MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD April 26, 2021
AT 5:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Eula R. Clarke
Vice Mayor Merritt Matheson
Commissioner Becky Bruner
Commissioner Troy McDonald
Commissioner Mike Meier

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

SERGEANT AT ARMS: Police Chief Joseph Tumminelli

5:38 PM ROLL CALL

Present: Mayor Clarke, Vice Mayor Matheson, Commissioner Bruner, Commissioner McDonald, Commissioner Meier

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. MENTAL HEALTH AWARENESS MONTH (1) - MAY 2021

Janice Greller, Executive Director of the Martin County Chapter of the National Alliance on Mental Health (NAMI) was not available to accept the Proclamation.

2. METAL HEALTH AWARENESS MONTH (2) - MAY 2021

Pat Austin, Boar Director, Past Chair of New Horizons of the Treasure Coast and Okeechobee accepted the Proclamation and commented on the need and the services they provide and thanked the City.

5:48 PM

COMMENTS BY CITY COMMISSIONERS

Commissioner McDonald

- Commented on the success of the City of Stuart Job Fair.

Commissioner Meier

- Reported on comments received by residents on the 5th Street, Stypmann, and High School Avenue area about alleyways. He reviewed the Code on maintaining alleyways and would like to see a vision be brought back by Pinal Gandhi-Savdas and Kev Freeman, perhaps before the CRB to review a vision of alleyways and what to do with them.
- Commented on public transit, the use of the Marty bus and its lack of shelter/benches and would like that to be brought up at the next MPO meeting. Interested in seeing the same for the City tram stops.
- Interested in continuing the conversation on scooters, e-bikes or bike shares, CRA involvement and look at putting out and RFP or RFQ; would like to encourage this.
- Commented on the parking issues pertaining to the Sailfish Marina project and looks forward to future discussions on parking permitted underneath buildings as a code allowance.
- Reported that he met with the owner of Hudsons on the River restaurant and noted his concerns on some decisions that are allowable at staff level.

Brief discussion between him and Attorney Mike Mortell determined that instead of a policy change, they would address concerns as they come up. Meier agreed and would like it to be brought forward with a presentation or site plan proposal on putting the deck in the park and its access.

Vice Mayor Matheson

- Commented in agreement with Commissioner Meier on transportation stops.
- Announced upcoming events such as a Rally to Save the Manatees at the Ernie Lyons Bridge on May 1st at 10 a.m. and the AACES Junk in the Trunk Sale at the East 10th St. Community Center on May 15th.
- Thanked participants of the Job Fair, had over 167 potential employees visit, 21 of 22 employers come, and 2 community partner help with the event. Announced for people to contact him or the Business Development Board if they are in need of a job.
- Commented on the order of presentation of projects by the staff and applicants and how it has reverted to staff presenting first. Feels the applicant should make the presentation and staff is there for commissioner questions and follow-up.
- Provided a Lake Okeechobee update, noting that the C-24 canal reservoir should be coming online in August.

Mayor Clarke

- Reported on the prayer vigil at Gazebo Park held on April 19th and thanked the Stuart Police Dept and Police Chief for their participation and all they do to protect the citizens of Stuart.

- Announced on April 30th, CRA will have a tour and dedication of the crosswalks in East Stuart.
- Inquired about the fenced in area at the end of 14th Street near YMCA.
- Commented on Mental Health Awareness Month and askes that we all work to help each other.

6:12 PM

COMMENTS BY CITY MANAGER

City Manager Dyess

- Requested clarification from Mayor Clarke on 14th Street, asking if she was interested in a pocket park or a crossover to Monterey Rd. She replied "both".
- Commented on a motion at the last meeting pertaining to the permanent closure of Bryant Avenue. The Fire Department has informed him that the road is a limited access road and if closed, a turn-around access would be needed on Bryant heading east, therefore, it is not feasible to close it for Fire Rescue reasons.
- Reported that staff has been meeting and working on alleyways and they need to be addressed section by section as each neighborhood has its own particular issues.
- The Marty transportation system: currently the City stops do not have right of way to put in seating or structure.
- Noted on the scooter survey that was done and received a clear no on the topic unless further direction from the Commission is received.

APPROVAL OF AGENDA

6:14 PM MOTION: Motion to approve the Agenda.
MOVED BY: Commissioner McDonald
SECONDED BY: Commissioner Meier
Motion approved unanimously.

6:15 PM

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

1) Linda Kay Richards – Cabana Point Circle; Commented that she feels the LPA Meeting Agenda notice came out with too short of notice for the meeting and hopes the Commissioners will all be in attendance. Property owners are asking for land use changes and what a PUD is supposed to do.
2) Robin Cartwright – Hibiscus Avenue; Commented on attainable housing and density vs. traffic studies for the Palmetto Cove project and concerned about the drainage, traffic, and Costco proposals and their effects on the local schools.
3) Gwendolyn Brinkly – Majorca Ave., PSL; Glad to see activities in East Stuart and the City partnering but would like to see advertisement increase, inquired on how to contact Commissioner Matheson about jobs in the community, and would like the Commissioners to refer to Spectrum as the East Stuart Training School which was

the school that African Americans attended before integration, just to remember a part of history.

6:24 PM

CONSENT CALENDAR

3. APPROVAL OF 04/12/2021 CCM MINUTES

4. CALLING THE 2021 ELECTION AND ADOPTION OF ELECTION AGREEMENT (RC): RESOLUTION No. 45-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CALLING THE GENERAL MUNICIPAL ELECTION FOR AUGUST 17, 2021; PROVIDING FOR EARLY VOTING BEGINNING ON AUGUST 9, 2021 AND ENDING ON AUGUST 13, 2021 AT THE SUPERVISOR OF ELECTIONS OFFICE, 135 SE MARTIN LUTHER KING, JR. BOULEVARD, STUART, FL; AND PROVIDING FOR VOTING AT REGULAR PRECINCTS ON ELECTION DAY; AND ADOPTING THE ELECTIONS AGREEMENT BETWEEN THE CITY AND MARTIN COUNTY SUPERVISOR OF ELECTIONS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

5. AWARD OF RFP #2021-202; COMMUNITY DEVELOPMENT BLOCK GRANT-CV (CDBGCOVID):

RESOLUTION No. 46-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2021-202, COMMUNITY DEVELOPMENT BLOCK GRANT-CV (CDBG-COVID) FY 2020-2021 TO THE TOP RANKED FIRM, GUARDIAN COMMUNITY RESOURCE MANAGEMENT, INC., OF DADE CITY, FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6. AWARD OF ITB #2021-101: YARD WASTE PROCESSING AND DISPOSAL SERVICES:

RESOLUTION No. 47-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-101, YARD WASTE PROCESSING AND DISPOSAL SERVICES TO THE SECOND LOW EST, RESPONSIVE, AND RESPONSIBLE BIDDER TO TREECYCLE LAND CLEARING, INC. OF LAKE W ORTH, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7. PLAT OF "Osprey Preserve RPUD":

RESOLUTION No. 49-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED “OSPREY PRESERVE RPUD”, BEING A REPLAT OF A PORTION OF LOTS 13, 14, 15 AND 16, BLOCK 1, ST. LUCIE GARDENS, CONTAINING 15.23 ACRES, PREPARED BY STEPHEN L. SHIRLEY OF ASSOCIATED LAND SURVEYORS, INC., A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:24 PM MOTION: Move for approval the Consent Agenda.
MOVED BY: Commissioner McDonald
SECONDED BY: Vice Mayor Matheson
Motion approved unanimously.

COMMISSION ACTION

ORDINANCE SECOND READING

6:25 PM

ORDINANCE FIRST READING

8. PALMETTO COVE RPUD - REZONING TO RPUD (QUASI-JUDICIAL):

ORDINANCE No: 2463-2021: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING TWO PARCELS ON EITHER SIDE OF A 11' PUBLIC RIGHT OF WAY (ALLEY) ALONG SW PALM CITY ROAD, ON THE SOUTHWEST INTERSECTION OF SW HALPATIOKEE STREET, TOTALING 0.97 ACRES FROM RESIDENTIAL MULTIFAMILY/OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD); ESTABLISHING THE "PALMETTO COVE" RPUD CONSISTING OF THIRTEEN (13) MULTIFAMILY UNITS WITHIN TWO (2) INDIVIDUAL TWO-STORY TOWNHOME BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Six (6) sworn; Tom Reetz and Kev Freeman of City of Stuart, Mike Faulkner, Owner of Southern Landmark Homes, Scott Montgomery, Engineer, Jeff Smith, Creative Landscaping, and Dan Braden, Dan Braden Architects.

Tom Reetz presented on the location, current land use, zoning, site map and photos including the wet and southwest views. Reetz reviewed the requested variances and staff conditions of development and recommendation.

Terry McCarthy, applicant representative reviewed the location specifications and introduced Mr. Mike Faulkner, owner of Southern Landmark Homes, who presented the applicants proposal to demonstrate landscaping, charging stations, and sidewalks.

Scott Montgomery came forward to review water retention and runoff concerns, parking, and garage units.

Commissioners discussed the landscaping and tree selection with Jeff Smith. Vice Mayor Matheson commented on his preference of Oak trees. Shade trees will be considered. Additional topics included schools,

6:55 PM Motion made by Commissioner Bruner; Commissioner Meier requested amendment to the motion that they work with the City Public Work Department to improve and maintain over time so anybody can drive through. Discussion on abandonment.

Public Comment:

1) J. Paul Moore – SE. Ocean Blvd.; Commented as a local realtor and provided a Martin County real estate update, noting the inventory and stating he is in favor of this project.

Commissioner Meier requested before Second Reading, clarification on how the extension connection of sidewalk of parcel of property is going to be done.

6:54 PM MOTION: Motion for approval of Ord. 2463-2021.
AMENDED MOTION: That they work with the City Public Work Department to improve and maintain over time so anybody can drive through.
MOVED BY: Commissioner Bruner
SECONDED BY: Commissioner Meier
Motion approved unanimously. 7:06 PM

(CONTINUED TO DATE CERTAIN OF JUNE 14, 2021)
9. SPORTFISH MARINA UPUD: REZONING TO UPUD (QUASI JUDICIAL):

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, THEREBY APPLYING A LAND DEVELOPMENT ZONING DESIGNATION OF UPUD "URBAN PLANNED UNIT DEVELOPMENT" TO A PARCEL OF LAND TOTALING 0.63 ACRES, LOCATED AT 304 NE FLAGLER AVENUE, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE "SPORTFISH MARINA" URBAN PLANNED UNIT DEVELOPMENT (UPUD) CONSISTING OF A 37-ROOM BOUTIQUE HOTEL AND 49 SLIP MARINA, AND ALLOW ING USES PERMITTED IN THE URBAN DISTRICT; PROVIDING FOR APPROVAL OF A SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; DECLARING THE PROJECT TO BE CONSISTENT W ITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

7:08 PM MOTION: Continued to date certain June 14TH.
MOVED BY: Vice Mayor Matheson
SECONDED BY: Commissioner McDonald
Motion approved unanimously.

DISCUSSION AND DELIBERATION

7:08 PM ADJOURNMENT

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Mary R. Kindel, City Clerk **Eula R. Clarke, Mayor**

Minutes to be approved at the Regular Commission Meeting this 10th day of May, 2021.