

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
July 17, 2023**

Present were:

Stephen Rinehart, Chairman
Erick Pons
Kenneth Ellis
Glen Gibellina
Vallerie Guillory, First Vice-Chairman
William Conerly
Michael Fenton
George Kruse, Board of County Commissioners (Entered during meeting)

Absent were:

Mark Dunlop
Brandon Johnson

Two seats are vacant


Also present were:

Deborah Ash, Community Development Coordinator
William O'Shea, Interim Comprehensive Planning Division Manager
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

HC20230717DOC001

1. **CALL TO ORDER**

 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 Dunlop and Johnson absent.

4. **MINUTES**

 A motion was made by Member Conerly, seconded by Member Ellis, and carried 7-0, with Members Dunlop, Johnson, and Commissioner Kruse absent, to approve the minutes of June 26, 2023.

5. **DRAFTING A LETTER TO THE BOARD OF COUNTY COMMISSIONERS FOR A SURPLUS PROPERTY PROCESS**

 Discussion ensued regarding drafting a letter to the Board of County Commissioners regarding any surplus property, John Osborne assisted with the draft letters, there is no requirement to put the proceeds toward affordable housing, an explanation of the two drafted letters being reviewed, the Live Local Act being applied to agricultural zoning, an amendment to the Housing Element or Code of Ordinances, potable water is along the Future Development Area Boundary (FDAB), the important part of this letter, is to allow the surplus funds to go into a trust for affordable housing, the property next to the Landfill should be considered for development for affordable housing, sending both letters or just the letter regarding the surplus process, the purpose of the letter is only for recommendation purposes, the Live Local Act being used for Commercial, and would a rezone be required.

Bill O’Shea, Comprehensive Planning Division Manager, stated the County was mandated by the State to approve projects that are not consistent with Land Development Code (LDC) and the Comprehensive Plan. This was not able to happen for agricultural, the Comprehensive Plan would have to be rewritten, then follow up with the LDC amendments. The act only applies to mixed-use, commercial, and industrial properties. There could potentially be kick back from the agricultural community. The Live Local Act ignores the Comprehensive Plan and LDC, it mandates approval based on the criteria that has been outlined. Height and maximum density would not have to be reviewed, and the state approves the Comprehensive Plan. The County would not be able to call the Act “Live Local”, because it would need to eventually include agricultural property. A Comprehensive Plan amendment would have to be submitted to the State for approval. Agriculture is one unit per acre. If the policy was structured to include the Live Local Act, a rezone would not be required. The Better Live Local Act has gone through the public hearing process. There is encouragement through the State to do these types of activities for affordable housing.

Chairman Rinehart stated they should send the letter regarding the Better Live Local Act, in the next few months. He feels the letter needs to have better wording and structure.

(Enter Commissioner Kruse)



Discussion continued regarding drafting a letter to the Board of County Commissioners regarding any surplus property, the letter being only for affordable housing and all surplus properties, clarity on the purpose, keeping the letter broad instead of detailed, the way the letter is currently written, should put the Trust Fund into Livable Manatee funding, changing the word “properties” to “lands”, does the land have to be classified as surplus, all surplus properties should go through the affordable housing process first, then have the properties go through the next phase, adding a time period to the letter for the funds to be utilized, clarity on changing the wording from “properties” to “lands”, and anything that is on the current list has to be identified.

Commissioner Kruse stated the purpose of the letter is to go to all of the Board of County Commissioners regarding the surplus properties in Manatee County. There are a lot of surplus properties that are sold, but not deemed appropriate for affordable housing. There could be a possibility to have some of these surplus properties deemed for affordable housing depending on the land/property itself.

Mr. O’Shea stated certain lands have to go through a purchasing procedure. Moving the funds depends on the project. There could be a delay to the project due to interest. The School Board is a different entity than the County surplus properties that are being discussed.




A motion was made by Member Gibellina, seconded by Member Guillory, and carried 8-0, with Members Dunlop, and Johnson absent, for the Chairman to execute a letter to the Board of County Commissioners for a surplus property process, and changing the wording of properties to lands in the letter.

C20230717DOC002


6. **DISSECTING THE LAND USE TOOLS AND PROPERTY TAX EXEMPTIONS IN THE LIVE LOCAL ACT**

Bill O’Shea, Interim Comprehensive Planning Division Manager, stated that this item is being reviewed by the County Attorney’s office to receive direction to move forward with this Act.

The Board reviewed the Land Use Tools and Property Tax Exemptions in the Live Local Act presentation.


 Discussion ensued regarding the Land Use Tools and Property Tax Exemptions in the Live Local Act presentation, and any projects utilizing this Act.

Mr. O'Shea stated that there will be projects using this Act, once it has been reviewed by the County Attorney's office.

 Discussion continued regarding the Land Use Tools and Property Tax Exemptions in the Live Local Act presentation, and questioning why this is still being reviewed by the County Attorney's office.

Commissioner Kruse stated that the County has to follow Statute, but does not have to utilize the entire Live Local Act. Whatever is required from an administrative perspective, the County must follow. The Live Local Act is in the County Attorney's office for proper direction and guidance.

Mr. O'Shea recommended a Resolution for utilizing the Live Local Act administratively.


 Discussion continued regarding the Land Use Tools and Property Tax Exemptions in the Live Local Act presentation, having a 99-year ground lease, does the property have to have a lease in order to go into a Land Trust, Community Land Trust homeowners get property tax-free land, a non-profit land owner could lease the property to a for-profit land owner, there is a gap between large and small developers to use this, and this Act is done by the State.

HC20230717DOC003

7. **REVIEW OF INCENTIVES H, K AND TREE PROTECTION TRUST FUND – AS TIME ALLOWS**
Chairman Rinehart read the Incentives to the Affordable Housing Advisory Committee (AHAC) Board.

Incentive H


The modification of street requirements for affordable housing. The incentive is currently addressed in Land Development Code Section (LDC) 545.2(I) – Site Improvement Incentives. To promote affordable housing in Manatee County, any project which provides at a minimum 25 percent of the overall units as affordable housing, as certified by the County, may request modifications of standards per Section 365 of this Code. Projects rezoned to a planned development district that provide 25 percent or more of their residential units as affordable housing may opt to utilize zero lot line. Privacy walls shall be required on the common walls. Developers may request a reduced setback for such developments if parking is designed not to obstruct sidewalks, roadways or street tree requirements. Additionally, developments utilizing the above designs may reduce the required lot size to no less than 3,500 square feet. The recommendation is to maintain the current language in the LDC and reassess in 2023.


 Discussion ensued regarding Incentive H, unless infrastructure is privately maintained, this would be difficult, push back is the ability to maneuver garbage trucks through a community, too many modifications can be detrimental to a community, perplexing, only reduce the number of access points, get clarification on this incentive, this incentive is dealing with parking, and the wording comes from the Land Development Code.

Bill O'Shea, Interim Comprehensive Planning Division Manager, stated the Incentive is in the Land Development Code (LDC). There are other parking reductions up to 30 percent. Section 365 of the code addresses parking, and right-of-way is handled in a separate area.

Chairman Rinehart tabled Incentive H.

Incentive K

 The support of development near transportation hubs and major employment centers and mixed-use developments. The intent refers to the Comprehensive Plan has several objectives, policies that encourage the revitalization of the urban core area (Comp Plan Objective 2.1.3); create multi-modal opportunities (Comp Plan Policy 2.1.3.19); encourage development of mixed-use areas (Comp Plan Objective 2.1.4); integrate complete streets to accommodate all uses (Comp Plan Goal 5.6). The County adopted in 2016 higher densities along six major corridors within the urban core. Depending on the future land use designation and other requirements, it’s possible to achieve 20 to 40 dwelling units per acre. Through this effort and the adoption of the Livable Manatee Incentive program, the AHAC Board feels this affordable housing incentive will be encouraged and accomplished. The recommendation is to maintain the current language in the Comprehensive plan and reassess in 2023.

 Discussion ensued regarding Incentive K, the Live Local Act, building, transportation, the urban corridor, affordable housing being where citizens can work, restrictions, review other Counties for affordable housing, review Incentive ideas to be brought up to the Board of County Commissioners, maximizing density, dwelling units per acre, and the scope.

(Depart Member Conerly)


Chairman Rinehart decided to table Incentive K and the Tree Protection Trust Fund. He asked the Board to review Urban Core areas and density to have discussion at the next meeting.


HC20230717DOC003


8. **NEXT MEETING**

The next AHAC meeting will be held August 21, 2023 – 3:00PM – 5:00PM. Location - Administration Building, Manatee Room – 5th Floor, 1112 Manatee Avenue West, Bradenton 34205.

9. **MEMBER COMMENT**

 Member Gibellina expressed concerns regarding Form Based Code, setbacks, and televising these meetings and other Advisory Boards for the public to watch.

 Member Pons requested reviewing the Tokyo Model when reviewing Incentive K.

 Member Guillory expressed concern regarding small homes not being available for single families or single citizens. And suggested an easier path for single families and single citizens to utilize purchasing smaller lots and homes.

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 4:40 p.m.

Minutes Approved: _____