the development, deferred County fees will be credited to the Applicant's account, provided the project meets all terms and conditions of the executed LURA.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

c. ***Incentive:*** The allowance of flexibility in densities for affordable housing.

Intent: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (Section 545.2(D) – Density Bonus). Projects with at least twenty-five (25) percent units designated as affordable are eligible to request a density bonus as follows:

1. Table 5-6 lists the maximum project density that may be approved in conjunction with the bonus. Conventional zoning districts without a bonus may still be considered under each future land use category, as indicated in Table 4-1. Those zoning districts listed under "Potential Zoning Districts" in Table 5-6 below allow for a range of densities, some without the full bonus. For example, RES-3, per the Density Bonus provision allows a maximum of six (6) dwelling units per acre. However, in some cases only three (3) or four and one-half (4.5) dwelling units may be requested or deemed appropriate. The applicable zoning district would be RSF-3 or RDD-3 and RSF-4.5/H, respectively. To achieve six (6) dwelling units per acre the more intensive residential districts must be requested, or the site be located at a designated activity center, meeting commercial locational criteria, and request the non-residential zoning designation.)

Planned Development districts may also be considered with or without a bonus request.

Table 5-6: Housing Density Bonus

FLUC	Potential Zoning Districts	Max. Gross (units per gross acre)	Max. Net (units per net acre)
RES-3	RSF-4.5/H, RDD-4.5/H, RSF-6/H, RSMH-6/H, RDD-6/H, RMF-6/H NC-S/H*, NC-M/H*, PR-S/H*, PR-M/H*	6	9
UF-3	RSF-4.5/H, RDD-4.5/H, RSF-6/H, RSMH-6/H, RDD-6/H, RMF-6/H NC-S/H*, NC-M/H*, PR-S/H*, PR-M/H*, GC/H*	6	12
RES-6	RSF-9/H, RMF-9/H, RMF-12/H NC-S/H*, NC-M/H*, PR-S/H*, PR-M/H*, GC/H*	12	16
RES-9	RMF-12/H, RMF-16/H NC-S/H*, NC-M/H*, PR-S/H*, PR-M/H*, GC/H*	20	24
RES-12	RMF-16/H NC-S/H*, NC-M/H*, PR-S/H*, PR-M/H*, GC/H*	24	28
RES-16	NC-S/H*, NC-M/H*, PR-S/H*, PR-M/H*, GC/H*	32	36
ROR	NC-S/H, NC-M/H, GC/H, HC/H, MX/H, PR-S/H, PR-M/H	32	36
MU	RMF-16/H GC/H, MX/H	30	36

Example: RES-9 FLUC - the maximum density of twenty (20) du/acre may only be obtained in specific zoning districts such as GC/H and MX/H, but in RMF-12/H, the maximum allowable density is twelve (12) du/acre.

* Subject to Commercial Locational Criteria.

2. Density bonuses are not permitted on sites within the CEA or CHHA Overlay Districts.

3. In order to receive the affordable housing density bonus, the site must be rezoned to a zoning district designation that allows the requested density as listed in Table 5-6, above. In reviewing rezoning applications, the Board shall consider the criteria for rezoning listed in Section 342.3. The zoning designations listed with an H (e.g. RSF-9/H, max. density nine (9) d.u./acre) indicates that an affordable housing density bonus was approved for that site. The eligibility for the density bonus shall be terminated for projects that do not qualify for the affordable housing density bonus. A rezone to a zoning district consistent with the Future Land Use Classification of the site (see Table 4-1), is required prior to any other development of the site.
4. Density bonuses may be used only within the project creating the bonus units.
5. In reviewing the site plan for a development utilizing a density bonus, the Department Director shall consider the following:
    a. The proposed project shall not have a negative impact on the transportation level of service.
    b. The design of new development shall respect the scale and development pattern of existing residential sites abutting the affordable housing project.
    c. The project shall meet, at a minimum, the following project compatibility standards. More stringent setbacks and buffers may be proposed by the applicant to achieve compatibility. At minimum the applicant must choose from i., ii., or iii. below and must comply with iv.:
        i. To encourage the placement of smaller lots interior to the site, the minimum side and rear building setbacks for those lots abutting a single-family residential zoning district shall be as required by the zoning district or the same required setback of the adjacent single family residential district, whichever is greater, or
        ii. Lots that are consistent in size with those in the adjacent zoning district shall be located along the perimeter of the project, or
        iii. A twenty (20) foot screening buffer shall be provided in accordance with Section 701.4.B.3, and
        iv. Additional building setbacks are required if the building exceeds three (3) stories (see Section 401.5).
6. The applicant shall enter into a land use restriction agreement with the County. The agreement shall provide for the number of units which can be built subject to a density bonus and to ensure that the units are retained as affordable units and/or special needs units, for a period of time to be designated by the Board. A land trust may be used as a mechanism to retain units as affordable.

E. **Bulk and Dimensional Standards.** The zoning district dimensional standards contained in Chapter 4 shall apply, except for specific zoning districts, as indicated in Table 5-7, and Planned Development.

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Table 5-7: Schedule of Bulk and Dimensional Standards for Specific Single-Family Residential Districts

	RSF-4.5/H	RSF-6/H	RSF-9/H
Min lot size	4,000	3,500	3,500
Min. width	40	35	35
Min. front setback	20/25[1]	20/25[1]	20/25[1]
Min. side setback	5	5	5
Min rear setback	15	15	15

[1] Front-loaded carports and garages, detached or attached to a single-family dwelling, require a minimum 25-foot front yard setback.

[2] On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

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

Intent: This incentive is currently addressed in the Land Development Code Section 545.2(H). **CLOS Extension Request.** Upon receiving a request for an extension of an initial transportation component of a Certificate of Level of Service (CLOS) for a residential project designated affordable housing, Manatee County shall prioritize such extension request for processing ahead of residential project(s) not containing affordable housing if the residential project containing affordable housing is located: (1) within the Urban Core; and (2) within one mile of a public transit stop.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

e. ***Incentive:*** *The allowance of affordable accessory residential units in residential zoning districts.*

Intent: This incentive is currently addressed in the Land Development Code Section 511.18 An accessory dwelling unit shall be limited to parcels containing one (1) existing dwelling, single family detached or one (1) existing mobile home (A Zoning District only) and on parcels zoned: A, A-1, RSF, VIL, and PD Zoning Districts with a maximum square footage (sf) of eighty (80) percent of the primary structure (air conditioned, under roof square footage only) . ADUs are prohibited within the Whitfield Residential Overlay District (WR, Section 403.13), and the Bayshore Gardens Park and Recreation District, an independent recreation district authorized pursuant to Chapter 2002-365, Laws of Florida.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

f. ***Incentive:*** *The reduction of parking and setback requirements for affordable housing.*

Intent: This incentive is currently addressed in the Land Development Section 545.2(I) – Site Improvement Incentives.

To promote affordable housing in Manatee County, any project which provides at a minimum twenty-five (25) percent of the overall units as affordable housing, as certified by the County, may request modifications of standards per Section 365 of this Code.

Projects rezoned to a planned development district that provide twenty-five (25) percent or more of their residential units as affordable housing may opt to utilize zero lot line. Privacy walls shall be required on the common walls. Developers may request a reduced setback for such developments if parking is designed not to obstruct sidewalks, roadways or street tree requirements.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

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g. ***Incentive:*** *The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing*.

Intent: This incentive is currently addressed in the Land Development Section 545.2(I) – Site Improvement Incentives.

To promote affordable housing in Manatee County, any project which provides at a minimum twenty-five (25) percent of the overall units as affordable housing, as certified by the County, may request modifications of standards per Section 365 of this Code.

Projects rezoned to a planned development district that provide twenty-five (25) percent or more of their residential units as affordable housing may opt to utilize zero lot line. Privacy walls shall be required on the common walls. Developers may request a reduced setback for such developments if parking is designed not to obstruct sidewalks, roadways or street tree requirements.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

h. ***Incentive:*** *The modification of street requirements for affordable housing.*

Intent: This incentive is currently addressed in the Land Development Code Section 545.2(I) – Site Improvement Incentives.

To promote affordable housing in Manatee County, any project which provides at a minimum twenty-five (25) percent of the overall units as affordable housing, as certified by the County, may request modifications of standards per Section 365 of this Code.

Projects rezoned to a planned development district that provide twenty-five (25) percent or more of their residential units as affordable housing may opt to utilize zero lot line. Privacy walls shall be required on the common walls. Developers may request a reduced setback for such developments if parking is designed not to obstruct sidewalks, roadways or street tree requirements.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027.

Board Action: TBD

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i. ***Incentive:*** *The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.*

Intent: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented by Manatee County's Community and Veterans Services Department.

Recommendation: To maintain the current language in the Local Housing Assistance Plan and reassess in 2027.

Board Action: TBD

j. ***Incentive:*** *The preparation of a printed inventory of locally owned public lands suitable for affordable housing.*

Intent: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented through current language in the Land Development Code (Section 545.6 – County Owned Property).

County owned surplus property which is suitable for the development of affordable housing may be dispersed on an as-needed basis pursuant to procedures established by the Board in accordance with Section 2-17-1, Code of Ordinances (Conveyance of county-owned property to nonprofit agencies) and other applicable law.

Recommendation: To maintain the current language in the Land Development Code and reassess in 2027

Board Action: TBD

k. ***Incentive:*** *The support of development near transportation hubs and major employment centers and mixed-use developments within one mile of transportation hubs, major employment centers, and/or mixed-use developments.*

Intent: The Comprehensive Plan has several objectives, policies that encourage the revitalization of the urban core area (Comp Plan Objective 2.1.3); create multi-modal opportunities (Comp Plan Policy 2.1.3.19); encourage development of mixed-use areas (Comp Plan Objective 2.1.4); integrate complete streets to accommodate all uses (Comp Plan Goal 5.6). The County adopted in 2016 higher densities along 6 major corridors within the urban core. Depending on the future land use designation and other requirements, it's possible to achieve 20 – 40 dwelling units per acre.

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Recommendation: Maintain the current language in the Comprehensive Plan and reassess in 2027.

Board Action: TBD

Other: Tree Protection Trust Fund. This incentive is currently addressed in the Land Development Code Section 545.2(C) - Tree Protection Trust Fund.

Projects with at least twenty-five (25) percent affordable units may apply to receive funds from the Tree Protection Trust Fund to meet landscaping requirements of the project.

1. Any applicant seeking to secure such funding shall apply by submitting a written request to the Department Director.
2. Allocation of these funds is discretionary and must compete with all other projects eligible to receive funds from the Tree Protection Trust Fund, including county landscaping projects and are based on fund availability.
3. The applicant shall enter into a land use restriction agreement with the County. The agreement shall provide the designated affordable units required to seek reimbursement from the Tree Protection Trust Fund as approved by the Board. A land trust may be used as a mechanism to retain units as affordable.

AHAC recommendations will be presented for acceptance before Manatee County Board of County Commissioners on or before December 15, 2026.

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