

MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
JANUARY 5, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald
Vice Mayor Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

ADMINISTRATIVE

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

ROLL CALL

4:00 PM

PRESENT: Mayor McDonald, Vice Mayor Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

Louis "Joly" Boglioli is Acting City Manager; David Dyess, City Manager is out sick.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. FUTURE LAND USES

David Dyess, City Manager presented via ZOOM Telecommunications on the purpose of the Future Land Use presentation and the details on the total parcels and acres and vacant parcels and acres in the City broken down by commercial, conservation, downtown, East Stuart, industrial, institutional, low density residential, marine industrial, neighborhood special district, office residential, public, recreational, and multi-family.

APPROVAL OF AGENDA

4:08 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

COMMENTS BY CITY COMMISSIONERS

Commissioner Collins

- Commented on his past comment in adding a D&D item about potentially hiring a lawyer for the River but realized he had not made a motion and would like to do so.

4:09 PM MOTION: Motion to have an agenda item for discussion on hiring an environmental attorney.

MOVED BY: Christopher Collins

SECONDED BY: None

Died for lack of second.

VOTE:

YES: None

NO: None

Mayor McDonald

- Commented on a news article that came out 4 years ago about dead tortoises found on City property and it was reported that the City did not do anything; now a series of articles have brought to light that these were fictitious stories and the reporter was a fraud.

Commissioner Clarke

- Thanked City Manager Dyess for the presentation on land use information, feels it will helpful when applicable applications are before them.

COMMENTS BY CITY MANAGER

None.

DISCUSSION AND DELIBERATION

2. AFFORDABLE HOUSING STUDY AND INCLUSIONARY HOUSING

City Manager Dyess described via ZOOM, that this is a discussion item and it is not recommended by staff; he provided a brief history of the subject.

Commission discussion.

4:22 PM MOTION: Set up an affordable housing task force/advisory board.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

Motion withdrawn. 4:40 PM

3. DISCUSSION OF PROPOSED TEXT AMENDMENTS ARISING FROM RESOLUTION No. 93-2022 ADDRESSING SECTION 2.07.00(I), DENSITY AND PARKING CALCULATION WITHIN AN URBAN PLANNED UNIT DEVELOPMENT IN THE LAND DEVELOPMENT CODE AND POLICY 1.A7.2 OF THE FUTURE

LAND USE ELEMENT IN THE COMPREHENSIVE PLAN.

City Manager Dyess introduced this item and announced that Commissioner Collins had prepared a presentation and Development Director, Jody Nentwick-Kugler would follow-up and answer questions.

Commissioner Collins presented a Power Point on Zoning in Progress (ZIP) which included various comments from Facebook posts of random residents on Stuart's growth. He commented that he is not against development and does not expect the Commission to be against development.

Recommendations:

Preserve Stuart's character, noting height, density, more balanced supply, and housing that appeals to individuals with higher median income; proponent of home ownership.

Demonstrated traffic and census information and presented safety concerns in the event of evacuations.

Three solutions:

1. Fair share parking
2. Remove ½ unit amendment
3. Develop maximum build-out

Jodi Nentwick-Kugler, Development Director, reviewed the City's Code with the Board and reported on the PUD process.

The Commission, Attorney Mortell and staff held a discussion to include parking spaces per unit, concerns, criteria and other factors that need to be met in a PUD, the proposed cap on the total number of units, changes since Covid-19, land available, and programs available in the City such as the RITA Program.

Jodi Nentwick-Kugler summarized the following for clarification and the Commission agreed:

The Development Department plans to move forward with the extension of the Urban Planned Development Zoning in Progress for Resolution No. 93-2022. The direction was to keep the parking calculation for ½ unit density as is. The Development Department will move forward and begin accepting applications outside of the Urban Planned Development area.

ADJOURNMENT

6:38 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

Minutes to be approved at the Regular Commission Meeting this 23rd day of January, 2023.