



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

OCTOBER 13, 2025

AT 4:00 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

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

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

INVOCATION

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - FLORIDA ARTS & DANCE COMPANY - DANCING TO THE NUTCRACKER

PROCLAMATIONS

2. FLORIDA CITY GOVERNMENT WEEK - OCTOBER 20–26, 2025
3. DOMESTIC VIOLENCE AWARENESS MONTH - OCTOBER 2025

PRESENTATIONS

4. SERVICE AWARDS OCTOBER 2025
5. DEVELOPMENT APPLICATION APPROVAL PROCESS & PROCEDURES

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT CALENDAR

6. APPROVAL OF 09/22/2025 SCM FINAL MILLAGE AND FINAL BUDGET MINUTES AND 09/22/2025 CCM MINUTES (RC)
7. TREE CITY USA RECERTIFICATION APPLICATION 2025-2026 (RC):

RESOLUTION No. 99-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE EXECUTION AND SUBMISSION OF THE 2025-2026 ANNUAL RECERTIFICATION APPLICATION FOR THE TREE CITY USA DESIGNATION; AND REAFFIRMING THE CITY'S COMMITMENT TO URBAN FORESTRY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

8. FINAL RENEWAL OF FLAGLER CENTER LEASE WITH STUART MAIN STREET ASSOCIATION, INC. (RC):

RESOLUTION No. 101-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZE A THREE-YEAR EXTENSION TO ABSOLUTE TRIPLE NET – UNSUBORDINATED LEASE AGREEMENT BETWEEN THE CITY OF STUART AND STUART MAIN STREET ASSOCIATION, INC. FOR THE "FLAGLER CENTER" LOCATED AT 201 SW FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. AUTHORIZATION TO APPLY FOR FDLE DRONE REPLACEMENT GRANT (RC):

RESOLUTION No. 100-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT FOR FUNDING UNDER THE FY 2025–26 DRONE REPLACEMENT PROGRAM; PROVIDING FOR THE EXECUTION OF AN AGREEMENT IF FUNDS ARE AVAILABLE AND AWARDED; AND PROVIDING AN EFFECTIVE DATE.

10. THE SPICE AND TEA EXCHANGE REQUESTING A MAJOR URBAN CODE CONDITIONAL USE LOCATED AT 39 SW OSCEOLA STREET (RC):

RESOLUTION No. 98-2025, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR URBAN CODE CONDITIONAL USE EXCEPTION TO GLENN AND KIMBERLY GORDON WITH GORDON ENTERPRISES STUART, LLC ALSO KNOWN AS THE SPICE AND TEA EXCHANGE, TENANT AT 39 SW OSCEOLA STREET; TO ALLOW A FORMULA BUSINESS TO BE LOCATED WITHIN THE FORMULA BUSINESS AREA AND TO WAIVE THE REQUIRED 300 FOOT SEPARATION BETWEEN FORMULA BUSINESS ESTABLISHMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

11. LEASE AMENDMENT WELLS FARGO - FLORIDA CANCER SPECIALISTS (RC):

RESOLUTION No. 104-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE EXECUTION OF AN AMENDMENT TO LEASE WITH TENANTS AT 301 SE OCEAN BLVD. TO ALLOW FOR THE TERMINATION OF LEASE IN THE YEAR 2028 AND TO ALLOW STAFF TO RELOCATE IN ACCORDANCE WITH PRIOR COMMISSION ACTION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

12. DISCUSSION AND DELIBERATION OF CITY MANAGER'S EMPLOYMENT CONTRACT

ADJOURNMENT

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.

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.

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.

INVOCATION: Any invocation that may be offered at the opening of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.