

**MINUTES**  
**REGULAR MEETING OF THE STUART CITY COMMISSION**  
**FEBRUARY 26, 2024**  
**AT 5:30 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**

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

**ADMINISTRATIVE**

**City Manager, Michael J. Mortell**  
**City Attorney, Lee J. Baggett**  
**City Clerk, Mary R. Kindel**

**ROLL CALL**

5:31 PM

PRESENT: Mayor Bruner, Vice Mayor Rich, Commissioner Clarke, Commissioner Collins, Commissioner McDonald

**INVOCATION**

Pastor Darrell Orman of First Baptist Church of Stuart gave the Invocation.

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY CITY COMMISSIONERS**

Commissioner Clarke

- Commented on the Community Redevelopment Agency (CRA) Meeting in which a matching grant for a mural was approved for MLK Blvd., applauded the staff of the CRA for their work.
- NAACP is having their annual Gala on March 16th, and would like to make a motion for the City to fund at least a table or two tables at the NAACP. Looked to the City Manager for comment to complete her motion.

City Manager Mortell stated one table is ten (10) seats; each Commissioner will be allowed two tickets - (2) seats. It is up to the Commissioners to decide on the number of tables if the City

wants to include the staff. City Manager Mortell stated he will need a motion in order to move forward.

**PUBLIC COMMENT:**

1. Jimmy Smith - NAACP President; Commented that the City is invited to participate as it is about the youth and future of Stuart.

Vice Mayor Rich commented he intends to purchase his own ticket and would like to make it available to the staff.

**5:35 PM MOTION: Approve the City to fund up to two tables at the NAACP Gala.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Troy McDonald**

**Motion approved unanimously.**

Commissioner Clarke continued:

- Announced the passing of long time member and volunteer of Meals on Wheels in the community, Willie Mays.
- Commented that she received phone calls pertaining to Brightline, but will leave her comments for later.

Commissioner Collins

- Commented on the river and the discharges. He was encouraged from the Rivers Coalition Meeting where the City showed a strong presence. He is committed to zero discharges and will continue to advocate for LOSOM.
- Requested two (2) letters be sent by the Commission. One to the Army Corps and the other to the South Florida Water Management District (SFWMD), to encourage the Army Corps to operate under LOSOM guidelines and to keep more water in the lake and healthy estuaries. No objection by Commission.

Vice Mayor Rich

- Commented on information from the Joint City/County/School Board Meeting pertaining to building applications in the City vs. the County.
- Reported on attending the Project Lift Graduation and thanked Robert Zaccio for putting on the ceremony; reviewed the various skills of the students.

City Manager Mortell commented on a lease agreement with Project Lift for a 12,000 square foot building designed to train 18-25 year olds in various vocations.

Commissioner McDonald

- Commented on the Project Lift trade schooling and glad for the opportunity for a higher quality of life.
- Commented on the Metropolitan Planning Organization (MPO) meeting he attended earlier today and provided an update in approving a work plan. Nineteen (19) priorities, with six (6) in the City.

### **COMMENTS BY CITY MANAGER**

City Manager Mortell

- Commented that the Discussion & Deliberation is not a site plan approval or Quasi Judicial proceeding, it is only an initial discussion.
- Commented that the Arts Show was a success.
- Stated there is not an official word in writing but was informed that Brightline selected Martin County, City of Stuart, and more information is forthcoming.

### **APPROVAL OF AGENDA**

**6:00 PM MOTION: Approve.**

**MOVED BY: Troy McDonald**

**SECONDED BY: Eula Clarke**

**Motion approved unanimously.**

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

1. Helen McBride - Flamingo Ave.; Commented on the parking spots at Hudson on the River.

City Manager Mortell provided a brief history of the parking spaces at Hudson on the River. Commissioner Collins requested this be brought back as a Resolution or a Discussion and Deliberation (D&D). A Resolution was agreed upon. Vice Mayor Rich commented that the valet is open to the public, but most do not know that they can use the valet at no charge and agreed to discuss further at next meeting.

2. Sean Reed - SW 6th St.; Stated his comment is for Commissioner Rich and proceeded to review the City vs. the County in square miles and development. Born and raised in Martin County, and is proud that he comes from this area and the people here want to protect the quality of life. Because of previous approvals of apartments, there is increased traffic, and now a Brightline station is coming. He addressed affordable housing and commented that come August 20th he is hoping to see change in the City of Stuart.

3. Albert Brinkley - Central Ave.; Stated he is a resident of East Stuart. Commented on an application for a ROW abandonment because the City ran drainage pipes through his property and he shouldn't have to pay for this ROW. He has waited thirty (30) years for an answer as to why he should have to pay for a problem the City created.

City Manager Mortell and the Commissioners had a discussion regarding Mr. Brinkley's comment. Mr. Brinkley was told the Commissioners would look into it.

4. Jimmy Smith - SE Apache Ave.; Commented on the property Mr. Brinkley referred to. Commented on the housing, traffic, and what is going on in the City and stated that these people need housing and asked this Commission to stay on board.

### **CONSENT CALENDAR**

**1. APPROVAL OF 02/12/2024 CCM MINUTES**

**2. LPA ADVISORY BOARD MEMBER RATIFICATION (RC):**

RESOLUTION No. 24-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD (LPA) MEMBER, FULFILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**3. FY23/24 B/A No. 6, ACCEPTING A \$50,000 GRANT AWARD FROM FDEP FOR ADAPTATION PLAN (RC):**

RESOLUTION No. 27-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART AUTHORIZING BUDGET AMENDMENT NO. 6 TO THE FISCAL YEAR 2023-2024 OPERATING BUDGET; ACCEPTING AN ADDITIONAL GRANT AWARD OF \$50,000.00 FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR AN ADAPTATION PLAN COMPONENT OF A PREVIOUSLY AWARDED FDEP RESILIENT COASTLINES GRANT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

### **END OF CONSENT CALENDAR**

**6:25 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Troy McDonald**

**Motion approved unanimously.**

### **COMMISSION ACTION**

**4. PORTION OF S.E. ARAPAHO AVENUE RIGHT-OF-WAY ABANDONMENT (RC):**

RESOLUTION No. 14-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DECLARING PURSUANT TO CHAPTER 36 OF THE CODE OF ORDINANCES OF THE CITY OF STUART, FLORIDA THE INTENTION OF THE CITY COMMISSION TO ABANDON AND TO SET PUBLIC HEARINGS IN THE CITY COMMISSION CHAMBERS TO CONSIDER THE ABANDONMENT OF A 50' WIDE PUBLIC RIGHT-OF-WAY WITHIN THE CITY, BEING THE PORTION OF S.E. ARAPAHO AVENUE, MORE CLEARLY DESCRIBED IN EXHIBIT "A" ATTACHED; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Michelle Abruzow, City of Stuart Planner, presented a brief presentation of the Resolution.

City Manager Mortell answered the questions of the Commission.

**PUBLIC COMMENT:**

1. Carla Williamson - SE 13th St.; Commented as the property owner, stated the property appears abandoned and wants the area to be a safe environment. Due to a fire, they have to rebuild and this will allow them to build a garage on one side.

**6:30 PM MOTION: Approve.**  
**MOVED BY: Troy McDonald**  
**SECONDED BY: Eula Clarke**  
**Motion approved unanimously.**

**5. PROCLAMATION POLICY UPDATE (RC):**

RESOLUTION No. 25-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING RESOLUTION 56-09 BY RE-ESTABLISHING A POLICY FOR THE ISSUANCE OF PROCLAMATIONS BY THE MAYOR AND CITY COMMISSION AND CONCURRENTLY APPROVING AND ADOPTING AN UPDATED CITY OF STUART PROCLAMATION POLICY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Mortell commented that the policy was last adopted in 2009, and he is asking to adopt this policy as an update. Also commented to the Commission that the City needs to decide if they want the number of proclamations limited per agenda or to allow all to come in and limit ones that will be read at the meetings.

**6:43 PM MOTION: Approve Resolution as published.**  
**MOVED BY: Troy McDonald**  
**SECONDED BY: Eula Clarke**  
**Motion approved unanimously.**

**6. UPDATED PROCUREMENT POLICY (RC):**

RESOLUTION No. 23-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE UPDATED PROCUREMENT POLICY FOR THE CITY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

City Attorney Baggett reported on the Procurement Policy update that he has been working on with, Alaina Knofla, Procurement Specialist. He reviewed the various revisions, cleaned up the policy and there were no substantial changes.

**6:48 PM MOTION: Approve.**  
**MOVED BY: Eula Clarke**  
**SECONDED BY: Troy McDonald**  
**Motion approved unanimously.**

## **ORDINANCE SECOND READING**

## **ORDINANCE FIRST READING**

## **DISCUSSION AND DELIBERATION**

### **7. DISCUSSION AND DELIBERATION OF AN UNSOLICITED PROPOSAL FROM GREEN MILLS GROUP**

Mitch Rosenstein, Green Mills Group, based in Ft. Lauderdale, proposed a PowerPoint presentation on the redevelopment project for the property of the City's Garage Complex, and gave the history of their company and what they do. He identified their goals, vision, and plans. Green Mills Group offered property management, maintenance, and amenities with one (1) parking space per unit. Committed to keeping homes affordable for thirty (30) years, committed to marketing locally first and is currently working with the House of Hope as a referral agency.

Commissioners participated in a question and answer period with Mr. Rosenstein.

**7:41 PM MOTION: City Manager Mortell to fully investigate the proposal more at this location to see if anything can come back.**

**MOVED BY: Eula Clarke**

**SECONDED BY: None**

**Died for lack of second.**

City Manager Mortell stated for clarity he does not want Green Mills to incur expenses for design and plans if the Commission does not have the interest in pursuing this. The Commission can give direction to bring back formal items to negotiate a contract with Green Mills for this item and continue to another hearing and have a workshop. If a feasibility is what the Commission desires that would be asking for a development review.

### **PUBLIC COMMENT:**

1. Aaron Hawkins - SE Arapaho Ave.; Commented on approximately 300 kids living out of cars in Martin County/City of Stuart, calling them transient students. Affordability is a big issue and many have had to move out of our community, creating a lack of labor issue in our City.

2. Telindalee Beck-King - SE Woods Edge Trail; Works with Healthy Start, works with disadvantaged mothers, is in favor of the housing.

3. Samantha Suffich, CEO of MC Healthy Start Coalition - SE Sanddollar Ln; does have students in her program that are living in their cars and tents; families are not able to get off of subsidized income and is in favor of the housing.

4. Robert Reneri, CEO House of Hope - NW Flagler Ave.; In favor of affordable housing; the impact of safe reliable housing, has positive effect of physical and mental health.

5. Nikki Hawkins, CEO of Alante Development Group - Arapaho Ave.; Thanked the

Commission for reviewing this topic, feels more discussion is needed, the plans do not currently involve the community.

6. Caitlynn Palmieriz- Alden St.; Addressed the "not in my backyard" mentality; provided her background, and stated she could find a home in this proposed building; believes the Commission has the best interest of residents in mind.

7. Mechelle McFadden - Commented on the need in the community and the need for low income housing, need to build, need a solution. Build something the community can afford.

8. Althea Wiley - Member of the community and a mother, there are trigger words that hurt; easy for Commissioners to make a decision for a community that they do not know.

9. Nick Blount - Sandpiper Ln; Commented as Chair of the Housing Solutions Council, acknowledged that he is familiar with the Green Mills Group; excited because their model fits their goals. Urged the Commission to take this forward for further discussion.

10. Jimmy Smith - SE Apache Ave.; Commented on his concerns and would like clarification on some of the comments during Mr. Rosenstein's presentation. Asked if there will be a review board on approving applications.

11. Sean Reed - SW 6th St.; Commented on the "not in my backyard" but the issue is real, asked Mr. Rosenstein's salary and asked if Green Mills sold any properties.

Mr. Rosenstein responded to Mr. Jimmy Smith's comment.

12. Albert Brinkley - Central Ave.; Commented that nobody knows that community better than he does. Feels it would not benefit the people in the community. They, in East Stuart, need to be heard and not looked over, opposed to one-bedroom units.

Mr. Rosenstein commented again to answer another question of Jimmy Smith.

13. Madeleine Bozone Greenwood, Executive Director of Family Promise - MLK Blvd; Commented on the approved workforce housing, provided numbers, more opportunity if there is more conversation.

City Manager Mortell commented that there is no requirement in the Land Development Code, inventory addresses different types of housing.

14. Regina Hawkins - Commented that the project is needed in Stuart, hopes it is done the right way, they need to meet with the community, and the people that work on this project need to be from Stuart to keep the generation of wealth.

**8:30 PM MOTION:** Approve to be put on an agenda for full presentation and vote at a future meeting.

**MOVED BY:** Eula Clarke

**SECONDED BY:** Campbell Rich

**VOTE:** 3/2

**YES:** Campbell Rich, Eula Clarke, Rebecca Bruner

**NO:** Troy McDonald, Christopher Collins

**ADJOURNMENT**

8:37 PM

---

Mary R. Kindel, City Clerk

---

Rebecca S. Bruner, Mayor

Minutes to be approved at the Regular Commission Meeting this 11th day of March, 2024.