MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD November 25, 2019
AT 5:30 PM Commission Chambers
121 SW FLAGLER AVE.
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

5:50 PM ROLL CALL

Present: Mayor Bruner, Vice Mayor Clarke, Commissioner Glass Leighton, Commissioner Matheson, Commissioner Meier.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

PRESENTATIONS

1. NOVEMBER SERVICE AWARDS

Heather Stoltenberg	**Police**	**5 years (not present)**
Timothy Voelker	**Public Works**	**5 years**
Jeremiah Walton	**Public Works**	**25 years**
William Reker	**Public Works**	**30 years**

5:36 PM 2. EMPLOYEE OF THE MONTH - NOVEMBER 2019

David Peters, Public Works Director announced Ms. Karla Noguera of Customer Service as November's Employee of the Month.

5:38 PM David Peters made a special announcement that in early morning on Friday, November 22nd, Mr. Eddie Robinson and co-worker, Ricky Roundtree where waiting in a City vehicle on a train when Roundtree went unconscious behind the wheel. Robinson immediately acted, secured the vehicle and performed CPR on Roundtree until Police and Fire Rescue arrived. Police Chief Tumminelli recognized Mr. Robinson by issuing him a Lifesaving Commendation Award. Acting Fire Chief, Troy Bowser commended Robinson and explained that he did everything right, resulting in Mr. Roundtree's recent release from the hospital. The Police and Fire Rescue officers that assisted on the 22nd, came forward, joined Mr. Robinson and were all recognized with awards.

COMMENTS BY CITY COMMISSIONERS

Commissioner Glass Leighton

- **Commented that she is sad to report that Dr. Jones, JD Parker Principal had been transferred to Hidden Oaks Middle School. He has done great things for that school and will be missed but offers well wishes.**
- **Commented that one month after the Pelican Café lease was approved, it was put on the market for sale. Feels the Commission did the right thing.**
- **Wishes all a Happy Thanksgiving.**

Commissioner Matheson

- **Thanked all the Commissioners, City Manager, and City Attorney for their actions on the Pelican Café, feels disappointed.**
- **Thankful for his role as Commissioner, the confidence of the public, and the City staff. Wishes all a wonderful and relaxing Thanksgiving.**

Commissioner Meier

- **Proud that they all stood up for the taxpayer in the Pelican Café lease.**
- **Thankful for Ricky and glad he is doing well, Eddie Robinson for is heroic efforts, and all staff involved in rescuing Ricky. Thankful for the residents, staff and his fellow Commissioners.**
- **Commented on taking the time this season to think of those in our community who may be struggling and not making ends meet.**
- **Commented on the nice cleanup event in East Stuart that was put together by Pastor Jerry Gore.**
- **Request to pull Item #4 for discussion.**

Vice Mayor Clarke

- **Commented in agreement with Commissioners about the Pelican Café.**
- **Complimented Milton Leggett, the Police Department, Fire Department, and all the departments for the jobs they do.**
- **Commented on a suggestion of having a first responders plague on the wall for public recognition.**
- **Thankful for being able to work together and wishes all a Happy Thanksgiving.**

Mayor Bruner

- **No Comments.**

COMMENTS BY CITY MANAGER

- **Announced the upcoming events; Christmas Parade on December 6th at 7 p.m. and the Tree Lighting by the Riverwalk on November 29th from 4 to 7 p.m.**
- **Reported that the Turf Replacement Program has been posted on the City's Facebook page and that a seminar will be held on December 10th at 6 p.m. at the Fairgrounds.**

APPROVAL OF AGENDA

6:01 PM Motion: Move approval of the Agenda with Item #4 pulled.
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Meier
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max)

1) **Tom Campenni – St. Lucie Crescent; Commented on the annual Thanksgiving Feed in which the City Manager, Police Chief, other Officers were there, along with Cleveland Clinic, the School Board and others and they served 1,800 meals at Gertrude Walden, doing another nice thing in the community.**

2) **Jerry Gore – Lake Street; Thanked Commissioner Meier for joining their cleanup and is happy to see the community come together.**

CONSENT CALENDAR

3. APPROVAL OF 11/12/2019 CCM MINUTES

(PULLED) 4. LOURONZO'S LICENSE AGREEMENT FOR DOWNTOWN PUBLIC / PRIVATE VALET PARKING SERVICES:

RESOLUTION NUMBER 104-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZING THE MAYOR AND THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF STUART AND LOUIS SHAPO AND LOURONZO's INC., DOING BUSINESS AS LOURONZO'S RESTAURANT, THE OPERATION AND UTILIZATION OF THE THREE LOADING ZONE PARKING SPACES ON THE EAST SIDE OF SE COLORADO AVENUE ADJACENT TO LOURONZO'S RESTAURANT FOR THE PURPOSE OF OPERATING A PUBLIC/PRIVATE VALET PARKING SERVICES.

5. FLORIDAN AQUIFER TEST PRODUCTION WELL FA-1 PROJECT LOAN APPLICATION AUTHORIZATION:

RESOLUTION No. 105-2019; 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 $2,340,000.00 FLORIDAN AQUIFER TEST PRODUCTION WELL FA-1 PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE LOAN AGREEMENT; DESIGNATING AUTHORIZED REPRESENTATIVES; ESTABLISHING PLEDGED REVENUES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS; SEVERABILITY, AND EFFECTIVE DATE.

6. ALTERNATIVE WATER SUPPLY PROJECT STANDARD GRANT AGREEMENT:

RESOLUTION No. 109-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RELATED TO THE STATE APPROPRIATION OF $250,000.00 FOR THE DESIGN OF THE ALTERNATIVE WATER SUPPLY PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE STANDARD GRANT AGREEMENT; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING FOR CONFLICTS; SEVERABILITY, AND EFFECTIVE DATE.

END OF CONSENT CALENDAR

6:05 PM Motion: Move approval of the Consent pulling Item #4.
Moved by: Commissioner Meier
Seconded by: Commissioner Glass Leighton
Motion passed unanimously.

4. LOURONZO'S LICENSE AGREEMENT FOR DOWNTOWN PUBLIC/PRIVATE VALET PARKING SERVICES:

RESOLUTION NUMBER 104-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZING THE MAYOR AND THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF STUART AND LOUIS SHAPO AND LOURONZO's INC., DOING BUSINESS AS LOURONZO'S RESTAURANT, THE OPERATION AND UTILIZATION OF THE THREE LOADING ZONE PARKING SPACES ON THE EAST SIDE OF SE COLORADO AVENUE ADJACENT TO LOURONZO'S RESTAURANT FOR THE PURPOSE OF OPERATING A PUBLIC/PRIVATE VALET PARKING SERVICES.

Commissioner Meier requested clarification on the service, the total members of the public using the service, and signage.

Public Comment:

1) **Armond Pasquale – Commented that the traffic with the valet parking is busy and the location of Colorado causes safety problems.**

6:10 PM Motion: Move approval.
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Meier
Motion passed unanimously. 6:12 PM

COMMISSION ACTION

ORDINANCE FIRST READING

6:12 PM 7. AMENDMENT TO THE NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD) (QUASIJUDICIAL):

ORDINANCE No. 2420-2019; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, BEING THE SECOND AMENDMENT OF ORDINANCE NO. 2307-2015, ALSO KNOWN AS THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD)" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RPUD, FOR A TOTAL OF 49.04 ACRES; SAID PUD BEING GENERALLY LOCATED BETW EEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; AMENDING SAID PUD TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA CROSSING A (PARCEL 1), TO BE KNOWN AS KINDIG PROFESSIONAL OFFICES; PROVIDING FOR A MASTER OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PUD; PROVIDING FOR REVISED AND ADDITIONAL DEVELOPMENT CONDITIONS OF APPROVAL; PROVIDING FOR AMENDED AND NEW TIMETABLES 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.

Commissioner Matheson completed Form 8B and is abstaining from this vote.

4 People sworn; Kevin Freeman and Stephen Mayer, City of Stuart Development Department, Bob Kuoppala of Kuoppala and Associates, Nik Schroth of NAI Southcoast.

Bob Kuoppala presented the project and explained the phases.

Stephen Mayer reviewed staff's plans and recommended approval with condition revisions.

6:36 PM Motion: Move approval of this Ordinance with all the staff comments to be included in the action.
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Glass Leighton
Motion passed unanimously, Matheson abstained.

ORDINANCE SECOND READING

8. TRILLIUM RPUD - (QUASI-JUDICIAL):

ORDINANCE No. 2419-2019; 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 "MULTI-FAMILY RESIDENTIAL" FOR A 9.45 ACRE PORTION OF A 49.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUD ASSOCIATES FL LLC, LOCATED ON THE SOUTH OF SE MIAMI STREET ABUTTING THE NORTH SIDE OF WAL-MART AND EAST OF STUART LANDINGS, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE TRILLIUM RPUD CONSISTING OF SEVENTY SIX (76) ATTACHED HOMES; APPROVING A MASTER 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.

6:38 PM Motion: Move approval of Ordinance No. 2419-2019.
Moved by: Commissioner Meier
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

DISCUSSION AND DELIBERATION

6:39 PM ADJOURNMENT

Mary R. Kindel, City Clerk

Michael J. Meier, Mayor

Minutes to be approved at the Regular Commission Meeting this 9th day of December, 2019.