A Reminder- Please remember that your paid subscription cannot be distributed to others without the written permission from Betty C. Smith, Publisher. Those who have ignored this professional courtesy have resulted in a number of subscription cancellations, which affects both my bottom line and my morale.

1. **Arts Moment** - Bruce and Barbara Osborn Portrayal of Captain Henry & Abbie Sewall.

This delightful couple appeared in period costume and Bruce's rendition of the good Captain was most charming. Well worth a trip to the Sewall House on the first and third Wednesday of every month from October through May – 11 AM to 1 PM to hear a full presentation by Captain Sewall.

PRESENTATIONS

2. Stuart Downtown Future Parking Needs Analysis and Recommendations.

On 10/9/17 the SCC approved the final agreement between the City and Parking Consultants/Engineers, Inc. to provide the subject analysis and recommendations to manage parking in the downtown area. A Parking Advisory Committee composed of staff and stakeholders was formed to provide input and direction to Walker and the Future Parking Needs Analysis Report was developed. In January 2018 Walker completed a comprehensive review of existing public, private parking inventory spaces throughout the downtown Stuart study area. Walker divided the study areas into smaller zones to complete the parking utilization counts by walking block by block during the peak season for a typical weekday activity and weekend activity and to provide recommendations for managing and maximizing the available existing inventory by zone. The report also provides parking adequacy levels on a map for parking areas in each zone.

In May 2018, Walker hosted a community stakeholders meeting with members of Downtown Business Association and the Mainstreet Merchants Association to share in the findings as well as solicit feedback from key stakeholders in the downtown study area. The Study concludes that the Stuart Downtown area does NOT have a parking shortage. It did however recognize the downtown has limited parking availability during peak activity hours in several high demand areas which creates the perception of a parking problem.

The study provides 17 major recommendations (way too many to list here) for addressing the issue of low parking availability for immediate consideration (12 months), Mid-term (2 to 5 years) and Long Term (5 years plus). For the recommendations provided in the report, Staff has prepared a First Year Action Plan to be accomplished by staff in collaboration with other departments and external organizations. The action plan is a systematic series of actions that will advance from immediate goals to acknowledging mid-term and long-term objectives in the future. The consultant has provided an estimated cost with each action item. To achieve the immediate action items, staff has identified potential funding sources available to implement the various components of the action plan. As opportunities come up with a site or developer, staff will review and implement mid and long-term recommendations to serve the changing nature of the downtown area.

The parking study was presented to the CRB on August 7, 2018. Comments received at the meeting have further helped to develop a complete list of findings and recommendations.

Recommended Motion – Move to accept staff's recommendation for implementation of the First-Year Action Plan for parking management. A copy of the first year action plan will be forwarded with this report.

Discussion – Planner Pinal Gandhi-Savdas introduced the item. Consultant Walker "walked" us through a PowerPoint with a "high level" summary of his report starting with the 5 year plan and working back to the "immediate opportunities" as shown in attached chart. Mayor Glass-Leighton questioned use of Public Art Fund for bike racks. City Attorney said it could be made a city-wide program and no decisions have to be made now. Clarke questioned potential tram station and public report on private paid parking lot. Consultant said the stakeholders felt paid parking should be the last option. Meier echoed the Mayor's question and suggested we look at options other than artistic bike racks. He also addressed Stuart tram routes, said he approves of shared parking, and suggested in the future we look at going down Colorado Avenue. City Manager Dyess said staff is looking at how far out the district should go. Meier suggested investigating opportunities around paid parking spaces. Matheson questioned the Tram grant and said "premium paid parking spaces would generate funding" for the Tram. Dyess said it costs "a little over $100,000 a year for the Tram". Matheson said we first need "dependable Tram routes". Mortell said we have explored options. Meier moved approval of the first year action plan. Clarke seconded the motion. Bruner said we need to "push Uber and Lyft". The Consultant addressed the idea of "branding these concepts". Matheson asked to include in the motion "to explore paid parking plan". The motion maker agreed as did the seconder. Mortell said this is presentation status and

according to the motion Paid Parking will come to the CRA, the CRB and the SCC. The vote was called and Meier's amended motion carried 5-0.

COMMENTS BY CITY COMMISSIONERS

Meier said he attended the East Stuart Development Town Hall and thanked staff for working with the community. He looks forward to another meeting next month. Meier also attended the League of Local Governments meeting and noted the "folks in the Panhandle and the Carolinas" are in the path of Hurricane Michael. He said climate change is a real and imminent threat we have to start talking about and plan for. He "desires to explore the possibility of the City of Stuart joining the South East Florida Climate Change Compact" and he will be looking into potential eligibility.
Matheson agreed with Meier and thanked the City Manager for changing the lights on the Bridge in honor of Breast Cancer Awareness Month. Matheson is also "extremely interested" in endangered species, especially the legal possibilities. He is "thrilled" that the County is taking the lead on this and noted an endangered species of fish that exists only in the Indian River Lagoon. He would like to have Dr. Gilmore give a presentation to the SCC and will keep in touch with Commissioner Heard on the issue.
Clarke noted that she also attended the East Stuart Partnership meeting and said it was well attended. She made note of the celebration of the rededication of the historic home at 710 E. Lake Street to take place on October 19th at 9 AM.

COMMENTS BY CITY MANAGER

Dyess noted that a grant was received from FIND for downtown Stuart. He also noted a typo in agenda regarding Item 12 that should read Ordinance No. 2389 and the continuation of Item 15 – Ordinance No. 2383.
Clarke noted that she would like to have Consent 4 and 5 pulled for explanation for the Public.

APPROVAL OF AGENDA- Meier moved to approve agenda with Items 4 and 5 pulled for discussion. Bruner seconded and the motion carried 5-0.

COMMENTS FROM THE PUBLIC (5 min. max)

Armand Pasquale came to the podium with a tablet in hand and said the "agenda book" was not in the lobby and when he asked for a copy of Item 11 the Clerk handed him the tablet that now replaces the book that once held the complete agenda packet. Pasquale made it very clear that he was "old fashioned" and wanted the "book" back with the printed hard copy of the agenda items. Meier asked if we traditionally print out a copy of all the items and was told this meeting's agenda packet had more than 1,000 pages and staff has been using the tablet for public use the past few meetings. Mortell told Pasquale the even if the book with hard copies was still available there would not have been any backup documents for Item 11. The second public speaker was a lady from Palm City who referenced the discussion on endangered species and asked that the Board not rule out turtles in the discussion. She said more information on a certain endangered turtle species could be obtained from a group known as Environmental Associates who have done research on the turtle issue.

CONSENT CALENDAR – Clarke moved approval of the Consent Calendar pulling items 4 and 5 for discussion. Matheson seconded and the motion carried 5-0.

3. Approval of Minutes; 9/11/18 SCM, 9/17/18 SCM, 9/24/18 CCM, 9/24/18 SCM, & 9/26/18 SCM

4. RESOLUTION No. 96-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF ITB #2018-109, PER-FLUORINATED CHEMICAL TREATMENT SYSTEM PROJECT TO THE LOWEST, MOST RESPONSIVE RESPONSIBLE BIDDER AT THE UNIT PRICE TOTAL OF $2,136,930.00 TO LAWRENCE LEE CONSTRUCTION OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **Clarke** asked Public Works Director Dave Peters to explain Items 4 and 5. Peters clarified these items deals with a contract, we have a low interest rate loan, and we are asking the Board to approve the contract in anticipation of a law suit being filed. Meier stated we did not retain a law firm. City Attorney Mortell explained this has nothing to do with our drinking water, but this will probably end up being a class action suit.

5. RESOLUTION No. 97-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RELATED TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE FINANCIAL SERVICES DIRECTOR TO SUBMIT THE LOAN APPLICATION AGREEMENT FOR A $2,403,385.00 PER-FLUORINATED PRETREATMENT SYSTEM; AUTHORIZING THE MAYOR TO EXECUTE THE LOAN AGREEMENT; DESIGNATING AUTHORIZED REPRESENTATIVES; ESTABLISHING PLEDGED REVENUES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS; SEVERABILITY, AND EFFECTIVE DATE.
Clarke's motion to approve Item 5 – Resolution 97-2018 carried 5-0.

6. RESOLUTION No. 98-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RELATED TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE FINANCIAL SERVICES DIRECTOR TO SUBMIT THE LOAN APPLICATION AGREEMENT FOR THE $768,375.00 DESIGN OF PHASES I & II OF THE 1.0 MGD RO WTP PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE LOAN AGREEMENT; DESIGNATING AUTHORIZED REPRESENTATIVES; ESTABLISHING PLEDGED REVENUES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS; SEVERABILITY, AND EFFECTIVE DATE.

7. RESOLUTION No. 100-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE REOPENERS FOR THE SECOND FISCAL YEAR OF THE CURRENT THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND THE PROFESSIONAL FIREFIGHTERS OF STUART LOCAL #2411 ("IAFF") EFFECTIVE OCTOBER 1, 2018 THROUGH SEPTEMBER 30, 2020; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. RESOLUTION No. 101-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AWARD RFQL# 2018-301, PROFESSIONAL ARCHITECTURAL ENGINEERING AND HYDROGEOLOGICAL SERVICES TO THE TOP RANKED FIRM, CAPTEC ENGINEERING INC. OF STUART, FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

9. RESOLUTION No. 99-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, OPPOSING THE DRAFT CONCEPT FOR DEEP INJECTION WELLS IN THE NORTHERN EVERGLADES AS WAS PRESENTED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S GOVERNING BOARD ON OCTOBER 12, 2017.
Matheson moved to approve Resolution No. 99-2018. Clarke seconded the motion.
Meier questioned specific well location of injection wells and wanted to include that we also oppose deep well injection around Lake Okeechobee as well as in the Northern Everglades. Matheson and the seconder agreed to amend the motion to include Meier's suggestion, and the amended motion carried 5-0.

10. RESOLUTION No. 102-2018; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONCERNING AMENDMENT 1 TO THE FLORIDA CONSTITUTION, WHICH, IF ADOPTED, WOULD CREATE ADDITIONAL INEQUITIES IN FLORIDA'S TAX SYSTEM BY GRANTING CERTAIN TAX BREAKS TO SOME TAXPAYERS AT THE EXPENSE OF OTHER TAXPAYERS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. Florida Legislature placed Amendment 1 on the 2018 general election ballot. If approved by the voters, it will expand the homestead exemption and shift burden to other taxpayers such as commercial properties and multi-family properties resulting in increases to those renting their residences and small business owners. The Financial Department has concluded that this amendment will have a detrimental effect on the City of Stuart. Recommended action – Move approval of Resolution No. 102-2018 and direct that a copy of the Resolution be sent to the Florida League of Cities as well as the Legislative Delegation for the City of Stuart.
Discussion – Clarke moved approval. Bruner seconded and the motion carried 5-0.

ORDINANCE FIRST READING

11. ORDINANCE No. 2388-2018; AN ORDINANCE OF THE CITY OF STUART, FLORIDA; AMENDING THE CODE OF ORDINANCES AT ARTICLE III, SEC. 12-46; PROVIDING FOR A FINE FOR UNPERMITTED ACTIVITIES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCE IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. The amendment to the ordinance allows the fines to be included in Appendix A so that they may be updated from time to time without the need to amend the Ordinance itself.
Discussion – Bruner moved approval. Clarke seconded and the motion carried 5-0.

12. ORDINANCE No. [2381-2018]- Ordinance No. corrected to 2389-2018. Correction noted in City Manager Comment - AN ORDINANCE OF THE CITY OF STUART, FLORIDA; AMENDING THE CODE OF ORDINANCES AT ARTICLE III, SEC. 36, 61-74 SPECIAL EVENTS AND PUBLIC ASSEMBLY; PROVIDING FOR A SPECIFIC READING FOR SPECIAL EVENTS AND PUBLIC ASSEMBLY ACTIVITIES PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCE IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. The proposed Ordinance specifically adds definitions and the process of obtaining a permit. Additionally, adding specific penalties as defined in Appendix A. Recommended Action – Move approval on first reading.
Discussion – Matheson questioned definition regarding what constitutes a public assembly and said he would approve if the number 25 people was retained. Bruner moved approval of retaining 25 or more and Matheson seconded the motion. Meier agreed with some of the concerns about public assembly not having to pay a fee. Staff explained an application fee would be different depending on the impact on the City. City Attorney Mortell said what staff is proposing is legal. Staff reiterated it is about the impact on the City. City Manager Dyess gave as an example when high school students wanted to do an anti-gun rally staff tried to define the different types of events and determined the rally was related to the Freedom of Speech Act. Matheson agreed with the intent but was concerned with the number of people. Mayor Glass-Leighton suggested this item be continued for more discussion. Bruner said she would like to vote on it now and made a motion to that effect. Her motion failed for lack of a second. Clarke moved to table this item. Matheson seconded and the motion carried 5-0.

13. ORDINANCE No. 2390-2018; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING CHAPTER 2, ARTICLE V, FINANCIAL MATTERS OF THE STUART CODE OF ORDINANCE, DIVISION 4, PROCUREMENT PROCEDURES FOR THE CITY OF STUART; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES. The City of Stuart Procurement Procedures were last revised in 2012. Chapter 2, Article V, Division r referenced a specific position within the City to manage the Procurement function. In order to allow for reorganization of this function and organizational flexibility into the future, staff is recommending changes. The changes would allow the City Manager to establish standard operating procedures which will include operating procedures which will include provisions dealing with purchasing procedures, fiscal controls, dollar limitation on purchasing authority of the various city officials, and shall be subject to modifications, amendment, or expansion as necessary.
Recommended Action – Move approval of Ordinance 2390-2018 amending Chapter 2, Article 5, Procurement.
Discussion – City Attorney Mortell explained the intent to put procurement policy all in one place to make it more efficient. Clarke moved approval. Matheson said we are striking out 4 pages of the document and if we approve this we are striking out the safeguards. Mortell said policy requires that. Staff clarified the reasons why they are doing this. Matheson could see the goal but would like to see safeguards that larger purchases come to the Board. Mortell said language can be added before the second reading. Both Mortell and Dyess had suggestions for language. Clarke moved approval at first reading conditioned on staff going through the Board's comments and add the requested language. Bruner seconded and the motion carried 5-0.

14. ORDINANCE No. 2373-2018; **(QUASI-JUDICIAL**) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "INSTITUTIONAL" FOR A 5.01 ACRE PORTION OF A 10.33 ACRE PARCEL, OWNED BY STUART COMMONS 76, LLC FORMERLY KNOWN AS CENTER POINTE, LLC, LOCATED ON THE EAST SIDE OF KANNER HIGHWAY (SR 76), NORTH OF INDIAN STREET; BEING MORE FULLY

DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM "CPUD" TO "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE "KANNER HIGHWAY ASSISTED LIVING FACILITY" RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF A 64 UNIT/BED ASSISTED LIVING FACILITY WITH MEMORY CARE; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE OF DEVELOPMENT, DECLARING THE PROJECT 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, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.
On September 20, 2018 the LPA Board unanimously approved this project. The 5.01 acre site was previously cleared with upland preserve set aside as part of Martin County master site planning when The Crossings at Indian Run was approved. The applicant is proposing to change the land use and rezone the property for the purpose of developing a 64-bed Assisted Living Facility (ALF) with memory care known as the Kanner Highway Assisted Living Facility, The ALF will be limited to one-story and 43,134 sq. ft. building with generous landscaping and open space buffer on three sides with a 6-foot wall separating the multi-family to the east. Of the total site area approximately 55% will remain pervious including open space and landscape buffering. The buffer landscape represents 47% of the site. Tree replacement will be required. The applicant will pay $53,287.50 into the City's tree fund. The calculations were confirmed by the City's environmental consultant and will be recalculated at permitting before permits are released. There are no wetlands on the site. The applicant has provided an easement at the southern property line to allow for connection to Martin Memorial Hospital and a condition for development will require the property owner to provide similar easement and connection when application is made. Recommendation – Approve Ordinance 2373-2018 with conditions at first reading.
Discussion – After ex-parte' disclosure and swearing in of those giving testimony, Senior Planner Tom Reetz noted that required notices were sent and required signage posted. After Reetz reviewed the application, the applicant's consultant agreed with staff report.
A resident of Riverland Co-Op that shares the only planned entrance as proposed by the applicant and their parking lot is abutting against the highway. He asked the Board to address inconsistencies before the second reading. He also wanted to know why a Comp Plan is not needed because this is over 10 acres. Meier questioned documents in the agenda packet. Matheson wanted to know the reason for "swapping the pond". The applicant's consultant addressed the reason the pond was moved to the back of the site noting the adjacent 5 acres is zoned commercial and it was decided to design for storm water for both parcels to increase the value of the adjacent site. Will Reynolds, owner of the entire 10 acres said he worked with Martin Health Systems on the entry access and there are no plans for the other 5 acres to the north that will remain commercial. Bruner moved to approve on fist reading. Meier seconded, and the motion carried 5-0.

15. ORDINANCE No. 2383-2018; (QUASI-JUDICIAL) Per City Manager Comment, this item has been continued. 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 CPUD "COMMERCIAL PLANNED UNIT DEVELOPMENT" TO A PARCEL OF LAND TOTALING 1.85 +/- ACRES, OWNED BY DELICETO, LLC., LOCATED AT 700 SW FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE "SAFE AND SECURE SELF-STORAGE AT STUART" COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) CONSISTING OF 115,332 SQUARE FOOT WAREHOUSE FOR MINI STORAGE; PROVIDING FOR APPROVAL OF A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE OF DEVELOPMENT, DECLARING THE PROJECT 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, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES. At the time of this application the property is vacant. However, the property was developed as a storage facility, is cleared, with sod and some buffer landscaping remaining on the site. The applicant is proposing to rezone to CPUD with final site plan approval for the subject self-storage facility that will have 1,009 storage units. Of the total site area

approximately 41% will remain pervious which includes open space and landscape buffers. The proposed represents mort ha 37% of the total area site area. Interior landscaping represents 4% of the total site area. Tree replacement will not be required due to previous clearing of the site and existing landscape trees are not proposed to be removed or replaced. If the applicant decides to replace existing palm trees, the applicant must comply with land development code and pay the required tree mitigation fee or provide evidence of mitigation on landscape pla1n at time of building permit. The applicant is requesting two PUD waivers to the code:
1] A 30-foot landscape buffer with a wall or fence along the residential property to the west and north instead of a 45-foot buffer; and 2] a 6-foot sidewalk instead of an 8-foot sidewalk.
Recommended Action – Staff has determined that the rezoning to CPUD is consistent with the Comp Plan and regulations in the Land Development Code, and recommends Ordinance 2383-2018 with conditions of approval waivers to the code as described in staff report. **As noted, this item has been continued.**

16. ORDINANCE No. 2385-2018; **(QUASI-JUDICIAL**) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A MAJOR AMENDMENT TO THE WINDEMERE POINT COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF NW FEDERAL HIGHWAY AND NW WINDEMERE DRIVE THEREBY AMENDING THE PROJECT'S SITE PLAN TO INCLUDE MEDICAL AND OTHER SERVICE RELATED USES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING DIRECTIONS TO THE CITY CLERK AND FOR OTHER PURPOSES.
Currently, the approved uses for the project are limited to retail, restaurant and a fitness center. The purpose of this amendment is to clarify and expand the uses for lots 1, 2, and 3 to enable medical and service related uses. Since last approval certificates of occupancy have been issued for Phase I and Phase II of the project that include the Dunkin' Donuts, Captiva Tan, and Elements Massage. . I Vitamin Lounge (medical office) is currently being built out for tenant to move in later this year. Available parking can accommodate the existing and proposed tenant build out uses for Lots 1, 2 and 3. In addition, the current and proposed uses can be accommodated on the site without further review for parking demand. Recommended Action – Move approval of Ordinance 2380-2018 for a major amendment to the Windemere Point CPUD at first reading.
Discussion – After ex-parte' disclosure and swearing in of those giving testimony, Planer Tom Reetz reviewed the subject ordinance. The applicant's representative said "things have changed" and we are getting more requests from medical services that fit in well with LA Fitness. He said they have excess parking spaces and still intend to put in a restaurant. Bruner moved approval. Clarke seconded and the motion carried 5-0.

17. REQUEST TO CONTINUE ORDINANCE NO. 2386-2018. Staff is recommending to continue the item requesting a minor PUD amendment to the Stuart Centre PUD until November 22, 2018, in order to negotiate the design of the site plan, in respect to the drive thru location, location and amount of parking, and provision of landscaping.

ORDINANCE SECOND READING
18. ORDINANCE No. 2381-2018; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING N.W. FEDERAL HIGHWAY (U.S. HIGHWAY 1) AND SOUTH OF 14TH STREET, OWNED BY BAKER ROAD, LLC;, CONSISTING OF 0.80 ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. This is a voluntary annexation that has been thoroughly discussed at previous SCC meetings. Recommended Action – Move approval of Ordinance 2381-2018 at second reading.
Discussion – Planner Stephen Mayer noted two modifications since the first reading. Sidewalks have been changed to 8-feet wide and the applicant has provided details of the elevation of the building. Speaking on behalf of the applicant, Brad Currie said LED lighting has also been added. Meier addressed the issue of signage. Currie said the applicant is prepared to do whatever the Board decides. Mortell said Public Works can follow up. Bruner thanked staff and the applicant for "abiding by former Commissioner McDonald's desire to have 8-foot sidewalks". Clarke moved on approval of the changes.

A resident of Palm Lake Park questioned the "bad" location of the dumpster and location of parking lot that will drain into the residential community. It was clarified that drainage goes east not west. The vote was called and Clarke's motion for approval carried 5-0.

19. ORDINANCE No. 2382-2018; (QUASI-JUDICIAL) AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE COMPREHENSIVE PLAN USE PLAN OF THE CITY OF STUART TO "COMMERCIAL," PURSUANT TO THE COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA FOR PARCEL OF LAND FRONTING N.W. FEDERAL HIGHWAY (U.S. HIGHWAY 1), CONSISTING OF 0.80 ACRES OWNED BY BAKER ROAD, LLC.; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; SAID LAND TO BE CONCURRENTLY DESIGNATED AS A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING DISTRICT ON THE CITY OF STUART OFFICIAL ZONING MAP; ADOPTING A FINAL SITE PLAN; PROVIDING FOR A TIMETABLE FOR DEVELOPMENT; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. In response to SCC comments on 9/24/18 at first reading, the applicant has provided an architectural rendering showing the height of the 1-story Building and a photo-metric that commits to providing LED lighting. However, the applicant is still requesting waivers to the required 8-foot sidewalks. Also, the standard dumpster detail is a City approved detail that shows where a grease trap would be located should it be needed. It is not needed for an office use. The Public Works Department prefers the City's generic dumpster detail versus modifying the detail. Recommended Action – Move approval of Ordinance 2382-2018 on second reading.
Discussion – After ex-parte' disclosure and swearing in of those giving testimony, Planner Stephen Mayer noted there have been no changes since first reading. Meier asked Development Director Kev Freeman to address storm water drainage. Freeman said this complies with the code and the site should accommodate stormwater. Matheson questioned the landscape plan. The applicant's representative Brad Currie clarified the type of trees in the landscape plan and also noted the drainage will flow east.
Clarke moved approval of Ordinance 2382 on second reading and Bruner seconded the motion.

Meier said he had thought about Matheson's earlier comments and he thinks we should appoint a "point person" to negotiate with the County. Meier moved to appoint Matheson as the point person. Clarke seconded the motion. Matheson said he was sure there are plenty of issues we can work on with the County but he is especially interested in the endangered species issue. The vote was called, and Meier's motion carried 5-0.

DISCUSSION AND DELIBERATION – None at this time

End ofSCC8October.18 Report

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