

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD MARCH 28, 2022 AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

5:30 PM

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Meier

- Commented in the Commissioners wish list for 2022 and one of his goals is for walking and bike trails through Haney Creek but reminded all of the watershed program done by previous City employees years ago in Haney Creek, appreciates the project and does not want to lose sight of such past projects.

Commissioner Bruner

- Inquired about who takes care of weathered American flags in the City. City manager Dyess responded the Public Works Director, Milton Leggett handles flags.

Commissioner Clarke

- Remembrance of Dr. Howell, (2020 Charter Advisory Board member) and asked if a short memorium of his life could be done and presented to his family in appreciation for all he has done for the City.
- Reported that she has been receiving comments pertaining to the corner of Palm Beach Rd. and MLK Blvd. and would like to striping the sidewalk, perhaps a signal or crosswalk.
- Noted the Art Event in downtown over the past weekend and wondered if there would be any reports on parking.

Vice Mayor McDonald

- Commented on a structure fire in East Stuart and thanked the Fire Dept. for their hard work.
- Commented on the progress of Fire Station #3.
- Thanked the Stuart Police Department for assisting with the fire.

Mayor Matheson

- Announced that there was a Rivers Coalition Meeting last Thursday and thanked Ben Hogarth for his participation.
- Commented on the various events; Health Fair in East Stuart, Art Show, Water Fest in Stuart last weekend.
- Provided a brief Lake Okeechobee update and announced the St. Lucie locks closure since end of 2021.

COMMENTS BY CITY MANAGER

No Comments.

APPROVAL OF AGENDA

5:44 PM MOTION: Approve

MOVED BY: Eula Clarke

SECONDED BY: Mike Meier

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

5:45 PM

- 1) Joe Flannigan - Indian Grove Drive; Commented on road rage that he witnessed this past weekend over a parking space and noted a solution and suggested a parking committee.
- 2) Kat Kehoe - 13th St.; Thanked the Commission for removing the large trucks from their El Dorado Heights neighborhood and her past comment on floodlights, provided research results on LED lighting.
- 3) Carla Williamson - 13th St.; Thanked the Commission for eliminating the trucks and wants a safe neighborhood.

4) Ken Gill - 14th St.; Commented on the garbage truck building.

CONSENT CALENDAR

1. APPROVAL OF 03/14/2022 CCM MINUTES (RC)
2. AWARD RFP #2022-202, PROFESSIONAL ENGINEERING SERVICES FOR THE CITY COURTESY DOCK AND WAVE ATTENUATOR (RC):

RESOLUTION No. 34-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF RFP #2022-202: PROFESSIONAL ENGINEERING SERVICES FOR THE CITY COURTESY DOCK AND WAVE ATTENUATOR TO THE TOP RANKED FIRM, CUMMINS CEDERBERG, INC. OF JUPITER, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. AUTHORIZATION TO APPLY FOR A DEO GRANT (RC):

RESOLUTION No. 37-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO APPLY TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR A COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:55 PM MOTION: Approve

MOVED BY: Eula Clarke

SECONDED BY: Mike Meier

Motion approved unanimously.

COMMISSION ACTION

4. LETTER TO U.S. REPRESENTATIVE BRIAN MAST REGARDING SAINT LUCIE RIVER TRAIN BRIDGE LEGISLATION

City Attorney Mortell read the letter to Congressman Brian Mast into the record.

Vice Mayor McDonald noted he would like to add a sentence to the end of the first paragraph, "providing equitable access to navigate navigable waters to ensure that unreasonable obstructions to navigation are not caused by the train bridge crossing is a priority for the City of Stuart."

Commissioner Clarke noted the last part of the sentence is to be reversed, more direct. The language will be added and clarification was made that the top priority is a new rail bridge.

5:58 PM MOTION: Approval with added language "providing equitable access to navigate navigable waters to ensure that unreasonable obstructions to navigation are not caused by the train bridge crossing is a priority for the City of Stuart. "

MOVED BY: Mike Meier

SECONDED BY: Eula Clarke

Motion approved unanimously.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

6:01 PM

5. ABANDONMENT OF A PORTION RIGHT-OF-WAY AS REQUIRED BY THE PALMETTO COVE RPUD (RC):

ORDINANCE No. 2484-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR THE ABANDONMENT OF A CERTAIN PUBLIC RIGHT-OF-WAY WITHIN THE CITY BEING THAT PORTION OF A PLATTED 11 FOOT-WIDE ALLEY AS SHOWN ON THE PLAT OF HALPATIOKEE PARK, MORE CLEARLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' ATTACHED; FOR PAYMENT OF A PRIVILEGE FEE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Tom Reetz, Senior Planner, presented Palmetto Cove RPUD R.O.W. Abandonment with a map of the alley. Public Works approved the abandonment and it will be brought back before the Commission by Resolution.

6:04 PM MOTION: Approve

MOVED BY: Mike Meier

SECONDED BY: Troy McDonald

Motion approved unanimously.

6. SILVERTHORN RESIDENTIAL PUD (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2472-2022; 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 9.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUD ASSOCIATES FL LLC, LOCATED ON THE SOUTH EAST CORNER OF SE INDIAN STREET AND SE COMMERCE AVENUE, 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 SILVERTHORN RPUD CONSISTING OF SEVENTY SEVEN (77) 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.

6:06 PM

Nine (9) People sworn; Tom Reetz and Kev Freeman of City of Stuart, Melissa Corbett of Milcor Group, Doug Fitzwater of Lucido and Associates, Michael DeMillio, and Justin Cook of Meritage Homes. Three (3) did not present.

Tom Reetz, Senior Planner presented, including the changes since the LPA Meeting, stormwater improvements, and conditions for development to be added to Second Reading.

The property was annexed into the City in 1997 as a Commercial Planned Unit Development.

Michael DeMillio of Meritage Homes provided a brief introduction and presented a PowerPoint. Doug Fitzwater assisted Mr. DeMillio in presentation.

Justin Cook, Meritage Homes came forward and reported that there is still over 100 acres south of this property and presented on attainable housing.

6:54 PM - Commissioner Discussion and question and answer session with applicant.

Melissa Corbett stated the requirements are being exceeded, explaining the flows. Ms. Corbett commented for the record, from LPA, based from data of 2019, master plan approval and the traffic plan approval is getting ready to be updated.

Discussions continued amongst Commissioners and applicant.

PUBLIC COMMENT:

- 1) Alessandro Anzalone - SE Mentmore Lane; In favor of the project.
- 2) Adrian Bruna - In favor of the project.
- 3) Daniel Cendejas - SE Sea Hunt Way; In favor of the project.
- 4) Helen McBride - SE Flamingo Ave; In favor, wonders in a discount could be offered for the hometown hero residents of Meritage Homes.
- 5) Matt Rardon - SW Brassie Way; In favor of the project.
- 6) Kristen Brown - Owner of property and is in favor of the project.
- 7) Robin Cartwright - (Zoom) Hibiscus Ave; Opposes project, concerned about the traffic and feels the housing is not attainable.
- 8) Linda Kay Richards - (Zoom) Cabana Pointe; Opposes project and expressed concern over traffic, densities, and attainable housing.

- 9) Tim Mourandian - SE Mentmore Lane; Homeowner in Trillium, feels it's high quality, affordable, well designed and energy efficient.
10) Carla Williamson - SE 13th St. - Commented on housing costs for comparison.

Discussion amongst Commissioners.

8:02 PM MOTION: Deny

MOVED BY: Troy McDonald

SECONDED BY: Becky Bruner

YES: Becky Bruner, Merritt Matheson, Eula Clarke, Troy McDonald (4)

NO: Mike Meier (1)

DISCUSSION AND DELIBERATION

ADJOURNMENT

8:04 PM

Mary R. Kindel, City Clerk

Merritt Matheson, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 11 day of April, 2022.**