MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
TO BE HELD April 25, 2019
AT 6:30 PM East Stuart Workshop
EAST 10TH ST. COMMUNITY CENTER
724 SE 10TH ST.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Rebecca S. Bruner
Vice Mayor Eula R. Clarke
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson
Commissioner Mike Meier

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

ROLL CALL

6:30 PM Roll Call.
Present: Mayor Bruner, Vice Mayor Clarke, Commissioner Glass Leighton, Commissioner Matheson, Commissioner Meier.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

6:32 PM Motion: Move approval of the Agenda.
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

PRESENTATIONS

6:32 PM 1. COMMUNITY SERVICES DEPARTMENT - RECREATION AND ATHLETIC PROGRAMS PRESENTATION

Community Services Director, Jim Chrulski briefly announced the various activities at the East Stuart Community Center and introduced staff. Julie McHenery, Community Services Division Manager presented on the After School Program,

Jessica Tharp, Recreation Programs Supervisor presented on Community Engagement, and Jeff Hughes, Athletic Programs Coordinator presented on the various athletic programs available at the Community Center.

City Manager Dyess commented on the purpose of the meeting and explained the City's three goals for the community; bringing back athletics, Community Center access, improvements, and expansion, and housing. Per his request, had the Development Department evaluate housing in East Stuart which resulted in discussions of lot joining and zoning amendments, all of which are being discussed at this meeting.

6:51 PM 2. FUTURE LAND USE AND ZONING - EAST STUART

Kevin Freeman, Development Director, presented on the basic descriptions of Land Use, Zoning, and Planned Unit Developments (PUD's). Freeman stated that the City is interested in working with the community to move in a direction that provides the best means to get affordable housing built in East Stuart.

COMMENTS BY CITY MANAGER

7:05 PM COMMENTS FROM THE PUBLIC (5 min. max)

1) **Faye James – Florida Street; thanked the Commission for this meeting and would like to see more workshops. Recommends the community members remain "present". Thanked the City for explaining the process and not pushing this forward.**

2) **Ora Solomon – 16th Court; Commented on small lots and wondered if the housing could be two stories. Would like to see CBS homes. The homes built are tiny.**

City Manager Dyess clarified that the homes were built by Habitat for Humanity.

City Attorney Mortell commented that private contractors, not the City of Stuart, built those houses. The cost associated with contractors and developers with private land, once all is taken into account, the amount they are asking for is out of reach. Kevin Freeman put together a program to build duplexes to make housing more affordable, and this meeting is to help find the balance that will make this work for all.

3) **Johnnie Bell – Hall Street; Resident of Stuart for 72 years. Was a part of the charrette, in which input from the citizens of East Stuart was considered. Would like to have the City consider allowing a business downstairs and housing upstairs. Asked if any house can be built on any lot on East Avenue. He understood that because of the irregularity of the lots, you can put a house**

on any lot in East Stuart. Would like to see more homes as were built years ago off of 10th Street and 14th Street.

Kevin Freeman stated clarified that the City is not trying to take away the option to build a business with a house on top, but trying to give more options.

4) **Carolyn Brown – Bahama Avenue; Commented on the FPL light poles, the lots that need to be cleaned up, more parking and opposes the palm trees that block parking at Taylor's Grocery. Also questioned the accessibility of the community garden.**

5) **Albert Brinkley – Central Avenue; Commented that as a residential community, they need more housing. Upset that the homes on 10th Street were condemned, those houses just needed repairs. Wants to work together to keep East Stuart as it is, a residential community.**

6) **Jerry Gore Sr. – Lake Street; Commented that in the past, a property he purchased changed business types several times and he had to apply for variances. He requested clarification whether this zoning change is the same. Requested clarification on having a small income house on the back of your property.**

Attorney Mortell clarified what the zoning board does and notices are provided to the neighbors.

City Manager Dyess commented that the small income house was grandfathered in and would not be allowed if built now.

7) **Claudius Taylor Jr. – Hunnicut Avenue; Commented on the paint up program that was done at no expense to homeowners years ago was successful. He often repaired many of the small homes that were torn down and felt they could've been repaired. Would like to see the City and citizens work together.**

8) **Laurie Prim – Manatee Terrace; all part of this community and likes the workshop style. Feels downtown is nice as is and does not need more. Supports that the East Stuart area remain a residential area. Not a level playing field but open dialog is best way to start.**

1a) **Faye James – 2nd Comment – Hope there will be more workshops that explain the agenda language and various acronyms.**

9) Madeleine Greenwood – Yetha Circle; Goal of the Housing Solutions Council is to build multi-family housing. Recommends bringing in a facilitator for future workshops, Rev. Bliss Brown. Can help with state funding to make the housing more affordable.

10) Richard Hays – SE Ocean Blvd.; Requested clarification on the maximum and minimum size homes per lot, building a home and smaller home on one property. Commented that mixed use does not work well as homes are later sold as commercial property. Suggests loosened up limits on businesses in homes.

2a) Ora Solomon – 2nd Comment – East Stuart used to have businesses in their homes. Encouraged the residents to attend all meetings.

8:01 PM ADJOURNMENT:

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Mary R. Kindel, City Clerk **Rebecca S. Bruner, Mayor**

Minutes to be approved at the Regular Commission Meeting this 13th day of May, 2019.