MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
FEBRUARY 10, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Campbell Rich
Vice Mayor Christopher Collins
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Sean Reed

ADMINISTRATIVE

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

ROLL CALL

4:02 PM

PRESENT: Mayor Rich, Vice Mayor Collins, Commissioner Clarke, Commissioner Giobbi, and Commissioner Reed

INVOCATION

Pastor Dino Pedrone, Stuart Congregational Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - NATIONAL ANTHEM BY MR. DARYL MAGILL

PROCLAMATIONS

2. ENGINEERS WEEK - FEBRUARY 16 - 22, 2025

Mr. Peter Kunen, City Utilities & Engineering Director, accepted the Proclamation.

3. BLACK HISTORY MONTH - FEBRUARY 2025

Thelma Washington accepted the Proclamation and commented that she will be recognized at an upcoming AACES event and there, she will present the ABC's of Black History, as well as the mentors that have influenced her life.

PRESENTATIONS

4. SERVICE AWARDS - FEBRUARY 2025

Lamont Dubois	Fire Rescue	5 years	Present
Louis Boglioli	Finance Department	30 years	Present

5. DR. RISHI P. SINGH, VICE PRESIDENT & CHIEF MEDICAL OFFICER - CLEVELAND CLINIC UPDATE

Dr. Rishi Singh, representative of Cleveland Clinic, presented the history and current status of the healthcare system of Cleveland Clinic. He provided statistics and information on the various improvements over the past few years. Stated the hospital is working to include inpatient hospice, rehab, and geriatric services. The birthing center is being affected by not having providers nor the volume of patients to keep the ward running. The building and services could be restored at any time in the future if needed. Will continue to advocate for the employees of the hospital.

Comments and questions continued with Commissioners and Dr. Singh.

- Commissioner Giobbi expressed her concerns about the birthing center moving from the Stuart location; asked if Stuart could have a small birthing center.
- Commissioner Reed asked how an emergency birth would be handled and commented on the staffing issues.
- Commissioner Clarke questioned on working with Healthy Start and care for undocumented patients.
- Vice Mayor Collins communicated the frustration of residents and expressed that it is a fundamental function of a hospital; expressed his concerns.

PUBLIC COMMENT:

1. Samantha Suffich, Stuart; Commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
2. Randy Pennington - Port St. Lucie; Commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
3. Telindelee Beck-King - Stuart; Commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
4. Rosi Shepard - Stuart; Director on the Board of MC Healthy Start, commented in hopes of continued support.
5. Jill Taylor - Stuart; MC Healthy Start, commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
6. Katie Douglas - Commented on her past work with Martin Memorial; the Emergency Room is not a solution.
7. Sonia Bond - Port St. Lucie; Commented on a personal experience and in opposition to the birthing center removal from Stuart's Cleveland Clinic.
8. Jerry Gore - Stuart; Commented on his experience and thanked Cleveland Clinic for what they did for him.
9. Corey Weiner - Stuart; Commented on maternity resources and a blessing to have Cleveland Clinic.
10. Andrea Berry - Jensen Beach; CEO of Family Empowerment Project, interested in seeing a metric in which the decisions were based on, asked Cleveland Clinic to

show its values.

6. RECOGNITION OF MR. WILLIAM MATHERS FOR ADVISORY BOARD MEMBER SERVICE

Mayor Rich announced William Mathers being recognized for his forty (40) years of serving on a volunteer board. Mr. Mathers gave a brief speech and accepted a plaque from the Mayor.

7. BUSINESS DEVELOPMENT BOARD OF MARTIN COUNTY ANNUAL REPORT AND FUTURE VISION

William Corbin, Director of the Business Development Board (BDB) of Martin County, presented a brief PowerPoint presentation on the BDB's role in the community, key responsibilities, contributory businesses, business retention and expansion, and pulse program highlights.

Commissioners participated in a brief discussion with Mr. Corbin. Mr. Ike Crumpler came forward to assist in responding to a Commissioner question pertaining to ammunition manufacturing. Mr. Crumpler stated he could provide a pulse program listing to the Commission.

8. LEADERGOV LEADERSHIP DEVELOPMENT PROGRAM, PRESENTED BY HUMAN RESOURCES

Roz Johnson-Strong, Human Resources Director, presented on the Leadership Training, LeaderGOV, that the City provided to Directors and members of leadership over a 7-month period. Plaques were presented to participating staff.

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Requested clarification on the timeline for the presentation on the Hamilton Project.
- Request to pull Items 10, 11 and 17 and move Item 19 first for Commission Action.

Commissioner Clarke

- Commented on upcoming event with AACES, an Annual Adult Education Research Conference that will be hosted by Troy University, Montgomery Campus June 26-28, 2025.
- Attended local resident's 102nd birthday and commented on Alto Stuart Assisted Living and Memory Care in the City.
- Commented on the importance of communicating with the County and Business Development Board (BDB).
- Commented on the 100 Years as a County seat and is interested in planning to use this year's July 4th celebration to name and coordinate a celebration and do a Proclamation.
- Announced February 11th, Sandy Thurlow will present a historical program at Flagler Center, she would like to see public participation.
- Announced Black History Month, Martin County School Board celebration on February 22nd from 9 a.m. to 2 p.m.

- Requested the public consider helping to identify details of historical photos.

Vice Mayor Collins

- Concurs with Commissioner Reed and would like the Hamilton Project to be resolved.

Mayor Rich

- Thanked Commissioner Giobbi for accompanying him on his tour of Alto of Stuart Assisted Living and Memory Care and attending the 102nd birthday there.
- Requesting Discussion and Deliberation (D&D) from Bonnie Moser, Urban Designer and Community Redevelopment Board member, on traffic calming on March 10th City Commission Meeting agenda.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Announced Sandra Thurlow will be speaking at Flagler Avenue to celebrate 100 years.
- Thanked Joly for his thirty (30) year commitment to the City.
- Announced the City was named, for the second year, 2024 Cigna Health Workforce Designation award.

APPROVAL OF AGENDA

6:34 PM MOTION: Approve Agenda pulling Items 10, 11 and 17 from Consent Calendar and moving 19 before 18 in Commission Action.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

Mayor Rich announced that all public comments be heard at this time, as opposed to waiting for a specific agenda item.

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

1. Robert Hamilton - Stuart; Commented on seven months of waiting and would like his item put on the next agenda.
2. Julie Preast - Jensen Beach; Provided a book to the Commissioners, titled "Saving Stuart", and encouraged them to read it; also provided Centennial update.
3. Daryl Magill - Stuart; Resident of Kingswood Phase II, Martin County Fair Board, recently voted off after fourteen years of volunteering.
4. Audra Creech - Palm City; Applaud the City for Leadership Training, commented on growth, and there may be a secondary unintended consequence.
5. Robin Cartwright - Stuart; Commented on staff responses to residents' concerns about Costco.
6. Helen McBride - Stuart; Commented on cable issue on her street.
7. Walter Loyd - Stuart; Per Item #19, act with care and keep control on the effects on the environment and the quality of life.

8. Sandra Newman - Stuart; Per Item #21, Commented that the City has pushed to gain their properties; stop rezoning and add funding for assistance.
9. Michael Benedetti - Stuart - Per Item #21, proposed consideration of salons in the R3 district.
10. Paige Benendetti - Stuart; Commented on the Zoning in Progress (ZIP) and how it affected her application that started in July of 2024.
11. Rosie Shepard - Stuart; Not in favor of the ZIP but supports the BDB, feels they are critical.
12. Joe Cooper - Stuart; Commented on slowing down the text amendments that affect East Stuart.
13. Stephann Cotton - Stuart; Business owner in downtown, discovered need for high-end short-term rentals, City needs to review revenue options.
14. Kimbery McHardy - Stuart; Asked to please consult with the citizens in East Stuart and not just assume what it is they want.

*** **RECESS - 7:25 PM** ***
*** **RECONVENED - 7:45 PM** ***

CONSENT CALENDAR

9. APPROVAL OF 01/27/2025 CCM MINUTES (RC)

*** **PULLED ITEM #10** ***

10. CONTRIBUTION OF AID TO MARTIN COUNTY BUSINESS DEVELOPMENT BOARD FOR FY2025 (RC):

RESOLUTION No. 16-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A CONTRIBUTION OF AID TO THE BUSINESS DEVELOPMENT BOARD OF MARTIN COUNTY INC. FOR THE 2025 FISCAL YEAR IN THE AMOUNT OF UP TO TWENTY-FIVE THOUSAND DOLLARS FOR PROGRAMS AND INITIATIVES SERVICING BUSINESSES AND RESIDENTS OF THE CITY OF STUART, SUBJECT TO THE PROVISIONS OF THE CONTRIBUTION OF AID AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*** **PULLED ITEM #11** ***

11. FIND WATERWAY ASSISTANCE PROGRAM GRANT FOR COURTESY DOCK AND WAVE ATTENUATOR (RC):

RESOLUTION No. 17-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY OF STUART TO SUBMIT AN APPLICATION FOR A FLORIDA INLAND NAVIGATION DISTRICT WATERWAY ASSISTANCE PROGRAM GRANT FOR A COURTESY DOCK AND WAVE ATTENUATOR; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

12. MOU WITH BROWARD SHERIFF'S OFFICE/SOUTH FLORIDA INTERNET CRIMES AGAINST CHILDREN OPERATION TASK FORCE (RC):

RESOLUTION No. 19-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHIEF OF THE STUART POLICE DEPARTMENT TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE BROWARD COUNTY SHERIFF’S OFFICE/SOUTH FLORIDA INTERNET CRIMES AGAINST CHILDREN (ICAC) OPERATIONAL TASK FORCE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. INTERAGENCY AGREEMENT FOR CRIMINAL JUSTICE INFORMATION EXCHANGE, SERVICES, AND SUPPORT WITH MARTIN COUNTY SHERIFF’S OFFICE (RC):

RESOLUTION No. 20-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN INTERAGENCY AGREEMENT BETWEEN THE MARTIN COUNTY SHERIFF’S OFFICE AND THE STUART POLICE DEPARTMENT FOR CRIMINAL JUSTICE INFORMATION EXCHANGE, SERVICES, AND SUPPORT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

14. MUTUAL AID AGREEMENT WITH MARTIN COUNTY SHERIFF'S OFFICE FOR VOLUNTARY COOPERATION IN CRIME SUPPRESSION (RC):

RESOLUTION No. 21-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING A MUTUAL AID AGREEMENT FOR VOLUNTARY COOPERATION IN CRIME SUPPRESSION BETWEEN THE STUART POLICE DEPARTMENT AND MARTIN COUNTY SHERIFF’S OFFICE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

15. INTERLOCAL AGREEMENT WITH MARTIN COUNTY SHERIFF'S OFFICE FOR TYLER TECHNOLOGIES (RC):

RESOLUTION No. 24-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART, FLORIDA AND THE MARTIN COUNTY SHERIFF’S OFFICE FOR THE SHARED IMPLEMENTATION AND USE OF TYLER TECHNOLOGIES IN ORDER TO FUND AND OPERATE A SHARED COUNTYWIDE COMPUTER AIDED DISPATCH AND RECORDS MANAGEMENT SYSTEM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER MATTERS.

16. INTERLOCAL AGREEMENT WITH MARTIN COUNTY RELATED TO DIRECT RADIO COMMUNICATIONS (RC):

RESOLUTION No. 25-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY FIRST RESPONDER AGENCIES RELATED TO DIRECT RADIO COMMUNICATION BETWEEN 9-1-1 PUBLIC SAFETY ANSWERING POINTS AND FIRST RESPONDERS, PURSUANT TO SECTION 365.179, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*** **PULLED ITEM #17** ***

17. BUDGET AMENDMENT NO. 8 TRAFFIC LIGHT FOR FIRE STATION NO. 3 (RC):

RESOLUTION No. 29-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 8 TO THE FY 2025 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR FIRE STATION 3 TRAFFIC SIGNAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

***Clerk's Note: "The Pulled" Consent Calendar items heard were after Item #19 per Agenda approval.**

<u>**END OF CONSENT CALENDAR**</u>

7:46 PM MOTION: Approve Consent Calendar pulling Items 10, 11 and 17 Agenda Items.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

*** **ITEM #19 MOVED AND WAS HEARD AFTER CONSENT CALENDAR** ***

<u>**ORDINANCE SECOND READING**</u>

19. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Commissioners stated their quasi-judicial communications.

Two (2) people sworn; Jodi Kugler, City Development Director, and Jarod Gaylord, Polk Street Hotels Representative.

Ms. Kugler presented the property's existing and proposed zoning and recommended approval.

Mr. Gaylord presented surrounding properties, survey, review of unity of title, and designation.

Commissioner discussion included options to issue a conditional use as opposed to changing the zoning.

8:17 PM Hearing closed.

8:17 PM MOTION: Approve based on the fact it is contiguous to the other zoning designation that the Polk Street Hotel is asking to go into, meets our comprehensive plan or land development code requirements, and compatible with the area.
MOVED BY: Eula Clarke
SECONDED BY: ---
VOTE: Died for lack of second.

8:18 PM MOTION: Approve to deny Ordinance 2537-2025 (replace with Resolution 33-2205).
MOVED BY: Christopher Collins
SECONDED BY: Sean Reed
VOTE: 3/1 Motion passes.
YES: Laura Giobbi, Christopher Collins, Sean Read
NO: Campbell Rich, Eula Clarke

***** ITEM #10 PULLED FROM CONSENT CALENDAR *****

10. CONTRIBUTION OF AID TO MARTIN COUNTY BUSINESS DEVELOPMENT BOARD FOR FY2025 (RC):

RESOLUTION No. 16-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A CONTRIBUTION OF AID TO THE BUSINESS DEVELOPMENT BOARD OF MARTIN COUNTY INC. FOR THE 2025 FISCAL YEAR IN THE AMOUNT OF UP TO TWENTY-FIVE THOUSAND DOLLARS FOR PROGRAMS AND INITIATIVES SERVICING BUSINESSES AND RESIDENTS OF THE CITY OF STUART, SUBJECT TO THE PROVISIONS OF THE CONTRIBUTION OF AID AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jim Chrulski, Community Services Director, provided a brief background.

Commissioners discussed the purpose, need and tax dollars of the Business Development Board (BDB) in the City.

William Corbin, Executive Director of BDB, came forward and commented on BDB's interest in continuing a relationship with the City and building the economic environment. Explained the BDB's work with the City to identify the needs, deliverables, and resources available to the citizens for small businesses.

8:40 PM MOTION: Approve to give BDB the $10,000 dollars to maintain and show are partners with them. Amend that they bring us a plan to show how they are going to use those funds.
MOVED BY: Eula Clarke
SECONDED BY: None
VOTE: Died lack of second.

***** ITEM #11 PULLED FROM THE CONSENT CALENDAR *****

11. FIND WATERWAY ASSISTANCE PROGRAM GRANT FOR COURTESY DOCK AND WAVE ATTENUATOR (RC):

RESOLUTION No. 17-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY OF STUART TO SUBMIT AN APPLICATION FOR A FLORIDA INLAND NAVIGATION DISTRICT WATERWAY ASSISTANCE PROGRAM GRANT FOR A COURTESY DOCK AND WAVE ATTENUATOR; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Manager Mortell provided a brief review of the Resolution.

8:51 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

***** ITEM #17 PULLED FROM THE CONSENT CALENDAR *****

17. BUDGET AMENDMENT NO. 8 TRAFFIC LIGHT FOR FIRE STATION NO. 3 (RC):

RESOLUTION No. 29-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 8 TO THE FY 2025 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR FIRE STATION 3 TRAFFIC SIGNAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Mortell briefly explained the purpose for the Resolution.

8:55 PM MOTION: Approve.
MOVED BY: Sean Reed
SECONDED BY: Laura Giobbi
Motion approved unanimously.

COMMISSION ACTION

18. AUTHORIZATION TO SCHEDULE INITIAL CONFLICT ASSESSMENT MEETING (RC):

RESOLUTION No. 30-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING CITY STAFF TO SCHEDULE THE INITIAL CONFLICT ASSESSMENT MEETING WITH MARTIN COUNTY PURSUANT TO THE FLORIDA GOVERNMENTAL CONFLICT RESOLUTION ACT, FLORIDA STATUTES §§ 164.101-164.1065; AUTHORIZING THE CITY MANAGER, CITY ATTORNEY AND OTHER DESIGNATED REPRESENTATIVE TO ATTEND THE INITIAL CONFLICT ASSESSMENT MEETING; PROVIDING AN

EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett reviewed the Resolution stated it was regulatory for the item to go before the Commission, followed the Act by sending the City a letter regarding the Interlocal Agreement for Brightline, and enforcement of element 2 of the Comprehensive Plan. Several steps under this Act that require us to cooperate with Martin County. Mr. Baggett gave the timeline and description of the steps already taken and possible timeline for future steps.

PUBLIC COMMENT:

1. Frank McChrystal - Stuart; Questioned whether the meeting would be public.
2. Nik Schroth - Stuart; Commented that Vice Mayor Collins made it clear that his personal feelings are opposed to Brightline, feels it is a poor choice to send him.
3. Helen McBride - Stuart; Commented that she trusts the Commission to make good judgement and asked for all to keep it friendly.

9:03 PM MOTION: Approve and appoint Vice Mayor Collins to be the person who serves at the meeting.
MOVED BY: Laura Giobbi
SECONDED BY: Christopher Collins
Motion approved unanimously.

ORDINANCE SECOND READING

***** ITEM #19 MOVED AND WAS HEARD AFTER CONSENT CALENDAR *****

19. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

20. REPEAL OF ARTICLE IX, EXPANDED POLYSTYRENE AND PLASTICS REGULATION (RC):

ORDINANCE No. 2538-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, REPEALING ARTICLE IX, EXPANDED POLYSTYRENE AND PLASTICS REGULATION, OF CHAPTER 20 OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

9:18 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
VOTE: 3/1 Motion passes.
YES: Christopher Collins, Laura Giobbi, Sean Reed
NO: Eula Clarke, Campbell Rich

9:30 PM MOTION: Approve to amend Item 18, Resolution 30-2025, to include the date of March 6, 2025 on a Thursday, instead of March 5, 2025.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
Motion approved unanimously.

<u>ORDINANCE FIRST READING</u>

21. ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (LEGISLATIVE) (RC):

ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Kugler presented the requested Zoning in Progress (ZIP) changes, CRB recommendations, and LPA recommendations. Stated we received letters from outside counsel.

Discussion ensued on the changes that are forthcoming to the Comprehensive Plan. Mayor Rich announced that public comments would be heard generously throughout the discussion.

Public Comment:

1. Nik Schroth - Stuart; Stated that he has issues with ADU's and how the changes are being made to the Comprehensive Plan.
2. Kimberly McHardy - Stuart; Reiterated the changes that are being made in East Stuart and would like the residents' consideration to be heard.
3. Marcela Camblor - Stuart; Spoke about the changes in Chapter 5, stated Local Planning Agency's motions, and asked for clarifications.
4. Helen McBride - Stuart; Gave a brief history of East Stuart commercial areas, and the comments of people from East Stuart.
5. Audra Creech - Palm City; Commented that with such important decisions and the apparent signs of fatigue, felt this should be postponed.

***** RECESS - 10:10 PM *****
***** RECONVENED - 10:12 PM *****

The LDC text amendment review continued.

Further Public Comment:

1. Marcela Camblor - Stuart; Exhibit A was just a list of things so that staff could work on the changes. Spoke on the City of Stuart's Comprehensive Plan that was done on data and analysis.

***** RECESSED - 10:32 PM *****
***** RECONVENED - 10:40 PM *****

Ms. Kugler continued and concluded Chapter 2.

PUBLIC COMMENT:

1. Douette Pryce - Stuart; Insufficient data, felt the process is not being followed properly.
2. Marcela Camblor - Stuart; Stated her counsel sent three letters and explained the changes proposed.

The review continued.

PUBLIC COMMENT:

1. Douette Pryce - Stuart; Commented on use of Community Redevelopment Agency dollars to purchase East Stuart land and develop it.
2. Frederick James - Stuart; East Stuart resident, commented that the property owners could develop, can see through the facades and advised to reconsider.

12:41 AM MOTION - Approve creek north south industrial, multi-family conditional use, conditional use for mixed use and duplex.
MOVED BY: Christopher Collins
SECONDED BY: Sean Reed
VOTE: 3/2 Motion passes.
YES: Christopher Collins, Laura Giobbi, Sean Reed
NO: Eula Clarke, Campbell Rich

12:56 PM MOTION: Approve to transmit item to second reading.
MOVED BY: Christopher Collins
SECONDED BY: Sean Reed
VOTE: 4/1 Motion passes.
YES: Christopher Collins, Laura Giobbi, Sean Reed, Campbell Rich
NO: Eula Clarke

DISCUSSION AND DELIBERATION

None.

ADJOURNMENT

12:57 AM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 10th day of March, 2025.