

MINUTES OF A REGULAR MEETING OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON WEDNESDAY, **APRIL 3, 2025**

Present: Vernea Jones; Phil Thompson; Leslie Olson; Trevor Banks, Jr.; Erin O'Brien

Staff Present: Kimberlee Henton
Covasky Brutus
Bridgette Romer
Donnella Clarke
Theresa Orellana
Shyanne Harnage
Willie Colon

Attendees: Peter Bauer, Public
Jennifer Hance, St Lucie County-Director of Community Services

1. CALL TO ORDER

Meeting was called to order at 5:43 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

a. APPROVAL OF MINUTES
[February 6th, 2025](#)

Motion was made by Erin O'Brien, seconded by Leslie Olson Motion was made to approve minutes for February 6, 2025 meeting.

AYE: Erin O'Brien, Leslie Olson, Phil Thompson, Trevor Banks, Jr., Vernea Jones
Passed

5. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject on this Agenda may be heard at this time. Please sign the sign-up sheet in order to speak. Please limit your comments to no more than five (5) minutes, as this section of the Agenda is limited to thirty minutes. The Affordable Housing Advisory Committee will not be able to take any official action under "Comments from the Public" section.

Peter Bauer, a resident of Fort Pierce for 18 years voiced concerns about the lack of affordable housing and asked what actions the committee is taking to address the issue. The resident has gathered relevant information on affordable housing and requested that the Chair distribute it to all committee members for their review.

a. NEW BUSINESS

Invited Guest:

Jennifer Hance

St. Lucie County - Director of Community Services

Ms. Jennifer Hance presented the St. Lucie County Affordable Housing Initiatives which included information on the following: DeLeon Villas, Blue Sky Communities, Local Ad Valorem Tax Exemption For Affordable Multifamily Housing, Local Government Contribution, Housing Needs Assessment, Avenue D Model Block, Veterans Homeless Shelter, Non-Congregate Shelter, Housing Hub, Inclusionary Housing, County Funded Rental Assistance, County Funded Homeowner Assistance and Housing Finance Authority.

7. OLD BUSINESS

1. Review of Affordable Housing Incentive Strategies (F.S. 420.9071).

1. [Statutes & Constitution - Affordable Housing Strategies](#)

2. Review of PowerPoint to Review Incentive Strategies.

3. Edit previously submitted Incentives Strategies Report.

Review of Affordable Housing Incentive Strategies (F.S. 420.9071)

A. Expedited Permitting-NO CHANGE

It was discussed that the City currently offers expedited permitting for affordable housing, but that a definition of "affordable housing" should be adopted in the Code as well as standards for enforcement. There was a consensus recommendation for the City to consider creating an Affordable Housing Navigator to assist builders and developers with the processes, and for expedited Development Review be developed for proposed affordable housing developments. **Existing Strategy:** Expedited Permitting for Affordable Housing is available. **AHAC Recommendation:** Create an Affordable Housing Navigator position, an Expedited Affordable Housing Development Review process, and create and adopt a definition and standards for affordable housing.

Schedule for Implementation: Staff/Committee shall proceed as directed by Commission.

B. Fee Waivers for Affordable Housing-NO CHANGE

Our proposal suggests amending the existing policy to provide building permit fee waivers for properties where 100% of units are affordable to individuals making below 80% of Area Median Income (AMI), or for those making below 140% of AMI who qualify as first responders and teachers.

Rationale for Targeted Criteria:

Affordable Housing Focus: By waiving building permit fees exclusively for properties offering 100% affordable units, this policy emphasizes the importance of affordable housing within the 4 FPR boundaries. It serves as a financial incentive for developers and property owners to contribute to the supply of affordable housing options. Affordable housing criteria should reflect HUD standards.

Supporting First Responders and Teachers:

Recognizing the significance of first responders and teachers, the proposed amendment extends the building permit fee waivers to individuals making below 140% of AMI who work in these essential professions. This demonstrates our commitment to rewarding their service and addressing their housing needs, particularly in urban areas where costs may be prohibitive.

Economic Impact:

While this proposal narrows the scope of beneficiaries, it still contributes to economic growth by encouraging affordable housing development. The benefits of job creation, reduced startup costs, and community development remain integral aspects of the proposal.

Infrastructure Efficiency:

The targeted extension aligns with efficient infrastructure usage, particularly in the context of affordable housing development, which is often characteristic of infill projects within FPRA boundaries. This approach promotes sustainable development and a reduction in resource consumption.

Existing Strategy: None

AHAC Recommendation: Building permit fees and impact fees be waived for affordable housing.

Schedule for Implementation: Staff/Committee shall proceed as directed by the Commission.

C. Flexible Densities-**NOT ADDRESSED IN 2023 REPORT – Existing strategy comprehensive plan policy 1.1.8 allows for additional density for affordable housing. Recommendation to consider amending the comprehensive plan policy to make it more broadly applicable.**

D. Reservation of Infrastructure Capacity – **NOT REQUIRED – DOES NOT APPLY**

E. Parking and Setback Requirements – **NO RECOMMENDATION AT THIS TIME**

F. Affordable Accessory Residential Units – **ADOPTED BY CITY COMMISSION**

G. Flexible Lot Configurations – **ADOPTED BY CITY COMMISSION**

H. Modification of Street Requirements – **NO RECOMMENDATION**

I. Process of Ongoing Review – **NO CHANGE**

The committee discussed a checklist or form for the ongoing review process within the Building Department. The City of Fort Pierce currently doesn't have a form or checklist. It was suggested that we recommend a housing impact statement form to inform the public of the cost of building a home and potential increases.

Existing Strategy: The City of Fort Pierce currently doesn't have a form or checklist.

AHAC Recommendation: The City incorporates a housing impact statement form or checklist.

Schedule for Implementation: Staff/Committee shall proceed as directed by the Commission.

J. Public Land Inventory – **NO RECOMMENDATION**

K. Support of development near transportation hubs – **NO RECOMMENDATION**

Motion was made by Vernea Jones, seconded by Erin O'Brien Motion was made to accept the 2024 Incentives Strategies Report amendments.

AYE: Erin O'Brien, Leslie Olson, Phil Thompson, Trevor Banks, Jr., Vernea Jones

Passed

8. COMMITTEE AND STAFF DISCUSSION

1. Next Steps for Submission of the Incentives Strategies Report.
2. Discussion of Incentive Strategies (A-K) for December 2025 Report.

1. Incentives Strategies Report will be amended (dialogue for A-K), per discussion. The Grants Division will schedule a special meeting for May 2025 for approval and adoption before submitting the 2024 Incentives Strategies Report for legal review.

2. 2025 Incentives Strategies Report discussions will continue at regularly scheduled AHAC meetings for 2025.

9. ADJOURNMENT

Motion was made by Erin O'Brien, seconded by Vernea Jones Motion was made to adjourn the meeting at 7:03 pm.

AYE: Erin O'Brien, Leslie Olson, Phil Thompson, Trevor Banks, Jr., Vernea Jones

Passed