City of Stuart

A G E N D A

SPECIAL MEETING OF THE STUART CITY COMMISSION
TO BE HELD January 13, 2020
AT 3:30 PM Commission Chambers - HOUSING WORKSHOP
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Michael J. Meier
Vice Mayor Eula R. Clarke
Commissioner Becky Bruner
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson

ADMINISTRATIVE

City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel

Agenda items are available on our website at http://www.cityofstuart.us
Phone: (772) 288-5306 . Fax: (772) 288-5305 . E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

WHAT IS CIVILITY? *Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.*

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. 2019-2020 HOUSING INVENTORY/FORECAST; PRESENTATION OF CURRENT / APPROVED INVENTORY (SUPPLY AND DEMAND)

2. PRESENTATION BY DANA LITTLE OF THE TREASURE COAST REGIONAL PLANNING COUNCIL "***THE NEIGHBORHOOD - BUILDING BLOCKS OF A REGION***"

3. THE LEGISLATURE MADE CHANGES THE FLORIDA STATUTES TO ADDRESS SEVERAL ISSUES:

- AFFORDABLE HOUSING; FLORIDA STATUTES 125.01055 & 166.04151
- DEVELOPMENT REVIEW; FLORIDA STATUTES 125.022 & 163.033
- COMPREHENSIVE PLAN RESTRICTIONS – SECTION 163.3167
- IMPACT FEES – SECTION 163.31801
- PRIVATE PROVIDER BUILDING INSPECTIONS – SECTION 553.791

4. HOUSING RENTAL AND PURCHASE VALUES

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

PUBLIC COMMENT: *If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.*

QUASI-JUDICIAL HEARINGS: *Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.*

DISCUSSION AND DELIBERATION

5. DISCUSSION ON PRESENTATIONS

ADJOURNMENT:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 1/13/2020 **Prepared by:** Tom Reetz

Title of Item:

2019-2020 HOUSING INVENTORY/FORECAST; PRESENTATION OF CURRENT / APPROVED INVENTORY (SUPPLY AND DEMAND)

Summary Explanation/Background Information on Agenda Request:

In response to the demand for housing within the City limits, the City Commission and the Development Department have approved projects in the last year including attached townhomes, apartment buildings and single family residences. There are several housing projects that are being proposed at this time including the Stuart-Springtree RPUD with 289 units located at the City's southern border which is scheduled to be heard by the Local Planning Agency at it's January meeting.

This afternoon's workshop presentation will include a chart listing townhomes, apartments and single family homes for the following categories:

1. Housing Units in review.
2. Housing Units that have been approved.
3. Housing units that have been built.

Funding Source:

N/A

Recommended Action:

No action is recommended at this time.

ATTACHMENTS:

	Description	Upload Date	Type
	2019-2020 Housing Inventory/Forecast	1/6/2020	Backup Material
	Inventory Map	1/6/2020	Backup Material

2019-2020 Housing Inventory/Forecast

Housing Units in Review

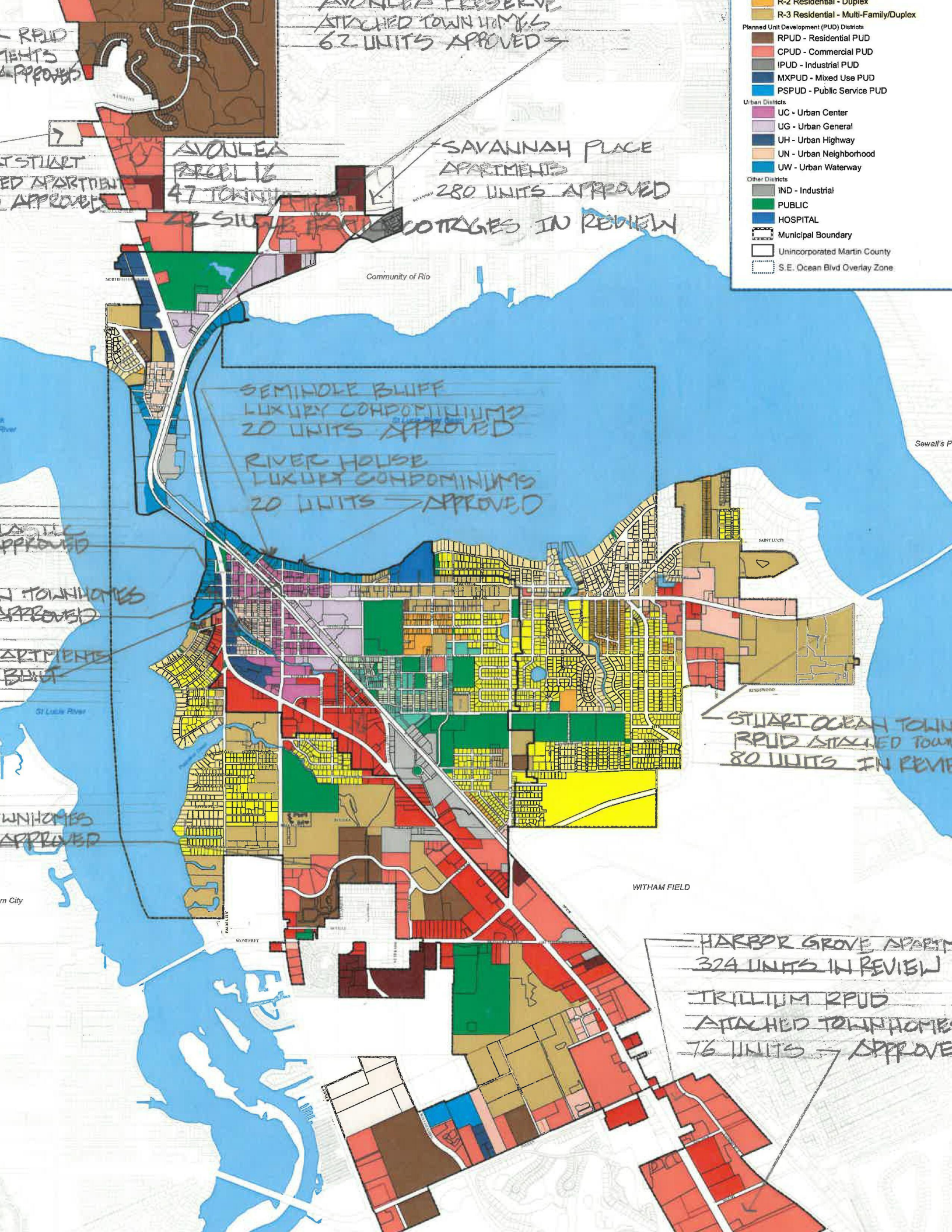
Condos	Townhomes	Apartments (# units)	Detached Single Family	Total
0	127	604	18	**749**

Housing Units Approved

Condos	Townhomes	Apartments (# units)	Detached Single Family	
40	308	765	11	**1124**

Housing Units Built

Condos	Townhomes	Apartments (# units)	Detached Single Family	
0	4	49	2	**56**
40	**439**	**1418**	**31**	**1929**


R-2 Residential - Duplex
R-3 Residential - Multi-Family/Duplex
Planned Unit Development (PUD) Districts
RPUD - Residential PUD
CPUD - Commercial PUD
IPUD - Industrial PUD
MXPUD - Mixed Use PUD
PSPUD - Public Service PUD
Urban Districts
UC - Urban Center
UG - Urban General
UH - Urban Highway
UN - Urban Neighborhood
UW - Urban Waterway
Other Districts
IND - Industrial
PUBLIC
HOSPITAL
Municipal Boundary
Unincorporated Martin County
S.E. Ocean Blvd Overlay Zone
AVONLEA PRESERVE
ATTACHED TOWN HOMES
62 UNITS APPROVED
AVONLEA
PARCEL 16
47 TOWNHOMES
42 SINGLE FAMILY COTTAGES IN REVIEW
SAVANNAH PLACE
APARTMENTS
280 UNITS APPROVED
Community of Rio
SEMINOLE BLUFF
LUXURY CONDOMINIUMS
20 UNITS APPROVED
RIVER HOUSE
LUXURY CONDOMINIUMS
20 UNITS — APPROVED
Sewall's P
STUART OCEAN TOWN
RPUD ATTACHED TOWN
80 UNITS IN REVIE
WITHAM FIELD
HARBOR GROVE APARTM
324 UNITS IN REVIEW
TRILLIUM RPUD
ATTACHED TOWNHOMES
76 UNITS — APPROVE
St Lucie River

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 1/13/2020 **Prepared by:** Tom Reetz

Title of Item:

PRESENTATION BY DANA LITTLE OF THE TREASURE COAST REGIONAL PLANNING COUNCIL "***THE NEIGHBORHOOD - BUILDING BLOCKS OF A REGION***"

Summary Explanation/Background Information on Agenda Request:

The presentation will discuss a brief history of American neighborhood planning as it relates to the scale of a neighborhood; what makes it walkable; and how a variety of uses and income levels can be accommodated within a compact area.

Funding Source:

N/A

Recommended Action:

No action is recommended at this time.

ATTACHMENTS:

	Description	Upload Date	Type
	Presentation	1/6/2020	Presentation

Sustainable Neighborhood Planning For The Region

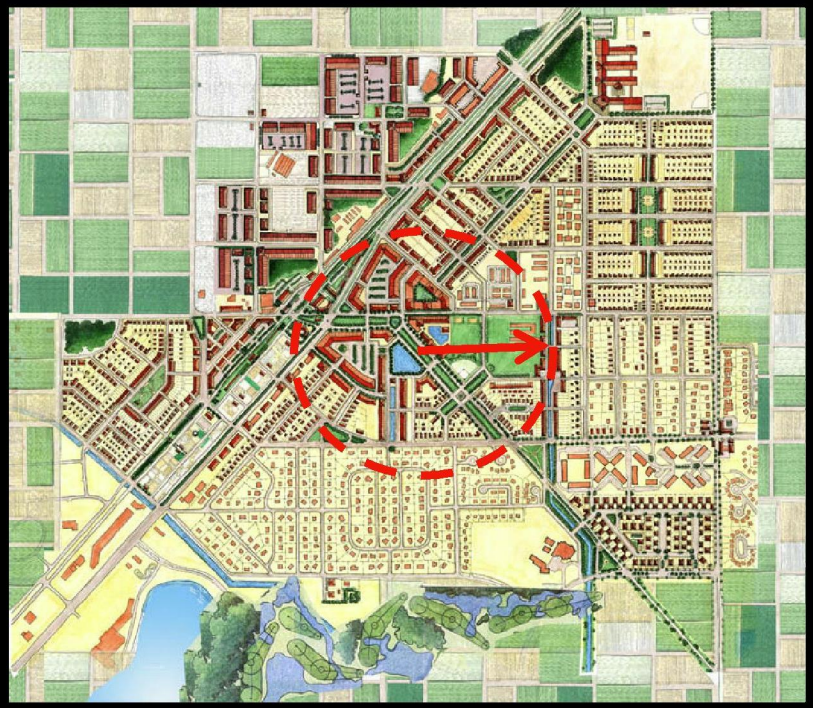
The Neighborhood

Building Blocks of a Region

December 2019

TREASURE COAST REGIONAL PLANNING COUNCIL

Neighborhood Size

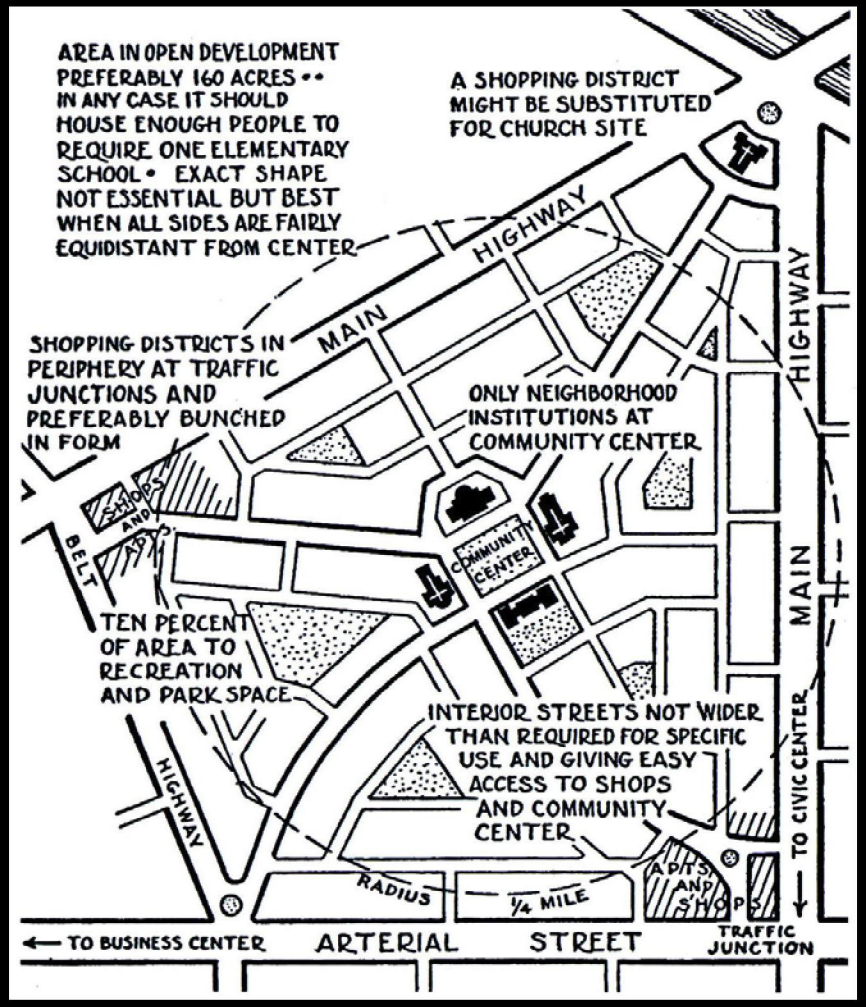


Traditional Form

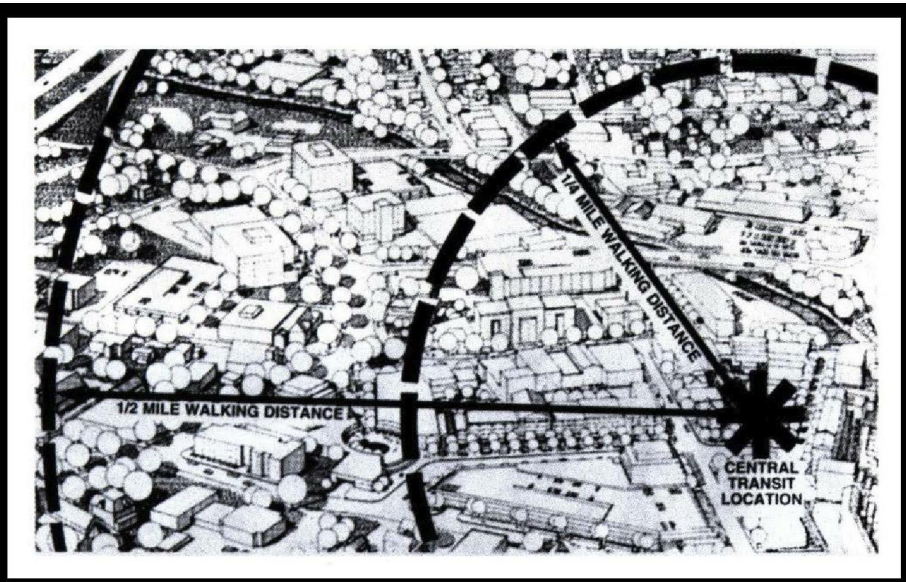
- The Neighborhood is a planning unit.
- When combined with others, it becomes a town
- When standing free in the landscape, it is a village.
- Has a defining size (the ¼ mile).
- Has a countryside component.

Conventional Form (Sprawl)

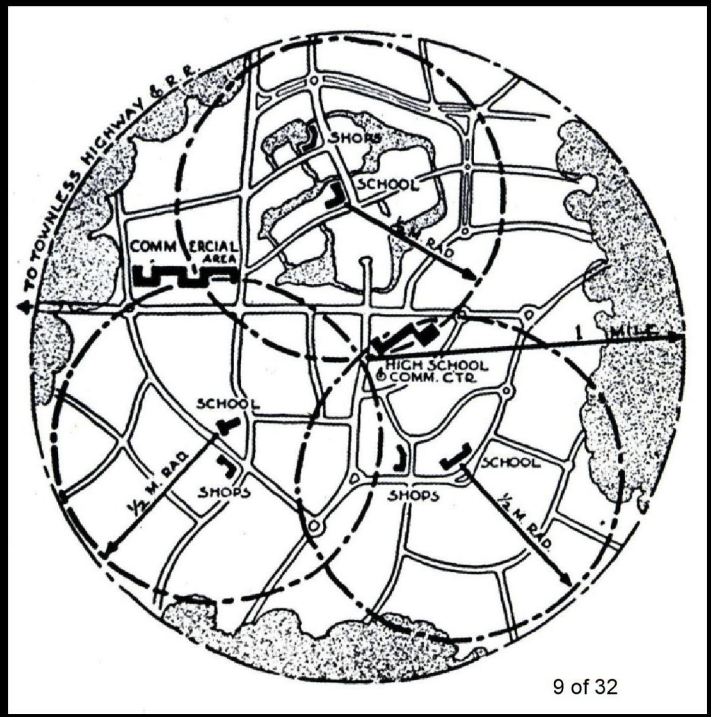
- Sprawl is a proximity of isolated "pods" dedicated to single uses (auto-reliant)
- Pods are inaccessible from each other
- Size is defined by the developers ability to acquire land
- When standing free in the landscape, it is sprawl
- When combined with others, it is just more sprawl



Clarence Perry's "Neighborhood Unit" of 1929

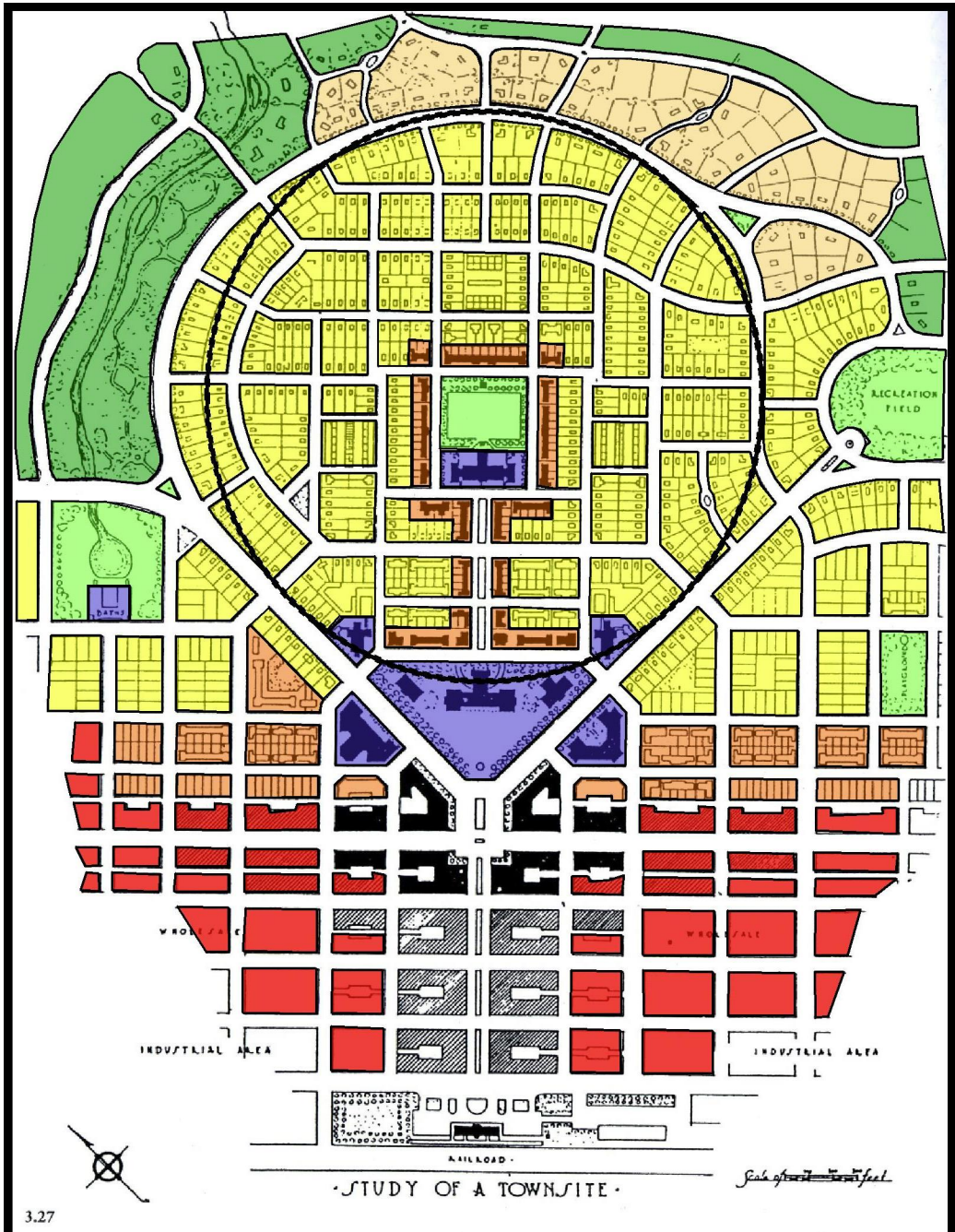


Neighborhoods Help Define Urban "Pedestrian Sheds" including transit



Clarence Stein 1942 diagram of neighborhoods

A History of Scale



3.27

01132020 SCM

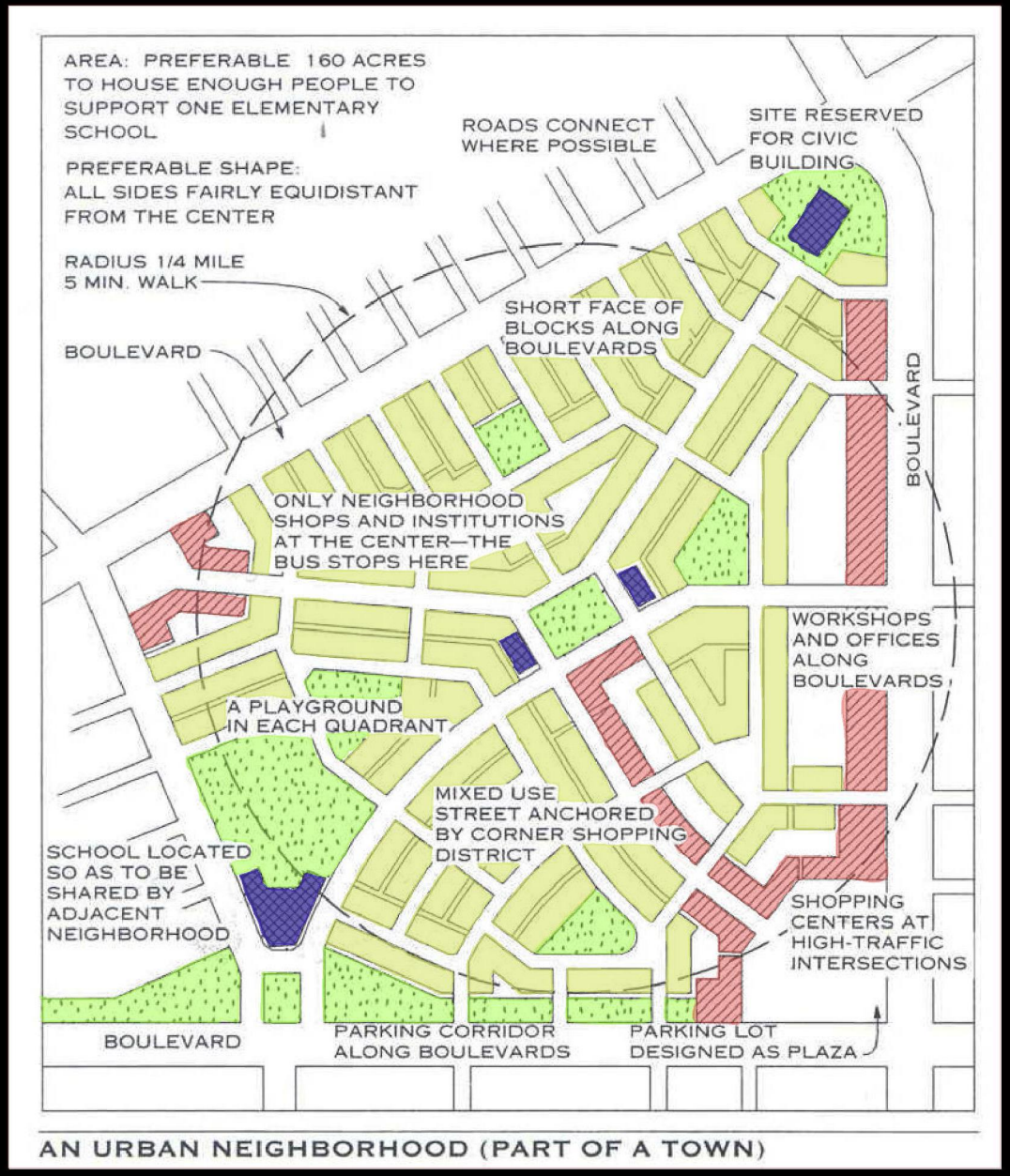
3.27 This design by Clinton Mackenzie of the 1920s is a model town plan, demonstrating most aspects of the urban-to-rural transect. The most obvious aspect is the gradual transformation of the urban grid at the bottom into a rural, curvilinear layout at the top. The transect is rigorously supported by the variation in building type ranging from perimeter blocks to freestanding villas. JC & AMD

Clinton Mackenzie 1920's model town diagram

- Rural Lands (preserve and farms)
- Estate Lots (1-5 acre lots)
- Neighborhood Fabric (predominantly single family lots)
- System of Neighborhood Greens
- Density around Center and Main Street
- Civic and Institutional Sites
- Central Business District

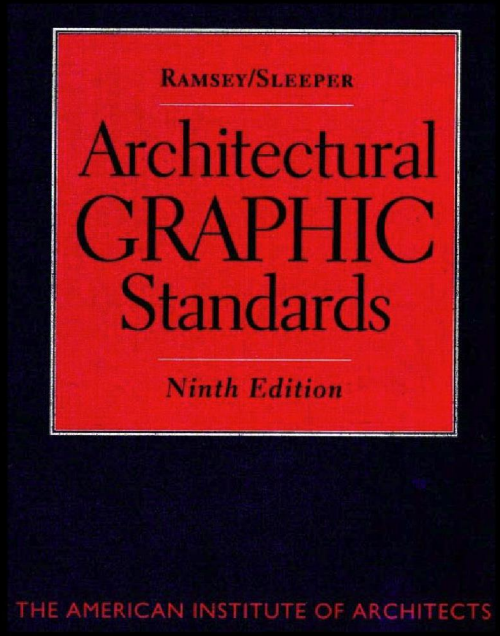
5 Minute Radius

A History of Scale



The updated "Neighborhood Unit" by Duany Plater-Zyberk 1994

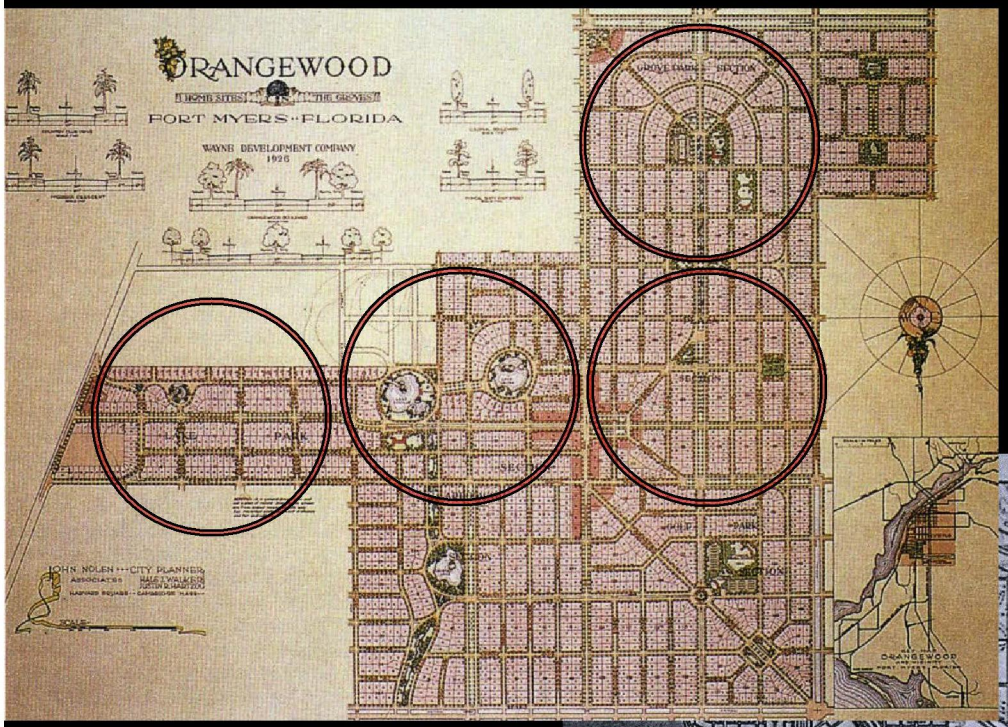
- Compact in Size
- Mix of Uses
- Network of Streets
- Public Open Spaces
- Building Typologies
- Parking Strategies
- Transit Opportunities
- Compatibility & Predictability



Recent Iterations

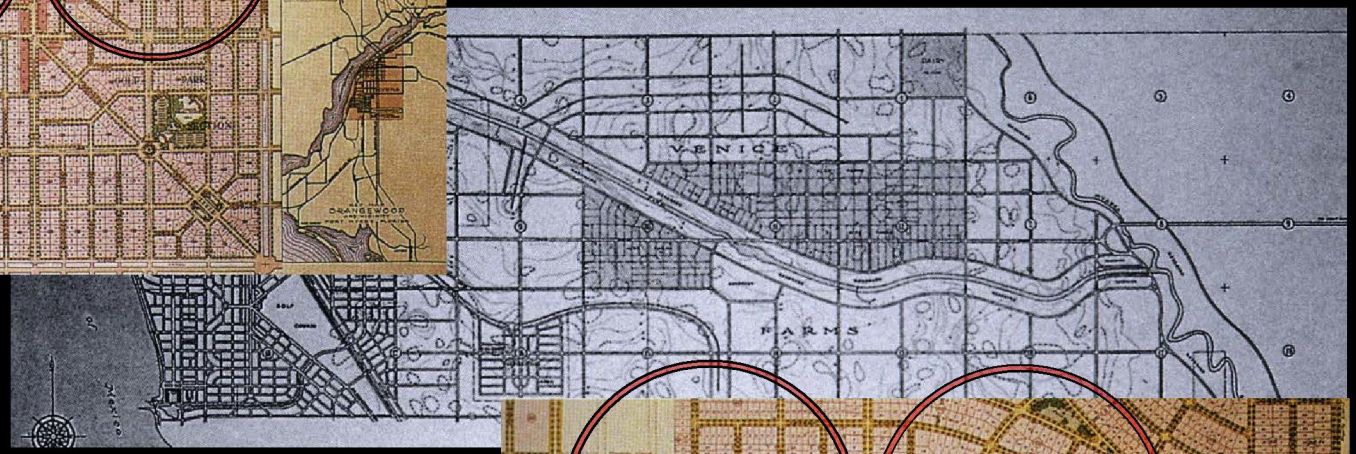
John Nolen in Florida

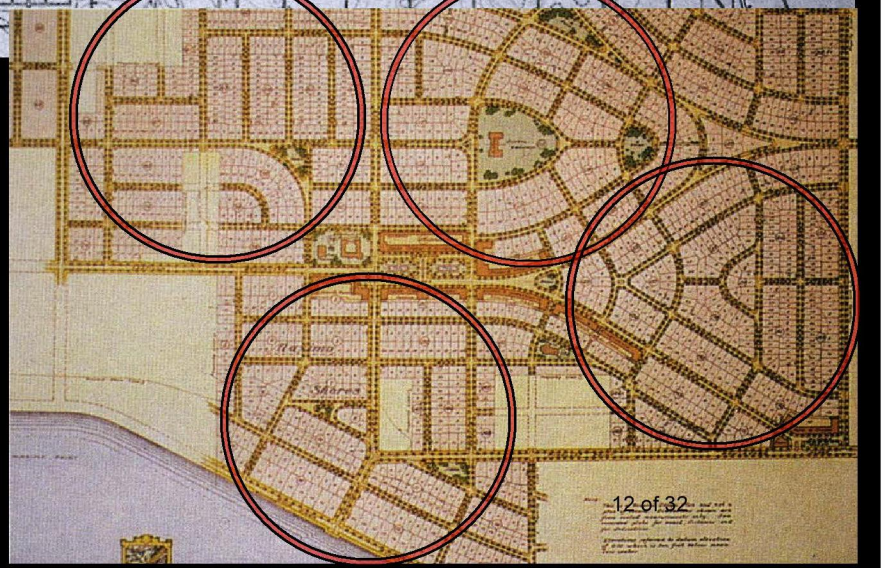
City and Neighborhood Planning in the 1920's



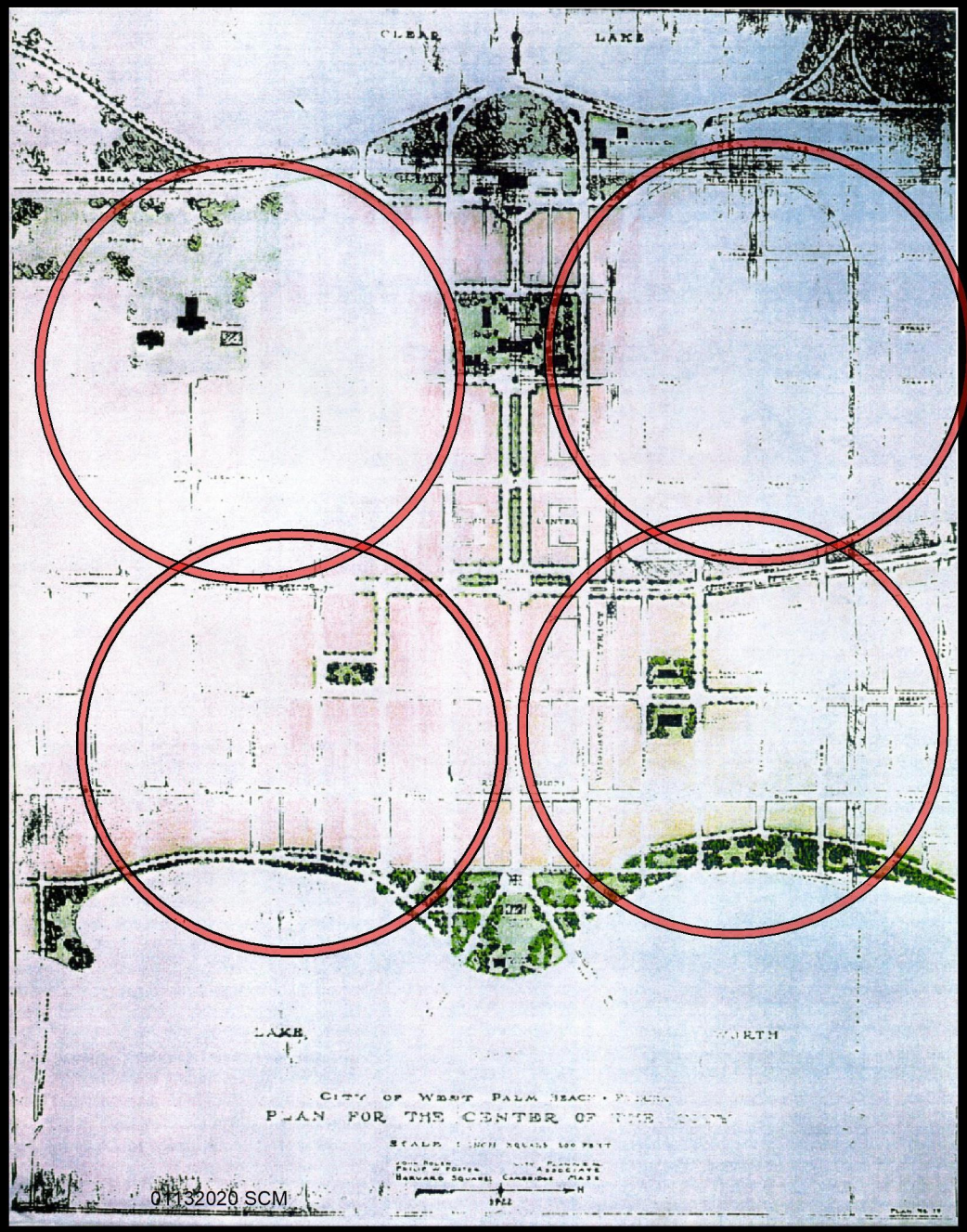
Ft. Myers Master Plan

Venice Master Plan





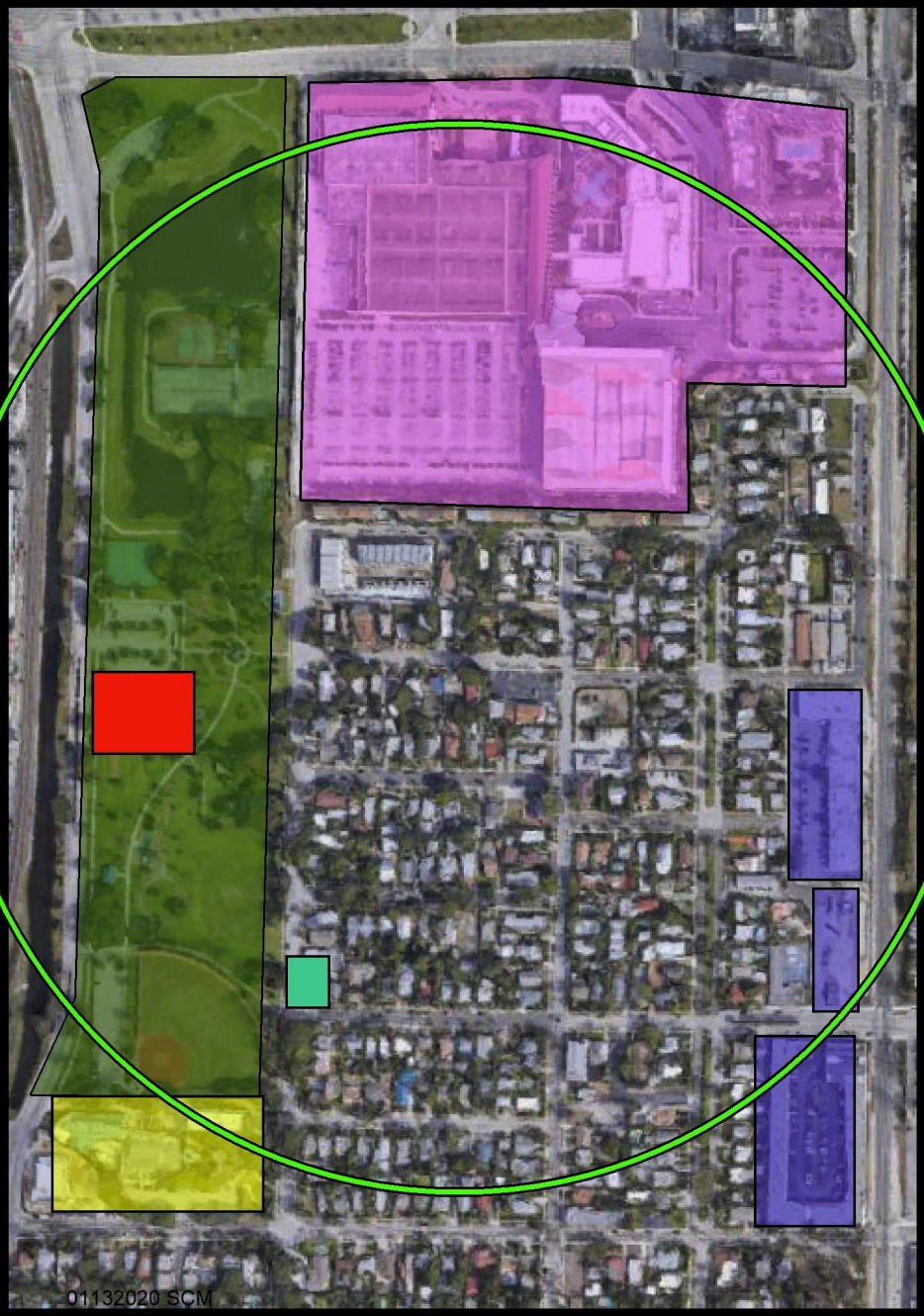
St. Petersburg Master Plan



John Nolen in Florida

City and Neighborhood Planning in the 1920's

City of West Palm Beach



City of West Palm Beach

Historic Neighborhood

- Parks
- Community Center
- Educational/Cultural
- Neighborhood Services
- Commercial/Office
- Regional Convention Center

5 Minute Radius

- +/- 450 dwelling units
- Single-family and Multi-family
- Blend of Rentals and Owner-Occupied
- Price Ranges from mid-$100,000 to over $400,000

City of West Palm Beach

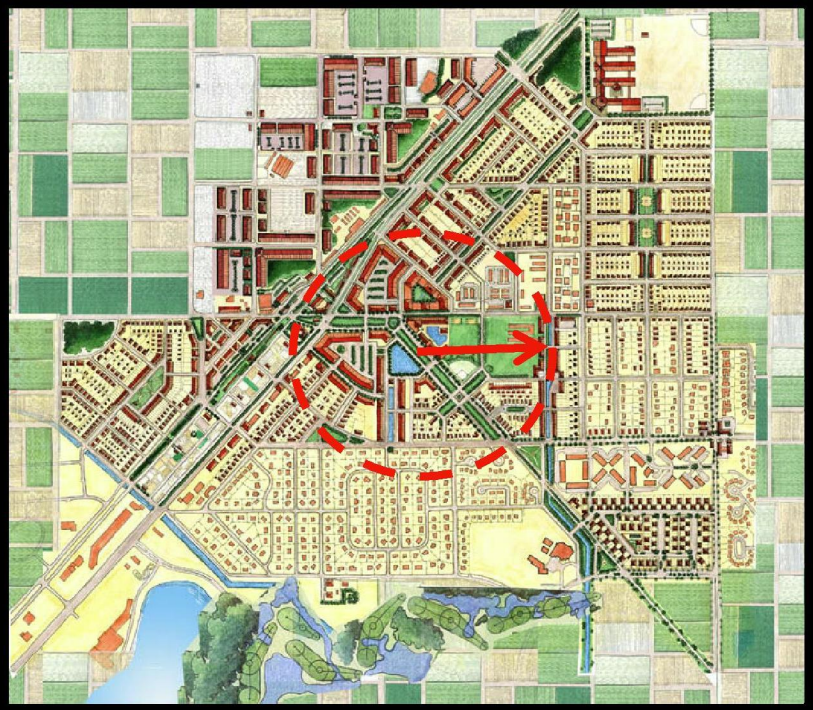
Historic Neighborhood

Additional Benefits of Traditional Neighborhood Scale

- Defined Boundaries engender feelings of Ownership
- Ideal size for Neighborhood Organizations
- Organizations are Manageable therefore more Effective
- Fruits of Neighborhood Labor are Concentrated and more Obvious

Strengthens Sense of Community and Enhances Local Representation

Neighborhood Size

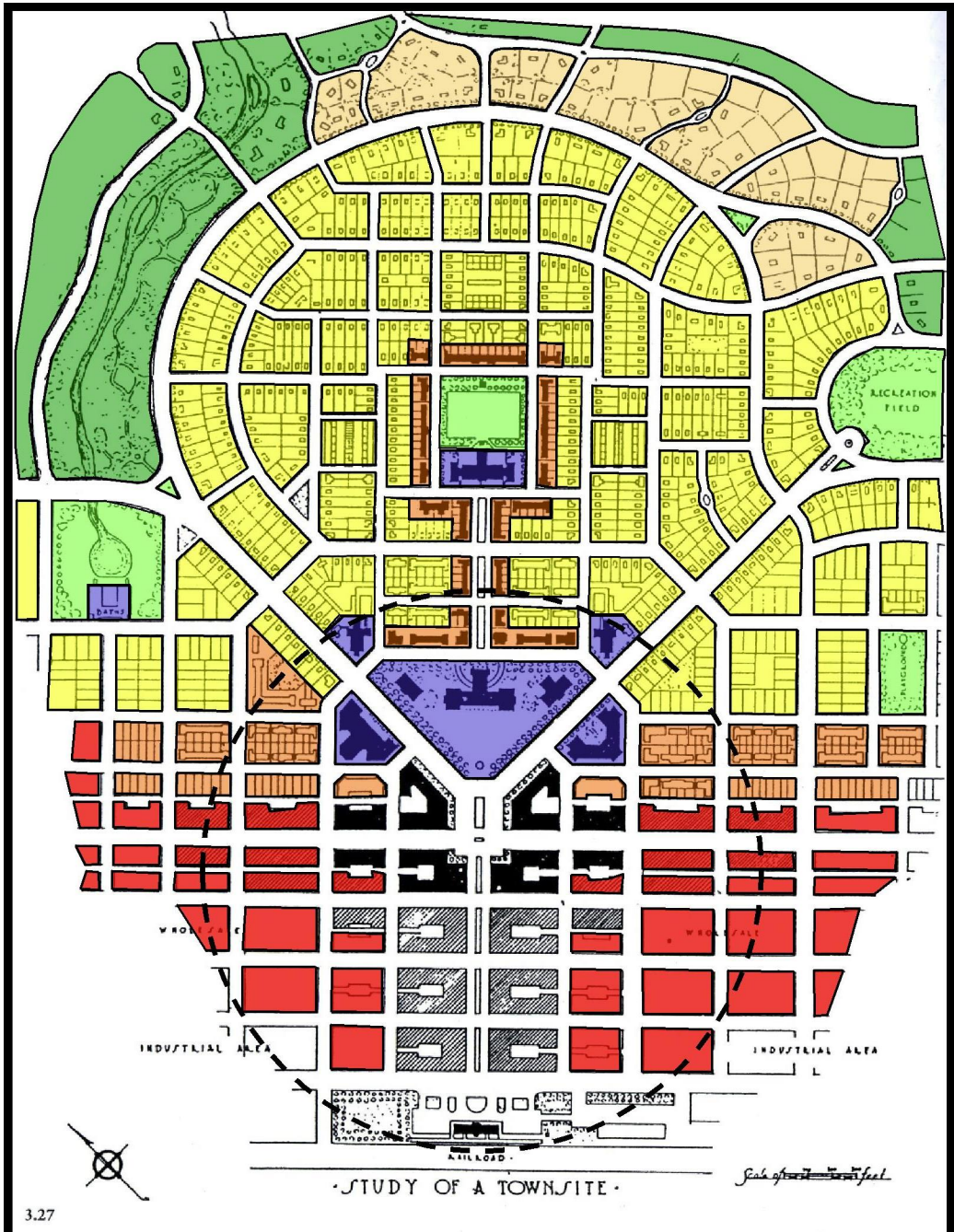


Traditional Form

- The Neighborhood is a planning unit.
- Has a definite size (the ¼ mile).
- When combined with others, it becomes a town
- When standing free in the landscape, it becomes a village.
- It is the Building Block of a Sustainable Region.

Next time…

The District and Corridor: Centers and Edges



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5 Minute Radius

A History of Scale

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 1/13/2020 **Prepared by:** Michael Mortell

Title of Item:

THE LEGISLATURE MADE CHANGES THE FLORIDA STATUTES TO ADDRESS SEVERAL ISSUES:

- AFFORDABLE HOUSING; FLORIDA STATUTES 125.01055 & 166.04151
- DEVELOPMENT REVIEW; FLORIDA STATUTES 125.022 & 163.033
- COMPREHENSIVE PLAN RESTRICTIONS – SECTION 163.3167
- IMPACT FEES – SECTION 163.31801
- PRIVATE PROVIDER BUILDING INSPECTIONS – SECTION 553.791

Summary Explanation/Background Information on Agenda Request:

Presentation will discuss the changes.

Funding Source:

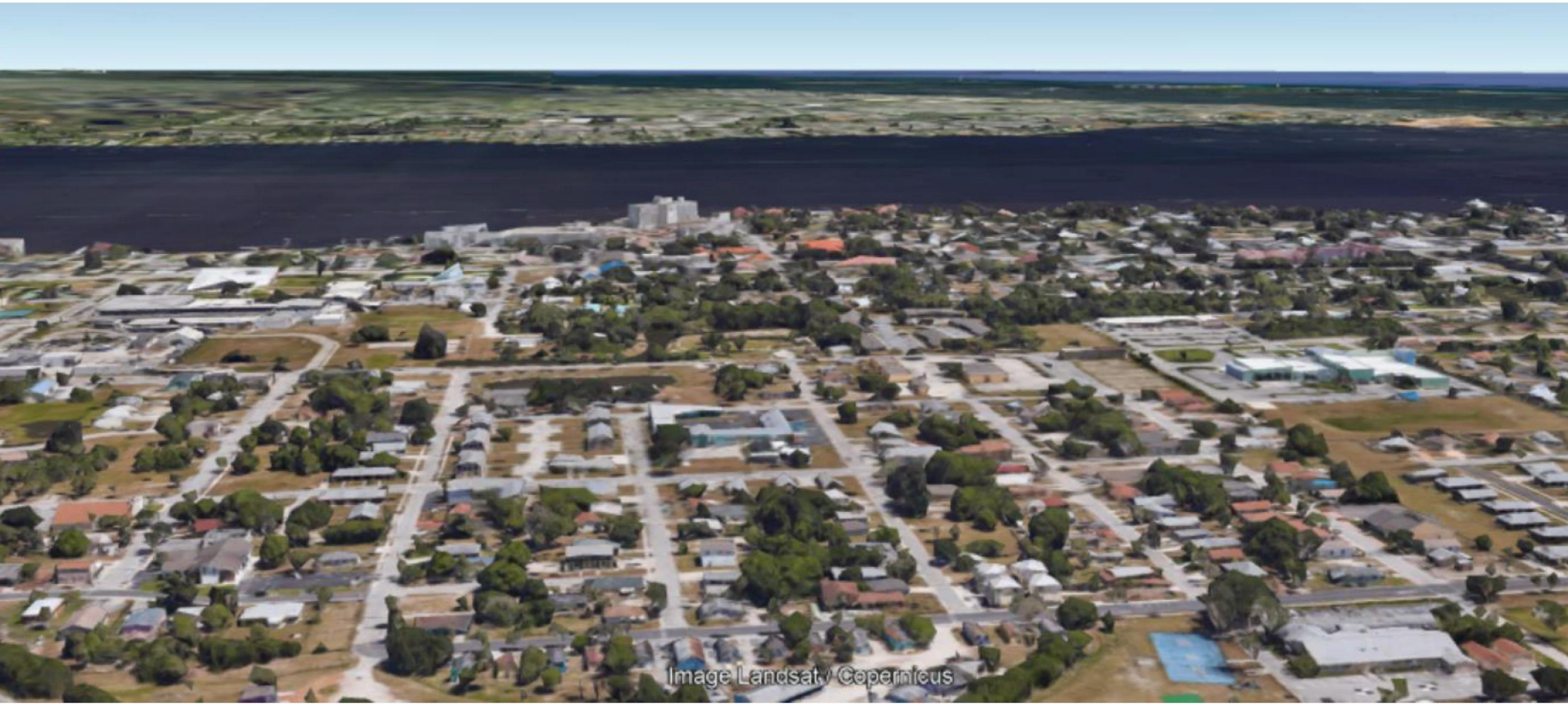
Not applicable

Recommended Action:

Review Changes

ATTACHMENTS:

	Description	Upload Date	Type
	Inclusionary housing	1/3/2020	Presentation



Florida Statute 125.01055 (Effective July 1, 2019)

INCLUSIONARY HOUSING ORDINANCE

Changes

- Affordable Housing – Sections 125.01055 and 166.04151
- Development Review – Sections 125.022 & 166.033
- Comprehensive Plan restrictions – Section 163.3167
- Impact Fees – Section 163.31801
- Private Provider Building Inspections – Section 553.791

Inclusionary Housing Ordinance Sections 125.01055 and 166.04151

- A municipality may adopt an Inclusionary Housing Ordinance.
- Provide a specified number or percentage of affordable housing units to be included in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units.
  - Obviously this requires the adoption of a formal ordinance outlining the requirements.
- In exchange, a county must provide incentives to fully offset all costs to the developer of its affordable housing contribution.

Inclusionary Housing Ordinance Continued

- INCENTIVES TO FULLY OFFSET ALL COSTS TO THE DEVELOPER OF ITS AFFORDABLE HOUSING CONTRIBUTION.
  - Allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning.
  - Reducing or waiving fees, such as impact fees or water and sewer charges.
  - Granting other incentives.
  - FULLY OFFSET has not been tested and remains subjective at this time.

Development Revie
125.022 & 166.033, Florida Statute

- Local Government must review the application for completeness and provide a letter that specifies the deficiencies or Request for Additional Information (RAI) .
  - If RAI is issued, developer has 30 days to respond.
- Once application is complete Government has 120 days to either approve, approve with conditions or deny the application.
- The amendments seem to now affirmatively requires a quasi judicial body to set forth its decision making reasoning and the facts it relies on to reach such a decision.
  - It looks like it requires formal "findings of fact" to support the decision.

Comprehensive Plans F.S. 163.3167

- Any comprehensive plan or land development regulation adopted from 2019 forward must incorporate each development order existing before the comprehensive plan's effective date.
- Must also not impair the completion of the previously granted development order and must affirmatively vest the density and intensity of the approved development order.
- If you hold a valid development permit or order that was issued prior to the adoption of comprehensive plan or land use code amendments, not only does your permit remain valid, so does your allocation of density.
  - Provides safe guards to earlier development orders.
  - This will encourage local governments to include expiration dates in development orders.

Impact Fees Continued

- If a local government increases impact fee rates, the holder of any impact fee credits, whether granted by statute or otherwise, that were in existence prior to the rate increase, remains entitled to the full benefit of said credit.
- As it relates to affordable housing, a local government may exempt or waive impact fee collection for development or construction of affordable housing.
  - Section 163.31801, F.S., does not apply to water and sewer connection fees

Impact Fees
Florida Statute 163.31801

- The collection of impact fees may not occur prior to the date of issuance of the building permit for the subject property.
- The local government must specifically designate collected impact fee funds for use in the acquisition, construction or improvement of capital benefits for new users.
- The impact fee revenues may not be used (in whole or part) to pay existing debt or for previously approved projects unless the expenditure is "reasonably connected" or has a "rational nexus" with the increased impact generated by the new development.

rivate Provider Building Inspectio
– Fe

- 553.791(2)(b), F.S., has been changed to prohibit local governments for charging an owner for building inspection fees when that owner has exercised the option of retaining its own, private provider, to perform plan reviews and building inspections.
- The time period for the issuance of a building upon receipt of a completed application and associated affidavit of compliance from the private provider has been reduced from 30 days to 20 days.
- Section 553.791(18), F.S., has been amended to mandate that private inspection providers may not be audited more than four times per calendar year unless it is determined by the local jurisdiction that "a condition of a building constitutes an immediate threat to public safety and welfare."

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 1/13/2020 **Prepared by:** Kev Freeman

Title of Item:

HOUSING RENTAL AND PURCHASE VALUES

Summary Explanation/Background Information on Agenda Request:

A breakdown of State Housing Initiative Partnership (SHIP) program rental levels and Department of Housing and Urban Development (HUD) HOME purchase values.

These measures are proposed to be used as part of the City's review of housing development proposals.

Funding Source:

HUD

Recommended Action:

Discuss

ATTACHMENTS:

	Description	Upload Date	Type
	Presentaion	12/30/2019	Presentation

CITY COMMISSION
HOUSING WORKSHOP
13th JANUARY, 2020

City of Stuart

SHIP 2019

Comp Plan Category	Percentage AMI	Number of Bedrooms						
		0	1	2	3	4	5	
Extremely Low Income	30%	$338	$380	$533	$699	$864	$1,019	
Very Low Income	50%	$563	$604	$725	$837	$935	$1,031	
Low Income	80%	$901	$965	$1,158	$1,339	$1,493	$1,648	Affordable Housing
Moderate Income	120%	$1,353	$1,450	$1,740	$2,010	$2,244	$2,475	
Workforce Housing	140%	$1,578	$1,692	$2,030	$2,345	$2,618	$2,887	

"**Very low income**" means an income falling below 50 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.
"**Low income**" means an income falling between 50 percent and 80 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.
"**Moderate income**" means an income falling between 80 percent and 120 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.
"**Workforce housing**" means housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

City of Stuart

HUD HOME 2019

The Code of Ordinances refer to HUD/Treasury 90% values for 'affordable' homes when calculating deferment loans for impact fees:

HUD HOME ownership value limits

The new HOME homeownership value limits for newly constructed HOME units is 95% of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing.

HUD HOME	1-Bed	2-Bed	3-Bed	4-Bed
95% Value	$242,000	$310,000	$375,000	$465,000
90% Value	$229,264	$293,685	$355,264	$440,527

City of Stuart

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION

Meeting Date: 1/13/2020 **Prepared by:** David Dyess, City Manager

Title of Item:

DISCUSSION ON PRESENTATIONS

Summary Explanation/Background Information on Agenda Request:

The purpose of the workshop is for the commission to discuss and give direction to staff on their desire for policy making as it relates to housing.

After review of the supply and demand of housing will there be an equalizing within the market?

Does the commission wish to create an inclusion ordinance?

If Yes-

- What incentives should be offered to offset the cost of build
- Should the ordinance address units within a project or entire projects only
- Define rate the ordinance should apply to (SHIP/HUD what percentage of income)

If No-

Funding Source:

N/A

Recommended Action:

Give staff direction