

City of Port St. Lucie

Affordable Housing Advisory Committee

Meeting Minutes

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

AHAC

Thursday, August 21, 2025

2:00 PM

City Hall, Third Floor, Room 366

1. Call to Order

A Regular Meeting of the Affordable Housing Advisory Committee of the City of Port St. Lucie was called to order by Chair Stephanie Heidt at 2:10 PM on August 21, 2025, at Port St. Lucie City Hall, Room 366, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Stephanie Heidt, Chair

Stefan Obel

Anthony Bonna, Councilman (departed 3:03 pm)

Immacula Carpentier, Alternate At-Large

Dawn Burlace, Chair Pro-Tem (arrived 2:15 pm)

Samiea Hawkins (arrived 2:19 pm)

Members Not Present:

Quinesha Adderly-Hawkins

Cynthia Herrera

Kylee Fuhr, Vice Chair

Sandy Colon, Alternate At-Large

Others Present:

Francis Forman, Planning and Zoning

Bolivar Gomez, Project Manager

Russell Ward, Deputy City Attorney

Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Heidt indicated there was a quorum upon the arrival of the required Committee members.

4. Approval of Minutes

- 4.a** Approval of Minutes from the July 17, 2025 Affordable
Housing Advisory Committee (AHAC) Meeting

[2025-787](#)

Once quorum was achieved, Committee Member Obel moved to approve the minutes of July 17, 2025, Affordable Housing Advisory Committee (AHAC) Meeting. Chair Pro-Tem Burlace seconded the motion, which passed unanimously by voice vote.

5. New Business

5.a 2025 Affordable Housing Advisory Committee (AHAC)

[2025-775](#)

Incentive Strategies Discussion

Bolivar Gomez, Neighborhood Services, started reviewing the City of Port St. Lucie AHAC Incentive Review Chart 2024 with the Committee for discussion and feedback.

At this point, Committee Member Obel inquired if there was any feedback on his suggestion regarding an EB-5 Regional Center in the Port St. Lucie area. Deputy City Attorney Russell Ward explained his research found that it was very uncommon for municipalities and that Miami dissolved its center. He stated it is legal for a city to create a EB-5 Regional Center, but it has not been successful. Committee Member Obel indicated, that based on the research and other factors, the City should stay out of such a business.

Mr. Gomez reviewed and explained the following incentives: (a) Expedited Permitting, (b) Modification of Impact Fees, (c) Flexible Densities, (d) Reservation of Infrastructure and Capacity, (e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADU's"), (f) Reduction of Parking and Setback Requirements, (g) Allowance of Flexible Lot Configurations, (h) Modification of Street Requirements, (i) Local Government/Regulatory Review Process, (j) Printed Inventory of Locally Owned Lands, and (k) Support of Development Near Transportation Hubs. He also reviewed the recommendation from the Committee to have a Workforce Housing Program and the development of additional incentives to help vulnerable populations.

Chair Pro-Tem Burlace expressed that she was disappointed with the ADU incentive not being adopted. She questioned second floor ADU's vs. unattached ADU's, and shared an example. Councilman Bonna stated that ADU's are good solutions for seniors or young adults returning home. He expressed he would like to see the allowance of ADU's and indicated the Florida legislature may require cities to allow them in the future. Chair Pro-Tem Burlace suggested a requirement of having the main house occupied as well as the ADU. Committee Member Obel inquired if there were additional impact fees for ADU's.

Mr. Forman explained, if ADU's were allowed, there would be additional

impact fees as they would be adding a new building to a lot. Regarding Chair Pro-Tem Burlace's second floor example, he stated the second floor is part of the main household and an ADU is a separate unit occupied by a different family. Mr. Forman noted that increasing the number of bedrooms to eleven could be a code issue, as six people is the allowed maximum.

Chair Heidt inquired if there was a limit to the number of surnames in a household, to which Deputy City Attorney Ward indicated the code states that only two unrelated people can reside in the same house. He noted that community residential homes are under state licensure and are preempted, and then there are the ADA Fair Housing Act accommodations, sober homes with no regulations, etc., which result in adhoc decisions. Chair Heidt suggested leaving item (e) Affordable Accessory Residential Units (or Accessory Dwelling Units "ADU's") as is.

Councilman Bonna suggested reducing regulations and fees to improve affordable housing as well as enhancing property rights. He stated there are other recommendations to consider, such as what is causing costs to rise. Councilman Bonna indicated he was fine with the incentives as is, even though more work needs to be done on the ADU recommendation.

Chair Pro-Tem Burlace discussed high insurance costs on older homes, State grants, City funds, and making homes storm safe. Councilman Bonna believed interest rates would go down but not insurance premiums, as the values of homes have increased.

Committee Member Obel spoke to large developers or developments building up reserves and providing self or mutual insurance by proving they are solvent, instead of paying an insurance company. He also stated that Florida has strong protections for homesteaded properties and discussed liability issues. Chair Pro-Tem Burlace thought this suggestion should be presented to the developers, but the Committee felt the developers would not want to be bothered with it and the residents would need to come together.

The Committee continued reviewing the incentives and decided the following:

- (a) Okay as is.
- (b) Okay as is.
- (c) Okay as is - The Committee discussed if this affected duplexes.

Councilman Bonna noted that this could be a reduction in regulation, for example, if two duplex units were allowed per lot versus just one.

(d) Okay as is.

(e) Okay as is.

(f) Take out "continue with 2021 recommendations." - The Committee discussed removing "reduction of parking." Mr. Forman explained it was regarding commercial properties or larger developments and not residential homes, and any reduction would go before Council for approval. Councilman Bonna indicated that even with the current City incentives, they were still not attracting affordable housing developers. He believed they needed to discuss having more tools or incentives for the developers rather than less.

(g) Should state "no recommendations by the Committee" - take out "at this time."

(h) Should state "no recommendations by the Committee" - take out "at this time.". Councilman Bonna asked if this could be an incentive or recommendation, but it needs clarification. Mr. Forman will research and report back. Chair Heidt suggested rewording it to include the policy number.

(i) Okay as is. Chair Heidt suggested a recommendation that the City should investigate how other projects have been done elsewhere and utilize some of those strategies.

(j) Okay as is. Chair Heidt inquired if this was now a statute, to which Mr. Gomez stated he would find out and report back.

(k) Okay as is.

Other recommendations of the Committee:

- The Workforce Housing Program - okay as is.

- Add the recommendation of having the City look at other cities to see what developments and processes have worked for them, such as how Fort Pierce attracts its developers.

The Committee indicated the Required and Adopted Incentive columns need to be updated and clarified. Mr. Gomez stated he would work on this

and perhaps add the policy numbers.

It was requested that any changes to the incentives or recommendations by the Committee members be sent only to Bolivar Gomez.

Chair Heidt noted that she will not be available to attend the September AHAC Meeting.

6. Unfinished Business

There was no unfinished business to be heard.

7. Public to be Heard

There were no comments from the public.

8. Adjourn

There being no further discussion, Chair Heidt adjourned the meeting at 3:12 PM.

Stephanie Heidt, Chair

Traci Mehl, Deputy City Clerk