

**MINUTES**  
**REGULAR MEETING OF THE STUART CITY COMMISSION**  
**APRIL 28, 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**

6:08 PM

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

**INVOCATION**

Pastor Darrell Orman of the First Baptist Church of Stuart gave the Invocation.

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY CITY COMMISSIONERS**

Commissioner Reed

- Commented on a Costco traffic light and easement, he reported that he conversed with the Florida Department of Transportation (FDOT) and discovered that Martin County controls the traffic signal. [City Manager Mortell responded that anyone can submit a complaint or take formal action, but noted that he has not investigated the situation and from the City's perspective, all is in compliance.]

Commissioner Clarke

- Commented on the opening of Costco.
- Reported that she participated in the Take Back Our Community Event on MLK Jr.

Blvd., an event coordinated by Althea Whiley, to bring the community together for a Sunday dinner to exchange ideas and encourage involvement.

- Announced that May is Historic Preservation Month, and on May 1st, the kick-off event will take place at 5 p.m. behind the Stuart Feed Store with many other events planned throughout the month.
- Announced upcoming Emancipation Day in the state of Florida and a celebration at St. Paul Ame Church on May 20th.
- Commented on letters received that pertained to the traffic on 10th Street and Palm Beach Rd. (near the schools), felt the Commission should discuss further and listen to the residents. It was noted that east of Palm Beach Road is not located within the CRA. Suggested the City look into an East Stuart Community Plan as expressed by citizens that they prefer more meetings. Announced the Heir's Program and would like to see residents take advantage of the program, and she may consider hosting a future Town Hall.

#### Vice Mayor Collins

- Further commented on the neighborhood in the area of 10th Street to Ocean and A1A to Monterey as being in the most need of calming traffic.
- Noted interest in a discussion to create a priority list of planned improvements for the use of the 1/2 cent sales tax, would like to see it used for improvements to parks and playgrounds, and the nature trails at Haney Creek.

#### Mayor Rich

- Additionally commented on the traffic safety of 10th Street and Palm Beach Road.
- Announced his attendance at a ribbon cutting ceremony for Cleveland Clinic and its celebration of three new primary care physicians, decreasing the new patient wait from 2 years to 22 days.
- Reported that Brightline is now running 6 passenger cars and increasing capacity by 20%. In this past weekend's New York Times, an article on Brightline was in favor of the company.

### **COMMENTS BY CITY MANAGER**

#### City Manager Mortell

- Reviewed the Business Development Board (BDB) appointment and criteria and informed the Commissioners that BDB has changed its board policy and is having elected officials sit as non-voting liaisons, and the Commission is to appoint a resident of the City to serve on the board. Asked Commissioners to send him the names of potential representatives and will bring them back to the second meeting in May 2025, to appoint a representative from the City.
- Announced there are 2 vacancies on the Stuart Housing Authority (SHA) and asked the Commissioners to direct him to request the SHA to come and speak to the Commission.

Pearlie Clarke, (previous SHA Board Member), came before the Commissioners and explained that the Stuart Housing Authority is governed under St. Lucie County Housing Authority, and they were just audited, and offered a copy of the report.

City Manager Mortell continued:

- Reported that the City has put up some traffic calming signs in the 10th Street area that seem to be having an effect. The residents request a workshop within one or two weeks to offer their concerns. There are requests to lower the speed limit on 10th Street from 25 to 20 mph, and a suggestion to replace no-parking signs with trees. Commissioners agreed to move forward with the workshop.

### **APPROVAL OF AGENDA**

**6:58 PM MOTION: Approve**

**MOVED BY: Christopher Collins**

**SECONDED BY: Eula Clarke**

**Motion approved unanimously.**

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

1. Kimberly McHardy - Stuart; Commented on the behavior of a Commissioner, read from the Code of Conduct, must have respect for the process and the community they serve, encourages the Commissioners to review the rules by which they are governed.
2. Robin Cartwright - Stuart; Commented on M&M and the FDOT light, past emails and questioned information and felt there is a lack of communication.
3. Ella Morey - Stuart; Commented on the Martin County 4H Program, its impact and commitment, and noted her award-winning public speaking accomplishments due to her involvement in 4H.
4. Robert Steinberg - Stuart; Commented on the Terra Fermata business and the zoning district uses, noticed that a concert venue is not mentioned; read from the Code of Ordinances.

### **CONSENT CALENDAR**

1. APPROVAL OF 04/14/2025 CCM MINUTES (RC)
2. AUTHORIZATION TO APPLY FOR FDLE ONLINE STING OPERATIONS GRANT PROGRAM (RC):

RESOLUTION No. 22-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A FLORIDA DEPARTMENT OF LAW ENFORCEMENT GRANT APPLICATION FOR THE ONLINE STING OPERATIONS GRANT PROGRAM; AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR

OTHER PURPOSES.

### **END OF CONSENT CALENDAR**

Police Chief Tuminelli provided a brief explanation of the grant program in the Resolution, and thanked the City Manager and Commission for their support.

**7:11 PM MOTION: Approve.**

**MOVED BY: Christopher Collins**

**SECONDED BY: Laura Giobbi**

**Motion approved unanimously.**

### **COMMISSION ACTION**

#### **3. MID-YEAR BUDGET ADJUSTMENT (RC):**

RESOLUTION No. 45-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 11 TO THE FISCAL YEAR 2025 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Joli Boglioli, Finance Director, presented the mid-year City's budget.

City Manager Mortell provided some statistics in comparison to other surrounding communities.

Vice Mayor Collins commented that with the new Environmental Attorney, he sees it as a re-prioritization of staff.

**7:59 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Christopher Collins**

**Motion approved unanimously.**

### **ORDINANCE SECOND READING**

### **ORDINANCE FIRST READING**

#### **4. \*\* ITEM WITHDRAWN BY APPLICANT \*\***

EDEN/MAR STUART SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE) (RC):

ORDINANCE No. 2535-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN FLORIDA STATUTES §163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 22.76-ACRE PARCEL FROM COMMERCIAL TO THE NEIGHBORHOOD SPECIAL DISTRICT FUTURE LAND

USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**5. \*\* ITEM WITHDRAWN BY APPLICANT \*\***

EDEN/MAR STUART MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2536-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR CPUD AMENDMENT TO THE 12.31-ACRE MAR-STUART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LOCATED ON THE WEST SIDE OF SE FEDERAL HIGHWAY, TO INCORPORATE A 22.76-ACRE PARCEL WITHIN THE OVERALL MAR-STUART CPUD FOR A TOTAL LAND AREA OF 35.07-ACRES; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**6. CODE AMENDMENT ADDING LANGUAGE RELATED TO TRESPASSING (RC):**

ORDINANCE No. 2542-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 30 (PARKS AND RECREATIONAL AREAS), SECTIONS 30-3 THROUGH 30-5, OF THE CITY OF STUART'S CODE OF ORDINANCES, BY ADDING CERTAIN PROVISIONS RELATED TO TRESPASS WARNINGS AND THE APPEAL PROCESS FOR TRESPASS WARNINGS UNDER CERTAIN CIRCUMSTANCES FOR PUBLIC PROPERTY AND OTHER PROPERTY GENERALLY OPEN TO THE PUBLIC; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney, Lee Baggett, read the Ordinance title into the record and reported the requirements as well as the trespass warning and appeal process. The City is in compliance, but due to case law, additional information was added to the City's code.

**8:06 PM MOTION: Approval to transmit to Second Reading.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Laura Giobbi**

**Motion approved unanimously.**

**DISCUSSION AND DELIBERATION**

**ADJOURNMENT**

8:06 PM

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**Mary R. Kindel, City Clerk**

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**Campbell Rich, Mayor**

**Minutes to be approved at the Regular Commission  
Meeting this 12th day of May, 2025.**