City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
SEPTEMBER 14, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Merritt Matheson
Commissioner Sean Reed
Commissioner Campbell Rich

ADMINISTRATIVE

Interim City Manager, Jim Chrulski
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 - THE NATIONAL ANTHEM BY REVEREND DR. DEBORAH ALLEN

PROCLAMATIONS

2. PATRIOT DAY & DAY OF SERVICE REMEMBRANCE - SEPTEMBER 11, 2026

3. HUNGER ACTION MONTH - SEPTEMBER 2026

4. HISPANIC HERITAGE MONTH — SEPTEMBER 15 – OCTOBER 15, 2026

PRESENTATIONS

5. SEPTEMBER SERVICE AWARDS

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT CALENDAR

6. APPROVAL OF 08/17/2026 SCM MINUTES AND 8/24/2026 CCM MINUTES (RC)

7. DECLARATION OF 2026 ELECTION RESULTS (RC):

RESOLUTION No. 74-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE RESULTS OF THE 2026 REGULAR PRIMARY MUNICIPAL ELECTION FOR THE CITY COMMISSION GROUP II AND GROUP IV; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

8. DEED OF DEDICATION - 300 SW DIXIE HWY - T2A HOLDINGS (RC):

RESOLUTION No. 53-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM T2A HOLDINGS LLC FOR RIGHT-OF-WAY AND SIDEWALK PURPOSES ALONG SW DIXIE HIGHWAY; PROVIDING FOR PARKING RELIEF AND ZONING AND LAND USE CALCULATION CREDIT, AND A TEMPORARY CONSTRUCTION LICENSE; AUTHORIZING EXECUTION AND RECORDATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. DEED OF DEDICATION - 310 SW DIXIE HWY - MISHERDAN LLP (RC):

RESOLUTION No. 54-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM MISHERDAN LLP FOR RIGHT-OF-WAY AND SIDEWALK PURPOSES ALONG SW

DIXIE HIGHWAY; PROVIDING FOR PARKING RELIEF AND ZONING AND LAND USE CALCULATION CREDIT, AND A TEMPORARY CONSTRUCTION LICENSE; AUTHORIZING EXECUTION AND RECORDATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

10. AMENDMENT OF THE ROAD CLOSURE FOR THE 53RD ANNUAL STUART BOAT SHOW (2027) (RC):

RESOLUTION No. 58-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING RESOLUTION NO. 44-2026 TO REVISE THE ROAD CLOSURE FOR THE 53rd ANNUAL STUART BOAT SHOW; AUTHORIZING A TEMPORARY ROAD CLOSURE FROM 5:30 A.M. ON MONDAY, JANUARY 11, 2027, THROUGH 11:59 P.M. ON MONDAY, JANUARY 18, 2027, ALONG NW DIXIE HIGHWAY (FORMERLY SR 707) FROM SW ALBANY AVENUE SOUTH OF THE OLD ROOSEVELT BRIDGE TO NW POINSETTIA STREET TO INCLUDE THE FEC RAILROAD CROSSING OFF NW FERN STREET AND NW DIXIE HIGHWAY, NORTH OF THE ST. LUCIE RIVER DRAW BRIDGE, SUBJECT TO FLORIDA DEPARTMENT OF TRANSPORTATION APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

11. RATIFICATION OF LPA ADVISORY BOARD MEMBER (RC):

RESOLUTION No. 73-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A LOCAL PLANNING AGENCY BOARD MEMBER, FULFILLING VACANCIES ON THE BOARD FOR THE 2026 TERM YEAR, EXPIRING ON DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

12. HAZEN & SAWYER CONTRACT FOR SURFACE AND WATER RESOURCES EVALUATION (RC):

RESOLUTION No. 67-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING ENTERING INTO A PROFESSIONAL SERVICES AGREEMENT WITH HAZEN AND SAWYER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. APPENDIX A UPDATE (RC):

RESOLUTION No. 62-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING TYPES, FEES, RATES AND CHARGES AS APPENDIX “A” TO THE CITY CODE OF ORDINANCES, AS PROVIDED AND PERMITTED IN VARIOUS CHAPTERS OF THE CITY’S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS, PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

14. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS (RC): **(ITEM TABLED FROM JUNE 22, 2026)**

ORDINANCE No. 2552-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY’S LAND DEVELOPMENT CODE CHAPTER II – ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, SECTION 2.06.00. – SUPPLEMENTAL USE STANDARDS TO ADD A NEW SECTION

2.06.24. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS AND TO AMEND THE CITY'S CODE OF ORDINANCES CHAPTER 8 – ANIMALS, ARTICLE I. IN GENERAL, SECTION 8.2. – LIVESTOCK PROHIBITED IN THE STUART'S CODE OF ORDINANCES, BY REMOVING CERTAIN PROVISIONS RELATED TO ALLOW BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

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: 9/14/2026 **Prepared by:** Nina Mullin

Title of Item:
ARTS MOMENT - THE NATIONAL ANTHEM BY REVEREND DR. DEBORAH ALLEN

Summary Explanation/Background Information on Agenda Request:
Rev. Dr. Deborah Allen will sing the National Anthem as the September Arts Moment in honor of the 25th Annivarsary of September 11th, 2001 terrorist attacks.

Funding Source:
N/A

Recommended Action:
Enjoy!

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Susej Meleqi

Title of Item:
PATRIOT DAY & DAY OF SERVICE REMEMBRANCE - SEPTEMBER 11, 2026

Summary Explanation/Background Information on Agenda Request:
Patriot Day is observed annually in the United States on September 11 to honor the nearly 3,000 lives lost in the terrorist attacks of September 11, 2001, including those at the World Trade Center, the Pentagon, and on United Flight 93, as well as the brave first responders who sacrificed their lives. This day was officially designated by a joint resolution of Congress in December 2001 and first observed on September 11, 2002. The City of Stuart is proud to proclaim September 11, 2026 as Patriot Day and National Day of Remembrance.

Funding Source:
N/A

Recommended Action:
Issue Proclamation.

ATTACHMENTS:
1. Patriot Day - September

City of Stuart, Florida

Proclamation

PATRIOT DAY AND DAY OF SERVICE REMEMBERANCE
SEPTEMBER 11, 2026

Whereas, on September 11, 2001, the United States suffered a devastating terrorist attack, resulting in the loss of nearly 3,000 innocent lives and forever changing our nation; and

Whereas, we honor the courage and sacrifice of first responders, emergency personnel, and ordinary citizens who acted with extraordinary heroism in the face of unimaginable tragedy; and

Whereas, Patriot Day and the National Day of Service and Remembrance have been designated to commemorate the victims and to promote unity, reflection, and acts of service in their memory; and

Whereas, the City of Stuart encourages all residents to pause in remembrance, reflect on the strength and resilience of our nation, and engage in acts of kindness and community service in tribute to those we lost.

NOW, THEREFORE, I, Eula R. Clarke, Mayor of the City of Stuart, Florida, do hereby proclaim September 11, 2026 as **PATRIOT DAY AND DAY OF SERVICE REMEMBERANCE**. In witness whereof**,** I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 14th day of September, 2026.

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EULA R. CLARKE
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Susej Meleqi

Title of Item:
HUNGER ACTION MONTH - SEPTEMBER 2026

Summary Explanation/Background Information on Agenda Request:
Treasure Coast Hunger Action Month 2026 will take place throughout September as part of the national campaign led by Feeding America to raise awareness and inspire action against food insecurity. The Treasure Coast Food Bank will host several community-wide events to encourage participation and support. The month begins with Go Orange Day on September 1, when residents, schools, businesses, and organizations are encouraged to wear orange. The color of hunger relief to bring visibility to the cause. Treasure Coast Food Bank, coordinated Hunger Action Day® on September 29, 2026

Funding Source:
N/A

Recommended Action:
Issue Proclamation.

ATTACHMENTS:
1. Hunger Action Month - September

City of Stuart, Florida

Proclamation

HUNGER ACTION MONTH
SEPTEMBER 2026

Whereas, hunger and poverty remain issues of grave concern in the United States, the State of Florida, and on the Treasure Coast, with 250,000 children, adults, seniors, and veterans experiencing food insecurity on a weekly basis; and

Whereas, the City of Stuart is committed to taking steps to raise awareness about the need to end hunger in every part of our City and to provide additional resources that the citizens of Stuart need; and

Whereas, the City of Stuart is committed to working with the Treasure Coast Food Bank in mobilizing people about the role and importance of food banks and other hunger relief organizations in addressing hunger and bringing attention to the need to devote more resources and attention to hunger issues; and

Whereas, food banks and hunger relief organizations across the country, including the Treasure Coast Food Bank, coordinated Hunger Action Day® on September 29, 2026 and will continue to host numerous events throughout the month of September to shed light on this important issue and encourage involvement in efforts to end hunger in their local community.

NOW, THEREFORE, I, Eula R. Clarke, Mayor of the City of Stuart, Florida, do hereby proclaim September 2026 as **HUNGER ACTION MONTH**. In witness whereof**,** I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 14th day of September, 2026.

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EULA R. CLARKE
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Susej Meleqi

Title of Item:
HISPANIC HERITAGE MONTH — SEPTEMBER 15 – OCTOBER 15, 2026

Summary Explanation/Background Information on Agenda Request:
This Proclamation recognizes September 15 through October 15, 2026, as Hispanic Heritage Month in the City of Stuart and celebrates the histories, cultures, achievements, and contributions of Hispanic and Latino Americans.

Funding Source:
N/A

Recommended Action:
Issue Proclamation.

ATTACHMENTS:
1. Hispanic Heritage Month - September

City of Stuart, Florida

Proclamation

HISPANIC HERITAGE MONTH
SEPTEMBER 15 – OCTOBER 15, 2026

Whereas, Hispanic Heritage Month is celebrated annually from September 15 through October 15 to recognize the rich histories, cultures, traditions, and achievements of Hispanic and Latino Americans; and

Whereas, Hispanic and Latino Americans have made lasting contributions to our nation through their leadership, service, innovation, entrepreneurship, arts, education, and dedication to their communities; and

Whereas, the Hispanic and Latino community strengthens the cultural fabric of the City of Stuart and contributes greatly to its economic growth, diversity, and quality of life; and

Whereas, Hispanic Heritage Month provides an opportunity to celebrate these contributions, honor the generations who came before us, and encourage greater appreciation and understanding among all members of our community.

NOW, THEREFORE, I, Eula R. Clarke, Mayor of the City of Stuart, Florida, do hereby proclaim September 15 – October 15, 2026 as **HISPANIC HERITAGE MONTH**. In witness whereof**,** I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 14th day of September, 2026.

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EULA R. CLARKE
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Diana Miranda-Cave

Title of Item:
SEPTEMBER SERVICE AWARDS

Summary Explanation/Background Information on Agenda Request:
Angel DeLeon, Utilities & Engineering, 25 Years

Funding Source:
General Fund

Recommended Action:
Present Award

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 08/17/2026 SCM MINUTES AND 8/24/2026 CCM MINUTES (RC)

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

Funding Source:
N/A

Recommended Action:
Approve Minutes.

ATTACHMENTS:
1. 08/24/2026 CCM Minutes
2. 08/17/2026 SCM - Ballfields Referendum & Haney Creek Referendum Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
AUGUST 24, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Sean Reed
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Merritt Matheson
Commissioner Campbell Rich

ADMINISTRATIVE

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

ROLL CALL

5:31 PM

PRESENT: Mayor Reed, Commissioner Clarke, Commissioner Giobbi, Commissioner Matheson, and Commissioner Rich

INVOCATION

Pastor James Harp, Stuart Alliance Church, delivered the Invocation.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. COMMISSIONERS OATH OF OFFICE

Commissioner Clarke, Commissioner Matheson, and Commissioner Rich took their Oath of Office, sworn by the Honorable Judge Jennifer Alcorta Waters.

COMMENTS BY CITY COMMISSIONERS

Commissioner Matheson

- Commented that he is humbled and honored to serve the residents of Stuart, noted a common theme heard from residents was to focus on common goals, treating each

other with respect and civility. Thanked all who voted for him and thanked his wife and family for their support.
- Announced his top priorities, acquiring conservation land with the funding source of Martin County Forever; challenged the City staff, fellow Commissioners, and all residents to support the mission and use tax dollars as the voters intended.

Commissioner Rich

- Congratulated Commissioners Matheson and Clarke on their election victory.
- Commented on the funding available for environmentally protected land and strengthening the stormwater management capacity. Noted with CRA support, we could make downtown more vibrant and strengthen the future and looks forward to progress moving forward.

Commissioner Giobbi

- Congratulated the newly elected and re-elected Commissioners.
- Thanked all of those who did campaign; was disappointed in the overall numbers for voter turnout.

Commissioner Clarke

- Thanked Judge Waters for joining in today and swearing in our new elected officials.
- Congratulated the newly elected and re-elected Commissioners and complimented the Supervisor of Elections Office for their role in our community. Expressed she wants to bring civility to our Commission and to preserve our community.
- Commented on her heritage from Jamaica, and the artist Honorable Robert Nesta Marley's theme moving forward.
- Commented on Jim Chrulski, Community Services Director's nomination for the Good Works Award with Stuart Magazine and encouraged all to vote.
- Commented that during her campaign, she received a message regarding Mr. Ryan Carter who helped a woman that fell in a parking lot, and she would like to see if the City could recognize Mr. Carter to thank him.
- Commented on the Community pool at Martin County High School, would like to see a future presentation to see how Stuart can assist in supporting the effort.
- Informed that in 1928, a storm killed thousands in the Belle Glade area; the City of Pahokee will honor those killed in that storm. Requested Mike Redstone, Recreation Divison Manager of Community Services, to assist at this event and the Mayor to present a Proclamation at the event. The event is being held on September 16th, 2026 at 10 a.m. at the Port Mayaca Cemetery, 23900 SW Kanner Hwy, Canal Point, Florida, 33438.

Mayor Reed

- Congratulated the newly elected and re-elected Commissioners.
- Supports recognition for Ryan Carter.
- Requested putting public comment before Commission comments. [Commissioner

Clarke and Rich stated the order of the meeting is in the Charter or code.]

APPROVAL OF AGENDA

5:56 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Merritt Matheson
Motion approved unanimously.

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

1. Jimmy Smith - Stuart; Commented on voting for Jim Chrulski, congratulated the Commissioners, and encouraged people to learn about the history of Martin County and to support one another.
2. Kevin Hempel - Stuart; Thanked all who ran for office and commented on campaign sign litter.

COMMENTS BY CITY MANAGER

Michael Giardino, City Manager

- Congratulated the newly elected officials, the staff will continue to work hard.
- Announced for all candidates to pick up their campaign signs.
- Weather affected the City yesterday, asked all to take care of their personal areas as weather can be unpredictable.

Commissioner Clarke acknowledged various dignitaries in the audience.

APPROVAL OF CONSENT CALENDAR

2. APPROVAL OF 08/10/2026 SCM - BUDGET WORKSHOP #1 AND 08/10/2026 CCM MINUTES (RC)

END OF CONSENT CALENDAR

6:04 PM MOTION: Approve.
MOVED BY: Campbell Rich
SECONDED BY: Laura Giobbi
VOTE: 4/1 Motion Passed
YES: Eula Clarke, Campbell Rich, Laura Giobbi, Sean Reed
ABSTAIN: Merritt Matheson

COMMISSION ACTION

3. ACCEPTANCE OF UTILITY EASEMENT AGREEMENT WITH M.C.- AIRPORT OPERATIONS BLDG. (RC):

RESOLUTION No. 59-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING THE CONVEYANCE OF A

UTILITY EASEMENT LOCATED ON COUNTY-OWNED PROPERTY AT MARTIN COUNTY AIRPORT, WITHAM FIELD, TO THE CITY OF STUART TO ALLOW FOR UTILITY RELATED SERVICES TO THE AIRPORT OPERATIONS BUILDING; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney provided a brief explanation of the easement Martin County granted to the City.

PUBLIC COMMENT:

1. Frank McChrystal - Stuart; Commented on the pine trees along the longest runway at the airport inside the City zoning, concerned about airport noise when those trees are gone; hopes Commissioners protect the citizens of the City.

6:08 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.

4. AUTHORIZATION TO SUBMIT GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (RC):

RESOLUTION No. 60-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING SUBMISSION OF GRANT APPLICATION(S) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR WATER QUALITY IMPROVEMENT AND INNOVATION GRANTS THAT WOULD BENEFIT THE ST. LUCIE RIVER, INCLUDING MUCK REDUCTION AND REMOVAL FROM CREEK(S); AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED, FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT APPLICATION DOCUMENTS IF REQUESTED BY THE GRANT PROGRAM; AUTHORIZING CITY STAFF TO EXPEND AWARDED FUNDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioner Giobbi thanked Ruth Holmes, Environmental Attorney, for her attention to the grants.

PUBLIC COMMENT:

1. Joe Gillio - Palm City; Provided environmental work in the past for the City and encouraged the Board to pass this Resolution.

6:13 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.

ORDINANCE SECOND READING

5. 1560 BOONE LLC., MAJOR AMENDMENT TO WINDEMERE POINT

CPUD (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2546- 2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO PHASE 3B OF THE “WINDEMERE POINT” COMMERCIAL PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN TO AUTHORIZE THE DEVELOPMENT OF A 1,995 SQUARE FOOT POPEYE'S RESTAURANT WITH DUAL DRIVE-THROUGH LANES LOCATED AT THE SOUTHEAST CORNER OF N.W. WINDEMERE DRIVE AND NW FEDERAL HIGHWAY; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett provided a brief review and reminded the Board that this was a continuation of the Second Reading and the Development Department provided a presentation.

Commissioners stated their ex parte communications.

City Attorney Baggett swore in seven (7) people; Jodi Kugler, Development Director and Michelle Arbuzow, Planner II of the City of Stuart, Robert Sherman, Applicant Representative, James Tucker, Luke Lambert, Traffic and Mobility, Jeff Anton, P.E. Civil Engineer of Terragone Engineering, Kettie Altenor, Popeye's Manager, and Peter Kunen, City U&E Director.

Michelle Arbuzow's presentation included the public notice information, project location, site plan, landscape, parking, and stormwater drainage.

Robert Sherman, Applicant, read a letter from Mr. Brian Herbert, the original architect for 1961 NW Federal Highway, which stated that the City staff report is consistent with the development codes and site plan guidelines and is in full compliance with the building code as per the date of his letter.

Luke Lambert, Traffic and Mobility and Jeff Anton, P.E. and Civil Engineer, provided information on traffic and compliance.

Discussions included operation hours, ingress/egress, signage, and grease traps. Ms. Altenor, Popeyes Manager, provided information on staffing and grease traps at existing Popeye’s Restaurants in the area. Peter Kunen, U&E Director, stated the City does regulate grease trap cleaning, however, the property is outside the City's service area and Martin County is the regulating entitty.

7:39 PM MOTION: Approve.
7:41 PM AMENDMENT: To include the maintenance of the grease trap to be taken care of every twenty (20) days and business hours of operation to end at 10:30 p.m. 7 days a week.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
VOTE: 3/2 Motion Passed
YES: Merritt Matheson, Eula Clarke, Campbell Rich
NO: Laura Giobbi, Sean Reed

*Clerk's Note: Prior to adjournment, the following motions were made.

DISCUSSION AND DELIBERATION

7:46 PM MOTION: Nominate Commissioner Giobbi to be Vice Mayor of this Commission.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
Motion approved unanimously.

7:47 PM MOTION: The Mayor be forced to resign his position and Commissioner Clarke be appointed to the position to which she is rightfully entitled as Mayor.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/2
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Laura Giobbi, Sean Reed

Mayor Clarke and Commissioner Reed changed seats.

7:54 PM - Vice Mayor Giobbi exited the meeting.

PUBLIC COMMENT:

1. Will Laughlin - Stuart; Commented that the motion exposes the hypocrisy of the past several months.
2. Joe Cooper - Stuart; Commented on the removal of past City Manager without cause. Restoration is a good thing, he supports the motion.
3. Andy Noble - Stuart; This meeting reminds him of a Brightline meeting when there was an overwhelming majority in favor and the Board went against it, and expressed what Commissioner Rich did was under the law and in our right as a community.

Commission discussion.

PUBLIC COMMENT:

4. Katherine Collier - Stuart; Would like to see more professionalism and going backwards is not the best direction. Consider someone with education in City Management.

7:56 PM MOTION: Move that Mike Giardino be removed as City Manager, effective immediately.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/1 8:15 PM
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Sean Reed
ABSENT: Laura Giobbi

8:19 PM MOTION: Appoint Interim City Manager, Jim Chrulski, until the new City Manager can assume the new position.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/1
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Sean Reed
ABSENT: Laura Giobbi

PUBLIC COMMENT:

1. Andy Noble - Stuart; Commented on Mr. Reeds comments disparaging Mr. Mortell.

8:21 PM MOTION: Michael Mortell be reinstated under the terms of his prior contract, contingent upon his acceptance; beginning with negotiations with baseline of Lee Baggett's contract.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/1 8:29 PM
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Sean Reed
ABSENT: Laura Giobbi

ADJOURNMENT

8:29 PM

Mary R. Kindel, City Clerk **Eula R. Clarke, Mayor**

Minutes to be approved at the Regular Commission Meeting this 14th day of September, 2026.

MINUTES

SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
AUGUST 17, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

5:32 PM

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Urged everyone to vote, so their voice is heard.

Commissioner Giobbi

- Thanked all for attending and mirrored what Commissioner Rich stated, encouraged all to go out and vote.

Commissioner Clarke

- Echoed what the Commissioners stated in their comments and encouraged all to go out and vote.

- Announced the Constitution Reading being held at the Blake Library in September, encouraged the residents to participate.

Mayor Reed

- Thanked Flamur Zenelovic, Police Chief, for acting as City Manager.

COMMENTS BY CITY MANAGER

Flamur Zenelovic, Police Chief, as Acting City Manager, did not have comment.

APPROVAL OF AGENDA

5:35 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

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

1. Robert Maione - Stuart; Spoke on his personal issue with the City Development Department and requested that face change permits be placed on an Agenda D&D.

APPROVAL OF CONSENT CALENDAR

1. APPROVAL OF 08/03/2026 SCM - BALLFIELDS REFERENDUM MINUTES (RC)

END OF CONSENT CALENDAR

5:40 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

COMMISSION ACTION

2. HANEY CREEK REFERENDUM (RC):

RESOLUTION No. 40-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR BALLOT LANGUAGE FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL TO RESCIND THE NOVEMBER 8, 2011 ELECTION BALLOT REFERENDUM REQUIREMENT TO LEASE AN UNDEVELOPED 1.97-ACRE COMMERCIAL PARCEL FRONTING US-1 OPPOSITE NORTH RIVER SHORES BOULEVARD THAT WAS TO FUND THE MAINTENANCE OF THE HANEY CREEK PRESERVE, SO THAT THE 1.97-ACRE PARCEL MAY BE CONVERTED

TO CONSERVATION AND ADDED TO THE HANEY CREEK PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, provided a history of the item.

Jim Chrulski, Community Services Director, displayed a slide with the referendum language that will be on the ballot and an aerial of the parcel.

Commissioner's discussion and comments included confirming the use of Comprehensive Planned Unit Development (CPUD), the ballot language, possible funds if kept as a lease, funds to maintain Haney Creek, and the importance of giving the citizens the vote.

Referendum Language:

RESCIND PRIOR REFERENDUM REQUIRING COMMERCIAL LEASING OF PARCEL ADJOINING CITY PROPERTY FRONTING TIDALLY INFLUENCED WATERS

Shall the City rescind the November 8, 2011, election ballot referendum requirement to lease an undeveloped 1.97-acre commercial parcel fronting US-1 opposite North River Shores Boulevard that was to fund the maintenance of the Haney Creek Preserve, so that the 1.97-acre parcel may be converted to conservation and added to the Haney Creek Preserve?

_____ Yes for approval

_____ No for rejection

6:01 PM Mayor Reed passed the gavel to Commissioner Clarke and made a motion, seconded by Commissioner Giobbi.

PUBLIC COMMENT:

1. Emily Lanthier - Stuart; Commented that it is important for the citizens to vote on this, and expressed it needs to be clear that this property is to be preserved.
2. David Kehlmann - Stuart; He believes if it can generate revenue, then the City should allow that option to be available.

Commissioner Rich urged the Commission not to rush into Amendment 3, warning it could reduce significant ad valorem revenue and threaten the City’s financial stability. He recommended waiting until after the November election and keeping the option open for at least two years.

PUBLIC COMMENT CONTINUED:

3. Derreck Ogden - Stuart; Stated the property has not been leased since it was acquired, there is no current revenue being generated.
4. Gail Goldy - Stuart; Commented that she is unhappy with the Commissioners who would not support this.

6:01 PM MOTION: Approve.
MOVED BY: Sean Reed
SECONDED BY: Laura Giobbi
VOTE: Motion Passed 3/1. [6:21 PM]
YES: Eula Clarke, Laura Giobbi, Sean Reed
NO: Campbell Rich

ORDINANCE SECOND READING

3. BALLFIELDS REFERENDUM (RC):

ORDINANCE No. 2553-2026; ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE NOVEMBER 3, 2026 GENERAL ELECTION BALLOT SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett presented the Ordinance and gave clarification of the Commissioner's suggested changes.

PUBLIC COMMENT:

1. Derreck Ogden - Stuart; Commented if you don't trust the voters, we don't trust you. Stated there is no reason not to pass this Ordinance.
2. Brooks DuBois - Stuart; Stated he played ball here in Stuart and against the sale of the ballfields.
3. Will Laughlin - Stuart; Stated this is the Commission's chance to protect the ballfields.

Commissioner Giobbi stated that there is a misconception: the City wants to preserve and protect these ballfields, rather than allow a Commission majority to sell them, and wants to let residents decide what they want to do with them.

Commissioner Clarke asked how we would let the residents know these are on the ballots. [City Attorney Baggett stated we could put it on our website, but we cannot advertise our position on these referendums.]

Referendum Language:

STUART CITY CHARTER AMENDMENT
SALE OR LEASE OF CITY PROPERTY CONTAINING RECREATIONAL BALLFIELDS MUST BE APPROVED BY REFERENDUM VOTE
Shall the City Charter of the City of Stuart, Florida be amended to add the following provision: The City Commission shall not sell, convey or lease for more than 1 year,

including any renewal options, any City-owned real property containing recreational ballfields unless first approved by the voters through a public referendum held under Charter Section 9.04 procedures for vacating public streets or abandoning right-of-way.
_____ Yes for Approval
_____ No for Rejection

6:24 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously. [6:35 PM]

ADJOURNMENT

6:35 PM

_____ _____
Mary R. Kindel, City Clerk **Eula R. Clarke, Mayor**

Minutes to be approved at the Regular Commission Meeting this 14th day of September, 2026.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:**

Title of Item:
DECLARATION OF 2026 ELECTION RESULTS (RC):

RESOLUTION No. 74-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE RESULTS OF THE 2026 REGULAR PRIMARY MUNICIPAL ELECTION FOR THE CITY COMMISSION GROUP II AND GROUP IV; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Official Results of the 2026 Election.

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 74-2026

ATTACHMENTS:
1. R74-2026; 2026 Election Results
2. 2026 Declaration of Official Results_City
3. SOE Official Primary Results - Nonpartisan

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 74-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE RESULTS OF THE 2026 REGULAR PRIMARY MUNICIPAL ELECTION FOR THE CITY COMMISSION GROUP II AND GROUP IV; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * * * *

WHEREAS, the results of 2026 Primary Election are now known, and have been officially certified and published by the Martin County Canvassing Board, as required by Section 7.06, Stuart City Charter, a copy of which is attached hereto as "Attachment A"; and

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

SECTION 1: In Group I, Candidate Campbell Rich received 1,783 and Will Laughlin received 1,764 of the 3,547 votes cast. In Group III, Candidate Merritt Matheson received 2,087 votes while Derreck Ogden received 1,500 of the 3,587 votes cast and in Group V, Candidate Eula Clarke received 1,869 votes, Kylie Micciche received 566 votes, and Dayne Oldenborg received 1,153 of the 3,588 votes cast. Respectively the results of which are now known, and which have been certified by the Canvassing Board, and are hereby confirmed by the City Commission as the "Official Results of the August 18, 2026 Primary Election."

SECTION 2: Campbell Rich received the majority of the votes cast at the August 18, 2026 Primary Election and is declared re-elected as City Commissioner Group I. The four-year term of office commenced upon taking the Oath of Office at the City Commission Meeting on August 24, 2026.

SECTION 3: Merritt Matheson received the majority of the votes cast at the August 18, 2026 Primary Election and is declared elected as City Commissioner Group III. The four-year term of office commenced upon taking the Oath of Office at the City Commission Meeting on August 24, 2026.

SECTION 4: Eula Clarke received the majority of the votes cast at the August 18, 2026 Primary Election and is declared elected as City Commissioner Group V. The four-year term of office commenced upon taking the Oath of Office at the City Commission Meeting on August 24, 2026.

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
EULA R. CLARKE, MAYOR				
LAURA GIOBBI, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
SEAN REED, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

*** OFFICIAL ***

Declaration of Official Results
2026 City of Stuart Municipal Election

We, the undersigned, do hereby declare and confirm receipt of the official results specified in the Nonpartisan Election held on the Eighteenth day of August, 2026, as shown by the Official Certificate of County Canvassing Board of Martin County on file in the office of the City Clerk. We do hereby declare the Official Results as follows:

City Commissioner Group I, the whole number of votes cast was 3,547 of which

Campbell Rich	received	1,783 votes
Will Laughlin	received	1,764 votes

City Commissioner Group III, the whole number of votes cast was 3,587 of which

Merritt Matheson	received	2,087 votes
Derreck Ogden	received	1,500 votes

City Commissioner Group V, the whole number of votes cast was 3,588 of which

Eula Clarke	received	1,869 votes
Dayne Oldenborg	received	1,153 votes
Kylie Micciche	received	566 votes

Jim Chrulski, Interim City Manager

Lee J. Baggett, Esq., City Attorney

Mary R. Kindel, City Clerk

Date 9/3/2026

***** Official Results *****

CERTIFICATE OF COUNTY CANVASSING BOARD
MARTIN COUNTY

We, the undersigned, KATHLEEN ROBERTS, County Judge, VICKI DAVIS, Supervisor of Elections, ED CIAMPI, County Commissioner, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Twenty-First day of August, 2026 A.D., and proceeded publicly to canvass the votes given for the several offices and persons herein specified at the **Nonpartisan Election** held on the Eighteenth day of August, 2026 A.D., as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

For School Board, District 1, the whole number of votes cast was 28,304 of which

Christia Li Roberts	received	14,067 votes
Cherie White	received	7,634 votes
Charles J "Chuck" Winn	received	6,603 votes

For School Board, District 3, the whole number of votes cast was 28,595 of which

Jackie Gary Clarke	received	10,382 votes
Jen Russell	received	18,213 votes

For School Board, District 4, the whole number of votes cast was 28,606 of which

Anthony "Tony" Anderson	received	11,833 votes
Milly Blanco	received	4,540 votes
Amy B Pritchett	received	12,233 votes

For City Commissioner Group I City of Stuart, the whole number of votes cast was 3,547 of which

Will Laughlin	received	1,764 votes
Campbell Rich	received	1,783 votes

For City Commissioner Group III City of Stuart, the whole number of votes cast was 3,587 of which

Merritt Matheson	received	2,087 votes
Derreck Ogden	received	1,500 votes

For City Commissioner Group V City of Stuart, the whole number of votes cast was 3,588 of which

Eula R. Clarke	received	1,869 votes
Kylie Micciche	received	566 votes
Dayne Oldenborg	received	1,153 votes

***** Official Results *****
CERTIFICATE OF COUNTY CANVASSING BOARD
MARTIN COUNTY

For Village Council Seat 3 Village of Indiantown, the whole number of votes cast was 832 of which

Carmine Dipaolo	received	267 votes
Christa Miley	received	494 votes
Octavius Thompson	received	71 votes

For Village Council Seat 4 Village of Indiantown, the whole number of votes cast was 847 of which

Anthony D. Dowling	received	437 votes
Ana Farias	received	138 votes
Angelina Perez	received	272 votes

For Village Council Seat 5 Village of Indiantown, the whole number of votes cast was 837 of which

Janet Hernandez	received	533 votes
Karen Onsager	received	304 votes

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.

COUNTY JUDGE

SUPERVISOR OF ELECTIONS

COUNTY COMMISSIONER

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
DEED OF DEDICATION - 300 SW DIXIE HWY - T2A HOLDINGS (RC):

RESOLUTION No. 53-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM T2A HOLDINGS LLC FOR RIGHT-OF-WAY AND SIDEWALK PURPOSES ALONG SW DIXIE HIGHWAY; PROVIDING FOR PARKING RELIEF AND ZONING AND LAND USE CALCULATION CREDIT, AND A TEMPORARY CONSTRUCTION LICENSE; AUTHORIZING EXECUTION AND RECORDATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
SUMMARY

The City Commission is being asked to consider approval of Resolution No. 53-2026 accepting a Deed of Dedication from T2A Holdings LLC for right-of-way and sidewalk purposes associated with the SW Dixie Highway Streetscape Improvements Project.

As part of the project, the property owner has agreed to dedicate a portion of the property located at 300 SW Dixie Highway, to the City to accommodate planned public improvements, including pedestrian, streetscape, and related infrastructure enhancements. In consideration of the dedication, the City will provide certain development-related benefits, including parking relief and continued recognition of the dedicated area for zoning and land use calculations. The property owner will also authorize a temporary construction license to facilitate construction activities associated with the project.

As consideration for the dedication, Resolution No. 53-2026 provides the following:

Parking Relief:
The property will receive relief from applicable off-street parking requirements in accordance with City regulations.

Zoning and Land Use Calculation Credit:
The area conveyed for right-of-way purposes will continue to be recognized as part of the overall legal parcel area for applicable zoning and land use calculations, including, but not limited to, density, lot coverage, floor area ratio, and required setbacks.

Temporary Construction License:
The property owner will execute a Temporary Construction License Agreement authorizing the City, its contractors, utility providers, and authorized agents to temporarily access and use a limited portion of the remaining property, as necessary, to facilitate construction activities associated with the project. Such activities may include grading, sidewalk transitions, landscaping, drainage improvements, utility connections, harmonization, and other related construction coordination.

BACKGROUND

The Community Redevelopment Agency (CRA) is undertaking the SW Dixie Highway Streetscape

Improvements Project to enhance pedestrian safety, mobility, accessibility, and overall public infrastructure along the Dixie Highway corridor.

The project includes sidewalk improvements, pedestrian connectivity enhancements, streetscape elements, drainage improvements, and other related infrastructure upgrades. In order to construct the planned improvements, additional right-of-way is required in certain locations along the corridor.

The property located at 300 SW Dixie Highway is owned by T2A Holdings LLC. The property owner has agreed to dedicate a portion of the property to the City for public right-of-way and sidewalk purposes, as depicted in the attached Sketch and Legal Description (Exhibit “A”).

Funding Source:
There is no direct fiscal impact associated with acceptance of the right-of-way dedication. The dedication will provide the necessary property rights to support construction of the SW Dixie Highway Streetscape Improvements Project.

Project construction costs are included within the approved project budget.

Recommended Action:
Staff recommend that the City Commission approve Resolution No. 53-2026 accepting the Deed of Dedication from T2A Holdings LLC for right-of-way and sidewalk purposes associated with the SW Dixie Highway Streetscape Improvements Project.

ATTACHMENTS:
1. R53-2026_Deed of Dedication_300 SW Dixie Hwy
2. Exhibit A - Deed of Dedication 300 SW Dixie Hwy

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 53-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM T2A HOLDINGS LLC FOR RIGHT-OF-WAY AND SIDEWALK PURPOSES ALONG SW DIXIE HIGHWAY; PROVIDING FOR PARKING RELIEF AND ZONING AND LAND USE CALCULATION CREDIT, AND A TEMPORARY CONSTRUCTION LICENSE; AUTHORIZING EXECUTION AND RECORDATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency ("CRA") of the City of Stuart is authorized pursuant to Section 163.370 of the Florida Statutes, the City of Stuart has the authority to undertake redevelopment activities, including the acquisition of real property, within the Community Redevelopment Area; and

WHEREAS, the CRA is undertaking the Dixie Highway Streetscape Improvements Project to enhance pedestrian safety, mobility, and public infrastructure within the corridor; and

WHEREAS, T2A HOLDINGS LLC ("Grantor") is the owner of certain real property located within the Community Redevelopment Area at 300 SW Dixie Highway, Stuart, Florida 34994; and

WHEREAS, as part of the Project, the Grantor has agreed to dedicate a portion of its property to the City for public right-of-way and sidewalk purposes, and the City has

agreed to provide parking relief and continued recognition of the dedicated land area for land use and zoning calculations as consideration for the dedication, subject to the terms of this Resolution; and

WHEREAS, the City anticipates that temporary access to a limited portion of the Grantor's remaining property beyond the dedicated right-of-way may be necessary to facilitate construction and ensure a seamless transition between the public improvements and the remaining private property; and

WHEREAS, the legal description and sketch of the property to be dedicated are attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the City Commission finds that acceptance of this Right-of-Way Deed of Dedication and the approval granted herein serves the public purpose and promote the health, safety, and welfare of the residents of the City of Stuart.

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

SECTION 1: The above-referenced recitals are hereby incorporated as if fully set forth herein.

SECTION 2: The Deed of Dedication from T2A HOLDINGS LLC which is attached hereto legally describing certain real property for public right-of-way and sidewalk purposes associated with the SW Dixie Highway Streetscape Improvements Project is hereby accepted.

SECTION 3: The City Manager or designee is hereby authorized to take all actions necessary to accept, execute, and record the Deed of Dedication and this Resolution in the public records of Martin County, Florida.

SECTION 4: As consideration for the dedication, the subject property shall be designated as parking exempt and shall be relieved from applicable off-street parking requirements in accordance with City regulations.

SECTION 5: The area conveyed for right-of-way purposes shall continue to be included as part of the overall legal parcel area for land use and zoning calculations, including but not limited to density, lot coverage, floor area ratio, and required setbacks, without regard to the right-of-way dedication.

SECTION 6: As consideration for the parking relief and zoning and land use calculation credit granted herein, the Grantor agrees to execute a Temporary Construction License Agreement, in a form approved by the City Attorney, authorizing the City, its contractors, agents, and utility providers to access and temporarily use a portion of the Grantor's property extending up to ten (10) feet beyond the dedicated right-of-way, as reasonably

necessary for grading, sidewalk transitions, landscaping, drainage improvements, utility tie-ins, and related construction harmonization for the SW Dixie Highway Streetscape Improvements Project. The license shall be temporary and shall terminate upon completion of construction or as otherwise provided in the agreement.

SECTION 7: The City Clerk is hereby authorized and directed to record the Right-of-Way Deed of Dedication, this Resolution and any other documents approved pursuant to this Resolution that are required to be recorded in the Public Records of Martin County, Florida.

SECTION 8: 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
EULA R. CLARKE, MAYOR				
LAURA GIOBBI, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
SEAN REED, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

Return to:
Lee J. Baggett, City Attorney
City of Stuart, Florida
121 SW Flagler Avenue
Stuart, FL 34994

DEED OF DEDICATION

THIS DEED OF DEDICATION made this 3rd day of August 2026,

By: **T2A HOLDINGS LLC,** ("Grantors"), the owners of the below described real property, whose post office address is 3221 Rancho Milagro, Carlsbad, CA 92009.

To: **THE CITY OF STUART,** a municipal corporation of the State of Florida ("Grantee"), whose post office address is 121 SW Flagler Avenue, Stuart, Florida 34994.

WITNESSETH: Grantors, for and in consideration of good and valuable consideration, the receipt, and sufficiency of which is hereby acknowledged, and pursuant to Resolution No. 53-2026 adopted by the City Commission of the City of Stuart, does hereby dedicate to the public and Grantee, in perpetuity, the real property legally described and sketched in Exhibit "A" attached hereto and lying, being and situate in the City of Stuart, Martin County, Florida, for use as public right-of-way and for a sidewalk.

THIS DEDICATION is made for the purpose of creating additional public right-of-way and a sidewalk along SW Dixie Hwy, within the City of Stuart.

WITNESS our hands and seals on the day and year first above written.

Signed, sealed, and delivered in the presence of these witnesses:

Luz Ester Lopez Bhor
Signature

Print Name: Luz Ester Lopez Bhor

Address: 3221 Rancho Milagro
Carlsbad, CA 92009

Dina Lee Alvarado
Signature

Print Name: Dina Lee Alvarado

Address: 6708 Forney Rd
Dallas, Tx 75227

GRANTORS:

Thomas Martin Watts
Owner's Signature

T2A HOLDINGS LLC

Print Name: Thomas Watts

Title: Member
Address: 3221 Rancho Milagro
Carlsbad, CA 92009

Owner's Signature

Print Name: _____

Title: _____
Adress: _____

STATE OF Texas)
)
COUNTY OF Dallas)

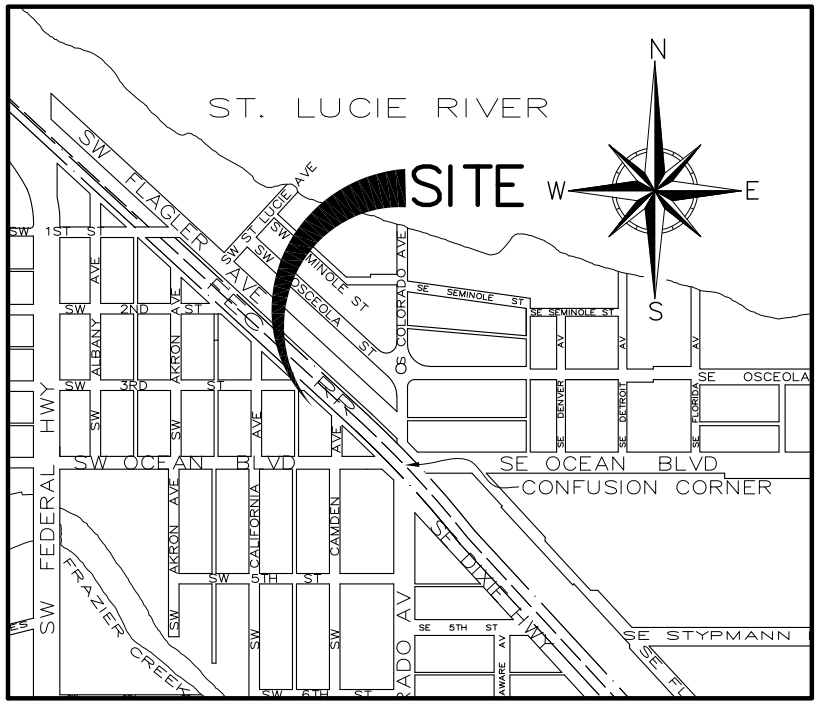
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 3rd day of August, 2026, by T2A HOLDINGS LLC, as owner(s) of the subject premises, who is/are ☐ personally known or ☐ produced Drivers License as identification.

(NOTARIAL SEAL)

NOTARY PUBLIC STATE OF TEXAS
Dina Lee Alvarado
ID NUMBER
124414035
COMMISSION EXPIRES
December 15, 2029

Dina Lee Alvarado
Printed Name: Dina Lee Alvarado
Notary Public Notary Public, State of Texas

P:\FL\2011768-Captec_Engineering\027-Dixie Hwy Triangle COS 26-20\cadd\DIXIE HWY s-l-walk 5-27-26.dwg, 6/3/2026 12:30:35 PM, Adobe PDF, 1:1, EAL



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY OF SW DIXIE HWY, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF SOUTH 46°57'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE IN SECTION 05, TOWNSHIP, 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

2. THIS IS NOT A BOUNDARY SURVEY.

3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3 AND WITH THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MAY 29, 2026, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE 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.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

_____

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON MAY 29, 2026.

EXHIBIT ____

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 2011768

DATE	REVISIONS

300 SW DIXIE HWY, STUART,
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
SIDEWALK EASEMENT

DATE 05/28/2026
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY E.A.L.
CHECKED BY E.A.L.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

P:\FL\2011768-Captec_Engineering\027-Dixie Hwy Triangle COS 26-20\cadd\DIXIE HWY s-l-walk 5-27-26.dwg, 6/3/2026 12:31:09 PM, Adobe PDF, 1:1, EAL

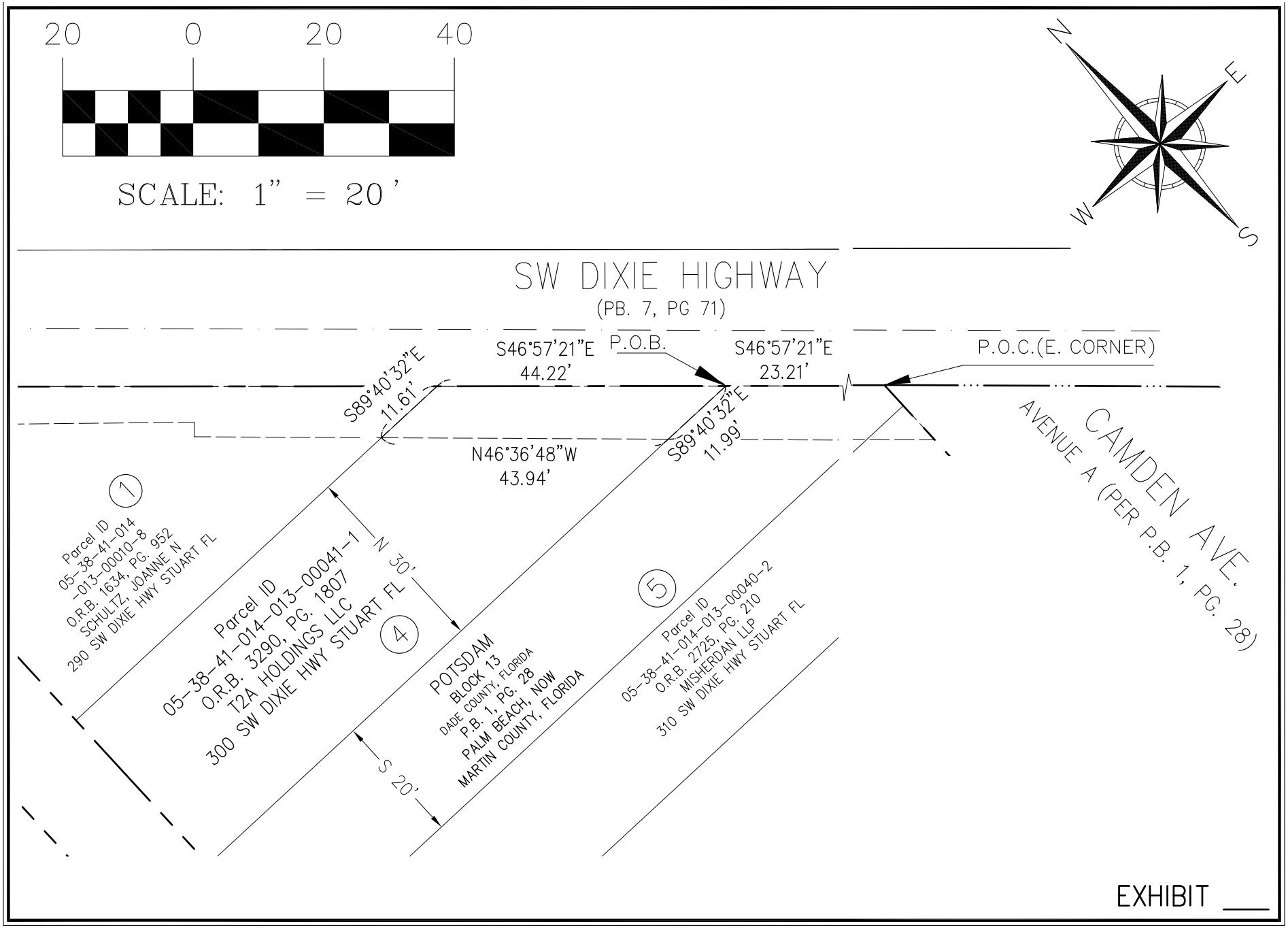


EXHIBIT ___

SHEET NO. 2 OF 3 SHEETS	
PROJECT NO. 2011768	

DATE	REVISIONS

300 SW DIXIE HWY, STUART,
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
SIDEWALK EASEMENT

DATE 05/28/2026
SCALE 1"=20'
FIELD BK.
DRAWING BY E.A.L.
CHECKED BY E.A.L.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

P:\FL\2011768-Captec_Engineering\027-Dixie Hwy Triangle COS 26-20\cadd\DIXIE HWY s-l-walk 5-27-26.dwg, 6/3/2026 12:31:58 PM, Adobe PDF, 1:1, EAL

ABBREVIATIONS

Δ	CENTRAL (DELTA) ANGLE
L	LENGTH
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

LEGAL DESCRIPTION

SIDEWALK EASEMENT FOR T2A HOLDINGS, LLC.

A PARCEL OF LAND BEING A PORTION OF LOT 4 OF BLOCK 13 OF THE PLAT OF POSTDAM – DADE COUNTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28 OF PUBLIC RECORD OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID BLOCK 13; THENCE NORTH 46°57'21" WEST ALONG WESTERLY RIGHT OF WAY LINE OF SW DIXIE HIGHWAY FOR 23.21 FEET TO THE NORTH LINE OF THE SOUTH 20 FEET OF SAID LOT 4 AND THE POINT OF BEGINNING; THENCE NORTH 89°40'32" WEST ALONG SAID NORTH LINE FOR 11.99 FEET; THENCE NORTH 46°36'48" WEST FOR 43.94 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89°40'32" EAST FOR 11.61 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE SW DIXIE HIGHWAY; THENCE SOUTH 46°57'21" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 44.22 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 354.03 SQUARE FEET OR 0.008 ACRES, MORE OR LESS

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS

EXHIBIT ___

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 2011768

DATE	REVISIONS

300 SW DIXIE HWY, STUART,
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
SIDEWALK EASEMENT

DATE 05/28/2026
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY E.A.L.
CHECKED BY E.A.L.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
DEED OF DEDICATION - 310 SW DIXIE HWY - MISHERDAN LLP (RC):

RESOLUTION No. 54-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM MISHERDAN LLP FOR RIGHT-OF-WAY AND SIDEWALK PURPOSES ALONG SW DIXIE HIGHWAY; PROVIDING FOR PARKING RELIEF AND ZONING AND LAND USE CALCULATION CREDIT, AND A TEMPORARY CONSTRUCTION LICENSE; AUTHORIZING EXECUTION AND RECORDATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
SUMMARY

The City Commission is being asked to consider approval of Resolution No. 54-2026 accepting a Deed of Dedication from MISHERDAN LLP for right-of-way and sidewalk purposes associated with the SW Dixie Highway Streetscape Improvements Project.

As part of the project, the property owner has agreed to dedicate a portion of the property located at 310 SW Dixie Highway, to the City to accommodate planned public improvements, including pedestrian, streetscape, and related infrastructure enhancements. In consideration of the dedication, the City will provide certain development-related benefits, including parking relief and continued recognition of the dedicated area for zoning and land use calculations. The property owner will also authorize a temporary construction license to facilitate construction activities associated with the project.

As consideration for the dedication, Resolution No. 54-2026 provides the following:

Parking Relief:
The property will receive relief from applicable off-street parking requirements in accordance with City regulations.

Zoning and Land Use Calculation Credit:
The area conveyed for right-of-way purposes will continue to be recognized as part of the overall legal parcel area for applicable zoning and land use calculations, including, but not limited to, density, lot coverage, floor area ratio, and required setbacks.

Temporary Construction License:
The property owner will execute a Temporary Construction License Agreement authorizing the City, its contractors, utility providers, and authorized agents to temporarily access and use a limited portion of the remaining property, as necessary, to facilitate construction activities associated with the project. Such activities may include grading, sidewalk transitions, landscaping, drainage improvements, utility connections, harmonization, and other related construction coordination.

BACKGROUND

The Community Redevelopment Agency (CRA) is undertaking the SW Dixie Highway Streetscape

Improvements Project to enhance pedestrian safety, mobility, accessibility, and overall public infrastructure along the Dixie Highway corridor.

The project includes sidewalk improvements, pedestrian connectivity enhancements, streetscape elements, drainage improvements, and other related infrastructure upgrades. In order to construct the planned improvements, additional right-of-way is required in certain locations along the corridor.

The property located at 310 SW Dixie Highway is owned by MISHERDAN LLP. The property owner has agreed to dedicate a portion of the property to the City for public right-of-way and sidewalk purposes, as depicted in the attached Sketch and Legal Description (Exhibit “A”).

Funding Source:

There is no direct fiscal impact associated with acceptance of the right-of-way dedication. The dedication will provide the necessary property rights to support construction of the SW Dixie Highway Streetscape Improvements Project.

Project construction costs are included within the approved project budget.

Recommended Action:

Staff recommend that the City Commission approve Resolution No. 54-2026 accepting the Deed of Dedication from MISHERDAN LLP for right-of-way and sidewalk purposes associated with the SW Dixie Highway Streetscape Improvements Project.

ATTACHMENTS:

1. R54-2026_Deed of Dedication_310 S Dixie Hwy
2. Exhibit A - Deed of Dedication and Sketch and Legal_310 S Dixie Hwy

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 54-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM MISHERDAN LLP FOR RIGHT-OF-WAY AND SIDEWALK PURPOSES ALONG SE DIXIE HIGHWAY; PROVIDING FOR PARKING RELIEF AND ZONING AND LAND USE CALCULATION CREDIT, AND A TEMPORARY CONSTRUCTION LICENSE; AUTHORIZING EXECUTION AND RECORDATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency ("CRA") of the City of Stuart is authorized pursuant to Section 163.370 of the Florida Statutes, the City of Stuart has the authority to undertake redevelopment activities, including the acquisition of real property, within the Community Redevelopment Area; and

WHEREAS, the CRA is undertaking the Dixie Highway Streetscape Improvements Project to enhance pedestrian safety, mobility, and public infrastructure within the corridor; and

WHEREAS, MISHERDAN LLP ("Grantor") is the owner of certain real property located within the Community Redevelopment Area at 310 SW Dixie Highway, Stuart, Florida 34994; and

WHEREAS, as part of the Project, the Grantor has agreed to dedicate a portion of its property to the City for public right-of-way and sidewalk purposes, and the City has

agreed to provide parking relief and continued recognition of the dedicated land area for land use and zoning calculations as consideration for the dedication, subject to the terms of this Resolution; and

WHEREAS, the City anticipates that temporary access to a limited portion of the Grantor's remaining property beyond the dedicated right-of-way may be necessary to facilitate construction and ensure a seamless transition between the public improvements and the remaining private property; and

WHEREAS, the legal description and sketch of the property to be dedicated are attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the City Commission finds that acceptance of this Right-of-Way Deed of Dedication and the approval granted herein serves the public purpose and promote the health, safety, and welfare of the residents of the City of Stuart.

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

SECTION 1: The above-referenced recitals are hereby incorporated as if fully set forth herein.

SECTION 2: The Deed of Dedication from MISHERDAN LLP which is attached hereto legally describing certain real property for public right-of-way and sidewalk purposes associated with the SW Dixie Highway Streetscape Improvements Project is hereby accepted.

SECTION 3: The City Manager or designee is hereby authorized to take all actions necessary to accept, execute, and record the Deed of Dedication and this Resolution in the public records of Martin County, Florida.

SECTION 4: As consideration for the dedication, the subject property shall be designated as parking exempt and shall be relieved from applicable off-street parking requirements in accordance with City regulations. Any existing on-site parking spaces at the time of the dedication shall remain unless the property undergoes any substantial improvement(s), substantial renovation as defined by Chapter XII of the City's Land Development Code, at which time the parking exemption shall apply on-site parking requirements.

SECTION 5: The area conveyed for right-of-way purposes shall continue to be included as part of the overall legal parcel area for land use and zoning calculations, including but not limited to density, lot coverage, floor area ratio, and required setbacks, without regard to the right-of-way dedication.

SECTION 6: As additional consideration for the parking relief and zoning and land use calculation credit granted herein, the Grantor agrees to execute a Temporary Construction

License Agreement, in a form approved by the City Attorney, authorizing the City, its contractors, agents, and utility providers to access and temporarily use a portion of the Grantor's property extending up to ten (10) feet beyond the dedicated right-of-way, as reasonably necessary for grading, sidewalk transitions, landscaping, drainage improvements, utility tie-ins, and related construction harmonization for the SW Dixie Highway Streetscape Improvements Project. The license shall be temporary and shall terminate upon completion of construction or as otherwise provided in the agreement.

SECTION 7: The City Clerk is hereby authorized and directed to record the Right-of-Way Deed of Dedication, this Resolution and any other documents approved pursuant to this Resolution that are required to be recorded in the Public Records of Martin County, Florida.

SECTION 8: 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
EULA R. CLARKE, MAYOR				
LAURA GIOBBI, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
SEAN REED, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

Return to:
Lee J. Baggett, City Attorney
City of Stuart, Florida
121 SW Flagler Avenue
Stuart, FL 34994

DEED OF DEDICATION

THIS DEED OF DEDICATION made this 14 day of August, 2026,

By: **MISHERDAN LLP,** ("Grantors"), the owners of the below described real property, whose post office address is 310 SW Dixie Hwy, Stuart, Florida 34994.

To: **THE CITY OF STUART,** a municipal corporation of the State of Florida ("Grantee"), whose post office address is 121 SW Flagler Avenue, Stuart, Florida 34994.

WITNESSETH: Grantors, for and in consideration of good and valuable consideration, the receipt, and sufficiency of which is hereby acknowledged, and pursuant to Resolution No. 54-2026 adopted by the City Commission of the City of Stuart, does hereby dedicate to the public and Grantee, in perpetuity, the real property legally described and sketched in Exhibit "A" attached hereto and lying, being and situate in the City of Stuart, Martin County, Florida, for use as public right-of-way and for a sidewalk.

THIS DEDICATION is made for the purpose of creating additional public right-of-way and a sidewalk along SE Dixie Hwy, within the City of Stuart.

WITNESS our hands and seals on the day and year first above written.

Signed, sealed, and delivered in the presence of these witnesses:

Signature

Print Name: Alicia King

Address: 121 SW Flagler Ave Stuart FL 34994

Signature

Print Name: Jordan Pinkston

Address: 121 SW Flagler Ave. Stuart, FL 34994

GRANTORS:

Owner's Signature

MISHERDAN LLC

Print Name: SHERRY A. LEE

Title: MANAGER

Address: 310 SW DIXIE HWY STUART, FL 34994

Owner's Signature

Print Name:

Title:

Adress:

STATE OF Florida)
)
COUNTY OF Martin)

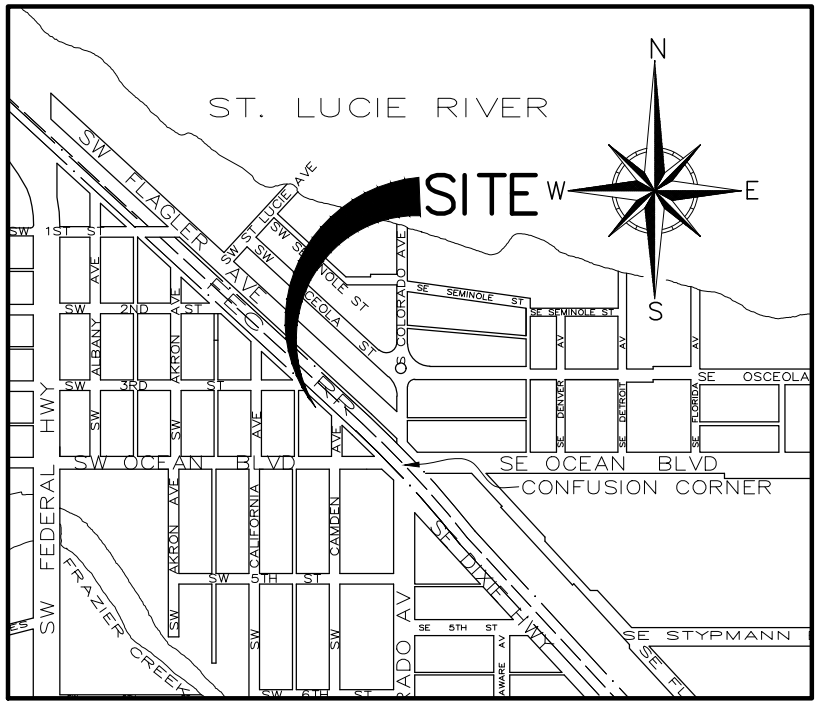
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14th day of August, 2026, by MISHERDAN LLP as owner(s) of the subject premises, who is/are ☐ personally known or ☐ produced Driver License as identification.

(NOTARIAL SEAL)

Printed Name:

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
GRISEL P. ALVARADO
MY COMMISSION # HH 709592
EXPIRES: October 31, 2029



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY OF SW DIXIE HWY, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF SOUTH 46°57'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE IN SECTION 05, TOWNSHIP, 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

2. THIS IS NOT A BOUNDARY SURVEY.

3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3 AND WITH THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MAY 29, 2026, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE 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.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

_____
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON AUG 10, 2026.

EXHIBIT ____

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 2011768

DATE	REVISIONS
08/10/26	REVISE PARCEL

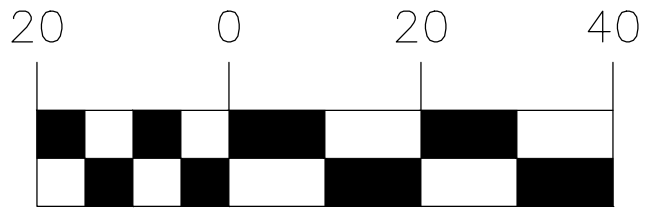
310 SW DIXIE HWY, STUART,
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
SIDEWALK EASEMENT

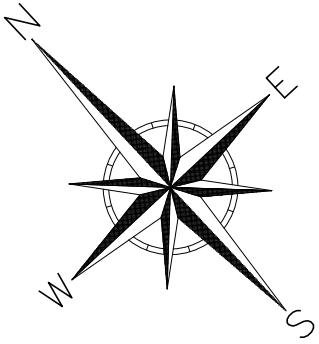
DATE 05/28/2026
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY E.A.L.
CHECKED BY E.A.L.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

P:\FL\2011768-Captec_Engineering\027-Dixie Hwy Triangle COS 26-20\cadd\DIXIE HWY s-l-walk 5-27-26.dwg, LOT 5 (1), 8/10/2026 9:18:48 AM, DWG To PDF.pc3, 1:1, EAL



SCALE: 1" = 20'



SW DIXIE HIGHWAY
(PB. 7, PG 71)

P.O.B.(MOST E'STLY CORNER)

S46°57'21"E
23.21'

S0°29'28"W
9.18'

S89°40'32"E
9.65'

N46°36'48"W
36.51'

CAMDEN AVE.
AVENUE A (PER P.B. 1, PG. 28)

Parcel ID
05-38-41-014-013-00041-1
O.R.B. 3290, PG. 1807
T2A HOLDINGS LLC
300 SW DIXIE HWY STUART FL

(5)

Parcel ID
05-38-41-014-013-00040-2
O.R.B. 2725, PG. 210
MISHERDAN LLP
310 SW DIXIE HWY STUART FL

POTSDAM
BLOCK 13
DADE COUNTY, FLORIDA
P.B. 1, PG. 28
PALM BEACH, NOW
MARTIN COUNTY, FLORIDA

EXHIBIT ___

SHEET NO. 2 OF 3 SHEETS PROJECT NO. 2011768	DATE / REVISIONS 08/10/26 REVISE PARCEL	310 SW DIXIE HWY, STUART, MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION SIDEWALK EASEMENT	DATE 05/28/2026 SCALE 1"=20' FIELD BK. DRAWING BY E.A.L. CHECKED BY E.A.L.	BETSY LINDSAY A DIVISION OF HALEY WARD, INC. 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933FAX LICENSED BUSINESS NO. 6852

P:\FL\2011768-Captec_Engineering\027-Dixie Hwy Triangle COS 26-20\cadd\DIXIE HWY s-l-walk 5-27-26.dwg, LOT 5(2), 8/10/2026 9:20:24 AM, DWG To PDF.pc3, 1:1, EAL

ABBREVIATIONS

Δ	CENTRAL (DELTA) ANGLE
L	LENGTH
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

LEGAL DESCRIPTION

SIDEWALK EASEMENT FOR MISHERDAN, LLP.

A PARCEL OF LAND BEING A PORTION OF LOTS 4 AND 5 OF BLOCK 13 OF THE PLAT OF POSTDAM – DADE COUNTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28 OF PUBLIC RECORD OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID BLOCK 13; THENCE SOUTH 00°29'28' WEST ALONG THE EAST LINE OF SAID BLOCK 13 FOR 9.18 FEET; THENCE NORTH 46°36'48" WEST FOR 36.51 FEET TO THE NORTH LINE OF THE SOUTH 20 FEET OF SAID LOT 4; THENCE SOUTH 89°40'32" EAST ALONG SAID NORTH LINE FOR 9.65 FEET TO AN INTERSECTION WITH WESTERLY RIGHT OF WAY LINE OF SW DIXIE HIGHWAY; THENCE SOUTH 46°57'21" EAST ALONG SAID RIGHT OF WAY LINE FOR 23.21 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 198.80 SQUARE FEET, OR 0.0046 ACRES, MORE OR LESS

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

EXHIBIT ___

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 2011768

DATE	REVISIONS
08/10/26	REVISE PARCEL

310 SW DIXIE HWY, STUART,
MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
SIDEWALK EASEMENT

DATE 05/28/2026
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY E.A.L.
CHECKED BY E.A.L.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

P:\FL\2011768-Captec_Engineering\027-Dixie Hwy Triangle COS 26-20\cadd\DIXIE HWY s-l-walk 5-27-26.dwg, LOT 5(3), 8/10/2026 9:20:49 AM, DWG To PDF.pc3, 1:1, EAL

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Jessica Tharp

Title of Item:
AMENDMENT OF THE ROAD CLOSURE FOR THE 53RD ANNUAL STUART BOAT SHOW (2027) (RC):

RESOLUTION No. 58-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING RESOLUTION NO. 44-2026 TO REVISE THE ROAD CLOSURE FOR THE 53rd ANNUAL STUART BOAT SHOW; AUTHORIZING A TEMPORARY ROAD CLOSURE FROM 5:30 A.M. ON MONDAY, JANUARY 11, 2027, THROUGH 11:59 P.M. ON MONDAY, JANUARY 18, 2027, ALONG NW DIXIE HIGHWAY (FORMERLY SR 707) FROM SW ALBANY AVENUE SOUTH OF THE OLD ROOSEVELT BRIDGE TO NW POINSETTIA STREET TO INCLUDE THE FEC RAILROAD CROSSING OFF NW FERN STREET AND NW DIXIE HIGHWAY, NORTH OF THE ST. LUCIE RIVER DRAW BRIDGE, SUBJECT TO FLORIDA DEPARTMENT OF TRANSPORTATION APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
This was previously approved via Resolution No. 44-2026. The event planner needed to amend the dates and times of the requested road closure. Former City Manager Giardino approved the additional day.

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 58-2026.

ATTACHMENTS:
1. R58-2026 Amendment of the road closure for the 53rd Annual Stuart Boat Show
2. Exhibit A 2027 Stuart Boat ShowTraffic and Pedestrian Circulation Plan
3. Exhibit B Signed R44-2026

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 58-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING RESOLUTION NO. 44-2026 TO REVISE THE ROAD CLOSURE FOR THE 53rd ANNUAL STUART BOAT SHOW; AUTHORIZING A TEMPROARY ROAD CLOSURE FROM 5:30 A.M. ON MONDAY, JANUARY 11, 2027, THROUGH 11:59 P.M. ON MONDAY, JANUARY 18, 2027, ALONG NW DIXIE HIGHWAY (FORMERLY SR 707) FROM SW ALBANY AVENUE SOUTH OF THE OLD ROOSEVELT BRIDGE TO NW POINSETTIA STREET TO INCLUDE THE FEC RAILROAD CROSSING OFF NW FERN STREET AND NW DIXIE HIGHWAY, NORTH OF THE ST. LUCIE RIVER DRAW BRIDGE, SUBJECT TO FLORIDA DEPARTMENT OF TRANSPORTATION APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on July 13, 2026 the City Commission adopted Resolution No. 44-2026 approving the temporary road closure for the 53rd Annual Stuart Boat Show from 5:30 a.m. on Tuesday, January 12, 2027, through 5:00 p.m. on Monday, January 18, 2027; and

WHEREAS, the event organizer has requested an amendment to the approved road closure schedule to provide additional time for the safe setup and breakdown of the event; and

WHEREAS, the requested amendment is intended to improve public and worker safety by allowing additional time for the assembly and disassembly of large temporary structures, reducing the need for overnight construction activities, accommodating the limited availability of

Resolution No. 58-2026; Amendment of the road closure for the 53rd Annual Stuart Boat Show (2027)

experienced installation crews, and providing sufficient time for the safe removal of event equipment and restoration of the roadway; and

WHEREAS, the City Commission finds that amending Resolution No. 44-2026 to revise the approved road closure times serves the public interest and promotes the safe and successful operation of the 53rd Annual Stuart Boat Show.

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

SECTION 1: Resolution No. 58-2026 is hereby amended to authorize the City Manager to execute a request to the Florida Department of Transportation seeking approval of a temporary road closure for the 2027 Stuart Boat Show from 5:30 a.m. on Monday, January 11, 2027, through 11:59 p.m. on Monday, January 18, 2027, along NW Dixie Highway (formerly SR 707), from SW Albany Avenue to NW Poinsettia Street, including the FEC railroad crossing at NW Fern Street and NW Dixie Highway, subject to approval by the Florida Department of Transportation. A copy of the amended request form is attached hereto as "Attachment A".

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
EULA R. CLARKE, MAYOR				
LAURA GIOBBI, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
SEAN REED, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

STUART BOAT SHOW Traffic and Pedestrian Circulation Plan - 2027

Prepared for the Marine Industries Association of the Treasure Coast (MIATC) in support of the annual Stuart Boat Show

Prepared by Allsports Productions, LLC.

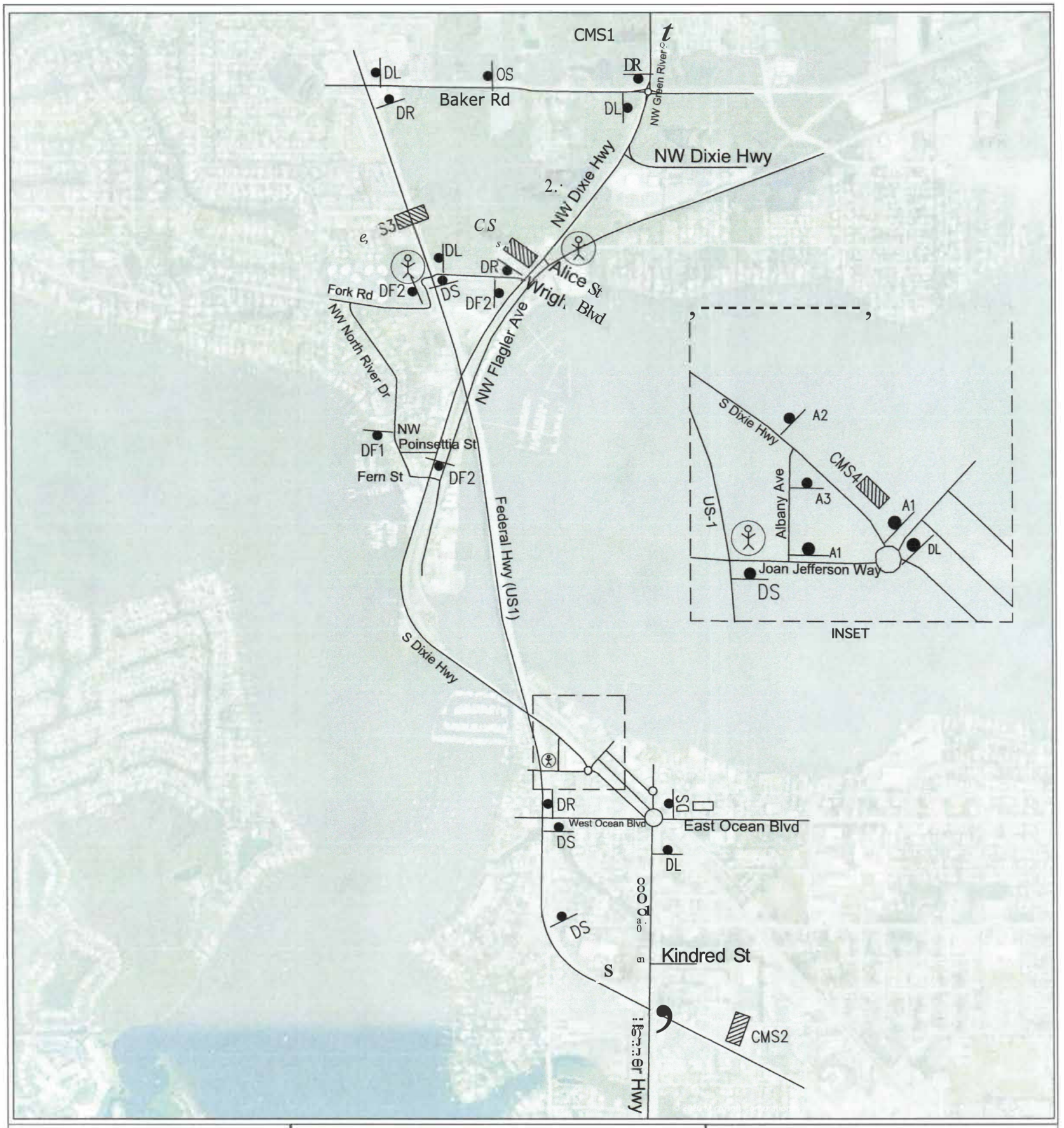
August 04, 2026

Allsports Productions, LLC. (ASP) is contracted by the MIATC to prepare a traffic and pedestrian circulation plan for approval by the City of Stuart. The intent of the Plan is to ensure safe vehicle and pedestrian circulation outside of the 53rd Annual Stuart Boat Show event footprint. The details of the Plan are identified below.

Project Description

The Stuart Boat Show is a long-standing event that draws people to the northeast portion of the incorporated City of Stuart. The show will occur on Friday, January 15th, Saturday, January 16th, and Sunday, January 17th, 2027. As provided in the concept illustration below, the Show is staged along Dixie Highway and the corresponding waterfront. Dixie Highway will be closed from Monday morning at 5:30 AM, January 11th, 2027, through Monday, January 18th, 2027, at 11:59 pm to both vehicle and pedestrian traffic from Albany Road to Poinsettia Street, which includes the closure of Fern Street at Dixie Highway.

A conceptual illustration is provided below.



Allsports Productions, LLC.

1591 E. Atlantic Boulevard Pompano Beach
FL, 33060 -Tel: 954-522-5288

Project Job No:

Date: 07.01.2025

LEGEND

Road Closed to thru Traffic	Left Turn Only	Right Turn Only	Fern St Closed at Dixie	Dixie Closed Before Fern St
Al	A2	A3	OFJ	DF2

Dixie Hwy Detour	Dixie Hwy Detot1r	Dixie Hwy Detour
DL	DR	05

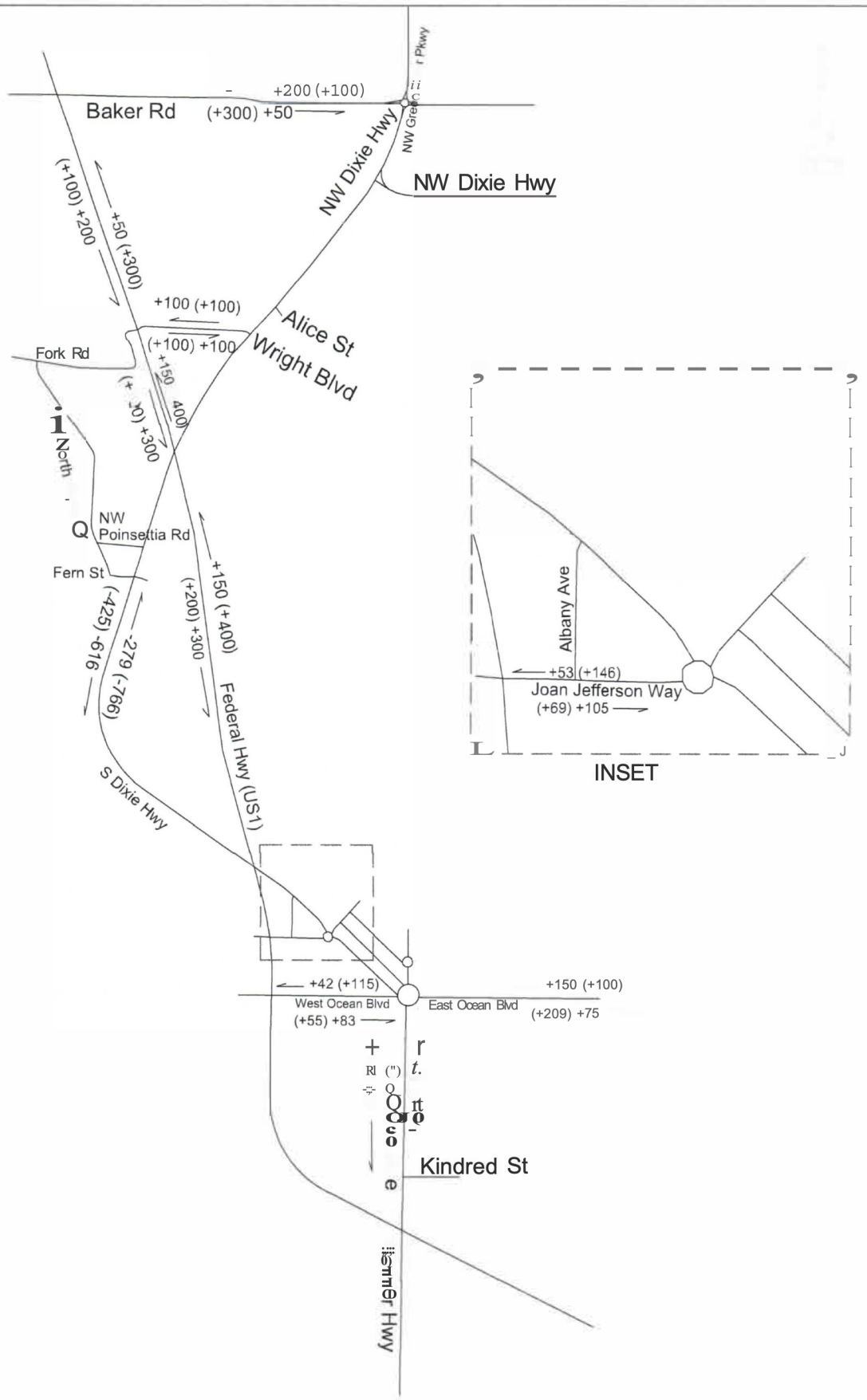
= n PICAL SIGN

= Barricade

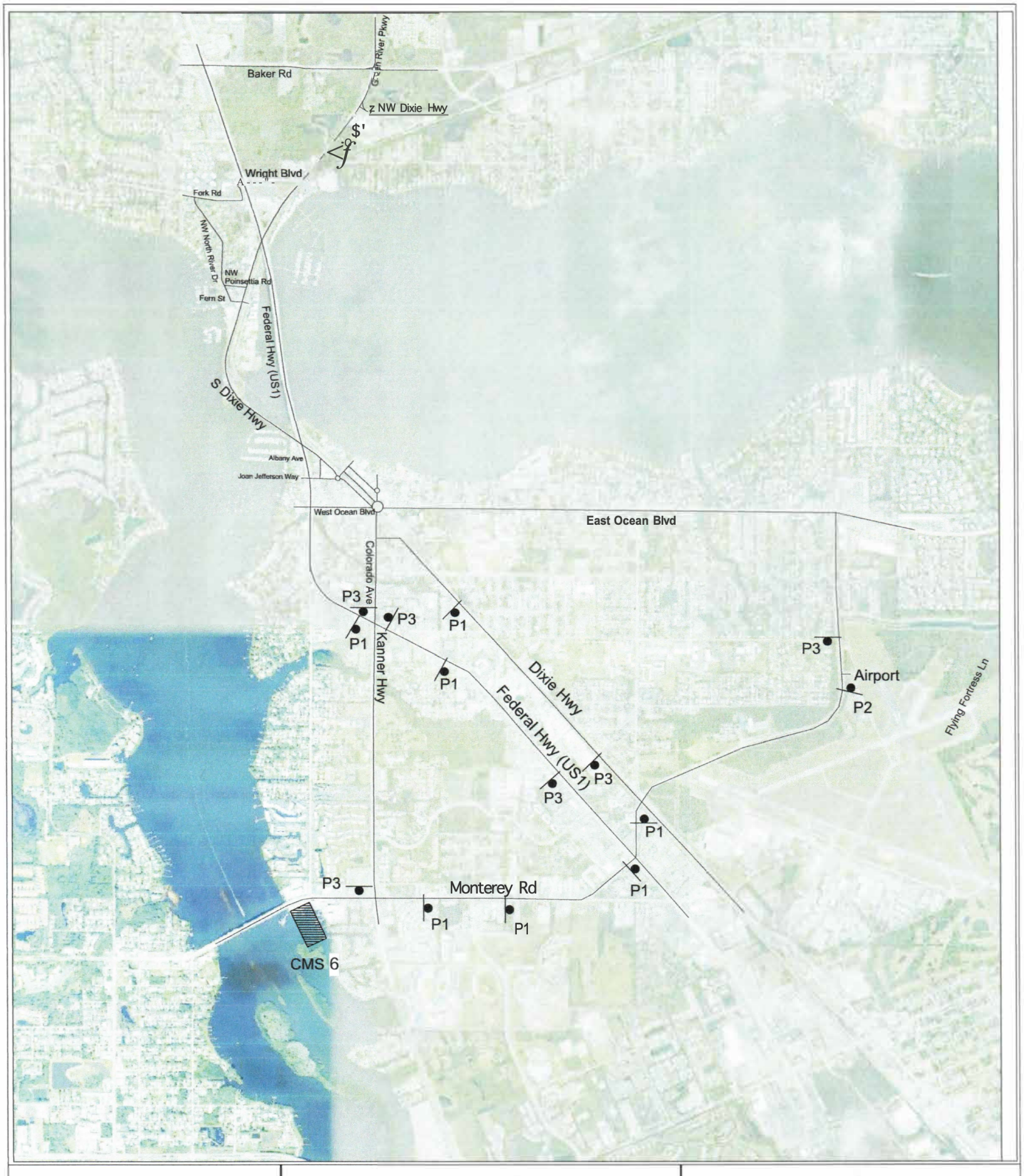
= CMS Changeable Message Sign

= Traffic Control Officer

EXHIBIT A
Boat Show
Detour Plan



Allsports Productions, LLC. 1591 E. Atlantic Boulevard Pompano Beach FL, 33060 -Tel: 954-522-5288 Project Job No: Date: 07.01.2025	LEGEND = Inset Area	EXHIBIT B Diverted Volumes Stuart Boat Show



Allsports Productions, LLC.

1591 E. Atlantic Boulevard Pompano Beach FL, 33060 -Tel: 954-522-5288

Project Job No:

Date: 07.01.20245

LEGEND

- Boat Show ↑ Parking/ Shuttle — P1
- Boat Show Parking/ Shuttle — P3
- Boat Show r Parking/ Shuttle — P2
- Boat Show Traffic Shuttle i — CMS 6

EXHIBIT C

Parking/Shuttle Signage
Stuart Boat Show

Attachment A

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 44-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A ROAD CLOSURE FOR THE 53rd ANNUAL STUART BOAT SHOW FROM 5:30 A.M. ON TUESDAY, JANUARY 12, 2027, THROUGH 5:00 P.M. ON MONDAY, JANUARY 18, 2027, ALONG NW DIXIE HIGHWAY (FORMERLY SR 707) FROM SW ALBANY AVENUE SOUTH OF THE OLD ROOSEVELT BRIDGE TO NW POINSETTIA STREET TO INCLUDE THE FEC RAILROAD CROSSING OFF NW FERN STREET AND NW DIXIE HIGHWAY, NORTH OF THE ST. LUCIE RIVER DRAW BRIDGE, SUBJECT TO FLORIDA DEPARTMENT OF TRANSPORTATION APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Rule 14-65.0035 of the Florida Administrative Code, the temporary closure of a state road for a special event requires approval via resolution by the local governing jurisdiction; and

WHEREAS, the annual Stuart Boat Show has grown and endured as a signature marine industry event in the Stuart area for over fifty years; and

WHEREAS, in order to produce the Stuart Boat Show in a safe and efficient manner, event organizers have requested the City of Stuart close a portion of NW Dixie Highway north of the Dixie Highway Bridge for the duration of event staging and operations beginning Tuesday, January 12th through Monday, January 18th, 2027; and

WHEREAS, the City Commission of the City of Stuart recognizes the Stuart Boat Show as a 50-year legacy event in the City and is hereby resolved to provide a road closure for the period mentioned herein as sufficient time and space allocation to safely and efficiently conduct the event.

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

SECTION 1: The City Manager is hereby authorized to execute a request form to the Florida Department of Transportation seeking approval of a road closure for the "2027 STUART BOAT SHOW" from Tuesday, January 12th through Monday, January 18th, 2027, along NW Dixie Highway (formerly SR 707), from SW Albany Avenue to NW Poinsettia Street, including the RR Crossing at NW Fern Street and NW Dixie Highway, subject to the approval of the Florida Department of Transportation. A copy of the form requesting city approval is attached hereto as "Attachment A."

SECTION 2: This resolution shall take effect upon adoption.

(The Remainder of This Page Is Left Intentionally Blank)

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

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

ADOPTED this 13th day of July, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

Attachment A

ALLSPORTS PRODUCTIONS

STUART BOAT SHOW Traffic and Pedestrian Circulation Plan - 2027

Prepared for the Marine Industries Association of the Treasure Coast (MIATC) in support of the annual Stuart Boat Show

Prepared by Allsports Productions, LLC.

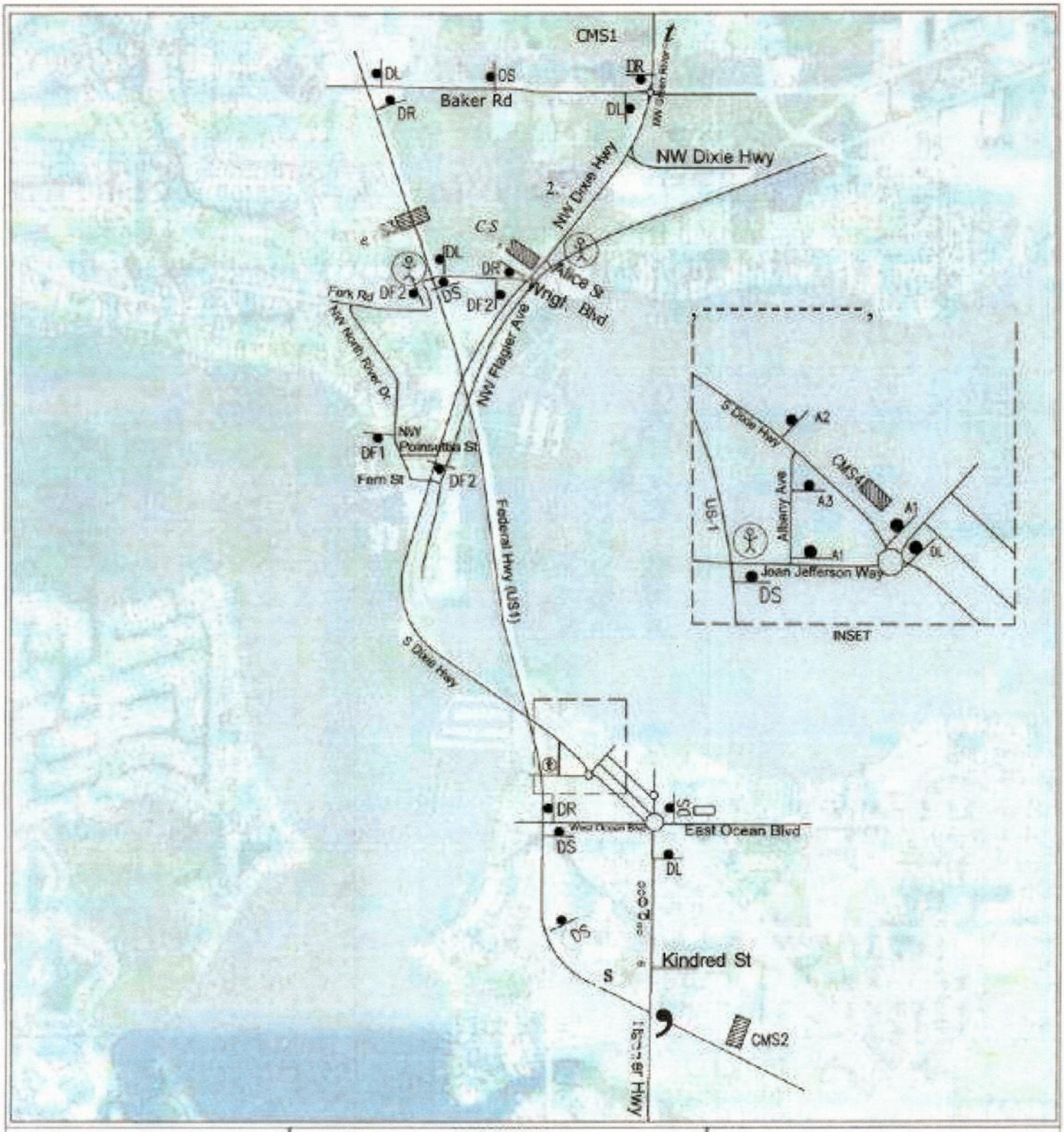
May 20, 2026

Allsports Productions, LLC. (ASP) is contracted by the MIATC to prepare a traffic and pedestrian circulation plan for approval by the City of Stuart. The intent of the Plan is to ensure safe vehicle and pedestrian circulation outside of the 53rd Annual Stuart Boat Show event footprint. The details of the Plan are identified below.

Project Description

The Stuart Boat Show is a long-standing event that draws people to the northeast portion of the incorporated City of Stuart. The show will occur on Friday, January 15th, Saturday, January 16th, and Sunday, January 17th, 2027. As provided in the concept illustration below, the Show is staged along Dixie Highway and the corresponding waterfront. Dixie Highway will be closed from Tuesday morning at 5:30 AM, January 12th, 2027, through Monday, January 18th, 2027, at 5:00 pm to both vehicle and pedestrian traffic from Albany Road to Poinsettia Street, which includes the closure of Fern Street at Dixie Highway.

A conceptual illustration is provided below.



LEGEND

A1 A2 A3 OPJ DF2

DL DR DS

= REAL SIGN

= Barricade

= CMS Changeable Message Sign

= Traffic Control Officer

Allsports Productions, LLC.

1591 E. Atlantic Boulevard Pompano Beach FL 33060 - Tel.: 954-522-5288

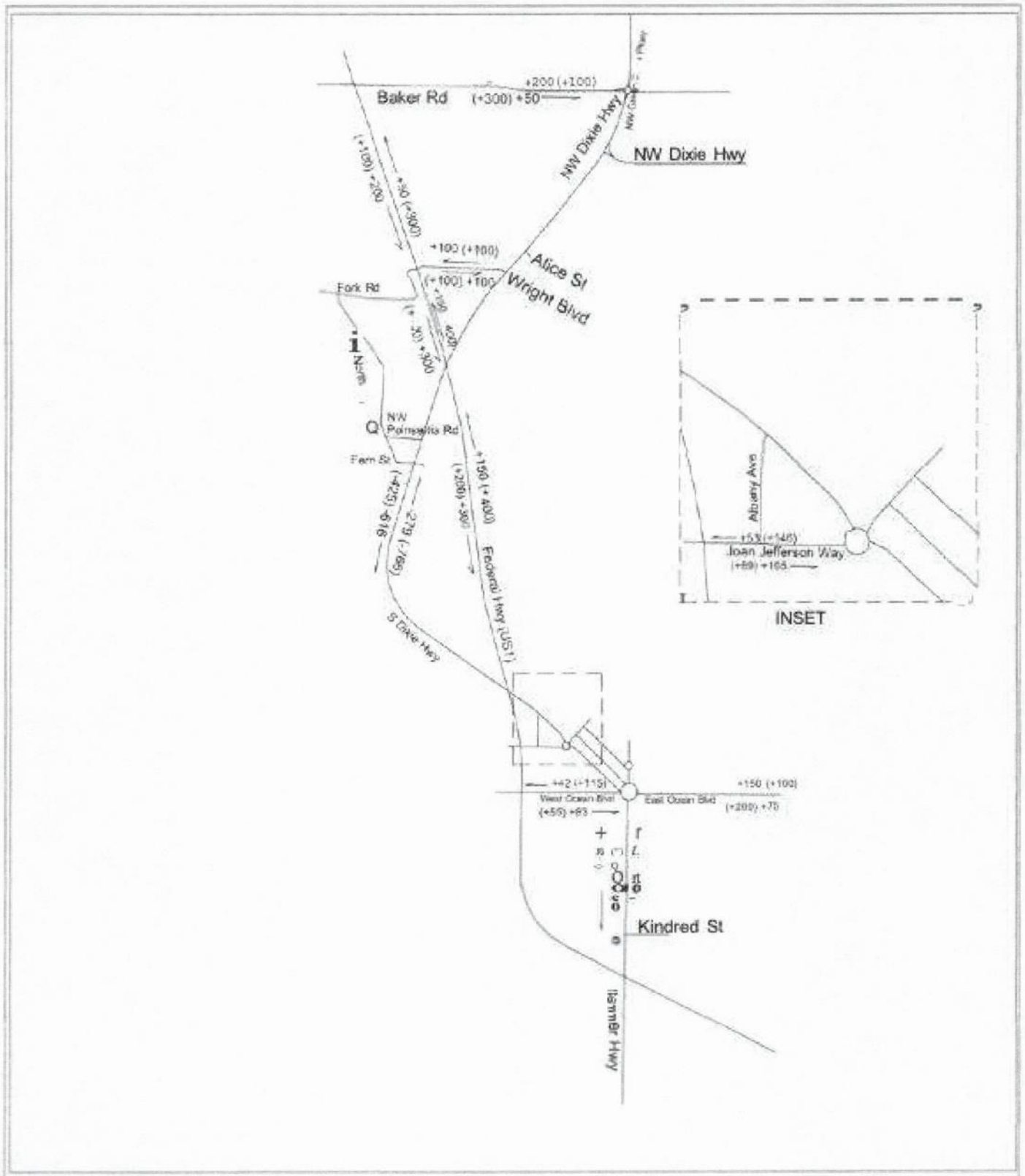
Project Job No:

Date: 07.01.2025

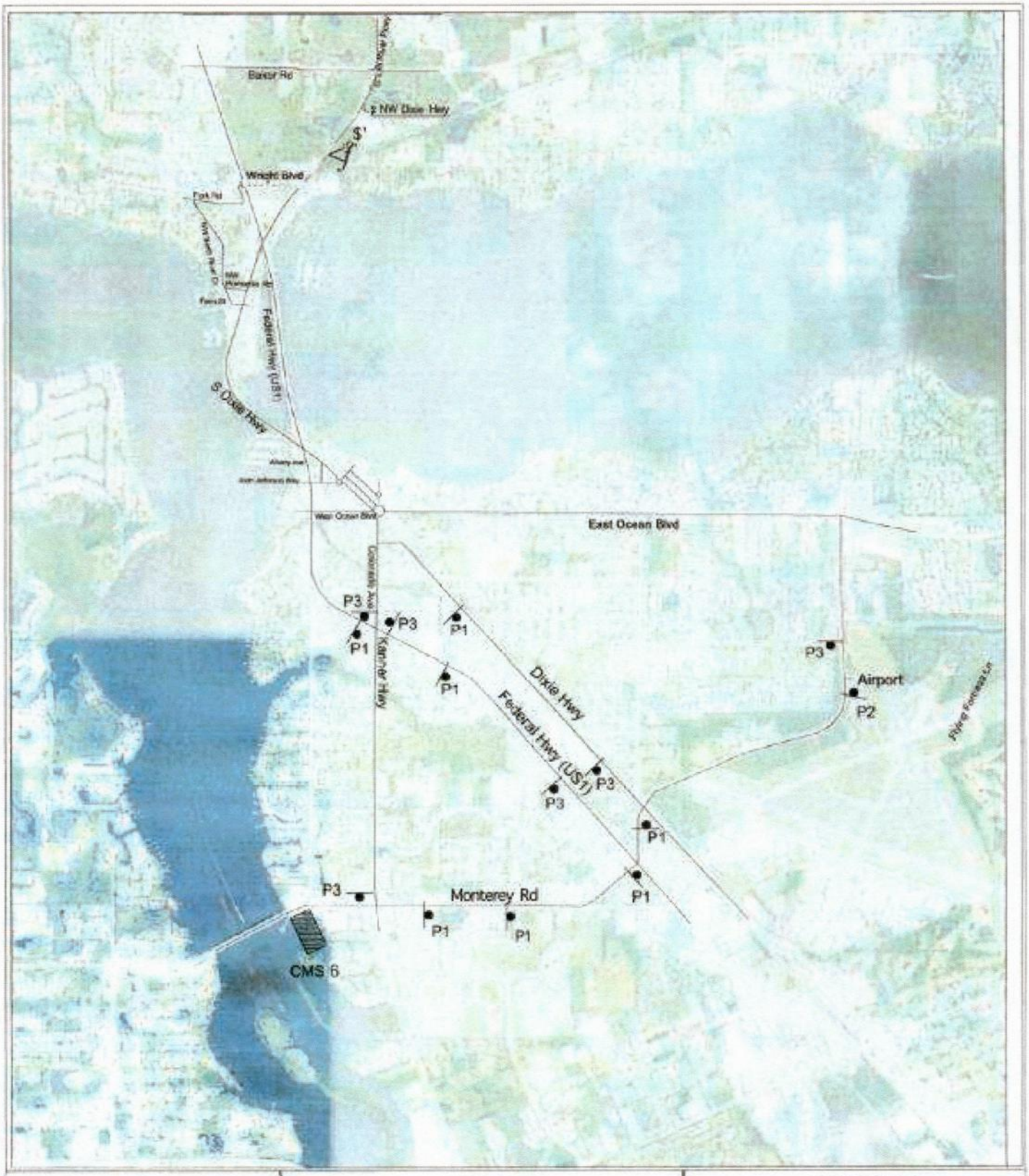
EXHIBIT A

Boat Show

Detour Plan



Allsports Productions, LLC. 1591 E. Atlantic Boulevard Pompano Beach FL, 33060 - Tel: 954-522-5288 Project Job No. | Date: 07.01.2025	**LEGEND** = Inset Area	**EXHIBIT B** Diverted Volumes Stuart Boat Show



Allsports Productions, LLC.

1591 E. Atlantic Boulevard Pompano Beach FL 33060 Tel: 954-522-5288

Project Job No:

Date: 07.01.2024S

LEGEND

Boat Show Parking/ Shuttle	Boat Show Parking/ Shuttle	Boat Show Parking/ Shuttle	Boat Show Traffic Shuttle
P1	P3	P2	CMS 6

EXHIBIT C

Parking/Shuttle Signage
Stuart Boat Show

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Susej Meleqi

Title of Item:
RATIFICATION OF LPA ADVISORY BOARD MEMBER (RC):

RESOLUTION No. 73-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A LOCAL PLANNING AGENCY BOARD MEMBER, FULFILLING VACANCIES ON THE BOARD FOR THE 2026 TERM YEAR, EXPIRING ON DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Mr. Johnny Cealmov resigned from the LPA Advisory Board on May 14, 2026. Commissioner Reed requests the appointment of Gary Kelly on the LPA to fulfill the term until December 2026.

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 73-2026.

ATTACHMENTS:
1. R73-2026 LPA Advisory Board Member Ratification
2. G. Kelly LPA Application

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 73-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A LOCAL PLANNING AGENCY BOARD MEMBER, FULFILLING VACANCIES ON THE BOARD FOR THE 2026 TERM YEAR, EXPIRING ON DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * * *

WHEREAS, City of Stuart recognizes the importance of maintaining an effective and engaged Local Planning Agency (LPA) Advisory Board to guide thoughtful, well-managed growth that preserves the character of our community. Appointments of the seven (7) board members 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, Commissioner liaison, Sean Reed recommends Mr. Gary Kelly to serve as his appointment to fulfill the identified LPA vacancy; and

WHEREAS, the Commission wishes to ratify the appointment of the new LPA Board member for the term ending December 31, 2026, ensuring a fully functioning board to continue to serve the needs of the City and its residents.

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

SECTION 1: The City Commission hereby appoints Gary Kelly to the Local Planning Agency Board.

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
EULA R. CLARKE, MAYOR				
LAURA GIOBBI, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
SEAN REED, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

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	7/30/2025
Full Name	Gary Robert Kelly
Home Phone	772-2866203
Cell Phone	772-2142054
E-Mail	kkarch@kkarch.org
Home Address, City, Zip	524 S. W. California Ave. Stuart, Florida 34994
How long have you resided in the City of Stuart? Years & Months	48 years
Current Employer/Occupation	Kelly and Kelly Designs
Business Address	202 S. W. Ocean Blvd.
Brief Summary of Education & Work Experience. (Please attach a resume if available.)	B.S. in Architecture from Ohio State University owned the current business for 45 years
If applicable, attach resume here.	*Field not completed.*
Membership in Community Organizations or Professional Groups	*Field not completed.*

List Former Advisory Board(s) Affiliations	former member of the planning advisory board 20 years ago
Why do you wish to serve on the board(s) indicated?	I would like to see good and reasonable growth for our city
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 for at least 12 consecutive months immediately preceding the appointment.
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, Local Planning Agency/Planning Advisory 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
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

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Ruth Holmes

Title of Item:
HAZEN & SAWYER CONTRACT FOR SURFACE AND WATER RESOURCES EVALUATION (RC):

RESOLUTION No. 67-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING ENTERING INTO A PROFESSIONAL SERVICES AGREEMENT WITH HAZEN AND SAWYER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Contract with Hazen and Sawyer to provide the City with in-depth technical evaluation of relative benefits and impacts to the St. Lucie River and Estuary associated with regional water resource projects for developing an administrative record consistent with the requirements of the Administrative Procedures Act (APA), the National Environmental Policy Act (NEPA) and other applicable federal and state environmental and administrative laws.

Funding Source:
155-53531

Recommended Action:
Approve Resolution 67-2026.

ATTACHMENTS:
1. Resolution No. 67-2026
2. R 67-2026 Proposed Contract with Hazen and Sawyer September 2026
3. Exhibit A__SOW_Hazen-Final

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 67-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING ENTERING INTO A PROFESSIONAL SERVICES AGREEMENT WITH HAZEN AND SAWYER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission ("Commission") has tasked the City's Environmental Attorney with, among other things, devoting full-time effort to solve any and all issues relating to the degradation of water quality in the St. Lucie River and Estuary "(SLRE"); and

WHEREAS, the Commission recognizes the need for a multi-disciplinary approach to develop strategies that will ultimately attain improved water quality in the SLRE due to the decades of polluted regulatory discharges from Lake Okeechobee and other sources; and

WHEREAS, the Commission also recognizes the need for providing the Environmental Attorney with assistance from several disciplines from outside the City to develop such strategies; and

WHEREAS, the Environmental Attorney is recommending contracting with Hazen and Sawyer to provide the City with in-depth technical evaluation of relative benefits and impacts to the St. Lucie River and Estuary associated with regional water resource projects, model results, hydrologic conditions, ecosystem health, infrastructure considerations, operational schedules, and linkages among related projects; and

WHEREAS, the work is necessary for the City to provide input to the U. S. Army Corps of Engineers (USACE), and other governmental organizations, and in developing an administrative record consistent with the requirements of the Administrative Procedures Act (APA), the National Environmental Policy Act (NEPA) and other applicable federal and state environmental and administrative laws; and

WHEREAS, Hazen and Sawyer would be compensated out of the previously allocated funds from the terminated 2025 contract with Harvey Sheldon, P.A..

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

SECTION 1: The above recitals are hereby incorporated as if fully set forth herein.

SECTION 2: The City Commission hereby authorizes the City to enter into an agreement for professional services with Hazen and Sawyer. Such agreement is attached hereto as to as **"Exhibit A".**

SECTION 3: This resolution shall immediately 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
EULA CLARKE, MAYOR				
MERRITT MATHESON, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
CAMBELL RICH, COMMISSIONER				
SEAN REED, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____ _____

MARY R. KINDEL, MMC
CITY CLERK

EULA CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

AGREEMENT FOR PROFESSIONAL SERVICES

PROJECT: COMPREHENSIVE EVERGLADES RESTORATION PLAN AND RELATED WATER RESOURCE PROJECT EVALUATION

CONSULTANT: HAZEN AND SAWYER
2101 NW Corporate Blvd., Suite 301
Boca Raton, FL 33431

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, hereinafter "Agreement," made and entered into the ____ day of September 2026 by and between HAZEN AND SAWYER, hereinafter referred to as "CONSULTANT" and the City of Stuart, Florida, a municipal corporation, 121 S.W. Flagler Avenue, Stuart, Florida 34994, hereinafter referred to as "CITY", for and in consideration of the following terms, conditions and covenants.

I. PURPOSE OF AGREEMENT

City intends to enter into an Agreement with CONSULTANT as set forth below.

II. SCOPE OF SERVICES

The CONSULANT shall provide as detailed on the attached Scope of Work will include serving as CITY's professional consultant on regional water resource project evaluations, providing professional consultation, and advice. The detailed scope of services and associated schedule of fees are formalized in Exhibit “A” to this Agreement.

Section 1. Personnel

The CONSULTANT shall work with the CITY’s Environmental Attorney, the City Public Works Director, City Attorney, City Manager, or other City staff in advising the City and the City Commission regarding the deliverables on Exhibit “A.”

The Designated Representative of the CITY to act with authority on the CITY's behalf with respect to all aspects of the Project is Ruth A. Holmes, the City Environmental Attorney;
email: rholmes@stuartfl.gov.

The Designated Representatives for the CONSULTANT with authority to act on the Contractor's behalf with respect to all aspects of the Project is Principal in Charge: Susan Sylvester;
email: SSylvester@hazenandsawyer.com.

III. AGREEMENT PROVISIONS

Section 1. Term of Agreement

Upon award of this Agreement, the effective date of this Agreement shall be the date of execution of this Agreement by both CITY and CONSULTANT. Term of this Agreement shall be for an initial period, not to exceed one year, with the option of additional one-year renewal periods, upon the mutual agreement of the parties, as needed to complete the deliverables detailed on the Scope of Work and as needed to finalize and deliver Comprehensive Everglades Restoration Plan ("CERP") and non-CERP project evaluations for the CITY's legal needs.

Section 2. Authorizing work through Purchase Orders

Each "Purchase Order" shall specify the Period of Service agreed to by the CITY and the CONSULTANT for services to be rendered under said "Purchase Order".

Section 3. Compensation and Method of Payment

3.1 Fee Schedule

CONSULTANT's Schedule of Tasks and Deliverables formalized in **"Exhibit A"** shall include all services, material, supplies and any other items or requirements necessary to complete the work as described herein, including but not limited to out-of-pocket expenses, such as: identifiable communication expenses, reproduction costs, postage, printing, copying, and long distance telephone, etc.

3.2 Invoices

CONSULTANT shall submit an invoice to the CITY monthly with percent complete for each task/deliverable set forth on Exhibit "A." Upon request, hours worked by each person assigned to the work authorization, date worked and all ancillary expenses incurred and by whom shall be supplied.

3.3 Payment

Payment for services rendered is due within thirty (30) days of receipt and approval of invoice by CITY.

Section 4. Use of Documents

4.1 Ownership of Original Documents

All deliverable analysis, reference data, survey data, plans and reports or any other form of written instrument or document that may result from the CONSULTANT's services or have been created during the course of the CONSULTANT's performance under this Agreement shall become the property of and shall be delivered to the CITY after final payment is made to the CONSULTANT.

Section 5. Termination

5.1 Termination for Convenience

Either party upon a thirty (30) day written notice to the other party may terminate this Agreement. In the event of any termination, CONSULTANT shall be paid for all services rendered to the date of termination, including all reimbursable expenses.

Section 6. Persons Bound by Agreement

6.1 Parties to the Agreement

The persons bound by this Agreement are the CONSULTANT and the CITY and their respective partners, successors, heirs, executors, administrators, assigns and other legal representatives.

6.2 Assignment of Interest in Agreement

This Agreement and any interest associated with this Agreement may not be assigned, sublet or transferred by either party without the prior written consent of the other party. The CITY may grant consent based upon the following factors: The qualifications of the assignee, the financial stability of the assignee, the likelihood of time to complete the contract, and other applicable factors as they relate to the service. Nothing contained herein shall be construed to prevent CONSULTANT from employing such independent consultants, associates and subcontractors as CONSULTANT may deem appropriate to assist in the performance of the services hereunder.

6.3 Rights and Benefits

Nothing herein. shall be construed to give any rights or benefits arising from this Agreement to anyone other than CONSULTANT and the CITY.

Section 7. Indemnification of CITY

The CONSULTANT and any of its agents, employees, subcontractors, sub-consultants, or anyone for whose act or acts any of them may be liable in the performance of the services under this Agreement shall indemnify and hold harmless CITY, its agents, employees, elected officers and representatives from liabilities, damages, losses and costs including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of this Agreement.

The CONSULTANT agrees to hold the CITY harmless from loss, damage, injury or liability arising directly from the negligent acts or omission of the CONSULTANT, its employees, agents, subcontractors and their employees and agents.

Section 8. Insurance

8.1. General

CONSULTANT assumes the entire responsibility and liability for all damages or injury to all persons, and to all property, arising out of or in any manner connected with the execution of the work under this Contract by CONSULTANT, and to the fullest extent permitted by law, CONSULTANT shall defend and indemnify the CITY from all such claims including without limitation claims for which the CITY may be, or may be claimed to be, liable in whole or in part and legal fees and disbursements paid or incurred to defend any such claims, as well as legal fees paid or incurred in connection with enforcing the provisions of this paragraph. CONSULTANT assumes the entire responsibility and liability for all damages and injury to all persons, whether

their employees or otherwise, and to all property arising out of or in any manner connected with the execution of the work by CONSULTANT under this Contract. CONSULTANT shall obtain, maintain and pay for general liability insurance coverage to insure the provisions of this paragraph. Specific consideration for this indemnity is $10.00, the receipt and sufficiency of which is hereby acknowledged by CONSULTANT.

8.2 Workers' Compensation

The CONSULTANT shall procure and maintain, during the life of this Agreement, Worker's Compensation insurance as required by Florida Statutes for all of employees of the CONSULTANT engaged in work on the Project under this Agreement.

Section 9. Miscellaneous

9.1 Venue in Martin County

Venue for any lawsuit to enforce the terms and obligations of this Contract shall lie exclusively in the County Court or the Circuit Court in and for Martin County, Florida.

9.2 Laws of Florida

The validity, interpretation, construction, and effect of this Agreement shall be in accordance with and governed by the laws of the State of Florida.

9.3 Attorney's Fees and Costs

In the event the CONSULTANT defaults in the performance of any of the terms, covenants and conditions of this Agreement, the CONSULTANT agrees to pay all damages and costs incurred by the CITY in the enforcement of this Agreement, including reasonable attorney's fees, court costs and all expenses, even if not taxable as court costs, including, without limitation, all such fees, costs and expenses incident to appeals incurred in such action or proceeding.

9.4 Mediation as Condition Precedent to Litigation

Prior to the initiation of any litigation by the parties concerning this Agreement, and as a condition precedent to initiating any litigation, the parties agree to first seek resolution of the dispute through non-binding mediation. Mediation shall be initiated by any party by serving a written request for same on the other party. The party shall, by mutual agreement, select a mediator within fifteen (15) days of the date of the request for mediation. If the parties cannot agree on the selection of a mediator then the CITY shall select the mediator who, if selected solely by the CITY, shall be a mediator certified by the Supreme Court of Florida. The mediator's fee shall be paid in equal shares by each party to the mediation.

9.5 Contract Amendment

No modification, amendment or alteration in the terms or conditions contained in this Agreement shall be effective unless contained in a written documents executed with the same formality and of equal dignity herewith. No verbal agreement by the CITY or the CITY's representative identified herein shall be binding or enforceable against the CITY.

9.6 Sovereign Immunity

Nothing contained herein shall be construed or interpreted as a waiver of the CITY's sovereign immunity liability limits established under Section 768.28, Florida Statutes as amended.

9.7 Independent Contractor Relationship.

Nothing contained in this Agreement shall be deemed or construed to create the relationship between the parties of principal and agent, or of partnership or joint venture, or of employer and employee; it is being expressly agreed that the relationship of CONSULTANT to the CITY is that of an independent contractor. It is expressly understood that as an independent contractor, CONSULTANT shall have behavioral control and therefore have the freedom to determine how to perform the work without detailed instructions; financial control to the extent that CONSULTANT shall provide its own equipment and facilities necessary to perform. However, CONSULTANT shall be allowed to seek specific costs from the CITY on a case-by-case basis so long as the costs are approved in writing in advance of incurring said expenses. It is anticipated that costs will not be necessary, but the parties also recognize that a circumstance might arise and therefore expressly agree that any such expenses must be approved in writing in advance or such shall be deemed denied.

Section 10. Non-Appropriation

This Agreement is deemed effective only to the extent of an annual appropriation available. The CONSULTANT acknowledges that the CITY's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the City Commission. The CONSULTANT agrees that, in the event such appropriation is not forthcoming, the CITY may terminate this Agreement and that no charges, penalties or other costs shall be assessed.

Section 11. Public Records

If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contact the office of the City Clerk as the custodian of Public Records for the City of Stuart, and all the respective departments at 772-288-5306 or cityclerk@ci.stuart.fl.us City of Stuart, City Clerk, 121 SW Flagler Avenue, Stuart, FL 34994 per F.S. 119.12.

Public Records Relating to Compliance, Request for Records; Noncompliance, & Civil Action with F.S.119.0701 the Contractor shall:

Keep and maintain public records required by the public agency to perform the service.
Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request, and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

If a contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.

A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under F.S. 119.10.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CITY OF STUART, FLORIDA

EULA CLARK
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

WITNESSES:

_____
Signature

_____
Signature

CONSULTANT

_____
Signature

_____
Printed Name

_____
Title

Hazen

City of Stuart

Technical Review and Analysis of Projects for Reducing Damaging Flows to the St. Lucie Estuary

SOW

August 24, 2026

[Type here]
EXHIBIT A

Hazen

Introduction

The City of Stuart, Florida, is situated at the interface of the St. Lucie River and Estuary, making it a focal point for understanding the dynamics of freshwater inflow into this sensitive coastal system. The St. Lucie Estuary is a brackish water body that receives inflow from a broad watershed encompassing urban, agricultural, and natural landscapes across Martin, St. Lucie, and Okeechobee counties.

Freshwater inflows originating from Lake Okeechobee via the C-44 Canal, a component of the Central and Southern Florida (C&SF) Project for Flood Control and Other Purposes, can have a substantial influence on the ecological health of the St. Lucie Estuary. Additional freshwater inflows originate from the C-23, C-24, C-25, and C-44 canals, Ten Mile Creek, local tributaries, urban and agricultural stormwater runoff, and groundwater seepage. The relative contributions of these sources vary seasonally and are influenced by land use, rainfall patterns, watershed conditions, and water management operations.

This scope of work (SOW) provides technical review and analysis of federal and state projects directly and indirectly related to Lake Okeechobee operations. A primary focus is evaluating proposed operating plans and other federal actions, including feasibility and implementation efforts, that may affect the health of the St. Lucie River and Estuary. In addition to review of proposed projects, the work may include researching specific questions regarding past water management actions and or comparing past environmental documentation relating to expected outcome of water management actions.

This work will assist the City of Stuart (City) in evaluating and providing input to the U. S. Army Corps of Engineers (USACE) and in developing an administrative record consistent with the requirements of the Administrative Procedures Act (APA), the National Environmental Policy Act (NEPA) and other applicable federal and state environmental and administrative laws. If there are no specific requests for comments executed during the period of this scope of work then the research will provide the background and resources necessary future input.

Some of the projects and initiatives led by the USACE, South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), and other agencies designed to reduce harmful discharges from Lake Okeechobee, the C-23, C-24, C-25 Canals and local runoff to the St. Lucie Estuary, including but not limited to:

- Modifications to the Lake Okeechobee System Operating Manual (LOSOM)
- LOSOM After Action Review (AAR)
- St. Lucie River and Estuary Basin Management Action Plan (BMAP)
- Dispersed Water Management (DWM) Program
- Northern Everglades and Estuaries Protection Program (NEEPP)
- Comprehensive Everglades Restoration Plan (CERP)

The CERP Projects that include specific initiatives benefiting the St. Lucie Estuary include but are not limited to:

- Central Everglades Planning Project (CEEP)
  - CEPP EAA Phase Project Operation Manual (POM)
  - Update: Lake Okeechobee Schedule, EAA Reservoir
- Indian River Lagoon-South (IRL-S)
  - C-44 Reservoir and Stormwater Treatment Area (STA)
  - C-23/C-24 Reservoir and STA Complex
  - C-25 Reservoir & Stormwater Treatment Area (STA)
  - Upland and Wetland Restoration
- Lake Okeechobee Watershed Restoration Project (LOWRP)
  - Wetland Attenuation Features
  - Aquifer Storage and Recovery (ASR) Wells
  - Wetland Restoration Sites
- Lake Okeechobee Component A Reservoir (LOCAR)
  - Storage (North of Lake Okeechobee Storage Reservoir)

The CERP Programmatic Regulations require that Project Operating Manuals (POMs) be updated, as appropriate, for project construction and operational testing and monitoring phases, as well as when relevant CERP and non-CERP components come online. In turn, System Operating Manual (SOM) Volumes are updated to include new or updated POMs. Each manual requires public review and comment as part of the NEPA process

According to the 2026 CERP Integrated Delivery Schedule (IDS), the following POM updates are currently in process and/or planned:

SOM VOLUME 3: LAKE OKEECHOBEE - EAA

- Lake Okeechobee - EAA WCP: LOSOM (completed but may include future after-action reports)
- IRL-South POM Update: C-44 Reservoir, STA
- IRL-South POM Update: C-23/C-44 Estuary Discharge Diversion
- CEPP EAA Phase POM Update: A-2 STA Pre-Reservoir
- CEPP EAA Phase POM Update: Lake Okeechobee Schedule, EAA Reservoir

SOM VOLUME 5: EAST COAST CANALS Greater Everglades

- IRL-South POM Update: C-23/C-24 STA; C-23/C-24 North and South Reservoirs Design Updates
- IRL-South POM Update: C-25 Reservoir, STA

Hazen

Scope Of Work

The tasks for this project are described below and exclude water quality information or analysis.

1 Task 1: Proposed Action Document Review

Review and assess federal and state studies, reports, operating plans, environmental documentation, technical memoranda, historical records, and related reference materials relevant to proposed projects or action. Develop and maintain an understanding of project history, regulatory requirements, planning efforts, operational constraints, and previously documented findings that may inform subsequent analyses and recommendations.

2 Task 2: Project Process Participation and Synthesis

Virtually attend, as appropriate, informational, planning, and working meetings related to federal and state projects. May include viewing post meeting video or recorded presentations. Review and evaluate information presented in project meetings, environmental documents, operating plans, and supporting material. Synthesize and interpret alternatives, key findings, operational changes, and the potential effects of the proposed actions on the St. Lucie River and Estuary for use in tasks 3, 4 and 5.

3 Task 3: Data Collection, Compilation, and Technical Evaluation

Collect and compile available hydrologic, hydraulic, ecological, and operational data necessary to assess proposed actions or to review past actions and their potential impacts the St. Lucie River and Estuary. In depth technical evaluation of relative benefits and impacts to the St. Lucie River and Estuary associated with project alternatives, model results, hydrologic conditions, ecosystem health, infrastructure considerations, operational schedules, and linkages among related projects.

4 Task 4: Technical Documentation

Prepare meeting summaries, technical memoranda, reports, and other supporting documentation that communicate findings and technical evaluations in a clear, evidence-based format for use by the City's Legal Department.

5 Task 5: Communication and Presentation of Findings

Conduct twice monthly video conference communication meetings and presentations with the City's Legal Department to communicate project status, discuss technical findings, provide input on emerging issues, and document key discussions and decisions. The meetings may also include review of submitted information and/or request for additional information.

Summary Schedule of Tasks and Deliverables and Cost Estimates

Outlined below is a timetable for the delivery of each task related to this project, and cost estimates.

Task #	Deliverable	Weeks from NTP for first submittal	Cost Estimate
1	Proposed Action Document Review	1-24	$12,000.00
2	Project Process Participation and Synthesis	1-24	$6,000.00
3	Data Collection, Compilation, and Technical Evaluation	1-24	$12,000.00
4	Technical Documentation	1-26	$24,000.00
5	Communication and Presentation of Findings	1-26	$6,000.00
	Total (Not-to-Exceed) Project Amount	26	$60,000.00

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Susej Meleqi

Title of Item:
APPENDIX A UPDATE (RC):

RESOLUTION No. 62-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING TYPES, FEES, RATES AND CHARGES AS APPENDIX “A” TO THE CITY CODE OF ORDINANCES, AS PROVIDED AND PERMITTED IN VARIOUS CHAPTERS OF THE CITY’S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS, PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Updated Appendix "A" Fees, Rates, and Charges Schedule.

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 62-026

ATTACHMENTS:
1. R62-2026 Appendix A Fees Rates and Charges
2. R62-2026 Appendix A Fees Rates and Charges Attachment - Red Lined

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 62-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING TYPES, FEES, RATES AND CHARGES AS APPENDIX "A" TO THE CITY CODE OF ORDINANCES, AS PROVIDED AND PERMITTED IN VARIOUS CHAPTERS OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS, PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to various provisions of the City Code, the City Commission has determined that certain rates, fees, and charges for municipal services be amended from time to time; and

WHEREAS, pursuant to increases in operating costs, various planned capital improvement projects, and the continued transition into OpenGov, the City found that various rates, fees, and charges required updating; and

WHEREAS, City ordinances recently passed and sections of the City of Stuart Code of Ordinances allow for and require periodic amendments pursuant to additions and/or fluctuations in rate/fee amounts.

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

SECTION 1: The precatory language above is adopted as if set forth below.

SECTION 2: The application types, fees, rates, and charges in Appendix "A" are amended as set forth in Appendix "A" as revised and attached hereto.

SECTION 3: The City Commission retains jurisdiction over the rate schedule and any administrative costs, which may be later amended from time to time by Resolution.

SECTION 4: Any resolutions or parts thereof in conflict are hereby repealed to the extent of such conflict.

SECTION 5: Appendix "A" attached hereto shall be codified upon adoption.

SECTION 6: 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
EULA R. CLARKE, MAYOR				
LAURA GIOBBI, COMMISSIONER				
MERRITT MATHESON, COMMISSIONER				
SEAN REED, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

Appendix A FEE, RATE AND CHARGE SCHEDULE[1]

[1]Res. No. 63-2023, §§ 1—6, adopted September 11, 2023, repealed the former App. A, and enacted a new App. A as set out herein. The former App. A pertained to similar subject matter and derived from Res. No. 230-04; Res. No. 140-07; Res. No. 79-08, § 1, adopted July 14, 2008; Res. No. 96-08, § 1, adopted September 8, 2008; Ord. No. 2182-09, adopted July 13, 2009; Res. No. 77-09, §§ 1, 2, adopted July 13, 2009; Res. No. 95-09, adopted October 26, 2009; Res. No. 36-2010, § 1(Exhs. A, B), adopted April 26, 2010; Res. No. 42-2010, §§ 1, 2, adopted April 26, 2010; Res. No. 51-2011, § 1(Exh. A), adopted June 27, 2011; Res. No. 81-2011, § 1, adopted September 12, 2011; Res. No. 89-2011, § 1(Exh. A), adopted September 26, 2011; Res. No. 104-2011, § 1(Exh. A), adopted November 14, 2011; Res. No. 84-2012, §§ 1(Exh. A), 2(Exh. A), adopted September 10, 2012; Res. No. 23-2013, § 1(Exh. A), adopted February 25, 2013; Res. No. 57-2013, § 1, adopted June 10, 2013; Res. No. 112-2013, § 1(Exh. A), adopted September 23, 2013; Res. No. 38-2014, § 1, adopted July 28, 2014; Res. No. 86-2014, § 2(Exh. A), adopted September 10, 2014; Ord. No. 59-2015, § 1, adopted June 22, 2015; Res. No. 76-2015, § 1, adopted August 10, 2015; Res. No. 79-2015, § 1, adopted September 24, 2015; Res. No. 93-2015, § 1(Exh. A), adopted September 28, 2015; Res. No. 82-2016, § 2, adopted August 22, 2016; Res. No. 84-2016, § 1(Exh. A), adopted September 12, 2016; Res. No. 97-2016, § 1, adopted September 12, 2016; Res. No. 69-2017, § 1, adopted June 12, 2017; Res. No. 119-2017, § 1(Exh. A), adopted September 25, 2017; Res. No. 92-2018, §§ 1—6, adopted September 24, 2018; Res. No. 37-2019, §§ 1—3, adopted March 25, 2019; Res. No. 81-2019, §§ 1—3, 5, adopted September 23, 2019; Ord. No. 92-2020, §§ 1—6, adopted September 14, 2020; Res. No. 129-2020, §§ 1, 2, adopted October 26, 2020; Res. No. 100-2021, § 1—4, adopted September 27, 2021; Res. No. 86-2022, §§ 1—3(Att.), adopted September 26, 2022; Res. No. 120-2022, §§ 1(Att.), 2(Att.), adopted December 12, 2022.

Code Section	Subject	Fees, Rates, and Charges

Chapter 2. Administration

2-2	Lien search per property		
	Lien Search—Code Enforcement		$100.00
	Lien Search—Utilities		$80.00
2-217	Copies of city records:		
		For each one-sided legal or standard-length page	$0.15
		For each two-sided legal or standard page	$0.20
		Certification of a public record as a true and accurate copy of an original public record, each	$1.00
2-218	Service fee for dishonored checks:		
	(a)	Face value not exceeding $50.00	$25.00
	(b)	Face value more than $50.00 but not exceeding $300.00	$30.00
	(c)	Face value more than $300.00, greater of	$40.00 or five percent of the face amount of the check, draft, or order
2-220	Fees for Fire Rescue ~~fire rescue~~ related services		
	The following fees for certain services provided by the city in relation to ~~fire-rescue emergency services~~ Fire Rescue, Emergency Services, EMS Transport, and special activities are hereby established and shall be charged and collected:		
		Firefighting Foam or wetting agent use	~~$150.00~~ $155.00

			per five gallons
		EMS transport fees:	
		Basic life support (BLS)	~~$778.98~~ ~~$794.29~~ $811.42
		Advanced life support (ALS 1)	~~$878.84~~ ~~$896.11~~ $915.43
		Advanced life support (ALS 2)	~~$1,028.65~~ ~~$1,048.86~~ $1,071.48
		Specialty care transport (SCT)	~~$1,194.45~~ ~~$1,217.92~~ $1,244.18
		Waiting fee ($360.00 per hour waiting to transport, or waiting to discharge patient to tertiary care)	$360.00
		Mileage—Per loaded mile	~~$13.72~~ ~~$14.58~~ $15.50
	Appropriate service level fees (above), plus mileage, will be charged for incidents requiring transport.		
	Incidents that require advanced life support (ALS) assessment or treatment and do not result in transport are billed the appropriate service level fee, without mileage.		
	The EMS (ambulance) transport fees shall be adjusted annually on October 1st. The rate changes are based upon data published by the United States Bureau of Labor Statistics in the most recent Consumer Price Index, Table 1, CPI-U unadjusted annual change. The Mileage rate will be adjusted in accordance with the CPI for transportation services. The rates for BLS, ALS1, ALS2, and SCT will be adjusted based upon the Medical Care CPI for hospital services.		
	Actual hourly rates, and FEMA equipment scheduled rates shall be charged in connection with investigating, mitigating, minimizing, removing or abating the release of any hazardous substances, hazardous incident, and hazardous waste, including, but not limited to: •The cost of actual labor of city personnel or its agents, •Of equipment operation and rental,		

	•Of expendable items including, but not limited to, firefighting foam, chemical extinguishing agents, absorbent materials, sand, recovery drums, protective clothing, gloves, and testing equipment, and of action taken by the city to recover such costs.		
2-221	Police Department fingerprinting services fee	$20.00	
2-222	Court costs for criminal justice education for local government	$2.00	
~~2-221~~	~~Fingerprinting services fee~~		~~$15.00~~
~~2-222~~	~~Court costs for criminal justice education for local government~~		~~$2.00~~

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

Chapter 10. Buildings and Building Regulations

10-1	Building permit fees:			
	(a)	The following fees for building permits and other related permits are hereby established and shall be charged and collected prior to issuance:		Value to be determined by latest ICC Building Valuation Data chart
		General construction:		
		$0.00 to $50,000.00		$424.00
		Over $50,000.00 up to and including $100,000.00		$575.00
		Over $100,000.01 up to and including $500,000.00		Value X .006
		Over $500,000.00		Value X .005
		Minor misc. permit includes all sub-permit fees		$150.00
		Alarm decal		$24.00
		Alarm decal renewal	$10.00	
		Swimming pools, spa (based upon 4 required inspections) Commercial pool Value over $70,666.01		$575.00 $650.00 min Value X .006
		Foundation/Slab	$424.00	
		Windows – ~~quantity~~ up to 10 Windows – ~~quantity~~ over 10	$250.00 $450.00	

		Fountain	$424.00
		~~Signs: (Sign permit fee waived for applications for monument signs that replace existing pole signs with monument signs and which are submitted on or before August 30, 2022)~~	~~$250.00~~
		~~Driveways, paving (based upon 2 required inspections)~~ ~~Striping/seal coating~~ ~~Pavers~~	~~$250.00~~ ~~$250.00~~ ~~$150.00~~
		Boat Lift	$250.00
		Sign: Non-electrical	$150.00
		Sign: Electrical Sign monument	$175.00 $250.00
		Garage door, ~~slab,~~ shutters, ~~window,~~ and door ~~permits~~ Re-roof Siding	$150.00 $250.00 $250.00
		~~Fences~~	~~$150.00~~
		~~-~~Dumpster enclosure Deck ~~Dock~~ Canopy/~~walkway~~ Awnings	~~$150.00~~ $250.00 $150.00 $150.00
		Seawall	$250.00
		Retaining Wall	$250.00
		Precast Wall – Residential/Commercial Over $50,000 Over $100,000 **If over $500,000 will be based on valuation**	$575.00 $825.00 $1,075.00 Value X .006
		Dock – Residential/Commercial Over $50,000 Over $100,000 **If over $500,000 will be based on valuation**	$575.00 $825.00 $1,075.00 Value X .006
		Residential CBS Wall Over $50,000 Over $100,000 **If over $500,000 will be based on valuation**	$575.00 $825.00 $1,075.00 Value X .006

		Water heater replacement permit fee	$99.00
		Backflow/Grease trap ~~(See U&E fee schedule)~~	$106.00
		~~-~~Screen rooms, carports ~~with foundations—3 inspections~~ without slab Screen enclosure on existing slab Pool Enclosure	$250.00 $150.00 $250.00
		Sun room	$250.00
		~~-~~Pre-manufactured accessory buildings—Sheds with skids Pre-manufactured accessory buildings – Sheds with slab	$150.00 $250.00
		Accessory buildings constructed on-site (based upon 4 required inspections)	$575.00
		Electrical~~—Residential only~~ Generators~~—Residential or Commercial~~ (If the value for Electrical/Generators for Residential or Commercial exceeds over $35,332.01, the fee will be calculated based on the value)	$250.00 ~~$250.00~~ $350.00 Value X .006 or $250.00 min.
		Solar Panel Permits	No fee
		City Grinder Permits	No fee
		~~Plumbing, Gas, Mechanical—Residential~~ Plumbing, Gas, Mechanical~~—Commercial~~ (if the value for Commercial exceeds over $17,666.01, the fee will be calculated based on the value)	~~$150.00~~ $150.00 Value X .006
		~~-~~Commercial RTU — 5 ton Commercial RTU — 10 ton Commercial RTU — 15 ton Commercial RTU — 20 ton	$150.00 $175.00 $200.00 $250.00
		Residential renovations and additions up to $5,000.00	$150.00
		Residential renovations and additions between $5,000.00—$10,000.00 $10,000.01—$100,000.00 $100,000.01—$500,000.00 >$500,000.01	$575.00 $650.00 Value X .006 Value X .005
		Commercial renovations and additions up to $10,000.00 $10,000.01—$100,000.00 $100,000.01—$500,000.00 >$500,000.01	$575.00 $650.00 Value X .006 Value X .005

		Plan review fee residential	$75.00 Min.
		Value over $25,000.01	Value X .003
		Commercial review up to $2,500.00 $2,500.01—$100,000.00 >$100,000.01	$100.00 $250.00 Value X .003
		Plan revision review to issued permits residential Commercial	$75.00 per page $100.00 per page
		Permit time extensions	$150.00
		~~Plan revision review to issued permits commercial~~	~~$50.00 per page~~
		Demolition:	$150.00
		Working without a permit	4 times the required permit fee
		Re-inspection or inspection, per inspection	$106.00
		Plan review resubmittal fee, 4th plan review is necessitated due to the failure of the applicant to adequately respond to the plan review comments of the city 3rd reinspection for the same deficiency	4X fee per F.S. ch. 553
		Fees set forth to be reviewed April 1st each year and only changed per resolution of the city commission	

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

Chapter 12. Businesses

12-45	Processing fee for permit for outdoor uses and activities	$25.00
12-73	License fee for special sales	$50.00
12-77	License renewal fee for special sales	$50.00
12-106	License fee for taxicabs and vehicles for hire (with 10 or fewer passengers)	$50.00
12-130	License fee for wreckers and vehicle towing businesses	

	First truck	$43.75
	Each additional truck	$12.50
12-140	Maximum towing and storage rates for providing services	
	Day or night service [per call]:	
	Class A/Rollback ($7.07 per hooked-up mile)	~~$202.99~~ $209.00
	Class B ($8.32 per hooked-up mile)	$294.67
	Class C ($10.91 per hooked-up mile)	$458.35
	Class D ($16.04 per hooked-up mile)	$694.07
	Labor on scene of accident after 30 minutes:	See the schedule below

ACCIDENT & SPECIAL RECOVERY	CLASS A	CLASS B	CLASS C	CLASS D
Dolly	$65.48	N/A	N/A	N/A
First 30 minutes (Driver & Vehicle)	$202.99	$294.91	$458.35	$694.07
Each additional 15 minutes	$71.04	$103.22	$160.42	$242.93

	Additional fees:	
	Underwater dive: certified scuba diver w/full gear (per hour)	$265.48
	Airbag recovery (per hour)	$785.75
	Additional manpower (per half hour)	$78.57
	Storage Rates	See the schedule below

	CLASS A	CLASS B	CLASS C	
FIRST 6 HOURS	No Charge	No Charge	No Charge	
			Truck	Trailer
OUTSIDE:				
For 6—24 hours	$45.85	$52.39	$52.39	$104.76
After 24 hours—Per day charge	$45.85	$52.39	$52.39	$104.76
INSIDE:				

For 6—24 hours	$58.95	$65.48	$65.48	$117.86
After 24 hours—Per day charge	$58.95	$65.48	$65.48	$117.86

	Administrative and clerical costs to comply with F.S. ch. 713 in placing a lien on a vehicle to recover towing charges and/or ownership of a vehicle	$50.00
	GATE FEES: if after 5:00 p.m. and before 8:00 a.m.	$45.85
	SERVICE RENDERED BUT NO TOW: May charge up to ½ the normal rates	

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

Chapter 13. Cemeteries

13-6	Plot location fee	$50.00
	Cemetery plot	$1,200.00
	Burial permit security deposit (6 months maximum)	$200.00
	Temporary burial marker (for up to 6 months)	$10.00

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

Chapter 18. Emergency Services

18-64	Alarm system permits and decals		$24.00
	Unregistered alarm		$100.00
	Renewal		$10.00
18-73	Service charge for excessive false alarms:		
	(1)	For the 3rd and 4th alarm, per alarm	$50.00
	(2)	For the 5th and 6th alarm, per alarm	$100.00
	(3)	For the 7th and 8th alarm, per alarm	$200.00
	(4)	For the 9th and each alarm thereafter, per alarm	$400.00
	(5)	Unregistered user for 1st and 2nd false alarm, per alarm	$100.00

	(6)	Unregistered user for 3rd alarm and thereafter	Double the per alarm cost for a registered user

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024)

Chapter 20. Environment

20-25	~~Lot clearing administrative charge~~ Nuisance Grass-includes mowing, weed eating, edging, and blowing	$250.00

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

Chapter 22. Fire Prevention

22-3	Fees for Fire Prevention ~~fire prevention~~ related services		
The following fees for certain services provided by the city in relation to Fire Prevention ~~fire prevention~~ include plan review, and inspections and are hereby established and shall be charged and collected:			
		Description	
		Minor development master/final site plan — Review site plans	$405.00
		Resubmittal — Minor development — Review site plans	$68.00
		Major development master site plan — Review site plans	$360.00
		Resubmittal — Major development master site plan — Review site plans	$90.00
		Major/PUD development final site plan — Review site plans	$405.00
		Resubmittal — Major/PUD development final site plan — Review site plans	$45.00
		PUD development master site plan — Review site plans	$315.00
		Resubmittal — PUD development master site plan — Review site plans	$90.00
		Administrative amendment — Review site plans	$90.00
		Development review — Site plan/evacuations — Review site plans	$320.00
		Addition improvement up to 4999 sq. ft. — Review plans and Inspect	$180.00
		Addition improvement 5000—10,000 sq. ft. — Review plans and inspect	$210.00
		Tenant improvement up to 4999 sq. ft. — Review plans and inspect	$320.00
		Tenant improvement 5000—9999 sq. ft. — Review plans and inspect	$340.00
		Tenant improvement >10,000 sq. ft. — Review plans and inspect	$390.00

		New construction up to 4999 sq. ft. — Commercial — Review plans and inspect	$370.00
		New construction 5000—9999 sq. ft. — Commercial — Review plans and inspect	$390.00
		New construction 10,000—14,999 sq. ft. — Commercial — Review plans and inspect	$410.00
		New construction 15,000—19,999 sq. ft. — Commercial — Review plans and inspect	$480.00
		New construction 20,000—50,000 sq. ft. — Commercial — Review plans and inspect	$500.00
		New construction 50,001—200,000 sq. ft. — Commercial — Review plans and inspect	$670.00
		New construction 200,001—500,000 sq. ft. — Commercial — Review plans and inspect	$710.00
		New construction >500,000 sq. ft. — Commercial — Review plans and inspect	$950.00
		Fire alarm systems up to $999.00 construction value — Review plans and inspect	$120.00
		Fire alarm systems $1,000—$4,999 construction value — Review plans and inspect	$160.00
		Fire alarm systems $5,000—$9,999 construction value — Review plans and inspect	$210.00
		Fire alarm systems >$10,000 construction value — Review plans and inspect	$250.00
		Fire sprinkler system plan reviews and inspections	
		Aboveground, 1—5 heads	$150.00
		Aboveground, 6—50 heads	$190.00
		Aboveground, 51—100 heads	$230.00
		Aboveground, 100—300 heads	$300.00
		Aboveground, 300—1,000 heads	$500.00
		Aboveground, greater than 1,000 heads	$700.00
		Fire line underground pressure test—review plans and inspect	$180.00
		Fire suppression system plan review and inspection fees	
		(Hood — grease or hazardous vapor/gas)	$140.00
		Wet or dry agent	$140.00
		Residential fire sprinkler — Review plans and inspect	~~$250.00~~ $390.00
		Required annual fire inspections fee schedule, per occupancy:	
		0—2,500 square feet	$50.00
		2,501—5,000 square feet	$100.00
		5,001—20,000 square feet	$200.00
		20,001—100,000 square feet	$300.00
		Over 100,000 square feet	$500.00
		Business tax receipt fire inspection fee	~~$150.00~~ $153.00

		Additional occupancy in building	$50.00 per sublet portion of building
		Tent inspection (greater than 900 sq. ft) single tent 2—5 tents (greater than 900 sq. ft.) 6 or more (greater than 900 sq. ft.)	$100.00 $200.00 $300.00
		Food truck inspection (per truck) required annually — Inspection decal provided	$70.00
		Standpipe — Water flow test — Review plans and inspect	$380.00 per standpipe
		Fire hydrant flow test	~~$150.00~~ $200.00 per hydrant
		Fuel tank fire inspection — Review plans and inspect	
		Abandonment or removal	$140.00
		Aboveground	$140.00
		Underground	$240.00
		BDA system — Review plans and inspect	$290.00
		Fire pump installation/removal — Review plans and inspect	$290.00
		Minimum reinspection fee	$100.00
		Hourly fire prevention rates	
		Fire inspector — Hourly rate	$50.00
		Fire marshal — Hourly rate	~~$65.00~~ $75.00
	There will be no additional charge for a second fire inspection if all fire code violations have been corrected. For a third and subsequent re-inspection due to noncompliance, a fee of double the above fee shall be assessed for each such inspection.		
	All fire prevention fees are due within 30 days of the date of the inspection. Any delinquent accounts will be charged a late fee of $25.00. Any delinquent accounts past 60 days will be charged double the original fire inspection fee.		
22-26	Surcharge for recovery of cost of hazardous substance and hazardous waste cleanup; code enforcement, greater of		$100.00 per day for each day that the bill for such cost remains unpaid or ten percent of the total amount of the bill.

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024)

Chapter 30. Parks and Recreational Areas

30-24	Park event fees. See 36-61 et seq., recreation facility and special events fees.

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024)

Chapter 32. Planning and Development

32-2	*Application Type*	*Fee*
	Pre-application fee	$150.00
	Driveways/Paving Chickeen Hut/Fences Striping/Sealcoating Brick Pavers	$150.00 $150.00 $150.00 $150.00
	Planned unit development (PUD) — Rezoning designation	$3,800.00
	Planned unit development amendment (PUD) (major)	$3,500.00
	Planned unit development amendment (PUD) (minor)	$2,500.00
	Urban planned unit development (PUD)	$1,800.00
	Major development plan (site)	$2,500.00
	Minor development plan (site)	$2,000.00
	Residential development plan	$1,000.00
	Amendment to approved site plan	$1,000.00
	Plat	$1,200.00
	Large scale comprehensive plan amendment	$2,500.00
	Small scale comprehensive plan amendment	$2,000.00
	Land development code text amendment	$1,200.00
	Zoning map change — Rezoning non-PUD	$1,200.00
	Major conditional use	$1,800.00
	Minor conditional use	$800.00
	Urban code major conditional use	$1,800.00
	Urban code minor conditional use	$800.00
	S.E. Ocean Boulevard overlay zone major conditional use	$1,800.00

	S.E. Ocean Boulevard overlay zone minor conditional use	$800.00
	East Stuart Code major conditional use	$1,800.00
	East Stuart Code minor conditional use	$800.00
	Annexation (single family residential)	No fee
	Annexation (governmental or non-taxable entity)	No fee
	Annexation (small scale improved property less than 10 acres)	$2,000.00
	Annexation (other not listed)	$2,500.00
	Variance — ~~Local Planning Agency/~~Board of aAdjustment	$1,200.00
	Variance — Administrative	$1,000.00
	Letter of determination — Binding	$500.00
	Letter of determination — Zoning	$150.00
	Mural permit	$250.00
	Revocable permit — City manager (residential)	$150.00
	Revocable permit — City commission (commercial)	$500.00
	Administrative appeal	$500.00
	Application for award of floor space for consumption on premises (COP) of alcoholic beverages in the old downtown district	$1,200.00
	Right-of-way abandonment (+ appraised value)	$1,000.00
	Doggy dining application	$150.00
	Doggy dining renewal	$45.00
	Zoning review fee	$65.00
	Zoning reinspection fee	$65.00
	Zoning inspection fee	
	Tree removal permit fee	$200.00
	Development Order Extension fee — Executive Orders and Timetable	$500.00
	Plan review resubmittal, 25 percent of the initial review fee in the event modifications are added by the applicant during the review process or after issuance of the building permit or in the event a third plan review is necessary because of the failure of the applicant to adequately respond to plan review comments of the city development department.	
	Unless otherwise provided by resolution of the city commission, fees set forth in this section shall be increased effective October 1 each year by the lesser of three percent or the Consumer Price Index published by the U.S. Department of Labor, U.S. city average, all items. The computed amount shall be rounded downward to the nearest whole dollar amount.	
32-166	Preliminary plans and specifications deposit	$2,000.00

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

Chapter 34. Solid Waste

34-5	Solid waste collection charges.
(1) Residential:	
	Single-family, duplex, and triplex buildings: ~~$25.60~~ $26.88 for each dwelling unit.
	Multifamily (four or more units); commercial rate.
	Residential buildings using a dumpster shall be billed as a commercial consumer. Where vehicle access is not available, carts shall be used and the consumer shall be billed as a commercial consumer.
(2) Commercial (all nonresidential uses):	
	The fee for all nonresidential uses shall be ~~$60.94~~ $63.99 per weekly pick up multiplied by cubic yard of garbage as set forth in the following schedule:

Number of Pickups per Week

Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	~~$30.47~~ $32.00	~~$60.94~~ $63.99	~~$91.41~~ $95.99	~~$121.88~~ $127.98	~~$152.35~~ $159.98	~~$182.82~~ $191.97
1	~~$60.94~~ $63.99	~~$121.88~~ $127.98	~~$182.82~~ $191.97	~~$243.76~~ $255.96	~~$304.70~~ $319.95	~~$365.64~~ $383.94
2	~~$121.88~~ $127.98	~~$243.76~~ $255.96	~~$365.64~~ $383.94	~~$487.52~~ $511.92	~~$609.40~~ $639.90	~~$731.28~~ $767.88
3	~~$182.82~~ $191.97	~~$365.64~~ $383.94	~~$548.46~~ $575.91	~~$731.28~~ $767.88	~~$914.10~~ $959.85	~~$1,096.92~~ $1,151.82
4	~~$243.76~~ $255.96	~~$487.52~~ $511.92	~~$731.28~~ $767.88	~~$975.04~~ $1,023.84	~~$1,218.80~~ $1,279.80	~~$1,462.56~~ $1,535.76
6	~~$365.64~~ $383.94	~~$731.28~~ $767.88	~~$1,096.92~~ $1,151.82	~~$1,462.56~~ $1,535.76	~~$1,828.20~~ $1,919.70	~~$2,193.84~~ $2,303.64
8	~~$487.62~~ $511.92	~~$975.04~~ $1,023.84	~~$1,462.56~~ $1,535.76	~~$1,950.08~~ $2,047.68	~~$2,437.60~~ $2,559.60	~~$2,925.12~~ $3,071.52

Unless otherwise determined by the city utilities and engineering director, the cubic yardage of garbage shall be the cubic yardage of the container used.
(3) Home occupational businesses: Home occupational businesses using 90-gallon containers shall be charged the residential rate plus an additional rate not to exceed ~~$60.94~~ $63.99 per container based on the volume of waste generated by each home business as determined by the supervisor.
(4) Commercial roll-off/compactor: The fees for all commercial roll-off/compactor services shall be calculated based on the actual tipping fee of ~~$75.60~~ $80.74 per ton and pull rate as set forth in the following schedule:

Container Size (cubic yards)	Fee per Pickup
10 yards	~~$224.60~~ $235.83
20 yards	~~$240.08~~ $252.08
30 yards	~~$255.58~~ $268.36
40 yards	~~$271.06~~ $284.61
Compactor	~~$356.25~~ $374.06

(5) Voluntary commercial recycling: Commercial consumers may elect to participate in a voluntary recycling program. The voluntary program will be established through solid waste audits. Commercial consumers must adhere to the audited findings and will not be eligible for a reduced commercial rate should future audits determine the commercial consumer has failed to recycle materials identified in the audit.
(6) Commercial recycling: The fee for all commercial uses shall be ~~$30.49~~ $32.01 per weekly pickup multiplied by cubic yard of recycling materials as set forth in the following schedule:

Number of Pickups per Week						
Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	~~$15.25~~ $16.01	~~$30.49~~ $32.01	~~$45.74~~ $48.02	~~$60.98~~ $64.02	~~$76.23~~ $80.03	~~$91.47~~ $96.03
~~1~~	~~$30.49~~	~~$60.98~~	~~$91.47~~	~~$121.96~~	~~$152.45~~	~~$182.94~~
2	~~$60.98~~ $64.042	~~$121.96~~ $128.04	~~$182.94~~ $192.06	~~$243.92~~ $256.08	~~$304.90~~ $320.10	~~$365.88~~ $384.12
3	~~$91.47~~ $96.03	~~$182.94~~ $192.06	~~$274.41~~ $288.09	~~$365.88~~ $384.12	~~$457.35~~ $480.15	~~$548.82~~ $576.18
4	~~$121.96~~ $128.04	~~$243.92~~ $256.08	~~$365.88~~ $384.12	~~$487.84~~ $512.16	~~$609.80~~ $640.20	~~$731.76~~ $768.24
6	~~$182.94~~ $192.06	~~$365.88~~ $384.12	~~$548.82~~ $576.18	~~$731.76~~ $768.24	~~$914.70~~ $960.30	~~$1,097.64~~ $1,152.36

8	~~$243.92~~ $256.08	~~$487.84~~ $512.16	~~$731.76~~ $768.24	~~$975.68~~ $1,024.32	~~$1,219.60~~ $1,280.40	~~$1,463.52~~ $1,536.48

(7) Commercial garbage reduced rate (recycling credit): The recycling credit shall be $1.00 per weekly pickup multiplied by cubic yard. Therefore, the commercial garbage reduced rate shall be ~~$56.94~~ $62.78 per weekly picked up multiplied by cubic yard of garbage as set forth in the following schedule:

Number of Pickups per Week						
Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	~~$29.90~~ $31.39	~~$59.79~~ $62.78	~~$89.69~~ $94.17	~~$119.58~~ $125.56	~~$149.48~~ $156.95	~~$179.37~~ $188.34
1	~~$59.79~~ $62.78	~~$119.58~~ $125.56	~~$179.37~~ $188.34	~~$239.16~~ $251.12	~~$298.95~~ $313.90	~~$358.74~~ $376.68
2	~~$119.58~~ $125.56	~~$239.16~~ $251.12	~~$358.74~~ $376.68	~~$478.32~~ $502.24	~~$597.90~~ $627.80	~~$717.48~~ $753.36
3	~~$179.37~~ $188.34	~~$358.74~~ $376.68	~~$538.11~~ $565.02	~~$717.48~~ $753.36	~~$896.85~~ $941.70	~~$1,076.22~~ $1,130.04
4	~~$239.16~~ $251.12	~~$478.32~~ $502.24	~~$717.48~~ $753.36	~~$956.64~~ $1,004.48	~~$1,195.80~~ $1,255.60	~~$1,434.96~~ $1,506.72
6	~~$358.74~~ $376.68	~~$717.48~~ $753.36	~~$1,076.22~~ $1,130.04	~~$1,434.96~~ $1,506.72	~~$1,793.70~~ $1,883.40	~~$2,152.44~~ $2,260.08
8	~~$478.32~~ $502.24	~~$956.64~~ $1,004.48	~~$1,434.96~~ $1,506.72	~~$1,913.28~~ $2,008.96	~~$2,391.60~~ $2,511.20	~~$2,869.92~~ $3,013.44

(8) Commercial extra pickup fees: The fee for an extra pickup on a commercial dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	~~$161.26~~ $169.32
3	~~$222.21~~ $233.32
4	~~$283.15~~ $297.31
6	~~$405.06~~ $425.31

8	~~$526.95~~ $553.30

(9) Commercial recycle extra pickup fees: The fee for an extra pickup on a recycling dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	~~$100.34~~ $105.36
3	~~$130.83~~ $137.37
4	~~$161.34~~ $169.41
6	~~$222.32~~ $233.44
8	~~$283.31~~ $297.48

(10) Commercial extra pickup fees with recycle service: The fee for an extra pickup on a commercial dumpster where the consumer also has recycle service shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	~~$158.95~~ $166.90
3	~~$218.74~~ $229.68
4	~~$279.52~~ $293.50
6	~~$398.12~~ $418.03
8	~~$517.69~~ $543.57

(11) Commercial cleanup fees: The fee for cleaning up loose debris surrounding a commercial dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	~~$28.16~~ $29.57
3	~~$42.20~~ $44.31

4	~~$56.29~~ $59.10
6	~~$84.43~~ $88.65
8	~~$112.57~~ $118.20

(12) Commercial recycle cleanup fees: The fee for cleaning up loose debris surrounding a recycling dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	~~$14.07~~$14.77
3	~~$21.09~~ $22.14
4	~~$28.14~~ $29.55
6	~~$42.19~~ $44.30
8	~~$56.26~~ $59.07

(13) Commercial cleanup fees with recycle service: The fee for cleaning up loose debris surrounding a commercial dumpster where the consumer also has recycle service shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	~~$25.07~~$26.32
3	~~$37.61~~ $39.49
4	~~$50.15~~ $52.66
6	~~$75.22~~ $78.98
8	~~$100.29~~ $105.30

(14) Trash pickup fees: The fee for all trash pickup shall be based on the load size as set forth in the following schedule:

Load Size	Fee
¼ load = 6 cu yds	~~$46.74~~ $49.08

½ load = 12 cu yds	~~$93.47~~ $98.14
¾ load = 18 cu yds	~~$140.20~~ $147.21
Full load = 24 cu yds	~~$186.93~~ $196.28

(15) Commercial trash pickup minimum fee: The minimum fee for any commercial trash pickup regardless of size shall be no less than a one-fourth load.
(16) Yard trash generated by landscaping business: In addition to the fee based on load size there shall be an additional ~~$73.85~~$77.02 fee for removal of yard trash generated by any landscaping business.
(17) Residential deposits: Residential consumers shall pay a $50.00 deposit to the city upon commencement of a new or re-established containerized service. This deposit shall be returned to the payer upon termination of the solid waste removal service by the city, the payment of all charges due, and return of the container in good and sanitary condition.
(18) Commercial and multifamily deposits: Commercial and multi-family consumers shall pay a deposit equal to three months estimated service charge upon the commencement of new or re-established service. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, taxes, or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.
(19) Roll-off container deposits: Commercial roll-off container consumers shall pay a deposit of $500.00 upon the commencement of new or re-established service. The deposit will be waived for all existing accounts in good standing. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, taxes, or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.
(20) Roll-off compactor deposits: Commercial and multifamily consumers shall pay a deposit of $1,000.00 upon the commencement of new or re-established service. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, taxes, or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.
(21) Accounting charge: There shall be a charge of $34.00 to establish an account for sanitation service only. After disconnection, a sanitation service shall not again be established without payment of all outstanding sanitation service charges and fees due to the city.
(22) No partial service: As a condition of service provided by the city, a consumer may not request to discontinue sanitation service without requesting all services provided by the city be discontinued.
(23) New container service fee: A new container service fee of $15.00 shall be charged for the delivery of a new or different dumpster requested by the consumer. A fee of $75.00 shall be charged for the installation of casters on dumpsters.
(24) Roll-off/compactor service fee: A new roll-off/compactor service fee of $100.00 shall be charged for the delivery of a new roll-off/compactor.

(25) Delinquent account service charge: A bill shall be deemed delinquent if not paid within 30 days of mailing. After 30 days of the date of mailing, the city shall charge one and one-half percent interest monthly or fraction thereof on the amount of a delinquent balance of $15.00 or more of charges due the city for the service.
(26) Key-operated dumpster charge: There shall be a charge of ~~$56.00~~ $67.76 for installation by the city of a locking device for a key-operated dumpster.
(27) Inaccessible dumpster or roll-off/compactor: There shall be a charge of $15.00 for each return trip necessitated by an inaccessible dumpster and a charge of $135.00 for each return trip necessitated by an inaccessible roll off/compactor.
(28) Change in billing charge: There shall be a charge of $34.00 per unit for any change in service requested by the consumer which requires a corresponding change in the manner or amount of billing by the city.
(29) Dumpster cleaning by city charge: In the event the consumer fails to clean an unsanitary dumpster or roll-off/compactor after five days' notice to do so by the city, the city shall clean the dumpster and shall charge the consumer a fee of $75.00, and $100.00 for roll-off/compactors.
(30) Relocation charge: In the event the consumer requests a relocation of a roll-off/compactor the city shall charge the consumer $75.00 per occurrence.
(31) Loss of container: The consumer is solely responsible and liable for the loss of any roll-off, compactor, dumpster, or cart provided by the city, regardless of cause, including theft, damage, and vandalism. The city shall charge the consumer the actual cost of repair and/or replacement.

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

Chapter 36. Streets, Sidewalks and Other Public Places

36-2	Privilege fee for abandoning public property, minimum	$500.00
36-61 et seq.	Recreation facility and special events fees	
36-62	Unpermitted activities	$250.00

~~East~~ 10th Street Community Center		
Rooms	*Fees*	*Damage Deposit*
NOTE: Damage deposits for all rentals will apply if facilities are not returned to their original condition.		
10th Street—~~Multipurpose room~~ Legacy Room (capacity 50—12~~40~~0 lecture style)	$~~30~~35.00/hr.	$200.00 refundable security deposit
10th Street—Meeting rooms (capacity 20-65 ~~50~~ lecture style)	$~~25~~30.00/hr.	$100.00 refundable security deposit
10th Street—Daily rate ~~$300.00 continuous hours~~ of no more than 8 ~~12~~ continuous hours	~~$300.00~~ $250.00	$200.00 refundable security deposit

10th Street—Bereavement rate	First four (4) hours free, $25.00/hr. each hour thereafter, up to four (4) additional hours.	$200.00 refundable security deposit
Stuart Shuffleboard Center		
~~Shuffleboard court rental per 3-hour period~~	~~$25.00~~	~~N/A~~
Shuffleboard building per hour (Sunday-Friday)	$~~25~~30.00	~~$100.00~~ $150.00 refundable security deposit
Shuffleboard building (Saturday)	$~~250~~300.00	~~$100.00~~ $150.00 refundable security deposit
Tenant users liability insurance protection (TULIP)	$120.00	N/A
Memorial Park Amphitheater		
Entire Amphitheater including stage and green room	$400/6hr block or $750/12hr block	Additional Special Event rates apply
Lawn Space for instructional use only	$35/2hr block of instructional use	
Miscellaneous Charges		
Late fee (begins 15 minutes after scheduled event end-time)	After the first 15 minutes, $25.00 per 15 minutes or any increment thereof	
Kitchen use (in addition to building rental) ~~Kitchen room rental~~ Kitchen room rental	$25.00 (one-time fee) $~~25~~30.00 per hour	N/A $100.00 refundable security deposit
Community days (based on availability) for 501(c) organizations	1 per ~~a~~ month (~~6:00 p.m. —9:00 p.m.~~ 3 hour limit M-TH only)	N/A
Game room use (in addition to building rental) Game Room Rental	~~One-time fee~~ $25.00 (one-time fee) $30.00 per hour	~~$25.00~~ N/A $100.00 refundable security deposit
Staffing Fee	$40.00 per hour	N/A
Custodial/Cleanup Fee	$150.00 (one-time fee)	N/A
Recreation Center closings	$400.00 per day	N/A
Athletic Space ~~Field~~ Rental Fees		
Use	*Fees*	*Duration*
Annual ~~field~~ athletic use retainer fee for sports users	~~$200.00~~ $250.00	Per annum (yearly)
~~*Sailfish Ball Park*~~		
Softball/baseball fields ~~#1—4 reservations~~	~~$25.00 per field (three hrs.)~~ $12.00 per field	~~3 hours~~ pPer hour
~~Additional hours of use~~	~~$10.00 per field~~	~~Per hour~~

Tennis courts	Free if not instructional or tournament	N/A
~~*Athletic Facilities/Guy Davis Park*~~		
~~Baseball~~Multipurpose ~~/~~soccer/football field~~s~~ reservations	~~$25.00 per field (three hrs.)~~ $12.00 per field~~court~~	~~3 hours~~ ~~p~~Per hour
~~Additional hours of use~~	~~$10.00 per field~~	~~Per hour~~
~~Tennis courts~~ Basketball courts	~~Free if not instructional or tournament~~ $12.00 per court	~~N/A~~ Per hour
Shuffleboard Courts	$12.00 per court	Per hour
Concession stand	~~$25.00~~ $15.00	~~3 hours~~ Per hour
Field Lighting Charges		
Softball/baseball field	~~$10.00~~ $12.00 per field	Per hour
Soccer/football field	~~$10.00~~ $12.00 per field	Per hour
~~Softball/baseball field~~	~~Per 3-hours~~	~~$25.00~~
~~Soccer/football field~~	~~Per 3-hours~~	~~$25.00~~
~~Light use in excess of 3-hours (in addition to hourly rate)~~ ~~All uses will be calculated per 30-minute increments~~	~~Per 3-hours~~	~~$25.00~~
Field Lining Charges		
Baseball/softball/kickball	$~~25.00~~ 30.00 per field	Per request
Field Lining Materials Use	$10.00 per use	Fee for the use of City-provided field lining materials for baseball and softball fields.
Soccer	~~$125.00~~ $150.00 per field	Per request
Football/lacrosse	~~$150.00~~ $180.00 per field	Per request
Tournament Fees		
Basketball tournaments	~~$100.00~~ $150.00 per court~~/per day~~	~~$150.00 deposit. Refundable or can be applied to any additional fees incurred~~ Per Day
Baseball/softball ~~fields~~ tournament	~~$175.00 (2 fields)~~ $150.00 per field	Per day (does not include lining or lighting)
~~Additional baseball/softball fields~~	~~$100.00 per field~~	~~Per day (does not include lining or lighting)~~
Soccer/football/lacrosse/rugby	~~$100.00~~ $150.00 per field	Per day (does not include lining or lighting)
~~Staffing fees incurred after normal hours~~	~~$25.00 per hour~~	~~Per employee, per day (can be paid out of tournament deposit)~~

Concession	~~$100.00~~ $130.00	Per use, per day
Tennis/racquet courts (Tournament/instructional) ~~(3 hour block)~~ ~~Hourly rental~~	$12.00 per court ~~$25.00~~ ~~$10.00~~	Per hour ~~3 hours~~ ~~Per hour~~

The city manager (or designee) reserves the right to enter into collaborated agreements with qualified 501(c)3 organizations and offer priority scheduling.

Park/Pavilion Rentals		
Park	*Fees*	*Description*
Flagler Park pavilion 1	~~$85.00~~ $90.00 /day	Large 34'x34' ~~with five picnic tables~~
Flagler Park pavilion 2	$35.00/day	Small 17'x17' ~~with one picnic table~~
Flagler Park pavilion 3	$35.00/day	Small 17'x17' ~~with one picnic table~~
Flagler Park pavilion 4	$35.00/day	Small 17'x17' ~~with one picnic table~~
Flagler Park pavilion 5	$~~85.00~~90.00/day	Large 21'x6' ~~with four picnic tables~~
~~Basketball courts. (Flagler and Davis Dome) Rental is for tournaments, instruction, and private parties. All other times are for recreational play. Activities other than sporting activities at Davis Dome require a special events permit.~~	~~3-hour block.~~ ~~1 hour~~	~~$25.00~~ ~~$10.00~~
Shepard Park pavilion 1	~~$85.00~~$90.00/day	Large 24'x30' ~~with four picnic tables~~
Kiwanis Park pavilion—Thelma	~~$85.00~~$90.00/day	Large 24'x30~~24~~' ~~with four picnic tables~~
Kiwanis Park pavilion—William	~~$85.00~~$90.00/day	Large 24'x30~~24~~' ~~with four picnic tables~~
Memorial Park pavilion 1	$55.00/day	Medium 20'x20' ~~with two picnic tables~~
Memorial Park pavilion 2	$55.00/day	Medium 20'x20' ~~with two picnic tables~~
Memorial Park pavilion 3	$35.00/day	Small 12'x12' ~~with one picnic table~~
Memorial Park pavilion 4	$35.00/day	Small 12'x12' ~~with one picnic table~~
Memorial Park pavilion 5	$35.00/day	Small 12'x12' ~~with one picnic table~~
MLK pavilion 1	$55.00/day	Medium 18'x24' ~~with two picnic tables~~
Poppleton Creek Park pavilion 1	~~$55.00~~$90.00/day	Large ~~Medium~~ 32'x32' ~~with three picnic tables~~
Poppleton Creek Park pavilion 2	~~$55.00~~$90.00/day	Large ~~Medium~~ 32'x32' ~~with three picnic tables~~
10th St. Guy Davis Park pavilion 1	$55.00/day	Medium 20'x20' ~~with two picnic tables~~
Haney Creek Park pavilion 1	~~$55.00~~$90.00/day	Large ~~Medium~~ 32'x32' ~~with three picnic tables~~
Riverwalk stage	Free	N/A
Memorial Park wedding bridge	Free	N/A
Bandshell	~~$25.00~~ $90.00/day	N/A
Gazebo	~~$25.00~~ $55.00/day	N/A

Events that exceed the pavilion area may require a special event permit.

Special Events Fees and Charges	
Private/Public Property Special Event Fees	*Fees*
Application fee (non-refundable)	$25.00
Late submission fee	$10.00 per day after deadline

Private Property Fee and Attendance		
All events	$50.00	N/A
~~*Public Property Level and Attendance*~~		
~~Level 1 — 25—100~~	~~$75.00~~	~~$100.00~~
Public Property Level and Attendance	*Fee*	*Damage Deposit (refundable)*
Level 1 — 25—100	$75.00	$100.00
Level 2 — 101—500	$150.00	$200.00
Level 3 — 501—1,000	$300.00	$400.00
Level 4 — 1,001—5,000	$400.00	$800.00
Level 5 — 5,001 or more	$600.00	$2,000.00
Banner Fees		
Event banner 4'×6' (non-profit organizations and community events only)	~~$25.00~~ $30.00 each (two max)	10-day limit
Grand opening event banner	~~$25.00~~ $30.00 (one max)	30-day limit
Street pole banner (pennant) (non-profit organizations and community events only)	$8.00 each (30 max)	30-day limit
Advertising banner at fields	$500.00 (per banner)	Six (6) months
Downtown wayfinding signs	Annual fee per sign	$100.00
Downtown wayfinding signs	Relocation Fee	$25.00
Downtown wayfinding signs — Application fee	$50.00 per sign	N/A
Tram advertising banners	~~$150.00~~ $100.00 (per banner)	Per month, minimum of three (3) months ~~(Pay 5 months in advance, get the 6th month free)~~
Fire Rescue Special Event Coverage — Personnel and Apparatus		
Firefighter/EMT	$50.00/hr.	

Firefighter/paramedic	$55.00/hr.	
Lieutenant/paramedic	$60.00/hr.	
Administrative fee (processing fee/coordination/planning)	$10.00	
Ambulance Fire engine Ladder truck Fire rescue event cart Brush truck	$42.00/hr. ~~$81.00/hr.~~ $162.44/hr ~~$125.00/hr.~~ $260.51/hr $35.00/hr. $75.00/hr.	
Sanitation		
95-gallon green carts for event; one per every 100 participants or less	$25.00 for the first 95-gallon green cart; $7.00 per cart thereafter	Includes delivery and cleaning
Dumpster: 500 participants or less; four cubic yards	$140.00	Includes delivery and cleaning
Dumpster: 500—1,000 participants; eight cubic yards	$180.00	Includes delivery and cleaning
Dumpster: 1,000 participants or more; eight cubic yards per 1,000 participants	$180.00 each	Includes delivery and cleaning
Recycle carts	No charge	Includes delivery and cleaning
Administrative fee	$25.00	
Public Works		
Barricades ~~(with flasher)~~ (up to 5 per day)	$20.00 for the first/per day. $2.00 per additional barricade/per day.	
Cones (up to 10 per day)	$20.00 for the first/per day. $1.00 per additional cone/per day.	
~~Light towers (1 per day)~~	~~$100.00 per day/each~~	
Message boards (1 per day) (road closure only)	~~$100.00~~ $300.00 per day	
Directional/arrow boards (1)	~~$50.00~~ $100.00 per day	
Bleachers	~~$100.00~~ $200.00 per day/each	Includes delivery
Administrative fee	$25.00	
Tram	$30.00 per hour	Two-hour minimum
~~Recreation center closings~~	~~$400.00 per day~~	

The city manager (or designee) reserves the right to exempt certain activities from a level 1 special event.

Special Events Additional Fees Extra Duty Police	*Fees*	
Police officer	~~$50.00~~ $64.00 per hour/per officer plus, administrative fee	Two-hour minimum
Event commander (required with five or more simultaneous officers)	~~$55.00~~ $69.00 per hour/per officer plus, administrative fee	Two-hour minimum
Holiday extra duty police officer pay July 4th, Halloween, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, New Year's Eve	~~$60.00~~ $74.00 per hour/per officer plus, administrative fee	Two-hour minimum
Holiday event commander (required with five or more simultaneous officers) July 4th, Halloween, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, New Year's Eve	~~$65.00~~ $79.00 per hour/per officer plus, administrative fee	Two-hour minimum
Police boat	~~$23.00~~ $30.00 per hour / per officer plus, administrative fee	Two-hour minimum
Administrative fee (processing fee/coordination/planning)	$7.00 per hour	

The city reserves the right to deny any special event application or request that either competes directly or indirectly with annual events that regularly occur within the city.

36-102	Application fee for revocable permits to use public right-of-way	
	If the permit is to be issued by the city manager	$102.00
	If city commission approval is required	$256.00
36-179	Removal of news racks impoundment and storage fee	$10.00 per day

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024)

Chapter 40. Traffic and Vehicles

40-44	Parking permit fees	
	Permanent resident	$450.00 per year (equals $1.23 per night)
	Temporary resident	$60.00 per month, up to six months (equals $1.93 per night)
	Transient permits	$3.00 per permit, per night

40-129	Removal of motor vehicle immobilization device charge	$100.00
40-151	Initial inspection/permit of golf cart	$100.00
40-151	Bi-annual permit renewal of golf cart	$50.00

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024)

Chapter 42. Utilities

42-3	Utilities charges.

(1) *Deposit for residential utility service:* A deposit for water service, for sewer service and for water and sewer service shall be charged to new and to reconnected residential water consumers, as follows:

	Inside City		*Outside City*	
Meter Size	*Water*	*Water/Sewer*	*Water*	*Water/Sewer*
⅝" x ¾"	$65.00	$130.00	$85.00	$170.00
1"	$130.00	$260.00	$175.00	$350.00
1½"	$300.00	$600.00	$400.00	$800.00
2"	$520.00	$1,040.00	$715.00	$1,430.00

(2) *Deposit for commercial or multifamily utility service:* With the exception of the United States and its agencies, the state and its agencies and political subdivisions, cities, school districts and special districts, a deposit for water service, for sewer service and for water service with sewer service shall be charged of new and of reconnected water consumers as follows:

	Inside City		Outside City	
Meter Size	*Water*	*Water/Sewer*	*Water*	*Water/Sewer*
⅝" x ¾"	$85.00	$170.00	$110.00	$220.00
1"	$135.00	$270.00	$175.00	$350.00
1½"	$300.00	$600.00	$400.00	$800.00
2"	$520.00	$1,040.00	$715.00	$1,430.00
3"	$1,190.00	$2,380.00	$1,465.00	$2,930.00
4"	$2,125.00	$4,250.00	$2,835.00	$5,670.00

6"	$4,775.00	$9,550.00	$6,375.00	$12,750.00
8"	$6,375.00	$12,750.00	$8,385.00	$16,770.00
10"	$8,510.00	$17,020.00	$11,130.00	$22,260.00

(3) *Deposit waiver.* A residential applicant may be eligible for a deposit waiver if the property owner has established a satisfactory payment record of all city utility charges for the preceding 23 months within 20 days of mailing. Utility service deposits for residential tenants and commercial consumers will not be refunded until the water and sewer services are terminated.

(4) *Charges for water service:* The monthly base fee and consumer service charge shall be made for water service as follows:

a. *Residential domestic.*

	Inside City	Outside City
Monthly base fee	~~$19.00~~ $20.05	~~$23.75~~ $25.06
Monthly consumer service charge	~~$2.66~~ $2.81	~~$3.33~~ $3.51

b. *Residential irrigation.*

	Inside City	Outside City
Monthly base fee	~~$19.00~~$20.05	~~$23.75~~ $25.06
Monthly consumer service charge	~~$2.66~~ $2.81	~~$3.33~~ $3.51

c. *Multifamily domestic.*

	Inside City	Outside City
Monthly base fee (per unit)	~~$14.24~~$15.02	~~$17.80~~ $18.78
Monthly consumer service charge	~~$2.66~~ $2.81	~~$3.33~~ $3.51

d. *Commercial domestic.* Monthly base fees are based on meter size and are derived according to the values in the chart below:

Meter Size	~~ERCs~~	Inside City	Outside City
⅝" x ¾"	~~1.0~~	~~$19.00~~$20.05	~~$23.75~~ $25.06
1"	~~2.5~~	~~$47.51~~ $50.12	~~$59.39~~ $62.65

1 ¼'		$79.49	$99.37
1½"	~~5.8~~	~~$110.19~~ $116.25	~~$137.74~~ $145.31
2"	~~8.0~~	~~$151.98~~ $160.34	~~$189.98~~ $200.42
3"	~~15.0~~	~~$284.99~~ $300.66	~~$356.24~~ $375.83
4"	~~25.0~~	~~$474.97~~ $501.09	~~$593.71~~ $626.37
6"	~~50.0~~	~~$949.91~~ $1,002.16	~~$1,187.39~~ $1,252.69
8"	~~80.0~~	~~$1,519.85~~ $1,603.44	~~$1,899.81~~ $2,004.30
10"	~~115.00~~	~~$2,184.72~~ $2,304.88	~~$2,730.90~~ $2,881.10

Commercial Domestic Consumer Service Charge

		Inside City	Outside City
Monthly consumer service charge		~~$2.66~~ $2.81	~~$3.33~~ $3.51

e. *Commercial irrigation.* Monthly base fees are based on meter size and are derived according to the values in the chart below:

Meter Size	~~ERCs~~	Inside City	Outside City
⅝" x ¾"	~~1.0~~	~~$19.00~~ $20.05	~~$23.75~~ $25.06
1"	~~2.5~~	~~$47.51~~ $50.12	~~$59.39~~ $62.65
1½"	~~5.8~~	~~$110.19~~ $116.25	~~$137.74~~ $145.31
2"	~~8.0~~	~~$151.98~~ $160.34	~~$189.98~~ $200.42
3"	~~15.0~~	~~$284.99~~ $300.66	~~$356.24~~ $375.83
4"	~~25.0~~	~~$474.97~~ $501.09	~~$593.71~~ $626.37
6"	~~50.0~~	~~$949.91~~ $1,002.16	~~$1,187.39~~ $1,252.69
8"	~~80.0~~	~~$1,519.85~~ $1,603.44	~~$1,889.81~~ $2,004.30
10"	~~115.00~~	~~$2,184.72~~ $2,304.88	~~$2,730.90~~ $2,881.10

		Inside City	Outside City
Monthly consumer service charge		~~$2.66~~$2.81	~~$3.33~~ $3.51

(5) *Monthly volume charge (per thousand gallons):*

a. *Residential domestic.*

	Inside City	Outside City
1—4,000 gallons	~~$4.16~~$4.39	~~$5.20~~ $5.49
4,001—8,000 gallons	~~$4.36~~ $4.60	~~$5.45~~ $5.75
8,001—12,000 gallons	~~$7.50~~ $7.91	~~$9.38~~ $9.89
12,001—25,000 gallons	~~$8.74~~ $9.22	~~$10.93~~ $11.53
25,001 gallons and above	~~$9.96~~ $10.51	~~$12.45~~ $13.13

b. *Residential irrigation.*

	Inside City	Outside City
1—13,000 gallons	~~$8.74~~$9.22	~~$10.93~~ $11.53
13,001 gallons and above	~~$9.96~~ $10.51	~~$12.45~~ $13.13

c. *Multifamily domestic (per unit).*

	Inside City	Outside City
1—3,000 gallons	~~$4.16~~$4.39	~~$5.20~~ $5.49
3,001—6,000 gallons	~~$4.36~~ $4.60	~~$5.45~~ $5.75
6,001—9,000 gallons	~~$7.50~~$7.91	~~$9.38~~ $9.89
9,001—18,500 gallons	~~$8.74~~ $9.22	~~$10.93~~ $11.53
18,501 gallons and above	~~$9.96~~ $10.51	~~$12.45~~ $13.13

d. *Commercial domestic (tied to system average).*

	Inside City	Outside City
Per thousand gallons	~~$5.30~~$5.59	~~$6.63~~ $6.99

e. *Commercial irrigation (based on meter size, ERC factor multiplied by 13,000 gallons).*

	ERCs	Inside City	Outside City
⅝ x ¾-inch meter			
1—13,000 gallons	1.0	~~$8.74~~$9.22	~~$10.93~~ $11.53
13,001 gallons and above	1.0	~~$9.96~~ $10.51	~~$12.45~~ $13.13
1-inch meter			
1—32,500 gallons	2.5	~~$8.74~~ $9.22	~~$10.93~~ $11.53
32,501 gallons and above	2.5	~~$9.96~~ $10.51	~~$12.45~~ $13.13
1½-inch meter			
1—75,400 gallons	5.8	~~$8.74~~ $9.22	~~$10.93~~ $11.53
75,401 gallons and above	5.8	~~$9.96~~ $10.51	~~$12.45~~ $13.13
2-inch meter			
1—104,000 gallons	8.0	~~$8.74~~$9.22	~~$10.93~~ $11.53
104,001 gallons and above	8.0	~~$9.96~~ $10.51	~~$12.45~~ $13.13
3-inch meter			
1—195,000 gallons	15.0	~~$8.74~~ $9.22	~~$10.93~~ $11.53
195,001 gallons and above	15.0	~~$9.96~~ $10.51	~~$12.45~~ $13.13
4-inch meter			
1—325,000 gallons	25.0	~~$8.74~~ $9.22	~~$10.93~~ $11.53
325,001 gallons and above	25.0	~~$9.96~~ $10.51	~~$12.45~~ $13.13
6-inch meter			
1—650,000 gallons	50.0	~~$8.74~~ $9.22	~~$10.93~~ $11.53
650,001 gallons and above	50.0	~~$9.96~~ $10.51	~~$12.45~~ $13.13
8-inch meter			
1—1,040,000 gallons	80.0	~~$8.74~~ $9.22	~~$10.93~~ $11.53
1,040,001 gallons and above	80.0	~~$9.96~~ $10.51	~~$12.45~~ $13.13
10-inch meter			
1—1,495,000 gallons	115.00	~~$8.74~~ $9.22	~~$10.93~~ $11.53
1,495,001 gallons and above	115.00	~~$9.96~~ $10.51	~~$12.45~~ $13.13

(6) A water system tapping charge shall be made for water service connections:

Meter	Inside City	Outside City
3/4"	~~$525.78~~$554.70	~~$657.23~~ $693.37
1"	~~$708.38~~ $747.34	~~$885.48~~ $934.18
1½"	~~$908.72~~ $958.70	~~$1,135.90~~ $1,198.37
2"	~~$1,335.49~~ $1,408.94	~~$1,669.36~~ $1,761.18

(7) *Charges for sewer service.* The monthly base fee shall be made for sewer service as follows:

a. *Residential.*

	Inside City	Outside City
Single-family	~~$8.99~~$9.48	~~$11.24~~ $11.86
Multifamily (per unit)	~~$6.68~~ $7.05	~~$8.35~~ $8.81

b. *Commercial.* Derived according to the chart below.

Meter	~~ERCs~~	Inside City	Outside City
⅝" x ¾"	~~1.0~~	~~$8.99~~$9.48	~~$11.24~~ $11.86
1"	~~2.5~~	~~$22.49~~ $23.73	~~$28.11~~ $29.66
1½"	~~5.8~~	~~$52.20~~ $55.07	~~$65.25~~ $68.84
2"	~~8.0~~	~~$72.00~~ $75.96	~~$90.00~~ $94.95
3"	~~15.0~~	~~$134.99~~ $142.41	~~$168.74~~ $178.02
4"	~~25.0~~	~~$225.00~~ $237.38	~~$281.25~~ $296.72
6"	~~50.0~~	~~$449.99~~ $474.74	~~$562.49~~ $593.42
8"	~~80.0~~	~~$720.00~~ $759.60	~~$900.00~~ $949.50
10"	~~115.0~~	~~$1,034.98~~ $1,091.90	~~$1,293.73~~ $1,364.88

(8) *Monthly consumer service charge:*

	Inside City	Outside City
All consumers	~~$1.65~~$1.74	~~$2.06~~ $2.18

(9) *Monthly volume charge (per thousand gallons).* For residential and multifamily consumers, there will be no additional charge for wastewater sewer service above 12,000 gallons per month per residential dwelling unit and 8,800 gallons per month per multifamily dwelling unit.

a. *Residential.*

	Inside City	Outside City
1—12,000 gallons	~~$8.77~~$9.25	~~$10.96~~ $11.57

b. *Multifamily.*

	Inside City	Outside City
1—8,800 gallons per unit	~~$8.77~~$9.25	~~$10.96~~ $11.57

c. *Commercial.*

	Inside City	Outside City
Per thousand gallons	~~$8.77~~$9.25	~~$10.96~~ $11.57

(10) *Reclaimed water rates (per thousand gallons):*

1—100,000 gallons—Daily	~~$2.96~~$3.12
100,000 gallons and up including multiple parcels—Daily	~~$0.66~~$0.70

(11) *Accounting charge:* There shall be a charge of $34.00 to establish an account for water service.

(12) *Disconnection charge:* There shall be a charge of $34.00 to reestablish any water service that has been disconnected for nonpayment. After disconnection, a water meter shall not be again connected without payment of all outstanding utility related charges, fees and/or additional deposits due to the city.

(13) *Same day service charge:* There shall be a charge of $34.00 to perform any same day utility related service call that occurs after 2:00 p.m. of the same day the request was issued by the customer.

(14) *Meter rereads and leak inspection charge:* There shall be a service charge of $15.00 for a special inspection for a meter reread or for a leak inspection requested by a consumer. A reread of a meter due to an error in the initial meter reading shall be performed by the city without charge. A leak inspection charge shall not be charged if a leak is found in city-maintained facilities.

(15) *Delinquent utility service account charge:* A bill shall be deemed delinquent if not paid within 30 days of mailing. After 30 days of the date of mailing, the city shall charge to such account one and one-half percent interest monthly on each delinquent balance of charges due the city for water and sewer service on the amount of a delinquent balance of $15.00 or more.

(16) *Service call charge:* Except as otherwise provided herein, when the city is requested by a consumer to respond to a problem not caused by the city, the city shall charge the consumer $34.00 for all necessary labor, materials, and indirect costs to respond actually incurred by the city.

(17) *Meter calibration test:* At the request of a consumer, the city will test a water meter to determine if it is operating accurately within an allowable tolerance of plus or minus two percent of actual flow. In the event a consumer has been overcharged due to a faulty meter, the previous six bills shall be examined and adjusted accordingly. For a meter determined to be within allowable tolerance, the following meter test charges shall apply:

¾"—2" meter$25.00

3"—8" meter$50.00

(18) *Damage repair:* Damage caused by the failure of a consumer or contractor to properly locate and isolate water, sewer, or reclaimed water facilities shall be repaired by the city and charged to the consumer or contractor who caused the damage. Charges shall include all materials, labor, and equipment required to make the repair as well as mobilization to and demobilization from the site.

(19) *Annual rate adjustment:* The city manager may adjust the monthly base charge and monthly volume charge for water service, and the monthly base charge and monthly volume charge for sewer service, to reflect changes in operating costs without further action by the city commission. Prior to implementation thereof, notice of such rate adjustments shall be promptly provided by the city manager to the city commission. The city manager shall utilize the "price increase or decrease index" for major categories of utility operating costs which is annually adopted by the Florida Public Service Commission as required by F.S. § 367.081(4)(a). The rate adjustment shall be based upon the application of the indices within the index to the amount of the major categories of operating costs incurred by the city in providing the water service and sewer service during the immediately preceding calendar year.

~~42-94~~	~~Availability Fee:~~	
	~~(a)~~	~~*Established.* There is hereby established a water availability fee (impact fee) which shall be charged to any person making an initial connection to the city water system, or any subsequent or additional connection which involves additional service, increased service size, or an increase in consumption. A fee shall also be charged where there is a change in occupancy for any connection location which may increase water consumption.~~
	~~(b)~~	~~*Scope of payment.* Such fee must cover all water uses to be serviced, or proposed to be serviced, through such tap to the city water system.~~

	(c)	*Determination.* The amount of the fee shall be determined by multiplying the number of equivalent residential connections per connection (or attributable to any increased or additional connections) $1,933.00 for service inside the city. For service outside the city, the availability fee shall be determined by multiplying the number of equivalent residential connections per connection (or attributable to any increased or additional connections) by the sum of $2,416.00.		
	(d)	*Time of payment.* Such fee shall be paid before the issuance of any building permits or prior to any additional or subsequent connection to the city water system.		
	(e)	*Determination of equivalent residential unit factors for water services.* For purposes of calculating and imposing the water availability fees provided for in this section, the ERC factor for any particular connection shall be calculated and imposed in the manner provided as follows:		
	COMMERCIAL			
	Airports, bus terminals, train stations, port and dock facilities, bathroom waste only			
		(a)	Per passenger	4 4
		(b)	Add per employee per eight-hour shift	15
		Barbershops and beauty shops, per service chair		75
		Bowling alley, bathroom waste only, per lane		50
	Country club			
		(a)	Per resident	100
		(b)	Add per member or patron	25
		(c)	Add per employee per eight-hour shift	15
	Doctor and dentist offices			
		(a)	Per practitioner	250
		(b)	Add per employee per eight-hour shift	15
	Factories, exclusive of industrial wastes, gallons per employee per eight-hour shift			
		(a)	No showers provided	15

		(b)	Showers provided	25
	Flea market open three or less days per week			
		(a)	Per non-food-service vendor space	15
		(b)	Add per food service establishment using single service articles only per 100 square feet of floor space	50
		(c)	Per limited food service establishment	25
		For flea markets open more than three days per week, estimated flows shall be doubled		
	Food operations			
		(a)	Restaurant operating 16 hours or less per day, per seat	40
		(b)	Restaurant operating more than 16 hours per day, per seat	60
		(c)	Restaurant using single service articles only and operating 16 hours or less per day, per seat	20
		(d)	Restaurant using single service articles only and operating more than 16 hours per day, per seat	35
		(e)	Bar and cocktail lounge, per seat	20
			Add per pool table or video game	15
		(f)	Drive-in restaurant, per car space	50
		(g)	Carry out only, including caterers, per 100 square feet of floor space	50
			Add per employee per eight-hour shift	15
		(h)	Institutions, per meal	5
		(i)	Food outlets excluding deli's, bakery, or meat department per 100 square feet of floor space	10
			1. Add for deli, per 100 square feet of deli floor space	40

			2.	Add for bakery, per 100 square feet of bakery floor space	40
			3.	Add for meat department, per 100 square feet of meat department floor space	75
			4.	Add per water closet	200
	Hotels and motels				
		(a)		Regular, per room	100
		(b)		Resort hotels, camps, cottages, per room	200
		(c)		Add for establishments with self-service laundry facilities, per machine	750
	Mobile home park				
		(a)		Per singlewide mobile home space, less than four singlewide spaces connected to a shared on-site system	250
		(b)		Per singlewide mobile home space, four or more singlewide spaces connected to a shared on-site system	225
		(c)		Per doublewide mobile home space, less than four doublewide mobile home spaces connected to a shared on-site system	300
		(d)		Per doublewide mobile home space, four or more doublewide mobile home spaces connected to a shared on-site system	275
	Office building				
		Per employee per eight-hour shift			15
		Or, per 100 square feet of floor space, whichever is greater			15
	Service stations, per water closet				
		(a)		Open 16 hours per day or less	250
		(b)		Open more than 16 hours per day	325
	Shopping centers without food or laundry, per square foot of floor space, 0.1				
		Stadiums, racetracks, ballparks, per seat			4

			~~Stores, per bathroom~~	~~200~~
			~~Swimming and bathing facilities, public, per person~~	~~10~~
			~~Theaters and auditoriums, per seat~~	~~4~~
	~~Transient recreational vehicle park~~			
		~~(a)~~	~~Recreational vehicle space for overnight stay, without water and sewer hookup, per vehicle space~~	~~50~~
		~~(b)~~	~~Recreational vehicle space for overnight stay, with water and sewer hookup per vehicle space~~	~~75~~
	~~Veterinary clinic~~			
		~~(a)~~	~~Per practitioner~~	~~250~~
		~~(b)~~	~~Add per employee per eight-hour shift~~	~~15~~
		~~(c)~~	~~Add per kennel, stall or cage~~	~~20~~
	~~Warehouse~~			
		~~(a)~~	~~Add per employee per eight-hour shift~~	~~15~~
		~~(b)~~	~~Add per loading bay~~	~~100~~
		~~(c)~~	~~Self-storage, per unit (up to 200 units)~~	~~1~~
			~~Add 1 gallon for each two units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates.~~	
	~~INSTITUTIONAL~~			
			~~Churches, per seat, which includes kitchen wastewater flows unless meals prepared on a routine basis~~	~~3~~
			~~If meals served on a regular basis, add per meal prepared~~	~~5~~
			~~Hospitals, per bed, which does not include kitchen wastewater flows~~	~~200~~
			~~Add per meal prepared~~	~~5~~
			~~Nursing, rest homes, adult congregate living facilities, per bed, which does not include kitchen wastewater flows~~	~~100~~
			~~Add per meal prepared~~	~~5~~
	~~Parks, public picnic~~			

		(a)	With toilets only, per person	4
		(b)	With bathhouse, showers and toilets, per person	10
		Public institutions other than schools and hospitals per person which does not include kitchen wastewater flows		100
			Add per meal prepared	5
	Schools, per student			
		(a)	Day-type	10
		(b)	Add for showers	4
		(c)	Add for cafeteria	4
		(d)	Add for day school workers	15
		(e)	Boarding-type	75
		Work/construction camps, semi-permanent, per worker		50
	RESIDENTIAL			
	Residences			
		(a)	Single- or multiple-family, per dwelling unit, one bedroom with 750 sq. ft. or less of building area	100
			Two bedrooms with 751—1,200 sq. ft. of building area	200
			Three bedrooms with 1,201—2,250 sq. ft. of building area	300
			Four bedrooms with 2,251—3,300 sq. ft. of building area	400
			For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 100 gallons per dwelling unit.	
		(b)	Other, per occupant	50

42-169	Stormwater system user fees are $7.00 per equivalent residential unit per month.

	The city manager may adjust the stormwater management system user fee, to reflect changes in operating costs without further action by the city commission. Prior to implementation thereof, notice of such rate adjustments shall be promptly provided by the city manager to the city commission. The city manager shall utilize the "price increase or decrease index" for major categories of utility operating costs which is annually adopted by the Florida Public Service Commission as required by F.S. § 367.081(4)(a). The rate adjustment shall be based upon the application of the indices within the index to the amount of the major categories of operating costs incurred by the city in providing the stormwater service during the immediately preceding calendar year.

42-234, 42-236	The fees listed below are applied to pay the costs of services provided by the utility including but not limited to, administration, planning design, permitting, construction, maintenance, regulation, inspection, and enforcement activities. (See Chapter 20 and 32).		
	General Permit Review Fees:		
	A.	Initial Review	$250.00
	B.	Re-Review (per submission)	$125.00
	Inspections for General Permits:		
	A.	Initial Fee	$106.00
	B.	Re-inspection Fee	$106.00
	Inspections for Site/Infrastructure Construction		
	A.	Water	4% of estimated construction cost with $500 minimum per project
	B.	Sewer	5% of estimated construction cost with $750 minimum per project
	Inspections for Annual (Business Tax Receipt Renewal)		
	A.	Grease Interceptor	$150.00
	B.	Grease Trap	$75.00
	C.	Backflow Preventer	$45.00

~~42-308~~	~~Permit fees for privately-owned sewer collection and transmission system:~~	
	~~(1)~~	~~$200.00 additional fee for collection and transmission systems with one or more pump station; and~~
	~~(2)~~	~~$200.00 per privately-owned collection and transmission system;~~
	~~(3)~~	~~Privately-owned collection and transmission systems with lift stations serving more than one building shall be charged $200.00 for the lift station and $200.00 for the private collection system.~~

	~~Corrective, emergency, repair, disconnection, or other work authorized by Section 42-22~~	~~Actual City cost, including labor, materials, equipment, contractor costs, mobilization/demobilization, testing, and reasonable administrative costs~~
	~~City-performed or City-procured testing, where authorized or required~~	~~Actual City cost~~
	~~Reinspection~~	~~$106.00~~
	~~Sewer utility infrastructure construction inspection~~	~~5% of estimated construction cost; $750.00 minimum per project~~
	~~Water utility infrastructure construction inspection~~	~~4% of estimated construction cost; $500.00 minimum per project~~
	Utility construction permit / plan review	TO BE ESTABLISHED
42-22	Privately Owned Utility Infrastructure - Fees	
	General Permit / Plan Review Fees	
	Initial Review	$250.00
	Re-Review (per submission)	$125.00
	Inspections for General Permits	
	Initial Inspection	$106.00
	Reinspection	$106.00
	Construction Inspection	
	Water	4% of estimated construction cost; $500.00 minimum per project
	Sewer	5% of estimated construction cost; $750.00 minimum per project
	City-performed or City-procured testing, where authorized or required	Actual City cost

	Corrective, emergency, repair, disconnection, or other work authorized by Section 42-22	Actual City cost, including labor, materials, equipment, contractor costs, mobilization/demobilization, testing, and reasonable administrative costs
42-75	Cross-Connection Control and Backflow Prevention	
	Annual backflow prevention assembly inspection	$45.00
	Reinspection	$106.00
	Other authorized administrative or corrective charges	Actual City cost, where authorized by Chapter 42

42-94	Water Availability Fee	
	Inside City	$1,933.00 per ERC
	Outside City	$2,416.00 per ERC
	ERC determination	ERCs determined pursuant to Sections 42-10 through 42-15
42-239	FOG Management Program Fees	
	Initial permit / program review	$250.00
	Re-review (per submission)	$125.00
	Initial inspection / general inspection	$106.00
	Reinspection	$106.00
	Annual grease interceptor inspection	$150.00
	Annual grease trap / FOG control device inspection	$75.00
42-257	Sewer Availability Fee	
	Inside City	$1,933.00 per ERC
	Outside City	$2,416.00 per ERC
	ERC determination	ERCs determined pursuant to Sections 42-10 through 42-15

42-259	Grinder Pump Systems	
	City grinder pump permit	No fee
	City-owned residential grinder pump - owner-responsible repair, clearing, restoration, or replacement	Actual City cost, including labor, materials, equipment, contractor costs, mobilization/demobilization, and reasonable administrative costs
	Privately owned commercial/nonresidential grinder pump system	Owner responsible for purchase, installation, operation, maintenance, repair, and replacement
	City emergency or corrective work on a privately owned grinder pump system, where authorized by Chapter 42	Actual City cost
42-286	Privately Owned Lift Stations - Operating Permit and Inspection Fees	
	Initial operating permit	$250.00
	Renewal operating permit	$125.00
	Annual inspection	$106.00
	Reinspection	$106.00
42-308	Privately Owned Sewer Collection and Transmission Systems - Operating Permit Fees	
	Privately owned collection and transmission system	$200.00 per system
	Additional fee for a system with one or more pump stations	$200.00
	Lift station serving more than one building plus private collection system	$200.00 lift station + $200.00 private collection system
	Coordination with Section 42-286	Where a privately owned lift station is incorporated into a Section 42-308 operating permit pursuant to Section 42-286(j), a separate Section 42-286 operating permit fee shall not be assessed unless otherwise required by the Utilities & Engineering Director.

Chapter 42	Actual Cost Recovery	
	Corrective, emergency, repair, replacement, enforcement, or other work for which Chapter 42 authorizes cost recovery	Actual City cost, including labor, materials, equipment, contractor costs, mobilization/demobilization, and reasonable administrative costs, unless a specific charge is otherwise established in this Appendix.

42-169	Stormwater system user fees are $7.00 per equivalent residential unit per month.
	The city manager may adjust the stormwater management system user fee, to reflect changes in operating costs without further action by the city commission. Prior to implementation thereof, notice of such rate adjustments shall be promptly provided by the city manager to the city commission. The city manager shall utilize the "price increase or decrease index" for major categories of utility operating costs which is annually adopted by the Florida Public Service Commission as required by F.S. § 367.081(4)(a). The rate adjustment shall be based upon the application of the indices within the index to the amount of the major categories of operating costs incurred by the city in providing the stormwater service during the immediately preceding calendar year.

(Res. No. 63-2023, §§ 1—6, 9-11-2023; Res. No. 17-2024, 1—6(Att.), 2-12-2024; Res. No. 85-2024, Att., 9-9-2024; Res. No. 86-2025, § 2(Att.), 9-22-2025)

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/14/2026 **Prepared by:** Jodi Nentwick

Title of Item:
BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS (RC): **(ITEM TABLED FROM JUNE 22, 2026)**

ORDINANCE No. 2552-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II – ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, SECTION 2.06.00. – SUPPLEMENTAL USE STANDARDS TO ADD A NEW SECTION 2.06.24. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS AND TO AMEND THE CITY'S CODE OF ORDINANCES CHAPTER 8 – ANIMALS, ARTICLE I. IN GENERAL, SECTION 8.2. – LIVESTOCK PROHIBITED IN THE STUART'S CODE OF ORDINANCES, BY REMOVING CERTAIN PROVISIONS RELATED TO ALLOW BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Background

On February 23, 2026, the City Commission directed staff to prepare the necessary ordinance to allow backyard chickens within certain residential zoning districts.

The City Commission recognizes a growing trend toward sustainable living practices, including the desire to incorporate fresher, locally sourced products into daily diets. Additionally, there is increasing interest in providing residents with opportunities to engage in small-scale, backyard food production. Allowing a limited number of chickens on residential properties supports these objectives by enabling property owners to produce eggs for personal consumption.

The proposed amendment would permit the keeping of up to four (4) chickens as an accessory use on occupied, detached single-family and duplex properties within the R-1A, R-1, R-2, Urban Neighborhood, and Single-Family Detached (SFD) zoning districts within the East Stuart Neighborhood. This use would be subject to the terms and conditions outlined in the attached draft ordinance.

CRB Recommendations:

On May 5, 2026, the Community Redevelopment Board (CRB) held a public hearing and recommended approval to the City Commission with the following recommendations:

- Consider a hedge in lieu of a fence.
- Increase the height of the chicken coop to seven (7) feet.
- Consider a five (5) foot fence in lieu of a six (6) foot fence.

LPA Recommendations:

On May 14, 2026, the Local Planning Agency (LPA) held a public hearing and recommended approval for

the City Commission with the caveat that the City Commission consider an annual fee in lieu of a permit of $65.00. Additionally, the LPA recommended a yearly license renewal fee of $10.00.

First Reading:

On June 8, 2026, the City Commission voted 3-1 to approve the first reading and transmit the ordinance for second reading, which is scheduled for June 22, 2026. During the discussion, the Commission requested that staff address the potential impacts of chicken manure runoff from properties adjacent to water bodies within the City.

Funding Source:
N/A

Recommended Action:
Staff requests approval of Ordinance No. 2552-2026.

ATTACHMENTS:
1. Ordinance 2552-2026 - Backyard Chickens
2. Ordinance 2552-2026 COS Business Impact Estimate Backyard Chickens
3. UFIFAS Article - Exploring the Possibilities of Backyard Chickens Locally

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2552-2026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II – ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, SECTION 2.06.00. – SUPPLEMENTAL USE STANDARDS TO ADD A NEW SECTION 2.06.24. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS AND TO AMEND THE CITY'S CODE OF ORDINANCES CHAPTER 8 – ANIMALS, ARTICLE I. IN GENERAL, SECTION 8.2. – LIVESTOCK PROHIBITED IN THE STUART'S CODE OF ORDINANCES, BY REMOVING CERTAIN PROVISIONS RELATED TO ALLOW BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*****

WHEREAS, Florida Statutes § 163.3202 requires the City of Stuart to adopt or amend and enforce land development regulations that are consistent with and implement the City's comprehensive plan; and

WHEREAS, Goal Statement 1.A of the City's Comprehensive Plan is to maintain and enhance Stuart's quality of life, natural beauty and small-town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County; and

WHEREAS, on February 23, 2026, the City Commissioners directed staff to prepare the necessary ordinance to allow backyard chickens within certain residential zoning districts; and

WHEREAS, the City Commission recognizes the general trend in society to pursue a green lifestyle, to incorporate fresher products into diets, and to provide additional methods for allowing residents to engage in backyard food production through keeping and raising a limed number of chickens on single-family properties for production of eggs for the property owners' consumption; and

WHEREAS, the City recognizes that the allowance of keeping backyard chickens into an urban residential setting must be balanced with the compatibility of surrounding property uses and that the accommodation of allowing backyard chickens in residential areas not cause undue noise, odor, or unsanitary conditions within the community; and

WHEREAS, the City desires to allow the keeping of up to four (4) chickens on an occupied detached single-family and duplex properties within zoning districts R-1A, R-1, R-2, Urban Neighborhood and SFD in East Stuart Neighborhood as an accessory use, subject to the terms and conditions herein; and

WHEREAS, the City has determined that the allowance of a limited number of backyard chickens as an accessory use as provided herein is in the best interests of health, safety, and welfare of the residents of the City, and that this Ordinance is consistent with the City's Comprehensive Plan.

WHEREAS, on May 5, 2026, the Community Redevelopment Board (CRB) held duly noticed public hearing to consider this ordinance; and

WHEREAS, on May 14, 2026, the Local Planning Agency (LPA) held duly noticed public hearing to consider this ordinance; and

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

SECTION 1: Recitals. The foregoing recitals are hereby ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2: The provisions of the City of Stuart Land Development Code and Code of Ordinances as amended are hereby adopted as shown herein below.

Chapter II – ZONING DISTRICTS USES ALLOWED, DENSITY, INTERNSITY

Sec. 2.06.24. Backyard Chickens in Certain Residential Zoning Districts.

A. *Intent.* The intent of this section is to establish and implement a permanent backyard chicken-keeping program allowing residents to keep or raise chickens on developed and occupied detached single-family and duplex properties within zoning districts R-1A, R-1, R-2, Urban Neighborhood and SFD in East Stuart Neighborhood (hereinafter " Approved Zoning Districts") subject to the terms and conditions of this section.

B. *General conditions for backyard chickens in certain residential zoning districts.*

1. Any person(s) residing in a single-family dwelling or duplex within the Approved Zoning Districts may apply for and obtain a permit from the City's Development Department prior to keeping or maintaining chickens on the subject property.
2. If a tenant or person applying for a permit hereunder is not the property owner of the subject property, the property owner must consent in writing to the application for the permit.
3. In order to obtain a permit under this section, any person(s) applying for a permit for the keeping of chickens must show that they can meet the requirements of this section by providing a site plan drawn to scale, showing the following:
    a. Property size with dimensions;
    b. Location of existing and proposed structures on the property;
    c. Existing easements or land restrictions on the property; and
    d. Proposed fencing or screening.
4. The City may conduct site inspections of the subject property to make compliance determinations under this section prior to and after issuance of a permit. The City shall provide 48 hour notice to permit holders prior to performing inspections.
5. The City may deny a permit application if it is determined that the person(s) applying for a permit cannot meet the requirements of this section. The issuance of a permit for the keeping of chickens is conditioned upon and subject to the terms and conditions of this section.
6. A maximum of four (4) female chickens may be kept on the subject property upon receiving a permit from the City hereunder. No male chickens shall be permitted.

7. Any and all persons who owns, controls, keeps, maintain or harbors chickens under a permit from the City hereunder must keep the chickens confined on the subject property at all times within a chicken coop or chicken pen unless a person is supervising and keeping the chickens within the confines of a fenced rear yard on the subject property.

8. Any and all chickens permitted hereunder shall be kept only for personal use. The selling of chickens, eggs, feathers or chicken manure, or the breeding of chickens for commercial purposes is prohibited. In addition, the chickens shall not be bred or slaughtered on the premises of the subject property.

C. *Location and requirements for chicken coops and enclosures.* Backyard chicken-keeping shall be permitted as an accessory use within Approved Zoning Districts, where the lot or parcel is developed and occupied by a single-family detached or duplex residence. Chickens shall not be kept on residential property with mobile home/manufactured home parks, triplexes, townhomes and apartments or other multi-family properties. Permission for backyard chicken-keeping shall be subject to the following standards and conditions:

1. The maximum size of the coop and pen area shall be 120 square feet.

2. The maximum height of a coop and the pen fence around the coop shall be six feet, as measured from the existing grade to the highest part of the coop or fence.

3. The coop and pen area shall be located in the rear yard of the developed and occupied single-family detached or duplex property.

4. The coop and pen shall be set back a minimum of five feet from the side and rear lot lines and a minimum of 20 feet from any side street, so long as the coop and pen area shall be at least 25 feet from any residential structure on an adjoining lot.

5. Chicken coops and pens shall be completely screened from adjacent roadways and neighboring parcels by a six-foot tall opaque fence or wall erected on the property line. A chain-link fence, chain-link fence with slats, or similar fence shall not constitute an opaque wall or fence.

6. All enclosures for the keeping of chickens shall be so constructed and maintained as to prevent rodents or other pests from being harbored underneath, within, or within the walls of the enclosure. Chicken coops must be impermeable to rodents, wild birds, predators and weather, including all openings, ventilation holes, doors and gates. Enclosures shall be kept in neat condition, including provision of clean, dry bedding materials and regular removal of waste materials, so as to not create an odor.

7. All chicken feed shall be kept in a secured and covered metal or plastic container, or otherwise protected so as to prevent rodents and other pests from gaining access to it.

8. Once a backyard chicken-keeping permit has been issued, the location will be subject to an annual inspection at the option of the City to ensure that the area is being maintained in a manner that is safe and sanitary for the animals and does not create a nuisance for the neighbors.

9. If a resident decides not to continue with their permit, or if the permit is revoked, per subsection (e), the resident is responsible for finding appropriate homes for the chickens within 30 days. In addition, a final inspection shall be completed in 30 days to ensure that the chickens, coop, and pen have been removed from the subject property.
10. Composting of chicken manure is allowed in an enclosed bin. The composting bin shall be kept at least 20 feet away from all property lines.

D. *Revocation of permits.* A permit may be revoked by the City for any of the following reasons:

1. If a permit holder fails to obtain chickens within six months of obtaining the permit.
2. If a permit holder discontinues maintaining chickens for a six month period.
3. If any condition of the chicken-keeping permit has been violated, the City may revoke the permit immediately if the violation has not been remedied within seven days after written notice of the violation.
4. Without affording the permit holder the opportunity to remedy a violation as set forth above, revocation shall occur if there are more than three separate violations occurring in a 90-day period arising from the backyard chickens.
5. If revoked, neither the resident, nor anyone else on the same premises may reapply for a period for 12 months from the date of revocation. All chickens must be removed from the subject property during any time the permit is revoked.
6. A person aggrieved by a decision to deny or revoke a chicken-keeping temporary permit may appeal to the city manager or their designee.

E. *Violations.* In the event that a violation of this section occurs, the City shall have the right to one or more of the following remedies or actions:

1. Institute code enforcement and/or animal control proceedings and prosecute code violations against the violator and the property owner of the real property where the violation occurs.
2. Take any other action or remedy authorized by law or in equity, including but not limited to, instituting an action in court to enjoin violating actions, in which case the violating person shall be liable to the city for reimbursement of the city's attorneys' fees and costs concerning such action; and
3. Revoke the permit for the keeping of chickens.

Chapter 8 – ANIMALS

ARTICLE I. – IN GENERAL

Sec. 8-2. Livestock prohibited.

(a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Livestock means any horse, mule, pony, fowl, jackass, cow, bull, steer, goat, sheep, pig, hog, or other domestic animal not customarily kept as a household pet.

(b) It shall be unlawful for any person to keep livestock in the city or to allow livestock to run at large within the city with the exception of domestic chickens (*Gallus domesticus*) being kept, harbored, raised, or maintained under one of the following: (1) as accessory to a permitted urban farm subject to the restrictions contained in section 2.06.08 of the Stuart Land Development Code; or (2) as backyard chickens in certain residential zoning districts subject to the restrictions contained in Section 2.06.24 of the Stuart Land Development Code.

SECTION 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 5: The provisions of this Ordinance shall be codified.

SECTION 6: This Ordinance shall take effect immediately upon adoption.

First read on the ____ day of _____.

Commissioner _____ offered the foregoing Ordinance 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
EULA CLARKE, MAYOR				
MERRITT MATHESON, COMMISSIONER				
SEAN REED, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second and final reading this XXXX_day of _XXXXX, 2026.

ATTEST:

_____ _____

MARY R. KINDEL, MMC
CITY CLERK

EULA CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

Business Impact Estimate

Proposed ordinance's title/reference:
Backyard Chickens in Certain Residential Zoning Districts

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Stuart is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Stuart hereby publishes the following information:

[1] See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

The proposed amendment to the City's Code of Ordinances and Land Development Code would permit the keeping of up to four (4) chickens as an accessory use on occupied, detached single-family and duplex properties within the R-1A, R-1, R-2, Urban Neighborhood, and Single-Family Detached zoning districts within the East Stuart Neighborhood. The chickens will only be permitted in the backyard in a small sized chicken coup. In addition, the chickens can only be kept for personal use.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City including:
(a) An estimate of direct compliance costs that businesses may reasonably incur.
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Staff does not opine that the ordinance would have any impact on private, for-profit businesses because the ordinance is limited to allowing residents to keep a small number of chicken in their backyards for personal use only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful:

None

Exploring the Possibilities of Backyard Chickens Locally

Did you know that the chicken has come a long way from the plains of Southeast Asia some seven to ten-thousand years ago, to a sacred animal to the Romans, and finally to household food and agricultural product in modern times?

Chickens, thought to be the first animal domesticated, now are found practically everywhere. They are a great, cheap source of protein for both their meat and eggs, relatively easy to care for, and make enjoyable pets and show animals. You can even raise chickens in small backyard or urban spaces. Chickens are great for the family, and children can easily

care for and raise them. Children can learn many life skills while raising a chicken, as well as many STEM competencies like vet science, anatomy, genetics, nutrition, sustainability, etc.

Because of the versatility of these animals, it is easy to see why they are increasingly popular with backyard or hobby farmers. COVID-19 caused many of us to try new hobbies and to be more thoughtful about our food sources, so raising chickens may seem like an easy answer to both boredom and localizing your food. Make sure to do your research before getting a bird or a flock. They do require work, even if they are easier than some other animals to care for. Below you will find some topics to research before making chickens a part of your life. This will help you and the chickens live happy, healthy, and productive lives!

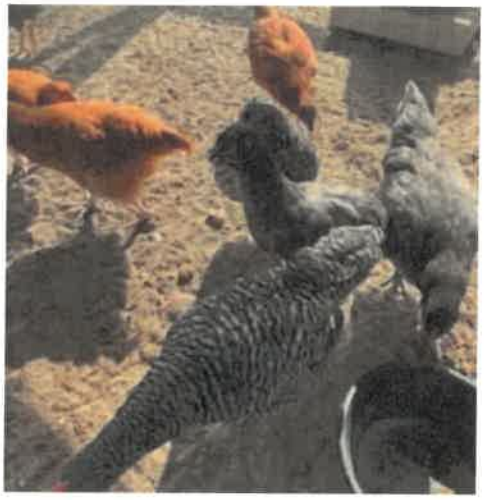
Before making that chicken purchase, you should do research.

Space and equipment needed

- The **size** of the coop is based on a minimum of 3 square feet of floor space per bird. For backyard flocks of five birds, you will need 15sq of floor space.
    - **Coop**– a house which provides shelter and protection from the elements and predators. A minimum three-sided roofed area for the birds to seek shelter from poor weather conditions and a place to roost safely at night is required.
    - **Run**– protected open area for the birds to safely roam. The run should be securely lined with fencing which is predator proof. Examples such as chicken wire or hardwire cloth 1/2in mesh is sufficient. The run should also have either a roof or wired top, to prevent birds from flying out of the coop or predators climbing or flying inside.
        - When starting your chicks from hatchlings it is important that chicks are kept in a draft free environment and provided with a heat source. The first week of life the heat source should provide a constant temperature of 95°. Heat needs to be provided to the chicks until they

are four weeks old. Over the four weeks the temperature can decrease by 5°F each week.

- Week 1- 95°F
- Week 2- 90°F
- Week 3- 85°F
- Week 4- 80°F



Backyard poultry laws for your area

- Check county and municipality laws, sometimes cities have different restrictions than the county.
    - Laws often tell you the number of chickens, coop size, licensing, vaccines, and processing regulations.
    - St. Lucie County Ordinance Sec. 7.10.03- Backyard chickens **https://library.municode.com/fl/st._lucie_county/codes/land_development_code?nodeId=CHVIIDEDEIMST_7.10.00SUST_7.10.03ANREDI**

- Be a courteous neighbor by letting them know about your chickens, which can help reduce any noise or code complaints.
    - Consider offering eggs as a peace offering (if the laws allow that).

- If your city or county doesn't have laws about backyard poultry, advocate for them!
    - Resources for this here: **Backyard-Chickens-Advocacy-Guide.pdf**

(communityfoodstrategies.org)

How to choose your flock

- Before choosing a breed, determine what the purpose of the chickens will be raised for; meat, egg, pets, 4-H project, or breeding improvement. Once determined, find a breed which will suite your purpose.
    - Environmental Conditions are important to consider because depending on where you live will determine what breed of chicken you will need for your flock. If you live in South Florida, you will want to look for a heat tolerant breed.
    - Knowing your flocks' purpose will also help determine where to purchase your bird(s).
        - No matter where you purchase your chickens from local farm store, commercial breeder, backyard chicken breeder, 4-Her, or incubate them yourself you need consider the overall health of the bird. You want to bring a healthy bird(s) into your flock.

Common problems

- Establish a Veterinarian who works with poultry. Just like any animal in your household, you want your chickens to also have a Veterinarian who can attend to their needs for yearly visits or in case of an emergency. Establish one before there is an emergency.
    - Pests, like mites, are common in chickens. Make sure to do your homework on preventions and treatments.

        - Predators like racoons, rats, coyotes, and feral cats can injure or kill your birds. Take precautions to build predator-proof housing.
        - Chickens can transmit diseases to humans such as Avian Influenza (Bird Flu), E. Coli, and Salmonella. It is important for you to understand the signs and symptoms and what to look for within your flock.
- Vaccinating your flock is determined on the probability of the flock being exposed to certain diseases.
    - **Closed flock** (no new birds enter, and no leaving birds return): Chances of exposure to a disease decrease.
    - **Open flock** (new birds frequently come into the flock, birds are taken off the property to a show or exhibit): Probability of disease exposure increases.
    - The use.of your flock will determine the need for vaccines.
        - UF/IFAS Extension has great resources on all of these topics here: **https://edis.ifas.ufl.edu/topic_backyard_flocks**

Laws and best practices surrounding eggs, meat, and food safety

- In Florida you cannot sell eggs without a **Limited Egg/Poultry Permit .**
    - Some ordinances prevent backyard chicken products from being sold, so check these too.
- Research and decide how to clean and store your eggs.

- If raising meat birds, verify the laws for processing your animals.

Getting involved in the chicken community

- Youth: **4-H Poultry Projects**, embryology, local fairs, FFA etc.
    - **Embryology projects** are a great way to learn about the full life cycle of a chicken!
        - We offer the 4-H Embryology Program to our local schools. So if your interested in adding this program to your classroom, contact your **4-H Agent**.
- Adults: Check out Extension poultry resources in your county by reaching out to your Livestock, Agriculture, or 4-H Agent.
- Everyone: Join chicken groups on Facebook, review the UF/IFAS Resources: **https://edis.ifas.ufl.edu/topic_backyard_flocks** here, and contact your **local Extension office** with any questions or to get involved in 4-H!

FINALLY, enroll your child in our St. Lucie County 4-H Youth Development Program. Open enrollment starts September 1st, more details to follow, so stay tuned! Like our St. Lucie County 4-H Facebook page below to stay up to date on all events.

St. Lucie County 4-H: **https://www.facebook.com/SLC4H**

Sources

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Posted: August 2, 2021

Last Updated: August 2, 2021

Category: 4-H & Youth, Crops, Farm Management, Livestock

Tags: 4-H, Backyard Chickens, Chickens

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