

**MANATEE COUNTY AFFORDABLE HOUSING  
ADVISORY COMMITTEE REGULAR MEETING  
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM  
1112 Manatee Avenue West  
Bradenton, Florida  
June 16, 2025**

Present were:

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

Absent were:

Michael Boyle  
Kenneth Ellis  
Rita Goff  
Allison Imre

Two seats are vacant.

Also present were:

Deborah Ash, Community Development Coordinator  
Tracie Adams, Deputy Director, Community and Veteran Services  
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court

**AGENDA AND SIGN-IN SHEET**

HC20250616DOC001

1. Chairman Rinehart called the meeting to order at 3:03 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, Ellis, Goff, and Imre absent.
4. **MINUTES**  
A motion was made by Commissioner Siddique, seconded by Vice-Chairman Gibellina, and carried 5-0, with Members Boyle, Ellis, Goff, and Imre absent, to approve the minutes of April 28, 2025.
5. **DISCUSSION – “ZONING REGULATIONS FOR ALTERNATIVE HOUSING TYPES IN RESPONSE TO NATURAL DISASTERS AND HOUSING AFFORDABILITY CRISIS”**  
Skyler Ramsey, Development Services Intern, discussed zoning regulations for alternative housing types in response to natural disasters and the housing affordability crisis.





Discussion ensued regarding natural disasters, Federal Emergency Management Agency (FEMA), zoning alternatives for housing types in a natural disaster situation, using Recreational Vehicles (RVs) instead of Mobile Home on the property, clarity on zoning regulations, exceptions, Tiny Homes being a part of the zoning alternative, elevation and flood zone considerations, FEMA evaluations, zoning regulations currently under review,

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approval process, add living in an RV into the Land Development Code (LDC), marketing this amendment to the public, review timeline, 180 day requirement, RVs being a permanent residence, clarity on the word subdivision in the amendment, requirements for an extension once past the 180 day rule, location, and RV and Mobile Home parks.

6. **HUD BUDGET CUTS TO FEDERAL HOUSING PROGRAMS**


 Julia Viera, Community Development Block Grant (CDBG) Project Manager, utilized a slide presentation to review Department of Housing and Urban Development (HUD) budget cuts to Federal Housing programs, entitlement community as an urban County since 2021, one of the 1,297 nationwide recipients of community funding from HUD, President Trump's Fiscal Year (FY) 2026 HUD funding, and FY 2026 HUD funding process.

 Discussion ensued regarding waitlists for funding, Section-8 housing, rental assistance, agencies that receive funding, the President's budget, Congress approving funding, and Sadowski funds. HC20250616DOC002

8. **NEXT MEETING**


 The next meeting is scheduled for July 14, 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.


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

 Chairman Rinehart read the incentives to the Affordable Housing Advisory Committee (AHAC).

Incentive E


The allowance of affordable accessory residential units in residential zoning districts.


 Discussion ensued regarding keep incentive as is, 80 percent of the main residence size, update language regarding square-feet, clarity on primary residence and guest houses on the same property, zoning districts, and conforming lots.

 A motion was made by Member Bender, seconded by Commissioner Siddique, and carried 5-0, with Members Boyle, Ellis, Goff, and Imre absent, to maintain the current language in the Land Development Code (LDC) and reassess in 2026.

Incentive F


 The reduction of parking and setback requirements for affordable housing.


 Discussion ensued regarding 3,500 square-feet, set back requirements, lot size, minimum parking ratios, large subdivisions, infill lots, and zoning.


 A motion was made by Vice-Chairman Gibellina, seconded by Member Bender, and carried 5-0, with Members Boyle, Ellis, Goff, and Imre absent, to maintain the current language in the LDC minus additionally, developments utilizing the above designs may reduce the required lot size to no less than 3,500 square feet.

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### Incentive G


 The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.


 Discussion ensued regarding lot design, definition of subdivision, certified lot split, costs, survey, and final plat.

 A motion was made by Member Bender, seconded by Member Meyers, and carried 5-0, with Members Boyle, Ellis, Goff, and Imre absent, to maintain the current language in the LDC minus additionally, developments utilizing the above designs may reduce the required lot size to no less than 3,500 square feet.


### Incentive H


 The modification of street requirements for affordable housing.


 Discussion ensued regarding incentive intent, right-of-way, cul-de-sac, and overall safety.

 A motion was made by Member Meyers, seconded by Vice-Chairman Gibellina, and carried 5-0, with Members Boyle, Ellis, Goff, and Imre absent, to maintain the current language in the Land Development Code minus additionally, developments utilizing the above designs may reduce the required lot size to no less than 3,500 square feet.


### Incentive I


 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.

 Discussion ensued regarding increased cost in housing with this incentive, and utilize programs like this incentive.

 A motion was made by Member Bender, seconded by Vice-Chairman, and carried 5-0, with Members Boyle, Ellis, Goff, and Imre absent, to maintain the current language in the Local Housing Assistance Plan and reassess in 2026.

### Incentive J

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

 Discussion ensued regarding surplus lots, non-conforming lots, utilize for affordable housing, surplus list of County owned properties, non-profits apply for surplus County owned properties, and Florida Statute.


Deferred to the July meeting, to update the wording on the incentive.

### Incentive K

 The support of development near transportation hubs and major employment centers

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and mixed-use developments.

 Discussion ensued regarding incentive being broad, impact fees, jurisdiction, building near the City of Bradenton (COB), urban corridor, overlay districts, density bonuses, and corridor timeframe.

Deferred to the July Meeting.

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9. **MEMBER COMMENT**

 Vice-Chairman Gibellina requested Tiny Homes on tiny residential lots be considered.

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 5:04 p.m.

Minutes Approved: \_\_\_\_\_