



A G E N D A

SPECIAL MEETING OF THE STUART CITY COMMISSION

TO BE HELD April 25, 2019

AT 6:30 PM East Stuart Workshop

EAST 10TH ST. COMMUNITY CENTER

724 SE 10TH ST.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Rebecca S. Bruner

Vice Mayor Eula R. Clarke

Commissioner Kelli Glass Leighton

Commissioner Merritt Matheson

Commissioner Mike Meier

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

APPROVAL OF AGENDA

PRESENTATIONS

1. COMMUNITY SERVICES DEPARTMENT - RECREATION AND ATHLETIC PROGRAMS PRESENTATION
2. FUTURE LAND USE AND ZONING - EAST STUART

COMMENTS BY CITY MANAGER

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.*

ADJOURNMENT:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION**

Meeting Date: 4/25/2019

Prepared by: jchrulski

Title of Item:

COMMUNITY SERVICES DEPARTMENT - RECREATION AND ATHLETIC PROGRAMS
PRESENTATION

Summary Explanation/Background Information on Agenda Request:

The Community Services Department will present a summary of recreation and athletics programs being held at the 10th Street Community Center and Guy Davis Park.

Funding Source:

N/A

Recommended Action:

No Action

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION**

Meeting Date: 4/25/2019

Prepared by: Kev Freeman

Title of Item:

FUTURE LAND USE AND ZONING - EAST STUART

Summary Explanation/Background Information on Agenda Request:

Land Use and Zoning, an explanation and the context in East Stuart.

Funding Source:

N/A

Recommended Action:

Receive the presentation

ATTACHMENTS:

Description	Upload Date	Type
▯ Presentation - East Stuart	4/22/2019	Presentation

EAST STUART

Land Use and Zoning



What is Land Use

Land use is a way of determining what land and property can be used for.

The City uses a Comprehensive Plan to identify the land use for individual parcels

The Comprehensive Plan

Guides the location and intensity of Land Uses

Protects environmentally sensitive lands

Enhances architectural and design standards

Identifies the need for public services

Land Use in East Stuart

Residential - Homes

Commercial - Shopping, Office

Public - Parks, Sports, Facilities.

What is Zoning

Zoning is used to implement the objectives and policies of the Comprehensive Plan.

Zoning is used to prevent the mixing of incompatible land uses.

What Zoning Does

How land may be used and may not be used

How much can be built (number of units, height, parking and landscaping)

What resources have to be protected

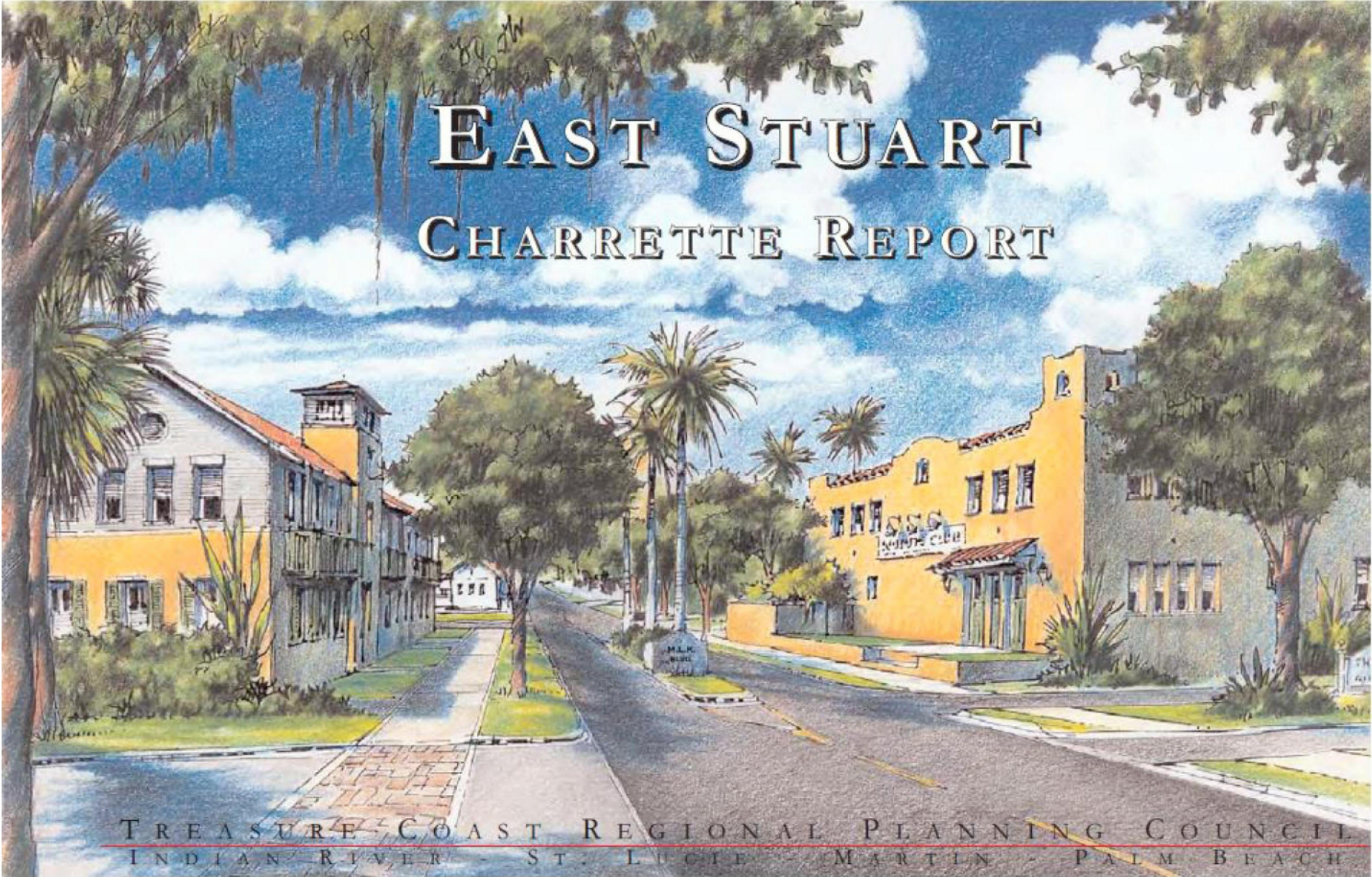
How projects should be designed

Zoning Types

The City has two main ways of using zoning:

Standard Zoning is based on an agreed set way of using land and property. It has defined setbacks, height and density rules.

Planned Unit Development or PUD is a way of agreeing to a different way of using land and property. A PUD involves the community and public hearings.



EAST STUART

CHARRETTE REPORT

TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH



POINTS OF INTEREST

1. Reconfigured Vehicle Maintenance Facility
2. Mixed-Use Buildings Along Martin Luther King Jr. Blvd.
3. School Access
4. S.E. East Avenue As A Traditional Main Street
5. New Building Servicing Martin Luther King Park
6. Bahamian Village
7. 10th Street Extension
8. Bayou Avenue Extension
9. Park Reconfiguration And Beautification
10. Spectrum Jr. Sr. High School's Reconfigured Campus
11. Recreation Center
12. New Gymnasium
13. Proposed Swimming Pool
14. New Baseball And Soccer Fields
15. Infill-New Residential Development
16. Water Treatment Plant
17. Gary Plaza Redeveloped
18. Cherokee And The Commons Redeveloped
19. Fire Station
20. New Police Station
21. Excels Women's Club
22. Entrance Gateways

EAST STUART CHARRETTE

TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

AN AUTHENTIC MAIN STREET: EAST AVENUE RECONFIGURATION

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East Avenue, historically the community's main street, is now desolate, flanked by very few stores, a small number of residential units in the form of single and multi-family units, and a large percentage of vacant lots.

During a previous redevelopment effort, the city improved this street by adding bump-outs, on-street parking and some landscaping. This effort, although aimed at triggering redevelopment along this street, seems not to have been enough of a catalyst.

During the charrette, the residents emphasized the importance of the revitalization of East Avenue as a traditional main street. The master plan proposes a few additions to the already improved public realm, together with a package of development incentives, to ensure the growth of this area in the community's terms as follows:

- Create a presence for Main Street along MLK Blvd. This is the only road in the community that carries enough traffic to support substantial retail activity. This can be done immediately by transforming the existing parking lot on the corner of East Avenue and MLK Blvd, into a community plaza. The creation of this plaza would entail relocation of parking and compensation for the land it occupies.
- Establish a series of "limited duration incentives" to entice development along this street. These may include:
 - Work with the county to allow impact fees to be applied to the beautification of main street (wide sidewalks with decorative pavers, decorative street lights/landscaping, benches, trash cans, bicycle racks, etc)
 - Reduce impact and other fees for those buildings and businesses locating in the area owned and or operated by East Smart residents
 - Designate this area as a "priority receiving area" for funds resulting from other programs such as the Art in Public Places proposed for the CRA



Left: Plan view of proposed redevelopment along East Avenue. Right: Existing condition at East Avenue & MLK Blvd. Below: Proposed change over time.

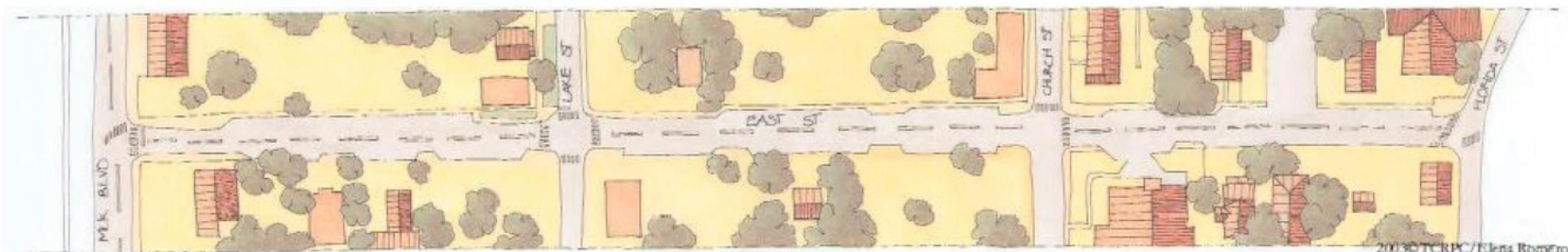


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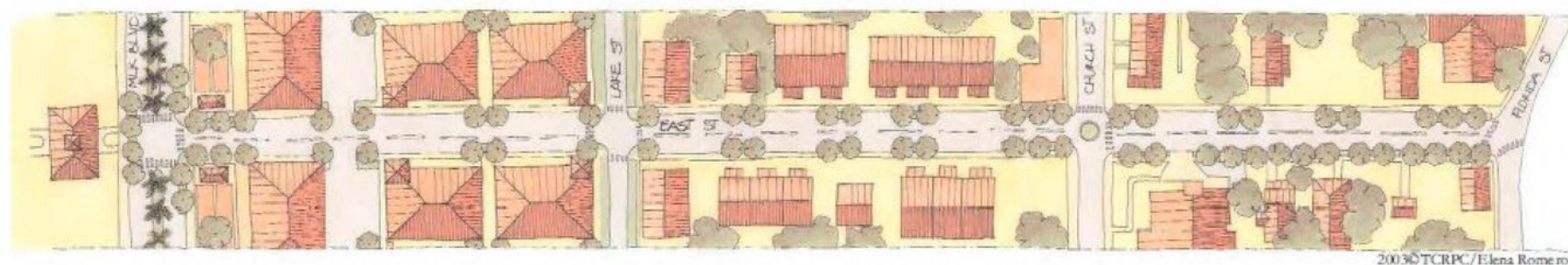
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EAST AVENUE EXISTING CONDITION



EAST AVENUE PROPOSED IMPROVEMENTS



TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

East Stuart Zoning

East Stuart has a number of standard zoning designations.

Some of the existing zoning regulations will not allow some of the development that is shown in the East Stuart Charrette

We need to have a new PUD zoning and revised standard zoning that allows the community to develop the way it wants

Bungalow Housing

