

City of Port St. Lucie

Affordable Housing Advisory Committee

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

Meeting Minutes

Stefan Obel
Stephanie Heidt
Samiea Hawkins
Rebecca Danise
Quinesha Adderly-Hawkins
Kylee Fuhr
Dawn Burlace
Cynthia Herrera
Immacula Carpentier, Alternate At-Large
Sandy Colon, Alternate At-Large, Term 1
Anthony Bonna, Elected Official, Term 3

AHAC

Wednesday, November 13, 2024

2:00 PM

City Hall, 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 Obel on November 13, 2024, at 2:12 PM, Port St. Lucie City Hall, Room 366, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Stefan Obel, Chair
Quinesha Adderly-Hawkins, Vice Chair
Samiea Hawkins
Dawn Burlace
Stephanie Heidt
Sandy Colon

Members Not Present:

Anthony Bonna, Councilman
Kylee Fuhr
Cynthia Herrera
Rebecca Danise

Others Present:

Leighton Messani, Public
Edwin Hill, Public

Carmen Capezzuto, NSD Director
Bolivar Gomez, Project Manager
Cody Sisk, Planning and Zoning
Russell Ward, Deputy City Attorney
Traci Mehl, Deputy City Clerk

3. Determination of a Quorum

Chair Obel indicated there was a quorum.

4. Approval of Minutes

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

[2024-1013](#)

There being no corrections, Committee Member Hawkins moved to approve the minutes of September 19, 2024, Affordable Housing Advisory (AHAC) Meeting. Vice Chair Adderly-Hawkins seconded the motion, which passed unanimously by voice vote.

5. New Business

- 5.a** Approval of the Draft 2024 Affordable Housing Advisory
Committee (AHAC) Report

[2024-1129](#)

Chair Obel provided an opportunity for the Committee to review the draft of the 2024 Affordable Housing Advisory Committee (AHAC) Report. He explained once the Committee ratifies the report and it is presented at the Public Hearing at 4:00 PM today, the report will then go to City Council so the City can receive its funding for the year.

Referring to Page 5, Vice Chair Adderly-Hawkins noted that she is now the Broker/Owner of Atlante Realty and is no longer with Central Coast Realty. Carmen Capezzuto explained the report will remain in draft form until it is approved by City Council, so Staff can make any minor changes. Chair Obel recommended that moving forward, the City reach out to the Committee members proactively to inquire if there have been any changes or updates to their personal information in the report.

Referring to Page 5, Committee Member Heidt indicated "Vice Chair" needs to be stricken from her name and her title changed to Deputy Executive Director, as Quinesha Adderly-Hawkins is the Vice Chair of the Committee.

Referring to Page 13, Committee Member Burlace inquired if the Housing Needs Assessment had been approved and adopted. Mr. Capezzuto indicated the Housing Needs Assessment has not been brought to the City Council; however, the Council had a Strategic Planning Workshop and

there is now a strategic goal centered around workforce housing. He explained the City was working with HUD on a Thriving Communities Technical Assistance Grant and the thought is to package the Technical Assistance Action Plan with the Housing Needs Assessment.

At this time, Committee Member Height indicated she had several edits and reviewed them one-by-one. She provided a copy of the edits to Staff to incorporate into the report at their discretion.

Referring to Page 14, Committee Member Burlace questioned the year of 2013 listed under item (f) and Policy 3.1.10.4., as the Policy and the report may need to be updated. Bolivar Gomez stated that Staff will ensure the Comp Plan numbers match up with the report.

For quick reference, Chair Obel suggested adding a table/list of the acronyms used throughout the report to Page 2 of the report, to which the Committee agreed.

Mr. Capezzuto stated he would get an answer regarding the flexible densities and the use of the 128 Fund as discussed.

There being no further discussion, Committee Member Burlace moved to approve the draft of the 2024 Affordable Housing Advisory Committee (AHAC) Report with the proposed edits at the discretion of staff. Committee Member Hawkins seconded the motion, which passed unanimously by voice vote.

Bolivar Gomez noted that he received updates from Vice Chair Adderly-Hawkins and Committee Member Hawkins regarding their job titles.

6. Unfinished Business

Chair Obel reminded the Committee members that the chairmanship will change next year and encouraged the members to nominate themselves or others.

At this time, Deputy City Attorney Ward indicated he researched the details of the Sunshine Law and explained the case law refers to a matter that foreseeably would come in front of the Committee for action. He stated that all of the policy statements on the Sunshine Law are to be interpreted broadly and advised if it is a topic the Committee would take action on, it is best to avoid discussing it. Deputy City Attorney Ward recommended reaching out to Staff to notice a Sunshine meeting held in a public location, if a member wanted to talk to another member. Chair Obel stated these were good points and guidance to consider.

Deputy City Attorney Ward advised that an email dated September 19, 2024,

indicates that Committee Members Danise, Obel, Herrera, and Hawkins have two-year terms; Committee Members Adderly-Hawkins, Fuhr, and Heidt have three-year terms; and the alternate members have one-year terms. He noted the term for the Committee Chair is annually.

The Committee discussed the terms of the members and when the voting to elect a new Chair would take place. Deputy City Attorney Ward indicated the generalized Boards and Committees Resolution states that at the first meeting of the year members of each Board and Committee shall nominate a Chair, which becomes effective immediately.

The Committee also discussed the process in which the Mayor appoints members to the Committee and the roles of the Chair, Vice Chair, and Chair Pro-Tem at meetings and for succession planning.

Chair Obel inquired as to when the Committee would like to have their next meeting, to which the Committee suggested meeting in February of next year.

There being no further discussion, Committee Member Hawkins moved to approve holding the next Affordable Housing Advisory Committee meeting in February 2025. Vice Chair Adderly-Hawkins seconded the motion, which passed unanimously by voice vote. Chair Obel noted this meeting will be held on their regular date and time in February.

7. Public to be Heard

There were no comments from the public.

8. Adjourn

There being no further business, Committee Member Burlace moved to adjourn the meeting at 3:00 PM. Committee Member Hawkins seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: The Public Hearing scheduled for 4:00 PM did not have a quorum and no members of the public attended the hearing.)

Stefan Obel, Chair

Traci Mehl, Deputy City Clerk