

**SPECIAL MEETING OF THE STUART CITY COMMISSION
TO BE HELD JULY 12, 2007
AT 6:30 P.M. IN THE CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

**Roll call was answered by:
Mayor Mary L. Hutchinson
Vice Mayor Jeffrey A. Krauskopf
Commissioner Carol S. Waxler
Commissioner Michael J. Mortell
Commissioner James A. Christie, Jr.**

Also present were:

**City Manager: Dan Hudson
City Attorney :Paul J. Nicoletti (absent)
City Clerk Cherie White**

- I. MEETING CALLED TO ORDER**
- II. ROLL CALL**
- III. PRESENTATION OF SITE PLAN**

Marcela Cambolor of the Treasure Coast Regional Planning Council gave a visual presentation to the Commission and Public regarding the proposed Parkside Village Workforce Housing project proposed for the Eldorado Heights area.

Mayor Hutchinson wants the City to be committed to the project. She would prefer to see all residential. She understands the concern of the neighbors. She expressed concerns over the fact that the property has no storage. She also did not like the quality of the project and felt the cost warranted a better quality product. She requested TCRPC look at more creative design.

Commissioner Christie: He wanted to thank the Treasure Coast Planning Council as well as the neighbors surrounding this proposed project. He wanted to note the neighbors have addressed several issues and feels the plan has improved with input as well as being part of the plan.

Commissioner Mortell addressed the property line setback issue. He thanked everyone especially Mr. Grosso and appreciated his positive attitude. He said he has no love loss to add commercial to the project. He asked that the citizens work with the City.

Commissioner Waxler expressed concern over who would maintain the common ground as well as the park.

Terry O'Neil stated there would be a homeowners association and the park would be passive.

Commissioner Waxler comments ask that the commercial property be eliminated and use the space to make the single family homes larger with garages. She was not happy with the Townhomes, and suggested making them all single family homes.

Commissioner Christie stated the City has no plans to extend Tarpon Ave.

Vice Mayor Krauskopf: Glad we have a list of neighborhood concerns. He spoke with Mr. Grosso and asked him to put together a priority list from highest importance to lowest. He also feels the City should be looking at the list of the priorities to the neighbors regardless of the proposed project or not. He stated he was in favor of the workforce housing but one of the things he holds is assets of the City and the City must generate revenue for property by helping people but feels there should be an economic driver such as the commercial element, and the City needs the revenue and stated he will not support the project if there is nothing to financially support the project.

Commissioner Mortell: Agreed with Vice Mayor Krauskopf however the City needs to get the consensus over the commercial aspect of the project.

Mayor Hutchinson stated she expressed concern and asked the City not give away the property but include deed restrictions.

IV. COMMENTS BY EL DORADO PARK STEERING COMMITTEE PRESIDENT, PAUL GROSSO

Paul Grosso requested the City look at a more equitable list for his neighborhood. He stated that if this project happens or not he requested the neighbors concerns not slip thru the cracks.

Eula Robinson Clark, 1008 SE 16th Ct., came forward and stated the key thing the City should look at is workforce housing and focus on this. She feels the City should eliminate the commercial aspect of the project and focus on what the neighbors want, which is not commercial. Focus on the park idea and housing.

Paul Grosso, Steering Committee Chair came forward and stated that if the residents had an option of their official position for the project then the overwhelming opinion is that the project is too much for now but will continue to be involved and as constructive as possible. It was also a concensus of the residents that the single family home project only and remove the commercial element.

Marshall Skinner 815 SE 14th Street came forward and stated that he would love to share the workforce housing with the whole community. He asked that workforce housing be shared throughout the entire City of Stuart. He asked the City should look at abandoned and low cost and move that. Congregating people alike is not necessarily in the best interest of our community.

Commissioner Waxler expressed concern but explained to Mr. Skinner that he was in close proximity to property owned by the City.

Mr. Skinner asked who would manage the commercial property?

Vice Mayor Krauskopf explained the City would not manage the commercial.

Terry O'Neil stated the property is in the CRA which creates TIF funding for the City.

The Mayor wanted to clarify the position of the neighborhood and asked the audience if they would prefer the project include single family homes only.

Philip Harvey 502 Martin Luther King Blvd. stated he has been working with the steering committee as well as the TCRPC and asked what is commercial? He felt the commercial element to the project would benefit the neighborhood.

Mayor Hutchinson stated the commercial element could be whatever the City creates.

Marcela Cambor stated that if the project goes all single family residential the infrastructure cost would not necessarily go down but the project would loose at least 10 units. . She also does not know what the restrictions are for the grant and the number of units attached to it

V. COMMENTS BY THE PUBLIC

VI. DIRECTION TO STAFF

MOTION: COMMISSIONER MORTELL ; MOVED APPROVAL TO MOVE FORWARD WITH A MASTER PLAN AND REMOVE THE COMMERCIAL ELEMENT ON A1A BUT NOT NECESSARILY ELEMENATE THE TOWNHOUSES AT THIS TIME BUT RATHER TRY AND DO AN EVALUATION OF WHAT NEEDS TO BALANCE TO MAKE THAT ALL RESIDENTIAL AND EXACTLY THE BARE MINIMUM NUMBER OF COMMON WALL PROPERTIES AND ALSO THE TOWNHOUSES DO NOT NECESSARILY NEED TO BE BACK OF THE TRACK THEY COULD ALSO IF IT IS ALL RESIDENTIAL THE TOWNHOUSES COULD MOVE UP TO A1A AND CREATE A BUFFER FROM THE RAILROAD TRACKS DEPENDING ON HOW THAT PLAYS OUT. HE ALSO STATED HE WANTS TO HAVE MINIMUL IMPACT TO THE NEIGHBORHOOD AS IT RELATES TO ANYTHING OTHER THEN SINGLE FAMILY RESIDENTIAL HOMES. HE ALSO ADDED THAT THE CITY COMMISSION BE APPRISED OF THE FINANCIAL ASPECTS OF THE PROJECT.

SECOND: COMMISSIONER CHRISTIE

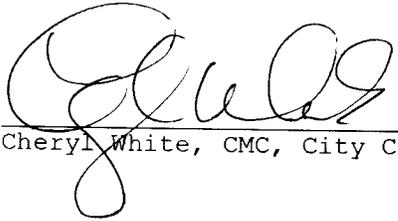
Vice Mayor Krauskopf stated he did not want to see the project as a giveaway. He stated that without the commercial element to the project he expressed concern over the operational economics of the project and without that he could not support the project.

Terry O'Neil stated he could come back to the Commission by the end of August or the beginning of September.

The Commission all agreed.

MOTION APPROVED UNANIMOUSLY

ADJOURNMENT


Cheryl White, CMC, City Clerk


Mary L. Hutchinson, Mayor

Minutes approved at the Regular Commission
Meeting this 9th Day August 2007

