

City of Port St. Lucie
Affordable Housing Advisory
Committee

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

Meeting Minutes

Stephanie Heidt, Chair
Kylee Fuhr, Vice Chair
Dawn Burlace, Chair Pro-Tem
Stefan Obel
Samiea Hawkins
Quinesha Adderly-Hawkins
Cynthia Herrera
Immacula Carpentier, Alternate At-Large
Sandy Colon, Alternate At-Large
Anthony Bonna, Elected Official

AHAC

Thursday, October 17, 2024

2:00 PM

City Hall, Third Floor, Room 366

1. Call to Order

(Clerk's Note: The Committee voted to elect Stephanie Heidt as the Chair Pro-Tem of this meeting in the absence of the Chair and Vice Chair.)

A Regular Meeting of the Affordable Housing Advisory Committee of the City of Port St. Lucie was called to order by Chair Pro-Tem Heidt on October 17, 2024, at 2:20 PM, Port St. Lucie City Hall, Room 366, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Anthony Bonna, Councilman
Dawn Burlace
Stephanie Heidt

Members Not Present:

Quinesha Adderly-Hawkins, Vice Chair
Rebecca Danise
Kylee Fuhr
Samiea Hawkins
Cynthia Herrera
Stefan Obel, Chair

Others Present:

Alessandra Tasca, Deputy Director, NSD

Ann Fidge, Community Services Redevelopment Coordinator
Francis Forman, Planning and Zoning
Russell Ward, Deputy City Attorney
Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Pro-Tem Heidt indicated there was no quorum and the Committee would have a discussion in the Sunshine but would not take any action.

4. Approval of Minutes

4.a Approval of the Minutes from the September 19, 2024,
Affordable Housing Advisory Committee (AHAC) Meeting

[2024-1013](#)

Ms. Heidt noted a correction that she was listed in the minutes as Vice Chair and Quinesha Adderly-Hawkins is the Vice Chair at this time.

5. New Business

There was no New Business to be heard.

6. Unfinished Business

6.a Follow Up Discussion on the Housing Needs Assessment

[2024-1014](#)

(Clerk's Note: This item was not heard due to the Committee not having a quorum.)

6.b Finalize 2024 Affordable Housing Advisory Committee
(AHAC) Recommendation of Incentives

[2024-1018](#)

(Clerk's Note: This item was not heard due to the Committee not having a quorum.)

7. Public to be Heard

1. Peter Previte, Canary Terrace, stated he was working with a local entrepreneur and they wanted to inquire about building Accessory Dwelling Units (ADU) in the City for affordable housing. He explained the entrepreneur is receiving a lot of interest in ADU's in the state of Louisiana, because of the many adjudicated properties there. Mr. Previte stated the entrepreneur could speak to this Committee to provide additional information.

Councilman Bonna indicated that Council has discussed ADU's and expressed some concerns regarding property size, rentals, etc. He stated he would be in favor of having a further conversation to see how it is done in other areas, because there is a large interest in the City. The Committee offered suggestions on contacting other cities in Florida with ADU's.

Ms. Tasca discussed 3-D printing/building of homes and inquiring with the Building Department regarding same. Committee Member Burlace noted that a

3-D printed home was being built in Brevard County.

Mr. Previte stated he had an article entitled Orange County Releases Pre-Designed Floor Plans for ADU's that he would send to Ms. Tasca for review. He indicated the entrepreneur would be using composite panels to build the ADU's, as they meet the Building Codes. Ms. Tasca recommended bringing the topic of ADU's up for discussion at the next Strategic Planning workshop.

Ms. Tasca reviewed how ADU's have been included in their annual AHAC reports, as part of the incentives the state asks the City to look at every year. She indicated they will discuss this at their next AHAC meeting in which there is a quorum. She stated they will also discuss the topics introduced in the Housing Needs Assessment and the 2023 AHAC Report, as part of a new strategic planning initiative that is coming forward and was recently adopted at the Summer Retreat. Ms. Tasca explained that Council will be providing direction on some of the priorities of the Workforce Housing initiative that was recently approved, and those priorities will also be included in the upcoming AHAC Report. She stated that Staff will prepare a draft AHAC Report for the Public Hearing scheduled for November 13, 2024.

Committee Member Burlace indicated the Florida Housing Coalition has a Guidebook for ADU's that she will forward to Ann Fidge.

Ms. Tasca mentioned that Chair Pro-Tem Heidt was co-hosting with the Treasure Coast Regional Planning Council, Town of Jupiter, and American Planning Association at a one day workshop in Jupiter on November 22, 2024. Chair Pro-Tem Heidt stated the workshop targets planning officials, elected officials, planning staff, etc., reviewed the topics of discussion, and noted they will be discussing affordable housing. She indicated that she will send the workshop flyer to the Committee. Chair Pro-Tem Heidt also mentioned that the Treasure Coast Regional Planning Council is preparing for the Silver Tsunami and looking at how to prepare for the aging population, including land use, economics of healthcare, etc., which will be held on November 15, 2024. She stated she will send the Committee information on this conference as well.

8. Adjourn

There being no further business, Chair Pro-Tem Heidt adjourned the meeting at 2:40 PM.

Stephanie Heidt, Chair Pro-Tem

Traci Mehl, Deputy City Clerk