MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
JANUARY 27, 2025
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

5:30 PM

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

INVOCATION

Pastor James Brocious, Stuart Alliance Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Giobbi

- Commented on her appointment to the Art Council and Business Development Board as a City representative and the great work they do.
- Commented on being misquoted by newspapers.

Commissioner Clarke

- Commented on the items that were heard at the Joint Meeting and thanked the Community Redevelopment Board (CRB) Members.

Mayor Rich

- Commented on the Martin Luther King Parade and how well the event went. Commissioner Clarke added that the County and City Commissioners along with the new County Sheriff were at the parade.
- Commended the Florida Legislative on starting and finishing their meeting on the same day.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Commented on the population and urbanization of Port St Lucie. Projecting by 2050-2060, Martin County will reach its maximum development with a population of 190,000-200,000 and Port St Lucie's population is projected to be 900,000-950,000 which will create an increase of roughly 400,000 people through Stuart.

APPROVAL OF AGENDA

6:10 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. Helen McBride - Stuart; Commented on Seminole Street and the construction occurring there, stated electrical wires are hanging there and does not believe City workers should be cleaning up behind the contractors.

2. Caryn Yost-Rudge - Stuart; Stated Public Comment should go before Commissioners' comments and the City should mimic the County where the residents can see the Commissioners emails.

3. Walter Loyd - Stuart; Commented on the press and misquote that there would be discussion today on the letter given to the County for Brightline. Also, commented on Costco and Brightline and the traffic it will bring.

4. Robert Hamilton - Stuart; Provided an update to the Commission on the progress of his home and commented on tax dollars and how the commission provides a directive, but it is not followed.

5. Frank McChrystal - Stuart; Commented that US 1 will be a parking lot. Thanked the majority of the Commissioners as they listen to the people.

CONSENT CALENDAR

1. APPROVAL OF 01/13/2025 CCM MINUTES

END OF CONSENT CALENDAR

6:26 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

ORDINANCE FIRST READING

2. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

   ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; 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.

City Attorney Lee Baggett provided a legal background on the reading and voting of the first hearing.

Commissioners provided ex-parte communication.

City Attorney Baggett swore in two (2) people, Jodi Kugler, City Development Director and Jared Gaylord, Applicant's representative.

Ms. Jodi Kugler, Development Director, gave a presentation on the item.

Mr. Gaylord presented on the project providing information including surrounding neighborhoods and aerial photos with different views of property and Frazier Creek.

Commissioners and City Manager continued discussion on the previous zoning to the proposed zoning, how to safeguard the residents, and the City's water supply.

Vice Mayor Collins requested to have a presentation on the water supply at a future meeting. City Manager Mortell stated he would make arrangements to bring it back in March.

7:03 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously. 7:20 PM

3. REPEAL OF ARTICLE IX, EXPANDED POLYSTYRENE AND PLASTICS REGULATION (RC):

ORDINANCE No. 2538-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, REPEALING ARTICLE IX, EXPANDED POLYSTYRENE AND PLASTICS REGULATION, OF CHAPTER 20 OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Michael Mortell reported on the item and its history.

PUBLIC COMMENT:

1. Mark Brechbill - Stuart; Recommended that incentives be used to encourage businesses to conserve for our environment.
2. Frank McChrystal - Stuart; Suggested we look back at other Ordinances passed from previous Commissions.
3. Helen McBride - Stuart; Commented that this Ordinance went into place to save the turtles.

Commissioners discussed the environment, plastic straws, the levels of PFOA and PFAS in paper straws, and Florida Statute.

7:23 PM MOTION: Approved.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
VOTE: 3/2 Passed. 7:35 PM
YES: Christopher Collins, Laura Giobbi, Sean Reed
NO: Campbell Rich, Eula Clarke

DISCUSSION AND DELIBERATION

4. AUTHORIZATION TO SCHEDULE ATTORNEY-CLIENT SESSION (RC):

RESOLUTION No. 18-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY ATTORNEY TO SCHEDULE AN ATTORNEY-CLIENT SESSION WITH THE CITY COMMISSION, CITY MANAGER, CITY ATTORNEY, AND OUTSIDE LEGAL COUNSEL REGARDING PENDING LITIGATION MATTERS PURSUANT TO FLORIDA STATUTES, §286.011(8); PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett explained the process of shade meetings, the three pending cases, and the proposed meeting dates.

Commission agreed to February 24 at 2:00 PM.

7:41 PM MOTION: Shade Meeting on February 24, 2025, at 2:00 PM.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

PUBLIC COMMENT:

1. Caryn Yost-Rudge - Stuart; Commented there is pending litigation, and it is being kept hidden.

City Manager Mortell reported the history on the litigation in response to Ms. Yost-Rudge's comment.

ADJOURNMENT

7:59 PM

Mary R. Kindel, City Clerk	**Campbell Rich, Mayor**

Minutes to be approved at the Regular Commission Meeting this 10th day of February, 2025.