

City of Port St. Lucie

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



Meeting Agenda

Thursday, October 16, 2025

2:00 PM

City Hall, Third Floor, Room 366

Affordable Housing Advisory Committee

1. **Call to Order**
2. **Roll Call**
3. **Determination of a Quorum**
4. **Approval of Minutes**
 - 4.a Approval of Minutes from the August 21, 2025 Affordable Housing Advisory Committee (AHAC) Meeting [2025-950](#)
5. **New Business**
 - 5.a Approval of Proposed 2026 Meeting Dates of the Affordable Housing Advisory Committee (AHAC) [2025-951](#)
 - 5.b Design Strategies for Affordable Housing - Presentation [2025-985](#)
6. **Unfinished Business**
 - 6.a Final Draft 2025 Affordable Housing Advisory Committee (AHAC) Recommendation of Incentives [2025-967](#)
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

2025-950

Agenda Date: 10/16/2025

Agenda Item No.: 4.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes from the August 21, 2025 Affordable Housing Advisory Committee (AHAC) Meeting

Submitted By: Bolivar Gomez, Housing Programs 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 committee recommend the approval of the meeting minutes from August 21, 2025.

Alternate Recommendations:

1. Move that the committee amend the recommendation and approve the minutes from 8/21/25 with changes.
2. Move that the committee not approve the minutes from 8/21/25 and provide direction.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: City of Port St. Lucie

Attachments: Minutes from 8/21/25

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

Meeting Minutes

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

AHAC

Thursday, August 21, 2025

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 Stephanie Heidt at 2:10 PM on August 21, 2025, at Port St. Lucie City Hall, Room 366, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Stephanie Heidt, Chair

Stefan Obel

Anthony Bonna, Councilman (departed 3:03 pm)

Immacula Carpentier, Alternate At-Large

Dawn Burlace, Chair Pro-Tem (arrived 2:15 pm)

Samiea Hawkins (arrived 2:19 pm)

Members Not Present:

Quinesha Adderly-Hawkins

Cynthia Herrera

Kylee Fuhr, Vice Chair

Sandy Colon, Alternate At-Large

Others Present:

Francis Forman, Planning and Zoning

Bolivar Gomez, Project Manager

Russell Ward, Deputy City Attorney

Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Heidt indicated there was a quorum upon the arrival of the required Committee members.

4. Approval of Minutes

- 4.a** Approval of Minutes from the July 17, 2025 Affordable
Housing Advisory Committee (AHAC) Meeting

[2025-787](#)

Once quorum was achieved, Committee Member Obel moved to approve the minutes of July 17, 2025, Affordable Housing Advisory Committee (AHAC) Meeting. Chair Pro-Tem Burlace seconded the motion, which passed unanimously by voice vote.

5. New Business

5.a 2025 Affordable Housing Advisory Committee (AHAC)

[2025-775](#)

Incentive Strategies Discussion

Bolivar Gomez, Neighborhood Services, started reviewing the City of Port St. Lucie AHAC Incentive Review Chart 2024 with the Committee for discussion and feedback.

At this point, Committee Member Obel inquired if there was any feedback on his suggestion regarding an EB-5 Regional Center in the Port St. Lucie area. Deputy City Attorney Russell Ward explained his research found that it was very uncommon for municipalities and that Miami dissolved its center. He stated it is legal for a city to create a EB-5 Regional Center, but it has not been successful. Committee Member Obel indicated, that based on the research and other factors, the City should stay out of such a business.

Mr. Gomez reviewed and explained the following incentives: (a) Expedited Permitting, (b) Modification of Impact Fees, (c) Flexible Densities, (d) Reservation of Infrastructure and Capacity, (e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADU's"), (f) Reduction of Parking and Setback Requirements, (g) Allowance of Flexible Lot Configurations, (h) Modification of Street Requirements, (i) Local Government/Regulatory Review Process, (j) Printed Inventory of Locally Owned Lands, and (k) Support of Development Near Transportation Hubs. He also reviewed the recommendation from the Committee to have a Workforce Housing Program and the development of additional incentives to help vulnerable populations.

Chair Pro-Tem Burlace expressed that she was disappointed with the ADU incentive not being adopted. She questioned second floor ADU's vs. unattached ADU's, and shared an example. Councilman Bonna stated that ADU's are good solutions for seniors or young adults returning home. He expressed he would like to see the allowance of ADU's and indicated the Florida legislature may require cities to allow them in the future. Chair Pro-Tem Burlace suggested a requirement of having the main house occupied as well as the ADU. Committee Member Obel inquired if there were additional impact fees for ADU's.

Mr. Forman explained, if ADU's were allowed, there would be additional

impact fees as they would be adding a new building to a lot. Regarding Chair Pro-Tem Burlace's second floor example, he stated the second floor is part of the main household and an ADU is a separate unit occupied by a different family. Mr. Forman noted that increasing the number of bedrooms to eleven could be a code issue, as six people is the allowed maximum.

Chair Heidt inquired if there was a limit to the number of surnames in a household, to which Deputy City Attorney Ward indicated the code states that only two unrelated people can reside in the same house. He noted that community residential homes are under state licensure and are preempted, and then there are the ADA Fair Housing Act accommodations, sober homes with no regulations, etc., which result in adhoc decisions. Chair Heidt suggested leaving item (e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADU's") as is.

Councilman Bonna suggested reducing regulations and fees to improve affordable housing as well as enhancing property rights. He stated there are other recommendations to consider, such as what is causing costs to rise. Councilman Bonna indicated he was fine with the incentives as is, even though more work needs to be done on the ADU recommendation.

Chair Pro-Tem Burlace discussed high insurance costs on older homes, State grants, City funds, and making homes storm safe. Councilman Bonna believed interest rates would go down but not insurance premiums, as the values of homes have increased.

Committee Member Obel spoke to large developers or developments building up reserves and providing self or mutual insurance by proving they are solvent, instead of paying an insurance company. He also stated that Florida has strong protections for homesteaded properties and discussed liability issues. Chair Pro-Tem Burlace thought this suggestion should be presented to the developers, but the Committee felt the developers would not want to be bothered with it and the residents would need to come together.

The Committee continued reviewing the incentives and decided the following:

- (a) Okay as is.
- (b) Okay as is.
- (c) Okay as is - The Committee discussed if this affected duplexes.

Councilman Bonna noted that this could be a reduction in regulation, for example, if two duplex units were allowed per lot versus just one.

(d) Okay as is.

(e) Okay as is.

(f) Take out "continue with 2021 recommendations." - The Committee discussed removing "reduction of parking." Mr. Forman explained it was regarding commercial properties or larger developments and not residential homes, and any reduction would go before Council for approval. Councilman Bonna indicated that even with the current City incentives, they were still not attracting affordable housing developers. He believed they needed to discuss having more tools or incentives for the developers rather than less.

(g) Should state "no recommendations by the Committee" - take out "at this time."

(h) Should state "no recommendations by the Committee" - take out "at this time.". Councilman Bonna asked if this could be an incentive or recommendation, but it needs clarification. Mr. Forman will research and report back. Chair Heidt suggested rewording it to include the policy number.

(i) Okay as is. Chair Heidt suggested a recommendation that the City should investigate how other projects have been done elsewhere and utilize some of those strategies.

(j) Okay as is. Chair Heidt inquired if this was now a statute, to which Mr. Gomez stated he would find out and report back.

(k) Okay as is.

Other recommendations of the Committee:

- The Workforce Housing Program - okay as is.

- Add the recommendation of having the City look at other cities to see what developments and processes have worked for them, such as how Fort Pierce attracts its developers.

The Committee indicated the Required and Adopted Incentive columns need to be updated and clarified. Mr. Gomez stated he would work on this

and perhaps add the policy numbers.

It was requested that any changes to the incentives or recommendations by the Committee members be sent only to Bolivar Gomez.

Chair Heidt noted that she will not be available to attend the September AHAC Meeting.

6. Unfinished Business

There was no unfinished business to be heard.

7. Public to be Heard

There were no comments from the public.

8. Adjourn

There being no further discussion, Chair Heidt adjourned the meeting at 3:12 PM.

Stephanie Heidt, Chair

Traci Mehl, Deputy City Clerk



Agenda Summary

2025-951

Agenda Date: 10/16/2025

Agenda Item No.: 5.a

Placement: New Business

Action Requested: Motion / Vote

Approval of Proposed 2026 Meeting Dates of the Affordable Housing Advisory Committee (AHAC)

Submitted By: Bolivar Gomez, Housing Programs Manager

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

Executive Summary (General Business): Each year, the Affordable Housing Advisory Committee is required to approve the proposed 2026 meeting dates. The proposed dates are as followed: January 15, 2026, March 19, 2026, May 21, 2026, July 16, 2026, September 17, 2026, and November 19, 2026.

Presentation Information: N/A

Staff Recommendation: Move that the committee approve the proposed 2026 meeting dates.

Alternate Recommendations:

1. Move that the committee not approve the proposed 2026 meeting dates and provide staff direction.

Background: All meetings will begin at 2PM and are currently scheduled in Room 366 of the Port St. Lucie City Hall - 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34984.

Issues/Analysis: During the 2025 Statewide Affordable Housing Conference in August, staff obtained input on how often other state-wide Affordable Housing Advisory Committees (AHACs) meet each year. Staff found that many meet quarterly or as needed. Thus, staff has determined that meeting bi-monthly would be sufficient to meet the requirements of reviewing and approving the AHAC incentive strategies as well as still offering additional meeting dates to discuss other items that relate to affordable housing in the City of Port St. Lucie

Financial Information: N/A

Special Consideration: N/A

Location of Project: City of Port St. Lucie

Attachments: Proposed 2026 Meeting Dates of the Affordable Housing Advisory Committee (AHAC)

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 – Proposed 2026 Meeting Dates:

- January 15, 2026
- March 19, 2026
- May 21, 2026
- July 16, 2026
- September 17, 2026
- November 19, 2026

*All meetings will begin at 2PM and will be held in Room 366 of Port St. Lucie City Hall – 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34984.



Agenda Summary

2025-985

Agenda Date: 10/16/2025

Agenda Item No.: 5.b

Placement: New Business

Action Requested: Discussion

Design Strategies for Affordable Housing - Presentation

Submitted By: Bolivar Gomez, Housing Programs Manager

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

Executive Summary (General Business): Dana P. Little, Urban Design Director for the Treasure Coast Regional Planning Council (TCRPC) will be presenting various design strategies for affordable housing for the committee's awareness.

Presentation Information: It is estimated that the presentation will last 20 minutes

Staff Recommendation: This is an information item only

Background: As the City of Port St. Lucie continues to determine opportunities for affordable housing, various design techniques are available when implementing affordable housing. Dana P. Little, Urban Design Director for the Treasure Coast Regional Planning Council will present on different design strategies as well as affordable housing examples that have recently been done.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: Design Strategies for Affordable Housing - Presentation

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.

Design Strategies for Affordable Housing

Port St. Lucie Affordable Housing Advisory Committee (AHAC)



Thursday, October 16, 2025

TREASURE COAST REGIONAL PLANNING COUNCIL



**Nobody Likes
Surprises!**
(at least not this kind)

Predictability and Compatibility

AFFORDABLE HOUSING SYMPOSIUM

FINDING THE MISSING MIDDLE

MODULE II

APRIL 26, 2024



OPENING SPEAKER:

THE POWER OF DESIGN IN AFFORDABLE
HOUSING



Tim Hernandez, AICP
Principal
New Urban Communities

Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.



ATTACHED/STACKED COURTYARD RESIDENTIAL



Harper Court (Seven Fountains), West Hollywood, CA, Architect: Moule & Polyzoides Architects and Urbanists, Developed by Boyd Willat/Angels Landing, LLC.

Gross Site Density:	35-55 units per acre
Minimum Block Size:	120'x200'
Lot Width:	60' (min.)
Threshold Land Value:	\$30/SF; \$1,305,000/acre (estimated)
Construction Type:	Wood, typically IRC R-2 Type V Sprinklered
Practical Building Height:	4 stories, 50 feet
Cost per GSF (2010):	\$105-\$145/GSF (w/o land)
Cost per Unit (1,400SF avg.):	\$185,000-\$255,000/unit (w/1.5 parking)
Erection Time:	Average
Parking Solution:	Garage; transit-dependent, on-street, parking podium underneath
Positive Attributes:	Court becomes community amenity. allows for more density than two over two housing
Negative Attributes:	Similar market acceptance to condominiums. Works better in warm climates.

This type succeeds by attaching stacked housing and conventional townhouses with well-considered courts above a parking podium to create a unique, dense, multi-family housing type that doesn't require the additional costs of conditioned corridors or elevator service. Requiring minimal space, the lush courts provide the sense of open space needed to drive value for these densely packed units. High-quality tactile finishes, lavish plantings and the acoustical benefits of fountains allow these small court spaces to achieve luxurious results commanding high prices.

Successful implementations of these court forms requires the modulation between interior and exterior space, segueing from public exterior space through private exterior and interior spaces in ways that provide definition between what is shared space and that which belongs specifically to a unit. The definition can be provided by railing, stoop, low wall, canopy, balcony, or posts. The shared space defines the "village cluster" to which all residents belong and which adds value to the whole.



West Hollywood, CA. This object building does not engage with its surroundings, and, in this sunny climate, continuously spreads glare across the street to its neighbors.



West Hollywood, CA. The courtyard form served as the predominant form of residential in the pre-airconditioned days of Los Angeles before World War II.



1"=500'



The courts provide the sense of place for what is a very densely packed set of stacked units and townhouses.

Design Consideration



The central areas serve as a room for community gathering.



The mix of units can be seen in the range of the wall over the main garage entrance. The spaces can serve small groups or provide a place to read.



Discovering and Developing Missing Middle Housing



TOWNHOUSE

- What it is
- Where it went
- And why it's a needed housing option for people of *all* ages



DUPLEX



ACCESSORY DWELLING UNIT



MANSION APARTMENT



COTTAGE COURT

SEE MORE HOME TYPES INSIDE!

[AARP.org/MissingMiddleHousing](https://www.aarp.org/MissingMiddleHousing)

By AARP and Opticos Design



AARP

Achieve Affordability
Create Community
Housing For All Ages
Combats Loneliness
Healthy Options

So how do we get more affordable housing built in places where we most need it, ideally close to jobs and transit? Should we:

- A. Enact policies requiring the construction of deed-restricted affordable units (e.g. “set asides” or “inclusionary” zoning)?
- B. Enact policies that incent developers to provide affordable housing (e.g. density bonuses or fee waivers)?
- C. Enact policies that encourage the construction of more market-rate housing (i.e., aggressively increase supply)?
- D. “Go Houston”, (i.e., eliminate most zoning restrictions)?
- E. “Go Minneapolis”, (i.e., eliminate single family zoning)?

Tim Hernandez, New Urban Communities



Delray Beach Townhomes: How Dense?

Tim Hernandez, New Urban Communities

20.90 du/ac



The need is there...why aren't more builders building missing middle housing?

- They can't make money!
- Big Production Builders outbid smaller builders for land
- Smaller projects lack economies of scale in design and construction
- Process takes as long for a small project as a big one .
- LDRs usually require rezonings, variances, ZTAs, etc.
- Too small for many banks and investors
- Lack of comparables for “innovative” designs

Tim Hernandez, New Urban Communities

Stuart Multifamily: How Dense?



Tim Hernandez, New Urban Communities



30.00 du/ac

Municipalities and developers can and should collaborate to create affordable housing opportunities

- Projects don't have to look institutional. They can be beautiful
- They don't have to be high rises, then can be human scale and between 2-4 stories.
- They can be mixed income, walkable and reduce auto dependency
- To do this in nearly every case requires some sort of regulatory relief
- In the current environment it likely requires some sort of financial "engineering"

Tim Hernandez, New Urban Communities

Key Planning Principles

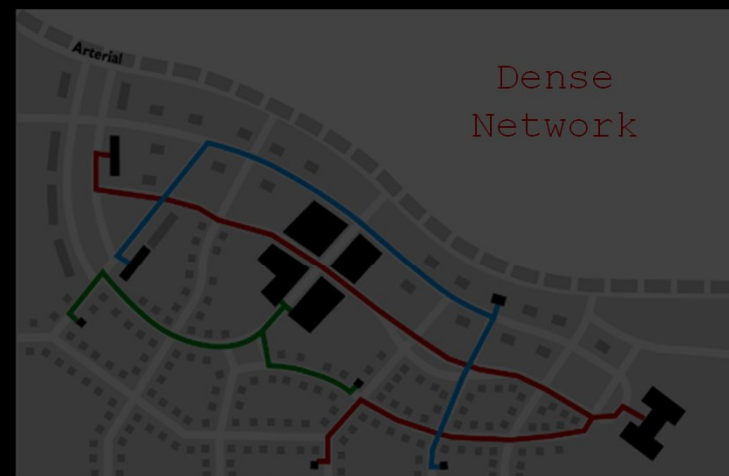


Circulation and Development Patterns

Trip Assignments in Two Patterns of Development



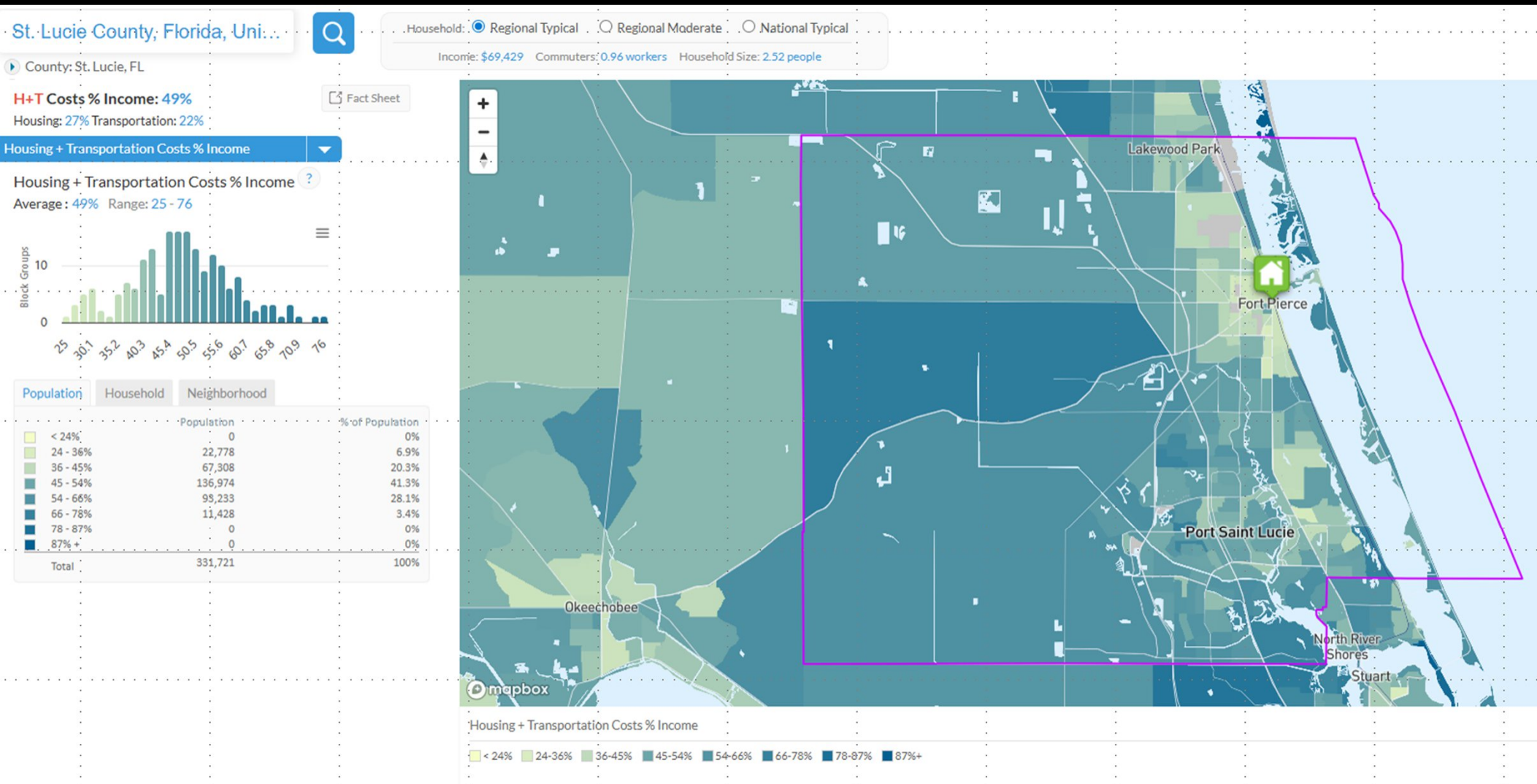
Growth Patterns Impact Affordability



Distribution of Uses

Roadway Network

Why is This Important?



SLC – Housing + Transportation = 49% Income

There are several ways to place Missing Middle-style homes

Distributed Throughout a Block

Missing Middle Housing types can exist along a street, standing side by side and intermingling with detached single-family homes. The blended pattern of detached single-family residences and Missing Middle Housing works well because these types are comparable in form and scale.



On the End of a Block

The streets that intersect the end of a block is often a busier corridor than the streets occupied by detached single-family homes. Placing Missing Middle Housing types on the “end grain” of a block allows for the use of slightly larger buildings because the structure isn’t sitting directly next to detached single-family homes. In this placement type, the alley to the rear of the Missing Middle structure also allows for a good transition in scale to the single-family lots.



As a Commercial Corridor Transition

When a Missing Middle residence is located in an area that’s adjacent to a neighborhood Main Street, the building itself provides a gradual transition point between residential and commercial or mixed-used properties. The nearness of residents provides a customer base for local businesses and services. By serving as a type of buffer, a Missing Middle-type structure can actually keep a single-family home in a walkable area from being located directly next to, say, a restaurant or bar (or a store or office building) and the parking lots needed by the businesses’ customers and employees.



As a Transition to Higher-Density Housing

Another transition benefit of Missing Middle Housing is achieved by placing small to mid-sized multiunit housing on a few of the lots that transition from a residential side street to a more populated corridor, thus providing a transition in scale to the larger buildings on the end grain of the block along the primary street.



© OPTICOS DESIGN, INC.

Distribution of Building Types

Building Types



Rear-loaded Townhouses

Building Types



1 story multi-family

Building Types



Garage Apartment ADU

Building Types



Detached Cottage ADU

Building Types



2 Story ADU

Building Types



6-unit Walk-up Apartment

Building Types

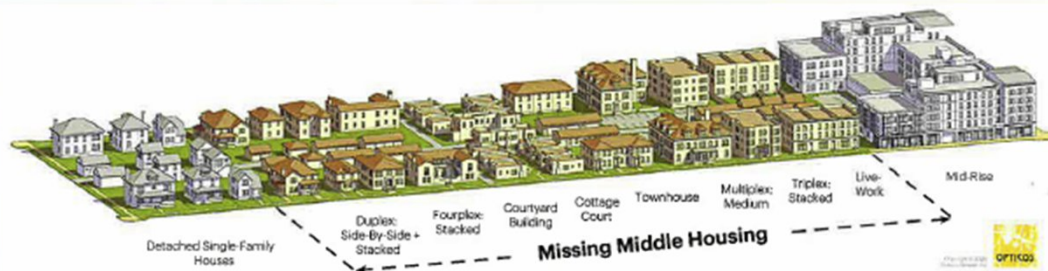


Architecture Counts TOO!

What we can do:

1. Allow ADUs by right
2. Increase densities along transit corridors
3. Revise Parking standards
4. Allow mixed use and mixed product types in more zones
5. Use Missing Middle and Increments of Neighborhood typologies to build beautiful density with a broader spectrum of product
6. Give bonus densities for inclusion of workforce units (carrot vs. stick approach)
7. Provide financial assistance
8. Lease or sell land with realistic WH conditions

Tim Hernandez, New Urban Communities



What Is Missing Middle Housing — and Where Did It Go?

Across the United States, there is a mismatch between the available housing stock and what home buyers and renters want and needs.

The nation is mostly missing (and needs) a set of residential building types that exist in the middle of the continuum from detached single-family houses to large apartment buildings. So-called Missing Middle Housing is a critical part of the solution.

Created by AARP Livable Communities and Opticos Design, **Discovering and Developing Missing Middle Housing** provides local leaders, building and planning professionals, and involved community members with information about what Missing Middle Housing is, where it still exists — and why it's time for communities nationwide to return this versatile residence type to America's housing portfolio.



FOURPLEX



COURTYARD BUILDING



LIVE/WORK

Find this publication and more at
AARP.org/MissingMiddleHousing

See the cover and inside pages for more examples of Missing Middle Housing.

FROM TOP: BETHLEHEM, CALIFORNIA; PASADENA, CALIFORNIA; BEAUFORT, SOUTH CAROLINA (OPTICOS DESIGN)

Thank You!

Dana P. Little
Urban Design Director
TCRPC
dlittle@tcrpc.org



Agenda Summary 2025-967

Agenda Date: 10/16/2025

Agenda Item No.: 6.a

Placement: Unfinished Business

Action Requested: Motion / Vote

Final Draft 2025 Affordable Housing Advisory Committee (AHAC) Recommendation of Incentives

Submitted By: Bolivar Gomez, Housing Programs Manager

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

Executive Summary (General Business): Finalize the 2025 incentives which will be incorporated in the Affordable Housing Advisory Committee (AHAC) Report and will be presented to the committee on November 20, 2025.

Presentation Information: N/A

Staff Recommendation: Move that the committee approve the AHAC Incentive recommendations to be included in the 2025 AHAC Report.

Alternate Recommendations:

1. Move that the committee provide new/additional recommendations for AHAC Incentives.
2. Move that the committee not approve the existing incentives and provide staff direction.

Background: During the August 21, 2025, AHAC meeting, the Draft AHAC Incentives were discussed with the committee. The committee affirmed that they were fine with the existing strategies that were included in the 2024 AHAC Report. The committee did, however, have minor adjustments to the AHAC Incentives Chart. The following are the 2025 Final Draft AHAC Incentives, as well as 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. - **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.**

Issues/Analysis: None expected.

Financial Information: N/A

Special Consideration: N/A

Location of Project: City of Port St. Lucie

Attachments: 2025 Final Draft AHAC Incentive Chart

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 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 Treasure Coast Builders Association.
(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 affordable housing projects.
(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.