

SEPTEMBER 14, 2009

The Affordable Housing Advisory Committee, Manatee County, Florida, met in REGULAR SESSION in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 3:05 p.m.

Present were:

David Wick, Chairman
Timothy Calpin
Sandra Deitrich (entered during meeting)
Vernon DeSear
Jacqueline Dezelski
Robert Drane
Ben Jordan
William Smock

Absent were:

Evelyn Treworgy, Vice-Chairman
Ashley Canesse
Wenston DeSue

One seat was vacant.

Also present was:

Vicki Jarratt, Deputy Clerk,
representing R. B. Shore, Clerk of Circuit Court

AGENDA

Agenda of September 14, 2009, and sign-in sheet.

[HC20090914DOC001](#)

MINUTES

Upon motion by Mr. Smock and second by Mr. Jordon, the minutes of August 10, 2009, were approved 7 to 0.

[HC20090914DOC002](#)

AFFORDABLE HOUSING INCENTIVES

Denise Thomas, Neighborhood Services Department, reviewed the *F.S. 420.9076(4)* Affordable Housing Incentives and associated recommendations. The shaded incentives have been incorporated into the Local Housing Assistance Plan, and the others will require review and discussion.

[HC20090914DOC003](#)

Item (b) – Modification of Impact Fee Requirements

Ms. Thomas indicated a Request for Legal Services (RLS) was submitted (8/24/09), and a response from Bill Clague, Deputy County Attorney, is forthcoming. She referred to a memorandum from Maureen Sikora, Deputy County Attorney, addressing Financial Assistance for Impact Fees and Facility Investment Fees, and Royal Palm Terrace Apartments.

Discussion: Intent of memorandum from Ms. Sikora; have not received a response from the County Attorney on Item (b), so it will continue to be on the agenda; etc.

[HC20090914DOC004](#)

(Enter Ms. Deitrich)

Item (e) – Accessory Residential Uses within Residential Zoning Districts

Debbie Perron, Planning Department, noted policies from other counties have been reviewed, and she is working with staff to prepare the appropriate language.

[HC20090914DOC003](#)

Item (f) – Reduction of Parking and Setback Requirements; and

Item (g) – Flexible Lot Configurations

Ms. Perron reported the same Land Development Code (LDC) language from previous years (4 to 5 years ago) will be reinstated upon review by the County Attorney's office.

Discussion: Will the State approve the language; previous approvals; presented to the Board; items will be brought back to the Committee; etc.

[HC20090914DOC003](#)

Item (h) – Modification of Street Requirements

Ms. Thomas referred to a report submitted to the Planning Department from several County departments with recommendations for *F.S. 410.907(4)(h)* Affordable Housing Incentives regarding street requirements (see bullet highlights).

Ms. Perron recommended using the same language from four or five years ago due to the complexity of implementing the changes.

Discussion: Not addressing the issue because it cannot be implemented; review on a case by case basis; etc.

Motion was made by Mr. Drane and seconded by Mr. Smock, to alter the recommendation for Item (h) to "no recommendation."

Discussion: Affects on urban core areas; will State accept case by case basis; leverage with State to include "case by case" language in the motion; should urban infill be included in motion; etc.

Mr. Drane **withdrew** his motion.

Motion was made by Mr. Drane, seconded by Mr. DeSear, and carried 8 to 0, for the County to agree to evaluate modification to street requirements for affordable housing on a case by case basis.

Discussion: Delete all language except what was stated in the motion; etc.

[HC20090914DOC005](#)

WORK SESSION

Ms. Thomas recommended delaying scheduling a Joint Work Session with the County Commissioners until any outstanding information is available for discussion.

Discussion: Responses needed from Mr. Clague on issues; waiting for information on Item (c); etc.

[HC20090914DOC006](#)

AFFORDABLE HOUSING INCENTIVES (Continued)

Item (k) – Transportation

Kathleen Thompson, Planning Department, reported that information pertaining to this item is still in discussion, including setting the boundaries for Urban Core areas. She noted a bonus incentive would apply for increasing density and intensity if affordable housing was within a quarter-mile of a transit stop.

Discussion: Some issues need to be resolved before the Joint Work Shop with Commissioners; need to create a level of certainty before developers invest in purchasing property; Board is looking for a level of consistency; Parrish developers utilized Affordable Housing for the purpose of fast tracking; need to focus on areas where Affordable Housing would be successful; recommend incentives to approve Affordable Housing; Affordable Housing should be close to transportation hubs; Commissioners are not going to give blanket approval; need for higher density; etc.

Ms. Thompson stated John Osborne, Interim Planning Director, is working on the Urban Core infill; however, it may not necessarily be for affordable housing, but would increase density.

Discussion: Can affordable housing be included in Urban Core Infill; need to identify Encouragement Zones; need instructions on how to implement an Affordable Housing Overlay; joint work session is for Planning issues not Affordable Housing topics; need a forum pertaining only to Affordable Housing; review of Urban Core and Future Land Use map; Urban Core is a large area; need a meeting with Mr. Osborne, Planning Department staff, and Affordable Housing Committee; etc.

Recess/Reconvene for a Work Session: All members present except Ms. Canesse, Mr. DeSue, and Ms. Treworgy.

Mr. Wick reported that during the Work Session, committee members identified areas (see Urban Core map highlighted in yellow) for Planning Department staff to review for consideration for affordable housing incentives, encouragement zones, etc.

[HC20090914DOC007](#)

NEXT MEETING

Mr. Wick announced the next meeting is tentatively scheduled for October 26, 2009, at 3 p.m.

Discussion: Sidewalk issues; concentrate on impact fees and density; list of fees; rebates only apply to affordable housing; set a percentage for affordable housing; affordable housing stigma; etc.

[HC20090914DOC006](#)

MEETING ADJOURNED

There being no further business, the meeting was adjourned.

Adj: 4:34 p.m.
/vj

Minutes Approved: October 26, 2009