

County of Manatee
Affordable Housing Advisory Committee
2021 Incentive Review and Recommendation Report

I. Background Information:

On April 22, 2008, Ordinance No. 08-44 was adopted by the Manatee County Board of County Commissioners regarding the establishment of the Affordable Housing Advisory Committee (AHAC) pursuant to Florida Statute 420 and Rule Chapter 67-37 of the Florida Administrative Code.

On April 6, 2021, Resolution No. R-21-022 was adopted by the Manatee County Board of County Commissioners (BOCC) appointing four (4) members to the Affordable Housing Advisory Committee. On July 27, 2021, Resolution No. R-21-119 was adopted by the Manatee County Board of County Commissioners (BOCC) appointing the six (6) members to the Affordable Housing Advisory Committee and on September 14, 2021, Resolution No. R-21-151 was adopted by the Manatee County Board of County Commissioners (BOCC) appointing the one (1) member to the Affordable Housing Advisory Committee pursuant to Florida Statute 420.9072.

The AHAC is required to review the established policies and procedures, ordinances, land development regulations, and Manatee County's adopted comprehensive plan and make recommendations to the BOCC on specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

On February 22, 2021, the first meeting of the Affordable Housing Advisory Committee (AHAC) was held with the dissemination of the statutory requirements and goals for the AHAC.

Subsequent meetings were held on March 15, 2021; May 17, 2021; June 21, 2021; September 27, 2021; and October 18, 2021, to review Manatee County's Comprehensive Plan/Housing Element and Manatee County's Land Development Code/ Section 545 and make recommendations on Florida Statute 420.9076(4) Affordable Housing Incentives.

The AHAC considered each Affordable Housing Incentive as it relates to current policy and housing impact, current housing conditions and effectiveness of each incentive as currently addressed in Manatee County's Comprehensive Plan/Housing Element and Manatee County's Land Development Code/Section 545.

The AHAC discussed each incentive relative to current policy and housing impact and made several recommendations as noted below for BOCC consideration.

II. Public Hearing:

Notice of the Public Hearing for the AHAC to receive comments from the public on the affordable housing incentive recommendations by the AHAC was published in the Bradenton Herald on November 1, 2021. On November 15, 2021, a Public Hearing will be held at 1112 Manatee Avenue West, Bradenton FL 34205, Fifth Floor, Manatee Room at 3:00 p.m.

Public comments – TBD

III. Incentives & Recommendations:

- a. **Incentive:** The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

Review Synopsis: *Section 545.2(A) – Housing Rapid Response Team/Fast Tracking.* This incentive is currently in Manatee County's Local Housing Assistance Plan. Changes recommended by the Comprehensive Planning Division of the Building and Development Services Department are pending and will require 3 public hearings and Board of County Commissioners approval.

Recommendation: Accept recommended changes proposed by Comprehensive Planning Division of the Building and Development Services (BADS) Department. See attached Land Development Code, Section 545 proposed edits.

Board Action: TBD

- b. **Incentive:** The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Review Synopsis: *Section 545.2(B) – Fee Refund and Section 545.2(C) and (D) – County Impact Fee Increment/Educational Facilities Impact Fee Increment.* This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under Land Development Code. Changes recommended by the Comprehensive Planning Division of the Building and Development Services Department are pending and will require 3 public hearings and Board of County Commissioners approval.

Recommendation: Accept recommended changes proposed by Comprehensive Planning Division of the Building and Development Services (BADS) Department. See attached Land Development Code, Section 545 proposed edits.

Board Action: TBD

- c. **Incentive:** The allowance of flexibility in densities for affordable housing.

Review Synopsis: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (Section 545.2(E) – Density Bonus). Changes recommended by the Comprehensive Planning Division of the Building and Development Services Department are pending and will require 3 public hearings and Board of County Commissioners approval.

Recommendation: Accept recommended changes proposed by Comprehensive Planning Division of the Building and Development Services (BADs) Department. See attached Land Development Code, Section 545 proposed edits.

Board Action: TBD

- d. **Incentive:** The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Review Synopsis: This incentive is currently addressed in the Land Development Code Section 545.2(G)

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- e. **Incentive:** The allowance of affordable accessory residential units in residential zoning districts.

Review Synopsis: Florida State Statutes 163.31771 encourages the permitting of accessory dwelling units in single family residential areas to provide affordable rentals/housing for the extremely low, very low, low- and moderate-income persons. AHAC made a recommendation in the 2020 report to allow a maximum of 750 square feet for accessory dwelling units; no restrictions on the number of bedrooms; and only include air-conditioned space in the square footage calculation. Board of County Commissioners approved Ordinance 21-11 that amended Manatee County LDC, section 511.18 to allow accessory dwelling units. See attached ordinance.

Recommendation: Accept amendments to the Manatee County Land Development Code.

Board Action: TBD

- f. **Incentive:** The reduction of parking and setback requirements for affordable housing.

Review Synopsis: This incentive is currently addressed in the Land Development Section 545.2(H) – Site Improvement Incentives.

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- g. **Incentive:** The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Review Synopsis: This incentive is currently addressed in the Land Development Section 545.2(H) – Site Improvement Incentives.

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- h. **Incentive:** The modification of street requirements for affordable housing.

Review Synopsis: This incentive is currently addressed in the Land Development Section 545.2(H) – Site Improvement Incentives.

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- i. **Incentive:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Review Synopsis: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented by Manatee County's Redevelopment and Economic Opportunity Department.

Recommendation: No change recommended.

Board Action: TBD

- j. **Incentive:** The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Review Synopsis: This incentive is currently in Manatee County’s Local Housing Assistance Plan and is being implemented through current language in the Land Development Code (Section 545.6 – County Owned Property).

Recommendation: To maintain the current language in the Land Development Code and expand to include for-profit.

Board Action: TBD

- k. **Incentive:** The support of development near transportation hubs and major employment centers and mixed-use developments.

Review Synopsis: The Comprehensive Plan has several objectives, policies that encourages 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 6 major corridors within the urban core. Depending on the future land use designation and other requirements, it’s possible to achieve 20 – 40 dwelling units per acre. Through this effort and the adoption of the Livable Manatee Incentive program, the Affordable Housing Advisory Committee feels this affordable housing incentive will be encouraged and accomplished.

Recommendation: To maintain the current language in the Comprehensive Plan.

Board Action: TBD

AHAC recommendations will be presented for acceptance before Manatee County Board of County Commissioners on December 15, 2021.

V. Attachments:

Section 545 Revisions
Ordinance 21-11

Approved in Open Session 12/14/21
Manatee County
Board of County Commissioners



Board of County Commissioners December 14, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE OF AFFORDABLE HOUSING ADVISORY COMMITTEE 2021 INCENTIVE REVIEW AND REPORT RECOMMENDATION

Category

CONSENT AGENDA

Briefings

All

Contact and/or Presenter Information

Denise L Thomas, Community Development Division Manager, ext. 3478

Action Requested

Acceptance of Affordable Housing Advisory Committee 2021 Incentive Review and Recommendation Report.

Enabling/Regulating Authority

Florida Statute 420.9076 (Adoption of Affordable Housing Incentive Strategies; Committees)
Ordinance 08-44 (State Housing Initiative Partnership (SHIP) program, as amended)

Background Discussion

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The AHAC is required to review the established policies and procedures, ordinances, land development regulations, and Manatee County's adopted comprehensive plan and make recommendations to the BOCC on specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

On February 22, 2021, the first meeting of the Affordable Housing Advisory Committee (AHAC) was held with the dissemination of the statutory requirements and goals for the AHAC.

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The AHAC considered each Affordable Housing Incentive as it relates to current policy and housing impact, current housing conditions, and effectiveness of each incentive as currently addressed in Manatee County's Comprehensive Plan/Housing Element and Manatee County's Land Development Code/Section 545.

Recommendations were made on all incentives and the attached 2021 Incentive Review and Recommendation Report was adopted by a majority at the Public Hearing and Regular Meeting Session held on November 15, 2021, with no Public Comments received.

The AHAC is submitting its recommendations to the Board of County Commissioners and is seeking acceptance into the Board Records.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Acceptance of the 2021 Incentive Review and Recommendation Report into the record.

Distributed 12/17/21, RT

Cost and Funds Source Account Number and Name

None

Amount and Frequency of Recurring Costs

None

Section 545. - Housing Program

545.1. - Purpose and Intent.

The purpose of this section is to provide for a variety of housing opportunities for present and future residents of Manatee County. ~~Special emphasis shall be given to households with special needs.~~ This section is intended to comply with F.S. ch. 163 generally and specifically § 163.3177(6)(f) and F.S. ch. 420, generally and specifically § 420.907, F.S.

545.2. - Affordable Housing Incentives.

To meet the affordable housing needs of Manatee County residents, a variety of incentives are provided. These incentives are listed below, along with the percentage of the units in the entire project which must meet the standards of affordable housing as defined in this Code.

- A. **Housing Rapid Response Team/Fast Tracking.** Projects in which ~~ten (10)~~ **twenty-five (25)** percent or more of the entire project is affordable will receive the assistance of the County's Housing Rapid Response Team. The team will assist with fast-tracking the project through the necessary permitting procedures. Contact with the Housing Rapid Response Team shall be made through the Housing and Community Development Manager or as designated by the County Administrator. ~~Priority for utilization of the Housing Rapid Response Team shall be based on the period of time proposed by the applicant for keeping the project affordable.~~
- B. **Review Fee Reimbursements Deferral.** All projects with **at least 25%** affordable housing units shall be eligible for ~~reimbursement deferral~~ of County fees in accordance with Affordable Housing Programs and administrative procedures as established by Manatee County, and as permitted by law.
1. Any applicant seeking a fee ~~reimbursement deferral~~ shall submit an application to the Department Director who will assist ~~the~~ applicant in working with the proper county department.
 2. The applicant shall enter into a land use and ~~deed~~ restriction agreement **(LURA)** with the County. The agreement shall provide the designation level of affordable units required according to the terms and conditions of the agreement, as approved by the Board. A land trust may be used as a mechanism to retain units as affordable ~~and/or special needs units.~~
- ~~2-3.~~ **Upon Certificate of Occupancy Issuance for the final affordable unit within the development, deferred County fees will be credited to the Applicant's account, provided the project meets all terms and conditions of the executed LURA.**

Note: Section C is being deleted, as there is no additional incentive offered here. See Chapter 10 for sidewalk extension incentive that is/will be offered to all developments.

~~C. **Sidewalk Location.** Projects with at least twenty-five (25) percent affordable units are required to provide sidewalks within the development and on project perimeters.~~

~~1. Additionally, these projects shall be responsible for identification of sidewalk extensions as required in Chapter 10.~~

~~2. The County shall evaluate whether it is appropriate for the County to fund the sidewalk extensions beyond project boundaries. This evaluation shall be made as soon as practicable in the review of the project. The County may enter into a reimbursement agreement to allow the developer to build the sidewalks.~~

~~3. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designated level of affordable units required by the development to seek sidewalk extensions as would generally be required by this Code (Chapter 10). A land trust may be used as a mechanism to retain units as affordable and/or special needs units.~~

~~D.C. **Tree Protection Trust Fund.** Projects with at least twenty-five (25) percent affordable units may apply to receive funds from the Tree Protection Trust Fund to meet landscaping requirements of the project.~~

~~1. Any applicant seeking to secure such funding shall apply by submitting a written request to the Department Director.~~

~~2. All applications will be reviewed pursuant to the administrative review process described in Section 315.~~

~~3. Allocation of these funds is discretionary and must compete with all other projects eligible to receive funds from the Tree Protection Trust Fund, including county landscaping projects and are based on fund availability.~~

~~4. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designated affordable units required to seek reimbursement from the Tree Protection Trust Fund as approved by the Board. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.~~

~~E-D. **Density Bonus.** Projects with at least twenty-five (25) percent units designated as affordable are eligible to request a density bonus as follows:~~

~~1. Table 5-6 lists the maximum project density that may be approved in conjunction with the bonus. It also shows the potential conventional zoning districts that without a bonus may still be considered under each future land use category, as indicated in Table 4-1. Those zoning districts listed under "Potential Zoning Districts" in Table 5-6 below allow for a range of densities, some without the full bonus. For example, RES-3, per the Density Bonus provision allows a maximum of 6 dwelling units per acre. However, in some~~

Commented [W01]: Citation no longer exists – staff to research/correct.

Commented [W02]: Staff is currently working on this language.

cases only 3 or 4.5 dwelling units may be requested or deemed appropriate. The applicable zoning district would be RSF-3 or RDD-3 and RSF-4.5/H, respectively. To achieve 6 dwelling units per acre the more intensive residential districts must be requested, or the site be located at a designated activity center, meeting commercial locational criteria, and request the non-residential zoning designation.)

Planned Development districts may also be considered with or without a bonus request.

Table 5-6: Housing Density Bonus

FLUC	Potential Zoning Districts	Max. Gross (units per gross acre)	Max. Net (units per net acre)
RES-3	RSF-3, RDD-3 , RSF-4.5/H, RDD-4.5/H, RSF-6/H, RSMH-6/H, RDD-6/H, RMF-6/H NC-S/ <u>H</u> *, NC-M/ <u>H</u> *, PR-S/ <u>H</u> *, PR-M/ <u>H</u> *	6	9
UF-3	RSF-3, RDD-3 , RSF-4.5/H, RDD-4.5/H, RSF-6/H, RSMH-6/H, RDD-6/H, RMF-6/H NC-S/ <u>H</u> *, NC-M/ <u>H</u> *, PR-S/ <u>H</u> *, PR-M/ <u>H</u> *, GC/ <u>H</u> *	6	12
RES-6	RSF-6, RSMH-6, RDD-6, RMF-6 , RSF-9/H, RMF-9/H, RMF-12/H NC-S/ <u>H</u> *, NC-M/ <u>H</u> *, PR-S/ <u>H</u> *, PR-M/ <u>H</u> *, GC/ <u>H</u> *	12	16
RES-9	RSF-9, RMF-9 , RMF-12/H, RMF-16/H NC-S/ <u>H</u> *, NC-M/ <u>H</u> *, PR-S/ <u>H</u> *, PR-M/ <u>H</u> *, GC/ <u>H</u> *	20	24
RES-12	RMF-12 , RMF-16/H NC-S/ <u>H</u> *, NC-M/ <u>H</u> *, PR-S/ <u>H</u> *, PR-M/ <u>H</u> *, GC/ <u>H</u> *	24	28
RES-16	RMF-16 NC-S/ <u>H</u> *, NC-M/ <u>H</u> *, PR-S/ <u>H</u> *, PR-M/ <u>H</u> *, GC/ <u>H</u> *	32	36
ROR	RMF-16 NC-S/ <u>H</u> , NC-M/ <u>H</u> , GC/ <u>H</u> , HC/ <u>H</u> , MX/ <u>H</u> , PR-S/ <u>H</u> , PR-M/ <u>H</u>	32	36
MU	RMF-12 , RMF-16/H GC/ <u>H</u> , MX/ <u>H</u>	30	36

Example: RES-9 FLUC – the maximum density of 20 du/acre may only be obtained in specific zoning districts such as GC/H and MX/H, but in RMF-12/H, the maximum allowable density is 12 du/acre.

* Subject to Commercial Locational Criteria.

2. Density bonuses are not permitted on sites within the CEA or CHHA Overlay Districts.
3. In order to receive the affordable housing density bonus, the site must be rezoned to a zoning district designation that allows the requested density as listed in Table 5-6, above. In reviewing rezoning applications, the Board shall consider the criteria for rezoning listed in Section 342.3. The zoning designations listed with an H (e.g. RSF-9/H, max. density 9 d.u./acre) indicates that an affordable housing density bonus was approved for that site. Sites rezoned for affordable housing but proposed for a development that does not qualify for the affordable housing density bonus, forfeit the density bonus and shall must be submitted to the County for rezoning to a zoning district consistent with the Future Land Use category of the site (see Table 4-1) prior to any other development of occurring on the property.
4. Density bonuses may be used only within the development creating the bonus units.
- ~~5. The zoning district dimensional standards contained in Chapter 4 shall apply, except that single family lot sizes may be reduced to three thousand five hundred (3,500) square feet in the RSF-6 and RSF-9 zoning districts.~~
- ~~6-5.~~ In reviewing the site plan for a development utilizing a density bonus, the Department Director shall consider the following:
 - a. The proposed project shall not have a negative impact on the transportation level of service.
 - b. The design of new development shall respect the scale and development pattern of existing residential sites abutting the affordable housing development. ~~Therefore, affordable housing developments adjacent to individual lots that are zoned for the same or lower density and intensity levels shall not place any lots with reduced lot sizes immediately adjacent to, or across a local street from those neighboring lots, unless the adjacent development also contains smaller lots. A lot meeting the adjacent district lot size requirements or an open space area shall be used instead.~~
 - c. The development shall meet, at a minimum, the following development compatibility standards. More stringent setbacks and buffers may be proposed by the applicant to achieve compatibility. At minimum the applicant must choose from i., ii., or iii. below and must comply with iv.:
 - i. To encourage the placement of smaller lots interior to the site, ~~t~~The minimum side and rear building setbacks for those lots abutting a single-family residential zoning district shall be as required by the zoning district

or the same required setback of the adjacent single family residential district, whichever is greater, ~~or~~:

- ii. Lots that are consistent in size with those in the adjacent zoning district shall be located along the perimeter of the project, or
- iii. A twenty (20) foot screening buffer shall be provided in accordance with Section 701.4.B.3, and
- iv. Additional building setbacks are required if the building exceeds three (3) stories (see Section 401.5).

~~7-6.~~ The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide for the number of units which can be built subject to a density bonus and to ensure that the units are retained as affordable units and/or special needs units, for a period of time to be designated by the Board. A land trust may be used as a mechanism to retain units as affordable ~~and/or special needs units.~~

~~F.E.~~ **Bulk and Dimensional Standards.** The zoning district dimensional standards contained in Chapter 4 shall apply, except for specific zoning districts, as indicated in Table 5-7, and Planned Development.

Table 5-7: Schedule of Bulk and Dimensional Standards for Specific Single-Family Residential Districts

	<u>RSF-4.5/H</u>	<u>RSF-6/H</u>	<u>RSF-9/H</u>
<u>Min lot size</u>	<u>4,000</u>	<u>3,500</u>	<u>3,500</u>
<u>Min. width</u>	<u>40</u>	<u>35</u>	<u>35</u>
<u>Min. front setback</u>	<u>20/25¹</u>	<u>20/25¹</u>	<u>20/25¹</u>
<u>Min. side setback</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Min rear setback</u>	<u>15</u>	<u>15</u>	<u>15</u>

¹Front-loaded carports and garages, detached or attached to a single-family dwelling, require a minimum 25-foot front yard setback.

~~G.F.~~ **Modification of Other Standards.** It is recognized that because of the individual unique characteristics or circumstances of any given development, flexibility in the application of development requirements may be warranted in certain situations, pursuant to Section 365. Modifications of the standards

provided in this Code may be requested by an applicant as part of the development review process. If multiple modifications or modifications that would apply to more than one (1) lot/site are requested, each modification shall be evaluated independently, and may require approval through a rezone to Planned Development.

**ORDINANCE 21-11 (f.k.a. ORD. 20-15)/LDCT-20-03 – COUNTY INITIATED LAND
DEVELOPMENT CODE TEXT AMENDMENT/ACCESSORY DWELLING UNITS (ADUS)
PLN2002-0090**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE LAND DEVELOPMENT CODE BY AMENDING CHAPTER 2, DEFINITIONS TO PROVIDE DEFINITIONS FOR “ACCESSORY DWELLING UNIT (ADU)” AND “OBSCURE GLASS”; AMENDING CHAPTER 4, ZONING BY ADDING “ACCESSORY DWELLING UNIT” AS A USE IN SPECIFIED ZONING DISTRICTS IN SECTION 401.2, SCHEDULE OF USES TABLE 4-1 – USES IN AGRICULTURAL AND RESIDENTIAL DISTRICTS; TABLE 4-12 - SCHEDULE OF USES FOR PLANNED DEVELOPMENT (PD) DISTRICTS, TO AMEND SECTION 401.3. – BULK AND DIMENSIONAL REGULATIONS, TO PROHIBIT OUTDOOR STAIRWAYS ASSOCIATED WITH ADUS FROM ENCROACHING INTO THE ZONING DISTRICT STANDARD SETBACKS OR FROM BEING LOCATED ON THE REAR OF THE ADU; AND BY ADDING LANGUAGE TO SECTION 403.132, WHITFIELD RESIDENTIAL OVERLAY DISTRICT, TO PROHIBIT THE CONSTRUCTION OF AN ADU; AMENDING CHAPTER 5 – PART II - STANDARDS FOR ACCESSORY USES AND STRUCTURES, TO CREATE A NEW SECTION 511.18 – ACCESSORY DWELLING UNITS (ADUs), TO PROVIDE DEVELOPMENT STANDARDS AND GUIDELINES FOR ACCESSORY DWELLING UNITS; PROHIBITING ADUS IN THE BAYSHORE GARDENS PARK AND RECREATION DISTRICT AND ADDING MAP 5.1 DEPICTING THE BOUNDARIES OF THE DISTRICT; PROVIDING THAT ACCESSORY DWELLING UNITS SHALL NOT BE CONSIDERED DWELLING UNITS FOR DENSITY CALCULATIONS; AMENDING SECTION 531.32.C.1, MOBILE HOMES, MOBILE HOME SUBDIVISIONS, AND MOBILE HOME PARKS TO EXEMPT MOBILE HOMES USED AS ACCESSORY DWELLING UNITS FROM CERTAIN MOBILE HOME STANDARDS; AMENDING CHAPTER 10, TRANSPORTATION MANAGEMENT; SECTION 1005, OFF-STREET PARKING; RATIOS, TO ADDRESS PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 4, 2015, the Board enacted Ordinance No. 15-17 amending and restating the Manatee County Land Development Code (the “Land Development Code”) which has been subsequently amended; and

WHEREAS, Section 163.3174(1), Florida Statutes, requires that the governing body of each local government in Florida shall designate and by ordinance establish a “local planning agency”; and

WHEREAS, the Manatee County Planning Commission has been duly designated in Section 301 of the Land Development Code as the Local Planning Agency of the County; and

WHEREAS, Section 163.3174(4)(c), Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the

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governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan; and

WHEREAS, Section 301.1.D. of the Land Development Code authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Land Development Code; and

WHEREAS, the Planning Commission acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on April 11, 2019, June 13, 2019, October 8, 2020 and May 13, 2021, in accordance with Section 341.2 of the Land Development Code and to receive public comment; and

WHEREAS, the Planning Commission, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on April 11, 2019, June 13, 2019, October 8, 2020 and May 13, 2021, found LDCT Amendment 20-03/Ordinance No. 21-11 to be consistent with the Manatee County Comprehensive Plan (“the Comprehensive Plan”), and recommended that the Board of County Commissioners adopt the LDCT Amendment 20-03/Ordinance No. 21-11 into the Land Development Code of the County; and

WHEREAS the Board held two (2) adoption public hearings on June 20, 2019, November 5, 2020, December 10, 2020, June 17, 2021 and August 19, 2021, to receive public comments and consider the recommendation of the Planning Commission as to the proposed LDCT Amendment 20-03/Ordinance No. 21-11; and

WHEREAS, the Board has found and determined that the adoption of the proposed LDCT Amendment 20-03/Ordinance No. 21-11 will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly and progressive development of the County and thus will serve a valid public purpose.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida;

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the “Community Planning Act”, codified as Chapter 163, Part II, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The recitals set forth in the Whereas clauses above are true and correct and are hereby adopted as findings by the Board of County Commissioners for the adoption of the Ordinance.

Section 3. Adoption of the Land Development Code Text Amendment. The Land Development Code Text Amendment attached to this Ordinance and incorporated herein as Exhibits 1 through 4 are hereby adopted as Amendments to the Land Development Code of the County. The Land Development Code Text Amendment shall consist of the following Chapters and Sections of the Land Development Code as set forth in the following four (4) Exhibits:

- (a) Exhibit 1 - Chapter 2, DEFINITIONS;

- (b) Exhibit 2 - Chapter 4, ZONING;
- (c) Exhibit 3 - Chapter 5, STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES; and
- (d) Exhibit 4 - Chapter 10, TRANSPORTATION MANAGEMENT

Section 4. Codification. The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to incorporate the Amendments in Section 3 of this Ordinance into the Manatee County Land Development Code.

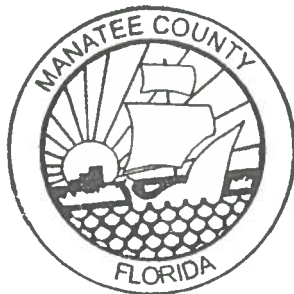
Section 5. Applicability. The Amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance, or other provision of the Land Development Code Text Amendment contained within Application LDCT-20-03 shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance, or the LDC Text Amendment, as the case may be.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED with a quorum present and voting this 19th day of August 2021 and as amended on this 12th day of October 2021.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**



BY: 
Vanessa Baugh, Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

BY: 
Deputy Clerk

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Exhibit 1 – Chapter 2, DEFINITIONS

...

Accessory Dwelling Unit (ADU) shall mean an attached or detached residential dwelling unit, with cooking and bathroom facilities, which is subordinate and separate from the primary dwelling unit.

...

Obscure Glass shall mean glass with reduced transparency, that distorts the view from both sides, revealing only silhouettes (i.e. frosted glass).

Exhibit 2 – Chapter 4, ZONING

Table 4-1: Uses in Agriculture and Residential Districts

Land Use	See Section #	CON	A	A-1	RSF	RSMH	RDD	RMF	VIL
Residential Uses									
<ul style="list-style-type: none"> • <u>Residential Use:</u> <u>Accessory Dwelling Unit</u> 	<u>511.18</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>

“X” = prohibited; “P” = permitted

...

401.3. - Bulk and Dimensional Regulations.

...

F. Yard Encroachments. Every part of a required yard shall be open and unobstructed from thirty (30) inches above the finished grade of a lot upward, except as hereinafter provided or as otherwise permitted in this Code. Structures less than thirty (30) inches in height above final grade are not considered yard encroachments, except in drainage swales and easements, where no encroachments are permitted, except as described in paragraph 6 below. No structure shall be built or erected which would require railings or construction to encroach or extend upward above thirty (30) inches above the finished grade, except as provided under paragraph 1, below. No structure shall be built or finish grade to be constructed or altered which will cause stormwater to flow onto adjacent property. In those developments where the required yards are determined by a specified distance between buildings, this regulation shall likewise apply and the midpoint of the shortest line that can be drawn between the two (2) buildings shall be employed as the lot line.

...

5. Outside *Stairways*. An outside *stairway*, unenclosed above and below the steps thereof, may extend four (4) feet into any required side or rear yard, but not nearer to any side lot line than a distance of ten (10) feet. Stairways for Accessory Dwelling Units shall not encroach into the zoning district's standard setbacks or be located on the rear of the ADU.

...

Table 4-12: Schedule of Uses for PD Districts

...

RESIDENTIAL														
Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
<u>Accessory Dwelling Unit</u> ⁶	<u>511.18</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X

...

P = Permitted (see [Section 315](#)); SP = Special Permit (see [Section 316](#)), P = Permitted, X = Not Permitted; P/SP = Administrative Permit required as specified in [Chapter 3](#) or elsewhere in this Code.

¹ Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

² Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

³ Limited to three thousand (3,000) square feet in gross floor area.

⁴ Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

⁵ FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

⁶ If expressly approved in the zoning ordinance and any site plan approving the Planned Development project, or unless expressly approved as an amendment to existing Planned Development Zoning Ordinance and any applicable site plan.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

...

403.13. - Whitfield Residential Overlay District (WR).

A. Purpose and Intent. The WR District is established to: (1) officially designate areas having special and substantial public interest in protection of existing or proposed character, or of principal view of, from, or through the WR Overlay District; (2) provide additional land use controls to protect the established, primarily residential character of that part of Manatee County previously known as the "Whitfield Zoning District."

B. Boundaries. The WR District corresponds generally to the area outlined as WR in the Official Zoning Atlas. This zoning classification is not intended to be applied elsewhere in Manatee County.

C. Use and Dimensional Regulations. In addition to, any other requirements of this Code, the following regulations shall apply to all land in the WR District used or developed for residential dwelling units on individual lots.

1. Front Yard Setbacks. The front yard setback shall be thirty (30) feet except that the front yard setback shall be forty (40) feet for all property platted as part of Ballentine Manor Estates Subdivision, as shown in Plat Book 2, Page 136, of the Official Records of Manatee County, Florida.

2. Minimum Floor Area.

- Single Family Detached: 1,400 sq. ft.

- All Other Residential: 950 sq. ft./dwelling unit. **The construction of an Accessory Dwelling Unit is prohibited.**

3. Accessory Uses and Structures. This section applies to all residential uses.

a. Accessory uses and structure(s) shall not be located in any required yard other than a rear yard except for statues, arbors, trellises, flagpoles, planters, mailboxes, outdoor lighting, or similar structures; or fences in the side yard.

b. An accessory structure(s), when allowed, shall not occupy more than twenty-five (25) percent of a required rear yard area.

Exhibit 3 – Chapter 5, STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES

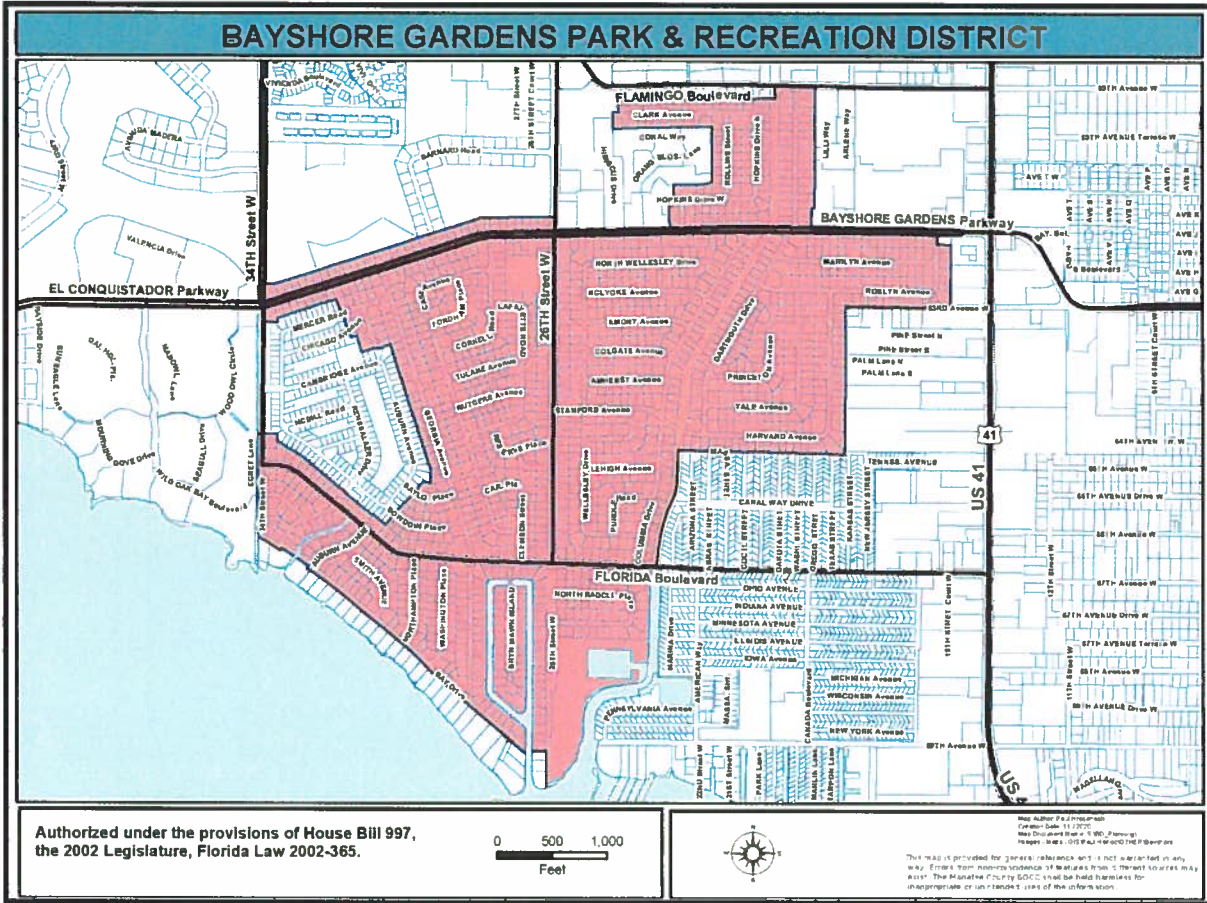
Section 511.18 Accessory Dwelling Units (ADUs)

Section 511.18.A INTENT AND PURPOSE

This Section is intended to address the establishment of Accessory Dwelling Units (ADUs). The following criteria constitutes the standards that the County shall use to evaluate a proposed accessory dwelling unit:

1. An accessory dwelling unit shall be limited to parcels containing one (1) existing dwelling, single family detached or one (1) existing mobile home (A Zoning District only) and on parcels zoned: A, A-1, RSF, PD, and within the Village Zoning Districts. ADUs are prohibited within the Whitfield Residential Overlay District (WR, Section 403.13), and the Bayshore Gardens Park and Recreation District, an independent recreation district authorized pursuant to Chapter 2002-365, Laws of Florida (See Map 5-1 for current boundaries).
2. An accessory dwelling unit shall be held in common ownership with the principal dwelling unit. Either the accessory dwelling unit or the primary dwelling shall be owner occupied.
3. An accessory dwelling unit shall not be considered a dwelling unit for purposes of calculating density.

Map 5-1: Bayshore Gardens Park and Recreation District (an independent recreation district)



Section 511.18.B DEVELOPMENT STANDARDS

Accessory dwelling units shall be subordinate to the primary dwelling and shall meet all applicable requirements of the Land Development Code (LDC). Their placement shall prioritize privacy for adjacent properties over the privacy between the principal dwelling and ADU on the lot. These units, excluding mobile homes that are permitted in the A zoning district, shall match the principal dwelling's color and architectural style.

1. ADUs, attached or detached, shall follow the setback and height requirements of the principal dwelling's standard zoning district or meet the following requirements;
 - a. Detached
 - i. The rear yard setback may be reduced to a minimum of ten (10) feet if the ADU:

1. Has obscure glass windows facing neighboring properties or the windows are adequately screened by foliage or a fence; and
2. Has a maximum height of twelve (12) feet and shall be a single story, with no lofts.

b. Above a Detached Garage

- i. The rear yard setback may be reduced to a minimum of fifteen (15) feet if the ADU:
 1. Is constructed over an existing garage that is positioned in line with or behind the façade of the primary dwelling;
 2. Has obscure glass windows on all exterior windows facing neighboring properties; and
 3. Has a maximum structure height of twenty-four (24) feet, and maximum exterior wall height of twenty (20) feet.

2. The floor area of any ADU shall not exceed the following maximum allowances:

Maximum Accessory Dwelling Unit Square Footage

<u>Zoning District</u>	<u>Maximum Square Footage</u>
<u>RSF, PD, VIL</u>	<u>750</u>
<u>A, A-1</u>	<u>1,000 or 80% of primary structure, whichever is less</u>

3. Mobile homes meeting the standards of Section 531.32, this section, and are legally permitted, may be used as an accessory dwelling unit, in the A zoning district.
 - a. Mobile homes may be used as an ADU, provided that they meet the square footage limitation of 511.18.B.2.;
 - b. The minimum roof overhang shall be one (1) foot on all sides. The fascia of the overhang shall be a minimum width of six (6) inches;
 - c. The exterior finish shall be horizontal lap siding or brick, or similar materials;
 - d. Foundations shall be continuous block or masonry or compatible in appearance to foundations or residences built on adjacent or nearby

locations; and

- e. Exterior window treatments such as shutters or awnings shall be provided on the exterior facade fronting all streets.
4. Exterior stairways shall not encroach into the zoning district's standard setbacks and may not be located on the rear of the ADU. Porches or balconies on ADUs must be built facing the principal dwelling.
5. The ADU shall comply with all applicable requirements of the Florida Building Code and shall be constructed with material that meets all building and safety requirements subject to the approval of the Building Official.
6. One (1) off-street parking space shall be provided for an accessory dwelling unit. Off-street parking for the accessory dwelling unit may be provided on an existing driveway leading to a garage or carport but must be in addition to any parking required for the primary single-family residence. The parking space location shall be submitted with the building permit. The location of the designated parking space shall be delineated on the lot survey and shall be included in the building permit application.
7. Conforming lots with a principal dwelling unit shall be limited to one ADU, or one guest house.
8. Concurrent with recording of the Notice of Commencement, a Notice to Buyers shall be recorded in the Official Records of Manatee County at the expense of the Applicant that states: The property owner must occupy either the primary dwelling unit or the Accessory Dwelling Unit (ADU) in perpetuity. A copy of the Notice to Buyers shall be included in the Building Permit Application.

...

Section 531.32. - Mobile Homes, Mobile Home Subdivisions, and Mobile Home Parks.

Any proposed mobile home which complies with the following standards may be approved administratively in the A and VIL zoning districts; otherwise, Special Permit approval is required.

- A. Individual mobile homes shall be set back from the front property line at least fifty (50) feet.
- B. The minimum size of new parcels and lots of record used for an individual mobile home shall be a minimum of five (5) acres.
- C. All mobile homes shall meet Federal and State construction and safety standards, in addition to the following.
 1. The minimum width of the main body of the manufactured home shall not be less than twenty-four (24) feet, as measured across the narrowest portion, or at the Department Director's discretion, that the manufactured meets the intent of the twenty-four (24) foot width. **This**

subsection shall not apply to mobile homes utilized as an accessory dwelling unit within the A zoning district, in accordance with Section 511.18;

2. The minimum roof overhang shall be one (1) foot on all sides. The fascia of the overhang shall be a minimum width of six (6) inches;
3. The exterior finish shall be horizontal lap siding or brick, or similar materials;
4. Foundations shall be continuous block or masonry or compatible in appearance to foundations or residences built on adjacent or nearby locations; and
5. Window treatments such as shutters or awnings shall be provided on the exterior facade fronting all streets.

Exhibit 4 – Chapter 10, TRANSPORTATION MANAGEMENT

Table 10-2: Parking Ratios			
Use	Spaces/Sq. Ft or Unit of Measure	Unit of Measure	Notes
<i>Residential Uses:</i>			
<u>Accessory Dwelling Units</u>			<u>19</u>

Table Notes:

19. Off-street parking for the accessory dwelling unit may be provided on an existing driveway leading to a garage or carport but must be in addition to any parking required for the primary single-family residence.

Scramble to rally voters in Virginia governor's race

BY SARAH RANKIN
Associated Press

RICHMOND, VA.

Democrat Terry McAuliffe and Republican Glenn Youngkin were making last-minute pushes Sunday to energize voters across Virginia in the final days of the competitive and closely watched race for governor.

With the state's lengthy early voting period finished, the campaigns turned their attention to Tuesday's finale, each trying to fire up his party's base to drive up turnout for an election that will be scrutinized as a bellwether ahead of next year's midterms.

McAuliffe, who served as governor from 2014 to 2018, and Democrats are scrambling to stave off disaster after public polling has shifted in Youngkin's direction in recent weeks. Republicans are optimistic about their chances in the commonwealth, where they haven't won a statewide race since 2009.

After campaigning across northern Virginia on Saturday, Youngkin departed for the far southwest corner of the state. Stops along his bus tour included a prayer breakfast, a worship service, a barbecue at the home of a powerful state lawmaker, a meet-and-greet in the state's farthest-flung corner and an evening get-out-the-vote rally.

McAuliffe, who preceded Democrat Ralph Northam as governor in the only state that doesn't allow its executive to serve consecutive terms, spent Saturday in Virginia's southeastern corner before planning stops Sunday in suburban Richmond and northern Virginia.

In the backyard of a home in a well-to-do pocket of Henrico County, McAuliffe told an energetic crowd of supporters that "the stakes are huge" as he touted his record from his first term.

"I've done this job before. I was the most pro-business pro-progressive. I made this state open and welcoming, created a lot of jobs. We do not want to go back," he said.

McAuliffe has brought in a series of high-profile surrogates including President Joe Biden, former President Barack Obama and celebrity musicians Pharrell Williams and Dave Matthews in the final stretch. Youngkin, meanwhile, has eschewed virtually all public campaign visits from well-known party allies who would typically flock to a hot race.

American B-1B strategic bomber flies over Mideast

The U.S. Air Force said Sunday it flew a B-1B strategic bomber over key maritime chokepoints in the Mideast with allies including Israel amid ongoing tensions with Iran as its nuclear deal with world powers remains in tatters.

The B-1B Lancer bomber flew Saturday over the Strait of Hormuz, the narrow mouth of the Persian Gulf through which 20% of all oil traded passes. It also flew over the Red Sea, its narrow Bab el-Mandeb Strait and Egypt's Suez Canal.

The Strait of Hormuz has been the scene of attacks on shipping blamed on Iran in recent years, while the Red Sea has seen similar assaults amid a shadow war between Tehran and Israel.

— ASSOCIATED PRESS



JAY REEVES AP

Sarah Clemente snuggles with daughter Penelope, 6, Saturday at their home in Charleston, W.Va. Clemente supported a paid family medical leave proposal that was removed from President Joe Biden's social spending plan because of opposition from West Virginia Sen. Joe Manchin.

Paid leave's demise tough on backers in Manchin's home state

BY JAY REEVES
Associated Press

CHARLESTON, W.VA.

Jessi Garman, the mother of 3-year-old twin girls, has been searching for a job while also trying to have a third child with her husband, who's in the military. Optimistic that Congress finally would approve paid family medical leave, she thought the time seemed right. But that was before opposition by Democratic Sen. Joe Manchin of West Virginia torpedoed the proposal. Both having another baby and getting full-time work doesn't seem feasible now, and Garman's hopefulness has turned into anger.

"It almost feels personal because Joe Manchin is my senator," said Garman, of Milton.

Supporters of a decades-old proposal to let workers take time off for medical needs including childbirth, surgeries and end-of-life care are dealing with another disappointment in Manchin's home of West Virginia, a poor state with one of the nation's oldest populations.

State activists are still working on Manchin — a pro-leave group planned to rent an airplane and fly a banner over one of his political fundraisers at a resort this weekend, said Kayla Young, a member of the state House of Delegates who also is helping with an advocacy group, Paid Leave Works for West Virginia. They hope some version of paid leave may still be included in President Joe Biden's social spending package.

"It's disheartening, but I don't think it's over yet," said Young.

Sarah Clemente hopes Young is right, since paid leave would have made things easier with all three of her children. Instead, she said, she had to take off a total of two years and return to work just a week after the birth of her youngest — Penelope, now 6 — whom she and husband Ryan adopted from a relative who couldn't care for her.

"We followed the textbook on what you're supposed to do to be responsible, successful adults. And while we are there now, there was a lot of suffering and heartbreak," said Clemente, a 40-year-old health care manager. "And it's still hard."

Biden initially proposed 12 weeks of paid leave for new parents, people caring for loved ones or people recovering from an illness, but it wasn't included in a \$1.7 trillion framework released by the White House on Thursday after Manchin's opposition became clear. Manchin, whose support is crucial because of the slim Democratic edge in the Senate, said he wanted to avoid turning the United States into "an entitlement society."

Democrats continue lobbying the senator, but he hasn't shown signs of budging despite proposals to trim leave from 12 weeks to four or to restrict it to just new parents. Sen. Kirsten Gillibrand of New York said she has spoken extensively with Manchin and he asked good questions, but he wasn't focused on specifics of the proposal and had concerns about its cost.

In Manchin's home county in northern West Virginia, Amber Gabor allowed that some time off would have come in handy when one of her kids — ages 2, 7 and 9, with another one expected in a couple of weeks — had to stay home for two weeks after a coronavirus case at his school. But 12 weeks of paid leave sounded excessive to her.

"I don't see why you would need all that at one time, unless it was a maternity type of leave. But most (work) places offer that anyway," said Gabor, who works from home doing customer service for a power company.

In the rural town of Spencer, dental receptionist Samantha Camp is one of those who say they will continue to get by without a paid leave option just as they always have — with difficulty.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Subsection 420.9076(5), Florida Statutes, that the Affordable Housing Advisory Committee of Manatee County, Florida, will conduct a public hearing on November 15, 2021, beginning at 3:00 p.m., or as soon thereafter as possible, at the Manatee County Administration Building located at 1112 Manatee Avenue West, Bradenton FL 34205, 5th Floor, Manatee Room. The purpose of this hearing is to adopt its evaluation and final local housing incentive strategies recommendations on affordable housing incentives as specified in Paragraphs 420.9076(4)(a)-(k), Florida Statutes, and any other affordable housing incentives identified by the Advisory Committee.

The evaluation and local housing incentive strategies recommendations to be considered for adoption by the Affordable Housing Advisory Committee include the following:

420.9076(4)(a): The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

Evaluation/Recommendation Summary: Accept recommended changes proposed by the Comprehensive Planning Division of Building and Development Services (BADS).

420.9076(4)(b): The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Evaluation/Recommendation Summary: Accept recommended changes proposed by the Comprehensive Planning Division of Building and Development Services (BADS).

420.9076(4)(c): The allowance of flexibility in densities for affordable housing.

Evaluation/Recommendation Summary: Accept recommended changes proposed by the Comprehensive Planning Division of Building and Development Services (BADS).

420.9076(4)(d): The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Evaluation/Recommendation Summary: Maintain current language in the Land Development Code.

420.9076(4)(e): The allowance of affordable accessory residential units in residential zoning districts.

Evaluation/Recommendation Summary: Accept Ordinance 21-11 that amends Manatee County Land Development Code, Section 511.18.

420.9076(4)(f): The reduction of parking and setback requirements for affordable housing.

Evaluation/Recommendation Summary: Maintain current language in the Land Development Code.

420.9076(4)(g): The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Evaluation/Recommendation Summary: Maintain current language in the Land Development Code.

420.9076(4)(h): The modification of street requirements for affordable housing.

Evaluation/Recommendation Summary: Maintain current language in the Land Development Code.

420.9076(4)(i): The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Evaluation/Recommendation Summary: Maintain current language in the Land Development Code.

420.9076(4)(j): The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Evaluation/Recommendation Summary: Maintain current language in the Land Development Code and expand to include for-profit.

420.9076(4)(k): The support of development near transportation hubs and major employment centers and mixed-use developments.

Evaluation/Recommendation Summary: Maintain existing language in the Comprehensive Plan.

Any other affordable housing incentives may be proposed at the public hearing.

To view a copy of the tentative Advisory Committee recommendations, please go to https://mymanatee.org/government/advisory_boards/affordable_housing_advisory_board beginning Monday, November 1, 2021. Alternatively, you can request an electronic copy by emailing Deborah.ash@mymanatee.org. Interested parties may appear at the meeting or public hearing and be heard with respect to the proposed recommendations.

The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in programs, activities, meetings, and public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact Carmine DeMilio at (941) 792-8784 ext. 8203; TDD ONLY (941) 742-5802 or email carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Affordable Housing Advisory Committee with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and, for such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Date to be published: November 1, 2021

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