

**MINUTES**  
**REGULAR MEETING OF THE STUART CITY COMMISSION**  
**HELD August 9, 2021**  
**AT 4:00 PM AT THE BLAKE LIBRARY, 2351 SE MONTEREY RD.**  
**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**



**4:13 PM ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**


**PROCLAMATIONS**

**1. HUNGER ACTION MONTH - SEPTEMBER 2021**

Shirley Bendezu and Joyce Smith of the Treasure Coast Food Bank accepted the Proclamation and announced the partnerships in the community. All Commission and administration took a photo with their orange scarves and ties to demonstrate their support.

**2. 9/11 COMMEMORATIVE ANNUAL BLOOD DRIVE - SEPTEMBER 11, 2021**

Jim Menendez and partners of One Blood came forward announcing the 20th anniversary year of the 9/11 attacks and reported on upcoming Blood Drive Event, Saturday, 9/11 at 10 a.m., partners include Conchy Joes, Sea Coast Bank, and Dolphin Bar and Grill, invited all to come out and participate and passed out tee shirts to all Commissioners.

 **4:26 PM**

## **PRESENTATIONS**

### **3. SERVICE AWARDS - AUGUST 2021**

John Martin, Police - 15 years

Walter Hayden, Public Works - 5 years

James Hall, Police - 5 years

Christopher Giuffrida, Public Works - 5 years (unable to attend)

### **4. The 'HOOKS' CHAMPIONSHIP SEASON**

Mayor Clarke introduced the Hooks Baseball Team and passed out their awarded prize ring necklaces. A group photo was taken with the team and coaches and all students were introduced individually.

 **4:36 PM**

### **5. LEGISLATIVE APPROPRIATION FOR THE ALTERNATIVE WATER SUPPLY- PHASE III**

Ben Hogarth, Community Services Department, Communications Liaison, reported on the \$500,000 state appropriation fund received for the Alternative Water Supply for a total of 1.75 million in funding received this year by the State of Florida. Representative Toby Overdorf came forward and assisted in presenting the check to the Commission and announced how proud he was to be a part of the process. Community Services Director, Jim Chrulski joined Toby Overdorf for a photo with the presented check.

 **4:40 PM**

## **COMMENTS BY CITY COMMISSIONERS**

Commissioner Brunner

- Thanked all for coming and commented on the importance that we hear from all in the public, and she is grateful for staff and commissioners.

Commissioner Meier

- Thanked staff and staff of Martin County for use of the meeting room allowing us more room.
- Reminded all of early voting.

Vice Mayor Matheson

- Announced the pandemic has hit close to home, affecting his wife and child; thankful for the opportunity to socially distance and allow Zoom Telecommunications, but public safety is top priority. Noted that hospitals are nearly overloaded, and this is the new normal. Encouraged the public to get their vaccine.

Mayor Clarke

- Complimented Police Chief Tumminelli, staff, and those who participated in the Back-to-School Bash and for those who signed up for the Vaccine Event on Saturday at the Police Department.

### **COMMENTS BY CITY MANAGER**

City Manager Dyess requested that with the approval of the Agenda, move the Consent Calendar ahead of the Public Comment so the Public Comment could begin at 5:00 PM as advertised, as ask that a brief recess be taken ahead of time so Zoom could be fixed and when return, City Attorney Mortell could give an outline of the stipulation prior to beginning the Public Comment.

Mayor Clarke agreed.

### **APPROVAL OF AGENDA**

 **4:48 PM MOTION: So moved.**  
**MOVED BY: Commissioner Meier**  
**SECONDED BY: Commissioner McDonald**  
**Motion approved unanimously.**



### **COMMENTS FROM THE PUBLIC (3 Minutes Max.)**

### **CONSENT CALENDAR**

#### **6. APPROVAL OF 7/26/2021 CCM MINUTES**

### **END OF CONSENT CALENDAR**

 **4:48 PM MOTION: Move for approve.**  
**MOVED BY: Commissioner Meier**  
**SECONDED BY: Commissioner McDonald**  
**Motion approved unanimously.**

 **4:49 PM Recess**  
 **5:03 PM Resume Meeting**

### **COMMENTS FROM THE PUBLIC (3 Minutes Max.)**

Mayor Clarke announced that she would accept the Zoom Public Comments initially then move to the members of the public in person. City Attorney Mortell clarified the Public Comment process for this meeting, stating that a single person shall only be able to provide public comment once on the Kanner Hwy. CPUD/Costco project and they must choose to give their comment before or after the presentation.

- 1) Diane Sarno – ZOOM - SW Kanner Hwy.; Opposed to the project, feels the decision has already been made but hopes the City will put a mask on the project.
- 2) Kevin Pool – ZOOM - Walking Path; Live across from the proposed project and is in support of the project. Feels it will bring more positivity than negativity.
- 3) Gregory Kohs – ZOOM - Amelia Way; Would like Commissioners and City developers to consider being more proactive in developing projects on land that has vacant existing development instead of green space.
- 4) Sarah Merker – ZOOM - Florida Club off Kanner Hwy.; Commented that Stuart is now being overbuilt and that convenience is being put over quality of life.
- 5) Debbi Greer – ZOOM - In favor of project and feels Costco will provide needed jobs and tax revenue.
- 6) Nancy Bates – ZOOM - SE Cabana Point Circle; Uncle Valintine Martin who passed away 10 days ago., who had worked to pass the building height limits in Stuart, agrees with 1<sup>st</sup> speaker,
- 7) Randy Zarginski – Prospect Place; Works for another big box store, opposed to the project.
- 8) Doris DiPino – Sterling Circle; In favor of project, feels it will bring in good tax revenue, asks commission to welcome them.
- 9) Rachel Galbicka – Elderberry Drive, PSL; Not against Costco but is opposed to the current location chosen for it. Opposes the project.
- 10) Dru Simeone – Hobe Sound; Environmental concerns – opposes project.
- 11) Amy Pritchert – Horseshoe Place; Value to saying no, asking the commission to examine everyone's comments and stated a commissioner told her it would reduce traffic on Kanner.
- 12) Gail Goldy – 12<sup>th</sup> Terrace; Land Use Plan on Kanner and next to Martin County High School, noted the traffic problems, environmental issues, etc., opposes project.
- 13) Robert Yago – S. River Drive; Opposes the project and commented on the current traffic issues.
- 14) Thomas Strout – Monterey Way, PSL; In favor of Costco, former employee; feels it would serve people in the surrounding area in addition to the people of Stuart as well.
- 15) Walter Loyd – Cabana Point Circle; Noted the opposition is overwhelmingly residential and the surrounding area is mostly residential, quoted a local journalist that support outweighed opposition, noted a Commissioner's soliciting actions, and wants the land use to be maximized.
- 16) Tonya Roberts – Arch Ave., Jensen Bch.; Don't mind Costco and a few gas pumps but does not feel we need more apartments. Does not want this area to be like Miami and Fort Lauderdale. Please vote no.
- 17) Michael Craig – Doubleton Drive, Willoughby; Commented that this project will bring thousands of shoppers from outside areas and would like City to do a comprehensive traffic study.
- 18) Heather Schneider – Martin Commons, Palm City; In favor of project.
- 19) Lisa Miller – Fork Road; Commented that she hates what is happening to our area, opposed to the project. Feels that they as County residents have no voice and should.
- 20) Patty Beonde – Hideaway Place; Commented on the traffic and wanted the Commissioners to go by when the students are all in school and asks them to vote no. Begs of them to keep Stuart the way it is.
- 21) Michelle Schincariol – Little Oak Terrace, Palm City; Commented that they moved to Stuart for its slow growth but is paratactical in realizing growth is going to happen but is opposed to the location proposed. This is the wrong location for this development.

- 22) Laura Giobbi – Ocean Blvd.; Commented not against growth but not in growth period, were in over-growth period. Not a Costco issue, it's more with massive development accompanying it.
- 23) Virginia Sherlock – Madison Ave.; Asks the Commission to carefully review the report they received for tonight regarding protection and preservation; wetlands and wildlife, plant life shall be protected.
- 24) Armond Pasquale – Seminole Street; Opposes project, commented that development has destroyed the River and with the development brings in more sewer. Sewer is destroying the river. Blamed the Commission for the growth and destroying the area.
- 25) Robert Snyder – Kanner Hwy.; Lives next to the proposed site; Opposed to the project and commented on being angry that the laws to protect the co
- 26) Jacquelin Blake – Bobalink Way, Palm City; Commented on concerns of the water quality and supply and the development that will strain the City's resources. Opposes the project.
- 27) Jennifer Snyder – Kanner Hwy.; Commented in her property and the effect the Costco will have on it. Against the location and feels it should be more accessible to the public and she has not seen the City do so much to accommodate another project in the City. Asks the City to listen to the residents and vote no.
- 28) Leslie Gould – Bamboo; Not present
- 29) John Haley – Coco Palm Drive; Palm City; In favor of the project, tax base, jobs beneficial.
- 30) Jack Snyder – Kanner Hwy.; Commented on mixed use developments and asked that commissioners at least approve something that is beneficial.
- 31) Lydia Snyder – Kanner Hwy.; Commented that her family owns Lychee Tree Nursery and feels the area is changing to fast, Stuart is the best town to raise a family and retire in and feels it is not about the dollar signs. Opposes the project.
- 32) Frank McCrystal – Commented on the Coronavirus vaccine spike ADE causing the virus to become more infectious and on rushed production of vaccines, provided statistics and suggests the Board remains neutral on the vaccination subject because the truth is surfacing quickly. There have been reported 11,400 deaths, 10,200 life threatening cases, and 11, 200 permanent injuries but the good news, according to Dr. Malone, is second generation products are being developed without the risks that were un-addressed in the rush to get the first vaccine out.
- 33) Harry Snyder – Kanner Hwy.; Apologized for allowing the property to be available. Please vote no.
- 34) Rachel Stewart – Riverview Ave.; Opposed to the Costco project, feels it is not the right location, feels it would bring in less quality of life and would like to see us move forward with the more walkable.
- 35) Joanne Swann – Nutcracker Way, Palm City; Opposed to project, currently there are 1,700 new building projects on the books for upcoming projects.
- 36) Jimmy Smith – Apachee Ave.; Stated thank you if they vote yes for all the communities that would benefit from a Costco, representing families that need help because they have to shop so far out of town to get food for their restaurants to employ people and feed their families.
- 37) Roger Sahni – S. Ocean Drive; Commented that livelihood is more important than traffic, in favor of project.


 6:28 PM

38) Robin Cartwright – Hibiscus Ave.; Commented on a video that was released of the Kanner Hwy. CPUD project, a scenario if Costco were to close in the next five years and feels intimidation has been used against her for caring for her community.

\*Ms. Cartwright was escorted out of the meeting for overage of public comment time.

39) Renee Georg – St. Lucie Crescent; Has lived in the area for 30 years, opposed to the project.

40) Cloe Hoffman – Cabana Point Circle; Attended school locally and commented on how she learned about the environment, doesn't understand how these decisions can be made. Opposes the project.


 6:36 PM


## **ORDINANCE SECOND READING**

### **7. KANNER HIGHWAY CPUD - COSTCO (QUASI-JUDICIAL):**

ORDINANCE No. 2466-2021; 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 ASSIGNING A FUTURE LAND USE DESIGNATION OF "NEIGHBORHOOD SPECIAL DISTRICT" TO THE 49+/- ACRE PROPERTY, OWNED BY NEHME HOLDINGS, LLC AND WILLOUGHBY GROUP, LLC LOCATED ALONG SR-76 KANNER HIGHWAY, SOUTH OF MARTIN COUNTY HIGH SCHOOL AND ABUTTING LYCHEE TREE NURSERY; SAID LAND, ANNEXED BY ORDINANCE No. 2327-2016 AND ORDINANCE No. 2337-2017, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND CONCURRENTLY ASSIGNING "CPUD" ZONING TO SAID LAND ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE KANNER CPUD COMMERCIAL PLANNED UNIT DEVELOPMENT, CONSISTING OF 162,020 SQUARE FEET OF RETAIL, BULK MERCHANDISE, AND AUTOMOBILE REPAIR SERVICES BUILDING FOOTPRINT WITH A STAND ALONE KIOSK AND FUEL FACILITY, 378 RESIDENTIAL APARTMENT UNITS AND RETAIL AND RESTAURANT PADS 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; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

Thirteen (13) sworn in person, two (2) on Zoom; all 13 in the room testified that they are under oath and were instructed to state their name for the record when brought forward to speak.

 **6:40 PM** Robert (Bob) Raynes, Applicant Attorney from Gunster Law Firm called Point of Order; stated he was informed only today that the Intervenor has two witnesses appearing via Zoom. Objects to the two witnesses appearing by Zoom, as this meeting was requested to be continued from July 26th to accommodate Mr. Braun. Several witnesses on the applicant's side had to make special travel arrangements to ensure their attendance and are there. Feels the Zoom effectiveness is questionable and requested that the objection not be counted against his time to address this issue.

 **6:42 PM** Linda Kay-Richards, Intervenor #1 – Reported in response that one expert witness became ill and the other had travel issues, and if they cannot appear and testify via Zoom, she requests a continuance.

Raynes – Noted his objections on the record, feels they are between a rock and hard place, stating Zoom cross examination is not reliable.

Richards – Requests a ruling to be allowed to have Zoom or a continuance.

Brian DiVentura – Intervenor #2 - No objection to continuing with the meeting tonight.

 **6:54 PM MOTION: Allow the virtual comment from the two witnesses on behalf of the Intervenor #1 and we also reflect in the record that there was an objection made by the applicant.**

**MOVED BY: Commissioner Meier**

**SECONDED BY: Commissioner McDonald**

**Motion approved unanimously.**

Motion made by Commissioner McDonald for no continuance. Commissioner Meier suggested that perhaps we should not vote on such a motion at this time in case something were to come up in which the meeting needed to be continued.

 **6:56 PM MOTION: No continuance and we move forward.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Commissioner Matheson**


**MOTION DIED – NO VOTE.**


Tom Reetz, Senior Planner, Development Department, sworn, presented the project with all the conditions for development and a copy of the letter from the DEO, including three options.


Raynes came forward to begin his questioning of City staff. Raynes questioned Reetz about who reviews and approves the applications.


 **7:08 PM** DiVentura cross examined staff/Reetz, asking about Policy A5.5.E.vii; referring to new development and wetlands.

Opening Statements:


 **7:19 PM** Raynes – sworn; Provided expert testimony and competent and substantial evidence is what this information is based on. The First Reading was given 12 conditions, and all were met. Emails were sent to supporters; spam is not the correct word. Provided overview.

 **7:22 PM** Richards – sworn; Feels this project does not meet the City's Comprehensive Plan and does not deserve approval. Described the land as predominately native habitats and feels the applicant has submitted an incomplete and flawed report.

 **7:26 PM** DiVentura – sworn; Reviewed wetland impacts, comprehensive plan, and land development code environmental impacts.


 **7:31 PM** Raynes – Presentation  
For the record – stated objection of both Intervenor #1 and #2's status per Sec. 11.03.06 of the Land Development Code and Florida Statute 163.32152, proving they are not affected parties that exceeds the general interest in the community.


Raynes introduced witnesses:


 **7:35 PM** Stephen D. Garrett – Landscape Architect, Lucido & Assoc.; sworn. Resume submitted, Exhibit #1. Garrett presented on the conditional changes including pervious parking, the fence removed, shade trees, decorative round-about, sidewalks, the connector road, the Linear Park/Greenway. Identified that the City's comp plan states that the City shall allow a mix of residential and commercial use called a Neighborhood Special District. Included a series of graphic images of the site.


 **7:58 PM** Raynes questioned Garrett.

 **8:01 PM** DiVentura questioned Garrett about stormwater expansion.


 **8:03 PM** Richards questioned Garrett about whether his 30+ projects had any regard for species. He responded they were in compliance with Comp Plans.


 **8:04 PM** Raynes called Edward R. Weinberg, sworn.  
Edward R. Weinberg – EW Consultants – Environmental; Resume submitted; Exhibit #2. Reported on his environmental assessment stating it was thorough and complete analysis was completed in 2018 and their firm has been accurate and has not understated any reports as stated by Mr. Braun. Exhibit #3 - EW Consultants Memorandum


 **8:13 PM** DiVentura – Questioned Weinberg.


 **8:16 PM** Raynes called Dr. Christopher Teaf, Ph.D., sworn.  
Raynes submitted resumed for Dr. Christopher Teaf, Ph.D., Exhibit #4. Teaf commented on air quality, water supply, monitoring and the data collected.



 **8:25 PM** Raynes called David Baggett – sworn for the record, Resume submitted as Exhibit #5.

 **8:28 PM** DiVentura questioned Baggett. Asked about the wetland's development code.

 **8:31 PM** Raynes called Susan O'Rourke, sworn, Traffic Engineer. Resume, Exhibit #6; multiple reports prepared.


 **8:35 PM** Concluded Raynes presentation, notes that the applicant has complied with the 12 requested conditions. He has been doing this for 24 years in Martin County and has been hearing this, how Martin Downs, then Hutchinson Island, Roosevelt Bridge was going to ruin the small-town feel, but he believes this project will fall in line with those projects and fit in. Mr. Marino has been working on this for 3 years and has worked with you as Commissioners and staff to accommodate and worked with the neighbors. This is a great project for Stuart, to provide great paying jobs, a great connector road, housing, and respectfully request your approval of Ordinance No. 2466-2021.


Commissioner Matheson asked Baggett is he has tested the runoff lately. Not lately, based on run off characteristics, calculations of land use coverage and

Commissioner Meier asked Garrett about the sidewalk improvements, it will be requested from DOT based on tonight's decision.


Commissioner McDonald requested from staff information received from Kimley-Horn on the Fire Assessment. Reetz responded.


Mayor Clarke requested Traffic Engineer, Susan O'Rourke come forward and provide the ingress and egress report. Discussion on crosswalk accessibility.

 **8:54 PM** Intervenor #1 Linda Kay Richards - Presentation  
Introduction included history in Stuart, history of the property, and effect the Kanner Hwy. CPUD Project will have on her property, life, and the life of her family. Presented a power point on why the project should not be approved.

 **8:59 PM** Richards called first witness, Dr. Patricia Tice from Winter Garden, Florida, sworn via Zoom. Richards submitted Exhibit #1; Kanner Rd. Costco Comprehensive Plan Issues. Dr. Tice presented a power point via Zoom.

 **9:35 PM** Richards concluded Tice's presentation.

 **9:36 PM** Raynes questioned Dr. Tice. Raynes requested clarification on Tice's presentation defining Stuart as a rural area. Tice stated she had not been on site in person and was in Stuart in the past year or so. Raynes asked what the land use designation is. Tice stated she was not aware. Raynes asked if Tice is an expert economist, she stated all land use engineers have to be. Raynes asked if it is speculation that Costco would be out of business in 15 years or evidence to support that. She stated it is her professional opinion.

 **9:46 PM** Richards called Greg Braun – Zoom; Sworn on Zoom, Tuscaloosa, Alabama home office. Ecologist: noted that he has been an expert witness in multiple cases Richards communicated with Braun via Zoom demonstrating photos of various wildlife and plant species on the property of the Kanner Hwy. CPUD and stated that the project will harm and threaten the endangered species, violating the Comp Plan.


 **10:00 PM Recess**

 **10:23 PM Resume Meeting**


 **10:24 PM** Richards requested 10 minutes of Intervenor #2's time.

Raynes objected, a stipulation was agreed upon and signed.


Commission will move on as stipulated.


 **10:26 PM** Richards continued with presentation with Greg Braun, reviewing photos of existing habitat. Braun noted that the City's Comp Plan specifically identifies the protection of threatened and endangered vegetation species that are designated by the state of Florida shall be protected.


 **10:36 PM** Richards concluded presentation.


 **10:37 PM** Raynes questioned Braun about when he visited the site and for how long. Question and answer period between Raynes and Braun per the report notation about wading bird species and the various wading bird species.


 **10:45 PM** DiVentura questioned Braun on Wetland 7.


 **10:48 PM** Raynes questioned Braun about SFWMD permit 4300785S. Braun stated that just because it was issued by SFWMD does not necessarily mean that it is in compliance with that element of the Comp Plan.

 **10:51 PM** Richards reviewed her presentations and requested that this project not be approved.

 **10:52 PM** DiVentura – called Tim Voelker, sworn; and questioned him about the wellfield drawdowns and protection zones. Provided a paper copy to the Comp Plan, wells 29 and 27, feels staff may have missed this in the review of the project. F1.4 of the Comp Plan – DiVentura feels it is a lack of attention to detail.

 **10:59 PM** DiVentura commented he did not receive answers to the questions he asked. Commented that if people can't be specific, probably because people don't want to purger themselves.

 **11:05 PM** Commissioner Meier commented that it is unfortunate that the witnesses on Zoom are no longer available as now they cannot be questioned. Commissioner Meier asked staff about what constitutes “protection” in the Comp Plan.


 **11:12 PM** Commissioner Meier asked Mr. Braun questions about the coding, wetlands, and what is man-made vs. natural systems.


 **11:20 PM**


Public Comment:

- 1) Nick Gulotta- Environmentalist joke and commented on what the Comp plan is for. In 1996; Maintain and enhance Stuart’s quality of life, protect Stuart’s environmentally sensitive land, and reminded them of their contract with the citizens.
- 2) Helen McBride – Flamingo Ave – Commented that the Commission should listen to the majority and how people feel that they want Costco but just want it somewhere else. This is our City, listen to the people, the residents of the City. Asks them to vote yes.
- 3) Frank McCrystal – Flamingo Ave. – Commented that the game changed tonight; no-one is against Costco, it is just in the wrong place.

Closing Statements:

 **11:29 PM** DiVentura commented that he did not see any one capable of answering his questions. Feels that if we can’t take care of the little stuff the big stuff will go right by us. Feels there is a lack of attention to detail. Things have to be done by the Comp Plan and not the Land Development codes.

 **11:34 PM** Richards stated that she shared a compelling case that this project does not comply with the City of Stuarts comprehensive plan. Stated the applicant needed to show that they are following the Comprehensive Plan and did not, so it was up to the intervenor and residents to do so. Quoted the Comp Plan and what else could go on the land.

 **11:39 PM** Raynes stated that the Comp Plan has a lot of aspects of it and currently have only really heard of 1 aspect which is the Environmental part of it. Commented to the Commissioners that they are tasked with all parts of the Comp Plan and not just the one. Wetlands can be mitigated and that is in the Comp Plan. Look at the project holistically.

 **11:44 PM**

Commission deliberation:

Commissioner Meier briefly discussed endangered or threatened species on site; wellfield protection, water quality/quantity, and see if maybe they can raise to a condition for approval.

Vice Mayor Matheson noted his concern for the wetlands, weighed the various good and bad options of the project, and thoughts on naming the connector street.


Commissioner McDonald commented that the endangered species protection wading birds may be transitory, and the plants could be transported to another location.

Mayor Clarke spoke on item #34, page 23, regarding native vegetation.

Commissioners continued discussion on what condition can be proposed to protect the threatened and endangered plants species and other way the land could be used.

Commissioner Meier commented that this may be our only shot at Martin County having a Costco.

Mayor Clarke commented on weighing the chances of getting Costco or not. Thinks that if we can take care of the endangered species and controlling that, will allow Stuart to move forward with the project. In considering what Dr. Tice brought up, the rural vs. urban land, began the discussion. Commissioners agreed that the area is not rural or suburban.

 **12:19 AM MOTION: Approve on Second Reading with condition that the any threatened endangered plant species must be protected and where possible, incorporate it into the landscaping.**

**MOVED BY: Commissioner Meier**

**SECONDED BY: Commissioner McDonald**

**Motion approved unanimously.**

## **ORDINANCE FIRST READING**

## **DISCUSSION AND DELIBERATION**

 **12:21 AM ADJOURNMENT**

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**Mary R. Kindel, City Clerk**

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**Eula R. Clarke, Mayor**

**Minutes to be approved at the Regular Commission Meeting this 23<sup>rd</sup> day of August, 2021.**