

ATTN: MEMBERS OF THE PUBLIC

RE: Public Notice

SCHEDULE: Thursday September 28, 2025 – Friday September 26, 2025

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**PUBLIC NOTICE**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) 2025 Incentives**  
**Strategies Report**

NOTICE is given that there will be a public hearing before the Affordable Housing Advisory Committee to adopt the 2025 AHAC Incentives strategies report on October 2, 2025, at 5:30 p.m. City Hall - 2nd Floor – William Dannahower Conference room, 100 North U.S. #1, Fort Pierce, Florida

The AHAC is charged with the responsibility to review the established policies and procedures, ordinances, land development regulations and adopted local government comprehensive plan of the City of Fort Pierce and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate. The recommendations may include the modifications or repeal of existing policies, procedures, ordinances, regulations or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances or plan provisions; including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances and other policies.

At a minimum, the AHAC shall adopt recommendations and submit a report yearly to the local government on affordable housing incentives in the following areas:

- a. the processing of approval of development orders or permits for affordable housing projects is expedited to a greater degree of other projects
- b. all 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, low, and moderate-income persons.
- e. The allowance of affordable accessory residential units in residential zoning districts.
- 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.

A draft of the recommendations is available for review and can be downloaded from the City’s Grants Administration website at <https://www.cityoffortpierce.com/421/State-Housing-Initiatives-Partnership-SH>. Public comments for this report were solicited from August 28, 2025, to September 26, 2025.

**Public Hearing:** A public hearing will be held at a regularly scheduled City Commission meeting on October 20, 2025, at 5:05 p.m. City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

For further information, please contact Grants Administration, at 772-467-3161.

**Accessibility:** In accordance with the Americans with Disabilities Act of 1990, for all persons who are disabled and require special accommodations to participate please email [nrios@cityoffortpierce.com](mailto:nrios@cityoffortpierce.com) or call the ADA Coordinator at 772-467-3766. For non-English speaking assistance please call (772-467-3000).