Present were:
Charlie Kennedy, Chairman
Glen Gibellina, First Vice-Chairman
Kenneth Ellis
Garin Hoover
Divina Westerfield-Maruca
Stephen Rinehart
Misty Servia, Board of County Commissioners

Absent was:
Vallerie Guillory

Four seats were vacant

Also present were:
Geri Lopez, Redevelopment and Economic Opportunity Director
Denise Thomas, Redevelopment and Economic Opportunity Manager
Deborah Ash, Redevelopment and Economic Opportunity
Lisa Wenzel, Building and Development Services
William O'Shea, Building and Development Services
Jamie Shindewolf, Planner
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

1. **CALL TO ORDER**
   Chairman Kennedy called the meeting to order at 3:02 p.m.

2. **PLEDGE OF ALLEGIANCE/ROLL CALL**
   Members and staff introduced themselves, after the Pledge of Allegiance.

3. **DECLARATION OF A QUORUM**
   A quorum was declared.

4. **MINUTES**
   A motion was made by Member Gibellina and seconded by Member Rinehart, to approve the minutes of May 17, 2021.

   Following discussion the following updates/clarifications were made the May 17 minutes: add “or home schooling” to the fourth full paragraph on page two, and clarification for the next paragraph that funds are committed from large multi-home developments, and payment of the impact fees would be several years out for tax credits.

   The updates/clarifications were accepted by Members Gibellina and Rinehart as motioner and seconder, and the motion carried 7-0.

5. **INCENTIVE C**
   Jamie Schindewolf, Redevelopment and Economic Opportunity, reviewed Incentive C, and submitted the strike through underline version of the updated changes to Land Development

HC MB FY 20-21/34
Section 545, Housing Program, after the Board of County Commissioners accepted the AHAC report on December 15, 2020. There is a new procedure where these tree restrictions will be in the Land Use Restrictions Agreement (LURA). The density table was modified and the County Attorney will need to review being able to put affordable lots on particular sites.

William O’Shea, Planner II, clarified the 40-foot right-of-way proposal is only considered when it part of a planned development and specific approval is needed. There could be substandard right-of-way on older platted lots, where the 40-foot right-of-way could be applied.

Ms. Shindewolf addressed Section F regarding modifications of other standards, have been taken out since they appear in other sections of the code.

Discussion ensued regard if setback are met for rear and sides there should be no minimum lot size, if a property is legally non-conforming, therefore the setback are not relevant, setback are specific to affordable housing. Euclidian zoning district, going from a straight rezone to affordable housing, lot size restrictions are required in planned development, tiny home developments are allowed under planned development, and if standards cannot be met, the lot can be rezoned to planned development.

Mr. O'Shea explained they tried to use setbacks and lot sizes that could be approved administratively.

Discussion ensued regarding the application cost of a rezone or planned development can affect an affordable housing project, future land use must be considered as well as compatibility, lower setbacks for affordable housing, no one wants affordable housing in their back yard, this is a constructive tool that affordable builders can work with to not have to go through too many hoops for affordable housing, and the possibility of certified lot splits depending on the zoning

Mr. O'Shea clarified that Paragraph F is currently under Section 365 of the LDC, which was designed for unique situations, not for an overall reduction of several elements. Section F is needed for a situation where a few minor adjustments are required.

Ms. Shindewolf explained the balance of the Tree Trust fund at the end of 2020 was $288,854, and the fund is controlled by Parks and Natural Resources (PNR). Applications must be submitted to use the funding, but there is a possibility to use these funds for affordable housing but the funds are specific for trees and irrigation that supports the trees. Funds cannot be used for any other type of landscaping.

Geri Lopez, Redevelopment and Economic Opportunity (REO) Director, noted part of the recommendation was to have affordable housing get priority when the Board uses the Tree Trust Fund. Developers would make their request to REO, who would in turn submit the request to PNR. They are trying to work through a procedure with PNR to provide guidance to the Board for approval. Developers are required to replace trees with a certain caliber, and if they do not do that, they must pay into the fund.

Mr. O'Shea reviewed the requirements for a text amendment to the LDC, and staff still needs to speak with environmental planning staff for committee review.
Discussion ensued to submit additional input at the August meeting regarding these items, and the intent was to have future comment from AHAC.

Lisa Wenzel, Planning Section Manager, stated the text amendment will also go to a review board.

6. **INCENTIVE E**

William O'Shea, Planner II, reviewed Incentive E, the allowance of Affordable Accessory Residential units in residential zoning districts and an update on Accessory Dwelling Units (ADUs) since the Board of County Commissioners accepted the AHAC report on December 15, 2020. The planning commission recommended adoption, and the Board had the first of two public hearings last week. The second hearing from the Ordinance will be on August 19. His presentation to the Board will be sent to AHAC members.

7. **MEETING SCHEDULE**

The next meeting will be held August 16, 2021, in the County Administration Building, Manatee Room, 5th Floor.

8. **MEMBER COMMENT**

Member Reinhart
- Requested that affordable housing projects be placed first on Board of County Commissioner agendas, and that the 11 month waiting period if an application is denied be eliminated.

Member Servia stated she will request that any item that comes before the Board with a LURA will be moved to the top of the agenda.

Geri Lopez, REO Director, stated the LURA does not get signed until the end of the process.

Ms. Wenzel noted the Board can waive the 11-month waiting period.

Member Westerfield-Maruca
- Expressed concern regarding the order of the Commission meetings have occurred and the ability to obtain surplus property for the use of affordable housing.

Commissioner Servia responded there were issues with the order of the agenda at past County Commission meetings.

Discussion ensued that Florida Statute addressed for-profits and not-for-profits are allowed to obtain surplus property, move forward, rather than dwell on what happened in the past, the August agenda is full due to New Members, and Ms. Westerfield-Maruca could bring a proposal to the August meeting that the Committee can address regarding surplus property.

Geri Lopez, REO Director clarified that they cannot comment on the surplus property procedure since it is under review by the County Attorney and the County Administrator. Currently there are four surplus properties available, but staff must follow the County Ordinance, for a request for proposal, if there is competing interest with for-profits and not-
for-profits. Any ideas on how to address that would be helpful. REO has not been given specific direction, and the process is on a first come first serve process. There has not been a request from not-for-profits, REO has not had a request from for-profits, but they will be provided options. Most of the properties available are for single-family infill lots; none are for large parcels. There is an ordinance approved by the County Commission that allows surplus property to be donated to non-profits. Now that there is more interest in surplus property, staff can look into including for-profits.

Discussion ensued that a LURA must be executed to meet the sale price for for-profit organizations, a process is needed if there are multiple parties interested in a piece of property to determine which party should benefit, the four properties are on hold until clear direction is received by the Board of County Commissioners, focus of the committee to things they can make changes on, AHAC has no jurisdiction over the Board of County Commissioners, the current procedure for surplus property, staff has not received direction from a previous board to include for-profits, just because the Chairman says something, does not mean there is action, only Board support can make something happen, and follow the pledge of public conduct.

Member Gibellina
- Expressed concern with the current process for citizens to obtain surplus property

Chairman Kennedy warned the members to be respectful of everyone including staff, and reminded members that the focus should be on recommendations to the County Commission.

Discussion ensued regarding the pledge of civility, goals of the Board to best serve Manatee County, and place the surplus property process on a future agenda.

9. PUBLIC COMMENT
There being no public comment, Chairman Kennedy closed public comment.

Ms. Lopez clarified all the transactions regarding surplus property were taken to the County Commission for approval.

ADJOURN
10. There being no further business, Chairman Kennedy adjourned the meeting at 4:22 p.m.

Minutes Approved: __________________