EXTRACT FROM APPROVED MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD JUNE 2, 2020 AT 4:00PM CITY COMMISSION CHAMBERS 121 S.W. FLAGLER AVE. STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS Chair – Frank Wacha Vice Chair – Nathan Ritchey Board Member – Faye James Board Member – Tom Campenni Board Member – Pete Walson Board Member – VACANT Board Member – Chris Lewis

ADMINISTRATIVE Development Director, Kev Freeman CRA Administrator, Pinal Gandhi-Savdas Board Secretary, Jordan Pinkston

CALL TO ORDER

ROLL CALL Present (physically): Tom Campenni, Pete Walson Present (remotely): Frank Wacha, Nathan Ritchey, Faye James, Chris Lewis Absent: None.

*****

OTHER MATTERS BEFORE THE BOARD:

1. ORDINANCE NUMBER 2439-2020: AN ORDINANCE OF THE CITY COMMISSION OF THECITY OF STUART, FLORIDA, REZONING FROM RESIDENTIAL, SINGLE-FAMILY (R-1) TOURBAN DISTIRCT/ URBAN

NEIGHBORHOOD SUBDISTRICT (UN) ON THE CITY'SOFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.72 ACRES, OWNED BY LONE PALMPROPERTY INVESTMENTS, LLC, LOCATED BETWEEN MARTIN LUTHER KING JR.BOULEVARD AND SE 6th STREET, WEST OF PALM BEACH ROAD; BEING MORE FULLYDESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENTWITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITYCLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FORSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCEBY THE APPLICANT AND FOR OTHER PURPOSES. (QD)

PRESENTATION: Stephen Mayer, Senior Planner COMMENTS FROM THE BOARD MEMBERS: Pete Walson asked about parking.

Reed Hartman explained where parking would be located.

Discussion about fencing requirements occurred.

Tom Campenni recommended a workshop to further discuss fencing.

Nathan Ritchey asked for confirmation of the proposed project and the location.

Mike Mortell confirmed the proposed projects and their locations. COMMENTS FROM THE PUBLIC (5 min. max): 1. Brooks Dubois Jr. (6th Street) – said that they do not want duplexes on MLK. 2. Donald Duffy (MLK Blvd.) – against the project because he thinks there should only be single family homes on the property. He is also concerned about emergency vehicles and traffic. Addressed the meeting being hacked and requested an apology. 3. Sanders Coleman (MLK Blvd.) – concerned about traffic causing accidents. Prefers it stayed a single-family neighborhood.

COMMENTS FROM THE BOARD MEMBERS:

During public comment Frank Wacha apologized for the hacking incident that occurred at the beginning of the meeting.

Kev Freeman said that the applicant is willing remove the duplexes from the lot split and convert everything to single family. It would change the proposal to six single family homes instead of seven units.

Reed Hartman said they preferred a duplex from a planning perspective for more affordable housing, but if the board prefers six single family homes then that is what he will build.

COMMENTS FROM THE PUBLIC (5 min. max):

4. Rosario Valdiviezo (6th Street) – opposes the project because of the location being too close to her home. 5. Arleta Hutchinson (MLK Blvd.) – against the project because of traffic and is concerned about an increase in crime rate. 6. Faith Coleman (6th Street) – would like to keep the property how it is. 7. Helen McBride (Flamingo Ave.) – suggested putting two houses on each street and discussed affordable housing, lot sizes, parking and overcrowding.

COMMENTS FROM THE BOARD MEMBERS:

Reed Hartman explained the reasons why he wanted to bring in additional affordable housing.

Nathan Ritchey asked for confirmation of the home layout.

Reed Hartman explained what his current plans are for each site.

COMMENTS FROM THE PUBLIC (5 min. max):

8. Roserio Valdiviezo (6th Street) – asked about the price range for homes. 9. Sanders Coleman (MLK Blvd.) – asked about the lot size and the proposed home size. 10. Donald Duffy (MLK Blvd.) – asked for confirmation of the motion. 11. Brooks Dubois Jr. (6th Street) – commented on changing zoning.

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell gave zoning change options to the board.

Discussion occurred regarding the motion on the floor.

Kev Freeman said that the density is not changing and is in compliance with the Comprehensive Plan. He said that it is usual for the City to have variety sized lots as long as houses are built to the required setbacks and from a staff's point of view, they are acting on previous workshops that have happened with Commissioners. He said that the proposed 50-foot lot is in character with the neighborhood.

Mike Mortell confirmed the location of the lot we are discussing.

Pete Walson shared his concerns about approving the project.

Frank Wacha explained why he could support the motion.

Tom Campenni suggested the proposal come back before the board as a UPUD.

Nathan Ritchey confirmed his motion.

Faye James explained her reasoning for seconding the motion.

Reed Hartman said that he does not know if he would come back as a UPUD due to funding.

Mike Mortell explained the path he would take.

The board voted.

Pete Walson explained why he voted no on the project. Action: Approve six single family homes (3 on 6th Street and 3 on MLK Blvd.) with the condition that staff convert to Major Urban Code Conditional Use before going before City Commission. Moved by: Nathan Ritchey Seconded by: Faye James Motion failed 4/2. Pete Walson – no Chris Lewis – no Faye James – no Tom Campenni – no Nathan Ritchey – yes Frank Wacha – yes

*****