



FORT PIERCE

FLORIDA



Affordable Housing Advisory Committee

2023 Committee Recommendations

Committee Members

Commissioner Arnold Gaines

KeAndrea Davis, Chair

William Talley, Vice Chair

Leslie Olson

Chad Ingram

Caleta Scott

Vernea Jones

Phil Thompson



Process

- Committee met 9 times in 2023
- Evaluated 11 potential strategies and implementation opportunities to recommend to the City Commission
- Recommends five (5) strategies for implementation

11 Possible Strategies

1. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects.
2. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
3. The allowance of flexibility in densities for affordable housing.
4. The reservation of infrastructure capacity for housing for very-low, low & moderate income persons.
5. The allowance of affordable accessory residential units in residential zoning districts.
6. The reduction of parking and setback requirements for affordable housing.
7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
8. The modification of street requirements for affordable housing.
9. 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.
10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
11. The support of development near transportation hubs and major employment centers and mixed-use developments.

RECOMMENDED STRATEGY 1

Flexible Lot Configurations

- Current Strategy: New homes are prohibited on nonconforming lots if currently or previously under common ownership, creating a number of lots that are not available for development in existing neighborhoods.
- Proposed Strategy: Amend the Code to remove this restriction and open additional lots for development



RECOMMENDED STRATEGY 2

Accessory Dwelling Units

- Current Strategy: ADUs not permitted in any zoning district
- Proposed Strategy: Adopt an Accessory Dwelling Unit (ADU) Ordinance



RECOMMENDED STRATEGY 3

Regulatory Review

- Current Strategy: None
- Proposed Strategy: Create an affordability review checklist/form for new regulation consideration



RECOMMENDED STRATEGY 4

Fee Waivers

- Current Strategy: None
- Proposed Strategy: Waive Development Review, Building Permit and Impact Fees for proposed affordable housing



RECOMMENDED STRATEGY 5

Expedited Approvals

- Current Strategy: Processes in place for Affordable Housing Development Review and Permitting
- Proposed Strategy: Create Affordable Housing Navigator to assist developers and staff with processes





Affordable Housing Advisory Committee
Questions?