

**REGULAR MEETING OF THE STUART CITY COMMISSION
HELD ON DECEMBER 17, 2007
AT 5:30 P.M. IN THE CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

Roll call was answered by:

**Mayor Jeffrey A. Krauskopf
Vice Mayor James A. Christie
Commissioner Carol S. Waxler
Commissioner Michael J. Mortell
Commissioner Mary Hutchinson**

Also present were:

**City Manager: Dan Hudson
City Attorney: Paul J. Nicoletti
City Clerk: Cherie White**

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

Mayor Krauskopf asked if anyone from the public was here tonight for a public hearing on the Pointe of Jensen.

Commissioner Mortell stated that he understood public notice was given for tonight, and he moved that we hear from the developer.

Mayor Krauskopf asked for the City Attorney's opinion.

City Attorney Nicoletti explained that even though notice was given by the developer the only item on the agenda tonight for Commission approval is to set the public hearing.

PRESENTATIONS

A. Employee of the Month:

Paul Hitchcock, Public Works Department

Mr. Hitchcock came forward and graciously accepted his award and thanked the City for supporting him.

COMMENTS BY CITY COMMISSIONERS

Commissioner Hutchinson announced the upcoming event, Stuart Well Life, to be held January 5, 2007; she will participate as the first walker. She also announced that Martin County will be discussing at their regular meeting tomorrow, the Green River Parkway status.

Mayor Krauskopf presented gifts to each of the Commissioner's pets, for the holiday season.

The entire Commission wished everyone a wonderful Holiday Season.

COMMENTS BY CITY MANAGER AND REVIEW OF TENTATIVE AGENDA

City Manager Hudson announced that Marie Fertitta was retiring on January 4, 2007 and wished her well and thanked her for her service to the City.

The City Commission also thanked her, and wished her well.

Mr. Hudson requested the Commission appoint an alternate member from the City Commission, to the Treasure Coast Regional Planning Council.

The Commission asked the City Manager to provide them with additional information regarding the alternate Board member's responsibilities before any appointments are made.

Mr. Hudson also added a Resolution to the agenda, to continue the requirement for Financial Disclosure for members of the Stuart Housing Authority. The item will be labeled as item 8, on the agenda.

STAFF REPORT ON COMMENTS FROM PREVIOUS COMMISSION MEETING

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|-------------------------------------|----------------------------|
| • County Aquatics Center | City Met with County Staff |
| • Annexation Maps | Agenda 12/10/07 |
| • Vilabella Compliance | Magistrate Order 8/9/07 |
| • Fiscal Policy on Investments | Pending |
| • Commerce Ave. "On-Street" Parking | Pending |
| • Road Closure of Lake Street | Letter to School Board |

COMMENTS FROM THE PUBLIC (Non-Agenda Matters Only – 5 min. max)

Miss Hayes came forward and announced the upcoming Well Life Walk, to be held on January 5th, beginning at Flagler Park. The event will be held on the first Saturday of every month, and in conjunction with the event, they will also be promoting various health and wellness ideas for the community.

APPROVAL OF AGENDA

MOTION: COMMISSIONER WAXLER; MOVED APPROVAL OF THE TENTATIVE AGENDA WITH THE ADDED ITEM 8.

SECOND: COMMISSIONER MORTELL

MOTION APPROVED UNANIMOUSLY

CONSENT CALENDAR

1. Succession List for City Manager and Department Directors
2. Request to withdraw an application to consider a special exception to the major site plan agreement to allow for an extension of the development timetable, East Ocean Development Group, Ltd., City Park (f.k.a. Wachovia).

3. **Request to withdraw an application to consider a special exception to the major site plan agreement to allow for an extension of the development timetable, Estate Homes at Avonlea, Ltd., Savannah Place**
4. **Authorization to review and approve request for Proposal #2008-68, Investment Management Services and simultaneously authorize legal advertisement of the RFP**
5. **CONTINUE TO THE MEETING OF JANUARY 14, 2008
RESOLUTION 161-06 to consider a Major Site Plan, Key's of Stuart Professional Center (Redo from the September 24, 2007 Commission Meeting)**
6. **Request to set date for a public hearing for January 14, 2008 to
Consider a major amendment to the Commercial Planned Unit Development (CPUD), Pointe at Jensen Beach, Southeast Corner of NW Federal Hwy. and NW Windemere Drive**
7. **RESOLUTION 185-07 Authorization to approve a road closure for the 34th annual Stuart Boat Show on January 9th through January 14th along Dixie Highway from Albany Ave. south of the Old Roosevelt Bridge to Fern Street at the FEC railroad crossing, north of the draw bridge**

ADDED ITEM 8.

8. **RESOLUTION 186-07 Notifying the Florida Commission on Ethics of the City's decision to exercise it's "Local Option" as provided for in section 112-3145(1) (A) 2.G of Florida Statutes, there hereby requiring members of the Stuart Housing Authority to continue filing annual financial disclosure forms.**

MOTION: COMMISSIONER MORTELL: MOVED APPROVAL OF THE CONSENT AGENDA WITH ADDED ITEM 8 AND TO PULL ITEM 6 FOR DISCUSSION.

SECOND: VICE MAYOR CHRISTIE

ROLL CALL

MAYOR KRAUSKOPF	YES	COMMISSIONER HUTCHINSON	YES
VICE MAYOR CHRISTIE	YES	COMMISSIONER WAXLER	YES
COMMISSIONER MORTELL	YES		

Item 6 was heard at this time:

6. **Request to set date for a public hearing for January 14, 2008 to
Consider a major amendment to the Commercial Planned Unit Development (CPUD), Pointe at Jensen Beach, Southeast Corner of NW Federal Hwy. and NW Windemere Drive**

Deborah Ross representing Pineapple Plantation Property Owners Association came forward and stated that she would be making her comments at the first public hearing, in January. She also stated she would be meeting with the developer tonight to discuss the issues that have been raised by the homeowners for the proposed project.

Craig Mancuso, Board of Directors of Windermere and resident came forward to state that he would be deferring his comments until the first public hearing in January.

Mark Mathes, representing the applicant came forward and stated that the applicant has met with several surrounding residents to discuss their comments and concerns for the proposed project. He stated that the applicant has made many resolutions too many matters but they have come to a point where the requests are way beyond solvable issues.

Commissioner Mortell disclosed that he had met with the applicant a few weeks ago as well as some residents of Windermere.

Robert Sherman, Pointe Development came forward and presented a timeline of events to the Commission regarding the proposed project; submissions were made in August, the project has been through three LPA meetings. He sincerely appreciated any comments toward the proposed project made by the Commission tonight and welcomed further commission comments.

City Manager Hudson stated that it has always been the City's practice to bring forward an agenda item setting the date first.

Mr. Sherman asked if they would have to re-notice again.

Attorney Nicoletti stated this set the date for the hearing and notice must be provided to adjacent property owners within 300 feet of the proposed project.

Mark Mathes stated that re-notice would be done although they did notice per the City's requirements at the direction of the planning staff that this was the public hearing. It understands that mixups do happen and was disappointed that they would have to go through the expense again.

Attorney Nicoletti stated that if the Commission approves the project and proper notice was not given then the project would be a do-over.

Commissioner Hutchinson disclosed that she met with the applicant but could not make any comments for the project because she did not have enough information tonight.

Vice Mayor Christie agreed that he would like to hear the neighborhood on the issues or concerns they may have before he can comment.

Mayor Krauskopf also stated he met with the applicant for about a half an hour and also wanted to hear from the neighbors about any concern they may have. He said that he was willing to hear everything and make sure that every single thing is taken into account. The residents in the area have been very diligent and the Commission has been frustrated by a number of developers in that area.

**MOTION: COMMISSIONER WAXLER: MOVED APPROVAL TO SET DATE FOR THE
PUBLIC HEARING FOR ITEM 6 TO JANUARY 14,
2008.**

**SECOND: COMMISSIONER HUTCHINSON
MOTION APPROVED UNANIMOUSLY**

Added item 9 was heard at this time:

Commissioner Mortell requested a map and the re-alignment proposal of Willoughby Avenue.

Commissioner Hutchinson requested the City discuss looking at other road improvements on January 14, 2007.

Mayor Krauskopf stated that if FCT did have the ruling and Green River Parkway is not going to work then do we need to refocus funds and money on bringing Willoughby up to Central Parkway and or what is the effect going to be on Baker Road? I need graphics and roadway networks as well as dollar amounts and if your not going to do that then lets focus on where we need to go.

Commissioner Mortell also mentioned that the developments were approved based on traffic counts with the roadway completed. Commissioner Hutchinson also asked for a list of approved developments with traffic counts based on the Green River Parkway completed.

Mayor Krauskopf requested the city send a response to the County in writing, and let them know that the City will be discussing those items on January 28th.

Commissioner Hutchinson stated the County has four options listed on the agenda ref Green River Parkway and MC staff is recommending option #3 basically pushing the alignment to the East and will effect 4 to 2 lanes and eliminate the acquisition of the FCT property and may require taking additional right of way in the Jensen Park Estates Subdivision but should not require removal of the existing owned and two additional lanes on Green River or US 1 in the future.

City Manager Hudson suggested January 28th.

The Commission agreed and requested the City Manager set the item for January 28th.

City Manager Hudson mentioned agenda process and set dates for future meetings.

Vera Locke, Marine Industries Association thanked the City for moving forward with the road closure for the upcoming Boast Show.

She announced the event brings may people to the area and also she would be working with the local businesses gathering information for the attendees at the Boat Show.

Mayor Krauskopf stated the signs would be posted in plenty of time notifying people of the road closure and alternate routes.

City Manager Hudson stated he would follow up on that.

ADJOURNMENT: 6:13 p.m.

ATTEST:



Cheryl White, CMC, City Clerk



Jeffrey Krauskopf, Mayor

Minutes approved at the Regular Commission Meeting This 14th Day January 2008

