



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

APRIL 10, 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

Interim City Manager, Michael J. Mortell

Interim City Attorney, Paul J. Nicoletti

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 - DIANE FREANEY FEATURING THE ART OF JIMMY MIRIKITANI.

PROCLAMATIONS

2. PUBLIC SAFETY TELECOMMUNICATORS WEEK - APRIL 9-15, 2023
3. BLACK MATERNAL HEALTH WEEK - APRIL 11-17, 2023
4. SEXUAL ASSAULT AWARENESS MONTH - APRIL 2023
5. WATER CONSERVATION MONTH - APRIL 2023
6. LUPUS AWARENESS MONTH - MAY 2023
7. 54TH ANNUAL MUNICIPAL CLERKS WEEK - APRIL 30 - MAY 6, 2023

PRESENTATIONS

8. SERVICE AWARD - APRIL 2023

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

CONSENT CALENDAR

9. APPROVAL OF 03/27/2023 CCM & 03/28/2023 SCM-STRATEGIC PLANNING SESSION MINUTES (RC)
10. MID-YEAR BUDGET AMENDMENT (RC):

RESOLUTION No. 21-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 10 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

11. APPOINTING A MAGISTRATE (RC):

RESOLUTION No. 29-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART APPOINTING WENDY H. WERB AS A CODE ENFORCEMENT MAGISTRATE; AND CONFIRMING THE TERMS OF APPOINTMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

12. AUTHORIZATION TO SIGN UPUD APPLICATION (RC):

RESOLUTION No. 28-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION FOR CITY PROPERTY LOCATED ON MARTIN LUTHER KING BLVD., TO PARTICIPATE IN A UPUD AS ADVERTISED BY THE CITY IN THE ORIGINAL REQUEST FOR PROPOSALS; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

13. REHEARING OF K-9 SOCIAL (RC):

RESOLUTION No. 19-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LEASE AGREEMENT FOR THE OPERATION OF AN OFF LEASH DOG CAFÉ AT THE POPPLETON CREEK DOG PARK; FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY APPLICATIONS NECESSARY TO OBTAIN SITE PLAN APPROVAL OR A BUILDING PERMIT NECESSARY FOR THE OPERATION OF SAME; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

14. COMPREHENSIVE PLAN TEXT AMENDMENT - ZONING IN PROGRESS (RC):

ORDINANCE No. 2514-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S. §163.3187; AMENDING THE TEXT TO THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT 1, USE OBJECTIVE 1.A7. FUTURE LAND USE CATEGORIES, POLICY 1.A7.2. GROSS DENSITIES AND TABLE OF LAND USE DENSITIES AND INTENSITIES, OBJECTIVE 1.C1. URBAN CODE OVERLAY ZONE; AND OBJECTIVE 3.A7. DEVELOPMENT INCENTIVES; AMENDING THE TEXT TO THE FUTURE LAND USE ELEMENT 1; 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.

15. LAND DEVELOPMENT CODE TEXT AMENDMENT - ZONING IN PROGRESS (RC):

ORDINANCE No. 2515-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY' LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING THE EXISTING SECTION 2.07.00.I OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS, TABLE 2.07.A. UPUD UNIT DENSITY AND PARKING SPACE CALCULATION TO REDUCE THE MINIMUM UNIT SIZE REQUIREMENTS; 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.

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

16. DISCUSSION CONCERNING THE CITY'S TWO (2) ACRE PARCEL ON THE EAST

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: 4/10/2023

Prepared by: Susej Meleqi

Title of Item:

ARTS MOMENT - DIANE FREANEY FEATURING THE ART OF JIMMY MIRIKITANI.

Summary Explanation/Background Information on Agenda Request:

ARTS MOMENT - DIANE FREANEY WILL PRESENT ON THE ART AND EXHIBIT IN MEMORIAM OF JIMMY MIRIKITANI.

Funding Source:

N/A

Recommended Action:

Enjoy!

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Joseph Tumminelli

Title of Item:

PUBLIC SAFETY TELECOMMUNICATORS WEEK - APRIL 9-15, 2023

Summary Explanation/Background Information on Agenda Request:

Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

Funding Source:

N/A

Recommended Action:

Issue the Proclamation

ATTACHMENTS:

1. Public Safety Telecommunicators Week (April 9-15, 2023)

**PROCLAMATION
PUBLIC SAFETY TELECOMMUNICATORS WEEK
APRIL 9-15, 2023**

- WHEREAS,** emergencies can occur at any time that require police, fire, or emergency medical services; and
- WHEREAS,** when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and
- WHEREAS,** the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of Stuart's emergency communications center; and
- WHEREAS,** Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and
- WHEREAS,** Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and ensuring their safety; and
- WHEREAS,** Public Safety Telecommunicators of the City of Stuart have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and
- WHEREAS,** each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

NOW, THEREFORE, I, TROY MCDONALD, Mayor for the City of Stuart, do hereby proclaim the week of April 9-15, 2023, to be:

PUBLIC SAFETY TELECOMMUNICATORS WEEK

in the City of Stuart, Florida, and honor of the men and women whose diligence and professionalism keep our City and citizens safe.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 10th day of April 2023.

TOY MCDONALD
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Ryanne Cavo

Title of Item:

BLACK MATERNAL HEALTH WEEK - APRIL 11-17, 2023

Summary Explanation/Background Information on Agenda Request:

Black Maternal Health Week is a week of awareness, activism, and community-building aimed at amplifying the voices of Black Mamas, bringing visibility to Black-led maternal health initiatives, and centering the values and traditions of the reproductive and birth justice movements. The 2023 theme is, "Our Bodies Belong to Us: Restoring Black Autonomy and Joy!"

Funding Source:

N/A

Recommended Action:

Issue the Proclamation

ATTACHMENTS:

1. Black Maternal Health Week - April 11-17, 2023

**PROCLAMATION
BLACK MATERNAL HEALTH WEEK
APRIL 11-17, 2023**

WHEREAS, Black Maternal Health Week is a week of awareness, activism, and community-building aimed at amplifying the voices of Black Mamas, bringing visibility to Black-led maternal health initiatives, and centering the values and traditions of the reproductive and birth justice movements. The 2023 theme is, “Our Bodies Belong to Us: Restoring Black Autonomy and Joy!”; and

WHEREAS, Black Maternal Health Week was founded by Black Mamas Matter Alliance (BMMA) which is a national network of organizations and leaders from the maternal health, human rights, and reproductive justice fields who believe that everyone deserves access to quality and holistic health care; and

WHEREAS, recent data shows that maternal deaths have been exacerbated by COVID-19 infections and neglect in care in hospital systems immediately after labor and delivery. BMMA continues to highlight and focus on Black midwifery care and full-spectrum Black-led Doula care as sound, evidence-based solutions among other interventions; and

WHEREAS, the last maternal death in Martin County was in 2009 which was a black maternal death. Severe Maternal Morbidity (SMM) is the presence of a complication during a delivery hospitalization. Complications during pregnancy or delivery can lead to negative outcomes for the woman and the infant. In 2019, the black severe maternal morbidity rate was 52.1 per 1,000 compared to 18 per 1,000 for white babies born. The rate of black severe maternal morbidity decreased to 21.3 in 2021.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida, do hereby proclaim the week of April 11-17, 2023 as: **BLACK MATERNAL HEALTH WEEK** in the City of Stuart, Florida and on April 15th, in partner with 10th Street Community Center, Martin County Healthy Start Coalition will be hosting their 2nd Annual Community Baby Sprinkle at the 10th Street Community Center from 10AM to 11AM to raise awareness of Black Maternal Health, the disparities that exist, and how we as a community can close that health disparity gap.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 10th day of April, 2023.

TROY MCDONALD
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: RYANNE CAVO

Title of Item:

SEXUAL ASSAULT AWARENESS MONTH - APRIL 2023

Summary Explanation/Background Information on Agenda Request:

April is Sexual Assault Awareness Month and calls attention to the fact that sexual violence is a widespread public health problem.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation

ATTACHMENTS:

1. Sexual Assault Awareness Month April 2023

**PROCLAMATION
SEXUAL ASSAULT AWARENESS MONTH
APRIL 2023**

WHEREAS, April is Sexual Assault Awareness Month and calls attention to the fact that sexual violence is a widespread public health problem; and

WHEREAS, every day, too many women, men, and children across Florida suffer the pain and trauma of sexual assault in all of its forms; and

WHEREAS, during National Sexual Assault Awareness Month, we recommit ourselves to lifting the veil of secrecy and shame surrounding sexual violence, expanding support and understanding for survivors, and strengthening our response; and

WHEREAS, at every level we must work to provide necessary resources to survivors of sexual assault, without judgment and with dignity, including medical attention, mental health services, relocation and housing assistance, and advocacy during the criminal justice process.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida do hereby proclaim that April 2023 is:

SEXUAL ASSAULT AWARENESS MONTH

in the City of Stuart and encourages all residents, law enforcement agencies, health care providers, and community and private organizations to support survivors of sexual assault and to work together to prevent these crimes in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 10th of April, 2023.

ATTEST:

TROY MCDONALD
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: RYANNE CAVO

Title of Item:

WATER CONSERVATION MONTH - APRIL 2023

Summary Explanation/Background Information on Agenda Request:

The State of Florida, Water Management Districts, and the City of Stuart are working together to increase awareness about the importance of water conservation.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

1. Water Conservation Month - April 2023

**PROCLAMATION
WATER CONSERVATION MONTH
APRIL 2023**

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, the State of Florida, Water Management Districts, and the City of Stuart are working together to increase awareness about the importance of water conservation; and

WHEREAS, Stuart and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, the City of Stuart has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school, and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school, and citizen can help by saving water and thus promote a healthy economy and community.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida, do hereby proclaim the month of April 2023 as:

WATER CONSERVATION MONTH

in the City of Stuart, Florida, and call upon each citizen and business to help protect our precious resource by practicing water-saving measures and becoming more aware of the need to save water.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 10th day of April, 2023.

TROY MCDONALD
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: RYANNE CAVO

Title of Item:

LUPUS AWARENESS MONTH - MAY 2023

Summary Explanation/Background Information on Agenda Request:

Encourage citizens to observe this month by educating themselves on the symptoms and impact of lupus, and the Lupus Foundation of America in supporting programs of awareness, research, education, advocacy, and community service.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

1. Lupus Awareness Month - May 2023

**PROCLAMATION
LUPUS AWARENESS MONTH
MAY 2023**

- WHEREAS,** lupus is an unpredictable and misunderstood autoimmune disease that can cause severe damage to the tissue and organs in the body and, in some cases, death; and
- WHEREAS,** more than 1.5 million Americans and 5 million worldwide, suffer from the devastating effects of this cruel and mysterious disease, including over 100,000 Floridians; and
- WHEREAS,** lupus can be particularly difficult to diagnose because its symptoms are similar to those of many other illnesses, and major gaps exist in understanding the causes and consequences of lupus. More than half of all people with lupus take four or more years and visit three or more doctors before obtaining a correct diagnosis; and
- WHEREAS,** while lupus strikes mostly women of childbearing age, no one is safe from lupus. African Americans, Hispanics/Latinos, Asians, and Native Americans are two to three times more likely to develop lupus – a disparity that remains yet unexplained; and
- WHEREAS,** lupus organizations call for increases in public and private sector funding for medical research on lupus, targeted education programs for health professionals, patients and the public, and recognition of lupus as a significant public health issue.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida, do hereby proclaim the month of May 2023 as:

LUPUS AWARENESS MONTH

in the City of Stuart, Florida, and encourage citizens to observe this month by educating themselves on the symptoms and impact of lupus, and the Lupus Foundation of America in supporting programs of awareness, research, education, advocacy, and community service.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 10th day of April, 2023.

TROY MCDONALD
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Ryanne Cavo

Title of Item:

54TH ANNUAL MUNICIPAL CLERKS WEEK - APRIL 30 - MAY 6, 2023

Summary Explanation/Background Information on Agenda Request:

The Office of the Municipal Clerk is the oldest among public servants and provides the professional link between the citizens, the local governing bodies and agencies of government at other levels.

Funding Source:

N/A

Recommended Action:

Issue the Proclamation.

ATTACHMENTS:

1. 54th Annual Municipal Clerks Week - April 30-May 6, 2023

PROCLAMATION
54th ANNUAL MUNICIPAL CLERKS WEEK
APRIL 30 – MAY 6, 2023

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants and provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Municipal Clerk serves as the information center on functions of local government and community and they continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida, do hereby recognize the week of April 30 – May 6, 2023, as the:

54th ANNUAL MUNICIPAL CLERKS WEEK

and I further extend appreciation to our Municipal Clerk, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 10th day of April, 2023.

TROY MCDONALD
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Karen Chambers-Cuffy

Title of Item:

SERVICE AWARD - APRIL 2023

Summary Explanation/Background Information on Agenda Request:

Judith Browning - Financial Services - 20 years

Funding Source:

General Fund

Recommended Action:

Present Award

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 03/27/2023 CCM & 03/28/2023 SCM-STRATEGIC PLANNING SESSION MINUTES
(RC)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 03/27/2023 CCM & 03/28/2023 SCM - STRATEGIC PLANNING SESSION MINUTES
(RC)

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 03272023 CCM Minutes
2. 03282023 Strategic Planning Session

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
MARCH 27, 2023
AT 5:30 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

5:36 PM

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

INVOCATION

Pastor Jim Harp, Stuart Alliance Church

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. BOYS AND GIRLS CLUB PRESENTATION

Attendees: Meghan Shirey, Director of External Affairs and Laurie Dockeret, Director of Construction and Safety Operations and Mark Robotic, Board Member and Lead. The Boys & Girls Club, presented the new facility, announcing the groundbreaking scheduled for March 28, 2023 and the partners who contribute to their success.

Commissioner Eula Clarke commented on where the parking will be for the groundbreaking.

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Commented on his trip to Tallahassee and mentioned he attended a remembrance of a young man that was killed riding his bike in the city crosswalk and asked that we work harder to implement the recommendations on policy for the program Vision 0.

Commissioner Clarke

- Commented on the CRA Annual Report and suggested the public contact the CRA Department to get an annual report and get involved.
- Attended her son's graduation as a pilot in the US Army, thanked all who serve and would like to see all work together.
- Thanked all who worked and participated in the Water Fest Event.
- Thanked Reverend Gore, United Methodist Church and all who clean up litter in the community.
- Announced on Palm Sunday, April 2nd, at 2 p.m., Prayer Walk at St. Mary's Apiscopole Church, focusing on children in schools to thank Boys & Girls Club for all they do.

Vice Mayor Bruner

- Recognized the Boys & Girls Club accomplishments.

Mayor McDonald

- Commented on the festivals in downtown, noting outside dining and the positive experience. Stuart is a special place and continues to get better.
- Reported Stuart Main Street statistics, supports their funding, and congratulated the board members, volunteers and Executive Director.
- Provided an update from his trip to Tallahassee, noted he felt this is the most challenging year, with the request for removal of Home Rule; the Solid Waste bill that could potentially increase sanitation service costs and bills that take away the stormwater drainage quality, all very concerning. The session is four (4) weeks in and will continue to end of April and we will need to evaluate at that time.

COMMENTS BY CITY MANAGER

- City Manager Dyess commented on this being his last Commission Meeting, thanked the Commission and noted its been a pleasure.

APPROVAL OF AGENDA

6:03 PM MOTION: Approve

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

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

1. Mark Bellissimo - Halifax Lane; Proposed Dog Park at Poppleton Creek, concerned with traffic issues, wondered if other properties were available, opposed to the project.
2. Debra Bellissimo - Seaside Townhomes resident; Concerned with the addition of traffic, food, alcohol, disruption of habitat, parking; opposed to the K9 Social Club.
3. Paul Capobianco - Jensen Beach; Opposed to the dog park club, feels it should be in a different location.
4. Ron Lange - Palm City, Representative of the Stuart Sailing Club, commented on their activities with sometimes 80 boats on the pond; concerned about the Dog Club and opposes the project.
5. Kevin Knoob - Hobe Sound; Member of the Treasure Coast RC Model Boat Club that also meets at the pond; commented that other similar dog socials are on commercial land not public owned land.
6. Rob Finz - Seaside Townhomes; President of the Homeowner's Association of the Seaside Townhomes, commented on the misuse of alcohol, intrusive to the nearby communities. Other similar dog parks such as the club are not in residential neighborhoods.
7. Michael Streff - Seaside Townhomes resident; Commended the Commission on their work in Tallahassee, Poppleton Creek was part of the Florida Department of Environmental Protection TMTDL Water Quality Restoration Grant and wondered if there were any conditions to the grant. Noted the signage posted at the park states endangered species. Asked if we have a master plan, the park is dangerous with current homeless, suggested we look at the overall plan.
8. Diana Streff - SE Seahunt Way; Commented that she is opposed to the Dog Club, addressed the road's speed limit and stated that there are residential neighborhoods, schools and churches on the road and feels adding alcohol would be detrimental.
9. Nennette Walsh - SE SeaHunt Way; Commented that she and her family frequent the current dog park, lives in Seaside Townhomes across from park; concerned about the City taking a public park and offering it to privatize a section.
10. Luke Latham - Seaside Townhomes; Met with Mr. Ritchey on site; opposed to project. He asked for a revote at March 13 meeting as the initial vote was under false pretences that the Stuart Model Sailing Boat was on board with this and ask for Mayor McDonald to recuse himself from voting .
11. Robin Cartwright - SE Hibiscus Avenue; Thanked Dyess for his response to her email, hydrant on Kanner and Dixie, reviewed the details of her email inquiry and the concerns of seeking answers.
12. Caryn Hall Yost-Rudgg - SW Palm City Road; Agrees with residents about the dog park; read an article.

Commissioner Collins, motioned for reconsideration and schedule the discussion for the next agenda.

6:51 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

CONSENT CALENDAR

2. APPROVAL OF 03/09/2023 SCM, 03/13/2023 SCM ATTORNEY-CLIENT, & 03/13/2023 CCM MINUTES (RC)

3. MODIFICATION TO SFWMD CONSENT ORDER 94-93-CO-93 (RC):

RESOLUTION No. 22-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE EXECUTION A MODIFICATION TO CONSENT ORDER NO. SFWMD 94-93-CO-WU WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:37 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

COMMISSION ACTION

4. NAMING OF CITY RIGHT OF WAY BETWEEN SE JOAN JEFFERSON AND SW OCEAN BLVD. (RC):

RESOLUTION No. 20-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE NAMING OF PUBLIC RIGHT OF WAY LOCATED IN THE TRIANGLE DISTRICT BETWEEN SW JOAN JEFFERSON WAY TO SW OCEAN BLVD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, presented on the public right-of-way between Joan Jefferson and Ocean Blvd. Staff is recommending naming the public right of away to Alice Luckhardt Lane to honor the late Alice Luckhardt legacy in Stuart. Staff is requesting approval of Resolution 20-2023.

PUBLIC COMMENT:

1. Julie Preast - Jensen Beach: Commented on and thanked the City for their response to Alice Luckhardt's passing and the attributes, also a thank you for the Sage Award.

City Manager Dyess recognized Jim Turowsky for nominating Alice.

6:40 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

5. SIGN UP AND SAVE INCENTIVE PROGRAM (RC):

RESOLUTION No. 23-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A REVISED SIGN UP AND SAVE INCENTIVE TO UNSEWERED PROPERTIES IN THE CITY OF STUART FOR THE PERIOD BEGINNING APRIL 1, 2023, AND ENDING ON MARCH 31, 2024. PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Mortell read a revised Resolution No. 23-2023 into the record to include the followup changes.

City Manager Dyess commented on the program and provided a brief synopsis of the program. It's been designed to encourage residents that have not signed up, that they may do so. City Manager Dyess opened the floor to any questions.

Commission Members commented on grants or additional funding.

Commissioner Rich commented that he is pleased to see this resolution and this shows the Army Corp that the City is doing what it can, investing in the community and in water.

6:47 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

PUBLIC COMMENT:

1. Gail Goldi - 12th Terrace; Commented that she is thankful for the program and wondered if this can be offered to businesses.

6. AUTHORIZATION OF MAYOR TO EXECUTE INTERIM CITY ATTORNEY CONTRACT (RC):

RESOLUTION No. 24-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO ENTER INTO AND EXECUTE AN EMPLOYMENT CONTRACT WITH PAUL J. NICOLETTI, ESQ. FOR THE INTERIM CITY ATTORNEY POSITION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Mortell reported that all Commissioners have received a copy of the contract, reviewed the details that were compared in surrounding communities, noted the dates that Mr. Paul Nicoletti will be out of town and the meetings he will not be in person for, but will be attending by Zoom.

Commissioner discussion included:

- Rates.
- Item #4, refer to the person we are hiring as Mr. Nicoletti for consistency.
- Benefits, Item #6, city car.
- Participation in meetings. Planned trips.
- Item #9 clarification. Make sure we are paying for 10 hours a week.
- List of all municipalities Mr. Nicoletti provides services for.

Commissioner Rich had additional statements with regard to the process and appointment of Mr. Nicoletti that City Attorney Mortell provided answers to.

PUBLIC COMMENT:

1. Caryn Hall Yost Rudge - NW Palm City Road; Questioned, whether Mr. Nicoletti was going to be the Code Enforcement Magistrate for the City, the Magistrate for the County and be the attorney for the City of Stuart. Attorney Mortell responded that the contract clearly states he will not be serving as the City Magistrate during that period. Ms. Hall Yost-Rudge stated she wants an Environmental Lawyer.

6:55 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

Motion approved unanimously.

7. 90 DAY EXTENSION FOR DUE DILIGENCE ON OLD CITY LANDFILL PROPERTY (RC):

RESOLUTION No. 25-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN EXTENSION OF NINETY (90) DAYS OF DUE DILIGENCE TO THE VACANT LAND CONTRACT ENTERED INTO WITH PURCHASER, GOLDSTEIN KITE ENVIRONMENTAL, LLC AND THE CITY OF STUART, FLORIDA RELATED TO THE SALE OF THE OLD CITY LANDFILL PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioner Rich asked if there is a reason for the extension. City Manager Dyess clarified.

7:08 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

8. AUTHORIZATION TO NEGOTIATE LEASE FOR 2 ACRE VACANT PARCEL NORTH OF ROOSEVELT BRIDGE (RC):

RESOLUTION No. 26-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO NEGOTIATE A VACANT LAND LEASE WITH REPRESENTATIVE(S) FROM SLC COMMERCIAL FOR THE LEASE OF THE CITY OWNED HANEY CREEK TWO (2) ACRE PARCEL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioner's discussion included:

- Designation of land.
- Preserve green space.
- Development order.
- Cost
- Referendum

Mayor McDonald requested research to reverse on the action and table the resolution, as all the Commissioners have reservations about this vacant parcel. Requested cost of a special election to be held for a referendum.

Commissioner Collins motioned to table until we receive more information regarding the undoing of the referendum.

Mayor McDonald stated to revisit two (2) meetings from now, April 24th.

PUBLIC COMMENT:

1. Nick Blount - Sandpiper Lane; Interested if property came available, does not know the effect, but local organizations, working with local government is best. Concerned about SB 102.
2. Douglas Ashley - Jensen Beach; Asked that Commission looks at the long term and what the value will be twenty (20) years from now.

Attorney Mortell read to record SB 102.

Commissioner Clarke announced the Strategic Plan Meeting, tomorrow for the staff at the Flagler Center starting at 9 a.m.

7:26 PM MOTION: To table for two meetings.

MOVED BY: Christopher Collins

SECONDED BY: Becky Bruner

Motion approved unanimously.

ORDINANCE SECOND READING

9. FS PROPRTIES LLC., ZONING MAP AMENDMENT (RC):

ORDINANCE No. 2513-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REFLECT THE REZONING OF A 0.68 ACRE PARCEL; LOCATED AT 2970 SE DOMINICA TERRACE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO BUSINESS – GENERAL (B-2) ZONING DISTRICT; 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.

7:38 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

ORDINANCE FIRST READING

10. COMPREHENSIVE PLAN TEXT AMENDMENT - ZONING IN PROGRESS (RC):

ORDINANCE No. 2514-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S. §163.3187; AMENDING THE TEXT TO THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT 1, USE OBJECTIVE 1.A7. FUTURE LAND USE CATEGORIES, POLICY 1.A7.2. GROSS DENSITIES AND TABLE OF LAND USE DENSITIES AND INTENSITIES, OBJECTIVE 1.C1. URBAN CODE OVERLAY ZONE; AND OBJECTIVE 3.A7. DEVELOPMENT INCENTIVES; AMENDING THE TEXT TO THE FUTURE LAND USE ELEMENT 1; 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, presented Item 10, first reading of Ordinance No. 2514-2023.

Commissioner Collins commented on the LPA Meeting and the discussion of fractional units and stated these need to be struck entirely from the Comprehensive Plan.

Commissioners discussion:

- Affordable housing, establishing a maximum.
- Parking requirements.

City Manager Dyess stated he recalls in one of our workshops establishing a maximum and it doesn't look like that was done. The width of the new law is not one (1) mile per density, it's the whole city.

Commissioner Rich with City Attorney Mortell, further discussed the count of units in the Comprehensive Plan.

Commissioner Bruner wants 2 parking spaces per unit, so to add more parking. Further discussion ensued with Commission and City Attorney Mortell.

PUBLIC COMMENT:

1. Laura Giobbi - SE Ocean Blvd.; Commented that Talahassee will not fix affordable housing, thanked those who went.
2. Robin Cartwright - Hibiscus Ave.; Neighborhood special district, the Commission has the opportunity to grant variances; affordable housing cannot be mandated by this Commission or the County Commission. Thanked Mortell for providing better council, by right the developer has 15 units per acre, by variance they have 30. Need to look at the planning and the totality of what has happened and is going to happen.
3. Corey Winer - Woodmill Pond; Economist for a private equity group. Commented on his knowledge of South Florida politics. When people are elected they are trying to accomplish things such as mandates, statutes, and ordinances. Elected officials should reach out to other communities that have put such mandates in place and ask how others handled it. Mr. Winer offered his help.
4. Bob Ernst - Johnson Avenue; Handed stickers to the Commission that stated, More Trees Less Cement, we need to talk about no more density in small town Stuart. He displayed a power point of all new businesses that he feels destroyed small town Stuart community.

5. Douglas Ashley - NE Dixie Highway; Talked about his history with traveling all over the state of Florida. Stated the State DOT can't keep up with the cities and we have to fight for everything we have and keep our city special and unique.
6. Richard Geisinger - Asked if the old city landfill has anything to do with SB 102? Mayor McDonald and City Attorney Montell responded.

8:01 PM MOTION: Approve Comprehensive Plan Text Amendment as written with the typos corrected conditioned upon Item 11 being adopted as a land development regulation where a 500 square foot unit would require 1.25 spaces per unit and a 700 sq foot unit would require 1.5 per unit and the rest of the units 2.0 spaces for all units full credit.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

VOTE:

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

NO: Campbell Rich

11. LAND DEVELOPMENT CODE TEXT AMENDMENT - ZONING IN PROGRESS (RC):

ORDINANCE No. 2515-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY' LAND DEVELOPMENT CODE; MORE SPECIFICALLY ADMENDING THE EXISTING SECTION 2.07.00.I OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS, TABLE 2.07.A. UPUD UNIT DENSITY AND PARKING SPACE CALCULATION TO REDUCE THE MINIMUM UNIT SIZE REQUIREMENTS; 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.

Commissioner Collins asked commissioners not to waive parking requirements for future projects.

PUBLIC COMMENT:

1. Douglas Ashley - NE Dixie Highway; Commented on the density and traffic, asked commission to not over do it.
2. Bob Ernst - Johnson Avenue; Everyday we sit in traffic and can't get through traffic lights. He blames the Mayor and Commission. We are over capacity. There is nothing we can do to make traffic move on Kanner Highway.

8:27 PM MOTION: Approve to replace Table 2.07A; max cap at 50%.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

VOTE:

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

NO: Campbell Rich

DISCUSSION AND DELIBERATION

Vice Chair Bruner stated she has been getting emails about the river and wanted to relay that if you go to "Vote Water" there is a judgment that came down and is an excellent read, came out March 31.

ADJOURNMENT

8:31 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 10th day of April, 2023.**

MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
MARCH 28, 2023
AT 9:00 AM
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

Interim City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
City Clerk, Mary R. Kindel

ROLL CALL

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

APPROVAL OF AGENDA

9:06 AM: MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Christopher Collins

Motion approved unanimously.

DISCUSSION AND DELIBERATION

1. STRATEGIC PLANNING SESSION

Jim Karas, presenter of Community Marine & Water Resource Planning, opened up the discussion with a vision pyramid. He asked Commissioners to state their "one word" around the room that describes the expectations of this meeting.

Commissioners stated their words:

- Hope
- Unified
- Focus
- Legacy
- Future for generation
- Vision
- Convey

- Timeliness

Mr. Karas continued his presentation on setting the bar, today's schedule, tools for collaboration, rules and tools, a good strategic plan is, opportunities and challenges into the next decade using SWOT analysis, your crystal ball and spoke on things that happened in the past 10 years and what can happen in the next 10 years (2033/4).

Commissioner Clarke arrived at 9:21 AM.

Mr. Karas asked the Commissioners to write on the cards the opportunities and challenges that they think are most significant and asked that they self-evaluate.

Mr. Karas continued the presentation on the glimpse of the population, challenges/ opportunities in Finance - spending and revenue, challenges/ opportunities in Finance.

- Expanding City limits
- Using partnerships with boys and girls club/ hospital
- Attractive City
- Senate bill
- Improve water quality
- Budget - ad valrom
- Social media
- Technolody
- State and Federal preemption
- Politics
- Growing younger population
- Economic development
- Redevelopment of obsolete properties
- Responsive governement

All Commissioners and Mr. Karas grouped the different opportunities and challenges and voted for the ideas.

Department heads added their "One" words that described what they wanted to expect from this session:

- Actionable
- Breathable
- Motivation
- Decisive/ Survival
- Accountable
- Attainable
- Collaboration
- Imaginative

High priority list for the City as a whole:

- Quality of Life - Commissioners put their input on what quality of life is
- Admin City
- Economic Development
- Enviornmental
- City Form

Mayor McDonald gave the meaning of what the redevelopment of obsolete properties is.

Commissioner Clarke stated she thinks the City is trying to stay above blight.

Mr. Karas continued to put the opportunities on the high priority list.

Commissioners discussed what type of workers the City has; blue-collar or high-tech.

Mr. Karas and Commissioner put their challenges on the high priority list.

- State/ Federal Constution
- Infrastructure
- Finance

Mr. Karas stated that during the last strategic planning, the Commission wanted the City Manager to do their work and not be involved.

Commissioner Clarke stated she would prefer it stay the way it is as it can be tricky to intertwine the two.

City Attorney Mortell stated that it is a Policy vs City Administration.

Mr. Karas stated that during his one-on-one with Commissioners, they were not able to provide answers on big ticket items and Mr. Karas provided a sharettes program that could assist them in making a plan for it.

Commissioners continued and discussed the way to go about these big ticket items.

City Attorney, Commissioners and City Manager Dyess discussed what could happen and what the plan was for the Wellsfargo building.

Commissioners and Mr. Karas continued discussion.

10:55 AM

Mr. Karas played a video from Mr. Jonathan Haidt.

Commissioners discussed how they can be unified vs divided.

Mr. Karas presented CommUNITY, how to discuss/debate, from confrontation to cooperation, divisiveness, 5 star communication techniques and did a roll play of common pitfalls.

11:14 AM

Mr. Karas introduced the DISC program and asked the Commissioners what letter they fell under. He presented the typical traits/ higher score, how to best communicate with each other.

Roz Johnson, Human Resources Director, shared a brief description of the DISC program

and shared she is a facilitator and will be happy to assist in further assisting anyone who would like to learn more about their profiles.

Mr. Karas stated the assignment of writing aspirational statements (slide 40) and presented the demonstrated leadership or "crazy" slide, and goals leading to vision - Why? (Listed below - 4)

- Infrastructure
- Attracting people for business
- Destination with great new places
- Build community through neighborhood pride and integrity.

11:35 AM Lunch Break

12:17 PM Reconvened

Mr. Karas asked Joly Boglioli, Finance Director, to provide the revenue stream in the City Budget.

Mr. Boglioli provided Commissioners and staff the revenue stream for the City.

Mr. Karas spoke about charters and the broadness of charters in Florida.

Discussion amongst all continued on different investments, generating funds, increasing City revenues, fire assessments, and ad valorem taxes.

Mr. Karas spoke on strategic ways to increase revenue for the City.

Mayor McDonald spoke about the character of the City and the different things that have enhanced the community.

Commissioners, City Attorney Mortell, and Mr. Boglioli continued discussion on the growth and taxes in the City.

1:04 PM

Mr. Karas went over different strategies and studies to be done, Commissioners agree on the below:

- P3's
- Foundation
- Lobbying and grants staff
- Intensify development unit on US1 and/or redevelop all vacant
- Fire Assessment revisit
- Event fee

Mr. Karas requested Commissioners and administration to "dot vote" their preferences on goals and objectives by placing a dotted sticker next to their selections.

The below are the Commissioners Goal Objectives:

- Water
- Repurpose the waterfront/dockage in the marina.

- New housing supply prices/affordability.
- Go green on architecture/design.
- Achieve a new paradigm for a parking garage.
- More functional green space.
- Maintain inventory of industrial or commercial land.
- Build community through neighborhood pride and identity.

Commissioner Collins stated he wanted to discuss SB 102 more. Commissioners had a brief discussion about the Senate Bill and agreed to have the discussion as a future agenda item in the near future meeting.

Reviewed relinquishing the phone antenna from the Sheriff.

Mr. Karas continued his presentation on remembering the pyramid, vision - slogans/branding, vision/mission examples.

Commissioner Rich suggested the City needed a flag. Discussion of the City's marketing occurred.

Mr. Karas went over different vision samples with the Commissioners and they made two columns, one included the ones City Commissioners agreed with and one they did not care for so much.

Mr. Karas continued the presentation of prior and current strategic action items and evaluated what was done today - "Shared Vision Best Practices", how to prefer to use the plan and the continuity of the plan.

Roz Johnson, HR Director, stated that there is a lot more to this plan and how it is to service all employees. She stated all Directors need to adopt and follow the strategic plan so it does not disservice the employees.

Mr. Karas reviewed everything on the board and what the strategic plan would consist of. He asked the Commissioners and staff to evaluate him.

ADJOURNMENT

2:35 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 10th day of April, 2023.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Louis Boglioli

Title of Item:

MID-YEAR BUDGET AMENDMENT (RC):

RESOLUTION No. 21-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 10 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 10 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Funding Source:

Operating Revenues

Recommended Action:

Adopt Resolution 21-2023

ATTACHMENTS:

1. R21-2023 BA #10 Midyear Budget Adjustment
2. R21-2023_Schedule



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 21-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 10 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart (“City”) adopts a balanced budget annual for Revenues and Appropriations as part of the Fiscal Year Operating Budget which is intended to provide for the general operations of the City and the various funds, anticipating regular operating costs and expected capital acquisitions, the City monitors and reviews the progress of the operating budget throughout the fiscal year; and

WHEREAS, the City from time to time identifies unexpected or unintended expenditures as well as, additional revenues and possible shortfalls, and therefore, must amend the Fiscal Year Operating Budget to accommodate these variations.

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

SECTION 1: The 2022-2023 Fiscal Year Operating Budgets for the General Fund and the Community Development Block Grant Fund are hereby further amended, as follows:

From: General Fund Revenues	\$328,590
To: General Fund Appropriations	\$328,590
From: CDBG Fund Revenues	\$737,500
To: CDBG Fund Appropriations	\$737,500

SECTION 2: This resolution shall take effect on adoption.

Resolution No. 21-2023
BA #10 Midyear Budget Adjustment

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER, COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of April, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL NICOLETTI, ESQ.
CITY ATTORNEY

General Fund

Revenues

Fund	Department	Object	Category	Account	Amount	Reason
001	000	36100	Miscellaneous	001-36100-000	328,590	Interest earnings have performed well above modest expectations

Appropriations

Fund	Department	Object	Category	Account	Amount	Reason
001	125	51200	Personal Services	001-51200-125	15,000	Reclassifications of positions
001	125	54900	Operating	001-54900-125	12,000	Additional year of licenses for Cornerstone and other HR related software
001	125	55200	Operating	001-55200-125	5,000	Additional supplies for various employee improvement programs
001	140	51200	Personal Services	001-51200-140	5,000	Additional staff time due to continuing conversion to new ERP system
001	145	54100	Operating	001-54100-145	2,400	AT&T Fiber Wells 5GB - Fix the slow internet in buildings not listed below
001	145	54100	Operating	001-54100-145	900	AT&T Fiber PD 1GB - Fix the slow internet at PD
001	145	54100	Operating	001-54100-145	900	AT&T Fiber PD Axon 1GB - Dedicated connection for bodycam uploads and downloads
001	145	54100	Operating	001-54100-145	900	AT&T Fiber 10th St 1GB - Fix the slow internet at 10th
001	145	54900	Operating	001-54900-145	3,000	KnowBe4 Compliance Suite - Enhancing KB4 for HR training
001	145	54900	Operating	001-54900-145	5,000	Novatime - We're keeping it for another year
001	145	54900	Operating	001-54900-145	600	Verizon Management
001	145	56200	Capital Outlay	001-56200-145	35,000	Laptops for Detectives
001	145	56200	Capital Outlay	001-56200-145	20,000	New Cyber Security Appliances
001	190	51200	Personal Services	001-51200-190	21,200	Part-time to Full-time Crime Analyst
001	190	55200	Operating	001-55200-190	15,690	Replacement firearms for the Police
001	215	51400	Personal Services	001-51400-215	4,000	Miscellaneous office moves and other projects not budgeted for after hours
001	220	53400	Operating	001-53400-220	10,000	Outside labor force until vacant positions are filled, can be offset by unused regular salaries at year end analysis
001	220	54600	Operating	001-54600-220	10,000	Materials cost increases
001	230	53400	Operating	001-53400-230	10,000	Outside labor force until vacant positions are filled, can be offset by unused regular salaries at year end analysis
001	290	54900	Operating	001-54900-290	152,000	Additional year of licenses for CentralSquare software while transitioning to new system

Community Development Block Grant (CDBG)

Revenues

Fund	Department	Object	Category	Account	Amount	Reason
001	000	36100	Miscellaneous	001-36100-000	737,500	Reimbursement funds for CDBG projects

Appropriations

Fund	Department	Object	Category	Account	Amount	Reason
105	000	56300	Personal Services	105-56300-000	687,500	CDBG Housing Rehabilitation
105	000	56300	Operating	105-56300-000	50,000	CDBG COVID - Acquisition, Appraisal, Design

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Paul Nicoletti

Title of Item:

APPOINTING A MAGISTRATE (RC):

RESOLUTION No. 29-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART APPOINTING WENDY H. WERB AS A CODE ENFORCEMENT MAGISTRATE; AND CONFIRMING THE TERMS OF APPOINTMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Resolution will provide the City with the ability to utilize the services of Wendy Werb in the event that the current magistrate is unavailable or has a conflict which happens occasionally. Ms. Werb currently serves as the Code Enforcement Magistrate for Martin County and will be approved to serve as the City of Stuart magistrate during the time period that Paul Nicoletti is the interim attorney. The Resolution will also authorize her as a Stuart Code Enforcement Magistrate in the future in the event of a conflict or the unavailability of the current magistrate. Her Resume is attached for your review, and I recommend her appointment.

Funding Source:

Development (Neighborhood Services)

Recommended Action:

Approval

ATTACHMENTS:

1. R29-2023 Appointing Wendy H. Werb as a Magistrate
2. Wendy Werb Magistrate



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 29-2023

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA APPOINTING
WENDY H. WERB AS A CODE ENFORCEMENT
MAGISTRATE; AND CONFIRMING THE TERMS OF
APPOINTMENT; PROVIDING AN EFFECTIVE
DATE; AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, on November 28, 2005, the City Commission adopted Ordinance No. 2051-05 providing for the appointment of one or more magistrates to hear and decide code compliance cases; and

WHEREAS, The City's Code Enforcement system includes hearings to be held before magistrates duly appointed by the City Commission; and

WHEREAS, by Resolution 01-2019, Paul J. Nicoletti was appointed as a Magistrate for the City of Stuart; and serves along with Thomas J. Baird of Jupiter, Florida; and

WHEREAS, with the appointment of Paul J. Nicoletti as Interim City Attorney, in which he has necessarily suspended all activity as magistrate, there is a vacancy for another magistrate to hear cases on a routine monthly basis; and

WHEREAS, Wendy H. Werb currently serves as a magistrate for Martin County, and is willing to conduct hearings, prepare orders, during any period when there is a conflict of interest or other non-availability of Paul J. Nicoletti, as magistrate.

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

SECTION 1: The City Commission agrees and appoints Wendy H. Werb as a Magistrate to hear code enforcement cases as presented by the code enforcement officers and to act as otherwise as permitted by law.

SECTION 2: The magistrate shall be paid the sum of \$200.00 per hour for all work performed as magistrate, which funds shall be taken from "Development (Neighborhood Services), Acct. # 531, Professional Services". The initial term of this office shall be for a minimum of two (2) years as provided by ordinance.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of April, 2023.

Resolution No. 29-2023
Appointing Wendy H. Werb as a Magistrate for the City

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

Wendy H. Werb, Esq.

2 Saint Lucie Court, Stuart FL 34996
561-308-2688 • whwesq@hotmail.com • FL Bar# 936197

Education

Juris Doctor, University of Florida, Gainesville, FL (1991)

Bachelor of Arts, University of Central Florida, Orlando, FL (1985)

Associate of Arts, Palm Beach Junior College, Lake Worth, FL (1983)

Magistrate & Other Legal Experience

Special Magistrate, Code Enforcement, Martin County, Stuart, FL (2017- Present)

Currently conduct code enforcement hearings on behalf of the Martin County Commissioners.

General Magistrate, 19th Judicial Circuit Court, Martin & Okeechobee Counties, FL (2012-2015)

Conducted post-judgment family, juvenile dependency, and Chapter 916 hearings for two counties.

Practicing Attorney, Palm Beach & Martin Counties, FL (1992-Present)

I have practiced law through various associate, solo, and independent contract positions. My areas of practice have included personal injury, business litigation and a general practice emphasizing family law. I also became certified and provided services as a family mediator. Specific legal employment information is available upon request.

Litigation Paralegal, Metzger, Sonneborn & Rutter, PA, West Palm Beach, FL (1985-1988)

Prior to attending law school I assisted in medical malpractice, product liability and family law litigation as the firm's first paralegal.

Other Experience in Business & Education

Adjunct Instructor, Indian River State College, Stuart, FL (2015-2018)

Taught paralegal classes including criminal, family law and estates; also taught in Florida Atlantic University's paralegal program in the 1990's.

Civics Teacher, Walden Academy, Stuart, and Turtle River Montessori, Jupiter, FL (2009-2011)

Taught classes part-time at these two middle schools.

Office Manager/Administrator, Unity of Stuart, Stuart, FL (2006-2012)

Responsible for administrative, financial and program operations of the non-profit organization; also managed the office of Unity of Jensen Beach in 2018.

Editorial Director, LRP Publications, Palm Beach Gardens, FL (1996-1999)

Managed numerous legal publications, software and Jury Verdict Research services; continued project work on an independent contract basis after maternity leave.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Michael Mortell

Title of Item:

AUTHORIZATION TO SIGN UPUD APPLICATION (RC):

RESOLUTION No. 28-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION FOR CITY PROPERTY LOCATED ON MARTIN LUTHER KING BLVD., TO PARTICIPATE IN A UPUD AS ADVERTISED BY THE CITY IN THE ORIGINAL REQUEST FOR PROPOSALS; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City redeveloped the Trailer Town property and dedicated two surplus parcels for redevelopment. In the marketing of the parcels, the City acknowledged that it would allow the City property in between the two parcels to be used as part of any potential development order for continuity because of the size and shape of the parcels. The Resolution authorizes the Mayor to co-sign the application for UPUD or Development Order but does not mean that the City Commission will approve the project.

Funding Source:

Not applicable

Recommended Action:

Move approval of Resolution 28-2023

ATTACHMENTS:

1. R28-2023 Authorize Mayor to execute the application for the City property to participate in the UPUD applicatio



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 28-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION FOR CITY PROPERTY LOCATED ON MARTIN LUTHER KING BLVD., TO PARTICIPATE IN A UPUD AS ADVERTISED BY THE CITY IN THE ORIGINAL REQUEST FOR PROPOSALS; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart currently owns property located on Martin Luther King Blvd., known as the Bruner Park; and

WHEREAS, the City entered a contract and sold two adjacent parcels as surplus lands when it redeveloped trailer town; and

WHEREAS, the City has entered into agreements in the past to allow an applicant to pursue a PUD approval; and

WHEREAS, participating in the PUD provides public benefit to the City because the Commission will have input on the project and can create a better end product with more enhanced amenities for the community.

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

SECTION 1: The Mayor is hereby authorized to execute documents necessary to submit a UPUD application and supporting documents.

Resolution No. 28-2023;
Authorization to sign UPUD

SECTION 2: This authorization is not an approval of any development rights and does not indicate any indication by the Commission that it supports or will vote in favor of any project.

SECTION 3: This resolution shall take effect on 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:

TROY MCDONALD, MAYOR
BECKY BRUNER, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER, COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL NICOLETTI, ESQ.
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Michael Mortell

Title of Item:

REHEARING OF K-9 SOCIAL (RC):

RESOLUTION No. 19-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LEASE AGREEMENT FOR THE OPERATION OF AN OFF LEASH DOG CAFÉ AT THE POPPLETON CREEK DOG PARK; FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY APPLICATIONS NECESSARY TO OBTAIN SITE PLAN APPROVAL OR A BUILDING PERMIT NECESSARY FOR THE OPERATION OF SAME; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Resolution 19-2023 was unanimously approved by the City Commission during the City Commission Meeting held on March 13, 2023. The Resolution only authorized the City Manager to allow the applicant to submit documents necessary for the City to review a plan for the creation of a cafe' adjacent to the Dog Park in the Poppleton Creek Dog Park Area. The applicant was attempting to provide a cafe that would serve food and drinks to the patrons of the dog park which included those visiting the park for remote control sail boats and other recreational activities. The cafe would be fenced so that dog owners could bring their dogs and allow them to roam without being tethered by a leash. The proposal was featured on the news and members of the public believed it was creating an entry for anyone to visit the park. The intention was to charge a fee for dog owners in order to cover the cost of insurance necessary to allow off-leash animals. At the regular meeting on March 27, 2023, several people provided public comment and spoke against the idea. Following the public comment, a motion was made to revisit Resolution 19-2023. The City Policy regarding "rehearing" a matter voted on by the City Commission requires that a member of the majority raise the issue no later than the next regularly scheduled meeting. In this instance, the procedural requirements have been met. This matter is reset for deliberation by the City Commission.

A municipality is allowed to provide a cafe' or other services at a public park and the City can enter into a contractual relationship with a private entity to provide those services. For example, the restaurant at the Martin County Golf Course could be operated by a private entity and provide food and drinks to patrons.

Or, the concession stand at the Sailfish Park baseball fields serves food and drinks to members of the public visiting the park. Around the State there are restaurants, bike rentals, pedal boat rentals, beach chair and umbrella rentals as well as many other services. The Resolution adopted by the City Commission found that providing a cafe' for the patrons of Poppleton Creek dog park and the surrounding community provided a public benefit to the City by providing this amenity at no cost to the City. At the time that this agenda item was prepared, the applicant had not yet submitted a site plan or other details regarding the cafe and therefore there are no details included in this agenda item.

Funding Source:

Not Applicable

Recommended Action:

Provide direction to staff

ATTACHMENTS:

1. R19-2023 K-9 Cafe off leash dog park



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 19-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LEASE AGREEMENT FOR THE OPERATION OF AN OFF LEASH DOG CAFÉ AT THE POPPLETON CREEK DOG PARK; FURHTER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY APPLICATIONS NECESSARY TO OBTAIN SITE PLAN APPROVAL OR A BUILDING PERMIT NECESSARY FOR THE OPERATION OF SAME; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart currently owns and operates a dog park located on Central Parkway known as the Poppleton Creek Dog park; and

WHEREAS, the City has received an unsolicited offer to enter an agreement which would allow Nathan Ritchey or his company, K-9 Social Club to operate and maintain a portion of the City property adjacent to the Storm Water Pond to provide an off leash dog café as an amenity to the Poppleton Creek Dog Park; and

WHEREAS, the City has entered into agreements in the past with private operators to provide public benefits to the community; and

WHEREAS, providing a café for the patrons of the Poppleton Creek dog park and surrounding community provides public benefit by providing the service at no cost to the City.

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

SECTION 1: The City Manager is hereby authorized to execute documents necessary for Nathan Ritchey to obtain the approvals necessary to negotiate a land lease with the City of Stuart for the use of land adjacent to the storm water pond on Central Park.

SECTION 2: The Commission further authorizes the City Manager to negotiate the terms of said agreement which shall be ratified by the City Commission prior to any construction taking place at the site.

SECTION 3: This resolution shall take effect on adoption.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER, COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

ADOPTED this 13th day of March, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL NICOLETTI, ESQ.
INTERIM CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Jodi Nentwick

Title of Item:

COMPREHENSIVE PLAN TEXT AMENDMENT - ZONING IN PROGRESS (RC):

ORDINANCE No. 2514-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE TEXT TO THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT 1, USE OBJECTIVE 1.A7. FUTURE LAND USE CATEGORIES, POLICY 1.A7.2. GROSS DENSITIES AND TABLE OF LAND USE DENSITIES AND INTENSITIES, OBJECTIVE 1.C1. URBAN CODE OVERLAY ZONE; AND OBJECTIVE 3.A7. DEVELOPMENT INCENTIVES; AMENDING THE TEXT TO THE FUTURE LAND USE ELEMENT 1; 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.

Summary Explanation/Background Information on Agenda Request:

On October 10, 2022, the City of Stuart City Commissioners, adopted by Resolution Number 93-2022, declared a “zoning in progress” declared that no plans, permits, licenses, or other development order of any kind shall be issued for any applications received after the effective date of the zoning in progress and directed staff to prepare an ordinance to adopt a text amendment to the land development regulations addressing Section 2.07.00(I), density and parking calculation within an Urban Planned Unit Development.

The City Commission directed staff to draft text amendments addressing the density and parking calculations within an urban planned unit development as currently described in Section 2.07.00(I) of the Stuart Land Development Regulations.

On March 15, 2023, the Local Planning Agency recommended to the City Commission that they eliminate all fractional housing units in the Comprehensive Plan and the Land Development Code. Motion failed 2-3. At first reading, Commissioner Bruner moved approval conditioned upon the zoning ordinance including an amendment to increase the parking requirements. The Board approved the matter on first reading.

Funding Source:

N/A

Recommended Action:

Staff recommends the adoption of Ordinance Number 2514-2023.

ATTACHMENTS:

1. Ordinance Number 2514-2023 - Comprehensive Plan Text Amendment - Zoning in Progress



BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2514-2023

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE TEXT TO THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT 1, USE OBJECTIVE 1.A7. FUTURE LAND USE CATEGORIES, POLICY 1.A7.2. GROSS DENSITIES AND TABLE OF LAND USE DENSITIES AND INTENSITIES, OBJECTIVE 1.C1. URBAN CODE OVERLAY ZONE; AND OBJECTIVE 3.A7. DEVELOPMENT INCENTIVES; AMENDING THE TEXT TO THE FUTURE LAND USE ELEMENT 1; 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.

*** * * * ***

WHEREAS, the purpose of this Land Development Code amendment is to support the objectives of the City’s Comprehensive Plan to initiate Land Development Code to provide for a variety of housing units; and

WHEREAS, the City Commission discussed the need for modification of the Land Development Code and the potential for a “zoning in progress” during its regularly scheduled City Commission meeting on September 12, 2022; and

WHEREAS, the City Commission scheduled an agenda item to discuss the zoning in progress for the City Commission Meeting on September 26, 2022. During the discussion, the Commission directed staff to follow the Land Development Regulations pertaining to zoning in progress to consider amendments to the density and parking calculations within an urban planned unit development; and

WHEREAS, On October 10, 2022, the City Commission adopted Resolutions 93-2022 and 95-2022 initiating the Zoning in Progress procedure authorized in Section 1.04.04 of the Stuart Land Development Code; and

WHEREAS, the City Commission adopted the Zoning in Progress procedure on October 12, 2022 for a period of 90 days, and

WHEREAS, the City Commission has held workshops, accepted public input and evaluated professionally acceptable material related to the issues in the Zoning in Progress. The issues addressed in the Zoning in Progress are complicated and additional time is necessary to ensure that any changes are appropriate. There is good cause for additional time to be spent evaluating and drafting any text amendments that may be necessary, and

WHEREAS, On January 9, 2023, the City Commission adopted Resolution 04-2023 extending the Zoning in Progress for 90 days from January 12, 2023, until such time as the Commission has adopted text amendments and terminated Zoning in Progress.

WHEREAS, the Local Planning Agency reviewed the proposed amendments to the Plan Text Amendments at a public hearing on March 15, 2023, and

WHEREAS, the City Commission duly scheduled, advertised, and held a public hearing on March 27, 2023, to consider this ordinance and provide for full public participation in the Comprehensive Plan Text Amendments.

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

SECTION 1: The Comprehensive Plan is hereby amended as follows:

ELEMENT 1 - FUTURE LAND USE ELEMENT

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

- D. *Office/Residential*: This mixed-use category allows offices and living residential quarters in the same building and/or in adjacent buildings. Zoning controls the
- I. *Downtown Redevelopment*: The Downtown Redevelopment future land use designation applies only to ~~includes the~~ land area within the Stuart Community Redevelopment Area. General uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, public facilities, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and non-residential uses shall be required within this designation as a whole. Also, electric distribution substations are allowed.
- K. *East Stuart*: The East Stuart future land use designation applies only to land area within the Stuart Community Redevelopment Area. The designation is specific to the historic African American district and adjacent land areas. General uses permitted include low density residential, multi-family residential, office, commercial, recreation and mixed-use projects. Also, public facilities and electric distribution substations are allowed.

Policy 1.A.7. 2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the “Table of Land Use Densities and Intensities” that is adopted as part of this element. In order to promote the efficient use of land and to provide an affordable house stock (Policy 3.A2.6. Housing opportunities), the City’s Land Development code shall provide adjustment, through the urban planned unit development process, to accommodate smaller residential units and allow smaller housing units to be calculated at 0.5 density. In accordance to the Land Development Code, Chapter II, Section 2.07 – Table 2.07.A. UPUD Unit Density and Parking Space Calculation. Per unit for units less than 900 sq. ft. and 0.75 density per units less than 1,100 sq. ft.

TABLE OF LAND USE DENSITIES AND INTENSITIES

Land Use Category	Inside or/ Outside Community	Residential Density ⁴		Intensity Non-Residential	
		General	By Commission Action UPUD RPUD or Major- UCE2	Composition of FLU	Floor Area Ratio (FAR)

	Redevelopment Area ¹		Planned Unit Development or Major UCCU Not ALF ⁴	Assisted Living Facility (ALF) ³	% Non-Residential	% Residential	General	>2.0 FAR ²
Low Density Residential	<u>Not applicable</u> NA	<8.72 du/ac for SFD, and to 11.62 du/ac for duplex ⁵	<8.72 du/ac for SFD, and to 11.62 du/ac for duplex ⁵	<u>Not applicable</u> none	<u>0-5%</u>	95-100%	<0.75 FAR	=
Multi-Family Residential	<u>Inside</u>	<15 du/ac	<30 du/ac	<30 du/ac	<u>0-30%</u>	70-100%	<3.0 FAR	<20 ac
	<u>Outside</u>	<10 du/ac for SFD, and to 11.62 du/ac for all others ⁹	<30 du/ac	<30 du/ac	<u>0-30%</u>	70-100%	<0.5 FAR	=
Commercial	<u>Inside</u>	<15 du/ac	<15 du/ac	<30 du/ac	<u>85-100%</u>	0-15%	<3.0 FAR	<50 ac
	<u>Outside</u>	<10 du/ac	<10 du/ac	<30 du/ac	<u>85-100%</u>	0-15%	<1.5 FAR	=
Office/Residential	<u>Inside</u>	<15 du/ac	<30 du/ac	<30 du/ac	<u>75-100%</u>	0-25%	<3.0 FAR	<10 ac
	<u>Outside</u>	<10 du/ac for SFD, and to 11.62 du/ac for all others ⁹	<30 du/ac	<30 du/ac	<u>75-100%</u>	0-25%	<1.5 FAR	=
Industrial	<u>Inside</u>	<u>Not applicable</u>	Not applicable	Not applicable	100%	0%	<3.0 FAR	<10 ac
	<u>Outside</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>100%</u>	0%	<1.0 FAR	=
Public	<u>Not applicable</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>100%</u>	<u>0%</u>	<1.0 FAR	=
Institutional	<u>Not applicable</u>	<10 du/ac	<30 du/ac	<30 du/ac	100%	<u>0%</u>	<0.75 FAR	=
Recreation	<u>Not applicable</u>	<u>Not applicable</u> none	<u>Not applicable</u>	<u>Not applicable</u>	<u>100%</u>	0%	<0.5 FAR	=
Downtown Redevelopment	<u>Inside</u>	<15 du/ac	<30 du/ac	<30 du/ac	<u>0-70%</u> ²	0-70%	<4.0 FAR	<50 ac
Neighborhood/Special District	<u>Inside</u>	<15 du/ac	<30 du/ac	<30 du/ac	<u>10-70%</u>	30-90%	<3.0 FAR	<10 ac
	<u>Outside</u>	<u>Not applicable</u>	<15 du/ac	<30 du/ac	10-70%	30-90%	<2.0 FAR	=
East Stuart	<u>Inside</u> NA	<17 du/ac	<30 du/ac	<30 du/ac	0-30%	70-100%	<1.5 FAR	=

Conservation	Not applicable	Not applicable None	Not applicable	Not applicable	100%	0%	<10% ISR	=
Marine/Industrial	Not applicable	<15 du/ac	<15 du/ac	Not applicable NA	0-75%	0-25%	<3.0 FAR	<5 ac

Footnotes:

¹- CRA = Community Redevelopment Agency. A delineated area.

²- RPUD = Residential Planned Unit Development; Major UCCU = Major Urban Code Conditional Use.

³- The total number of acres in developments approved and constructed after the policy effective date that exceed 2.0 FAR shall not exceed the specified amount.

⁴- ALF = Assisted Living Facility

⁵- This designation is intended for parcels that are suited for single family attached and detached and duplex development ranging in density from 8.72 for single family units to 11.62 for duplex units.

⁶- Recreation uses shall not exceed 25 percent of the land area.

⁷- ISR = Impervious surface ratio. Not to exceed 10,000 square feet for any contiguous parcel.

⁸- Shall be interpreted on an Urban Subdistrict basis within the CRA (including Urban Neighborhood, Urban General, Urban Center, Urban Waterfront, and Urban Highway).

⁹- This designation is intended for parcels that are suited for single family attached and detached, duplex and multi-family development ranging in density from 10 for single family units to 11.62 for multi-family and duplex units.

Note: Throughout the City, properties located in the Coastal High Hazard Area (CHHA), as identified on the future land use map in the Coastal Element of the Comprehensive Plan, are limited to 15 dwelling units per acre unless the applicant can demonstrate to comply with Florida Statute 163.3178 (9)(a)1,2 and 3. ALFs shall continue to be prohibited within the Coastal High Hazard Area.

¹ The total number of acres in developments approved and constructed after the policy effective date that exceed 2.0 FAR shall not exceed the specified amount.

² Recreation uses shall not exceed 25 percent of the land area.

³ ALFs shall be prohibited within the Coastal High Hazard Area (CHHA) as identified on the CHHA Map in Coastal Element of the Comprehensive Plan.

⁴ Applied to platted lots approved prior to 1928.

Abbreviations used:

ISR = Impervious surface ratio

Major UCCU = Major Urban Code Conditional Use

PUD = Planned Unit Development

du/ac = dwelling unit per acre

ac = acre

SECTION 2: This Ordinance becomes effective upon adoption.

SECTION 3: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code and the Florida Building Code.

SECTION 4: All Ordinances or parts of Ordinances in conflict with this Ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this Ordinance conflicts with any contractual provision between the City and the developer of the site, this Ordinance shall prevail.

SECTION 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: This Ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 6: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 7: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record in the Public Records of Martin County, Florida.

(The remainder of this page intentionally left blank)

Passed on first reading the ____ day of _____ 2023.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____ 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
CITY MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL NICOLETTI
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Jodi Nentwick

Title of Item:

LAND DEVELOPMENT CODE TEXT AMENDMENT - ZONING IN PROGRESS (RC):

ORDINANCE No. 2515-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY' LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING THE EXISTING SECTION 2.07.00.I OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS, TABLE 2.07.A. UPUD UNIT DENSITY AND PARKING SPACE CALCULATION TO REDUCE THE MINIMUM UNIT SIZE REQUIREMENTS; 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.

Summary Explanation/Background Information on Agenda Request:

On October 10, 2022, the City of Stuart City Commissioners, adopted by Resolution Number 93-2022, declared a "zoning in progress" declared that no plans, permits, licenses, or other development order of any kind shall be issued for any applications received after the effective date of the zoning in progress and directed staff to prepare an ordinance to adopt a text amendment to the land development regulations addressing Section 2.07.00(I), density and parking calculation within an Urban Planned Unit Development.

The City Commission directed staff to draft text amendments addressing the density and parking calculations within an urban planned unit development as currently described in Section 2.07.00(I) of the Stuart Land Development Regulations.

On March 15, 2023, the Local Planning Agency recommended approval to the City Commission. The motion passed 3-2. (Stuckey & Giobbe)

On first reading, the City Commission approved the reduction in the size of the units and increased the parking requirements to 1.5 parking spaces per unit for any units under 500 square feet; 1.75 spaces per unit for units under 700 square feet and 2 spaces per unit for all units above 700 square feet.

Funding Source:

N/A

Recommended Action:

Staff recommends adoption of Ordinance 2515-2023.

ATTACHMENTS:

1. Ordinance Number 2515-2023 - Land Development Code Text Amendment - Zoning in Progress



BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 251-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY' LAND DEVELOPMENT CODE; MORE SPECIFICALLY ADMENDING THE EXISTING SECTION 2.07.00.I OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS, TABLE 2.07.A. UPUD UNIT DENSITY AND PARKING SPACE CALCULATION TO REDUCE THE MINIMUM UNIT SIZE REQUIREMENTS; 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.

*** * * * ***

WHEREAS, the purpose of this Land Development Code Amendment is to support the objectives of the City's Comprehensive Plan to initiate Land Development Code to provide for a variety of housing units; and

WHEREAS, the City Commission discussed the need for modification of the Land Development Code and the potential for a "zoning in progress" during its regularly scheduled City Commission meeting on September 12, 2022; and

WHEREAS, the City Commission scheduled an agenda item to discuss the zoning in progress for the City Commission Meeting on September 26, 2022. During the discussion, the

Commission directed staff to follow the Land Development Regulations pertaining to zoning in progress to consider amendments to the density and parking calculations within an urban planned unit development; and

WHEREAS, On October 10, 2022, the City Commission adopted Resolutions 93-2022 and 95-2022 initiating the Zoning in Progress procedure authorized in Section 1.04.04 of the Stuart Land Development Code; and

WHEREAS, the City Commission adopted the Zoning in Progress procedure on October 12, 2022 for a period of 90 days, and

WHEREAS, the City Commission has held workshops, accepted public input and evaluated professionally acceptable material related to the issues in the Zoning in Progress. The issues addressed in the Zoning in Progress are complicated and additional time is necessary to ensure that any changes are appropriate. There is good cause for additional time to be spent evaluating and drafting any text amendments that may be necessary, and

WHEREAS, On January 9, 2023, the City Commission adopted Resolution 04-2023 extending the Zoning in Progress for 90 days from January 12, 2023, until such time as the Commission has adopted text amendments and terminated Zoning in Progress.

WHEREAS, the Local Planning Agency reviewed the proposed amendments to the Plan Text Amendments at a public hearing on March 15, 2023, and

WHEREAS, the City Commission duly scheduled, advertised, and held a public hearing on March 27, 2023, to consider this ordinance and provide for full public participation in the Comprehensive Plan Text Amendments.

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

SECTION 1: The Land Development Code is hereby amended as follows:

**CHAPTER II – ZONING DISTRICT USES ALLOWED, DENSITY, INTENSITY 2.07.00.
- DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)**

- I. Urban planned *development (UPUD) districts*.
 - a. Location. A UPUD may be located only within the defined community

redevelopment area of the city.

b. Density.

- i. A UPUD shall not exceed the density outlined in policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities of the underlying future land use designation as defined and described “low-density residential,” “office/residential,” “multi-family residential,” “commercial,” “industrial,” “marine-industrial,” “recreation,” “downtown redevelopment,” or “public,” by the future land use element of the City of Stuart Comprehensive Plan, and which is of suitable character and compatible with surrounding uses as determined by the city commission.
- ii. The table 2.07.A shall be used for the purpose of residential density and parking space calculation within a UPUD.

Table 2.07.A. UPUD Unit Density and Parking Space Calculation

<i>Maximum Unit Size</i>	<i>Maximum Bedrooms</i>	<i>Unit Density</i>	<i>Parking Space per Unit</i>
900 <u>500</u> sq. ft.	1	0.5 <u>up to 50%</u>	1.25 <u>1.5</u>
1,100 <u>700</u> sq. ft.	2	0.75 <u>up to 50%</u>	1.4 <u>1.75</u>
No maximum	No maximum	1	1.5 <u>2.0</u>

SECTION 2: This Ordinance becomes effective upon adoption.

SECTION 3: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City’s Land Development Code and the Florida Building Code.

SECTION 4: All Ordinances or parts of Ordinances in conflict with this Ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this Ordinance conflicts with any contractual provision between the City and the developer of the site, this Ordinance shall prevail.

SECTION 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or

applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: This Ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 6: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 7: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record in the Public Records of Martin County, Florida.

(The remainder of this page intentionally left blank)

Passed on first reading the ____ day of _____ 2023.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____ 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
CITY MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL NICOLETTI
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/10/2023

Prepared by: Paul Nicoletti

Title of Item:

DISCUSSION CONCERNING THE CITY'S TWO (2) ACRE PARCEL ON THE EAST SIDE OF US HIGHWAY 1, ADJACENT TO NW RIVER SHORES BLVD.

Summary Explanation/Background Information on Agenda Request:

At the SCC Meeting of March 17, 2023, there was some discussion and a request to consider another use of the subject property. This is a place holder for that discussion. I am reviewing the earlier public election which adopted the Haney Creek Preserve. Some Commissioners may recall the tradeoff which occurred in forming the 53 acre preserve. Along Wright Blvd. is an entrance to the Preserve area, called NW Tilton Avenue (essentially, it is a paved alleyway). It proceeds north into the Preserve, and it expands into a 2 acre parcel (the Flag Lot). The City Commission was looking for a long term way to fund the maintenance of the Preserve, and considered using the Flag Lot as a commercial parcel, and then dedicating the income to the Preserve maintenance. After some consideration, the City Commission decided that another 2 acre parcel along US 1 had more commercial value, and not very much environmental value. As a result, the City Commission swapped the two lots in the final plan, and it was that plan which was approved at Referendum. This referendum received broad approval, including by the County Commission, which supported the land swap and the overall concept of the City maintaining the entire Preserve. I have attached a couple of items for your review, and will later send additional items for your consideration. PJN

Funding Source:

None Required

Recommended Action:

Discuss and Deliberate.

ATTACHMENTS:

1. DD 2 acre

2-Acre Commercial Parcel on US Hwy 1

DESCRIPTION: Suitable for Banks, Offices, Restaurants & Retail Uses
(excluding car sales and gas stations)

Owned and offered for lease by the City of Stuart, Florida, this 2-acre parcel fronts on US Highway 1 (aka Federal Highway). Zoned Commercial Planned Unit Development (CPUD), this easy-access site adjoins the signalized intersection of NW North River Shores Blvd and accommodates over 50,000 motorists a day. City-prepared prototype site plans give potential tenants a significant head start in quantifying the site's development potential. Upon determination of a specific use, fast track site plan approval can be accomplished within 60 days. Building permit applications are typically processed in under a week. Water, sewer and all other essential utilities are immediately available to the site.

Actual Lot Size: 1.97 Acres (Total Space Available 85,937 Sq. Ft.)



Easy-access, high traffic location close to well populated residential neighborhoods.

◀ Prev 2 of 5 Next ▶



Fast track site plan approval within 60 days of determination of specific use.

◀ Prev 3 of 5 Next ▶



Existing city-prepared prototype plans for this city owned and offered site give potential tenants a

◀ Prev 4 of 5 Next ▶