

AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING

CITY OF PEMBROKE PINES, FL

October 07, 2024

The regular meeting of the Affordable Housing Advisory Committee was called to order by Chair Ramirez at 6:03 P.M. on Monday, October 07, 2024, at The Frank Art Gallery.

Present: Chair Ramirez, Vice Chair Guillen; Members Shoua, Gonzalez, Dominguez and Shechter

Absent: Vice Mayor Good, Commissioner Schwartz and Members Pinto, Shannon, Lawes, and Almaguer

Also Present: City Staff Liaison Joseph Yaciuk, City Staff Diana Acevedo, Assistant City Attorney Quentin Morgan, and Board Secretary Nicole Lafrance

APPROVAL OF MINUTES

On a motion by member Shechter, seconded by Member Shoua, the meeting minutes of August 26, 2024, were approved unanimously.

OLD BUSINESS:

Liaison Yaciuk provides an overview of the Southwest Hammocks development, including the price, square footage and maximum income limits, as previously requested by members.

NEW BUSINESS

Liaison Yaciuk led board discussion on the strategies within the AHAC report. The discussion included staff comments on each strategy, along with recommendations to be considered for the 2024 AHAC report. The following strategies were discussed:

- Strategy One- Expedited Permitting
- Strategy Two- Fee Waivers for Affordable Housing
- Strategy Three- Flexible Densities
- Strategy Four- Reservation of Infrastructure Capacity
- Strategy Five- Parking and Setback Requirements:
- Strategy Six- Affordable Accessory Residential Units
- Strategy Seven- Flexible Lot Configurations

- Strategy Eight- Modification of Street Requirements
- Strategy Nine- Process of Ongoing Review
- Strategy Ten- Public Land Inventory
- Strategy Eleven- Support of Development Near Transportation Hubs

The following recommendations were recorded by staff:

Strategy One- Expedited Permitting

Recommendation: Include language within future procurement documents for building services that specifically requires selected vendor to provide expedited permitting for affordable housing projects.

Strategy Two- Fee Waivers for Affordable Housing - **No Additional Recommendation**

Strategy Three- Flexible Densities

Recommendation: The City to evaluate multi-family housing projects, focusing on aging garden-style apartments and lower-density complexes, to identify properties that could be redeveloped with additional density or have space for new units.

The city to also review the current minimum multifamily residential unit sizes within the zoning code and consider reducing these sizes where appropriate to promote housing densification and enhance affordability.

Strategy Four- Reservation of Infrastructure Capacity –

Recommendation: Upon completion of the Pines Village sewer project, city staff to provide the AHAC an update on the number of qualifying residents assisted by the sewer hookup grant awards.

Strategy Five - Parking and Setback Requirements - **No Additional Recommendation**

Strategy Six- Affordable Accessory Residential Units

Recommendation: The city to provide the AHAC with an annual report detailing the number and locations of new Accessory Dwelling Units (ADUs) permitted within the city.

Strategy Seven- Flexible Lot Configurations - **No Additional Recommendation**

Strategy Eight- Modification of Street Requirements - **No Additional Recommendation**

Strategy Nine- Process of Ongoing Review - **No Additional Recommendation**

Strategy Ten- Public Land Inventory

Recommendation:

No additional recommendation as the State currently requires such inventory.

Strategy Eleven- Support of Development Near Transportation Hubs - **No Additional Recommendation**

FUTURE AGENDA ITEMS:

Liaison Yaciuk asks members to review the AHAC Draft Report and submit any additional recommendations by October 14, 2024. Liaison Yaciuk lets members know the next meeting will be on October 21, 2024, where they will approve the final report.

ABSENCES

On a motion by Member Shechter, seconded by Vice Chair Guillen, the absences of Vice Mayor Good, Members Pinto, and Almaguer from the October 07, 2024, meeting were excused unanimously.

ADJOURNMENT

On a motion by Member Shechter, seconded by Member Shoua, the meeting was adjourned at 7:06 P.M., by unanimous vote.

Respectfully submitted,
Nicole Lafrance
Nicole Lafrance
Board Secretary

Approved: