

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
FEBRUARY 13, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald
Vice Mayor Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel

ROLL CALL

4:01 PM

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

INVOCATION

Pastor Jim Brocious of Stuart Alliance Church said the first invocation of the year per the new Invocation Policy adopted via Resolution No. 07-2023.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - GERTRUDE WALDEN CHILDCARE CENTER STUDENT PERFORMANCE IN HONOR OF BLACK HISTORY MONTH

Thelma Washington, Director of Gertrude Walden Childcare Center, introduced their VPK class and the services the daycare center provides. The VPK students sang "The World is a Rainbow".

PROCLAMATIONS

2. BLACK HISTORY MONTH - FEBRUARY 2023

Jerry Gore, Pastor of Pentecostal Church of God & Christ accepted the Proclamation and thanked the City and the Commissioners.

3. 211 AWARENESS MONTH - FEBRUARY 2023

Chad Haddock, Community Outreach 211 Representative, accepted the Proclamation and thanked the Commission for recognizing the work that 211 does and spoke about the services they provide.

4. VIETNAM WAR VETERANS DAY - MARCH 29, 2023

Amy Pinder, Member of Daughters of the American Revolution, accepted the Proclamation and spoke on behalf of the Halapiokee Chapter and the event they are holding for the Vietnam War Veterans Day. Ms. Pinder provided the Clerk with a pamphlet.

5. HONORING THE LIFE OF ALICE LOUISE (KERSHAW) LUCKHARDT

Greg Luckhardt, husband of Mrs. Alice Luckhardt, accepted the Proclamation. Mr. Luckhardt & Ms. Gloria Fike, Board Member of Stuart Heritage Museum, thanked the City for the Proclamation.

Mayor McDonald stated Mrs. Luckhardt's name was submitted for the SAGE Awards for education and she was selected as the recipient.

PRESENTATIONS

6. FEBRUARY 2023 SERVICE AWARD - FEBRUARY 2023

Michael Rice 20 Years Police

Michael Rice was not present to accept his service award.

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Provided a status on Basin C44. Stated he attended several conferences that assisted him in understanding the discharges going into our waters, one of them being the 38th Annual Everglades Coalition Conference in Coral Springs. He noted some of the attendees that were at the Everglades Coalition Conference. He also toured Basin C44 and attended the Indian River Lagoon Council and will attend the Treasure Coast Council of Local Governments. Stated that after attending those meetings, his conclusion is that the City should play offense and he does not see a role for the City. He believes the City should keep as much water out of the St Lucie River with strong regulation of development and enforcement, no spraying of the ponds, no fertilization at the wrong time of the year, and no sprawl. Requested a Discussion and Deliberation (D&D) in the near future to get a sense of what the Commission is looking for.
- Spoke on different Legislative bills and stated he will work with Ben Hogarth, Community Affairs Liaison, to see what can be done so our point of view can be known.

Commissioner Collins

- Provided updates on Brightlines schedule, bridge opening/closing, and stated there will be tests done and information will be sent out between April - June. Thanked Congressman Mast's office for the transparency about the Brightline train.
- Spoke on an article in TC Palm by Blake Fontaney named "I can't live in Tiger Woods

House" and stated how great it was, encouraged all to go on Yahoo news and read it. Read excerpts from the article that stood out to him.

- Stated that the only path to zero discharges is a consent decree and building a legal case, he thinks an environmental attorney is needed to move forward. Would like to have a D&D workshop with the different groups of water or environmental firms.

Commissioner Clarke

- Thanked Thelma Washington, the VPK students, and Ryanne Cavo, City Paralegal, for her work on the Black History Month Proclamation.
- Thanked Tom Campenni for his newsletter and the information included about Black History Month.
- Spoke about the tree planting for Alice Luckhardt, and asked City Manager Dyess to speak about it and provide details.
- Agrees with Commissioner Rich and Collins and thinks we should have more D&D's for our water in the St Lucie River.

Vice Mayor Bruner

- Stated she was happy that Commissioner Rich was able to attend the meetings and bring back knowledge to the Commission. Stated that the City of Stuart is so well represented when it comes to our waterways and strongly encouraged everyone to go to the River Coalitions meetings and speak to different representatives.
- Attended a Synagogue and stated how awful it was to hear the hate all the Jewish and Black community receive.

Mayor McDonald

- Stated that we have tried twice before to hire an Environmental Attorney and stated that the City has been on offense for 25 years in regards to fighting the waterways. Spoke on the different lakes, preserves, wetlands, the advocacy the City has done.
- Announced his monthly "Coffee with the Mayor" sessions that occur on the 2nd Thursday of every month and stated that every month will be a different topic and encouraged everyone to attend.

COMMENTS BY CITY MANAGER

City Manager David Dyess

- Stated he will schedule a D&D at a future meeting.
- The Black Heritage Festival is on February 18, 2023 at Guy Davis Park.
- A memorial tree for Alice Luckhardt will be placed in Memorial Park and he stated that he is still working to find the time and date for that planting.
- Moved the Strategic Plan for late March to accommodate further discussions about City Managers leave.
- Pulling items #20 & 21 due to re-advertisement purposes.
- Stated that he was selected to be the Town Manager for Juno Beach and stated he truly

enjoyed his time here at Stuart.

APPROVAL OF AGENDA

5:29PM MOTION: Approve with items #20 and 21 removed.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

- 1.) Laura Giobbi - SE Ocean; Spoke about the ZIP not being continued, does not agree with the Sailfish Cay projects and encourages residents to use their vote at a State and local level.
- 2.) Sherry Way - SE Ocean; Stated she is new coming to these meetings and asked that our Comp plan be reviewed as she does not want to see overgrowth in the City.

CONSENT CALENDAR

7. APPROVAL OF 01/17/2023 SCM - FORM BASED CODE AND 01/23/2023 CCM MINUTES (RC)

8. ADOPTING NEW FEE SCHEDULE OF THE INTERLOCAL AGREEMENT WITH COUNTY FOR FIRE RESCUE (RC):

RESOLUTION No. 12-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO ADOPT THE NEW FEE SCHEDULE WITHIN THE LETTER OF UNDERSTANDING OF THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART ("CITY") AND MARTIN COUNTY ("COUNTY") FOR FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICES; AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

9. BUDGET AMENDMENT #7 STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS PROJECT (RC):

RESOLUTION No. 15-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 7 TO THE 2022-2023 STORMWATER FUND BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE STYPMANN NEIGHBORHOOD DRAINAGE PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:34 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

*Clerks Note - Mayor McDonald allowed a resident to come back up after missing Public Comment.

PUBLIC COMMENT:

3.) Pam Brunelle - Jensen Beach; Stated her biggest problem is the litter down on Dixie Hwy and stated she sent an email to get it picked up but it still has not been picked up. She also spoke on the new community names, the walls being built around the communities, and the tar of the train tracks going into the trees.

COMMISSION ACTION

10. ARPA SUPPORT REQUEST - SAFESPACE INC (RC):

RESOLUTION No. 10-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE AWARD OF A SUBRECIPIENT AGREEMENT TO SAFESPACE, INC. FOR SUPPORT OF RESPONSE TO DOMESTIC VIOLENCE AT A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$500,000 THROUGH DECEMBER 31, 2024; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EXECUTE THIS TRANSACTION; APPROVING A SUPPELEMENTAL APPROPRIATION IN THE AMOUNT OF \$500,000 FROM THE UNAPPROPRIATED BALANCE OF THE AMERICAN RESCUE PLAN ACT FUND TO RESPONSE TO DOMESTIC VIOLENCE/DOMESTIC VIOLENCE PREVENTION AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Manager Dyess stated the City set aside 1 million dollars for Community Outreach projects and stated that Safe Space is the only application the City has received. The City has put a cap on the amount that can be given to each application of \$500,000.00.

Teresa Albizu, CEO of Safe Space came forward and reported on the statistics of domestic violence and stated what would be done in the remodeling.

Mayor McDonald confirmed that the location is within the City. Commissioner Clarke thanked the Federal government for the money and spoke highly of the Safe Space agency and all the great things they have done and continue to do. Commissioner Collins stated he would like to wait and see if we have any more applications before providing half of the money the City has allocated to just one organization and asked what advertisement we have done on the grant. Commissioner commented that he toured the site and thinks this agency is very effective and is happy that we can provide this grant to the organization.

PUBLIC COMMENT:

1.) Audrey Creech - Palm City; Stated she was a victim of domestic violence before and stated some stigmas of people who go through domestic violence and the conservative comments being made.

2.) Helen McBride - SE Flamingo Ave; Asked that they do something about their garbage and stated they are a great organization and thinks the Commission should support this grant.

3.) Jerry Gore - Lake St; Stated him and his wife do a lot of work with the Community and help those in need, but stated that he supports this agency and states that Safe Space is an agency that truly deserves it. He also spoke on the City Manager and the great things he has done for the City as Chief and City Manager.

5:46 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

VOTE:

YES: Becky Bruner, Eula Clarke, Troy McDonald, Christopher Collins

NO: None

*** Campbell Rich did not vote. The Deputy Clerk called the roll but a vote was not collected. A vote will be collected from Commissioner Rich at the February 27, 2023 CCM.**

11. GREEN REUSE AREA DESIGNATION (RC):

RESOLUTION No. 09-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 980, 1050, AND 1120 SE MONTEREY ROAD EXTENSION, STUART, FLORIDA, IDENTIFIED BY MARTIN COUNTY FOLIO NUMBERS 16-38-41-000-00013-0, 16-38-41-000-00014-0, AND 16-38-41-000-00016-0 (COLLECTIVELY, THE "SUBJECT PROPERTY"), AS FURTHER IDENTIFIED BY THE ATTACHED MAPS, COMMONLY REFERRED TO AS "THE LANDFILL", PURSUANT TO SECTION 376.80, FLORIDA STATUTES OF FLORIDA'S BROWNFIELD DEVELOPMENT ACT FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC DEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR IMPLEMENTATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6:03 PM

City Manager Dyess provided history on the item.

Mayor McDonald asked if this is something that we needed to do based on a contractual basis and provided further history of the property.

Brett Brummon, Representative of Goldstein Kite Redevelopment, provided an overview of what their company does and the process for the clean up of the landfill.

6:15 PM

Commissioners had the following discussion with Mr. Brummon:

- Dates of when physical work gets done.
- What will be proposed on this land.

- What level of remediation is planned to be done on that land.
- Bringing part of the acres to a level that can be used by the public.
- Have core samples been done.
- Terminate the contract.

Attorney Mortell stated that before the property gets a proposal it will need to come before the Commission again to get a future land use.

PUBLIC COMMENT:

1.) Oats Reis - Jensen Beach; Stated he works with the homeless and has a non-profit called "Tent City Helpers" and stated they are looking for identifying land that is legal for homeless people to stay in. Would like to see if a piece of this property can be carved out for the homeless.

6:31 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

12. EAST STUART HISTORICAL ADVISORY COMMITTEE (RC):

RESOLUTION No. 11-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING AND REINSTATING THE EAST STUART HISTORICAL ADVISORY COMMITTEE; MAKING FINDINGS OF NECESSITY; APPROVING BY-LAWS; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

6:36 PM

Attorney Mortell explained the Resolution and the by laws that were written for the Advisory Board.

Commissioner Clarke thanked Attorney Mortell for putting this together and asked if the appointment of the board would be from the City Commission or the Community Redevelopment Agent. Provided a suggestion to have 9 members and 4 alternates.

The Commissioners had the following discussion:

- How many people should be on the board.
- What purpose the board serves.
- Attendance and the importance of the Commission ensuring that the board discussions are being listened to.
- Opportunity for the previous Board Members to be appointed again.

PUBLIC COMMENT:

1.) Faye James - SE Florida St; Saddened by the City Manager's departure, shared a story about City Manager Dyess and stated he truly will be missed. Thanked the Commission for creating this Advisory Board and thanked everyone included in supporting this board. Shared a quote about Annie Maddox.

2.) Helen McBride - SE Flamingo Ave; Questioned if this board member is just for City of Stuart residence.

3.) Julie Preast - Jensen Beach; In support of this Board and stated that the people in this

group could be the ones to keep history alive. Suggested that we add property or business owners within the City.

4.) Gwendolyn Hall Brinkley - ZOOM; Disagrees with the 6 month of residence in the bylaws and should include those past and former Stuart resident.

7:06 PM MOTION: Approve as written and add 6 month resident or property owner in Stuart.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

ORDINANCE SECOND READING

13. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2499-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi Savdas stated that the only change in this item was the color change as previously requested by Commissioner Clarke.

City Manager Dyess and Jessica Seymour had a discussion about the colors and it interfering with the City's GIS map.

7:15 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

14. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2507-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jessica Seymour, Treasure Coast Regional Planning, presented the timeline, proposed development code, comments from the City Commission on January 17, 2023, and recommended approval.

Commissioner Collins stated he is not comfortable with the accessory dwelling units (ADU) and would like to take it out of the Form Based Code and dissect it further.

Ms. Seymour stated the process they went through in order to get to the current policy for ADU's.

Commissioners and Ms. Seymour had a brief discussion.

PUBLIC COMMENT:

1.) Faye James - SE Florida St; Thanked Jessica and the East Stuart stakeholders who came out and contributed to this. Stated that her concerns are for people who don't live in our community but were passed a home down from a relative and will be looking to gain profit and rent their properties out.

7:34 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

15. THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2501-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas stated there were no changes to the Ordinance and will coordinate the colors with the City Manager for GIS mapping purpose.

7:41 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Campbell Rich

Motion approved unanimously.

16. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):

ORDINANCE No. 2498-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Seymour presented the formula business, comments from the City Commission meeting on January 17, 2023, and table of land use densities and intensities.

City Attorney and Ms. Seymour had a discussion about the footnote in the table of densities and intensities.

7:52 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

ORDINANCE FIRST READING

- 17. STUART AUTO VAULT, LLC., PETITION FOR VOLUNTARY ANNEXATION ON MONTEREY ROAD (RC):**

ORDINANCE No. 2510-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND FRONTING SE MONTEREY ROAD, CONSISTING OF 0.34-ACRES, SAID PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jodi Nentwick Kugler, Development Director, presented the public notice, location, LPA approval, and staff recommends approval of Ordinance No. 2510-2023.

7:57 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
VOTE:
YES: Becky Bruner, Eula Clarke, Troy McDonald, Campbell Rich
NO: None

***Clerks Note - Commissioner Collins stepped out of the room and did not vote.**

- 18. STUART AUTO VAULT, LLC., PETITION FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT ON MONTEREY ROAD (RC):**
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2511-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 0.34-ACRE PARCEL FROM THE FUTURE LAND USE OF GENERAL COMMERCIAL (COUNTY) TO THE FUTURE LAND USE OF COMMERCIAL (CITY); AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Nentwick-Kugler presented the public notice, location, existing and proposed future land use as commercial, LPA approval, staff recommends assigning the future land use as commercial.

8:01 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

- 19. STUART AUTO VAULT, LLC., PETITION FOR REZONE TO THE OFFICIAL ZONING ATLAS ON MONTEREY ROAD (RC):**

ORDINANCE No. 2512-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 0.34-ACRE PARCEL; LOCATED ON THE SOUTH SIDE OF SE MONTEREY ROAD; BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM B-1 BUSINESS (COUNTY) ZONING DESIGNATION TO B-4 LIMITED BUSINESS/MANUFACTURING (CITY) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Commissioners stated their ex parte communications and Attorney Mortell swore two (2) people; Jodi Nentwick Kugler, Development Director, and Todd Mowery, applicant.

Ms. Nentwick-Kugler presented the proposed zoning, surrounding properties, LPA approval, staff recommends approval of zoning as B-4.

Mr. Mowery thanked the Commission and staff for their support.

8:06 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

- 20. 751 SE CENTRAL PARKWAY - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (QUASI-JUDICIAL) (RC):**
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 2486-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PULLED

21. 751 SE CENTRAL PARKWAY - REZONING FROM COMMERCIAL TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2487-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PULLED

DISCUSSION AND DELIBERATION

ADJOURNMENT

8:07 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 27th day of February, 2023.**