MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
AUGUST 26, 2024
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

5:36 PM

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

INVOCATION

Pastor James Tharp of Stuart Alliance Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. OATH OF OFFICE - LAURA GIOBBI, GROUP II AND SEAN REED, GROUP IV

The Oath of Office ceremony for newly elected Commissioners Laura Giobbi and Sean Reed took place as they were sworn in by City Attorney, Lee Baggett.

- Commissioner, Laura Giobbi, Group II
- Commissioner, Sean Reed, Group IV

COMMENTS BY CITY COMMISSIONERS

Commissioner Giobbi

- Thanked the voters of Stuart for their support and looks forward to moving on to

business.

Commissioner Reed

- Commented that he is honored and excited to serve, thanked constituents, family, friends, and families of Reed Childcare for their encouragement; expressed gratitude to fellow candidates and looks forward to serving.

Mayor Rich announced and introduced Martin County Commissioner-Elect, Eileen Vargas, who was in the audience.

Commissioner Clarke

- Acknowledged former Mayor and Commissioner, Becky Bruner and thanked her for her service to the City.
- Welcomed the new commissioners and encouraged community involvement.

Commissioner Collins

- Congratulated the two new commissioners and commented on their door-knocking efforts; thankful for both new Commissioners and their insight.
- Commented that the voters have spoken clearly, noting issues such as slow growth, preserving green space, small town charm, and protecting the estuary.
- Requested a new Zoning In Progress (ZIP) be put in effect to tackle issues of density, half units, and revisit the Duany Plan era, felt it is not relevant any longer.

City Manager Mortell clarified the code, stating an item would come back before the Commission and requested direction on residential and commercial areas. Commissioner Collins confirmed that he is looking for everything but single-family homes to be placed under a ZIP.

PUBLIC COMMENT:

1. Helen McBride - Stuart; Commented in favor of the motion, keep Stuart a hometown.
2. Cynthia Lucas - Sewalls Point; Commented she is familiar with Andre Duany and is not in favor, in favor of Commissioner Collins motion.

Mayor Rich commented about the last time a Zoning in Progress was in effect and that there have not been many applications since then.

4:26 PM MOTION: Motion for Zoning in Progress; to address three issues; the double-dipping of commercial zoning which relates to the calculations of commercial zoning and density calculations where you have a full density on the property and allow a commercial building, the half units as well as revisiting the Duany Plan era related to mixed use and now also commercial; therefore it will be related to receiving plans for any projects other than single family City wide.
MOVED BY: Christopher Collins

SECONDED BY: Sean Reed
Motion approved unanimously.

Commissioner Collins continued:

- Commented on his request for the postponement of the Brightline vote during the last meeting; stated Brighline is a terrible deal for taxpayers, addressed the funding. He feels the private company would get a free land lease and have the City fund its station. Made a motion after quoting the Comp Plan about transportation.

Commissioner Reed commented on the motion per Roberts Rules and three options available; a motion to reconsider only by one who approved the item at the last meeting, a motion to rescind to be done at any time, or a motion to amend.

Commission discussion continued.

PUBLIC COMMENT:

1. Robin Cartwright - Stuart; Commented on the parking and land agreements for Brightline; opposed to Brightline. (City Manager Mortell commented on site design.)
2. Gayle Goldie - Stuart; Addressed grants and costs associated with grants.
3. Deanna Peterson - Stuart; Commented on the community not being misinformed; opposed to Brightline.

4:37 PM MOTION: Motion to have staff bring back on September 9th, to rescind the previous two agreements entered into; Resolution 41-2024, Resolution to Authorize the Mayor to sign an amended Interlocal Agreement with Martin County, and rescinding the previous Interlocal Agreement, and rescinding Resolution 52-2024, Resolution authorizing the City to enter a long term lease and development agreement with Brightline, LLC.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
Motion approved unanimously.

COMMENTS BY CITY MANAGER

- Informed residents there is not a meeting regarding JD Park at Flagler Center.
- Stated that Stuart Heritage Museum is on the ballot and got the most favorable election results in the history of the City. Will bring back a draft lease in late September or early October.
- During the Community Redevelopment Agency (CRA) Meeting there were concerns about CDBG and explained the reason the item was on the agenda was because it needed to be brought before the board.

APPROVAL OF AGENDA

5:54 PM MOTION: Approve, pulling Items #3 and #4 from the Consent Calendar.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
Motion approved unanimously.

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

1. Olga Hamilton - Stuart; Commented on the CDBG program and problems with contractors.
2. Frank McChrystal - Stuart; Commented that the Commission works for the people.
3. Valerie Jones - Vero Beach; Requested the City pass a Resolution to protect Jonathon Dickinson State Park from development.
4. Debra Harsh - Jensen Beach; Commented on Hamilton's church.
5. Charles Jones - Port St. Lucie; Commented on Project LIFT.
6. Robin Cartwright - Stuart; Congratulated new commissioners, reviewed what was learned by this election.
7. Caryn Yost-Rudge - Stuart; Thanked past commissioners for their service, commented on not being selective in public comment.
8. Robert Hamilton - Stuart; Commented on his communications with the Commission and staff.
9. Gail Goldy - Stuart; Commented on the property at the church; is there a list of contractors supplied by the City; there should be a better vetting process.

    - City Manager clarified that in the CDBG grant, the City is not involved in the contractor selection process.

10. Bob Ernst - Stuart; Commented on small town Stuart.

CONSENT CALENDAR

2. APPROVAL OF 08/12/2024 CCM MINUTES (RC)

***** PULLED ITEM #3 FROM CONSENT CALENDAR *****

3. FIRST AMENDMENT TO INTERLOCAL AGREEMENT WITH MARTIN COUNTY FOR MAINTENANCE OF TRAFFIC SIGNAL CABINETS (RC):

RESOLUTION No. 86-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART AND MARTIN COUNTY TO PROVIDE MAINTENANCE OF TRAFFIC SIGNAL CABINETS WITH DECORATIVE ART WRAP; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

***** PULLED ITEM #4 FROM CONSENT CALENDAR*****

4. INTERLOCAL AGREEMENT FOR INDIAN STREET ENTRANCE MONUMENT SIGN (RC):

RESOLUTION No. 84-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART AND MARTIN COUNTY TO MAINTAIN THE EXISTING ENTRANCE MONUMENT SIGN ON INDIAN STREET; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5. 2024 ELECTION RESULTS (RC):

RESOLUTION No. 71-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE RESULTS OF THE 2024 REGULAR PRIMARY MUNICIPAL ELECTION FOR THE CITY COMMISSION GROUP II AND GROUP IV; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:58 PM MOTION: Approve Consent Calendar, pulling Items #3 and #4.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

***** ITEM #3 PULLED FROM THE CONSENT CALENDAR *****

3. FIRST AMENDMENT TO INTERLOCAL AGREEMENT WITH MARTIN COUNTY FOR MAINTENANCE OF TRAFFIC SIGNAL CABINETS (RC):

RESOLUTION No. 86-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART AND MARTIN COUNTY TO PROVIDE MAINTENANCE OF TRAFFIC SIGNAL CABINETS WITH DECORATIVE ART WRAP; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Mortell communicated the discussion from the CRA Meeting today at 4 p.m.

7:00 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

***** ITEM #4 PULLED FROM THE CONSENT CALENDAR *****

1. 4. INTERLOCAL AGREEMENT FOR INDIAN STREET ENTRANCE MONUMENT SIGN (RC):

RESOLUTION No. 84-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART AND MARTIN COUNTY TO MAINTAIN THE EXISTING ENTRANCE MONUMENT SIGN ON INDIAN STREET; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Manager Mortell briefly provided an explanation of the Resolution.

PUBLIC COMMENT:

1. Valerie Jones - Vero Beach; Commented that the sign is on County land and the City failed to acknowledge the Costco development.

7:02 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

COMMISSION ACTION

ORDINANCE SECOND READING

ORDINANCE FIRST READING

6. 710 SE MARTIN LUTHER KING JR. BOULEVARD - REZONE TO BUSINESS AND MIXED-USE (BMU) ZONING DISTRICT (RC):

ORDINANCE No. 2532-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO REZONE A 2.4-ACRE PARCEL, LOCATED AT 710 SE MARTIN LUTHER KING JR. BOULEVARD, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM COMMERCIAL PLANNED UNIT DEVELOPMENT TO BUSINESS AND MIXED-USE ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Attorney, Lee Baggett, briefly explained that this is a First Reading and the Commission is not expected to vote during today's hearing.

Jodi Kugler, Development Director, and Pinal Gandhi-Savdas, CRA Director, presented the project timeline and property information. This Ordinance will return before the Commission for approval on September 9th.

Ms. Kugler presented on the rezoning.

Ms. Jessica Seymore, Treasure Coast Planning Council, came forward and clarified that BMU were existing categories.

Commissioner discussion reviewed questions and answers with staff.

Kristina Belt, Kimley-Horn Engineering, presented the preliminary site plan.

PUBLIC COMMENT:

1. Jimmy Smith - Stuart; Commented on land in East Stuart, Project LIFT gives students a chance to learn and be productive.
2. Frank McChrystal - Stuart; Commented on the East Stuart people do not have a

voice, deserve to be heard.

3. Charles Jones - Stuart; Commented on ideas for the East Stuart community, not a lot of trust from residents.
4. Mike Slattery - Stuart, Project LIFT employee; commented that it changes lives.
5. Blair Wickstrom - Stuart, Project LIFT employee; supports the program.
6. Helen McBride - Stuart; Asked about the the land.
7. James Christie - Port St. Lucie; Commented on the Project LIFT, wanted economic justice and true input.
8. Ann Christie - Port St. Lucie; Feels a lot can be done with the property.
9. Rudolf Jamison - Stuart; Need to keep our people in East Stuart, feel we are taking it from the families.
10. Vic Miller - Port St. Lucie, past East Stuart resident; agrees with pervious comments, but in favor of Project LIFT.
11. Bob Znelko - Jensen Beach, Project LIFT Representative/Applicant; Commented that Project LIFT is not the same as Boys & Girls Club, explained the program and age groups.
12. Jimmy Wilson - Stuart; East Stuart resident and youth volunteer, works with 9-year-olds, supports the program.
13. Jackie Gore - Stuart; Interested in more information; supports Project LIFT.

8:36 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: None
Died for lack of second.

DISCUSSION AND DELIBERATION

ADJOURNMENT

8:37 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 9th day of September, 2024.