



City of Stuart

## **AGENDA**

### **SPECIAL MEETING OF THE STUART CITY COMMISSION COMMUNITY REDEVELOPMENT AGENCY AND COMMUNITY REDEVELOPMENT BOARD**

**JULY 24, 2023 AT 4:30 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

#### **CITY COMMISSION**

**Mayor Troy McDonald  
Vice Mayor Becky Bruner  
Commissioner Eula R. Clarke  
Commissioner Christopher Collins  
Commissioner Campbell Rich**

#### **COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Troy McDonald  
Vice Chair - Becky Bruner  
Board Member - Eula R. Clarke  
Board Member - Christopher Collins  
Board Member - Campbell Rich  
Board Member - Tom Campenni  
Board Member - Micah Hartowski**

#### **COMMUNITY REDEVELOPMENT BOARD**

**Chair - Tom Campenni  
Vice Chair – Nikolaus Schroth  
Board Member - Micah Hartowski  
Board Member - Chris Lewis  
Board Member - Frank McChrystal  
Board Member - Seth Owens  
Board Member - VACANT**

#### **ADMINISTRATION**

**Interim City Manager, Michael J. Mortell  
Interim City Attorney, Paul J. Nicoletti  
City Clerk, Mary R. Kindel**

Agenda items are available on our website at <http://www.cityofstuart.us>  
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: [mkindel@ci.stuart.fl.us](mailto:mkindel@ci.stuart.fl.us)

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

## **CALL TO ORDER**

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF AGENDA**

## **APPROVAL OF MINUTES**

1. APPROVAL OF 06/26/2023 CRA MINUTES (CRA ONLY)
2. APPROVAL OF 04/24/2023 JOINT CRA/CRB/CCM MINUTES

## **COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)**

## **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

## **ACTION ITEMS**

3. PRESENTATION OF STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE IMPROVEMENTS
4. UPDATE TO EAST STUART MASTER PLAN (RC):  
  
RESOLUTION No. 09-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AN UPDATE TO THE EAST STUART MASTER PLAN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
5. DISCUSSION AND DELIBERATION INCLUDING POSSIBLE AUTHORIZATION TO PROCEED WITH FUNDING THE REIMBURSEMENT OF TENANT IMPROVEMENTS (WATERFRONT RESTAURANT) FOR EXPENSES RELATED TO STRUCTURAL RENOVATION OF PROPERTY OWNED BY THE CITY OF STUART.

## **STAFF UPDATE**

## **ADJOURNMENT**

**WHAT IS CIVILITY?** Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

**PUBLIC COMMENT:** If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

**CONSENT CALENDAR:** Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

**QUASI-JUDICIAL HEARINGS:** Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.