



CITY OF FORT PIERCE
SOUND MEADOWS 'LIVE LOCAL'
HOUSING DEVELOPMENT

August 21st, 2023

Staff Presentation – Information Only

This application for 210 apartment units has been submitted under the 'Live Local' Act and the provisions contained in Fla. Stat. § 166.04151 - Affordable Housing.

As such the proposal is required to meet several requirements and in turn the City is obligated to process the application in accordance with State Statute.

The provisions of 166.04151(7)

The City must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004.

The provisions of 166.04151(7)

The City may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.

In the case of the City of Fort Pierce the highest residential density is 30 du/acre

The provisions of 166.04151(7)

The City may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

In the case of the City of Fort Pierce the maximum height will be determined by the location of the development

The provisions of 166.04151(7)

A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use.

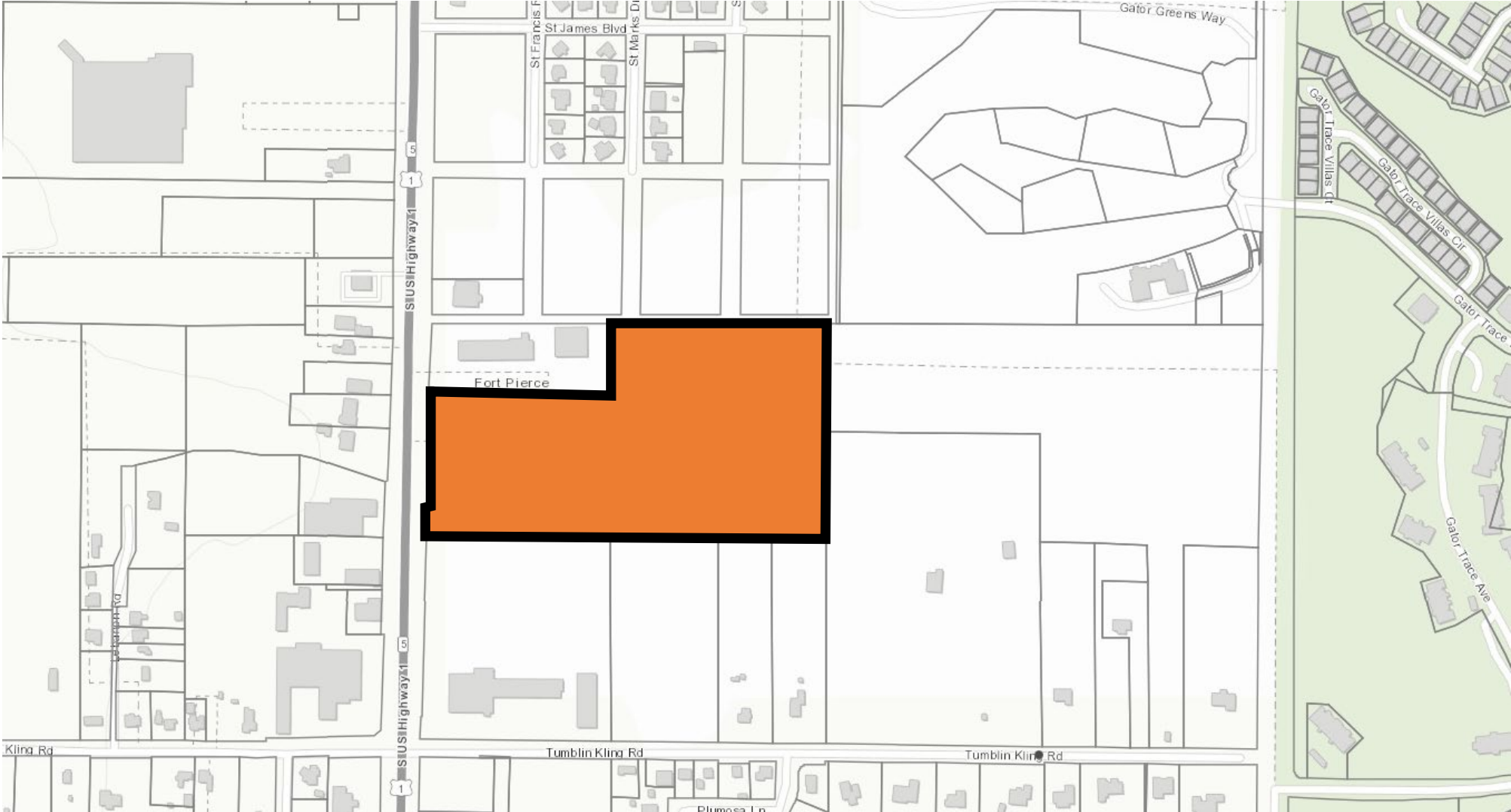
In the case of the City of Fort Pierce, projects meeting the provisions of State Statute will be reviewed as R-5 multi-family.

Sound Meadows

The project is located on two contiguous parcels of land totaling approximately 16 ac.

The site is located on the East side of US-1, approximately 900 feet North of Tumblin Kling Road. The subject parcels are currently assigned the GC Future Land Use classification and the C3 zoning designation.

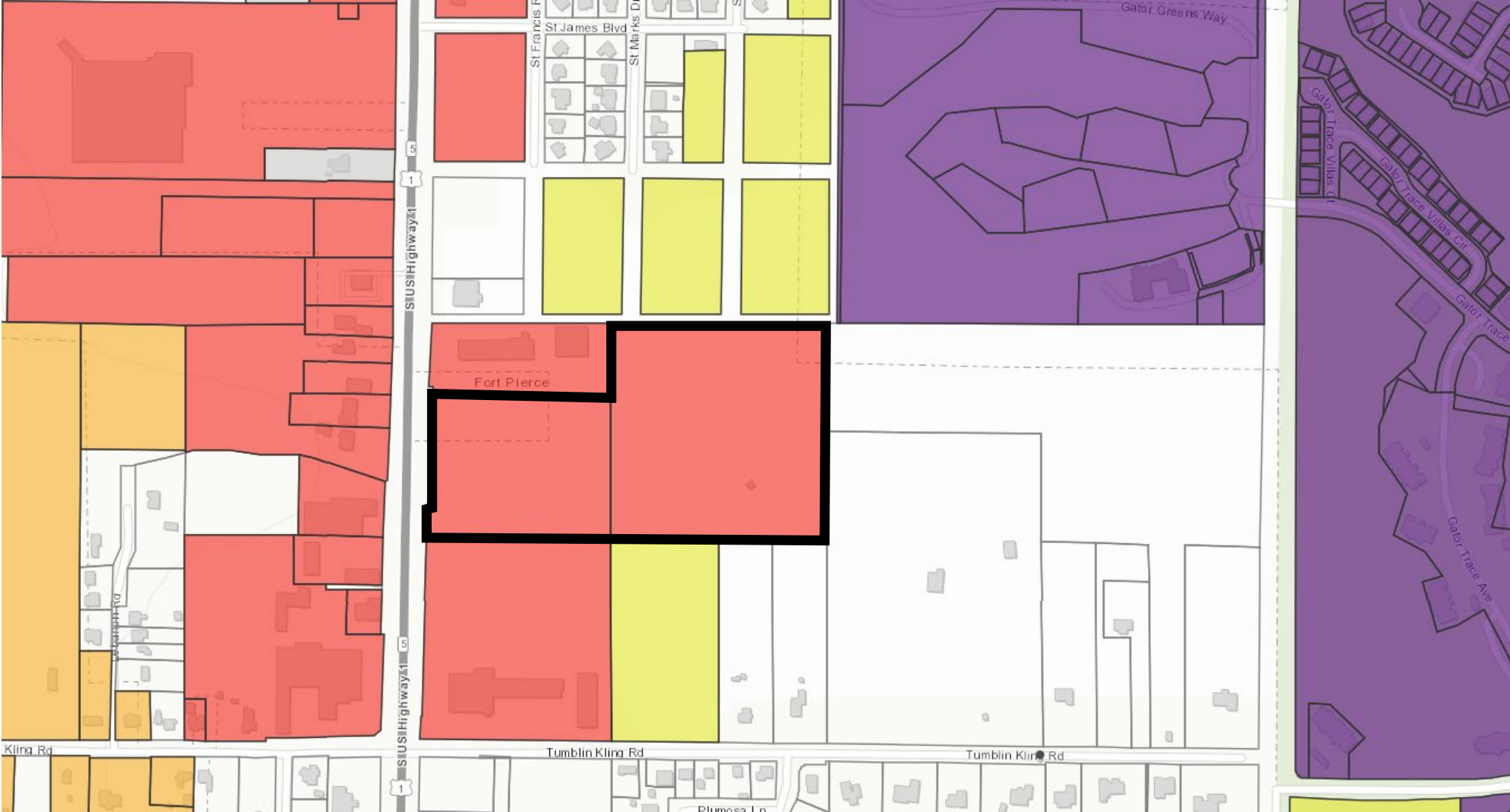
SITE LOCATION



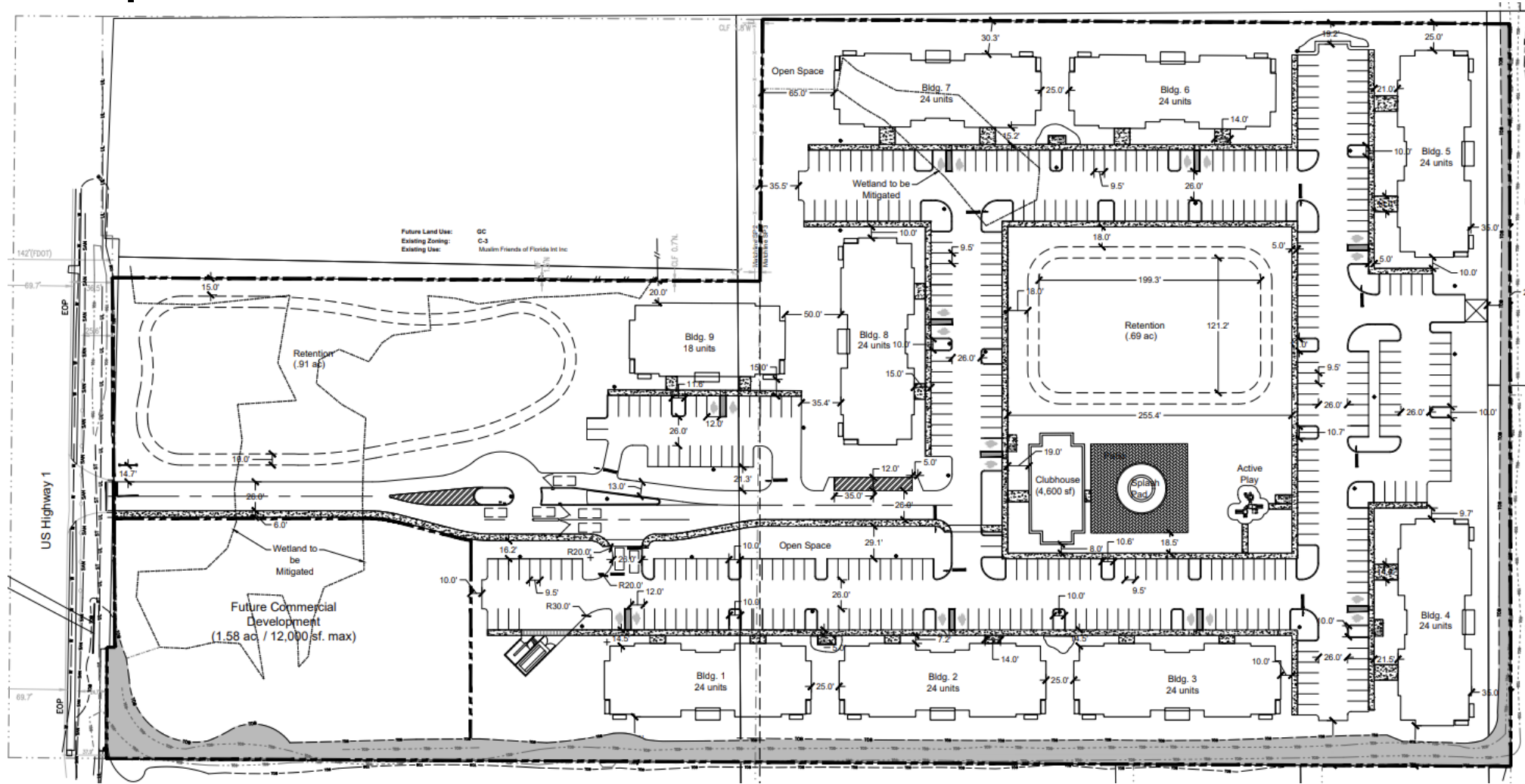
FUTURE LAND USE



ZONING



Proposed Site Plan



2023 RENT AND INCOME LIMITS - ST. LUCIE COUNTY MSA

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Saint Lucie County (Port Saint Lucie MSA) Median: 84,800	30%	17,800	20,350	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		445	476	621	814	1,007	1,199
	50%	29,650	33,900	38,150	42,350	45,750	49,150	52,550	55,950	59,290	62,678	741	794	953	1,101	1,228	1,356
	80%	47,450	54,200	61,000	67,750	73,200	78,600	84,050	89,450	94,864	100,285	1,186	1,270	1,525	1,761	1,965	2,168
	120%	71,160	81,360	91,560	101,640	109,800	117,960	126,120	134,280	142,296	150,427	1,779	1,906	2,289	2,643	2,949	3,255
	140%	83,020	94,920	106,820	118,580	128,100	137,620	147,140	156,660	166,012	175,498	2,075	2,224	2,670	3,083	3,440	3,797