

City of Port St. Lucie
Affordable Housing Advisory
Committee

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

Meeting Minutes

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

AHAC

Thursday, May 21, 2026

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 Heidt on May 21, 2026, at 2:05 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
Stefan Obel
Marybeth Lee-Pappas
Robbie Lert, Alternate

Members Not Present:

Samiea Hawkins
Quinesha Adderly-Hawkins
Immacula Carpentier
Anthony Bonna, Councilman
Sandra Colon, Alternate

3. Determination of a Quorum

4. Approval of Minutes

- 4.a** Approval of Minutes from the November 20, 2025 [2026-266](#)
Affordable Housing Advisory Committee (AHAC) Meeting

Mr. Obel moved to approve the minutes from the November 20, 2025, AHAC Meeting. Ms. Burlace seconded the motion, which passed unanimously by voice vote.

5. New Business

- 5.a** Oath of Office for the Appointment and Reappointment of [2026-267](#)
AHAC Committee Members

The Deputy City Clerk provided the Oath of Office to Stefan Obel, Robbie Lert, and Marybeth Lee-Pappas.

- 5.b** Appointment of Committee Chair and Vice-Chair [2026-268](#)

Kylee Fuhr was elected as Chair. Stefan Obel was elected as Vice Chair. Dawn Burlace was re-elected as Chair Pro-Tem.

- 5.c** Review of Sunshine Law, Public Records & Robert's Rules of [2026-269](#)
Order as They Apply to City Committee Members

(Clerk's Note: A PowerPoint presentation was shown at this time.) Attorney Ward presented to the Board and discussed public meetings, gatherings not in the Sunshine, noticing public meetings, meeting minutes, and failure to comply. He then presented on Public Records Law and discussed public records, official City business, compliance, gaining access to public records, City responses, exempt vs. confidential, and failure to comply.

He then presented Robert's Rules of Order and discussed the role of the chairperson, decorum in debate, what should be accomplished in a meeting, and additional consideration. He then presented on Florida's Code of Ethics and discussed prohibited acts of conduct, voting conflicts, reporting disclosures, penalties for violation of the code, and a website resource for the Florida Commission on Ethics.

- 5.d** AHAC Chairman's Special Presentation & Discussion [2026-270](#)

Mr. Capezzuto and Ms. Flores discussed the proceedings for the future Board meetings.

6. Unfinished Business

There was nothing to be heard under this item.

7. Public to be Heard

There was nothing heard under this item.

8. Adjourn

There being no further business, the meeting was adjourned at 3:27 p.m.

Stephanie Heidt, Chair

Jasmin De Freese, Deputy City Clerk