

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Thursday, July 16, 2026

2:00 PM

City Hall, Third Floor, Room 366

Affordable Housing Advisory Committee

Kylee Fuhr, Chair

Stefan Obel, Vice Chair

Dawn Burlace, Chair Pro-Tem

Samiea Hawkins

Quinesha Adderly-Hawkins

Immacula Carpentier

Marybeth Lee-Pappas

Stephanie Heidt

Sandy Colon, Alternate At-Large

Robbie Lert, Alternate At-Large

Anthony Bonna, Elected Official

1. **Call to Order**
2. **Roll Call**
3. **Determination of a Quorum**
4. **Approval of Minutes**
 - 4.a Approval of Minutes from the May 21, 2026 Affordable Housing Advisory Committee (AHAC) Meeting [2026-647](#)
5. **New Business**
 - 5.a Oath of Office for the Appointment and Reappointment of AHAC Committee Members [2026-651](#)
 - 5.b Overview of House Bills Pertaining to Affordable Housing in Consideration at 2026 Florida Legislative Session [2026-648](#)
 - 5.c 2026 Affordable Housing Advisory Committee (AHAC) Incentive Strategies Discussion [2026-649](#)
6. **Unfinished Business**
7. **Public to be Heard**
8. **Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.



Agenda Summary

2026-647

Agenda Date: 7/16/2026

Agenda Item No.: 4.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes from the May 21, 2026 Affordable Housing Advisory Committee (AHAC) Meeting

Submitted By: Christina Flores, Executive Project Manager

Strategic Plan Link: The City's Mission to enhance our community's quality of life.

Executive Summary (General Business): Minutes of the previous meeting have been prepared by the City Clerk's Office and sent to the committee for review.

Presentation Information: N/A

Staff Recommendation: Move that the Board recommend the approval of the meeting minutes from May 21, 2026.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approved the minutes with changes.
2. Move that the Board not approved the minutes and provide direction.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: Minutes from May 21, 2026

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in packets are available upon request from the City Clerk.

City of Port St. Lucie
Affordable Housing Advisory
Committee

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Meeting Minutes

Kylee Fuhr, Chair
Stefan Obel, Vice Chair
Dawn Burlace, Chair Pro-Tem
Samiea Hawkins
Quinesha Adderly-Hawkins
Immacula Carpentier
Marybeth Lee-Pappas
Stephanie Heidt
Sandy Colon, Alternate At-Large
Robbie Lert, Alternate At-Large
Anthony Bonna, Elected Official

AHAC

Thursday, May 21, 2026

2:00 PM

City Hall, Third Floor, Room 366

1. Call to Order

A Regular Meeting of the AFFORDABLE HOUSING ADVISORY COMMITTEE of the City of Port St. Lucie was called to order by Chair Heidt on May 21, 2026, at 2:05 p.m., at Port St. Lucie City Hall, in Room 366, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Stephanie Heidt, Chair
Kylee Fuhr, Vice Chair
Dawn Burlace
Stefan Obel
Marybeth Lee-Pappas
Robbie Lert, Alternate

Members Not Present:

Samiea Hawkins
Quinesha Adderly-Hawkins
Immacula Carpentier
Anthony Bonna, Councilman
Sandra Colon, Alternate

3. Determination of a Quorum

4. Approval of Minutes

- 4.a** Approval of Minutes from the November 20, 2025 [2026-266](#)
Affordable Housing Advisory Committee (AHAC) Meeting

Mr. Obel moved to approve the minutes from the November 20, 2025, AHAC Meeting. Ms. Burlace seconded the motion, which passed unanimously by voice vote.

5. New Business

- 5.a** Oath of Office for the Appointment and Reappointment of [2026-267](#)
AHAC Committee Members

The Deputy City Clerk provided the Oath of Office to Stefan Obel, Robbie Lert, and Marybeth Lee-Pappas.

- 5.b** Appointment of Committee Chair and Vice-Chair [2026-268](#)

Kylee Fuhr was elected as Chair. Stefan Obel was elected as Vice Chair. Dawn Burlace was re-elected as Chair Pro-Tem.

- 5.c** Review of Sunshine Law, Public Records & Robert's Rules of [2026-269](#)
Order as They Apply to City Committee Members

(Clerk's Note: A PowerPoint presentation was shown at this time.) Attorney Ward presented to the Board and discussed public meetings, gatherings not in the Sunshine, noticing public meetings, meeting minutes, and failure to comply. He then presented on Public Records Law and discussed public records, official City business, compliance, gaining access to public records, City responses, exempt vs. confidential, and failure to comply.

He then presented Robert's Rules of Order and discussed the role of the chairperson, decorum in debate, what should be accomplished in a meeting, and additional consideration. He then presented on Florida's Code of Ethics and discussed prohibited acts of conduct, voting conflicts, reporting disclosures, penalties for violation of the code, and a website resource for the Florida Commission on Ethics.

- 5.d** AHAC Chairman's Special Presentation & Discussion [2026-270](#)

Mr. Capezzuto and Ms. Flores discussed the proceedings for the future Board meetings.

6. Unfinished Business

There was nothing to be heard under this item.

7. Public to be Heard

There was nothing heard under this item.

8. Adjourn

There being no further business, the meeting was adjourned at 3:27 p.m.

Stephanie Heidt, Chair

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2026-651

Agenda Date: 7/16/2026

Agenda Item No.: 5.a

Placement: New Business

Action Requested: Discussion

Oath of Office for the Appointment and Reappointment of AHAC Committee Members

Submitted By: Christina Flores, Executive Project Manager

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): Oath of Office for the Reappointment of committee members: Immacula Carpentier, Sameia Hawkins, and Anthony Bonna

Presentation Information: N/A

Staff Recommendation: Move that the Board recommend the administration of the oaths.

Background: On January 16, 2026, Mayor Martin nominated the members for Appointment or Reappointment. On February 9, 2026, City Council approved the nomination of members. As a result, all mentioned members are required to take the Oath for Appointment or Reappointment onto the committee.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: N/A

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in packets are available upon request from the City Clerk.



Agenda Summary

2026-648

Agenda Date: 7/16/2026

Agenda Item No.: 5.b

Placement: New Business

Action Requested: Discussion

Overview of House Bills Pertaining to Affordable Housing in Consideration at 2026 Florida Legislative Session

Submitted By: Christina Flores, Executive Project Manager

Strategic Plan Link: The City's Mission to enhance our community's quality of life.

Executive Summary (General Business): Staff from the Neighborhood Services Department will provide an overview of Florida House Bills pertaining to Affordable Housing that were discussed as part of the 2026 Florida Legislative Session.

Presentation Information: N/A

Background: The Florida Legislature meets annually for a 60-day regular session. A variety of topics, including housing issues, are being discussed at this year's session.

Issues/Analysis: The Florida Legislature approved SB594, which was signed into law by Governor DeSantis and took effect on July 1, 2026.

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: Chapter 2026-173 (SB594)

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in packets are available upon request from the City Clerk.

CHAPTER 2026-173

Senate Bill No. 594

An act relating to local housing assistance plans; amending s. 420.9072, F.S.; authorizing counties and eligible municipalities to expend certain funds on lot rental assistance for mobile home owners for a specified time period; amending s. 420.9075, F.S.; requiring each county and eligible municipality to include in its local housing assistance plan certain strategies; providing that lot rental assistance for eligible mobile home owners is an approved home ownership activity for certain purposes; authorizing counties and eligible municipalities to provide certain funds to mobile home owners for rehabilitation and emergency repairs; deleting a provision limiting to a specified percentage the amount of certain funds that may be used for manufactured housing; amending s. 420.9071, F.S.; conforming a cross-reference; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Paragraph (b) of subsection (7) of section 420.9072, Florida Statutes, is amended to read:

420.9072 State Housing Initiatives Partnership Program.—The State Housing Initiatives Partnership Program is created for the purpose of providing funds to counties and eligible municipalities as an incentive for the creation of local housing partnerships, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing, and to increase housing-related employment.

(7)

(b) A county or an eligible municipality may not expend its portion of the local housing distribution to provide ongoing rent subsidies, except for:

1. Security and utility deposit assistance.
2. Eviction prevention not to exceed 6 months' rent.
3. Lot rental assistance for mobile home owners as defined in s. 723.003, not to exceed 6 months' rent.
4. A rent subsidy program for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or homeless as defined in s. 420.621. The period of rental assistance may not exceed 12 months for any eligible household.

Section 2. Present paragraphs (d) through (g) of subsection (3) of section 420.9075, Florida Statutes, are redesignated as paragraphs (e) through (h), respectively, a new paragraph (d) and paragraph (i) are added to that

subsection, and paragraph (c) of subsection (3) and paragraphs (a), (c), (e), and (n) of subsection (5) of that section are amended, to read:

420.9075 Local housing assistance plans; partnerships.—

(3)

(c) Each county and each eligible municipality is encouraged to develop a strategy within its local housing assistance plan that addresses the needs of persons who are deprived of affordable housing due to the ~~closure of a mobile home park or the~~ conversion of affordable rental units to condominiums.

(d) Each county and each eligible municipality shall include in its local housing assistance plan a strategy that addresses the needs of persons who are deprived of affordable housing due to the closure of a mobile home park.

(i) Each county and each eligible municipality shall include in its local housing assistance plan a strategy for providing program funds to mobile home owners, as defined in s. 723.003, which must include lot rental assistance.

(5) The following criteria apply to awards made to eligible sponsors or eligible persons for the purpose of providing eligible housing:

(a) At least 65 percent of the funds made available in each county and eligible municipality from the local housing distribution must be reserved for home ownership for eligible persons. For purposes of this paragraph, lot rental assistance for eligible mobile home owners as defined in s. 723.003 is an approved home ownership activity.

(c) At least 75 percent of the funds made available in each county and eligible municipality from the local housing distribution must be reserved for construction, rehabilitation, or emergency repair of affordable, eligible housing. Funds may be provided to mobile home owners as defined in s. 723.003 for rehabilitation and emergency repairs under this paragraph.

~~(e) Not more than 20 percent of the funds made available in each county and eligible municipality from the local housing distribution may be used for manufactured housing.~~

~~(m)(n)~~ Funds from the local housing distribution not used to meet the criteria established in paragraph (a) or paragraph (c) or not used for the administration of a local housing assistance plan must be used for housing production and finance activities, including, but not limited to, financing preconstruction activities or the purchase of existing units, providing rental housing, and providing home ownership training to prospective home buyers and owners of homes assisted through the local housing assistance plan.

1. Notwithstanding the ~~provisions of~~ paragraphs (a) and (c), program income as defined in s. 420.9071(26) may also be used to fund activities described in this paragraph.

2. When preconstruction due-diligence activities conducted as part of a preservation strategy show that preservation of the units is not feasible and will not result in the production of an eligible unit, such costs shall be deemed a program expense rather than an administrative expense if such program expenses do not exceed 3 percent of the annual local housing distribution.

3. If both an award under the local housing assistance plan and federal low-income housing tax credits are used to assist a project and there is a conflict between the criteria prescribed in this subsection and the requirements of s. 42 of the Internal Revenue Code of 1986, as amended, the county or eligible municipality may resolve the conflict by giving precedence to the requirements of s. 42 of the Internal Revenue Code of 1986, as amended, in lieu of following the criteria prescribed in this subsection with the exception of paragraphs (a) and (f) ~~(g)~~ of this subsection.

4. Each county and each eligible municipality may award funds as a grant for construction, rehabilitation, or repair as part of disaster recovery or emergency repairs or to remedy accessibility or health and safety deficiencies. Any other grants must be approved as part of the local housing assistance plan.

Section 3. Subsection (27) of section 420.9071, Florida Statutes, is amended to read:

420.9071 Definitions.—As used in ss. 420.907-420.9079, the term:

(27) “Recaptured funds” means funds that are recouped by a county or eligible municipality in accordance with the recapture provisions of its local housing assistance plan pursuant to s. 420.9075(5)(i) ~~s. 420.9075(5)(j)~~ from eligible persons or eligible sponsors, which funds were not used for assistance to an eligible household for an eligible activity, when there is a default on the terms of a grant award or loan award.

Section 4. This act shall take effect July 1, 2026.

Approved by the Governor June 26, 2026.

Filed in Office Secretary of State June 26, 2026.



Agenda Summary

2026-649

Agenda Date: 7/16/2026

Agenda Item No.: 5.c

Placement: New Business

Action Requested: Discussion

2026 Affordable Housing Advisory Committee (AHAC) Incentive Strategies Discussion

Submitted By: Christina Flores, Executive Project Manager

Strategic Plan Link: The City's Mission to enhance our community's quality of life.

Executive Summary (General Business): Review of the 2025 AHAC Incentive Strategies A-E and discuss potential modification of the existing strategies as well as discuss any new potential incentive strategies to include in the 2026 AHAC Report.

Presentation Information: N/A

Staff Recommendation: Move that the committee discuss the 2025 AHAC Incentives Strategies A-E and provide staff direction on which existing strategies should be modified as well as any new incentive strategies that should be included in the 2026 AHAC Report.

Background: The following is a summary of the existing 2025 AHAC Incentive Strategies:

- (a) Expedited Permitting
- (b) Modification of Impact Fees
- (c) Flexible Densities
- (d) Reservation of Infrastructure Capacity
- (e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADUs")

Issues/Analysis: Staff from the Neighborhood Services Department will compile the feedback received during the meeting and bring back a refined incentive strategies chart at the next Affordable Housing Advisory Committee meeting for consideration.

Financial Information: N/A

Special Consideration: N/A

Location of Project: City of Port St. Lucie

Attachments: 2025 AHAC Incentive Strategies

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in packets are available

upon request from the City Clerk.

Affordable Housing Advisory Committee (AHAC)

2025

INCENTIVE STRATEGIES REPORT



PORT ST. LUCIE
NEIGHBORHOOD SERVICES

Prepared by:

PORT ST. LUCIE
COMMUNITY PROGRAMS
DIVISION

- 772-344-4084
- www.cityofpsl.com/housing

Port St. Lucie – Affordable Housing Advisory Committee (AHAC) 2025 Incentive Strategies Report

INTRODUCTION & BACKGROUND

As a recipient of State Housing Initiative Partnership funds, the City of Port St. Lucie reconvened an Affordable Housing Advisory Committee (AHAC) on February 20, 2025, as required by the Florida Statutes, Sec. 420.9076. The AHAC members are responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City of Port St. Lucie's housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4) (a) - (k) on a yearly basis.

The AHAC is required to submit an incentive strategies report each year. This report includes recommendations by the Committee of these incentives for at least the following eleven distinct areas:

- Incentive: Expedited process of development approvals
- Incentive: Impact fee modifications, waivers, or reimbursement
- Incentive: Flexibility in density
- Incentive: Reservation of infrastructure capacity
- Incentive: Accessory dwelling units
- Incentive: Reduction of parking and setback requirements
- Incentive: Flexible lot considerations
- Incentive: Modification of street requirements
- Incentive: Ongoing regulatory review process
- Incentive: Surplus lands inventory
- Incentive: Transportation hubs and transit-oriented development

COMMITTEE COMPOSITION

All current members were appointed to the Committee in accordance with Section 420.907 of the Florida Statutes which lists the categories from which committee members must be selected. The committee must have at least 8 members with representation from at least 6 of the following categories and an elected official.

- Citizen actively engaged in the residential home building industry in connection with affordable housing.

- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to Florida Statute 163.3174.
- Citizen residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

The following are the appointed 2025 AHAC members and their category affiliation:

Name	Category Represented
Anthony Bonna, Sr. City of Port St. Lucie District 3 Councilman	Appointed Elected Official
Dawn Burlace (Chair Pro Tem)	Category #2: Citizen actively engaged in the banking or mortgage industry in connection with affordable housing.
Samiea Hawkins	Category #4: Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
Quinesha Adderly-Hawkins	Category #7: Citizen actively engaged as a real estate professional in connection with affordable housing.
Stefan Obel	Category #9: Citizen who resides within the jurisdiction of the local governing body making the appointments.
Stephanie Heidt (Committee Chair)	Category #9: Citizen who resides within the jurisdiction of the local governing body making the appointments.
Cynthia Herrera	Category #10: Citizen who represents the employers within the jurisdiction.

Kylee Fuhr (Committee Vice-Chair)	Category #11: Citizen who represents essential services personnel, as defined in the local housing assistance plan.
Immacula Carpentier	Category #5: Citizen who is actively engaged as a not-for-profit provider of affordable housing.
Sandy Colon	Category #9: Citizen who resides within the jurisdiction of the local governing body making the appointments.

MEETINGS OF THE AHAC

All 2025 meetings of the Committee were public meetings, and all Committee records are public records. The City Clerk's Office was present at all meetings and recorded the minutes. All agendas, back up documentation and minutes are published on the City's online agenda management system and can be accessed at: <https://psl.legistar.com/Calendar.aspx>.

AHAC meetings are also published on the City's online calendar here: <https://www.cityofpsl.com/Events-Meetings-list/Calendar-Month>.

In 2025, the AHAC met on the following days: February 20th, March 20th, May 15th, July 17th, August 21st, October 16th, and November 20th, 2025. In particular, the meetings held on August 21st and October 16th the AHAC discussed the incentive strategies in great detail and provided staff direction. Following this, the final meeting of the AHAC on November 20th was advertised as a public hearing in accordance with 420.9076 (5) to approve the AHAC 2025 Incentive Strategies Report. Another public hearing for public comments on the AHAC 2025 Incentive Strategies Report was also advertised and will be held when the report is presented to City Council on November 24, 2025 for acceptance.

AFFORDABLE HOUSING RECOMMENDATIONS

During the August 21, 2025, AHAC meeting, the Draft AHAC Incentive Strategies were discussed with the committee. The committee affirmed that they were fine with the existing recommendations that were included in the 2024 AHAC Report. The committee did, however, have minor adjustments to the AHAC Incentives Chart.

The following are the committee comments/decisions from the August 21st meeting that are shown in bold:

- A. Expedited permitting: The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects. - **Okay as is.**

B. Modification of impact fees: All allowable fee waivers provided for the development or construction of affordable housing. - **Okay as is.**

C. Flexible Densities: The allowance of flexibility in densities for affordable housing. - **Okay as is.**

D. Reservation of infrastructure capacity: The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons. - **Okay as is.**

E. Affordable Accessory Residential Units (or Accessory Dwelling Units "ADUs": Affordable accessory residential units. - **Okay as is.**

F. Reduction of Parking and Setback Requirements: The reduction of parking and setback requirements for affordable housing. - **Take out "continue with 2021 recommendations."**

G. Allowance of Flexible Lot Configurations: The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing. - **Should state "no recommendations by the Committee" - take out "at this time."**

H. Modification of Street Requirements: The modification of street requirements for affordable housing. - **Should state "no recommendations by the Committee" - take out "at this time."**

I. Local Government/Regulatory Review Process: 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. - **Okay as is.**

J. Printed inventory of locally owned lands: The preparation of a printed inventory of locally owned public lands suitable for affordable housing. - **Okay as is.**

K. Support of Development Near Transportation Hubs: The support of development near transportation hubs and major employment centers and mixed-use developments. Policy 3.1.10.5. The committee supports this policy to the fullest and states that it is a great benchmarking tool. In addition, the committee suggests having a workshop with St. Lucie County AHAC & Transit to further develop this incentive. - **Okay as is.**

Other Recommendations of the Committee: Workforce Housing Program development and the development of additional Incentives to help vulnerable populations. - **Okay as is.**

Other Recommendations of the Committee: **Add the recommendation of having the City look at other cities to see what developments and processes have worked for them.**

On October 16th the committee approved of the incentives (with the minor adjustments now addressed) to come back before the committee one final time during the scheduled public hearing on November 20, 2025. The AHAC 2025 Incentive Strategies that were approved as part of the AHAC 2025 Incentive Strategies Report by affirmative vote of a majority of the AHAC on 11/20/25 can be seen below:

City of Port St. Lucie AHAC Incentive Review Chart 2025				
Incentive	Definition Pursuant to F.S. 420.9076	Required Incentive to Receive SHIP Funding	Adopted Local Policy - Yes/No	Committee Recommendations
(a) Expedited Permitting	The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.	Yes	Yes (1994) - Policy 3.1.10.1	Policy text should be updated per new State Legislation, during upcoming Comprehensive Plan review and analysis.
(b) Modification of Impact Fees	All allowable fee waivers provided for the development or construction of affordable housing.	No	Yes (2009) - Policy 3.1.10.3	The committee continues to support the recommendation from 2018 to use the Affordable Housing SW Annexation Fee/Fund (a voluntary condition in three DRIs) to pay impact fees for approved affordable housing projects. The current Committee also recommends investigating strategies to make this funding more sustainable in the future as the City grows.
(c) Flexible Densities	The allowance of flexibility in densities for affordable housing.	No	No	Committee recommends allowing projects flexible densities as part of a workforce housing program, to incentivize the production of workforce housing units. A program should be developed with the analysis provided by the HNA.
(d) Reservation of Infrastructure Capacity	The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	No	No	The committee recommends that this be reviewed in the upcoming Comprehensive Plan analysis and update. If there are areas in the City that can be reserved for the future development of workforce housing units it should be considered.
(e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADUs")	Affordable accessory residential units.	No	No	The committee recommends allowing ADUs as part of a workforce housing program and affordable housing incentivizing, with rules and regulations to prevent them from changing the character of the neighborhoods and without being a burden on the City's infrastructure development in particular culverts and the water systems. A program could be developed with the analysis provided by the HNA.
(f) Reduction of Parking and Setback Requirements	The reduction of parking and setback requirements for affordable housing.	No	No	The committee recommends City staff should comply with Policy 3.1.10.4 when possible, and establish guidelines to amend the Code to allow for the reduction of parking and setback requirements for affordable housing and in particular as part of a workforce housing program in order to continue to grow the City's economic development initiatives. The language in the policy should be revised and more detail on the implementation of this incentive should be included in the Housing Element during the Comprehensive Plan analysis and update.
(g) Allowance of Flexible Lot Configurations	The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	No	No	No recommendations by the committee.
(h) Modification of Street Requirements	The modification of street requirements for affordable housing.	No	No	No recommendation by the committee.
(i) Local Government/Regulatory Review Process	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.	Yes	Yes (2009 & 2020) - Policy 3.1.10.2	Keep the current strategy of supporting the amendments to Policy 3.1.10.2 that were adopted in 2020. In addition, policies and ordinances that will impact affordable housing are subject to a public hearing process, discussed with staff from the community development departments and presented to the <u>Treasure Coast Builders Association</u> .
(j) Printed inventory of locally owned lands	The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	No	Yes (2009)	The committee recommends that the City continue to allocate as much surplus land as possible to affordable housing projects, support the acquisition of land for such projects, when possible, and allocate funds received from the sale of surplus vacant lots to be used for <u>affordable housing projects</u> .
(k) Support of Development Near Transportation Hubs	The support of development near transportation hubs and major employment centers and mixed-use developments.	No	Yes (2009) - Policy 3.1.10.5	The committee supports this policy to the fullest and states that it is a great benchmarking tool. In addition, the committee suggests having a workshop with St Lucie County AHAC & Transit to further develop this incentive.
Other Recommendation of the committee	Workforce Housing Program development and the development of additional incentives to help vulnerable populations.	No	N/A	The committee supports the HUD Thriving Communities Technical Assistance Plan for the development of a Workforce Housing Program & targeted developer engagement.
Other Recommendation of the committee	Staff should examine other cities to determine what development(s) and processes have worked for their respective municipality.	No	N/A	The committee recommends that staff periodically should examine other cities to determine what development(s) and processes have worked for their respective municipality.

(a) Expedited Permitting

The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.

(b) Modification of Impact Fees

All allowable fee waivers provided for the development or construction of affordable housing.

(c) Flexible Densities

The allowance of flexibility in densities for affordable housing.

(d) Reservation of Infrastructure Capacity

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

(e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADUs")

Affordable accessory residential units.

(f) Reduction of Parking and Setback Requirements

The reduction of parking and setback requirements for affordable housing.

(g) Allowance of Flexible Lot Configurations

The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

(h) Modification of Street Requirements

The modification of street requirements for affordable housing.

(i) Local Government/ Regulatory Review Process

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.

(j) Printed inventory of locally owned lands

The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

(k) Support of Development Near Transportation Hubs

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

Other Recommendation of the committee

Workforce Housing Program development and the development of additional incentives to help vulnerable populations.

Other Recommendation of the committee

Staff should examine other cities to determine what development(s) and processes have worked for their respective municipality.

GOVERNING BODY

A second public hearing was advertised for the November 24, 2025 regular City Council meeting of the Port St. Lucie City Council. During this time, the City Council serving as the governing body for the City of Port St. Lucie voted to accept the Affordable Housing Advisory Committee 2025 Incentive Strategies Report. A copy of the ad displaying both Public Hearing dates is attached for reference.



NOTICE OF PUBLIC HEARING
CITY OF PORT ST. LUCIE
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
2025 Incentive Strategies Report

The City of Port St. Lucie's Affordable Housing Advisory Committee (AHAC) as established by Section 420.9076 (2), F.S. must approve the local affordable housing incentive strategy recommendations at a public hearing by affirmative vote of a majority of the membership of the advisory committee each year. A public hearing will be held at 2:00 pm on November 20, 2025, in City Hall Building A, Room #188, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34984. A second public hearing will be held at a regular City Council meeting for the final AHAC 2025 Incentive Strategies Report on November 24, 2025, at 6:00 pm.

The purpose of these public hearings is to make available the draft report and to solicit public comments. For any additional information on this public hearing please contact Bolivar Gomez at (772) 871-7332 or the Neighborhood Services Department - Community Programs Division at (772) 344-4084. A copy of the AHAC 2025 Incentive Strategies Report will also be available in the City of Port St. Lucie Neighborhood Services Department, located at 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34984, between November 13, 2025, through November 24, 2025.

Annually, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. At a minimum, the advisory committee shall submit an annual report to the local governing body and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

- a. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- b. Allowable fee waivers provided for the development or construction of affordable housing.
- c. The allowance of flexibility in densities for affordable housing.
- d. The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- e. Affordable accessory residential units.
- f. The reduction of parking and setback requirements for affordable housing.
- g. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- h. The modification of street requirements for affordable housing.

- 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.
- j. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- k. The support of development near transportation hubs and major employment centers and mixed-use developments.

In accordance with Florida Statutes, Sections 166.041 (3)(a) and 286.0105, "Interested parties may appear at the meeting and be heard with respect to the proposed" and no stenographic record by certified court report will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be heard.

Any special accommodation requests, such as an interpreter, or special seating that may be required by the public should be made to the Port St. Lucie City Clerk's Office before the meeting.

Affordable Housing Advisory Committee

2026

INCENTIVES STRATEGIES A through E
DISCUSSION PART 1

July 16, 2026



AHAC

Responsibilities

- Review existing plans, policies, procedures, and laws that impact affordable housing development.
- Recommend improvements to existing policies or create new incentives that encourage/facilitate affordable housing
- Produce a report that recommends and evaluates, at a minimum, the 11 incentives required by [S. 420.9076\(4\)](#)
- Approve and submit a final report by “affirmative vote of a majority of the membership of the AHAC taken at a public hearing” to the City Council, Florida Housing Financial Corporation, and Florida Housing Coalition by December 31st of each year.

Incentive Strategies

The AHAC Incentives [S. 420.9076\(4\)](#)

- **(a) Expedited Permitting ***
- **(b) Fee Waivers***
- (c) Flexibility in Density
- (d) Reservation of Infrastructure capacity
- (e) Affordable Accessory Residential Unit
- (f) Reduction of Parking and Setback Requirements
- (g) Flexible lot configurations
- (h) Modification of street requirements
- **(i) Housing Impact Statement***
- (j) Inventory of publicly owned lands suitable for affordable housing
- (k) Support of development near transportation hubs, major employment centers, and mixed-use development

*Required incentive to implement

Review of 2025 Incentive Strategies Report

A through E only

- On October 16, 2025, the Committee approved the proposed incentive.
- A Public Hearing took place on November 20, 2025, during which the committee voted in favor of the 2025 Incentive Strategies. These strategies were incorporated into the AHAC 2025 Incentive Report and approved by a majority vote.

City of Port St. Lucie AHAC Incentive Review Chart 2025				
Incentive	Definition Pursuant to F.S. 420.9076	Required Incentive to Receive SHIP Funding	Adopted Local Policy - Yes/No	Committee Recommendations
(a) Expedited Permitting	The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.	Yes	Yes (1994) - Policy 3.1.10.1	Policy text should be updated per new State Legislation, during upcoming Comprehensive Plan review and analysis.
(b) Modification of Impact Fees	All allowable fee waivers provided for the development or construction of affordable housing.	No	Yes (2009) - Policy 3.1.10.3	The committee continues to support the recommendation from 2018 to use the Affordable Housing SW Annexation Fee/Fund (a voluntary condition in three DRIs) to pay impact fees for approved affordable housing projects. The current Committee also recommends investigating strategies to make this funding more sustainable in the future as the City grows.
(c) Flexible Densities	The allowance of flexibility in densities for affordable housing.	No	No	Committee recommends allowing projects flexible densities as part of a workforce housing program, to incentivize the production of workforce housing units. A program should be developed with the analysis provided by the HNA.
(d) Reservation of Infrastructure Capacity	The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	No	No	The committee recommends that this be reviewed in the upcoming Comprehensive Plan analysis and update. If there are areas in the City that can be reserved for the future development of workforce housing units it should be considered.
(e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADUs")	Affordable accessory residential units.	No	No	The committee recommends allowing ADUs as part of a workforce housing program and affordable housing incentivizing, with rules and regulations to prevent them from changing the character of the neighborhoods and without being a burden on the City's infrastructure development in particular culverts and the water systems. A program could be developed with the analysis provided by the HNA.



AHAC 2026 Discussion of Incentives Strategies

A through E only



Expedited Permitting

(a) Expedited Permitting Strategy: “The processing of approvals of development orders or permits for **affordable housing projects** is expedited to a **greater degree** than other projects.” This is a required incentive.

- The time it takes to review development approvals is a factor in the overall cost of a project.

2025 Committee Recommendation was:

Policy text should be updated per new State Legislation during the upcoming Comprehensive Plan review and analysis.

Fee Waivers

(b) Fee Waivers for Affordable Housing: “All allowable fee waivers provided for the development or construction of affordable housing.”

- The AHAC can make recommendations on how to structure fees to reduce the cost of affordable housing development.

2025 Committee Recommendation was:

The Committee continues to support the recommendation from 2018 to use the Affordable Housing SW Annexation Fee/Fund (a voluntary condition in three DRIs) to pay impact fees for approved affordable housing projects. The current Committee also recommends investigating strategies to make this funding more sustainable in the future as the City grows.



Flexibility in Densities

(c) Flexibility in Densities Strategy: “The allowance of flexibility in densities for affordable housing.”

- Allows more homes to be built in a given area.

2025 Committee Recommendation was:

The committee recommended allowing projects flexible densities as part of a workforce housing program to incentivize the production of workforce housing units. A program should be developed with the analysis provided by the Housing Needs Assessment.



Infrastructure Capacity

(d) Infrastructure Capacity Strategy: “The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.”

- Strategize how to pair infrastructure investments with housing development and smart growth

2025 Committee Recommendation was:

The committee recommended that this be reviewed in the upcoming Comprehensive Plan analysis and update. If there are areas in the City that can be reserved for the future development of workforce housing units it should be considered.



Affordable Accessory Residential Units



(e) Affordable Accessory Residential Units Strategy: “Affordable accessory residential units”.

- An ADU is an accessory dwelling unit with a separate kitchen, bathroom, and sleeping area on the same lot as a primary unit.”

2025 Committee Recommendation was:

The committee recommended allowing ADUs as part of a workforce housing program and affordable housing incentives, with rules and regulations to prevent them from changing the character of the neighborhoods and without being a burden on the City’s infrastructure development, particularly culverts and water systems. A program could be developed with the analysis of the Housing Needs Assessment.

AHAC Incentive Discussion & Recommendations:

We are requesting the following action:

1. Committee's Recommendation to remain the same;
2. Amend and include changes to Committee's current Recommendation;
3. Add/Delete Committee Recommendation.

Upcoming:

The Committee will discuss the remaining Incentive Strategies F through K, Part 2, at the next AHAC Meeting scheduled for September 17, 2026, at 2 PM.