

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
September 18, 2023**

Present were:

Stephen Rinehart, Chairman
Erick Pons
Glen Gibellina
William Conerly
Michael Fenton
Raymond Turner, Board of County Commissioners

Absent were:

Brandon Johnson
Kenneth Ellis
Mark Dunlop
Vallerie Guillory, First Vice-Chairman

Two seats are vacant


Also present were:

Denise Greer, Deputy Director Development Services
Deborah Ash, Community Development Coordinator
Rowena Young-Gopie, Affordable Housing Development Coordinator
William O'Shea, Interim Comprehensive Planning Section Manager
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

HC20230918DOC001

1. **CALL TO ORDER**

 Chairman Rinehart called the meeting to order at 3:04 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 Ellis, Dunlop, Guillory, and Johnson absent.


4. **MINUTES**

 A motion was made by Member Conerly, seconded by Member Gibellina, and carried 6-0, with Members Ellis, Dunlop, Guillory, and Johnson absent, to approve the minutes of July 17, 2023.


5. **WELCOME COMMISSIONER TURNER**


 Members welcomed Commissioner Turner.

6. **INCENTIVE H - THE MODIFICATION OF STREET REQUIREMENTS FOR AFFORDABLE HOUSING**


 Denise Greer, Deputy Director Development Services, utilized a slide presentation to review Incentive H, the modification of street requirements for affordable housing, Habitat for Humanity Poling Garden, single-family lots, reduced width (R/W), reduced vehicular lane width, on-street parallel parking, Incentive G: the allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing, top of bank of Stormwater


facilities within lots, design exceptions, Utilities within landscape buffers, Utilities under parking, Sandpiper place (Apartment rentals), reduced radii at entrance to accommodate existing utilities within existing road R/W, funding unrelated to street requirements, off-site manhole liners, off-site force main and water main improvements, on-site utility upgrades to meet new code requirements, Whitfield Estates (Apartment rentals), off-site emergency access with sidewalk, off-site road and sidewalk improvements deferred to County project, reduced pavement at entrance, and sidewalk payment in-lieu of required improvements (PILORI).


 Discussion ensued regarding reduced vehicular lane width, right-of-way, curbs, Sandpiper place rentals, Tax Increment Financing (TIF), and emergency access.


 A motion was made by Member Conerly, seconded by Commissioner Turner, and carried 6-0, with Members Ellis, Dunlop, Guillory, and Johnson absent, to maintain the current language, reassess in 2024, and include pavement width and parking with rights-of-way.

7. **INCENTIVE K – THE SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS AND MAJOR EMPLOYMENT CENTERS AND MIXED-USE DEVELOPMENT**

 Ms. Greer continued the slide presentation to review Incentive K, the support of development near transportation hubs and major employment centers and mixed-use development, and Development Services would work with any affordable housing developer to develop in these locations.


 Bill O’Shea, Interim Comprehensive Planning Section Manager, stated that mixed-use is the main topic for this incentive, lack of good quality mass Transit in Manatee County, and improvements need to be made for Transportation.

 Discussion ensued regarding mixed-use, density bonuses, half-dwelling units, flag lots being considered for Manatee County, pre-application process, the scoping process, and Polling Gardens.


 A motion was made by Member Conerly, seconded by Member Gibellina, and carried 6-0, with Members Ellis, Dunlop, Guillory, and Johnson absent, to maintain the current language and reassess in 2024.

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8. **SUMMARY OF BOCC REPORT ON AFFORDABLE HOUSING LEGISLATION**

 Bill O’Shea, Interim Comprehensive Planning Section Manager, reviewed the summary of the Board of County Commissioners (BOCC) report on Tiny Home Zoning Districting, based upon staff research of Land Development Regulations (LDR), both within Florida and nationally, a zoning district combining both tiny home unit types could not be found, options for Tiny Home Zoning District, create a new single-family zoning district with RV sized lots for Tiny Homes on Foundations, rezone to Planned Development and cluster units, rezone to one of the Residential-multi-family (RMF) zoning districts, based upon discussion with the BOCC, staff was directed to add language to the Land Development Code (LDC) on the RMF zoning district for Tiny Home communities, Tiny Homes on Wheels, the BOCC wants to limit the square footage of a Tiny Home, one parking space per unit, standard zoning allowance, industrial, commercial, and mixed-use zoning, dimensional standards, Affordable Housing Legislation, Florida House Bill 1339 (10 percent rule), Senate Bill 102 (10 percent rule), issues with the 10 percent rule, the BOCC authorized staff to come back with appropriate requirements in the LDC text amendment to incorporate Live Local Act requirements into the LDC, Senate Bill 102 includes an optional affordable housing property tax exemption, eligible developments, the BOCC directed staff to work with other County Departments to adopt this exemption, non-profit land used for affordable housing W/99-year round lease exemption


(mandatory), property tax exemption applies to land owned entirely by a non-profit, “missing middle” property tax exemption, and provides a property tax exemption to “newly constructed” multi-family developments that have more than 70 affordable units for households up to 120 percent Area Median Income (AMI).

 Discussion ensued regarding utilizing a condo plat, parking, integrative foundations, multi-family zoning, rental concerns, standard zoning allowance, Planned Development Mixed-Use (PDMU) zoning, affordable housing projects, industrial site zoning, and the Live Local Act.

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9. **COMPATIBILITY DISCUSSION**

 Chairman Rinehart reviewed compatibility for affordable housing.

 Discussion ensued regarding changes being made and compatibility as a whole.

Bill O’Shea, Interim Comprehensive Planning Section Manager, requested any suggestions regarding compatibility be sent to him.


10. **NEXT MEETING**

The next AHAC meeting will be held October 16, 2023, from 3:00 p.m. – 5:00 p.m. This is the final meeting prior to the public meeting to review the final AHAC report. In the County Administration Building, Manatee Room, 5th Floor, 1112 Manatee Avenue West, Bradenton 34205.

11. **MEMBER COMMENT**


 Member Gibellina thanked Deborah Ash for attending a storage container site visit, expressed disappointment in affordable housing funds, asked for clarity regarding surplus properties and lots, and was concerned with Commissioner Kruse’s removal from this Advisory Board.

Discussion ensued regarding surplus properties.

 Commissioner Turner noted Transportation issues are currently being discussed and will be resolved in the near future.

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

12. **PUBLIC COMMENT**

 Shawn Wilson, Blue Sky Communities thanked Manatee County for all that is currently being done, invited members to tour Sandpiper Place community, and noted Blue Sky Communities is currently working on several projects in the County.

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

ADJOURN

There being no further business, Chairman Rinehart adjourned the meeting at 4:48 p.m.

Minutes Approved: _____