

City of Port St. Lucie
Affordable Housing Advisory
Committee
Meeting Minutes - Draft

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

AHAC

Thursday, November 20, 2025

2:00 PM

City Hall, Room 188

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 Heidt on November 20, 2025, at 2:06 p.m., at Port St. Lucie City Hall, in Room 366, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Stephanie Heidt, Chair

Kylee Fuhr, Vice Chair

Dawn Burlace, Chair Pro Tem

Stefan Obel

Samiea Hawkins (Late arrival)

Immacula Carpentier, Alternate

Members Not Present:

Quinesha Adderly-Hawkins

Anthony Bonna, Councilman

Cynthia Herrera

3. Determination of a Quorum

Chair Heidt determined there was a quorum.

4. Approval of Minutes

4.a Approval of Minutes from the October 16, 2025 Affordable Housing Advisory Committee (AHAC) Meeting

[2025-1108](#)

Vice Chair Fuhr moved to approve the minutes from the October 16, 2025, AHAC Meeting. Mr. Obel seconded the motion, which passed unanimously by voice vote.

5. New Business, Public Hearing

5.a Approval of the Draft AHAC 2025 Incentive Strategies Report

[2025-1107](#)

Chair Heidt opened the Public Hearing of the review of the Draft AHAC

2025 Incentive Strategies Report. Bolivar Gomez, Neighborhood Services Project Manager, presented the Draft of the AHAC 2025 Incentive Strategies Report. (Clerk's Note: A PowerPoint presentation was shown at this time.) He indicated that the report would be presented to the City Council at the upcoming City Council Meeting for their approval.

Chair Heidt thanked the Committee and Staff for working together on the 2025 AHAC Incentive Strategies Report. She suggested some minor edits, including titles for Vice Chair Fuhr and Chair Pro Tem Burlace. She also asked for edits to the third line on page three of the report to read as "recommendations" rather than "strategies", to which Deputy City Attorney Russell Ward indicated he would check the statute and indicated that he believed that the statute refers to them as strategies. Chair Heidt noted that the chart did not read as strategies and inquired if the chart should also include the word "strategies".

Deputy City Attorney Russell Ward confirmed that the statute read as follows... "annually the AHAC shall review the established policies, procedures, ordinances/development regulations, adopted comp plan and recommend specific actions or initiatives to encourage or facilitate affordable housing... the report shall include recommendations on the implementation of affordable housing incentives in the following areas..." he asked if the Committee wished to mirror the statute language.

Chair Heidt added that she believed recommendations for implantation would suffice. Project Manager Gomez acknowledged Chair Heidt's suggestions and stated he would make the appropriate changes.

Chair Pro Tem Burlace thanked the staff.

Ms. Hawkins moved to approve the draft AHAC 2025 Incentive Strategies Report and for it to be sent to the City Council for approval as amended by Chair Heidt's comments. Chair Pro Tem Burlace seconded the motion, which passed unanimously by voice vote.

There being no public comments, Chair Heidt closed the public hearing.

6. Unfinished Business

Project Manager Gomez announced that the City's Boards and Committees' appreciation breakfast will take place on April 24, 2026, at the Saint's Golf Course.

Mr. Obel inquired if they should set the next 2026 AHAC Meeting Date, to which Project Manager Gomez advised that they had previously approved the 2026 meetings. He stated that the next meeting would be on January 15, 2026.

7. Public to be Heard

There was nothing heard under this item.

8. Adjourn

There being no further business, the meeting was adjourned at 2:21 p.m.

Stephanie Heidt, Chair

Attended:

Traci Mehl, Deputy City Clerk

Typed:

Daisy Ruiz, Deputy City Clerk