

**MINUTES**  
**REGULAR MEETING OF THE STUART CITY COMMISSION**  
**HELD September 14, 2020**  
**AT 5:30 PM Commission Chambers & ZOOM**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Michael J. Meier**  
**Vice Mayor Eula R. Clarke**  
**Commissioner Becky Bruner**  
**Commissioner Merritt Matheson**  
**Commissioner Troy McDonald**

**ADMINISTRATIVE**

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

 **5:41 PM ROLL CALL**

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

**THIS MEETING IS A HYBRID IN PERSON/REMOTE MEETING.**

**PLEDGE OF ALLEGIANCE**

1. **ARTS MOMENT - ACCORDION PLAYER, DALE BOZONE WITH WIFE AND ASSISTANT BETSY BOZONE.**

**Dale Bazon played "How Great Thou Art" and "America the Beautiful" on his accordion.**

**PROCLAMATIONS**

2. **HUNGER ACTION MONTH - SEPTEMBER 2020**

**Ruby Aguirre, Client Services Manager and Alexandra Lord, Community Outreach Coordinator accepted the Proclamation on behalf of Treasure Coast Food Bank.**

3. **SUICIDE AWARENESS MONTH - SEPTEMBER 2020**

Pat Austin, Acting CEO of New Horizons accepted the Proclamation on behalf of New Horizons. She thanked the Commissioners for partnering with them on Suicide prevention. She provided a brief overview of the resources available in the community.

**4. GRANDPARENTS DAY - SEPTEMBER 13, 2020**

Helen McBride accepted the Proclamation on behalf of City of Stuart Grandparents.

**PRESENTATIONS**

5. IN HONOR OF CONSTITUTION DAY, THE EAST STUART YOUTH INITIATIVE AFTER SCHOOL PROGRAM WILL PRESENT TO THE CITY COMMISSION AN ARTISTIC RENDERING OF THE U.S. CONSTITUTION THEY CREATED AS A PART OF THEIR CURRICULUM.

The Children shared an artistic rendering of the Constitution presentation to the City Commission.

**COMMENTS BY CITY COMMISSIONERS**

**Commissioner Bruner**

- Commented that the Mayor was on the front of Stuart Magazine.
- Mentioned the Children from the East Stuart Youth Initiative read so well.

**Commissioner Matheson**

- Historic Downtown Stuart was nominated as a finalist for Florida's Great Places Award presented by American Planning Association, requested all vote online.
- Announced Beach Clean-up at Dolan Beach, Saturday from 9 a.m. to 12 noon.
- Provided lawsuit summary judgment forwarded by City Manager to Commissioners per the Army Corps of Engineers pertaining to endangered species. Requested a brief thank you to be sent acknowledging them for their efforts to support our waterways.



**6:09 PM MOTION:** For staff to draft a letter thanking the Plaintiffs in the lawsuit Center for Biological Diversity, Calusa Waterkeepers, Waterkeepers Alliance thanking them for their work to protect South Florida Waterways.

**MOTION BY:** Commissioner Matheson

**SECONDED BY:** Commissioner McDonald

**Motion passed unanimously.**

**Commissioner McDonald**

Announced that he will schedule a ride along with Police and is scheduling a meeting with the Fire Chief.

**Vice Mayor Clarke**

- Thanked Dale Bozone for performing at the Arts Moment.
- Thanked Veteran Mr. Cooper and residents Helen McBride and Charlotte Merritt.
- Requested to pull Item 7 and 10 for Budget Director to give a summary on fees and assessments.
- Code Enforcement issue at 1701 Palm City Road – (Mortell addressed)

**Mayor Meier**

- Mentioned the emails sent to Commissioners regarding the legal River Advocate Position and shared his comments.

**COMMENTS BY CITY MANAGER**

Concerns of holding the Christmas Parade event, asking Commissioners to think about the parade participation for a future discussion.

**APPROVAL OF AGENDA**



**6:20 PM MOTION:** Move approval with removal of Items 7 and 10.

**MOVED BY:** Vice Mayor Clarke

**SECONDED BY:** Commissioner McDonald

Motion passed unanimously.



**6:23 PM COMMENTS FROM THE PUBLIC (5 Minutes Max.)**

- 1) Linda K. Richards, Cabana Pt Cir; Commented on City building on property annexed from the County.
- 2) Helen McBride, Flamingo Ave; Commented that even if the City chooses not to do the Christmas Parade, perhaps we should do something with the parks.
- 3) Nancy Bates – via Zoom; Commented that she agrees with Linda K. Richards to preserve our small towns.

**CONSENT CALENDAR**

**6. APPROVAL OF 08/24/2020 CCM MINUTES**

**7. (PULLED) APPENDIX A FEES, RATES, AND CHARGES:**

RESOLUTION No. 92-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING APPENDIX "A" BY ADOPTING NEW FEES FOR MOORE'S CEMETERY, AMENDING CHAPTER 2, CHAPTER 20, CHAPTER 22, CHAPTER, 34, CHAPTER 36, AND CHAPTER 42 OF THE CITY'S CODE OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE.

**8. AWARD OF WORK ORDER# 5 FOR STYPMANN BLVD AND GUY DAVIS FORCE MAIN REPAIRS:**

RESOLUTION No. 108-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF WORK ORDER NO. 2019-300-W05, STYPMANN BOULEVARD FORCE MAIN IN-SITU REPLACEMENT/GUY DAVIS FORCE MAIN REPAIRS TO THE LOWEST, MOST RESPONSIVE RESPONSIBLE BIDDER, JOHNSONDAVIS, IN THE AMOUNT OF \$404,800.00 PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**9. AMENDMENT OF RESOLUTION No. 34-2020 CHILDREN'S SERVICES COUNCIL GRANT:**

RESOLUTION No. 109-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING RESOLUTION NUMBER 34-2020 AUTHORIZING THE COMMUNITY SERVICES DEPARTMENT TO APPLY AS THE LEAD AGENCY WITH THE CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR THE EAST STUART YOUTH INITIATIVE GRANT; IF APPROVED, AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE CHILDREN SERVICES COUNCIL GRANT, AND EMERGENCY FUNDING; AUTHORIZING THE EXECUTION OF CONTRACTS BETWEEN THE CITY OF STUART AND CHILDREN SERVICES COUNCIL OF MARTIN COUNTY FOR GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**10. (PULLED) AWARD OF RFP# 2020-105: PER-ENGINEERED DESIGN AND INSTALATION OF 10<sup>TH</sup> STREET BASKETBALL SHADE STRUCTURE:**

RESOLUTION No. 110-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2020-105, PRE-ENGINEERED DESIGN AND INSTALLATION OF 10<sup>TH</sup> STREET REC CENTER BASKETBALL SHADE STRUCTURE TO THE TOP RANKED FIRM, MJD CONSTRUCTION, INC., PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**END OF CONSENT CALENDAR**



**6:29 PM MOTION: To approve with removal of Items 7 and 10.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed unanimously.**

**7. APPENDIX A FEES, RATES, AND CHARGES:**

RESOLUTION No. 92-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING APPENDIX "A" BY ADOPTING NEW FEES FOR MOORE'S CEMETERY, AMENDING CHAPTER 2, CHAPTER 20, CHAPTER 22, CHAPTER, 34, CHAPTER 36, AND CHAPTER 42 OF THE CITY'S CODE OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE.

**City Manager Dyess reviewed the primary changes, rates, and adjustments.**



**6:31 PM MOTION: Move approval as published.**



**MOVED BY: Vice Mayor Clarke**  
**SECONDED BY: Commissioner Matheson**  
**Motion passed unanimously.**

**10. AWARD OF RFP# 2020-105: PER-ENGINEERED DESIGN AND INSTALATION OF 10<sup>TH</sup> STREET BASKETBALL SHADE STRUCTURE:**

RESOLUTION No. 110-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2020-105, PRE-ENGINEERED DESIGN AND INSTALLATION OF 10<sup>TH</sup> STREET REC CENTER BASKETBALL SHADE STRUCTURE TO THE TOP RANKED FIRM, MJD CONSTRUCTION, INC., PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**City Manager Dyess provided a brief summary of the project with a completion date of the end of January.**



**6:34 PM MOTION: Move to approval.**  
**MOVED BY: Vice Mayor Clarke**  
**SECONDED BY: Commissioner McDonald**  
**Motion passed unanimously.**

**COMMISSION ACTION**



**6:35 PM 11. ROAD CLOSURE FOR STUART BOAT SHOW:**

RESOLUTION No. 68-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A ROAD CLOSURE FOR THE 47<sup>TH</sup> ANNUAL STUART BOAT SHOW FROM TUESDAY, JANUARY 12<sup>TH</sup> THOUGH MONDAY, JANUARY 18<sup>TH</sup> 2021, ALONG NW DIXIE HIGHWAY (FORMERLY SR 707) FROM ALBANY AVENUE SOUTH OF THE OLD ROOSEVELT BRIDGE TO FERN STREET AT THE FEC RR CROSSING, NORTH OF THE ST. LUCIE RIVER DRAW BRIDGE, SUBJECT TO FLORIDA DEPARTMENT OF TRANSPORTATION APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Susan O’Roake, Maritime Industries; provided a presentation on the Boat Show road closures to include additional police officers and signage.**

**John Yudin, Guy, Yudin & Foster, LLC answered questions from Commissioners about the boat show to include COVID-19 recommendations.**

**A brief discussion took place on the support and challenges of bringing the Boat Show to the residents of Stuart.**



**6:49 PM MOTION: Motion to approve with staff recommendations and to include Tuesday.**  
**MOVED BY: Vice Mayor Clarke**

**SECONDED BY: Commissioner McDonald**

**Motion passed unanimously. 7:02 PM**

**7:03 PM 12. 313-315 OSCEOLA STREET - WATERVIEW CONDOMINIUMS - MAJOR URBAN CODE CONDITIONAL USE:**

RESOLUTION No. 96-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO THE PROPERTIES LOCATED AT 313-315 S.W. OSCEOLA STREET, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS; GRANTING APPROVAL FOR A MULTIFAMILY DEVELOPMENT CONSISTING OF FOURTEEN (14) RESIDENTIAL UNITS ON A 0.58 ACRE SITE; TO ALLOW A DENSITY OF TWENTY-FOUR (24) UNITS PER ACRE; FOR PARKING WITHIN THE BUILDING ENVELOPE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**Four (4) four people sworn; Kevin Freeman and Stephen Mayer of City of Stuart, Joe Capra of Captec Engineering, and Tyler Adams OF Greenlight Real Estate.**

Stephen Mayer, Senior Planner, presented the Conditional Use location, future land use, waiver's requested for density. The Code allows 15 units per acre per acre, the applicant is requesting 14 units on a .58-acre site which equates to 24 units per acre. The Commission may review development up to 30 units per acre as a Conditional Use approval. Mayer explained the quality expectations of the City, parking, site plan, elevations, and that public art will be decided in the future. Staff recommendations of the Community Redevelopment Board (CRB) have been included and this project is recommended for approval by staff.

David Peters, Public Works Director came forward to answer questions about exfiltration issues. He agreed that the applicant should include the maintenance plan and allow the City the authority to review and manage the exfiltration.

Tyler Adams, Greenlight Real Estate Development and Design provided a video presentation on the Osceola Street project.

Joe Capra, Captec Engineering, provided an overview of the exfiltration system, maintenance plan, permits and reporting.

Mayor Meier encouraged the applicants to plant mangroves, native plants, or living shoreline material in or around the seawall for the long-term viability of the project.

**7:30 PM MOTION: Move for approval conditioned upon the construction of the car chargers and for the management plan for the exfiltration system to be submitted to Development and approved by Development prior to CO.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed unanimously.**


 **7:36 PM 13. MAJOR URBAN CODE CONDITIONAL USE APPROVAL - WALTON BUILDING RELOCATION:**

RESOLUTION No. 97-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO 111 REAL ESTATE HOLDINGS, LLC OWNER OF THE PROPERTY LOCATED IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL FOR THE RELOCATION OF THE HISTORIC WALTON BUILDING (33 DEGREES) FROM CITY RIGHT-OF-WAY AT DECKER AVENUE TO THE NORTH SIDE OF PARKING LOT LOCATED AT 209 S ALBANY AVENUE; ALLOWING THE FRONT BUILDING FAÇADE TO BE SETBACK FROM THE FRONT PROPERTY LINE, FOR THE FAÇADE WIDTH OF THE RELOCATED BUILDING TO BE LESS THAN 80% OF THE LOT WIDTH AND FOREGO THE REQUIREMENT FOR THE MINIMUM BUILDING HEIGHT OF TWO STORIES, FOR ARCADES OR GLAZED OPENINGS AND BALCONIES ALONG THE STREET FACADE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF RELOCATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**Tom Reetz, Senior Planner, provided a brief overview with updates.**


**Mark Breckbill introduced Alice Luckhardt (attending via Zoom) and her presentation of the History of the Walton Building via youTube. He provided additional information on the future plans for the building.**

**Discussion took place on the moving timeline, site, parking, historic reuse, and moving plans.**

 **8:00 PM MOTION: Move for approval with the condition that you have a permit to move it within 90 days and Manager Dyess's requirement that it be moved by September 2021 or when necessary.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed 3/2.  8:18 PM**

**Commissioner Matheson – NO  
Commissioner McDonald – YES  
Commissioner Bruner – YES  
Vice Mayor Clarke - YES  
Mayor Meier - NO**

#### **ORDINANCE FIRST READING**

#### **14. CHARTER AMENDMENTS:**

**ORDINANCE No. 2451-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA**

AMENDING THE STUART CITY CHARTER, PART 1, ARTICLE VII, TO AMEND SECTION 7.03, QUALIFICATION FOR OFFICE; SECTION 7.05, SCHEDULE; AND CHAPTER 14, ELECTIONS, ARTICLE II, CANDIDATES, AMENDING SECTION 14-25, COMMENCEMENT OF TERMS OF OFFICE OF ELECTED CANDIDATES OF THE CODE OF ORDINANCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



**8:22 PM MOTION: Move to approval.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed unanimously.**

#### **15. AMENDMENTS TO CITY CODE CHAPTER 2, ADMINISTRATION:**

ORDINANCE No. 2450-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION, ARTICLE I, IN GENERAL, TO CREATE SECTION 2-2, ADMINISTRATIVE LIEN SEARCH AND REPORT FEE, AMENDING ARTICLE II THROUGH ARTICLE IV; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

**David Dyess, City Manager provided an overview of the changes and recommendations.**

**Discussion took place on advisory boards, board appointments, perception, elected officials and terms.**

**Mayor Meier addressed the reduction of time for public comment from five (5) minutes to three (3) minutes and the new time for Commission meeting.**

#### **Public Comment:**

- 1.) Caryn Hall Yost Rudge – Zoom; Disappointed that the City may be changing the public comment from five (5) minutes to three (3) minutes.**



**8:43 MOTION: Move to approval as written with a proactive the term limit modification for at large positions with the three-minute public comment.**

**MOVED BY: Commissioner Matheson**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed unanimously. 8:56 PM**

#### **ORDINANCE SECOND READING**

#### **16. BRIDGEVIEW RESIDENTIAL PLANNED UNIT DEVELOPMENT:**

ORDINANCE No. 2437-2020; 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 OFFICE RESIDENTIAL" TO "MULTI-FAMILY DENSITY RESIDENTIAL" FOR A 15.88 ACRE PARCEL ANNEXED BY ORDINANCE NO. 2415-2019, OWNED BY ATLANTIC REALTY PARTNERS, INC., AND LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 76 (SW KANNER HIGHWAY) AND SW MARTIN HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE BRIDGEVIEW RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF TWO HUNDRED TW ELVE (212) MULTI-FAMILY UNITS WITHIN TWO FOUR-STORY APARTMENT BUILDINGS; 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.

**Five (5) people sworn; Kevin Freeman, Stephen Mayer, City of Stuart, Troy Holloway, Gentile, Glas, Holloway, O'Mahoney & Associates, Alan Stevens, Atlantic Residential Partners, Marcela Cambler, Marcela Cambler & Associates.**

**Stephen Mayer, Senior Planner provided the highlights of the presentation. He commented a letter was received from the DEO with no objection. Staff recommended approval on the ordinance with no changes on second reading.**

**Discussion took place amending the PUD to add the boardwalk, educational environmental signage, indoor bike racks, non-toxic pesticides & herbicides.**

 **9:10 PM MOTION: Move to approval allowing the boardwalk with a maximum six-foot width up to the fishing gazebo with all required governmental approvals and providing interpretive education materials along the boardwalk.**

 **9:14 PM Amended motion to include a provision for approval in the language to be the same as the City's regulations regarding pesticides.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Commissioner Bruner**

**Motion passed unanimously.**

**Public Comment:**

- 1) Don Barber, Kanner Hwy; Riverland Atlantic Organization has no objections to the approval process for the Bridgeview project continuing forward.**
- 2) Linda Kay Richards – ZOOM; Commented that this project does not fit with what the quaint seaside City of Stuart should be.**

**17. LONE PALM RESIDENTIAL - INFILL HOUSING:**

**ORDINANCE No. 2439-2020; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY OF STUART'S COMPREHENSIVE PLAN VIA A SMALL-SCALE COMPREHENSIVE MAP AMENDMENT FROM RESIDENTIAL LOW TO EAST STUART; REZONING FROM RESIDENTIAL, SINGLE-**

FAMILY (R-1) TO SINGLE-FAMILY AND DUPLEX SUBDISTRICT (SFD) ON THE CITY'S OFFICIAL ZONING MAP; AND APPROVING A MAJOR URBAN CODE CONDITIONAL USE FOR PROPERTY TOTALING 0.72 ACRES, OWNED BY LONE PALM PROPERTY INVESTMENTS, LLC, LOCATED BETWEEN MARTIN LUTHER KING JR. BOULEVARD AND SE 6th STREET, WEST OF PALM BEACH ROAD; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED TO ALLOW THE DEVELOPMENT OF TWO DUPLEX LOTS AND THREE SINGLE FAMILY LOTS; 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.

**Five (5) people sworn; Kevin Freeman and Stephen Mayer, City of Stuart, Don Cuozzo of Cuozzo Design Group, Reed Hartman & Rick Hartman of Lone Palm Residential, LLC.**

**Don Cuozzo spoke on behalf of the applicant with changes made from duplex lots to six (6) single family lots.**

 **9:25 PM MOTION: Move to approval with six (6) single family lots.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed unanimously.**

#### **18. SAILFISH COVE UPUD:**

ORDINANCE No. 2449-2020; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN WATERFRONT TO URBAN PLANNED UNIT DEVELOPMENT FOR A 0.925 ACRE PROPERTY LOCATED AT 37 & 41 S.W. SEMINOLE STREET, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH COVE UPUD CONSISTING OF THIRTY (30) MULTI-FAMILY RESIDENTIAL UNITS AND 5,768 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH THE SECTION 2.07.00 STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 26.75 DWELLING UNITS PER ACRE ON A .925 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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.

**Five (5) people sworn; Kevin Freeman and Tom Reetz, City of Stuart, Marcela Cambor of Marcela Cambor and Associates, Inc, Don Cuozo, and Joe Capra of Captec Engineering.**

**Tom Reetz, Senior Planner provided an overview of the revised and new conditions of streetscape plans, cost difference, and EV charging stations.**



**9:33 PM MOTION: Move to approval.**

**MOVED BY: Commissioner Brunner**

**SECONDED BY: Vice Mayor Clarke**

**Motion Withdrawn.**



**9:52 Motion: Move for approval with ability to have four (4) temporary parking spaces, if the City does not obtain the grant moving forward no later than December 31, 2021 with administrative approval, they can go back to original curbed site plan.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed unanimously.**

Marcela Cambor spoke on the cost difference. She mentioned she understood the additional cost but questioned the after donating the land to the City the applicant was being charged for additional costs. She questioned when the City would be prepared to begin and have grant funding complete.

Discussion took place on the design, twelve (12) month building deadline, and parking.

Joe Capra provided clarification on the difference with the curb and curb less plans.

**19.AMENDMENT TO THE LAND DEVELOPMENT CODE - PUD AMENITY CRITERIA:**

**REQUEST TO CONTINUE TO DATE CERTAIN OF 09/28/2020**

ORDINANCE No. 2446-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADDING A NEW SECTION 2.07.00.J. ENTITLED "PLANNED UNIT DEVELOPMENT (PUD) AMENITY CRITERIA" TO CHAPTER II ENTITLED "ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY" TO ADD A METHODOLOGY FOR ATTRIBUTING QUALIFYING AMENITY CRITERIA IN RESPECT OF CONSIDERATION OF APPLICATIONS FOR PLANNED UNIT DEVELOPMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



**9:59 PM MOTION: To continue.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion passed unanimously.**

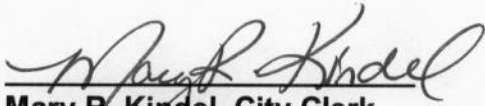
**Public Comment:**

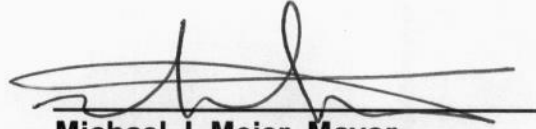
- 1) Helen McBride, Flamingo Ave; Requested lighting around the handicapped ramp in the parking lot.

**DISCUSSION AND DELIBERATION**



**10:01 PM ADJOURNMENT**

  
**Mary R. Kindel, City Clerk**

  
**Michael J. Meier, Mayor**

**Minutes to be approved at the Regular Commission  
Meeting this 12<sup>th</sup> day of October, 2020.**

