



A G E N D A

**REGULAR MEETING OF THE STUART CITY COMMISSION
TO BE HELD October 10, 2016
AT 5:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Jeffrey A. Krauskopf
Vice Mayor Eula Clarke
Commissioner Kelli Glass Leighton
Commissioner Tom Campenni
Commissioner Troy McDonald**

ADMINISTRATIVE

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

Agenda items are available on our website at <http://www.cityofstuart.us>

Phone: (772) 288-5306 .Fax: (772) 288-5305 .E-mail: cwhite@ci.stuart.fl.us

Special Needs: Participants with special needs can be accommodated by calling the City Clerk at least 5 working days prior to the Meeting excluding Saturday and Sunday. We can be reached by phone at (772)288-5306, by fax at (772)288-5305, or by email at cwhite@ci.stuart.fl.us. If you are hearing impaired, please contact us using the Florida Relay Service, Customer Service: Dial 711 or English: (V) 800-682-8706, (TTY) 800-682-8786 Spanish: (V, TTY) 1-800-855-2886 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

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Disability Employment and Down Syndrome Awareness Month

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

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.*

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.*

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.*

CONSENT CALENDAR

END OF CONSENT CALENDAR

COMMISSION ACTION

ORDINANCE FIRST READING

2. (QJ) ORDINANCE No. 2333-2016: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DESIGNATING A PARCEL OF LAND CONSISTING OF 1.6 ACRES OWNED BY THE CITY OF STUART AND LEASED TO NEW URBAN COMMUNITIES, LLC A RE-ZONING FROM URBAN CENTER (UC) TO RESIDENTIAL PLANNED UNIT (RPUD); SAID PARCEL BEING GENERALLY LOCATED AT THE NORTHWEST CORNER OF JOAN JEFFERSON WAY AND SOUTH DIXIE HIGHWAY, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; AUTHORIZING A CORRESPONDING CHANGE TO THE CITY'S OFFICIAL ZONING MAP; TO APPROVE A RPUD DEVELOPMENT FOR THE "STUART TRIANGLE PARCEL" PROJECT ALLOWING THE

CONSTRUCTION OF A THREE-STORY APARTMENT COMPLEX CONSISTING OF 49 DWELLING UNITS; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING CONDITIONS FOR COMPLIANCE WITH APPLICABLE DESIGN STANDARDS; DECLARING THE PROPOSED RPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK. (RC) (QJ)

3. ORDINANCE No. 2336-2016: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA UPDATING THE CITY'S FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR DIRECTIONS TO THE CITY CLERK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (RC)

ORDINANCE SECOND READING

4. ORDINANCE No.: 2329-2016 -- AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN; SPECIFICALLY APPROVING THE AMENDMENT TO THE PLAN BY THE ADDITION OF THE ECONOMIC DEVELOPMENT ELEMENT; APPROVING TRANSMITTAL OF THE ADOPTED COMPREHENSIVE PLAN AMENDMENT TO THE DEPARTMENT OF ECONOMIC OPPORTUNITIES (DEO) AND OTHER RELEVANT AGENCIES AND LOCAL GOVERNMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE, AND FOR OTHER PURPOSES. (RC)
5. ORDINANCE No. 2332-2016; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING CHAPTER 2, SECTION 2.07.00.D.4, "DENSITY" AND SECTION 2.03.00, TABLE 5 "MAXIMUM DWELLING UNITS PER ACRE" OF THE CITY'S LAND DEVELOPMENT CODE, PROVIDING THAT, IN ADDITION TO THE "URBAN CODE CONDITIONAL USE APPROVAL" PROCESS, THE CITY COMMISSION MAY ALSO GRANT UP TO (30) THIRTY RESIDENTIAL DWELLING UNITS PER ACRE WITHIN THE "DOWNTOWN REDEVELOPMENT" LAND USE DISTRICT BY THE PROCESS OF REZONING TO "RESIDENTIAL PLANNED UNIT DEVELOPMENT" (R-PUD) (RC)

DISCUSSION AND DELIBERATION

ADJOURNMENT