Present were:
Stephen Rinehart Chairman
Divina Westerfield-Maruca First Vice Chairman (via zoom)
William Conerly
Mark Dunlop (via zoom)
Glen Gibellina,
Sharon Glasgow
Keith Green
Vallerie Guillory (via zoom)
Garin Hoover (via zoom)
Misty Servia, Board of County Commissioners
Mark Vengroff

Absent was/were:
Kenneth Ellis

Also present were:
Denise Thomas, Redevelopment and Economic Opportunity Manager
William O'Shea, Building and Development Services
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court
Jonathan Martinez, Board Records, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

1. CALL TO ORDER
   Stephen Rinehart called the meeting to order at 3:11 p.m.

2. PLEDGE OF ALLEGIANCE/ROLL Call
   The pledge of allegiance and roll call were conducted.

3. DECLARATION/QUORUM
   A quorum was declared.

4. INTRODUCTION OF NEW MEMBER BILL CONERLY
   New Member Bill Conerly was introduced.

   Chairman Rinehart read the Pledge of Civility.

5. INCENTIVES A THROUGH K
   Incentive C
   Discussion ensued regarding cutting out Section C, the County cannot require developers
to pay for sidewalks outside the boundaries of their budget, and sidewalks are at the expense
of the county.

   William O'Shea, Building and Development Services, has not been able to provide
clarification on the term’s reimbursement versus deferral. Additional examples will be made
September 27, 2021

for individuals to understand how the density bonus works in various zoning districts. Dialog has begun with environmental Planning regards to the Tree Trust Fund and how it works.

Discussion occurred to include more information about density bonus and deferrals, and information will be added to the incentives table to help individuals understand better.

Denise Thomas, Redevelopment and Economic Opportunity Manager noted Nicole Knapp, Impact Fee Administrator, will come to the next meeting to explain the impact fee update.

Discussion ensued regarding deferrals, the changes are to include fees being deferred instead of reimbursed, the table will include more red lines for people to have a better understanding, all changes are projected to be completed by the next meeting, and the tree trust fund will be discussed at a later time.

Ms. Thomas suggested taking each section one by one to narrow down the underline versions of those sections. For each incentive a motion must be made to either maintain the current language or to accept the revisions as noted. Once accepted, a report will be sent to the Board of County Commissioners by November.

Recommended motion 1 – Incentive A

A motion was made by Member Dunlop, seconded by Member Servia, and carried 11-0, with member Ellis absent, to accept Land Development Code (LDC) 545.2 Section A as written.

Incentive B

Chairman Rinehart tabled LDC 545.2 Section B until the next meeting.

Member Maruca expressed concern about the discretion of the Director. She concurs that parameters are needed.

Mr. O’Shea explained the Director has chosen not to put a cap on the fees.

Ms. Thomas suggested making a recommendation for consideration for the discretion of the Director.

Discussion ensued regarding concerns of the director’s discretion, budgets are highly regulated and would have to be at the discretion of the director, setting some parameters and some ground rules would satisfy requirements, the process is no different from impact fee credits, it is at the discretion of the Board to address an impact fees, and funding should be increased.

Mr. O’Shea clarified that at the pre-operation stage would be too early.

Member Dunlop asked when the appropriate time would be for the director to address the fees.

Mr. O’Shea explained the timing would be either during the impact fees or by the final site plan.
Discussion ensued regarding the deferral verbiage, the term is creating confusion on whether the money will have to be paid back, and staff has not had time to work on the changes in terminology.

- Member Hoover requested clarification on the available money from the County.
- Chairman Rinehart tabled Member Hoover’s question for member comments.

Discussion took place on clarifying the impact fees for review, impact fees have nothing to do with the cost of construction, unpaid fees are not budgeted, the fees are different from Livable Manatee, impact fees are a statutory requirement which the County charges the applicant, the County can defer collecting the fees, and the construction plan fees are reimbursable.

- Member Dunlop recommended replacing the word deferral with wavier and to remove the discretion of the Director.
- Chairman Rinehart tabled Incentive B Section B for the next meeting.

**Incentive C**

- Chairman Rinehart recommended tabling the density bonus of Incentive C, Section D of the LDC.

**Recommended Motion 2 – Incentive D**

- Motion was made by Member Servia, seconded by Member Conerly, and carried 11-0, with Member Ellis absent, to maintain the current language of Incentive D.

**Incentive E**

- Discussion ensued regarding Incentive E, the item was approved on August 19th, and became effective on Monday.

- Chairman Rinehart tabled Section E for the next meeting.

**Recommended Motion 3 - Incentive F**

- Motion was made by Member Dunlop, seconded by Member Green, and carried 11-0, with Member Ellis absent, to maintain the current language for Incentive F.

**Recommended Motion 4 - Incentive G**

- A motion was made by member Maruca, seconded by member Green, and carried 11-0, with Member Ellis absent, to accept Incentive G as written.

**Incentive H**

- Discussion ensued regarding Incentive H, and it is required by the state of Florida to have all the language for the modification of street requirements in the LDC.

- Member Dunlop requested tabling Incentive H until the language is in accordance with the Statute.

Chairman Rinehart tabled Incentive H.
Recommended Motion 5 – Incentive I

Motion was made by Member Green, seconded by Member Conerly, and carried 11-0, with Member Ellis absent, to maintain the current language of Incentive I.

Incentive J

Discussion occurred regarding the language should require the State to list all surplus property, and the affordable housing properties are listed by the State but not all-surplus property are available for affordable housing.

Member Maruca requested tabling Incentive J.

Ms. Thomas clarified the Section has been drafted and is currently going through the process. The recommended motion would be to maintain the current language for non-profit and for-profit.

Ms. Thomas responded to concerns and clarified the section is dealing with two separate issues. One has to do with federal funding and the other with surplus funds for non-profits.

Recommended Motion 6 – Incentive J

Motion made by member Servia, seconded by Member Conerly, and carried 8-3 with Members Gilbellina, Hoover, and Maruca opposed and Member Ellis absent, to maintain the current language for non-profits and to include for-profit in Incentive J.

Incentive K

Discussion ensued regarding the language voted on the previous year expanded the Section to include more density, higher height, and right sizing, the urban corridor standards align with the comprehensive plan language clarifying the density and height requirements, and it is the developer’s discretion to use the urban corridor standards.

Chairman Rinehart tabled Incentive K until the next meeting.

Member Gilbellina expressed concerns about bus stops. It is restricting for developers to have to build within three blocks of a bus stop. The individuals who are not within three blocks are not able to participate.

Mr. O'Shea clarified the requirement is within a quarter mile of a Manatee County Transportation bus stop. It does not apply for the bus station. The bus route has to run within a quarter mile for property to be designated as affordable housing.

WHAT IS CHDO PRESENTATION

The presentation has been moved to the next meeting.

NEXT MEETING:

Chairman Rinehart reminded the Board the next meeting is October 18 at 3:00 p.m.

MEMBER COMMENT

Member Hoover shared concerns about funding. It would be beneficial to have more information on where the money is coming and going.
Ms. Thomas explained the information would be provided. The funds have strict regulations on how they can be spent.

Member Gilbellina explained the purpose of affordable housing. The responsibility of the AHAC is to instruct staff on recommendations.

Member Guillory expressed concerns for non-profits. She requested a workshop for non-profits and for-profits regarding affordable housing. It would be beneficial to the community for those who are interested in developing affordable housing.

Member Green expressed gratitude to staff members and reminded the Board about the pledge of civility.

9. **PUBLIC COMMENT**
There being no public comment, Chairman Rinehart closed public comments

10. **ADJOURNMENT.**
There being no further business, Chairman Reinhart adjourned the meeting at 5:08 p.m.

Minutes Approved: ________________