MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
ZONING IN PROGRESS WORKSHOP #3
NOVEMBER 19, 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 Reed

- Commented on being contacted by a resident about lot size and code; clarified the code with staff.
- Commented on a contractor inquiry about a boat ramp.

Commissioner Clarke

- Noted her interest in putting a halt to the ZIP until January 15th, 2025, feels it is causing a lot of issues, and exceptions are being granted one by one.

Commissioner Collins

- Commented that he feels the same discussion takes place at every meeting and that the Board is close to completing the review and should move forward.

Commissioner Clarke

- Requested a set break time/recess for the meeting. Mayor Rich announced a scheduled recess for 11:15 AM for 15 minutes.
- Commented that she would like projects that may allow for exceptions and for the Dec 9th Commission Meeting.

City Manager Mortell stated that he would have staff bring back all potential changes and then have these items go to LPA and CRB Meetings, and then return to the Commission in the last meeting of January or February.

Commissioners continued discussion about having more public hearings.

9:26 AM Commissioner Clarke made a motion, Mayor Rich passed the gavel and seconded the motion, followed by discussion and public comment.

PUBLIC COMMENT:

1. Nik Schroth - Stuart; Commented on the legacy of this Commission and staff.
2. Deb Frazier - Stuart; Commented on the effects of the ZIP on small businesses.

Commissioner Reed addressed the public comment by Nik Schroth.

City Attorney, Lee Baggett, provided advice to the Commission on individual exceptions.

9:26 AM MOTION: Halt the Zoning In Progress (ZIP) as an administrative action that affects development in our City, until the end of January 30th.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
MOTION FAILED, 2/3 Vote
YES: Eula Clarke, Campbell Rich
NO: Christopher Collins, Laura Giobbi, Sean Reed 9:53 AM

COMMENTS BY CITY MANAGER

None.

APPROVAL OF AGENDA

9:54 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

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

1. Ronnie Kirchman - Stuart; Spoke on all his employees and how the ZIP is affecting his business.
2. Rod Peterson - Stuart; Commented on vacant lot he was told he could build on it and now he cannot, would like something in writing from the Commission stating he could.
3. Craig Bisset - Stuart; Stated ZIP is creating a hardship as he can not subdivide his property and sell a portion of it.
4. Joe Ciaravino - Palm City; Spoke as President of the Treasure Coast Builders association stating that ZIP is affecting 6000 members in that association and asked the commission to think of that while they are discussing ZIP.
5. Rosi Shepard - Stuart; Stated that ZIP is causing a hardship on her businesses. Also stated a client of hers cannot get a CO on his property due to ZIP and that is now causing her client a hardship.
6. Marc Reiner - West Palm Beach; Commented on his Stuart clients and the issues and financial damages they're experiencing.
7. Barbara Kibby Wagner - Stuart; parking issues in downtown and the reserved spaces in front of the Lyric Theater.
8. Douette Pryce - Stuart; Stated he has invested in the City to help the community, referred to past ZIP, and spoke specifically about R2 and R3 single family home zoning.
9. Albert Brinkley - Time for the Commissioners to conduct themselves in a manner that the public is seeing, Romans 13:1-7. The community is not being heard, but overlooked.
10. Marcela Camblor - Stuart; Stated how frustrating it is to have these meetings in this schedule. Entered a verbal records request - who is part of the mandate.
11. Betty Brinkley - Stuart; Home in jeopardy because others want the area to expand, feels they are disrespected due to the color of their skin.

DISCUSSION AND DELIBERATION

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

Mayor Rich noted that Ms. Jessica Seymore of the Treasure Coast Regional Planning Council is present and would like her to assist in the discussion as needed.

Commissioners, City Manager Mortell, City Attorney Baggett, and Ms. Kugler all reviewed Chapter 3 of the Land Development Code and discussed changes.

*****11:11 AM RECESS*****
***** 11:25 AM RECONVENED*****

PUBLIC COMMENT:

1. Douette Pryce - Provided his professional opinion of the expenses for the regulations on single-family homes and believes the Commission should be engaging with the community.

Discussion among Commissioners and staff continued.

PUBLIC COMMENT:

1. Paul Skyers - Stuart; Spoke on affordable housing, density, and the effect it has on the economy.

City Manager Mortell recapped the discussion and changes such as:
- Chapter 2 density bonus
- 2.03.06 intensity of development, lot area, and floor area ratio
- 2.04.02 minimum width and lot areas
- 2.04.02 B adjoining lots with continuous frontage
- 2.04.03 impervious surface and supplemental setbacks
- 2.06.03 assisted living facilities and detox facilities
- 2.06.22 EV charging
- Accessory dwelling units must be on the same electric meters
- Duplex's and non-conforming use and the 50% rule
- Multi-Family
- 03.02.04 Minimum lot size
- Property on Tarpon - GRO
- Citywide standards should apply to East Stuart
- Parking schedule
- New construction and parking
- 6.01.03 Multifamily parking
- 6.04.02 Shade trees
- 6.06.11 Signs
- 08.03.01 Non-conforming uses and lots

Commissioners and staff continued discussion.

ADJOURNMENT

12:49 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

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