

**MINUTES
JOINT CITY COMMISSION
HELD March 3, 2020
AT 5:30 PM Commission Chambers - EAR WORKSHOP PART 2
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**

LOCAL PLANNING AGENCY

**Chair - Ryan Strom (ABSENT)
Vice Chair - Li Roberts (LATE 5:37 PM)
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Christina de la Vega (ABSENT)
Board Member - Michael Herbach
Board Member - Campbell Rich
Ex Officio - Garret Grabowski**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman
Board Secretary, Jordan Pinkston**

 **5:31 PM ROLL CALL**

**Present: Mayor Mike Meier, Vice Mayor Eula Clarke, Commissioner Becky Bruner,
Commissioner Kelli Glass Leighton, Commissioner Merritt Matheson, Board Member
Larry Massing, Board Member Bill Mathers, Board Member Michael Herbach, Board
Member Campbell Rich**

Absent: Chair Ryan Strom and Board Member Christina de la Vega

PLEDGE OF ALLEGIANCE


COMMENTS BY CITY COMMISSIONERS

Commissioner Clarke commented on the Coronavirus and that at Monday's Commission Meeting she will be requesting to attend an upcoming meeting with the League of Cities.

COMMENTS BY CITY MANAGER

No comments.

APPROVAL OF AGENDA

 **5:34 PM MOTION: Move approval of the agenda.**
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Matheson
Motion passed unanimously.


COMMENTS FROM THE PUBLIC

No comments.

CONSENT CALENDAR

1. APPROVAL OF JOINT 02/25/2020 CCM/LPA MINUTES.

END OF CONSENT CALENDAR

 **5:35 PM MOTION: Move approval of the Joint LPA 2/25 Minutes.**
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

DISCUSSION AND DELIBERATION

2. EVALUATION AND APPRAISAL REPORT (EAR) WORKSHOP #2 (of 3):

PROMOTE DIVERSE, ATTRACTIVE AND HEALTHY HOUSING AND STRENGTHEN THE LOCAL ECONOMY COMBINED CITY COMMISSION AND LOCAL PLANNING AGENCY PUBLIC WORKSHOP.

Amy Worsham, Cardno Regional Services Manager and City's Consultant, introduced the Neighborhoods pillar of the Comp Plan and suggested recommendations.

Neighborhoods – Future Land Use

The Commission and LPA reviewed and discussed the recommendations.

Mayor Meier confirmed that the Community Redevelopment Plan will be housed under the Community Redevelopment Agency element.

 5:37 PM Board Member Li Roberts arrived.

Board Member Matheson asked for clarification on stormwater requirements. Amy Worsham explained the requirements if it is not within a Master Plan.

Discussion occurred of the Land Development Code policies regarding stormwater management.

Kev Freeman discussed the current processes that occur in the City of Stuart.

Bill Mathers suggested including streets as an additional objective.

Discussion occurred of the Land Development Code policies regarding parking requirements. Li Roberts said that there is a difference of infilling something and developing something and gave examples. Mayor Meier asked about a Transit Mobility Master Plan in the mobility section and suggested that there are certain areas where parking requirements could be alleviated.

Mayor Meier shared his concerns about putting something in our Comp Plan about a train station instead of just making it a policy that we want to adopt. Discussion occurred about including train verbiage into the Comp Plan.

The Boards discussed what is included in creating a Transit Oriented Development District. Amy Worsham explained what it means to become this type of district.

City Attorney Mortell said that the train language that is currently in the Comp Plan was put there as encouragement of a future train station. Kev Freeman added that there were also resolutions made in favor.

Board Member Glass Leighton and Chair Meier agreed to keep the train language in the Comp Plan.

Discussion occurred about tree mitigation.

Neighborhoods – Housing

Discussion of what a wider range of multi-family housing types means in the City of Stuart and what our Comp Plan and Land Development Code currently offers compared to where we want to go. Board Member Glass Leighton requested that the term “allow” be changed to “consider” in the recommendation.

City Attorney Mortell explained what is currently listed in the code for dwelling units. Discussion occurred about these units being turned into Airbnb's and other housing types.

The Board briefly discussed the definition of a historic property.

Mayor Meier discussed his interest in multi-family residential overlay that could be applied to commercial zoned properties in certain areas. Commissioner Clarke asked if it is known approximately how much mixed-use we have in downtown. City Attorney Mortell commented that we do not have a good inventory because we identify it by parcel number. Discussion continued about mixed-use buildings in the City of Stuart.

Neighborhood – Recreation and Open Spaces

The Boards confirmed the definition of open space.

Mayor Meier brought up safety concerns for crosswalks in the City of Stuart and Vice Mayor Clarke would like to use guided lighting for pedestrian safety. Various discussion occurred about mass transit.

The Boards discussed trail systems and Board Member Mathers addressed the need to prioritize monies based on the usage of each space and the need to track these.

Mayor Meier discussed the art requirement in the CRA and recommended a pocket park incentive in other areas around the City of Stuart. Examples were given of pocket park and greenspace options.

Board Member Roberts proposed changing sod requirements and making it an objective. Kev Freeman said that they are trying to remove as much sod as they can and replaced by shrub plantings. Continued discussion occurred about updating the Landscape Code.

Historic Preservation and Neighborhood Vibrancy

Vice Mayor Clarke commented on the East Stuart area and the City needing to concentrate on enhancing vibrancy on the north side of town by creating a cultural heritage district.

Board Member Roberts explained why there is value in different district identities.

City Manager Dyess expressed that items 9, 10, and 11 on the recommended listing should not be included in the Comp Plan. Boards agreed to make the language more general as some of the programs are specific to the CRA.

Amy Worsham said that they are recommending adding a new element, Historic Preservation and Neighborhood Vibrancy, which would allow policies to be expanded throughout the City. Mayor Meier thinks that it is restrictive and too specific. Terminology revisions were discussed.

Community & Economic Development

Amy Worsham, Cardno Regional Services Manager and City's Consultant, introduced the Community & Economic Development pillar of the Comp Plan and suggested recommendations.

Discussion occurred regarding Opportunity Zones, including census tracts, benefits and City boundary.

City Manager Dyess recommended expanding recommendation #2 to promote entrepreneurship.

Board Member Roberts suggested not calling out Treasure Coast Regional Planning Council or Business Development Board of Martin County, but City Attorney Mortell reassured her that this is not the exact wording that will show up in the Comp Plan.

Mayor Meier expressed that he does not want to spend staff time or tax dollars on an Opportunity Zone marketing plan but would be open to easy promotion on the website. Board Member Glass Leighton was concerned about where the funding for these recommendations is coming from and why it needs to be included in the Comp Plan. Staff agreed to reign in the language.

The Boards requested striking #7.

Board Member Roberts read the current existing policy. Discussion about aligning the City's economic goals with the School District occurred.

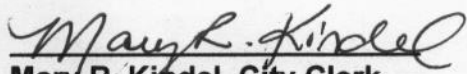
Vice Mayor Clarke suggested rewording the District branding to promote art history.


Mayor Meier asked if there is any verbiage about us being an events City and suggested creating a goal or policy. City Attorney Mortell said we have a section of code designated for events, but it is not a Comp Plan issue. The Board discussed making a goal for the Comp Plan.

Commissioner Matheson requested to add "and/or" to the Army Corp of Engineers in the Land Use section. Board Member Mathers explained the current process of projects coming in. Discussions continued about the correct language and maps to use. Directions to staff would be to apply code to Army Corp of Engineers and SFWMD, with language to be determined.

7:42 PM ADJOURNMENT

CCM

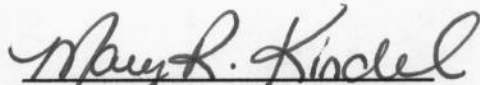

Mary R. Kindel, City Clerk

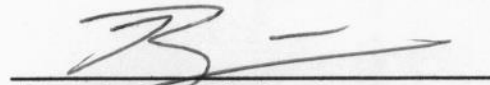

Michael J. Meier, Mayor

Minutes to be approved at the Regular Commission
Meeting this 27th day of April, 2020.



LPA


Mary R. Kindel, City Clerk


Ryan Strom, Chair

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