# MINUTES
# SPECIAL MEETING OF THE STUART CITY COMMISSION
# HELD January 13, 2020
# AT 3:30 PM Commission Chambers - HOUSING WORKSHOP
# 121 SW FLAGLER AVE.
# STUART, FLORIDA 34994

## CITY COMMISSION
## Mayor Michael J. Meier
## Vice Mayor Eula R. Clarke
## Commissioner Becky Bruner
## Commissioner Kelli Glass Leighton
## Commissioner Merritt Matheson

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

**ROLL CALL**

**3:31 PM Mayor Michael Meier, Vice Mayor Eula Clare, Commissioner Becky Bruner, Commissioner Kelli Glass Leighton, Commissioner Merritt Matheson.**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

**2.** PRESENTATION BY DANA LITTLE OF THE TREASURE COAST REGIONAL PLANNING COUNCIL "***THE NEIGHBORHOOD - BUILDING BLOCKS OF A REGION "***

**Swapped Items #1 and #2 on the Agenda. Dana Little of the TCRPC presented on the various building types and living situations in Stuart, both conventional and traditional and the benefits. Covered Sub-urban, general urban, and urban center zones, traditional neighborhoods and varying building types giving people of all ages options of places to live.**

**3:59 PM 1.** 2019-2020 HOUSING INVENTORY/FORECAST; PRESENTATION OF CURRENT / APPROVED INVENTORY (SUPPLY AND DEMAND)

**Tom Reetz, Development Department Senior Planner presented on the three categories of housing; housing in review, housing already approved, and housing units that have been built. Reetz reviewed the local projects.**

**4:17 PM 3.** THE LEGISLATURE MADE CHANGES THE FLORIDA STATUTES TO ADDRESS SEVERAL ISSUES:
- AFFORDABLE HOUSING; FLORIDA STATUTES 125.01055 & 166.04151
- DEVELOPMENT REVIEW; FLORIDA STATUTES 125.022 & 163.033
- COMPREHENSIVE PLAN RESTRICTIONS – SECTION 163.3167
- IMPACT FEES – SECTION 163.31801
- PRIVATE PROVIDER BUILDING INSPECTIONS – SECTION 553.791

**Mike Mortell, City Attorney, reviewed the changes in Florida Statutes in reference to affordable housing.**

**4:39 PM 4.** HOUSING RENTAL AND PURCHASE VALUES

**Kevin Freeman, Development Director, presented on the character of the city and ideas of vertical or horizontal structures, urban development, and bungalow styles. Discussed SHIP and HUD program accommodations, the complications and solutions.**

**APPROVAL OF AGENDA**

**5:13 PM MOTION: Move approval.**
**Moved by: Commissioner Glass Leighton**
**Seconded by: Commissioner Matheson**
**Motion passed unanimously.**

**DISCUSSION AND DELIBERATION**

**5.** DISCUSSION ON PRESENTATIONS

**City Manager Dyess requested that Public Comment be moved to the end of the meeting. Dyess clarifies his expectations of the workshop and staff is looking for whether their direction for policy on the inclusionary ordinance piece that Attorney Mortell reviewed as well as direction on the definitions of workforce housing /affordable housing verses income levels.**

**Commissioner Matheson commented that he would like to direct staff to use the AMI numbers of the County. Commissioners agreed.**

**Commissioner Glass Leighton commented that she is cautious about adding additional units because over time as units open, the City may find itself in a place where they have overbuilt.**

**Mayor Meier stated that he is interested in working with developers on impact fees, parking, tree mitigation credits at a targeted amount.**
**Commission discussion on the AMI.**

**COMMENTS FROM THE PUBLIC (5 min. max)**

1) **Andrew Karccsonyi – Commented that he lives near a boarding house and feels that brining in low income housing will cause problems.**
2) **Robert Ranieri – Flagler Avenue; Feels these are healthy conversations and is in favor of affordable housing for struggling, hard-working families.**
3) **Madeline Greenwood – Commented in favor of affordable housing and the walkability factor; noted that statistics of the affordable rents in the programs mentioned.**
4) **Jeff Walsh – Palm City; Currently working with City to purchase property and is interested in eventually purchasing a single-family home in Stuart.**

 **5:40 PM ADJOURNMENT**

**_____** **_____**
**Mary R. Kindel, City Clerk** **Michael J. Meier, Mayor**

**Minutes to be approved at the Regular Commission Meeting this 10th day of February, 2020.**