City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
MAY 27, 2025
AT 5:30 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

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

CONSENT CALENDAR

1. APPROVAL OF 05/12/2025 CCM MINUTES (RC)

2. ALAMANDA PARTNERS, LLC. REQUEST FOR 516 ALAMANDA REPLAT

RESOLUTION No. 56-2025: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A PLAT TITLED "516 ALAMNDA" BEING A REPLAT OF THE NORTH 22 OF LOT 3, AND ALL OT LOTS 6, 7, AND 10, BLOCK 7, SECTION TWO, ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO PLAT BOOK 11, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY), FLORIDA, ALL LYING AND BEING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, CONTAINING 0.608 ACRES, MORE OR LESS PREPARED BY MICHAEL T. OWEN OF ENGINEERING DESIGN & CONSTRUCTION, INC, A DIVISION OF HALEY WARD, INC. AND MAPPER NO. 5556 FOR 516 ALAMANDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. CHILDREN SERVICES COUNCIL OF MARTIN COUNTY-YOUTH CRIME PREVENTION / INTERVENTION PROGRAM (RC);

RESOLUTION No. 60-2025 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN APPLICATION TO THE CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR THE YOUTH CRIME PREVENTION/INTERVENTION PROGRAM COUNSELOR FOR FISCAL YEAR 2026; AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE CHILDREN'S SERVICES COUNCIL GRANT IF APPROVED; AUTHORIZING THE EXECUTION OF CONTRACTS BETWEEN THE CITY OF STUART AND CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

4. NON-EXCLUSIVE LICENSE AGREEMENT WITH HELL GATE SEA DRAGONS, INC. (RC):

RESOLUTION No. 53-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE CITY OF STUART AND HELL GATE SEA DRAGONS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE USE OF CITY

PROPERTY LOCATED AT 400 SW FEDERAL HIGHWAY, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5. APPOINTMENT OF RUTH HOLMES AS ENVIRONMENTAL ATTORNEY AND AUTHORIZATION OF EMPLOYMENT CONTRACT (RC):

RESOLUTION No. 54-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE APPOINTMENT OF RUTH HOLMES AS ENVIRONMENTAL ATTORNEY AND AUTHORIZING AN EMPLOYMENT CONTRACT WITH THE ENVIRONMENTAL ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6. CRB APPOINTMENT OF WILLIAM LAUGHLIN (RC):

RESOLUTION No. 58-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A COMMUNITY REDEVELOPMENT BOARD MEMBER, FULFILLING THE VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

7. DISCUSSION REGARDING CITY ACTION PERTAINING TO THE HOMELESS

8. LOCAL GOVERNMENT HALF CENT SALES TAX

9. LIVE LOCAL ACT 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.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 05/12/2025 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:
N/A

Funding Source:
N/A

Recommended Action:
Approve Item.

ATTACHMENTS:
1. 05/12/2025 CCM Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
MAY 12, 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

4:00 PM

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

INVOCATION

Pastor Frederick James, St. Paul A.M.E. Church of East Stuart, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - SONG PERFORMANCE

Leila Pierre sang "Rise Up" by Andra Day.

PROCLAMATIONS

2. PUBLIC WORKS WEEK - MAY 18-24, 2025

Bob Carlsen, City of Port St. Lucie Drainage Supervisor and American Public Work Association District Representative, Chris Corrado accepted the Proclamation.

3. SAFE BOATING WEEK - MAY 17–23, 2025

Dr. Robert Hess, Flotilla 59 Commander, and several Auxiliarists accepted the Proclamation and announced free boating safety classes and their theme this year is

"Wear It".

4. FAMILY ABDUCTION AWARENESS DAY - MAY 25, 2025

Landyn Exarhos, National Parents Organizations, accepted the Proclamation.

5. LUPUS AWARENESS MONTH - MAY 2025

Pamela Kilinger-Milazzo, Lupus Foundation of America Ambassador, accepted the Proclamation.

6. FLORIDA EMANCIPATION DAY - MAY 20, 2025

Reverend Frederick James, St Paul A.M.E Church, accepted the Proclamation and announced the upcoming celebration event.

7. HISTORIC PRESERVATION MONTH - MAY 2025

Joette Lorion Rice, on behalf of the Historic Preservation Board, accepted the Proclamation and promoted the various historic events and celebrations taking place in the month of May.

8. HONORING KENNETH MARKS WITH PRESIDENTS VOLUNTEER SERVICE

Kathleen Stacey, on behalf of AmeriCorps Seniors and United Way, introduced Kenny Marks for his volunteerism and accepted the Proclamation.

9. HONORING MORGAN MCKEEVER WITH PRESIDENTS VOLUNTEER SERVICE

Kathleen Stacey, on behalf of AmeriCorps Seniors and United Way, honored Morgan McKeever with the President's Volunteer Service Award and accepted the Proclamation.

PRESENTATIONS

10. SERVICE AWARDS - MAY 2025

Kathleen Lannon	Police Department	25 years	Present
Robert Jackson	Utilities & Engineering	5 years	Present

11. FDOT DISTRICT 4 - US1 AND PALM CITY ROAD

Ms. Geysa Sosa, Florida Department of Transportation (FDOT), provided an informational presentation that included the history of the intersection, Metropolitan Planning Organization (MPO) recommendations, and various considerations.

A brief discussion on the alternatives proposed by the FDOT and MPO included comments by representatives, Juan Calderon of the Caltran Engineering Group and Beth Beltran of the MPO. City Manager Mortell requested Beth Beltran to send the original five (5) alternatives presented at the public meetings to his attention.

12. 2025 FLORIDA LEGISLATIVE SESSION REVIEW

Ben Hogarth, City of Stuart Communications Liaison, provided a brief Legislative update, identifying and reviewing the bills that recently passed.

Vice Mayor Collins asked the Commission to write a letter from the City Commission to Governor Desantis to veto the Emergency Bill. A discussion continued regarding the

Affordable Housing Bill SB180. Commissioners agreed to have Mr. Hogarth produce a letter by tomorrow to include the will of the voters.

COMMENTS BY CITY COMMISSIONERS

Commissioner Giobbi

- Commented on Municipal Clerk's Week and complimented the City Clerk's Department.
- Announced that the City of Stuart has two Martin Leadership graduates, Susej Meleqi, Deputy Clerk and Derek Ortado, Captain of Police Department.
- Read an email received from a concerned resident with regard to the Tom Campenni column.

Commissioner Clarke

- Commented on the organization National Alliance on Mental Illness (NAMI) and it's importance.
- Announced the Women's Club event tomorrow, May 13th at 4 p.m.
- Announced the Historic Preservation Month marker dedication on May 17th dedication at New Menrovia Park at 11 a.m.
- Announced Emancipation Day in Florida and asked Commission to support the event scheduled for May 20th at 5 p.m. at the St. Paul A.M.E. Church, requested City support for the Program with a message from the Mayor and a Proclamation.

5:58 PM MOTION: Approve that the City support the Emancipation Day event.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

Vice Mayor Collins

- Commented on Brightline parking, requested clarity that such decisions would not take place administratively and that it would come before the Commission. [City Manager Mortell commented on his parking proposal, his intention was to make 3-hr parking on Stypmann, MLK, and East Ocean Blvd.] Vice Mayor Collins requested the City Manager put together a proposal and bring something back as a D&D.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Announced this is Police Chief Tumminelli's last Commission Meeting as he is retiring on May 23rd.
- Commented on the Business Development Board (BDB) appointment, no recommendations by the Commission have been received to date.
- Commented on the Stuart Housing Authority vacancies, he hopes to have them provide a presentation at an upcoming meeting.
- Commented that community members are invited to the City Commission Chambers on

May 22nd at 5:00 p.m. for community input on 10th Street traffic calming.

APPROVAL OF AGENDA

6:10 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

1. Ron Ausner - Stuart; Complained about the excessive signage and blow-up signs for businesses on US 1 public right-of-ways.

CONSENT CALENDAR

13. APPROVAL OF 04/16/2025 SCM EAST STUART ZONING MINUTES, 04/22/2025 SCM ENVIRONMENTAL ATTORNEY INTERVIEWS MINUTES, AND 04/28/2025 CCM MINUTES

END OF CONSENT CALENDAR

6:16 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

COMMISSION ACTION

14. MARTIN COUNTY PUD MINOR AMENDMENT (QUASI-JUDICIAL) (RC):

RESOLUTION No. 50-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA GRANTING APPROVAL OF A MINOR PUD AMENDMENT TO THE "MARTIN COUNTY HEALTH DEPARTMENT PUBLIC SERVICE PLANNED UNIT DEVELOPMENT" TO EXPAND THE MARTIN COUNTY BUILDING DEPARTMENT ON PROPERTY LOCATED ON THE SOUTHEAST SIDE OF S.E. WILLOUGHBY BOULEVARD AND S.E. RUHNKE STREET, THEREBY PROVIDING FOR CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Quasi-Judicial - Five (5) people sworn; Michelle Arbuzow, Planner I, Jodi Kugler, Development Director, Jeff Doughtery, Director of Martin County (MC) Building Department, David Baggett, Engineering Design & Construction, Inc., Chris Zimmerman, President of CPZ Architects, Inc.

Michelle Arbuzow presented the item.

Jeff Dougherty, Director of MC Building Department, spoke about the project and provided history on the MC Building Department.

6:37 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

15. SUPPORTING THE RESCUE THE RIVER OF GRASS PETITION BY THE FRIENDS OF THE EVERGLADES, INC. (RC):

RESOLUTION No. 51-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, IN SUPPORT OF THE RESCUE THE RIVER OF GRASS PETITION AS INITIATED BY THE FRIENDS OF THE EVERGLADES, INC.; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Eves Sample, Executive Director of Friends Of The Everglades, gave a presentation.

Commissioner Clarke read a poem into the record.

Commissioners and Ms. Sample continued discussion.

6:53 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously. [Roll Call - 7:03PM]

16. SELECTION OF ENVIRONMENTAL ATTORNEY (RC):

RESOLUTION No. 52-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SELECTING AN ENVIRONMENTAL ATTORNEY AND DIRECTING THE CITY STAFF TO NEGOTIATE A CONTRACT TO BE APPROVED BY THE CITY COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

Roz Johnson Strong, Human Resources Director, stated all the interviews had concluded, and it was now up to the Commission to discuss and select a candidate.

PUBLIC COMMENT:

1. Mac Stuckey - Stuart; Stated he believes that Ruth Holmes would be the perfect candidate for this position and provided details on what the person in this position could do.

Commissioner Giobbi thanked the Human Resource staff and all the attorneys who took the time to interview.

City Manager Mortell reviewed and clarified the Commissions direction to bring back a contract at the next Commission meeting.

7:05 PM MOTION: Select Ruth Holmes as Environmental Attorney and negotiate a contract to bring back at the next Commission Meeting May 27th.
MOVED BY: Christopher Collins
SECONDED BY: Sean Reed
Motion approved unanimously. [Roll Call 7:17PM]

ORDINANCE SECOND READING

17. CODE AMENDMENT ADDING LANGUAGE RELATED TO TRESPASSING (RC):

ORDINANCE No. 2542-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 30 (PARKS AND RECREATIONAL AREAS), SECTIONS 30-3 THROUGH 30-5, OF THE CITY OF STUART'S CODE OF ORDINANCES, BY ADDING CERTAIN PROVISIONS RELATED TO TRESPASS WARNINGS AND THE APPEAL PROCESS FOR TRESPASS WARNINGS UNDER CERTAIN CIRCUMSTANCES FOR PUBLIC PROPERTY AND OTHER PROPERTY GENERALLY OPEN TO THE PUBLIC; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, explained the process of trespassing and how to appeal.

Commissioners, Staff and Police Captain Zenelovic discussed the issue.

PUBLIC COMMENT:

1. Guy Calvert - Jensen Beach; Addressed how his church has assisted the homeless population and does not believe homeless should be made criminal.

2. Oats Reis - Stuart; Runs Tent City Helpers, provided statistics and stated that this ordinance criminalizes homeless people that are victims.

3. Gail Harvey - Stuart; Stated most homeless people are handicapped, and we need to find solutions and not criminalize them, they need help.

4. Althea Wiley - Stuart; Asked where do the homeless people go and stated that anyone can be one situation away from being homeless and the City should have a plan.

Commissioner Clarke would like the Commission to take some time to sit down and speak to the people and see what can be done for them.

City Attorney Baggett read the Florida statute and stated the housing has to be initiated by the County.

PUBLIC COMMENT CONTINUED:

5. Mr. Reis stated the different ways surrounding counties are addressing the homeless population.

6. Althea Wiley - Stuart; Stated that at the MLK Park there are boards around the picnic tables and asked why the Kiwanis Park does not have boards around the tables.

7. Helen McBride - Stuart; Stated we need to do something and should get together and go to the County.

7:31 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Sean Reed
Motion approved unanimously.

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

ADJOURNMENT

8:09 PM

Mary R. Kindel, City Clerk **Campbell Rich, Mayor**

Minutes to be approved at the Regular Commission Meeting this 27th day of May, 2025.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Jodi Nentwick

Title of Item:
ALAMANDA PARTNERS, LLC. REQUEST FOR 516 ALAMANDA REPLAT

RESOLUTION No. 56-2025: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A PLAT TITLED “516 ALAMNDA” BEING A REPLAT OF THE NORTH 22 OF LOT 3, AND ALL OT LOTS 6, 7, AND 10, BLOCK 7, SECTION TWO, ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO PLAT BOOK 11, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY), FLORIDA, ALL LYING AND BEING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, CONTAINING 0.608 ACRES, MORE OR LESS PREPARED BY MICHAEL T. OWEN OF ENGINEERING DESIGN & CONSTRUCTION, INC, A DIVISION OF HALEY WARD, INC. AND MAPPER NO. 5556 FOR 516 ALAMANDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
On February 10, 2025, the City of Stuart Development Department received an application for a Plat approval, submitted by Alamanda Partners, LLC., to replat portion of the lots within Section Two, St. Lucie County Estates Subdivision to create lots 1 and 2 on S.E. Alamanda Way.

Funding Source:
N/A

Recommended Action:
Request for approval of Resolution Number 56-2025.

ATTACHMENTS:
1. DRAFT Resolution 56-2025 (516 ALAMANDA REPLAT) (1)
2. Plat Applicaiton
3. Plat (516 Alamanda)
4. Boundary & Topographic Survey
5. Title Commitment
6. City's Consultant Approval Letter
7. Addresses

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 56-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A PLAT TITLED "516 ALAMNDA" BEING A REPLAT OF THE NORTH 22 OF LOT 3, AND ALL OT LOTS 6, 7, AND 10, BLOCK 7, SECTION TWO, ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO PLAT BOOK 11, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY), FLORIDA, ALL LYING AND BEING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, CONTAINING 0.608 ACRES, MORE OR LESS PREPARED BY MICHAEL T. OWEN OF ENGINEERING DESIGN & CONSTRUCTION, INC, A DIVISION OF HALEY WARD, INC. AND MAPPER NO. 5556 FOR 516 ALAMANDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*****

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a Comprehensive Growth Management Plan as mandated by the Local Government Comprehensive Plan and Land Development Regulation Act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan.

WHEREAS, Section 11.01.05 of the City of Stuart's Land Development Regulations provides the process of granting a plat application; and

WHEREAS, On February 10, 2025, the City of Stuart Development Department received an application for a Plat approval, submitted by Alamanda Partners, LLC., to replat portion of the lots within Section Two, St. Lucie County Estates Subdivision to create lots 1 and 2 on S.E. Alamanda Way; and

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City of Stuart City Commission; and that it will bind its successors in title to any such commitments made upon approval of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as if fully set forth herein.

SECTION 2: That certain plat titled "516 Alamanda", being a replat of the North 22 feet of Lot 3, and all of Lots 6, 7, and 10, Block 7. Section Two, St. Lucie Estates Subdivision, according to Plat Book 11, Page 22, of the Public Records of Palm Beach (Now Martin) County, Florida, all lying and being in Section 3, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida, containing 0.608 acres, more or less, prepared by Michael T. Owen of Engineering Design & Construction, Inc., A Division of Haley Ward, Inc., and Mapper No. 5556 for 516 Alamanda.

SECTION 3: This Resolution shall take effect upon adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				

SEAN REED, COMMISSIONER				

ADOPTED this ____ day of _____, 2025.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: KM
Reviewed by: KM

RECEIVED
FEB 10 2025
By: .....

Plat Application

Project ID# Z25020002
(Staff Entry)

Pre-App Conference Date:	Application Date:

SITE INFORMATION

Project Name: Alamanda Partners	Parcel ID#: 03-38-41-010-007-0030-5
Site Address: 516 SE Alamanda Way, Stuart, FL 34996	
Subdivision: St Lucie Estates Sec 2	Lot(s): N22' of lot 3 and Lot 6 7&10 BLK7
Site Acreage: .6089 acres	Flood Zone/Base Flood Elevation:
Existing Zoning District / CRA Subdistrict (if applicable):	
Current Comprehensive Plan Future Land Use Designation:	

PETITIONER INFORMATION

Property Owner: Alamanda Partners, LLC	Phone Number / Email Address: 772-475-4965 / evheap@aol.com
Property Owner's Mailing Address: 3121 SE Doubleton Drive, Stuart, FL 34997	
Applicant (if not Owner): Craig Bisset	Phone Number / Email Address: 954-520-2256 / bissetconstruction@gmail.com
Applicant's Mailing Address:	
Agent/Contact Person: Craig Bisset	Phone Number / Email Address: 954-520-2256 / bissetconstruction@gmail.com
Agent's Mailing Address: Po Box 433 Palm City FL 34991	
Surveyor: EDC	Engineer:
Planner:	Attorney: Twohey & Shankman PA

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

RECEIVED
FEB 10 2025
By: .....

Before me, the undersigned authority, personally appeared Evelyn Lee Nelson

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Lot Division in the City of Stuart, FL.
3. That he/she has appointed Craig Bisset to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Alamanda Partners LLC

Signature of Owner: | Evelyn Lee Nelson/Member — By: Name/Title

3121 SE Doubleton Drive — Street Address | Stuart, FL, 34997 — City, State, Zip Code

P.O. Box | City, State, Zip Code

772-475-4965 — Telephone Number | Fax Number

evheap@aol.com — Email Address:

STATE OF FLORIDA, COUNTY OF MARTIN

Sworn and subscribed before me by means of [X] physical presence or [ ] online notarization, this

3 day of DECEMBER, 2024 By EVELYN LEE NELSON

Personally Known OR Produced Identification

Type of Identification Produced: FLDL # N425212658320

Notary Public

LARRY POCINO
Notary Public-State of Florida
Commission # HH 171228
My Commission Expires
December 03, 2025

My Commission expires: 12/03/2025

Financial Responsibility Form

(Please Print or Type)

RECEIVED
FEB 10 2025
By: .....

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Evelyn Lee Nelson	City/State/Zip Code: Stuart, FL 34997
Title: Member	Telephone Number: 772-475-4965
Company: Alamanda Partners LLC	Facsimile Number:
Company Address: 3121 SE Doubleton Drive, Stuart, FL 34997	Email Address (optional):

I hereby certify that all information contained herein is true and correct.

1. Signed this 3 day of December, 2024.

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

Application Requirements

RECEIVED
FEB 10 2025
By: .....

Fee: $852.00 *(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)*

Submittal Requirements: A completed application form, the payment of fees, and a plat conforming to the requirements of F.S. Chapter 177, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed and by any other information required by the City Development Director.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application, including a recommendation from the Public Works Director. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting how the application is in compliance with the requirements of F.S. Chapter 177, the City's comprehensive plan, and the City's Land Development Regulations *(include additional pages if needed).*

(over)

516 ALAMANDA

PLAT BOOK _____ PAGE _____

BEING A REPLAT OF THE NORTH 22 FEET OF LOT 3 AND ALL OF LOTS 6, 7 AND 10, BLOCK 7, SECTION TWO, ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO PLAT BOOK 11, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

THE NORTH 22 FEET OF LOT 3 AND ALL OF LOTS 6, 7 AND 10, BLOCK 7 SECTION TWO ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 0.608 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

ALAMANDA PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THE UNDERSIGNED MANAGER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF 516 ALAMANDA.

SIGNED AND SEALED THIS _____ DAY OF _____, 2025, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS MANAGER.

ALAMANDA PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ AS MANAGER

PRINT NAME: _____

_____ WITNESS

_____ PRINT NAME

_____ WITNESS

_____ PRINT NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, AS MANAGER OF ALAMANDA PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

_____ NOTARY SIGNATURE

PRINT NAME: _____ NOTARY PUBLIC

STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, JOSHUA SHANKMAN, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF_____, 2025:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2025.

_____

JOSHUA SHANKMAN
FLORIDA BAR NO. 125298
TWOHEY & SHANKMAN, P.A.
3778 SE OCEAN BOULEVARD
STUART, FLORIDA 34996-6713

APPROVAL BY CITY OF STUART

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

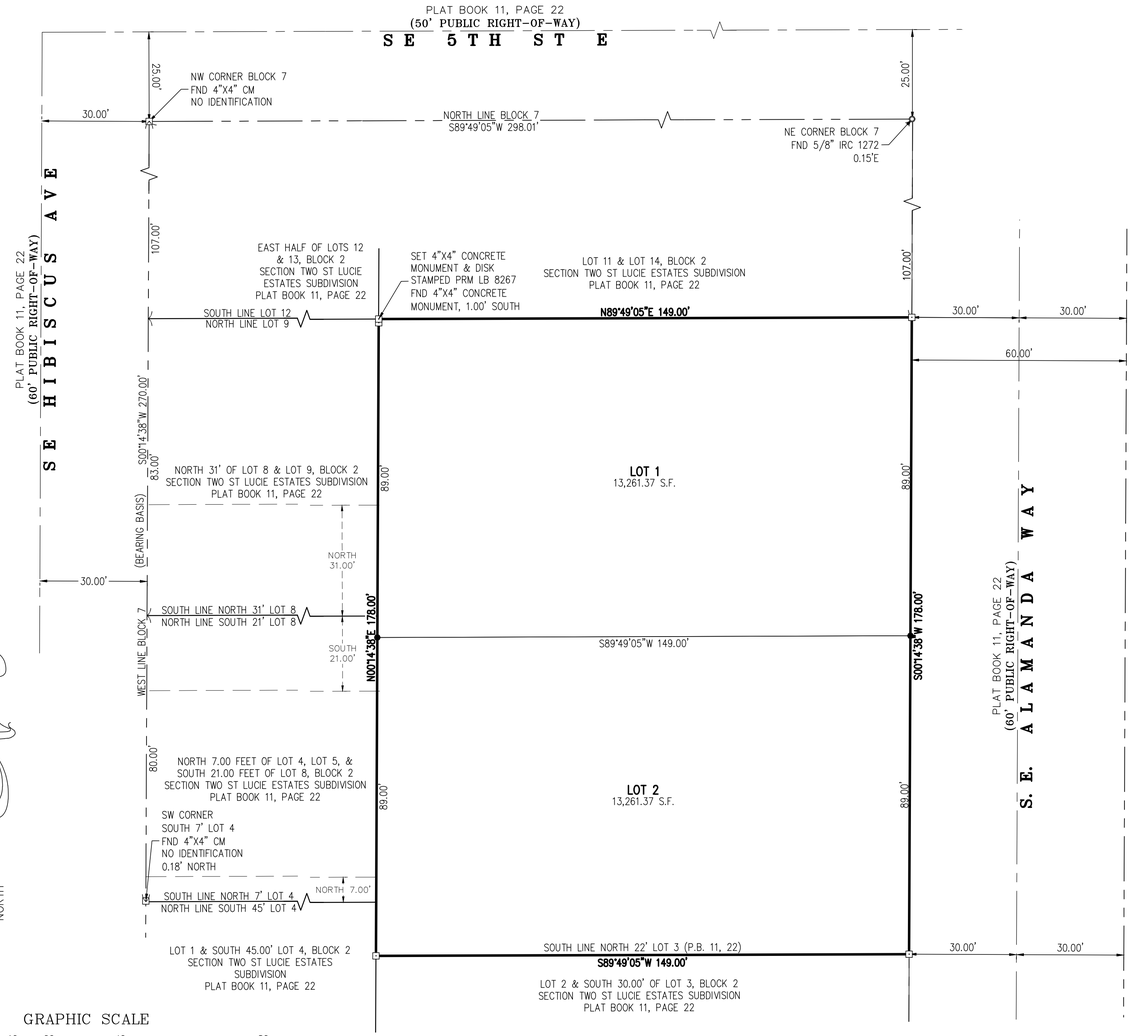
DATE: _____ _____
FRANK VELDHUIS, NORTHSTAR GEOMATICS, INC.
CONSULTING SURVEYOR

DATE: _____ _____
JOSEPH CAPRA, P.E. CAPTEC ENGINEERING, INC.
CONSULTING ENGINEER

DATE: _____ _____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

DATE: _____ _____
EULA CLARKE
MAYOR

DATE: _____ _____
MARY R. KINDEL
CITY CLERK



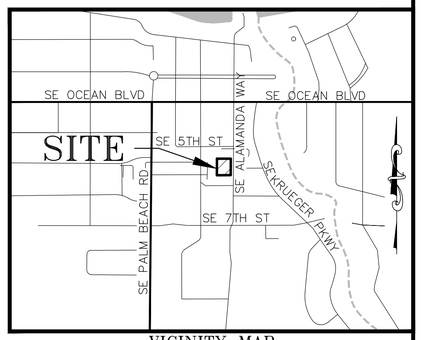
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEAL SURVEYOR SEAL SEAL

PARCEL CONTROL NUMBER



VICINITY MAP
NO SCALE

SURVEYORS NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AS MEASURED ALONG THE WEST LINE OF BLOCK 7 OF SECTION 2 ST. LUCIE ESTATES SUBDIVISION, HAVING THE BEARING OF SOUTH 00°14'38" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
5. IN THE EVENT THAT THE CITY OF STUART DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE CITY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.
6. THE LAST DATE OF FIELD WORK WAS JANUARY 27, 2025.
7. REFERENCES TO "PLAT BOOK 11, PAGE 22" SHOWN HEREON ARE MADE IN REFERENCE TO THE UNDERLYING PLAT OF RECORD, RECORDED IN PLAT BOOK 11, PAGE 22 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA.

CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT THIS PLAT OF 516 ALAMANDA IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

_____
MICHAEL T. OWEN
FLORIDA SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5556
(OFFICIAL SEAL)

LEGEND

⊡	INDICATES (P.R.M.) PERMANENT REFERANCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8267" UNLESS OTHERWISE NOTED	LS.	LAND SURVEYOR
		L.B.	LICENSED BUSINESS
		P.R.M.	PERMANENT REFERENCE MONUMENT
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8267" UNLESS OTHERWISE NOTED	P.C.P.	PERMANENT CONTROL POINT
		FD	FOUND
		IR&C	5/8" IRON ROD & CAP
●	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8267"	CM	CONCRETE MONUMENT
		IR	IRON ROD
		O.R.B.	OFFICIAL RECORDS BOOK
P.O.C.	POINT OF COMMENCEMENT	P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING	PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	I.E.E.	INGRESS/EGRESS EASEMENT

REC.	RECREATION TRACT		
L.S.E.	LIFT STATION EASEMENT		
O.S.T.	OPEN SPACE TRACT		
W.M.T.	WATER MANAGEMENT TRACT		
R/W	RIGHT-OF-WAY		
(NR)	NON-RADIAL		
(OA)	OVERALL DISTANCE		
S.F.	SQUARE FEET		
Δ/D	CURVE CENTRAL ANGLE/DELTA		
R	RADIUS		
L	CURVE LENGTH		
CB	CHORD BEARING		
CD	CHORD DISTANCE		

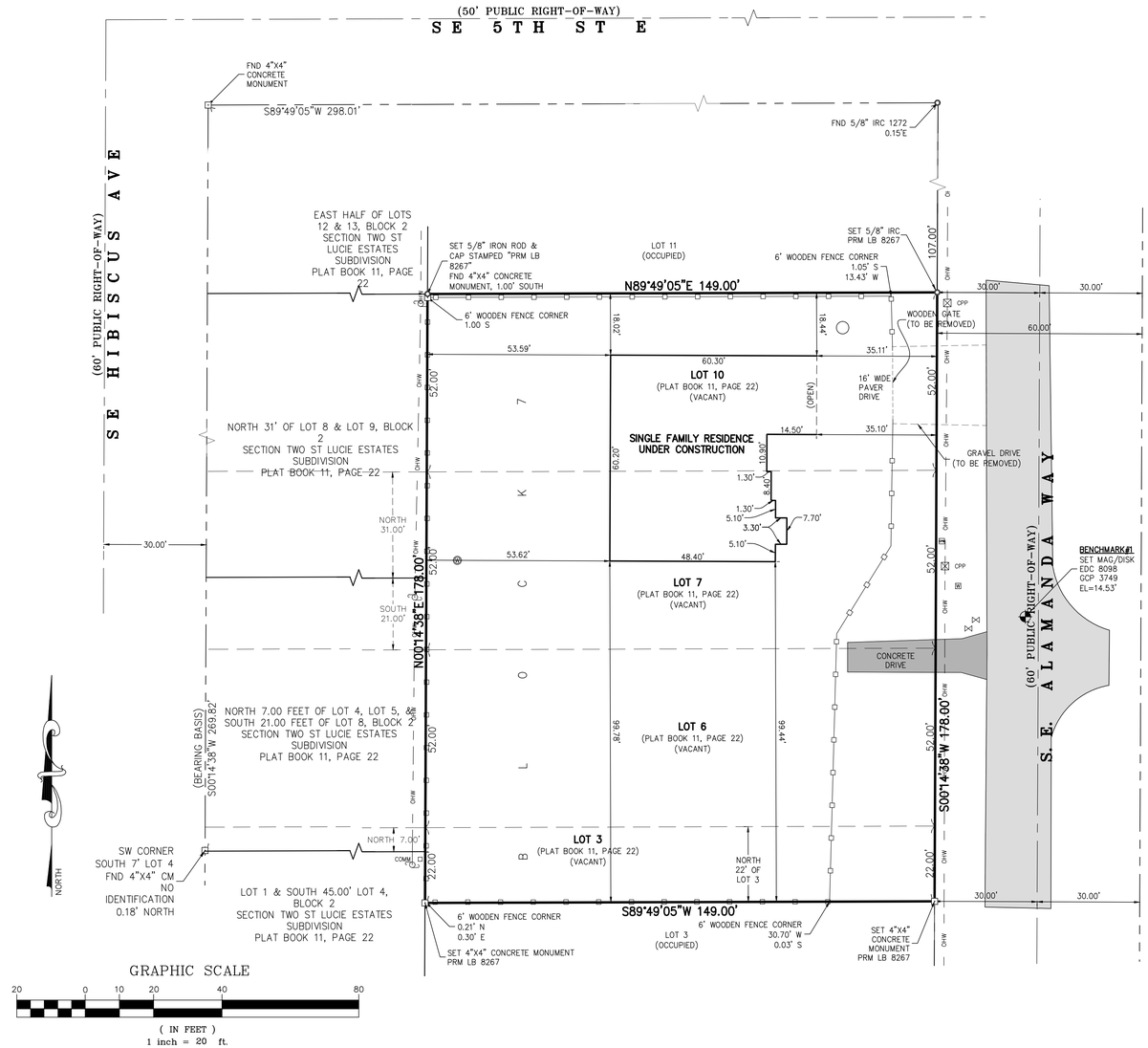
PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

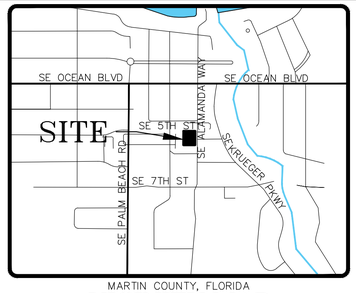
A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM
L.B. #8267

EDC PROJECT #24-367

SHEET 1 OF 1

Z:\EDC-2024\24-367 - Basel - 516 SE Alamanda Way\SURVEY\Dwg - PDF\DWG\PLAT\24-367 PLAT 04-04-25.dwg, 4/4/2025 5:20 PM





MARTIN COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	Δ	DELTA/CENTRAL ANGLE		GUY WIRE ANCHOR	PK/D	PARKER-KALON NAIL & DISK		STREET SIGN
AL	ARC LENGTH	(D)	DRAINAGE MANHOLE		HANDICAP	PCP	PERMANENT CONTROL POINT	TELE RISER	TELEPHONE RISER BOX
ASPH	ASPHALT	DIP	DUCTILE IRON PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PRM	PERMANENT REFERENCE MONUMENT	TOE	TOE OF SLOPE
BFP	BACK FLOW PREVENTER	EP	EDGE OF PAVEMENT	HWF	HOG WIRE FENCE	P.B.	PLAT BOOK	TOB	TOP OF BANK/BERM
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	EOW	EDGE OF WATER	H/D	HYDRANT	(P)	PLAT DATA	T.O.N.	TOP OF NUT
CATV □	CABLE RISER	EB □	ELECTRIC BOX	INV	INVERT	P.O.B.	POINT OF BEGINNING	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
(C)	CALCULATED	EHH	ELECTRIC HAND HOLE (EHH)	IP	IRON PIPE	P.O.C.	POINT OF COMMENCEMENT	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
▥	CATCH BASIN	EM	ELECTRIC METER	IR	IRON ROD	P.C.C.	POINT OF COMPOUND CURVE	TWP	TOWNSHIP
℄	CENTERLINE	ELEC PANEL	ELECTRICAL PANEL	IR/C	IRON ROD AND CAP	P.C.	POINT OF CURVATURE	(T)	TRAFFIC HAND HOLE
CCR	CERTIFIED CORNER RECORD	EL./ELEV.	ELEVATION		IRRIGATION CONTROL VALVE	P.T.	POINT OF TANGENCY	TSCB	TRAFFIC SIGNAL CONTROL BOX
CLF	CHAIN LINK FENCE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L	LENGTH	P.O.T.	POINT OF TERMINUS	TYP	TYPICAL
CHD.	CHORD	F.O.	FIBER OPTIC		LIGHT POST	PVC	POLYVINYL CHLORIDE	U.E.	UTILITY EASEMENT
CO O	CLEAN OUT	FOHH	FIBER OPTIC HAND HOLE	MAG/D	MAG NAIL MAG BRAND NAIL	PLS	PROFESSIONAL LAND SURVEYOR	SS	UNDERGROUND SANITARY
COMM RISER □	COMMUNICATION RISER		FIBER OPTIC MARKER		MAILBOX	R	RADIUS	DRN	UNDERGROUND STORM
CONC	CONCRETE	FIBER RISER □	FIBER OPTIC RISER	MHWL	MEAN HIGH WATER LINE	RGE	RANGE	UNK	UNKNOWN
	CONCRETE LIGHT POST	(M)	FIELD MEASURED		METAL LIGHT POST	RTK	REAL TIME KINEMATIC	DRN (HH)	UNKNOWN HAND HOLE
CM	CONCRETE MONUMENT	F.F.E.	FINISHED FLOOR ELEVATION		METAL POWER POLE	RWV	RECLAIMED WATER VALVE	RISER BOX □	UNKNOWN RISER BOX
CPP	CONCRETE POWER POLE (CPP)	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MON	MONUMENT	RLS	REGISTERED LAND SURVEYOR	(U)	UNKNOWN TYPE MANHOLE
	CONCRETE POWER POLE W/STREET LIGHT	FPL	FLORIDA POWER AND LIGHT	N/D	NON DESCRIPT NAIL AND DISK	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
	CONCRETE SIGNAL LIGHT POLE	FT	FOOT	N.R.	NON-RADIAL	R/W	RIGHT-OF-WAY	W	WATER SERVICE METER (WM)
CMP	CORRUGATED METAL PIPE	FM	FORCE MAIN	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	R/C	ROD AND CAP	WV	WATER VALVE (WV)
	CURB INLET	FND	FOUND	No.	NUMBER	(S)	SANITARY MANHOLE	(W)	WELL
	DECORATIVE LIGHT POST	(F)	FPL MANHOLE	O.R.B.	OFFICIAL RECORDS BOOK	SV	SANITARY VALVE	WF	WOOD FENCE
(D)	DEED	SQ FT.	SQUARE FEET	OHW	OVER HEAD WIRES	SEC	SECTION		WOOD POLE STREET LIGHT
D.B.	DEED BOOK	GAS	GAS VALVE	PG	PAGE		PROPERTY CORNER		WOOD POWER POLE
		GIS	GEOGRAPHIC INFORMATION SYSTEMS	PCN	PARCEL CONTROL NUMBER		RIGHT-OF-WAY CONTROL		
		GND	GROUND	PK NAIL	PARKER-KALON NAIL	STA	SIGN STATION		

LEGAL DESCRIPTION:

THE NORTH 22 FEET OF LOT 3 AND ALL OF LOT'S 6, 7 AND 10, BLOCK 7 SECTION TWO ST.LUCIE ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 0.608 ACRES, MORE OR LESS.

ADDRESS: 516 SE ALAMANDA WAY, STUART, FL 34996, USA

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JANUARY 9, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 24, 2025.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 3466, PAGE 319, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. MATTERS OF RECORD HEREON ARE SHOWN IN REFERENCE TO THAT TITLE COMMITMENT POLICY PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, AND ISSUED BY TWOHEY AND SHANKMAN, P.A., HAVING A POLICY NUMBER OF 021–7095398, DATED NOVEMBER 1, 2024 AT 8:33 AM.
5. PARCEL(S) CONTAIN A TOTAL OF 0.608 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS, WITH A PRECISION OF ±0.05 FEET.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0153H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

SCHEDULE B-II ITEMS

TITLE COMMITMENT ISSUED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY # O21-7095398
COMMITMENT DATE: NOVEMBER 1, 2024, AT 8:33 AM

1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
   NONE FOUND.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT RECORDED IN THE PUBLIC RECORDS.
   NONE FOUND.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: AN ADVERSE OWNERSHIP CLAIMED BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 195, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. ALL MATTERS CONTAINED ON THE PLAT OF SECTION 2, ST. LUCIE ESTATES, AS RECORDED IN PLAT BOOK 11, PAGE(S) 22, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY; SHOWN HEREON.
9. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED AUGUST 14, 1946, UNDER DEED BOOK 35, PAGE 387; DEED BOOK 37, PAGE 43, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S..
   INSTRUMENTS OF RECORD DESCRIBED LAND(S) MAKING UP THE ENTIRETY OF THE SUBJECT PROPERTY; HOWEVER, NO RESERVATIONS AFFECT THE SUBJECT PROPERTY. RESERVATIONS FOR OIL AND MINERAL RIGHTS HAVE BEEN RELEASED, AS NOTED. WITH THE CONVEYANCE OF THE LAND IN THESE INSTRUMENTS, RESERVATIONS ARE HELD FOR ANY LAND LYING ONE HUNDRED FEET TO EITHER SIDE OF CENTERLINES OF STATE ROADS; ROADS PLATTED AT THE TIME OF CONVEYANCE WERE DEDICATED TO THE PUBLIC, NOT THE STATE.
10. SEWER IMPROVEMENT CHARGE INSTALLMENT PAYMENT AND VOLUNTARY ANNEXATION AGREEMENT RECORDED OCTOBER 28, 2024, IN O.R. BOOK 3456, PAGE 822, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

Michael T Owen Digitally signed by Michael T Owen Date: 2025.05.06 11:43:58 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

REV.	DATE	DESCRIPTION	BY	CHK.

EDC — A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

CRAIG BISSET

516 SE ALAMANDA WAY

SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FL

TITLE

BOUNDARY SURVEY

DATE	SCALE
2025.05.02	AS SHOWN

DRAWN BY	FIELD CREW	CHECKED BY
RKC	MJM/VL	SPT

SHEET	L.B. AUTHORIZATION No.
SHEET 1 OF 1	LB 8267

DRAWING No. **24-367** REV.

FILE LOCATION: Z:\EDC-2024\24-367 - BISSET - 516 SE ALAMANDA WAY\SURVEY\DWG - PDF\DWG\24-367 PLAT BNDY.DWG, 2025.05.02, 4:53 PM

AMERICAN LAND TITLE ASSOCIATION

OWNER'S POLICY OF TITLE INSURANCE

(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   - **a.** a defect in the Title caused by:
     - **i.** forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
     - **ii.** the failure of a person or Entity to have authorized a transfer or conveyance;
     - **iii.** a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
     - **iv.** a failure to perform those acts necessary to create a document by electronic means authorized by law;
     - **v.** a document executed under a falsified, expired, or otherwise invalid power of attorney;
     - **vi.** a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
     - **vii.** a defective judicial or administrative proceeding; or
     - **viii.** the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
   - **b.** the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   - **c.** the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

continued on next page

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, FL 33607
(612) 371-1111

By C Monroe *President*

Attest David Wold *Secretary*

SERIAL O21 - 7095398

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Office File Number:	**Issuing Office's ALTA® Registry ID:**	**Issuing Agent:**
ELN Advisory	**1172481**	**Twohey & Shankman, P.A.**

Property Address:
516 SE Alamanda Way, Stuart, FL 34996

Issuing Office:
22173

SCHEDULE A

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607

Policy Number.: **O21-7095398**

Date of Policy: **11/01/2024** **08:33 a .m.**

Amount of Insurance: $ **470,000.00**

1. The Insured is:
   Alamanda Partners LLC, a Florida limited liability company

2. The estate or interest in the Land insured by this policy is: **Fee Simple**
3. The Title is vested in:
   Alamanda Partners LLC, a Florida limited liability company

4. The Land is described as follows:

   The North 22 feet of Lot 3 and all of Lots 6, 7 and 10, Block 7, SECTION TWO ST. LUCIE ESTATES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 11, Page 22, of the Public Records of Palm Beach (now Martin) County, Florida.

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

Twohey & Shankman, P.A.	**22173**	
ISSUING AGENT	AGENT NO.	AGENT'S SIGNATURE

3778 SE Ocean Blvd.	**Stuart**	**, Florida**	**34996**
MAILING ADDRESS	CITY	STATE	ZIP

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Policy Number: **O21-7095398**

SCHEDULE B
EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year **2024** and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
8. All matters contained on the Plat of Section Two, St. Lucie Estates, as recorded in Plat Book 11, Page(s) 22. Public Records of Palm Beach (now Martin) County, Florida.
9. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded August 14, 1946, under Deed Book 35, Page 387; Deed Book 37, Page 43, Public Records of Martin County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S.
10. Sewer Improvement Charge Installment Payment and Voluntary Annexation Agreement recorded October 28, 2024, in O.R. Book 3465, Page 822, Public Records of Martin County, Florida.

NOTE: Standard exceptions 2, 3, 4, and 5 are hereby deleted, except that no coverage is afforded the insured due to fence encroachment at northwest corner int Lot 9, or at southwest corner into road right-of-way or setback violations, if any of CBS building and shed on west side as shown on that certain survey of Stephen J Brown, Inc. Dated 10/24/2024 Under Job NO. # 3275-2408-01

NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

April 25, 2025

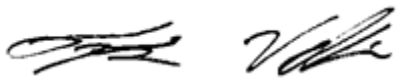
Mr. Kristopher McCrain
Principal Planner
City of Stuart
Via email

RE: Alamanda Partners – Plat Review PRM Inspection
City of Stuart Project #Z25020002

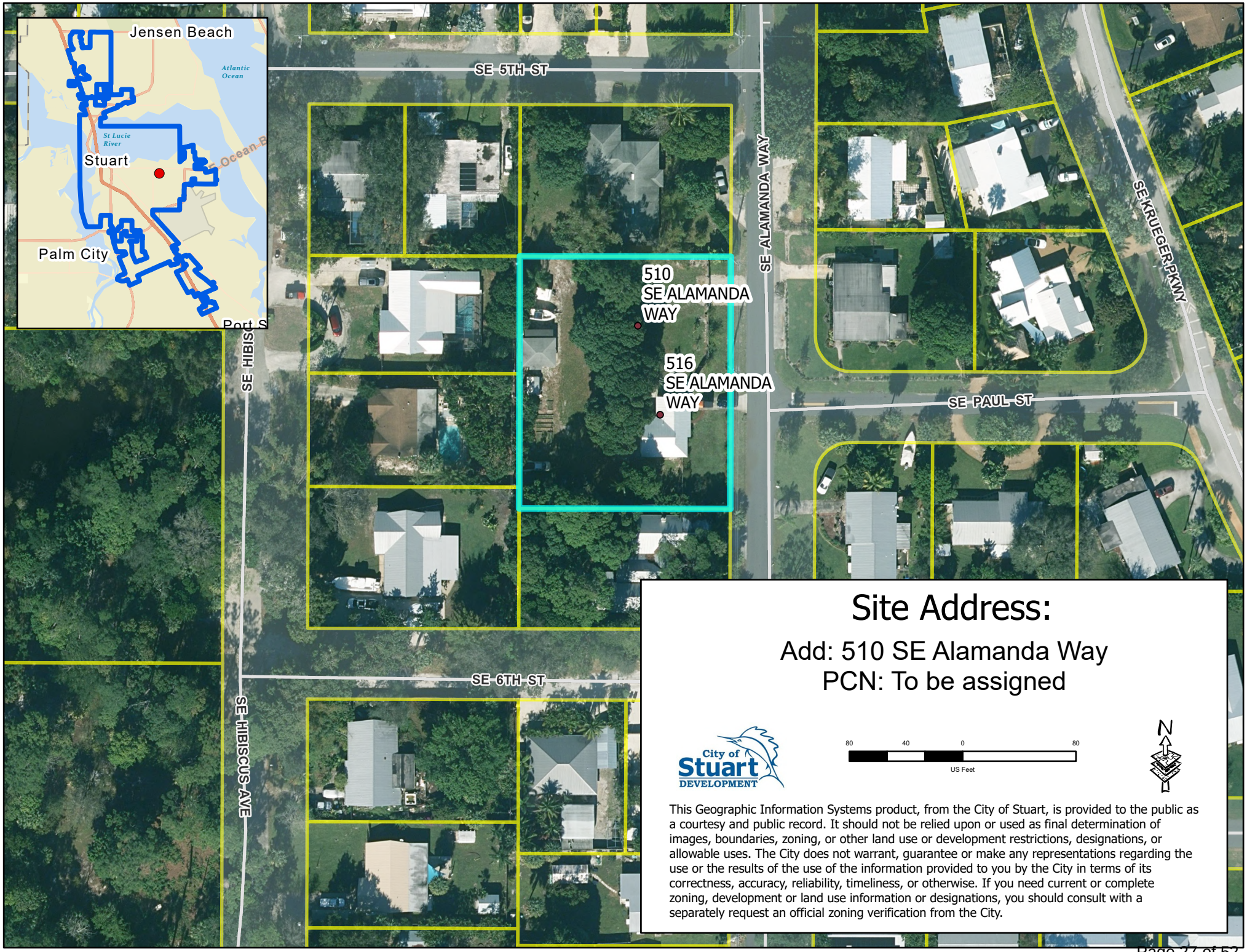
Dear Mr. McCrain:

The plat of Alamanda Partners has passed the PRM inspection after 2 reviews. All other review items remain outstanding.

Reviewed By:



Frank Veldhuis
For NorthStar Geomatics, Inc.



Site Address:

Add: 510 SE Alamanda Way
PCN: To be assigned

City of Stuart DEVELOPMENT

80 40 0 80
US Feet

N

This Geographic Information Systems product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as final determination of images, boundaries, zoning, or other land use or development restrictions, designations, or allowable uses. The City does not warrant, guarantee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a separately request an official zoning verification from the City.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Joseph Tumminelli

Title of Item:
CHILDREN SERVICES COUNCIL OF MARTIN COUNTY-YOUTH CRIME PREVENTION / INTERVENTION PROGRAM (RC);

RESOLUTION No. 60-2025 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN APPLICATION TO THE CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR THE YOUTH CRIME PREVENTION/INTERVENTION PROGRAM COUNSELOR FOR FISCAL YEAR 2026; AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE CHILDREN'S SERVICES COUNCIL GRANT IF APPROVED; AUTHORIZING THE EXECUTION OF CONTRACTS BETWEEN THE CITY OF STUART AND CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Youth Crime Prevention/Intervention Program for the Stuart Police Department

Funding Source:
Children Services Council of Martin County and General Fund

Recommended Action:
Approval of the Grant for this Program

ATTACHMENTS:
1. 60-2025 Grant Application for Children Services Council of Martin County- Youth Crime Prevention Intervention Program

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 60-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN APPLICATION TO THE CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR THE YOUTH CRIME PREVENTION/INTERVENTION PROGRAM COUNSELOR FOR FISCAL YEAR 2026; AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE CHILDREN'S SERVICES COUNCIL GRANT IF APPROVED; AUTHORIZING THE EXECUTION OF CONTRACTS BETWEEN THE CITY OF STUART AND CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart, Florida is committed to providing quality crime prevention and intervention programming for youth; and

WHEREAS, the Children's Services Council of Martin County is an independent special district, created in 1988 and reauthorized in 2014 to provide a dedicated funding source for local children's programs; and

WHEREAS, the City of Stuart, Florida has been awarded a consecutive grant for the Youth Crime Prevention/Intervention Program since 2003; and

WHEREAS, the City of Stuart's Police Department is the lead grant administrator and is subject to accept a grant from the Children's Services Council in the amount of $56,488.00 for Fiscal Year 2026 for the Youth Crime Prevention/Intervention Program operating at the 10th Street Community Center.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA THAT:

SECTION 1: The City Commission of the City of Stuart, Florida authorizes a formal grant application to the Children's Services Council of Martin County (CSCMC) for the Youth Crime Prevention/Intervention Program for FY 2026, a collaboration with the Stuart Police Department. The City Commission further authorizes the Police Department to execute contracts with CSCMC necessary for the administration of grant award funds and services rendered thereby.

SECTION 2: Upon grant approval through the CSCMC, the City expects to manage a total grant award of $56,488.00. This includes subsidized salary for the Youth Crime Prevention/Intervention Program Counselor administrated by the Stuart Police Department.

SECTION 3: The City Commission also authorizes the Police Department to accept up to 10% in additional grant funding if awarded by the CSCMC Board of Directors, and apply and expend any additional emergency funding, if needed. The police Department will serve as lead administrator and operator for the grant.

SECTION 4: The City Commission authorizes the Mayor, City Clerk and any other designated City Official to execute the necessary documents, after review and approval of the City Attorney as to form.

SECTION 5: This resolution shall take effect upon adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
SEAN REED, COMMISSIONER				

ADOPTED this ___day of _____2025.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Michael Mortell

Title of Item:
NON-EXCLUSIVE LICENSE AGREEMENT WITH HELL GATE SEA DRAGONS, INC. (RC):

RESOLUTION No. 53-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE CITY OF STUART AND HELL GATE SEA DRAGONS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE USE OF CITY PROPERTY LOCATED AT 400 SW FEDERAL HIGHWAY, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Hell Gate Sea Dragons, Inc., a Florida not-for-profit corporation, seeks a License Agreement with the City of Stuart for the use of property located at 400 SW Federal Highway, permitting it to park two (2) boat trailers which contain three (3) dragon boats. This would be a non-exclusive use of the deck outside the main building, and use of the facility for their meetings and gatherings. The structure is restricted by a Florida Recreation Development Assistance Program (FRDAP) grant and can not be leased for commercial activity. Further, the facility must be utilized for a purpose that serves as an axiliary use to the recreational facilities at the park because the improvements were paid for with the FRDAP grant.

Allowing the rowing club to have a non-exclusive right to use the facilities is consistent with the FRDAP grant and will provide additional recreational activities at the park. The Sea Dragons have agreed to improve the deck outside the building during the term of the agreement.

Funding Source:
Not applicable

Recommended Action:
Approve Resolution 53-2025, granting a Non-Exclusive License Agreement with Hell Gate Sea Dragons, Inc.

ATTACHMENTS:
1. R53-2025 License Agmt Hell Gate Sea Dragons Inc
2. R53-2025 Hell Gate Sea Dragons Info

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 53-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO ENTER A LICENSE AGREEMENT BETWEEN THE CITY OF STUART AND HELL GATE SEA DRAGONS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE USE OF CITY PROPERTY LOCATED AT 400 SW FEDERAL HIGHWAY, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City owns the real property located at 400 SW Federal Highway in the City of Stuart, which is also known as Shepard's Park; and

WHEREAS, the City enhanced Shepard's Park, the boat ramp, the sea wall and the trailer parking area with funding from a Florida Recreation Development Assistance Program ("FRDAP") grant awarded by the Florida Department of Environmental Protection. Pursuant to the terms of the FRDAP grant, the property can not be used for commercial purposes and must be dedicated to a use that is ancillary to the recreational activities; and

WHEREAS, Hell Gate Sea Dragons, Inc. is a rowing club that qualifies as an ancillary use related to the recreational facility; and

WHEREAS, Hell Gate Sea Dragons, Inc., a Florida not for profit corporation, seeks a License Agreement with the City of Stuart permitting it to park two (2) boat trailers which contain three (3) dragon boats, non-exclusive use of the deck outside of the main building, and use of the main building for board meetings of the Club; and

WHEREAS, the City Commission finds that it is in the best interest and benefit to the City of Stuart to enter into a License Agreement with Hell Gate Sea Dragons, Inc., a Florida not for profit corporation, authorizing it to use the City property located at 400 SW Federal Highway, Stuart, Florida, also known as Shepard's Park to store their trailers and hold their meetings and gatherings as more specifically described in a License Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, that:

SECTION 1: The City Manager is hereby authorized and directed to execute a License Agreement between the City of Stuart and Hell Gate Sea Dragons, Inc. Prior to execution, the License Agreement shall be reviewed and approved by the City Attorney.

SECTION 2: This resolution shall take effect upon adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
SEAN REED, COMMISSIONER				

ADOPTED this 27th day of May, 2025.

ATTEST:

_____	_____
MARY R. KINDEL, MMC	CAMPBELL RICH
CITY CLERK	MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

Cavo, Ryanne

From: Robert Wolfort <rjwwoo@gmail.com>
Sent: Tuesday, January 7, 2025 3:37 PM
To: Mortell, Michael
Cc: Cavo, Ryanne
Subject: Hell Gate Sea Dragons (Dragon Boat Paddle Club)

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Thanks Michael for meeting with me at Shepard's Park to look over the building and site. After a visual review and exchanging ideas , I believe this location would definitely benefit the club HGSD as a long term home for training and developing future community teams.

Parking two boat trailers just south of the deck adjacent to the building.
Both boat trailers: The first, 31' boat trailer will have one 20 person dragon boat. The second 26' boat trailer will have two 10 person dragon boats.
Both trailers will be locked and secured on site and the HGSD club will be responsible for the site location maintenance and any needed upgrades. All equipment will be HGSD responsibility.

We also requested the use of the deck that's attached to the south side of the building. We agreed it would be utilized for club events, however the deck is linked to the building exits. Due to the configuration of the deck it will not be exclusive only for HGSD, it will be considered a common space. The building has three doors that exit onto the deck as an exit that will be utilized by the building occupants when needed. In exchange for the usage of the deck for the HGSD club the club will also be responsible for maintenance and any needed upgrades to the deck.

We also spoke about maybe a space inside the building for board meetings in the future. HGSD schudals a board meeting every other month for the club. Of course this was an idea pending the configuration of the inside office space for the future.

Regular operation for HGSD: Monday evenings 6:15 to 7:30pm, Wednesday off site, Saturday mornings, 7:15 to 830am. Additional days and times during the week may be posted as a special event, and should not conflict with the operation of the city building.

Bob Wolfort
HGSD
Coach and Board Member

HELL GATE

SEA DRAGONS

DRAGON BOAT CLUB

Invites Breast Cancer Survivors and Supporters - Men & Women, to Paddle with us on the Beautiful Waterways of Martin, St. Lucie and Palm Beach Counties.

Contact us at **772.497.5093**

Hell Gate Sea Dragons was formed to promote participation and inclusiveness in dragon boating, by creating opportunity for all members to compete at all levels in the sport. We aim to educate, train and encourage all members, while focusing on Breast Cancer Survivors and their supporters. The meaning behind Hell Gate Sea Dragons: Hell Gate is not only a narrow water marker to be navigated in Martin County, but for Breast Cancer Survivors on the team, it symbolizes the movement from diagnosis to post cancer treatments.
Our club is the first Dragon Boat Team in Martin County. We encompass the geographic area of Martin, St. Lucie and Palm Beach Counties to benefit survivors, their caregivers and supporters, by helping them navigate in open waters to become one.

Call Us For 3 FREE INTRODUCTORY LESSONS

Visit us on the web: **hellgateseadragons.org**
or on Facebook: **Hell Gate Sea Dragons**

Detail by Entity Name

Florida Not For Profit Corporation
HELL GATE SEA DRAGONS, INC

Filing Information

Document Number	N19000001185
FEI/EIN Number	83-3480869
Date Filed	01/29/2019
Effective Date	01/24/2019
State	FL
Status	ACTIVE

Principal Address

1820 NE JENSEN BEACH BLVD
#590
JENSEN BEACH, FL 34957

Mailing Address

1820 NE JENSEN BEACH BLVD
#590
JENSEN BEACH, FL 34957

Registered Agent Name & Address

WOODWARD, KELLEY, FULTON & KAPLAN
2400 SE Federal Hwy
Suite 200
STUART, FL 34994

Address Changed: 01/19/2024

Officer/Director Detail

Name & Address

Title P,D

WOLFORT, DIANE
1820 NE JENSEN BEACH BLVD #590
JENSEN BEACH, FL 34957

Title VP,D

ST. PIERRE, JAMES A
1820 NE JENSEN BEACH BLVD #590
JENSEN BEACH, FL 34957

Title T, D

St. Pierre, LISA B
1820 NE JENSEN BEACH BLVD
JENSEN BEACH, FL 34957

Title S, D

Capobianco, Lynda
1394 NE White Pine Terrace
Ocean Breeze, FL 34957

Annual Reports

Report Year	Filed Date
2024	01/19/2024
2025	01/27/2025
2025	03/18/2025

Document Images

03/18/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
01/27/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2024 -- ANNUAL REPORT	View image in PDF format
02/14/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- Domestic Non-Profit	View image in PDF format

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Lee Baggett

Title of Item:
APPOINTMENT OF RUTH HOLMES AS ENVIRONMENTAL ATTORNEY AND AUTHORIZATION OF EMPLOYMENT CONTRACT (RC):

RESOLUTION No. 54-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE APPOINTMENT OF RUTH HOLMES AS ENVIRONMENTAL ATTORNEY AND AUTHORIZING AN EMPLOYMENT CONTRACT WITH THE ENVIRONMENTAL ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The Environmental Attorney position was created by the City Commission to work directly for the City Commission. The City Commission has duly posted and advertised, screened and interviewed candidates for the position of Environmental Attorney for the City. On May 12, 2025, the City Commission selected Ruth Holmes as the Environmental Attorney and directed the City Attorney to negotiate a suitable contract for consideration by the City Commission.

The City Attorney, Lee J. Baggett, Esq. has negotiated a suitable contract with the Environmental Attorney, Ruth Holmes.

Funding Source:
Negotiated amount

Recommended Action:
Approve Resolution 54-2025.

ATTACHMENTS:
1. R54-2025 Confirming Appointment of Ruth Holmes as Environmental Atty and Adopting an Employment Contract

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 54-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE APPOINTMENT OF RUTH HOLMES AS ENVIRONMENTAL ATTORNEY AND AUTHORIZING AN EMPLOYMENT CONTRACT WITH THE ENVIRONMENTAL ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Environmental Attorney position was created by the City Commission to work directly for the City Commission; and

WHEREAS, the City Commission has duly posted and advertised, screened and interviewed candidates for the position of Environmental Attorney for the City; and

WHEREAS, on May 12, 2025, the City Commission selected Ruth Holmes as the Environmental Attorney and directed the City Attorney to negotiate a suitable contract for consideration by the City Commission.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS FOLLOWS:

SECTION 1: The precatory language recited above is confirmed and adopted herein as if set forth below.

SECTION 2: The City Commission hereby appoints Ruth Holmes as Environmental Attorney for an indefinite period, subject to that certain Employment Contract approved and authorized by the City Commission, and attached hereto and made a part hereof.

SECTION 3: This resolution shall take effect immediately upon adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
SEAN REED, COMMISSIONER				

ADOPTED this 27th day of May, 2025.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Susej Meleqi

Title of Item:
CRB APPOINTMENT OF WILLIAM LAUGHLIN (RC):

RESOLUTION No. 58-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A COMMUNITY REDEVELOPMENT BOARD MEMBER, FULFILLING THE VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
A vacancy exits on the Community Redevelopment Board (CRB) due to the resignation of Mr. Frank McChrystal. Commissioner Christopher Collins, serving as the Commission's liaison for this vacancy, recommends the appointment of Mr. William Laughlin to fill the position.

Per Division 4 Sec. 2-107. (a) *Number.* The CRB shall consist of seven members. Each city commissioner shall appoint a single member to the CRB. The two remaining CRB members shall be selected by the majority vote of the city commission. Appointments shall be ratified by the Commission as a whole.

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 58-2025

ATTACHMENTS:
1. R58-2025 CRB Advisory Board Member Ratification; Will Laughlin
2. R58-2025 CRB Advisory Board Member Ratification; Attach A - Will Laughlin

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 58-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A COMMUNITY REDEVELOPMENT BOARD MEMBER, FULFILLING THE VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * * *

WHEREAS, appointments to membership on standing City boards shall be made by the City Commission. Each Commissioner shall select an appointment for each board, which is ratified by the Commission as a whole; and

WHEREAS, the Community Redevelopment Board (CRB) has a total of seven (7) board members; two of which shall be selected by the majority vote of the Stuart City Commission. One vacant position exists on the CRB for Commissioner appointment, for the remaining 2025 term, present through December 31, 2025; and

WHEREAS, Commissioner liaison, Christopher Collins, recommends Mr. William Laughlin as his CRB appointment; application is attached hereto as **Attachment A**.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The City Commission hereby appoints William Laughlin to the CRB position.

SECTION 2: The City Clerk shall notify and provide the appointee information regarding the current provisions of the Florida Government-in-the-Sunshine and Code of Ethics for Public Officers and employees statute laws.

SECTION 3: This Resolution shall take effect upon its adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
SEAN REED, COMMISSIONER				

ADOPTED this ___ day of _____, 2025.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

ATTACHMENT A

Advisory Board Application

Advisory Board Application

The City of Stuart recognizes that citizen participation is vital to a customer-oriented government. The City also recognizes the unique contributions made by volunteers and encourages involvement in the policy-making process through service as an Advisory Board Member.

Date	1/11/2025
Full Name	WILLIAM M. LAUGHLIN
Home Phone	7722874676
Cell Phone	772287467612/
E-Mail	snddk@yahoo.com
Home Address, City, Zip	950 S. Kanner Hwy. C-23
How Long? Years & Months.	24 years and 1 month
Current Employer/Occupation	Self/Financial Management
Business Address	950 S. Kanner Hwy. C-23
Brief Summary of Education & Work Experience. (Please attach a resume if available.)	BA, Secondary Education, History Major, Biology Minor. 13 years of experience as an educator, 10+ years of experience in financial management.
If applicable, attach resume here.	Resume 2025.docx
Membership in Community Organizations or Professional Groups	Currently none

ATTACHMENT A

List Former Advisory Board(s) Affiliations	None
Why do you wish to serve on the board(s) indicated?	My appreciation for the City of Stuart.
Are you currently a registered voter in Martin County?	Yes
Are you part of a protected class that requires your personal information be redacted from public view?	No

(Section Break)

The following criteria will be verified by the City upon appointment

1. Members must be current residents of the city of Stuart or be property owners of real estate within the City limits.
2. Members shall be over the age of 18.
3. Member shall be appointed to fill specific one-year terms of board membership.
4. Not been convicted of a felony.

Do you meet all the requirements above?	Yes
Please identify by placing a check mark on the board(s) of your choice:	Community Redevelopment Board

The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)

Please select which applies to you:

Gender	Male

ATTACHMENT A

Race	Caucasian
Disability	Not Known

NOTE:

Board Members that belong to the Community Redevelopment Board (CRB), and Local Planning Agency (LPA) are required to complete an annual Financial Disclosure Form reporting to Florida Commission on Ethics. In addition, a background check will be processed prior to final appointment.

OTHER

APPLICATIONS WILL REMAIN ACTIVE FOR ONE YEAR FROM DATE OF RECEIPT.

MEMBERS WILL BE NOTIFIED WITHIN 5 BUSINESS DAYS OF APPOINTMENT.

Applications may be submitted via e-mail, regular mail, or in person:

City of Stuart, Attention: City Clerk's Office
121 SW Flagler Avenue, Stuart, FL 34994
Phone: (772) 288-5304
Website: www.stuartfl.gov

Email not displaying correctly? View it in your browser.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Lee Baggett

Title of Item:
DISCUSSION REGARDING CITY ACTION PERTAINING TO THE HOMELESS

Summary Explanation/Background Information on Agenda Request:
Recently, Commissioner Giobbi has had communications related to the homeless with Michelle Miller, Director of Human Services at Martin County. Commissioner Giobbi would like to discuss a potential collaboration with Martin County to address issues pertaining to the homeless within the City.

Funding Source:
N/A

Recommended Action:
Provide direction to Staff regarding issues discussed.

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Michael Mortell

Title of Item:
LOCAL GOVERNMENT HALF CENT SALES TAX

Summary Explanation/Background Information on Agenda Request:
In November a Countywide referendum passed that authorized a one half cent sales tax to be collected in Martin County. Martin County is utilizing the funds to acquire land that can be placed into conservation or maintained as preservation. Because the City of Stuart is limited to the geographic borders of the City, it can not expend funds on Western lands. The City is not restricted to the language of the County Referendum but historically, the City used these funds to enhance environmental initiatives.
Staff is seeking direction from the City Commission regarding the utilization of these funds. There are several storm water initiatives that could be pursued, a City wide tree program has been suggested, enhancements to recreational activities as well as dedicating funds to be utilized for the environmental attorney and other initiatives.

Funding Source:
1/2 Cent sales tax generated from referendum

Recommended Action:
Provide direction to staff

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 5/27/2025 **Prepared by:** Lee Baggett

Title of Item:
LIVE LOCAL ACT DISCUSSION

Summary Explanation/Background Information on Agenda Request:
Commissioner Giobbi has requested a discussion on the recent legislation affecting local governments, including amendments to the Live Local Act, and the possibility of spearheading a coalition of small cities and towns in the State of Florida that have been affected by the recent legislation passed in Tallahassee.

Funding Source:
N/A

Recommended Action:
Provide direction to staff regarding issues discussed.

ATTACHMENTS: