MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
EAST STUART ZONING
MARCH 20, 2025
AT 5:00 PM
EAST STUART COMMUNITY CENTER
724 SE 10TH STREET
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

5:01 PM

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

Before the Pledge of Allegiance, Father Christian of St. Mary's Episcopal Church gave an Invocation.

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Commented that he has met with East Stuart residents and looks forward to healthy conversation.

Commissioner Giobbi

- Announced and confirmed the decision made by the Commission at the last meeting to increase public comment to 4 minutes instead of 3, and that the public could speak more than one time on the same subject.

5:08 PM MOTION: That questions can be asked and can be answered.
Moved by: Laura Giobbi
Seconded: Christopher Collins
Motion passed unanimously.

Commissioner Clarke

- Looking forward to public participation.

Vice Mayor Collins

- Commented that he was thankful for everybody in attendance.
- Commented that the topic and what they are trying to do is contentious and sometimes gets politicized, but his goal is to bring clarity and discuss the zoning today and what is being proposed, which is to limit type of uses in East Stuart and that the conditional use process would be an avenue by which development is more intensive, and also discuss information on how East Stuart is currently zoned.
- Stated that all Commissioners are trying to do what is best for the community and their goal is to review the facts and the residents decide the best course of action.

Mayor Rich

- Addressed the two elements being discussed: (1) proposed zoning changes and (2) the last element of the Zoning In Progress text amendments, that was reviewed and pulled from the Ordinance at the last meeting and all are subject to conditional use.
- Commented he was upset that it seemed this community was being treated differently than the rest of Stuart. Mr. Christie urged us to make a decision for ourselves, vote for the people and the changes you'd like to see. Encouraged the residents to make their own decisions.

COMMENTS BY CITY MANAGER

None.

APPROVAL OF AGENDA

5:21 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

1. Betty Brinkley - Stuart; Thanked City Manager Mortell for his help with her water bill, commented on the fees and cost of water.
2. Rudie Jamison - Stuart; Community Block Grant difficulty, spoke with Julie in downtown, requested all the paperwork on his family, and will speak with his VA counselor; grant

not for him.

ORDINANCE SECOND READING

1. ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (LEGISLATIVE) (RC):

   ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett reviewed the approval of the Ordinance and the section pulled for discussion for a vote tonight.

Jodi Kugler, Development Director, presented the East Stuart Neighborhood zoning and provided the history beginning with 1956, and reviewed the zoning from a map in 1978 and noted that East Stuart was primarily zoned R3 (Residential), P (Public), B1 (Business) and continued on with East Stuart in the early 90's. Ms. Kugler continued about further adopted plans, the East Stuart Charrette, and the details of the Form Base Code process. She explained the different types of businesses and whether they are conditional use or permitted by right.

Commissioners commented and provided clarification.

Commissioner Clarke asked about Figure ESN08; is it true that hotels and such are not allowed? Ms. Kugler commented on the allowances.

Vice Mayor Collins reviewed the past Charrette documents referencing the goal for a new name for East Stuart.

City Manager Mortell clarified that at no time was a new name asked for, and what was read by Vice Mayor Collins was correct at the time of the Charrette. They wanted to rejuvenate growth and businesses, and a discussion was about a new name in 2002, and it was followed up in 2003 and 2004, and it was determined that East Stuart did not want a new name and has not come up since.

PUBLIC COMMENT:

1. Lucille Hall Smith - Stuart; Commented on how Cherokee was torn down because they were trying to have the black residents move out, want City to put some money from taxes

to build homes.

2. Darcy Weir - Stuart; - Asked by Reverend James to speak as their churches have worked together and care about each other; East Stuart has a bond and unique culture; ask that the plans continue to have their by-right privileges.

3. Johnnie Bell - Resident and business owner in East Stuart; stated there was a code called the East Stuart Urban Code done in 2003 and it spelled out what the residents wanted. (City Manager Mortell clarified that code is including MLK from A1A to Tarpon, rolled back the Form Base Code and explained the process of adopting the Form Base Code and that nothing really changed, he also noted the choices, to have the property by-right or to have developers have to request a conditional use and go through the approval process). Mr. Bell stated they did not want the Form Base Code. (City Manager Mortell reviewed the proposed and existing regulating plan).

4. Sandra Newman - Stuart; Provided handout but has received clarification since writing the memo, but commented that the map is difficult to identify streets and it needs to be looked at more closely; loves East Stuart and plans to stay; expressed concerns and wants to sit down together and go street by street to review.

5. Walter Oden - Stuart; Commented on his past in East Stuart and owns land and is challenged by the City telling them what they can and cannot build in their own community, opposed to single-family homes only. (Mayor Rich asked Oden about building on his property. Commissioner Clarke inquired on whether he would support the City working with the community on an investment pool, discussion on Habitat Homes.)

***** 6:58 PM Recess *****
***** 7:11 PM Reconvened *****

6. David Hall - Property owner in East Stuart; requested clarification on the density and water meters per dwelling unit. (City Manager Mortell clarified.)

7. Paul Skyers - Stuart; Commented on parking requirements, City Place information is a rumor and lies. Represents the Taylor Property and noted the nonsense needs to be stopped, under the guide that you are helping us. (Vice Mayor Collins, Commissioner Giobbi and Mr. Skyers corresponded.)

8. Helen McBride - Stuart; Resident since 1983 and has been friends with many in the community; Mr. Bell told the truth, the neighborhood takes care of each other, and many times the Commission has listened to East Stuart but then did what they want.

9. Bernice Simpson - Owner of Taylor Property; Commented that it was torn down so they can build again.

10. Rod Peterson - Stuart; Commented that this is confusing, this County always took care of each other, how many acres and blocks are identified on the proposed plan; where is the love and understanding. Stuart is a small town with big taxes coming.

11. Albert Brinkley - Stuart; Commented on how the Commissioners did not understand what Form Base Code was, and combined the Creek District and East Stuart, felt it was

gentrification.

12. Joseph Cooper - Stuart; Commented on the rights of citizens of America, defined by-right and when you relinquish that right, you give up your rights, and feels all properties should be through conditional use. When developing, you have to consider cost, and it doesn't make sense that someone would come in and buy up properties - conditional use should be over the entire City, people of East Stuart can protect themselves, need less government.

13. Carolyn Brown - Stuart; Did not speak.

14. Charles Jones - Port St. Lucie; Grew up in East Stuart and has common sense, does not accept what is put in front of him; feels the changes are a money issue and the community will not be here in 10 years; would like to maintain growth, used to be called colored town; asked that the vote be tabled.

15. Aaron Hawkins - Stuart; Commented if affordable housing is the goal, Form Base Code is needed and options are needed by right. Understands the concern of gentrification, but the idea of the area becoming Abacoa is ridiculous; wants the zoning to be left alone. Proposed there is a special taxing district that allows people on fixed incomes to stay in their homes.

16. Frank McChrystal - Stuart; Commented on the map, noted that yellow is residential only, and other areas are residential but can do more; and the people of East Stuart want to; in favor of conditional use.

17. Nikki Hawkins - Stuart; Vice President of NAACP; regardless of what happens, they plan to move forward and have developed a committee called Jump Start.

18. Dahlia Hall - Stuart; Did not speak.

19. AAliyah Hall - Stuart; Commented in the book of Judges in the Bible, have the strength of the Lord and must not lean on others, and asked Vice Mayor Collins where would funding come from.

20. Jill - Stuart; Did not speak.

21. Samantha Bryce - Port St. Lucie; Recently opened a new business and thanked all who were here today and commented that the companies coming into the community should ask if the community wanted these changes, would like there to be more of these meetings and not to vote on this tonight; feels the community needs more time to understand this.

22. Michelle McFadden - Hobe Sound; Born in Stuart, lives in Hobe Sound Habitat Home, reported on a news story she heard about Delray Beach and housing, in favor of property owners being able to open a business.

23. Lewis Leonard - Stuart; Commented that the City Development Department made him tear down a building of 3 units that he built because it was too close to the pond; felt he was treated unfairly. Property was at 433 SE Lake Street and is depressed that he was

told it had to be torn down.

24. Althea Wiley - Stuart; What is the fear pertaining to Brightline? Her biggest concern is the intersection, but we must grow with the times and be a part of making the community better, but why the fear, don't scar the community into moving forward; complimented Commissioner Clarke as she tried to tell the community years ago about what was coming. (Commissioner Clarke commented on an African American Heritage District Plan.)

25. Aaron Hawkins - Stuart; Commented on the financing, they have the resources and have been talking about affordable housing, needs their help. (Commissioner Clarke commented on the funds that are allotted for the Environmental Attorney and may be better used for affordable housing in East Stuart.)(Vice Mayor Collins commented that we need to leave the neighborhood alone.)

26. Jimmy Wilson - Stuart; Attending meetings for over 20 years, as a resident of East Stuart, he admires and respects his elders and the community, but sees that the residents want to do something with their property, need unity. If nothing is going to change, why are we having this meeting?

27. Betty Brinkley - Stuart; Expects better from the commissioners, was a part of the Charrette and voiced their opinion. All are equal but feel they are not treated equally.

28. Kianza Smith - Stuart; Advocate for youth; wants to invest in the community the right way and the young people were left to be adults before their time, which caused a high rate of crime, which was the loss of investment in the community; has to pay to run youth programs that benefit the community.

29. Jimmy Smith - Stuart; Thanked the community and noted this is a historic meeting, holding a meeting in East Stuart in conjunction with a NAACP Meeting. Requested the City check back into supporting local sports. Asked the Commission not to vote tonight.

6:09 PM Motion: Approve Ordinance No. 2539-2025 for discussion.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
MOTION WITHDRAWN BY: Christopher Collins 10:16 PM.

Vice Mayor Collins commented he would like a 4th reading.

City Manager Mortell recommended the Clerk be instructed to record the Ordinance as written without the East Stuart segment, then go back with a new Ordinance number just for the East Stuart Zoning.

Commissioners consensus to move Ordinance No. 2539-2025 to a 4th reading.

10:20 PM Motion: Approve to table Ordinance No. 2539-2025.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

DISCUSSION AND DELIBERATION

2. DISCUSSION REGARDING PROPOSED ZONING MAP CHANGES FOR EAST STUART

Item #2 cancelled.

ADJOURNMENT

10:21 PM

for Smelagi, Deputy Clerk
Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 14th day of April, 2025.