

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
September 8, 2025**

Present were:

Stephen Rinehart, Chairman
Matthew Bender
Rita Goff
Lois Meyers
Tal Siddique, Board of County Commissioners

Absent was/were:

Allison Imre
Michael Boyle
Glen Gibellina, Vice-Chairman


Three seats are vacant.

Also present were:


Deborah Ash, Community Development Coordinator
Jackie Edouard, Board Records, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

HC20250908DOC001

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, Imre, and Gibellina absent.


4. **MINUTES**

 A motion was made by Member Meyers, seconded by Commissioner Siddique, and carried 5-0, with Members Michael Boyle, Allison Imre and Glen Gibellina absent. to approve the minutes of August 11, 2024.


HC20250908DOC002


5. **UTILITY CODE**

 Nick Wagner, Deputy Director of Utilities Department, discussed the reasoning behind Manatee County requiring higher standards than surrounding counties. Chairman Rinehart mention the impact fee change being approved and noted difficulty of achieving affordable housing while the County estimates a shortage of \$\$40 thousand. Concerns were raised about


- Polymer Manholes, the requirement for Polymer is wet well, king manhole, and at least two additional downstream manholes must be polymer concrete, comparison was mentioned, polymer \$13,000-\$14,000 per unit vs precast concrete \$6,000 to \$7,000 per unit, whether downstream manholes face corrosive gas exposure, Hydrogen Sulfide from turbulent flow corrodes concrete; polymer avoids this, and requirement adopted as a protective measure.
-  Lift Station Pumps, current approval heavily favors Hydromantic pumps (China-made), Grundfos is U.S made, lower operating cost, lower electrical consumption),


three pumps are approved, standardization reduces maintenance inventory, but agreed to review Grundfos through vendor demonstration.


-  Water Gaskets, County requires EPDM gaskets (due to higher chemical treatment levels). Chairman Rinehart questioned necessity and potential water safety implications. Detectable/Locate Tape County requires six-inch RFID locate tape; other jurisdictions use three-inch metallic. Staff explained, six-inch tape provides precise location even if cut; enhances future protection against accidental utility strikes. Board pointed out cost burden falls on developer while mistakes often result from contractors not using locates.

 The discussion concluded that the requirements are intended for long-term protective measures, to reduce future maintenance costs and avoid system failures, three-inch versus the six-inch tape may warrant review, consideration for the new pump vendors after an evaluation, and staff will provide follow-up information.

6. **FUTURE AHAC MEETING TOPICS**


 Non-Binding Hearing revisit – Steve Rinehart

 Discussion ensued on the validity of non-binding hearings, a similar process, called a pre-hearing or preview meeting, was used in the process in the past, but was discontinued because of advertising requirements, cost, and low participation, using this as an incentive for affordable housing communities providing 80 percent AMI or lower, not for market rate projects, even if the applicant covers all fees associated, it still adds to the burden, and form a committee to make a non-binding recommendation and noted that a work session may be necessary, as project discussions require the full board's presence.


 Discussion clarified the non-binding hearing process, referencing Winter Garden as an example, support holding neighborhood workshops before the hearing, pilot program will begin with affordable housing and may expand countywide if successful, staff recommended hiring an outside consultant and noted that all standards will apply to affordable housing developments transferred to the county, and add this item to the Land Use agenda.


The next steps are to draft a letter to the Board of County Commissioners, requesting staff research procedures, gather data from other jurisdictions, and outline a potential pilot program.

7. **NEXT MEETING**

 The next meeting is scheduled for October 6, 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**

 Commissioner Siddique, discussed getting a follow up on the form base code initiative and what to do next, will send an email to staff recommending hiring an outside consultant.

 Chairman Rinehart, noted the goal is to ultimately apply to affordable housing developments turned over to the County. Approval methods will be based on Chapter 585.

There being no member comment Chairman Rinehart closed member comment.

9. **PUBLIC COMMENT**



There being no public comment, Chairman/Vice-Chairman closed public comment.

ADJOURN

There being no further business, Chairman Rinehart adjourned the meeting at 04:09 p.m.

Minutes Approved: _____