



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

MARCH 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

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

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.

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - SINGER, RAMONA FLORIDOR-WHITE PERFORMANCE

PRESENTATIONS

2. SERVICE AWARDS - MARCH 2025
3. DOWNTOWN STUART NATIONAL REGISTER OF HISTORIC PLACES DESIGNATION
4. 10TH STREET TRAFFIC CONGESTION
5. POPPLETON CREEK LAKE MAINTENANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

CONSENT CALENDAR

6. APPROVAL OF 02/10/2025 CCM, 02/24/2025 SCM ATTORNEY-CLIENT SESSION, AND 02/24/2025 CCM MINUTES (RC)
7. MEMORANDUM OF AGREEMENT - IAFF ARTICLE 36 AMENDMENT (RC):

RESOLUTION No. 27-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A MEMORANDUM OF AGREEMENT BETWEEN THE CITY AND PROFESSIONAL FIREFIGHTERS OF STUART IAFF LOCAL #2411 WHICH AMENDS ARTICLE 36, PROMOTIONAL POLICY, OF THE COLLECTIVE BARGAINING AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. AWARD OF ITB 2025-101 - ANNUAL STREET SWEEPING (RC):

RESOLUTION No. 34-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2025-101, ANNUAL CONTRACT FOR STREET SWEEPING TO AMERISWEEPS INC. THE MOST RESPONSIVE, AND RESPONSIBLE BIDDER WITH THE TOTAL AWARD AMOUNT NOT TO EXCEED \$39,827.88 ANNUALLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. AMENDMENT #4 OF CITY'S STATE REVOLVING FUND (SRF) LOAN AGREEMENT - WATER TREATMENT PLANT UPGRADES (RC):

RESOLUTION No. 38-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT #4 OF THE CITY'S STATE REVOLVING FUND LOAN AGREEMENT DW430450 - WATER TREATMENT PLANT UPGRADES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

10. FEMA CONTRACT FOR HMGP FUNDING FOR PURCHASE OF SIX (6) PORTABLE GENERATORS (RC):

RESOLUTION No. 39-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR FUNDING FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE PURPOSE OF PURCHASING SIX (6) PORTABLE GENERATORS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

11. MOA BETWEEN CITY OF STUART POLICE DEPT. AND US IMMIGRATION AND CUSTOMS ENFORCEMENT (RC):

RESOLUTION No. 40-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERAGENCY MEMORANDUM OF AGREEMENT BETWEEN THE STUART POLICE DEPARTMENT AND THE UNITED STATES IMMIGRATION AND CUSTOMS ENFORCEMENT, A COMPONENT OF THE DEPARTMENT OF HOMELAND SECURITY, FOR THE PURPOSE OF PERFORMING CERTAIN IMMIGRATION ENFORCEMENT POLICIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

12. BA #9, DONATION FROM TREASURE COAST RUNNING CLUB (RC):

RESOLUTION No. 35-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE FISCAL YEAR 2025 OPERATING BUDGET; ACCEPTING A DONATION FROM THE TREASURE COAST RUNNING CLUB FOR MAINTENANCE IMPROVEMENTS TO THE RUSSELL HOLLOWAY JR. TRACK AT GUY DAVIS PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. OLD CITY OF STUART LANDFILL 3RD DUE DILIGENCE EXTENSION REQUEST (RC):

RESOLUTION No. 37-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE DUE DILIGENCE PERIOD AT THE OLD CITY OF STUART LANDFILL FROM MARCH 31, 2025 TO SEPTEMBER 30, 2025; AUTHORIZATION FOR THE CITY MANAGER TO DISCUSS AND NEGOTIATE WITH ASHLEY CAPITAL, LLC FOR THE PURCHASE OF SOME OR ALL OF THE OLD CITY OF STUART LANDFILL, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

14. BARON BUSINESS PARK MAJOR SITE PLAN LOCATED AT 2601 SE WILLOUGHBY BLVD (RC):

RESOLUTION No. 12-2025: A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR SITE PLAN PROPOSED BY STUART AUTOVAULT, LLC, OWNERS OF THE PROPERTY CONSISTING OF APPROXIMATELY 20.35-ACRES LOCATED AT 2601 SE WILLOUGHBY BOULEVARD; PERMITTING THE APPROVAL OF A MAJOR DEVELOPMENT SITE

PLAN CONSISTING OF 135 SINGLE STORY FLEX WAREHOUSE UNITS WITH A TOTAL OF 23,522 SQUARE FEET OF OFFICE AND 211,683 SQUARE FEET OF WAREHOUSE SPACE FOR THE PROJECT KNOWN AS BARON BUSINESS PARK; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

15. CODE AMENDMENT TO MERGE BOARD OF ADJUSTMENT DUTIES TO THE LOCAL PLANNING AGENCY (RC):

ORDINANCE No. 2540-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 2 (ADMINISTRATION), ARTICLE III (BOARDS, COMMITTEES, AND COMMISSIONS), DIVISION 1 AND DIVISION 3 OF THE CITY OF STUART'S CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

16. ZONING MAP CHANGES IN THE CITY OF STUART
17. DISCUSSION ON WHETHER TO ADD BARBERSHOPS, BEAUTY SALONS, AND SPECIALTY SALONS AS A PERMITTED USE IN THE R-3 ZONING DISTRICT, SECTION 2.02.00 OF THE STUART LAND DEVELOPMENT CODE
18. WATER SUPPLY DISCUSSION

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.

INVOCATION: Any invocation that may be offered at the opening of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.