

**MANATEE COUNTY AFFORDABLE HOUSING  
ADVISORY COMMITTEE REGULAR MEETING  
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM  
1112 Manatee Avenue West  
Bradenton, Florida  
November 3, 2025**

Present were:

Stephen Rinehart, Chairman  
Glen Gibellina, Vice-Chairman  
Matthew Bender  
Rita Goff  
Michael Boyle  
Allison Imre

Absent was/were:

Tal Siddique, Board of County Commissioners  
Katie Booth  
Lois Meyers

Three seats are vacant.

Also present were:

Deborah Ash, Community Development Coordinator  
Tracie Adams, Community and Veteran Services  
Elizabeth Schulman, Development Services  
Helena Yeatman, Community and Veteran Services  
Jackie Edouard, Board Records, Clerk of the Circuit Court

**AGENDA AND SIGN-IN SHEET**

HC20251103DOC001

1. Chairman Rinehart called the meeting to order at 3:00 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.

4. **ADVERTISED PUBLIC HEARING**

 A duly advertised hearing was held to review the 2024 Incentive Review and Recommendation Report.

 A motion was made by Member Bender and seconded by Member Imre to adopt Incentives A-K.

 Member Gibellina questioned if the Land Use Restriction Agreement (LURA) is set in stone when it comes to length in time.

 Debbie Ash, Community Development, explained that the Livable Manatee Incentive Program LURA depends on the amount of funding it receives. The time length is 25, 35, or 50 years, as documented in the LURA. In 2017, it was 10 years.

 Chairman Rinehart said he will address LURAs next year. He wants to remove it from the Board of County Commissioners (BOCC) and make the approval process more streamlined and administrative. This would speed up the process and have the County Administrator sign off on projects instead.

 The motion carried 6-0, with Members Siddique, Booth and Meyers absent, to adopt Incentives A-K.

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5. **MINUTES**

 A motion was made by Member Boyle, seconded by Member Bender, and carried 6-0, with Members Siddique, Booth, and Meyers absent. to approve the minutes of October 3, 2025.

7. **MEMBERSHIP**

 Members Imre and Meyer'S terms are ending. New members will be appointed in January 2026. Member Irme confirmed she will reapply to serve on the Committee next year.

 Chairman Rinehart plans to make changes starting in the new year. He is requesting input from leadership regarding planning and direction, specifically on how to simplify the process and identify areas for affordable housing. Additionally, he wants to host a Housing Summit with the BOCC.

6. **REZONE WITH APPROVED SITE PLAN DISCUSSION**

 Chairman Rinehart read a document into the record to give the details of Rezone.

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8. **NEXT MEETING**

 The next meeting will be February 9, 2026, from 3:00 p.m. – 5:00 p.m. at the County Administration Building, Manatee Room, 5th floor, 1112 Manatee Avenue West, Bradenton. Aan overview of Sunshine Law will be discussed and more details of the Housing Summit.

9. **MEMBER COMMENT**

 Member Gibellina

- It was stated that there are some better practices out that can be instituted for rezone and site plan approvals.
- Concerned with the struggle of finding money for affordable housing projects and implementing the affordable housing trust fund on a local level.
- He mentioned item seven on the November 4, 2025, Board Agenda "On November 27, 2018, a Land Use Restriction Agreement (LURA) for the Livable Manatee Homeownership Incentive Program was executed between Chinnet Contractors, Inc. (Owner), William Manfull (Developer), and Manatee County for the development of a single-family home to be sold to an income-eligible household. On January 18, 2019, the property was sold to an income-eligible, moderate-income homebuyer. A Livable Manatee Incentive Disclosure was executed by the buyer, acknowledging the affordability requirements and stipulations outlined in the recorded LURA."
- Noted the form-based code movement and conversations should keep Affordable Housing in the loop and part of the discussion.
- Requested Zoom be an option for the Affordable Housing Advisor Committee.

- Questioned why AHAC members are not a part of the Florida Housing Coalition.

 Ms. Ash clarified that the county's Florida Housing Coalition membership is only available for elected officials and county staff not advisory committee members. She will resend Mr. Gibellina the email that came from Mathew Chainie on this matter.

 Member Imre wants a date change consideration for the February 9, 2025 meeting.

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

10. **PUBLIC COMMENT**

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

11. **ADJOURN**

There being no further business, Chairman Rinehart adjourned the meeting at 3:55 p.m.

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