

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
August 11, 2025**

Present were:

Stephen Rinehart, Chairman
Glen Gibellina, Vice-Chairman
Matthew Bender
Rita Goff
Allison Imre
Lois Meyers
Tal Siddique, Board of County Commissioners

Absent were:

Michael Boyle
Kenneth Ellis





Three seats are vacant.


Also present were:

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


AGENDA AND SIGN-IN SHEET

HC20250811DOC001

1.  Chairman Rinehart called the meeting to order at 3:02 p.m.
2. **PLEDGE OF ALLEGIANCE/ROLL CALL**
Chairman Rinehart led the Pledge of Allegiance and conducted the Roll Call.
3. **DECLARATION OF A QUORUM**
 A quorum was declared, with Members Boyle and Ellis absent.
4. **MINUTES**
 A motion was made by Commissioner Siddique, seconded by Member Gibellina, and carried 7-0, with Members Boyle and Ellis absent, to approve the minutes of June 16, 2025.
5. **FORM BASED CODE DISCUSSION**
 Commissioner Siddique reviewed Form Based Code with the Affordable Housing Advisory Committee (AHAC), the purpose and understanding, and Urban Corridor areas west of U.S 301 and U.S. 41 that present opportunities for the use of Form Base code.

 Discussion ensued regarding Form Based versus Performance Based, administrative approval, cost, Board of County Commissioner (BOCC) action, Senate Bill (SB) 180, positive and negative aspects, Form Based code for affordable housing, cost reduction,

understanding the code, City of Bradenton utilizes the code, and implement the code for the entire County.


 A motion was by Member Imre, seconded by Vice-Chairman Gibellina, and carried 7-0, with Members Boyle and Ellis absent, to recommend to the BOCC, to procure a consultant to write a proposal for implementation of the use of Form Base Code.


6. **REVIEW AND RECOMMENDATIONS OF REMAINING INCENTIVES**

Chairman Rinehart read the incentives to the AHAC Board.


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 the Area Median Income (AMI), School Board Impact fees, Impact fees, reimbursement, density, current interest rates, removal of the 120 AMI, and developer fees.

 A motion was made by Member Bender, seconded by Member Meyers, and carried 7-0, with Members Boyle and Ellis absent, to maintain the current incentive and reassess in 2026.


Incentive C


 The allowance of flexibility in densities for affordable housing.


 Discussion ensued regarding this incentive gives developers flexibility, Performance Based Code, the purpose of the incentive, and approval of final Plats.

 A motion was made by Member Imre, seconded by Commissioner Siddique, and carried 7-0, with Members Boyle and Ellis absent, to maintain the current language in the Land Development Code (LDC) and reassess in 2026.


Incentive D


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


 Discussion ensued regarding adding the verbiage, to have Certificate Level of Service (CLOS) have no expiration date, County traffic plan, housing surrounding bus stop locations, half a mile instead of a quarter mile, The Americans with Disabilities Act (ADA) compliance, and an understanding of the Utility Code.

 A motion was made by Member Imre, seconded by Commissioner Siddique, and carried 7-0, with Members Boyle and Ellis absent, to preserve the current incentive, while revising the language to require that projects be located within one mile of transit.

Incentive J


 The preparation of a printed inventory of locally owned public lands suitable for affordable housing.


 Discussion ensued regarding Florida Statute, best practices, and the possibility of adding a deadline date for this incentive.

 A motion was made by Member Bender, seconded by Member Imre, and carried 7-0, with Members Boyle and Ellis absent, to maintain the current language in the LDC and reassess in 2026.

Incentive K


 The support of development near transportation hubs and major employment centers and mixed-use developments.

 Discussion ensued regarding an understanding of the incentive, location of support of development near transportation hubs, define the word near, and adjust the language.


 A motion was made by Member Bender, seconded by Member Myers, and carried 7-0, with Members Boyle and Ellis absent, to revise the language, to the support of development within one mile of transportation hubs, major employment centers, and/or mixed-use developments.

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7. **NEXT MEETING**

 The next meeting is scheduled for September 8, 2025, from 3:00 p.m. to 5:00 p.m., in the County Administration Building, Manatee Room Fifth Floor, 1112 Manatee Avenue West, Bradenton.

8. **MEMBER COMMENT**

 Vice- Chairman Gibellina acknowledge the County's membership in the Florida Housing Coalition, and recommended that the AHAC Board attend future events, and spoke on Yes, In God's Backyard (YIGBY) and Tiny Homes.

 Commissioner Siddique requested reviewing Government efficiency.

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

9. **PUBLIC COMMENT**

 Mitchail Scott, shared the purpose of Reenvision Palmetto LLC within the community.

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

ADJOURN

There being no further business, Chairman Rinehart adjourned the meeting at 5:08 p.m.

Minutes Approved: _____