MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
ZONING IN PROGRESS WORKSHOP #2
NOVEMBER 7, 2024
AT 9:00 AM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Campbell Rich
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Laura Giobbi
Commissioner Sean Reed

ADMINISTRATIVE

City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

ROLL CALL

9:00 AM

PRESENT: Mayor Rich, Commissioner Clarke, Commissioner Collins, Commissioner Giobbi, and Commissioner Reed

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Collins

- Proposed, in order for the City to move forward, bypass the special zoning districts and focus on other chapters; remain in a ZIP, but continue the review of the rest of parking, concurrency, and not accepting applications for special districts. Plan to not accept applications for special districts and once approved and there is a new code, accept applications from those who are exempt. City Manager Mortell reviewed the expected timeline and stated that staff could bring back the updates in the December meeting.

Commissioner Clarke

- Commented on the proposal of Commissioner Collins; felt that people are now used to the new code and if they are set back and other changes are made, it may cause

confusion.

Commissioner Giobbi

- Commented that she has no problem with additional workshops; possibly calling additional LPA and CRB meetings in January.
- Reported that she communicated with Walmart about foot traffic decline per online shopping and that parking is not their issue.

Mayor Rich

- Commented that problems began by entering the ZIP without doing public workshops and understanding the impact of the community first. Referred to parking and paving, higher parking requirements and higher costs. Affordable housing is affected, it encourages car dependency, loss of green space, and other environmental impacts.

Commissioner Collins disagreed with the Mayor's comments and reviewed his thoughts on the parking.

COMMENTS BY CITY MANAGER

None.

APPROVAL OF AGENDA

9:39 AM MOTION: Approve
MOVED BY: Eula Clarke
SECONDED BY: Sean Reed
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

1. Ronnie Kirchman - Stuart; Commented that the ZIP is affecting his business, requested the Board to think about the businesses.
2. Deb Frazier - Port St. Lucie; Suggested Commissioners meet with her to review the effects of the local businesses.
3. Sam Yates - Stuart; Native and an Executive Builder, commented that the business community is angry.
4. Kye Maiolo - Stuart; Business owner, pizzeria owner, and at stand still due to the ZIP.
5. Dan Braden - Stuart; Commented that a stop gap should be in for the next month or more.

10:01 AM MOTION: Motion to make an exception to Zoning in Progress to allow any commercial projects without residential that do not increase the square footage of the structure to move forward for processing.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

Jodi Kugler, Development Director, clarified that the City can accept a minor site plan amendment that meets these guidelines.

The Board confirmed.

PUBLIC COMMENT continued:

6. Marcela Camblor - Stuart; Commented on the timeframe, requested legal opinion.
7. Douette Pryce - Stuart; Commented on the City holding people hostage, this process is not simple and will take a lot of time.
8. Ben Talbert - Jensen Beach; General Contractor, explained his concerns and hold-ups.

DISCUSSION AND DELIBERATION

1. CONTINUE DISCUSSION ON THE CITY OF STUART LAND DEVELOPMENT CODE (LDC) CHAPTERS 3-12

* 10:14 AM Lee Baggett, City Attorney announced that he had to leave for court.

Land Development Code
Chapter VI - On-Site and Off-Site Development Standards

City Manager Mortell reviewed the sections of the existing code and the Commission reviewed suggested changes.

***** 11:01 am - Meeting Paused**
***** 11:04 am - Reconvened**

11:04 AM Lee Baggett, City Attorney, returned to meeting.

PUBLIC COMMENT:

1. Marcela Cambelor - Stuart; requested clarification of multi-family and non-conforming use.
2. Douette Pryce - Stuart; Experience with parking requirements, cost impacts.

***** 11:40 AM 10 Minute resess**
***** 11:53 AM Meeting reconvened**

Review continued.

Chapters 6 and 8. Staff to return to the Board with recommendations.

Next ZIP Workshop #3 for review of Chapter 3 - Tuesday, Nov. 19th, 9 a.m. to 1 p.m.

City Manager Mortell informed the Commission that he has been contacted by the County about Brightline; they are still interested in working with the City and proposed a 50/50 deal, City and County 15 million each and split all grants 50/50. Eighty percent of the grant, 48 million of the 60 million, is paid for, leaving 12 million, resulting in 6 million for the City and 6 million for the County. Otherwise, County would move forward without the City.

Commissioner Collins commented that the County should wait for the new Commission. A brief discussion included the timeframe and whether it should be brought back as an agenda item. No direction given to staff to bring back an agenda item on the Brightline Train Station.

ADJOURNMENT

1:06 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 9th day of December, 2024.