



**NOTICE OF REGULAR MEETING
CITY OF TITUSVILLE
AFFORDABLE HOUSING ADVISORY COMMITTEE
AGENDA
MONDAY, AUGUST 11, 2025
HARRY T. MOORE SOCIAL SERVICE CENTER
725 S. DE LEON AVENUE, TITUSVILLE, FL 32780
4:30 P.M.**

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 Florida Statutes, should, at least 48 hours prior to the meeting, submit a written request that the physically handicapped person desires to attend the meeting.

- I. CALL TO ORDER
- II. ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. APPROVAL OF MINUTES
July 14, 2025
- V. NEW BUSINESS
 - 1) **Incentive D:** Reservation of Infrastructure Capacity for Affordable Housing
 - 2) **Incentive E:** Allowance of Affordable Accessory Residential Units in Residential Zoning Districts
 - 3) **Incentive F:** Reduction of Parking and Setback Requirements for Affordable Housing
- VI. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (OPEN FORUM)
- VII. REPORTS
 - A. Chairman update
 - B. Members update
 - C. Staff update
- VIII. ADJOURNMENT



**CITY OF TITUSVILLE
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
MONDAY JULY 14, 2024
4:30 P. M.**

The Affordable Housing Advisory Committee meeting was held at the Harry T. Moore Social Service Center, 725 S. DeLeon Avenue.

XXX

The members present were Vice Mayor Cole, Chairperson Manning, Vice-Chairperson Gary, and Member Ross. City Staff present were Tracy Davis, Neighborhood Services Manager, Sheila Martin, Neighborhood Services Housing Program Specialist, and Eddy Galindo, Principal Planner.

XXX

I. Meeting was called to order at 4:34 p.m.

XXX

II. Roll Call

XXX

III. Quorum established by roll call.

XXX

IV. **APPROVAL OF MINUTES – JULY 23, 2025**

Motion to accept minutes as is made by Vice-Chairman Gary; seconded by Member Ross.
Motion passed by unanimous voice vote of yes.

XXX

V. **OLD BUSINESS**
NONE

XXX

VI. **NEW BUSINESS**

1) **Incentive A: Expedited Permitting**

Tracy Davis reviewed the current strategy and information from last year. AHAC discussed that the incentive is working as intended.

Motion to accept Incentive A as is made by Member Ross; Seconded by Vice-Chairman Gary.
Motion passed by unanimous voice vote of yes.

2) **Incentive B:** Modification of Impact Fee Requirements

Tracy Davis reviewed last year's actions with the Committee. Vice Mayor Cole asked how the Live local Act will affect this incentive. Eddy Galindo stated that he would investigate it further. Tracy Davis discussed the Affordable Housing Study with Inclusionary Zoning (Housing) and Linkage Fee that is going to be done in the City and that the results of the study should be available in 2026.

Motion to accept Incentive B as is, pending the results of the Affordable Housing Study with Inclusionary Zoning (Housing) and Linkage Fee, made by Chairperson Manning; seconded by Vice-Chairperson Gary. Motion passed by unanimous voice vote of yes.

3) **Incentive C:** Increase Allowable Density Levels

Tracy Davis reviewed the Florida Housing Coalition recommendations with the Committee. The Committee discussed how the Affordable Housing Study with Inclusionary Zoning (Housing) and Linkage Fee will impact this incentive.

Motion to accept Incentive C as, pending the results of the Affordable Housing Study with Inclusionary Zoning (Housing) and Linkage Fee, made by Vice-Chairperson Gary; Seconded by Member Ross. Motion passed by unanimous voice vote of yes.

XXX

VII. Petitions and Requests from the public
NONE

XXX

VIII. REPORTS

A. Chairman update

NONE

B. Members update

NONE

C. Staff update

Tracy Davis further discussed the Affordable Housing Study with Inclusionary Zoning (Housing) and Linkage Fee and how it will benefit the AHAC incentives and other grant funded housing activities such as those using CDBG.

IX. Adjournment

With no further business and discussions, the Committee adjourned the meeting at 5:15 p.m.



Incentive D: Reservation of Infrastructure Capacity

Infrastructure Capacity

(d).“The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.”

- Some parts of Florida may not have enough water, sewer capacity, or transportation concurrency for all potential development
- Without existing infrastructure capacity, developers may not build in certain areas
- **Purpose:** strategize how to pair infrastructure investments with housing development and smart growth
- Majority of AHAC reports have no recommendations on this strategy

Infrastructure to consider

Roadways

Public
transit

Water
supply

Wastewater

Broadband

Stormwater

Flood
protection

Schools

Parks

Hospitals

Public infrastructure funding

- AHAC could make recommendations on how best to target publicly-funded infrastructure investments
- **Ask:** Where has my City/County invested in roads, water, sewer, stormwater? Have my City/County's investments excluded certain neighborhoods?
- **Idea:** in the decision-making process for infrastructure improvements, have LMI neighborhoods as a priority or consideration

AHAC Ideas: Infrastructure Capacity

REVIEW

RECOMMEND

Assess long-range infrastructure plans (road projects, public transit, stormwater, sewer, etc.)	Require or incentivize developments that utilize publicly-funded infrastructure to contain affordable homes
Study historical infrastructure investment trends	Target infrastructure investments to underserved neighborhoods
Recruit a local Metropolitan Planning Organization to discuss long-range planning	Explore incorporating affordable housing into the infrastructure decision making process
Identify funds that can be devoted to infrastructure for affordable housing	





Incentive E: Accessory Dwelling Units

Accessory Dwelling Units

(e) “Affordable accessory residential units.”

- An ADU is an accessory living unit, with a separate kitchen, bathroom, and sleeping area, on the same lot as a primary home
- Can be attached or detached from primary unit
- Also called granny flats, mother-in-law suites, carriage houses, backyard apartments, etc.
- Zoning is not the only barrier to ADU growth, but can be the first barrier to overcome



Zoning for ADUs

- **Location.** ADUs should be allowed by-right in all single-family districts.
- **Owner-occupancy restrictions.** Allow owners to occupy either the primary unit or ADU, or have no owner-occupancy requirements.
- **Use restrictions.** Allow ADUs to be rented freely on the market.
- **By-right v. conditional use.** Allow ADUs by-right w/predictable standards.
- **Size.** Allow up to 800-1200 sq feet with no minimum size and allow ADUs larger than maximum size for large lots.
- **Minimum lot size.** Reach a solution that allows the most lots to contain a lawful ADU.
- **Setbacks.** Consider zero-lot-line or other configurations that do not burden smaller lots.
- **Parking.** Flexible standards; stay away from “one-spot per ADU rule”
- **Density.** Exempt ADUs from calculating density.

Supporting ADU growth

- In addition to zoning reforms, local government can otherwise facilitate ADU development through:
 - Homeowner education
 - Pre-approved design plans
 - De-minimus impact fees
 - Financing support for affordable rental ADUs
- Collect data on how ADUs are used & where they are permitted
- Bottom-line: Too many restrictions will prevent ADU development altogether

ADU Examples

St. Petersburg

- 2019: Amended ADU regulations to exempt ADUs from density calculations, reduce minimum lot size requirements, and eliminate minimum unit size
- 2022: Amended ADU regulations to expand where ADUs are allowed, clarified unit sizes, increase max ADU size, and lessened parking regs
- Collects real-time data on ADU permitting

Orlando

- Does not require parking for ADUs of a certain size

Sarasota

- Zoning reforms in 2019 in City and County to allow ADUs in most single-family districts

AHAC Ideas: Accessory Dwelling Units

REVIEW

RECOMMEND

Study existing ADU regulations	Adopt or revise an ADU ordinance containing best practices
Recruit a planner to assess how many more lots could contain ADUs if certain regulations were lessened	Explore ADU financing & education program for lower-income homeowners
	Designate a staff person to help homeowners navigate the permitting process



Incentive F: Parking & Setback Requirements

Parking & Setback Requirements

(f) “The reduction of parking and setback requirements for affordable housing.”

- Housing costs can be reduced through a reduction in the required number of parking spaces
- Reducing setback requirements can allow more area of a lot to built on
- Purpose: lower development costs (for parking) and ensure that more buildable land is available for housing development
- A key way to unlock density



Parking reductions

- More parking means more costs and less land for homes
- AHAC can make recommendations on reducing parking requirements and by allow parking reductions in exchange for affordable units
- Possible recommendation: Lower required parking close to transit stations or major bus lines or where on-street or nearby parking will suffice
- Possible recommendation: Remove minimum parking reductions and decide standards on case-by-case basis, rather than one-size-fits-all solution

Parking reduction examples

Orlando, FL (August 2022)

- Removed certain parking minimums in the Downtown Parking Area of the Central Business District

Boston, MA (January 2021)

- Eliminated parking minimums for affordable housing developments – parking determined on a case-by-case basis based on need

St. Petersburg, FL (2019)

- Reduced parking requirements for affordable multi-family construction and for units within close proximity to high-frequency transit routes

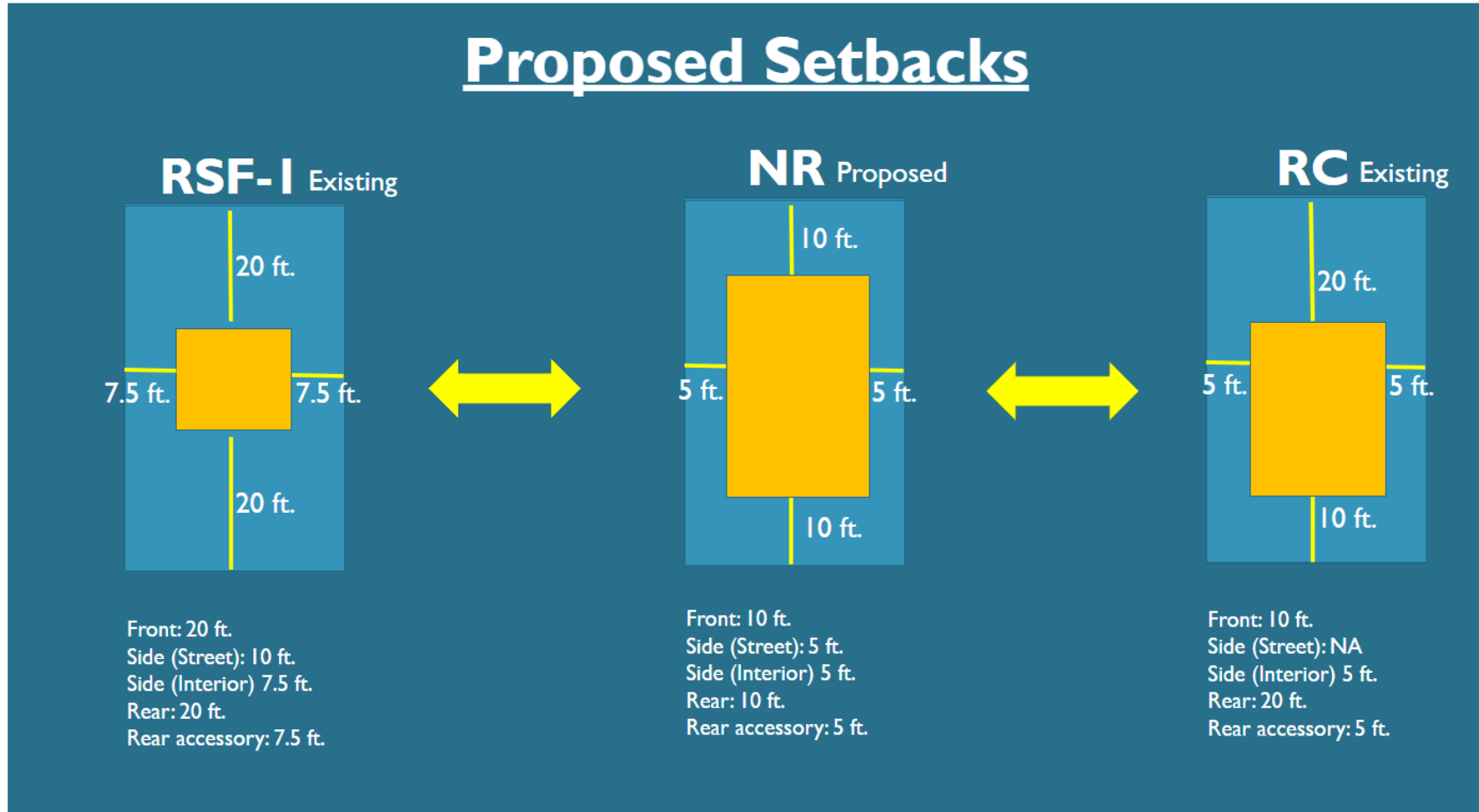
Evanston, IL (2019)

- Removed parking requirements for bonus IZ units

Setback reductions

- Stringent setback requirements prevent missing middle housing types such as duplexes and triplexes, and small unit development generally
- They also may prevent smaller lots from having livable units – pair setback reform with minimum lot size reform
- Like other strategies, setbacks can be reduced by-right or on a case-by-case basis in exchange for affordability
- Possible recommendation: lower setback requirements to encourage zero-lot line development and cluster development
- Possible recommendation: allow certain setback reductions by-right that do not require additional meetings or reviews

Visualizing setback reductions



City of Gainesville “Missing Middle” Zoning Reform.

Setback reduction examples

Clearwater

- Housing element of Comprehensive Plan – “Allow flexibility with regard to setbacks . . . to accommodate density bonuses associated with affordable housing developments.”



Gainesville (from 2021 AHAC report)

- “the City should also consider allowing reduced setbacks for subdivisions that provide a certain amount of affordable housing . . . without requiring those subdivisions to go through the entire Planned Development process.”

AHAC Ideas: Parking & Setbacks

REVIEW

RECOMMEND

Recruit a planner or engineer to visualize the City or County's parking and setback requirements in various districts	Remove parking minimums for affordable housing developments
Conduct an unused parking space study	Lower setback requirements to facilitate missing middle housing types and small lot development
Utilize development experience on the AHAC to assess the cost of a parking space	Conduct a study on how underused parking can be adapted into housing
Create a map visualizing area dedicated to parking	Offer parking & setback reductions in exchange for affordable units
Recruit planning staff to assess how many more units could be built through various setback reductions	

Live Local land use mandate – Affordable housing in commercial, industrial, and mixed-use areas

Mandate contains certain **use, density, height, floor area ratio, administrative approval, parking, and other standards** for affordable housing developments if a proposed development meets the following criteria:

- Multifamily or mixed-use residential in any area zoned for **commercial, industrial, or mixed use**
- At least **40% of units are affordable rentals** for households up to **120% AMI** for at least **30 years**
- If mixed-use, **at least 65% of the total square footage must be residential**

Local government cannot require a development authorized under this preemption to obtain a zoning/land use change, special exception, conditional use approval, variance, or comp plan amendment for **use, density, floor area ratio, or height**.

Tracking the Live Local Land Use Mandate for Affordable Housing in Commercial, Industrial, & Mixed-Use Areas – [link here to our interactive dashboard](#)

Live Local Act Mapping Dashboard

129

Total Known Projects

Last update: 1 hour ago

40.3k

Total Units

6.9k

Market Rate Units

7.2k

Affordable Units

Projects with Known Set-Asides

Projects by Zoning Category

Zoning Category	Percentage
Commercial	74.42%
Industrial	13.95%
Mixed-Use	8.53%
Planned Development	2.33%
null	0.78%

Projects by County

County	Percentage
Miami-Dade	51.16%
Other	15.5%
Broward	10.08%
Orange	5.43%
Palm Beach	3.88%
Hillsborough	6.2%
Pinellas	3.88%
Lee	3.88%

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- 500 Art Lofts
501 Southwest Second Avenue, south of the New River
- Allora
800 8th Avenue Southeast, Largo, FL, 33771
- Bal Harbour Shops
9700 Collins Ave
- Baron Landings
generally north of 6801 S Kanner Highway, north of SE Cove Road and south of SE Salerno Road on the rear portion of the property which was formerly part of the "Golf World" outdoor recreational use
- Clara Wynwood
2601 NW 6th Avenue
- Deco Northwood
2900 to 3100 Broadway/U.S. 1
- Green Tower
1121 W. Church St.
- Guitar View
5200 South State Road 7
- HueHub
8400 N.W. 25th Ave.
- Idamere Crossings
corner of State Road 19 and Lane Park Cutoff Road
- Laguna Gardens

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Housing suitability and Live Local:

Projects are generally close to amenities AND industrial uses

Amenity/Disamenity	Standard for “Base” Good Proximity (Amenities) or Buffering (Disamenities) in Miles ¹	Project Distance in Miles		Count of Projects Meeting Good Proximity/ Buffering Standards ¹	Share of Projects Meeting Good Proximity/ Buffering Standards ¹
		Mean	Median		
Amenity					
Transit	0.5	0.8	0.1	68	76%
Hospital	10	3.6	2.3	82	92%
Local Parks	5	1.8	0.9	82	92%
Primary Schools	5	0.7	0.5	89	100%
Secondary Schools	10	0.9	0.7	89	100%
K-12 Schools	10	1.3	0.9	88	99%
Grocery	5	1.0	0.7	87	98%
Retail/Services	5	0.1	0.1	89	100%
State/Federal Parks	10	10.5	11.3	35	39%
Disamenity					
100-Year Flood Zones	Outside of Zones	N/A	N/A	63	71%
Industrial	0.25	0.26	0.15	26	29%
Other Undesirable Areas	0.25	7.84	9.89	85	96%

¹ For amenities where it is desirable for housing to be nearby, this standard is used in this table to show projects within distances listed. For disamenities where it is desirable to have a buffer from housing, this standard is used in this table to show projects outside of distances listed.

Live Local Act amendments

Senate Bill 1730 (2025): amended the Live Local Act’s land use mandate for affordable housing in commercial, industrial, and mixed-use areas.

Policy	Senate Bill 1730
New Definitions	<ul style="list-style-type: none"> • Newly defines “commercial use,” “industrial use,” “mixed use” and “planned unit development” • Expands definition of “floor area ratio” to include lot coverage
Eligibility	<ul style="list-style-type: none"> • Addresses the PUD issue. Clarifies that the LLA land use mandate applies to “any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use.” • Authorizes local governments to allow an adjacent parcel of land to be included within a proposed multifamily LLA project. • Clearly exempts recreational uses (golf courses, tennis courts, swimming pools, etc.)
Additional restrictions on required land use approvals	Local governments now cannot require a proposed project to obtain a transfer of density or development units or amendment to a development of regional impact for the entitlements authorized under the statute.
Non-residential square footage for mixed-use LLA projects	Prohibits local governments from requiring more than 10 percent of the total square footage to be used for non-residential purposes.
Zoning entitlements	<ul style="list-style-type: none"> • Clarifies that density, height, and FAR allowances cannot be lower than the highest currently allowed entitlement or the highest allowed as of July 1, 2023, whichever is least restrictive. • For LLA proposals adjacent to, on two or more sides, a single-family community with at least 25 contiguous single-family homes, provides that LLA projects cannot exceed 10 stories (in addition to current option for localities to regulate height). • Newly provides that if an LLA proposal is on a parcel with a structure or building listed in the National Register of Historic Places, the local government can limit the height to the highest currently allowed height, or allowed on July 1, 2023, for a commercial or residential structure within ¾ mile or 3 stories, whichever is higher.

Live Local Act amendments

Policy	Senate Bill 1730
Parking Reductions	Requires local governments to reduce parking by 15% if requested by the applicant and the project is: 1) within ¼ mile of a transit stop and the stop is accessible from the development; 2) is located within ½ mile of a major transportation hub; or 3) has available parking within 600 feet of the proposed development.
Exemptions	Newly exempts the Wekiva Study Area and Everglades Protection Area
Administrative approvals	Prohibits quasi-judicial or administrative board or reviewing body decisions if a LLA proposal otherwise satisfies the local comp plan and LDRs.
Civil Action	Requires courts to expedite proceedings alleging that a local government has violated the LLA land use mandate statute. Places caps on attorneys fees and costs.
Building Moratoria	<p>Prevents local building moratoria that delay the permitting or construction of an LLA land use project unless:</p> <ul style="list-style-type: none"> • The moratorium lasts no more than 90 days in any 3-year period after a local assessment of the jurisdiction’s need for affordable housing. • The moratorium is imposed or enforced to address stormwater or flood water management, to address the supply of potable water, or due to the necessary repair of sanitary sewer systems, if such moratoria apply equally to all types of multifamily or mixed-use residential development.
New Reporting Requirement	<p>Requires every local government beginning November 1, 2026, to provide an annual report to the state land planning agency that includes:</p> <ul style="list-style-type: none"> • A summary of litigation relating to the LLA land use mandate that was initiated, remains pending, or was resolved during the previous fiscal year; and • A list of all LLA land use projects proposed or approved during the previous fiscal year including, at minimum, the project’s size, density, intensity, and total number of units (including the number of affordable units and associated targeted housing incomes).

LLA Land Use Mandate Entitlement Summary

Polices added in SB 1730 in green

<p>Use</p>	<ul style="list-style-type: none"> Multifamily or mixed-use areas zoned for commercial, industrial, or mixed-use (<i>which includes portions of property in a PUD zoned for such use</i>) without zoning or land use change
<p>Density</p>	<ul style="list-style-type: none"> Highest currently allowed, <i>or allowed on July 1, 2023</i>, density on any land in City or County where residential development is allowed (<i>least restrictive at time of development</i>)
<p>Height</p>	<ul style="list-style-type: none"> Highest currently allowed, <i>or allowed on July 1, 2023</i>, height for a commercial or residential development within 1 mile of the proposed development or 3 stories, whichever is higher Exception – if proposal is on two or more sides adjacent to SF zoned property within SF home development w/ at least 25 contiguous SF homes, local gov’t. may limit height to the highest of the following: <ul style="list-style-type: none"> 150% of tallest building adjacent to development Highest currently allowed height for the property based on LDRs 3 stories, <i>not to exceed 10 stories</i> <i>Exception – if proposal is on a parcel w/a structure of building listed in the National Register of Historic Places, the local government can limit the height to the highest currently allowed height, or allowed on July 1, 2023, for a commercial or residential structure within ¾ mile or 3 stories, whichever is higher</i>

LLA Land Use Mandate Entitlement Summary

Polices added in SB 1730 in green

Floor Area Ratio	<ul style="list-style-type: none"> 150% of the highest currently allowed, or allowed on July 1, 2023, floor area ratio in the jurisdiction where development is allowed under the jurisdiction’s LDRs
Parking	<ul style="list-style-type: none"> Reduction of at 15% if proposal is 1) within ¼ mile of a transit stop and the stop is accessible from the development; 2) is located within ½ mile of a major transportation hub; or 3) has available parking within 600 feet of the proposed development. Elimination of parking requirements if proposal within an area recognized by the jurisdiction as a transit-oriented development or area
Admin. Approval	<ul style="list-style-type: none"> Proposal must be administratively approved with no further action by the city/county commission or any quasi-judicial, administrative board, or reviewing body if proposal satisfies the LDRs and is otherwise consistent with the comp plan excepting density, floor area ratio, height, and use. Local govt must post expectations for admin approval on its website. If proposal also qualifies for a local entitlement bonus, bonus must be provided administratively.



LLA Land Use Mandate Entitlement Summary

Polices added in SB 1730 in green

Exceptions	<ul style="list-style-type: none">• Parcels within a certain proximity to an airport runway.• Property defined as recreational and commercial working waterfront in any area zoned industrial• Admin approval not allowed for parcels within ¼ mile of a military installation as defined in in s. 163.3175(2).• <i>Wekiva Study Area</i>• <i>Everglades Protection Area</i>
Civil Actions	<ul style="list-style-type: none">• <i>Requires courts to expedite proceedings alleging that a local government has violated the LLA land use mandate statute. Places caps on attorneys fees and costs.</i>