

**REGULAR MEETING OF THE STUART CITY COMMISSION  
HELD ON OCTOBER 14, 2013  
AT 5:30 P.M. IN THE CITY COMMISSION CHAMBERS  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Eula R. Clarke  
Vice Mayor Troy A. McDonald  
Commissioner Kelli Glass Leighton  
Commissioner Jeffrey A. Krauskopf  
Commissioner James A. Christie, Jr.**

**ADMINISTRATIVE**

**City Manager, Paul J. Nicoletti  
City Attorney, Michael J. Mortell  
City Clerk, Cheryl White**

Mayor Clarke delivered the Invocation, followed by the Pledge of Allegiance led by the Commission.

**PRESENTATIONS**

**1. PERFORMING ARTS MOMENT OCTOBER 2013**

Florida Arts and Dance sampling a performance from the Nutcracker. Gina Saxton, Allison Dobbins and Lori Gallagher performed.

**2. PROCLAMATION: Proclaiming October 24, 2013 as  
“Food Day in Stuart”**

The Proclamation was accepted.

Added Breast Cancer Awareness Month proclamation.

Accepted by Martin County American Cancer Society.

**COMMENTS BY CITY COMMISSIONERS**

Commissioner Christie announced that it is the 2<sup>nd</sup> year of the Community Garden.

Vice Mayor McDonald thanked Stuart Main Street for their contributions to the added parking directional signs in the downtown. He also congratulated Chief Dyess on the recent arrest of one of the ring leaders in Operation Rock Star.

He also stated he attended meetings with Congressman Murphy in Washington DC last week regarding the River. He also asked to pull item 9 for separate discussion.

Mayor Clarke said she has been attending the recent Centennial Events. She announced some upcoming events. She welcomed the new City Attorney and requested an updated list of pending litigation of the City. She noted a call regarding the upkeep of the Rudge property. She also thanked Mark Brechbill for working with Stuart Main Street to work on a full master plan, and get something going for the entire downtown area.

She thanked Lisa from the Arts Council for coordinating the Arts Moment.

### **COMMENTS BY CITY MANAGER**

City Manager Nicoletti noted that he has provided an amended Resolution for item 9. He also stated staff is looking to postpone item 11, and may ask for a special workshop. #3 there is a changed page page 8 of the minutes of August 12 the roll call vote was incorrect.

### **APPROVAL OF AGENDA**

MOTION: COMMISSIONER KRAUSKOPF: MOVED APPROVAL OF THE AGENDA  
SECOND: COMMISSIONER GLASS LEIGHTON  
MOTION APPROVED UNANIMOUSLY

### **COMMENTS FROM THE PUBLIC (5 min. max)**

### **CONSENT CALENDAR**

3. **Minutes of Regular Commission Meeting August 12, 2013 and Special Commission Meeting August 23, 2013.**
4. **RESOLUTION NUMBER 100-2013: Authorizing the Mayor and City Clerk to execute a non-exclusive perpetual easement for surface water management and drainage and non-exclusive perpetual easement agreements for access to maintain a wall, water mains, wastewater sewer mains and drainage improvements with Martin Memorial Medical Center, Inc. A Florida not-for-profit Corporation located on a portion of S.W. Amerigo Avenue, S.E. Weir Street and Blocks 5&6 Hildabrad Park, Martin County, Florida for the operation and maintenance of a City owned Stormwater Utility Improvement Project.**



Brent Wood Architect  
Rick Bell Property Owner, Coronado Properties  
Steve Garrett, Landscape Architect

Rick Bell, Property Owner came forward and said he wishes to produce an affordable apartment.

Jay Vashant 544 Akron Avenue concerned over the density. Did not want the project said it was too large.

Michael Landry 508 SW California Ave disagreed with project and density. He suggested a traffic study for the neighborhood and said it is difficult to get out of ally on 5th Street. Adding 12 more cars would stress the street and neighborhood.

Robert Steinberg 525 California Avenue concerned over the proposed project

Cathy Herbs 600 SW. California Ave said she agreed with the past speakers and felt 8-units were way too dense for that area. She also stated that she has no problem with the music coming from Terra Fermata. She said that she felt the business is building up the community and giving it a vibrance sense.

Peggy Seargant SW Camden Avenue does not support the project because of density and the issues with parking. She also agreed with Cathy Herb and her comments regarding Terra Fermata.

Reed Collins 415 Akron Avenue came forward and stated he was opposed to the project and traffic too intense already.

Caron Kelly 524 SW California Avenue came forward and stated that she lives a couple of blocks away from Terra Fermata. She stated that she loves the music and is happy to have them in the downtown.

Adam Rosemarin 504 SW Akron Avenue against the Akron Avenue a project.

Joe Sibato 512 Akron Ave came forward and expressed concern over the proposed project.

Ron Hart Terra Fermatta came forward and expressed concern over the comments made by Mr. Steinberg at the last meeting.  
Mayor Clarke asked that he bring his comments forward at the end of the meeting.

John Corbin 427 Akron Avenue came forward and expressed concern over the density of the proposed project and asked for a traffic density study.

Deborah Hooker concerned over density and parking and is opposed to the project.

Rick Bell came forward and explained the parking and traffic issue and stated there is plenty of space for parking for this project.

Commissioner Glass Leighton cannot support the project and stated it was too dense.

Commissioner Christie stated he could not support the project.

Commissioner Krauskopf stated he felt there was a parking issue.

Gary Kelly came forward and answered the questions raised by Commissioner Krauskopf regarding parking management for the Delaney project near his residence. He said he has not experience any parking issues and seems to work, however he stated they are all 1 bedroom units.

Vice Mayor McDonald said the project was too dense.

Commissioner Krauskopf: expressed concern to Sam Amerson over the gravity sewer and in a project like this a single service would service the sewer.

MOTION: VICE MAYOR MCDONALD: MOVED APPROVAL TO CONTINUE THE HEARING TO NOVEMBER 18, 2013.

SECOND: COMMISSIONER CHRISTIE

Commissioner Krauskopf raised concern to Sam Amerson over the gravity sewer and in a project like there would be a single tap to that property. He also suggested keeping the dust down during the construction process, if it gets that far.

Sam Amerson stated that yes it would be a single tap.

Vice Mayor McDonald asked if the project would be using a stem wall construction or a pad. The applicant stated he would meet with a neighborhood spokesperson to discuss the project.

MOTION APPROVED UNANIMOUSLY

Item #11 was removed from the agenda.

11. **RESOLUTION 122-2013: Approving the award of RFP No 2013-131, Economic Development Consultant, to the highest ranked firm, Redevelopment Management Associates, Pompano Beach, Florida.**

## **ORDINANCE FIRST READING**

**ORDINANCE SECOND READING**

**DISCUSSION & DELIBERATION**

**12. Additional Dog Park Amenities at Poppleton Creek and Haney Creek Dog Parks.**

Commissioner Krauskopf asked why the other area to the North being considered for the large dogs.

Sam Amerson stated that area would require a culvert crossing which was costly.

MOTION: COMMISSIONER KRAUSKOPF: MOVED APPROVAL OF STAFF

RECOMMENDATION NTE \$20,000.00

SECOND: VICE MAYOR MCDONALD

ROLL CALL

VICE MAYOR MCDONALD

YES

COMMISSIONER KRAUSKOPF

YES

MAYOR CLARKE

YES

COMMISSIONER GLASS LEIGHTON

YES

COMMISSIONER CHRISTIE

YES

**13. Discussion of Project Priorities for Potential Florida Inland Navigation District (FIND) Funding Opportunities**

City Manager Nicoletti addressed the project priorities

Shepard Park Floating Courtesy Dock, Partial Seawall Replacement, Parking Expansion and Restroom Renewal and Replacement, Downtown Riverwalk Extension (Festival Deck to Colorado Park), City Hall Courtesy Dock Navigation Channel and Markers. Flagler Park Riverwalk Festival Deck.

City Manager Nicoletti suggested we should pursue the Extension of the Riverwalk as the highest priority; followed by completion of Shepard Park; followed by Courtesy Dock Channel; followed by Flagler Park Festival Deck. He also suggested widening the entire Riverwalk and/or create an upland Promenade along the entire length of the River from St. Lucie Avenue to Southpoint.

Recommended Action: Develop list of projects to include a conceptual waterfront, public access master plan.

City Engineer Amerson explained each of the projects noting any progress that has been made. Nicoletti said we need to continue with Riverwalk Extension and then come back to Shepard Park and follow up with City Hall Courtesy Dock. He stated the objective was to prioritize these and have somewhat of a waterfront related public access conceptual or master plan that when applications are submitted it can be presented as a master plan.

MOTION: COMMISSIONER KRAUSKOPF: MOVED APPROVAL OF STAFF  
RECOMMENDATION

SECOND: VICE MAYOR MCDONALD

ROLL CALL

VICE MAYOR MCDONALD	YES	COMMISSIONER KRAUSKOPF	YES
MAYOR CLARKE	YES	COMMISSIONER GLASS LEIGHTON	YES
COMMISSIONER CHRISTIE	YES		

Ron Hart owner of Terra Fermata, rebutted statements made by Robert Steinberg at the last City Commission meeting explaining why he had cut all ties with Steinberg resulting in the attack on his business.

Robert Steinberg in turn, rebutted Hart's comments and said this was not a personal matter but a matter of code enforcement of the noise ordinance.

Kathy Wycoff said she has been very involved in Riverwalk but has concerns about "policy and procedures" being applied by staff and stated that she is being treated as a developer not a resident. She intends to appeal the decision of the magistrate and wanted to make the Commission aware of the issues.

**ADJOURNMENT: 8:01 p.m.**

---

**Cheryl White, CMC, City Clerk**

---

**Troy McDonald, Mayor**

**Minutes to be approved at the Regular Commission  
Meeting This 27th Day January, 2014**