

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE (AHAC) REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
March 24, 2025**

Present were:

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

Absent were:

Michael Boyle
Kenneth Ellis
Laura Tanksley
Tal Siddique, Board of County Commissioners

One seat is 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

HC20250324DOC001


1. **CALL TO ORDER**

 Chairman Rinehart called the meeting to order at 3:10 p.m.

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


Chairman Rinehart led the Pledge of Allegiance and conducted the Roll Call.

11. **PUBLIC COMMENT**

 Braden Curry provided documentation and reviewed non-binding preliminary review hearings.

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
(Enter Vice-Chairman Gibellina)


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

3. **DECLARATION OF A QUORUM**

A quorum was declared, with Members Boyle, Ellis, Tanksley, and Commissioner Siddique absent.

4. **INTRODUCTION OF AFFORDABLE HOUSING COORDINATOR**


 Deborah Ash, Community Development Coordinator, introduced Helena Yeatman, Affordable Housing Coordinator.


 Helena Yeatman, Affordable Housing Coordinator, provided a summary of accomplishments.

5. **MINUTES**


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


6. **COUNTY OWNED SURPLUS PROPERTY OVERVIEW**

 Lisa Crabtree, Senior Real Property Specialist, provided an overview of County-owned surplus property, reviewed the location of the properties, explained the process for County owned property to be deemed as surplus, the vetting process by each department, and reviewed County Ordinance 14-26.


 Discussion ensued regarding the designation of County owned properties, and review of County-owned properties for Affordable Housing.

7. **DISCUSSION – STRAIGHT RE-ZONE WITH EXCEPTIONS**


 Elizabeth Shulman, Development Services, discussed straight re-zones with exceptions, Planned Development Residential (PDR), setbacks, parking reductions, single-family homes, and Housing Rapid Response Team/Fast Tracking for Affordable Housing.

 Discussion ensued regarding setback requirements, zoning minimums and exceptions, Affordable Housing for single-family homeownership, maximum height, and recommendations regarding setback changes.


8. **NEXT MEETING**

 The next meeting is scheduled for April 28, 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**

 Chairman Rinehart requested an understanding of the process, to get the application for non-binding preliminary review approved by the Board of County Commissioners (BOCC).

Discussion ensued regarding the application for non-binding preliminary review, proposal for purchase of additional density, density bonuses, and Land Use Restriction Agreements.

 Vice-Chairman Gibellina requested Members provide topics they would like to have him present at Board meetings, during Advisory Board comments, meeting tomorrow, spoke on affordable housing non-profits, and non-conforming lots.

 Discussion ensued regarding recommendations, and AHAC goals.

 Member Imre discussed an affordable housing development being built on Church-owned land in California, and requested to review the concept at a future meeting.

10. **STAFF UPDATES**

 Deborah Ash, Community Development Coordinator, stated Manatee County Rehabilitation and Replacement Applications opened on March 24, 2025.

ADJOURN

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

Minutes Approved: _____