



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

NOVEMBER 10, 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

Interim City Manager, Louis J. Boglioli III

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 - ZOE MCKNIGHT, DANCE PERFORMANCE

PROCLAMATION

2. HOSPICE & PALLIATIVE CARE MONTH - NOVEMBER

PRESENTATIONS

3. SERVICE AWARDS - NOVEMBER 2025

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

4. APPROVAL OF 10/27/2025 CCM MINUTES

END OF CONSENT CALENDAR

COMMISSION ACTION

5. CDBG HOUSING REHABILITATION PROGRAM TIMELINE EXTENSION (RC):

RESOLUTION No. 102-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING AN EXTENSION OF TIME FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM; AUTHORIZING THE MAYOR TO EXECUTE ALL RELATED DOCUMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

6. THE SPICE AND TEA EXCHANGE REQUESTING A MAJOR URBAN CODE CONDITIONAL USE LOCATED AT 39 SW OSCEOLA STREET (QUASI-JUDICIAL)(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.

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

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.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 11/10/2025

Prepared by: Nina Mullin

Title of Item:

ARTS MOMENT - ZOE MCKNIGHT, DANCE PERFORMANCE

Summary Explanation/Background Information on Agenda Request:

Zoe McKnight will perform a dance to song "Rise Up" by music artist, Andra Day.

Funding Source:

N/A

Recommended Action:

Enjoy!

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 11/10/2025

Prepared by: Susej Meleqi

Title of Item:

HOSPICE & PALLIATIVE CARE MONTH - NOVEMBER

Summary Explanation/Background Information on Agenda Request:

Palliative care is focused on improving the quality of life for people with serious illnesses and their care partners. It is available to people of any age who need it, not just older adults. The major elements of palliative care include managing a person's symptoms effectively and ensuring that their care is coordinated. Hospice has helped provide comfort and dignity to millions of people, allowing them to spend their final months at home, surrounded by their loved ones. The hospice model involves an interdisciplinary, team-oriented approach to treatment, including expert medical care, quality symptom control, and comprehensive pain management as a foundation of care.

Funding Source:

N/A

Recommended Action:

Issue Proclamation

ATTACHMENTS:

1. Hospice & Palliative Care Month - Nov

PROCLAMATION
HOSPICE AND PALLIATIVE CARE MONTH
NOVEMBER 2025

- WHEREAS,** Medicare’s first proven coordinated care model, hospice is a program that works offering person-centered, compassionate care, ensuring people dignity, choice, and quality of life; and
- WHEREAS,** the hospice model involves an interdisciplinary, team-oriented approach to treatment, including expert medical care, quality symptom control, and comprehensive pain management as a foundation of care. Beyond providing physical treatment, hospice attends to the patient’s emotional, spiritual, and family needs, and provides family services like respite care and grief counseling; and
- WHEREAS,** hospice and palliative care organizations are advocates and educators about advance care planning that help individuals make decisions about the care they want. Founded in 1982, Treasure Coast Hospice is a non-profit community organization of skilled professionals and dedicated volunteers whose mission is to provide access to compassionate, caring, expert and professional hospice and grief support services to patients and families at the end of life; and
- WHEREAS,** today, Treasure Coast Hospice serves more than 4,000 patients annually, providing holistic patient-centered care and comfort to patients and families in Martin, St. Lucie, and Okeechobee counties. This year, Treasure Coast Hospice celebrated the 10th Anniversary of its specialized pediatric care program, Little Treasures, which improves the quality of life of children and teens with a life-limiting illness by providing support for the entire family.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, do hereby proclaim November 2025 as:

HOSPICE AND PALLIATIVE CARE MONTH

IN WITNESS WHEREOF, I have set my hand and caused the seal of the City of Stuart, Florida to be affixed this 10th day of November, 2025.

CAMPBELL RICH
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 11/10/2025

Prepared by: Karen Chambers-Cuffy

Title of Item:

SERVICE AWARDS - NOVEMBER 2025

Summary Explanation/Background Information on Agenda Request:

H. Bobby Kindel	U&E	35 years
Donald Lesko	Fire Rescue	30 years
Pinal Gandhi Savdas	CRA	10 years
James Allen	U&E	10 years *
Emily Coyne	Police	5 years

*Jim Allen passed away unexpectedly on 10/25/2025

Funding Source:

General Fund

Recommended Action:

Present Awards

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 11/10/2025

Prepared by:

Title of Item:

APPROVAL OF 10/27/2025 CCM MINUTES

Summary Explanation/Background Information on Agenda Request:

n/a

Funding Source:

n/a

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 10/27/2025 CCM Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
OCTOBER 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

5:40 PM

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

INVOCATION

Pastor Stanley Allen, Jr. of Redeemer Lutheran Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Requested a fifteen (15) minute recess before Item #4.
- Commented that he has been chastised for bringing up the issue (Item #4), has received backlash for bringing awareness to important public business, and has experienced and reported threats and intimidation. Stated he had to file a police report last week. Offered his cell phone number to the public and stated that he tries to be transparent; attacks are uncalled for.

Commissioner Giobbi

- Commended Commissioner Reed for his commitment to the community.

- Thanked everyone for being here and hopes all will conduct themselves and hear both sides of the story.

Commissioner Clarke

- Commented on the active and unprecedented Hurricane Melissa that her homeland was experiencing, she asked that all think of others at this time.
- Retreated her comment from the Community Redevelopment Agency Meeting (CRA) this evening and the issues of homeless and affordable housing in Stuart.

Vice Mayor Collins

- Commented in hopes that all participating in the meeting would remain civil and neighborly.
- Stated he appreciates and supports Mike Mortell, no matter how he votes this evening.

Mayor Rich

- Commented on the local legislative action days, which allow open dialog for communities to review important issues. Disappointed in the lack of attendance from fellow Commissioners City manager Mortell and himself were the only City representatives.
- Thanked Commissioner Reed, Commissioner Clarke, and himself for taking the time to meet with the Department Heads prior to this meeting.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Reported on the loss of a Stuart team member, Mr. James Allen, Supervisor of the Water Reclamation Facility, as well as the loss of past Martin County Sheriff Crowder last week; he was the longest serving Sheriff in Martin County.
- Announced the successful Halloween event hosted by the City's Community Services Department.
- Stated he received an email complimenting the Stuart Police Department regarding the traffic around 10th Street and speed reduction.

APPROVAL OF AGENDA

5:58 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. Walter Loyd - Stuart; Commented on the River Coalition Meeting held last week,

thanked them all and found the meeting inspiring.

APPROVAL OF CONSENT CALENDAR

1. APPROVAL OF 10/13/2025 CCM MINUTES

END OF CONSENT CALENDAR

6:01 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Eula Clarke

Motion approved unanimously.

COMMISSION ACTION

2. FPL EASEMENT FOR "CAPTAIN ADAMS PARK" PARCEL AT CONFUSION CORNER (RC):

RESOLUTION No. 103-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AN EASEMENT AGREEMENT BETWEEN THE CITY OF STUART, FLORIDA AND FLORIDA POWER & LIGHT COMPANY FOR THE PURPOSES OF PLACEMENT AND MAINTENANCE OF CONDUIT ON THE CITY-OWNED PARCEL KNOWN AS CAPTAIN ADAMS PARK LOCATED AT CONFUSION CORNER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Michael Mortell, City Manager, reviewed the Resolution, noted that part of the undergrounding of power lines on both Seminole St. and Flagler Avenue, to connect to main power grid, there is a need of a separate easement.

6:03 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Eula Clarke

Motion approved unanimously.

3. TRAFFIC CALMING MEASUREMENTS WITHIN THE 10TH STREET RESIDENTIAL AREA (RC):

RESOLUTION No. 72-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING THE INSTALLATION OF ADDITIONAL STOP SIGNS ALONG S.E. KRUEGER PARKWAY, S.E. PARKWAY DRIVE, S.E. MADISON AVENUE, S.E. DOLPHIN DRIVE, AND S.E. FLAMINGO AVENUE BETWEEN S.E. OCEAN BOULEVARD AND 10TH STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mechelle Arbuzow, Planner I, co-presented with the Development Director, Jodi Kugler, on the traffic-calming measures proposed project.

Police Chief Zenelovic added comments pertaining to the options available.

Commissioners' discussion included cameras, stop signs, and involved CRB Board Member, Bonnie Moser and Captec Engineering, Joe Capra, to offer solutions and a request for Bonnie Moser to return with input at the next CRA Meeting.

PUBLIC COMMENT:

1. Bonnie Moser - Stuart; Thanked Stuart Police Department for their efforts and is happy to work with City staff for better short and long-term solutions. Noted that City-wide, when making decisions, the Manual on Uniform Traffic Control Devices (MUTCD) states that stop signs should not be used.

6:23 PM MOTION: Table to a date uncertain.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

***** 6:30 PM RECESS *****

***** 6:46 PM RECONVENED *****

4. CONTINUED DISCUSSION AND DELIBERATION OF CITY MANAGER'S EMPLOYMENT CONTRACT

City Attorney, Lee Baggett, provided a review and advice pertaining to the City Manager's contract, noted paragraph 5 states termination is with or without cause. Mr. Baggett provided examples referred to in Florida Statute 100.361, which is grounds for removal of a Commissioner under state law. The seven (7) grounds for removal include:

1. Malfeasance — Performance of an act that is legally unjustified, harmful or contrary to law, especially by a public official or a person in a position of public trust. Performance of act completely illegal or wrongful act by an elected official.
2. Misfeasance — Transgression, especially the wrongful exercise of lawful authority. It's the performance of a lawful action, in an illegal or improper manner, the improper performance of a lawful act resulting in harm or injury to another person or entity.
3. Neglect of duty.
4. Drunkenness.
5. Incompetence.
6. Permanent inability to perform official duties.
7. Conviction of a felony involving moral turpitude.

Mr. Baggett continued by pointing out differences in the Employee Handbook, Chapter 26, with the Contract, that the Florida law states when there is an employee policy vs. employee contract, the employee contract will prevail. Therefore, Mr. Mortell will be entitled to 20 weeks of severance without cause. In his opinion, if the Commission wants to terminate for cause, the Commission would need to provide one or more of the seven identified grounds along with a factual basis in support of the violation, witnesses or any documents of the assertion of the violation. The City gives a similar process to all employees terminated with cause. If due process on a cause finding isn't done, it could

potentially expose the City to another claim for not providing procedural due process. After identifying this information, his suggestion would be to schedule a special meeting the following week to give Mr. Mortell an opportunity to address allegations. Baggett offered a reliable source, Sec. 2-22 Code of Ordinances; Investigation by Commissioners of charges of wrong doing by Charter employees. Mr. Baggett identified the different courses of action:

- Allow Mr. Mortell to continue to work or place him on paid administrative leave until such hearing.
- Mr. Mortell may resign with 45 days written notice, but would not be entitled to severance.
- Mr. Mortell can be terminated with cause, and would not be entitled to severance.
- The Commission could perform a performance evaluation, provide a personal improvement plan, and the opportunity to correct.

Mr. Baggett stated that depending on the course of action, an interim City Manager must be appointed.

Commissioner Reed clarified with Attorney Baggett, the potential effect on future employment between termination with cause or resignation. Attorney Baggett stated that termination with cause could affect future employment for Mr. Mortell. Commissioner Reed reiterated his Commissioner Comments, stated he has been chastised and whether it is the right decision or not, he had concerns about things brought to his attention, whether it meets cause, that direction would prolong the situation. Commissioner Reed reported his concerns as a lot split brought before the Commission, a traffic citation and traffic stop, and certain agenda items being misrepresented, in particular "Brightline." Out of respect for Mr. Mortell, those were his reasons for bringing this forward.

6:58 PM

Commissioner Reed made a motion to terminate Mr. Mortell without cause and put Joly (Boglioli) as Interim City Manager for the time being.
The motion was seconded by Commissioner Giobbi.

PUBLIC COMMENT:

1. Raj Patel - Palm City; Read from his daughter's essay on, "Characteristics of a Leader You Admire", that she wrote about City Manager Mortell.
2. Jimmy Smith - Stuart; Commented on the history of the City and said a prayer.
3. Althea Stoudemier - Stuart; Spoke in favor of City Manager. Questioned the reasoning and how someone with one-year on the board knows so much. Stated Mr. Mortell has a heart and the experience.
4. Karen Steger - Stuart; Commented she has known Mike Mortell for 30 years, stated with confidence, he is an honest person; due process doesn't seem to matter anymore, search our souls because someday it will be you.
5. Helen McBride - Stuart; Commented on her history and past involvement in the City; never called police when people bothered her after her voice was heard at public meetings. Commissioners are misusing the Police Department and felt public officials should answer their phones.
6. Marge Bonomo - Stuart; Stated she has known Mike Mortell for 30 years, shocked to let go of such institutional knowledge and love from the community.

7. Walter Loyd - Stuart; Stated he believes that truth prevails, and noted that the item should have been noticed, in favor of motion.
8. Nina Denton - Stuart; Commented that she works for the Clerk of Court who has tried to contact the Commissioners to voice her feelings to no avail, and it is her opinion to retain Mr. Mortell.
9. Paula Nicoletti - Stuart; Asked Commission to consider their lack of professionalism. It is not what Stuart deserves; the idea of bringing in a new manager every few years simply to be a part of the hiring process is ridiculous. Serious issues in our community and the City needs Mike Mortell, well-educated and knowledgeable.
10. Jim Gallegos - Stuart; Commented on his support of Mike Mortell, Stuart has a superman in Mr. Mortell; asked for his many values to be weighed tonight.
11. Bob Daniels - Town Manager of Sewall's Point; Commented in support of Mike Mortell, suggested other avenues where there are different viewpoints; give him an opportunity to meet any bars set for him; urged them to reconsider the motion.
12. Lila Wood - Stuart; Commented that she is a neighbor of Mike Mortell and relies on him, represents a number of friends that could not attend today, deeply disturbed by the freshmen Commission. Mike and the citizens deserve consideration, and the people who voted for you did not expect this and will not vote for them again, unless a change is in their motion.
13. David Sharfi - Stuart; Read the definition of a "circus" and "theater" that he feels is taking place.
14. Joseph Cooper - Stuart; Commented on being a Christian nation and following Christ, redemption, if fault is found in someone, you should redeem them; Mike Mortell's institutional knowledge; those who are without sin, cast the first stone. Suggested, they give him a plan and the community will appreciate it.
15. Michael Ponte - Jensen Beach; Stated that, on behalf of the Martin County Realtors Association, Martin County Tax Payers Association, NAACP, Treasure Coast Builders Association and the Martin County Chamber of Commerce, respectfully requested that a policy of regularly providing updates including costs, taxpayers dollars, about the City's ongoing litigation against the State of Florida on SB 180.
16. John Gonzalez - Stuart; Begged the Commission not to fire Mike Mortell, and asked that they apply the Golden Rule, do unto others as you would have them do unto you.
17. Nick Blount - Stuart; Item is a discussion and deliberation, wondering how a vote could be done; in time, he served as a Commissioner, gained respect for the job of a City Manager, Mike Mortell has consistently served as a leader.
18. Mark Brechbill - Stuart; Commented the job of a Commissioner is a leader and doing what they are elected to do. Offer a plan of action; it is easier to work with Mike Mortell rather than bring someone new in. Be the leaders you are.
19. Bill West - Stuart; Asked the Commission to think of the Community and Mike Mortell's family, and shared a verse.
20. William Rudge - Stuart; Stated the formal notification of City vs. Rudge, commented on inconsistencies by Mike Mortell; 11th Circuit has formally opened the case and is under federal review; requesting submitting with cause for termination of the City Manager, requests formal review by the commission.
21. Kathy Cabre Peters - Stuart; Privilege of working with Mike Mortell since the start and was outraged that, after a short term, you know better than those before you.
22. Ed Lucente - Stuart; Commented on process, how we govern and how we decide.

The Commission is voting on a matter of increasing friction between Mike Mortell and the repeated alignment with each other over the experienced members of the Commission. Stated the member with the least experience requesting the resignation of the City's most experienced leader because of differing ideas and opinions, a leadership paradox.

23. Dennis Steelman - Stuart; Commented on his positive past dealings with Mike Mortell; his availability and extensive knowledge has saved the City millions of dollars over the past years. As a manager, he has never moved to fire a person.
24. Jeff Dougherty - Stuart; Commented on his long-term history and involvement in the City, pattern from past City Managers, that local knowledge is invaluable; dealt with Mike Mortell in each held position, he is available, professional and knowledgeable.
25. Robin Cartwright - Stuart; Commented on past manager, Mr. Ross, who felt Mike Mortell has used his position for preferential treatment, stated if Mr. Mortell is the leader that all state he is, the staff and services will continue without him. Tonight's decision is about the totality of the behavior and what we expect from a leader.
26. Caryn Hall - Stuart; Commented that Mike Mortell has not done this on his own and noted she felt there is a network, uses the law as a weapon and loved Mr. Mortell as a person, but may he be kept away from the City.
27. Audra Creech - Stuart; Commented that the Commissioners are seeing something that does not exist because they want it to exist.
28. Margaret Bromfield - Stuart; Thanked the City Manager for showing up. Have you ever intentionally put your pen to the paper to defraud the City? She sees a man that shows up and engages with the people with an open mind. Read a scripture.
29. Robert Stancavich - Stuart; Commented about a pension freeze for Mr. Mortell, Mr. Nicoletti and Mr. Killbride and stated Mortell was responsible for his divorce and hundreds of thousands of dollars in fines. Provided a packet to Commission and audience members.
30. Clay Scherer - Stuart; Urged the Commission to reconsider the motion; fairness, due process, transparency, asked them to keep that in mind. Serves on the Community Redevelopment Board with Mr. Brechbill and agreed with his comments; surely feels there is a better way to deal with Mr. Mortell, demonstrate that you hear us and listen to the citizens.
31. Lucie McGuire - Port St. Lucie; Commented on her service to the community, though she lives in Port St. Lucie, is a native citizen, and she is so disappointed with the Board and the childish behavior by the Commissioners. Stated that leadership is not to make decisions, regardless of right or wrong. He has more experience than all the Board combined. It will cost our city financially and cost our integrity.
32. Tim Hernandez - Delray Beach; Commented on Mr. Mortell's intellect, his best interests are for the City,
33. Olga Hamilton - Stuart; Commented on the job of the City Manager and all laws must be followed, felt Mr. Mortell participated in mismanagement and fraudulent documents, demands transparency.
34. Robert Hamilton - Stuart; Commented on truth and accountability, felt Mr. Mortell did not follow the directive from the State of Florida, stated there was no roof ridge vent installed and Mr. Mortell lied on October 13th, their 130-year-old building has been damaged, but this is about leadership.
35. Lucas Latham - Stuart; Commented on the four (4) story building that looms over Seaside Homes.

36. Frank McChrystal - Stuart; Encouraged all to view the Metropolitan Planning Organization meeting from this morning to see Commissioner Reed in action; if you feel the City Manager is not working with you, if he is impeding your actions, you have a job to do.
37. Robert Haas - Stuart; Commented on the false communications about him and his property, provided his property history, stated Mr. Mortell had a case against him and did not help him or do him any favors, but knows that he was honest and in 25 years, bound to make some residents angry.
38. Steven Vitale - Stuart; Commented that firing a City manager via trial by Facebook is wrong. They have made many comments about families that are pillars in the community, reported on a historical property, advocated for City Manager Mortell. Stated Ephesians 4; Body of Christ; all have different talents, we need to work together, slowly becoming a dysfunctional City.

***** 9:12 PM RECESS *****

***** 9:23 PM RECONVENE *****

City Manager Mortell expressed humility and gratitude toward the community while acknowledging criticism received. He addressed accusations related to the Hamilton Project, outlining the City's actions, the discovery of fraudulent behavior of the homeowner, and his commitment to honesty. He emphasized that his role is to implement the City Commission's directives and cited examples such as Costco, Zoning in Progress, SB 180, and budget reductions. Mr. Mortell questioned the transparency surrounding the review of his contract, noting that termination discussions were not communicated to him or the media. He commented on instances where the Commission engaged in administrative matters which he believes violated state law. He mentioned rallies organized in his support, initially opposing them but later expressing appreciation for the community's encouragement. He stated the situation could have been avoided with transparency from Commissioner Reed, calling the process an "ambush" and a violation of the Code of Conduct. He denied allegations related to a property lot sale and discussed ethical concerns regarding Commissioner Reed's interactions with union members. Mr. Mortell reflected on his 25 years of service, expressing gratitude to both supporters and critics for fostering balance. He reaffirmed his love for the City of Stuart and admiration for residents' civic engagement. He encouraged a return to transparency, professionalism, and adherence to the City Charter, emphasizing that the Commission should focus on policy while staff carry out implementation. He concluded by thanking the community for the opportunity to serve and expressed hope that Stuart continues to uphold integrity and effective governance.

Commissioner Clarke stated that as the longest-standing commissioner, she appreciated Commissioner Reed's desire to participate in what he considered to be his job, but she hadn't envisioned the request to review the contract would turn into this. She stated knowing him as a Commissioner, City Attorney, and City Manager, and didn't see the need to investigate Mr. Mortell. She met with all department heads for two to three days last week and not one spoke in a negative manner of Mr. Mortell or his performance. She expressed concern about what will happen with the City of Stuart once he is gone. Commissioner Clarke asked the Commission to pull back and come up with a plan to have Mr. Mortell meet with the Commissioners and heal our City before it is broken. They owe it to themselves and the residents. She asked Commissioner Reed to withdraw his motion.

Commissioner Clarke spoke directly to Mike Mortell and told him she appreciated his work, thanked him for what he has done for the City and commended him for his grace and his appropriate response, that it showed leadership.

Commissioner Reed stated he was not willing to withdraw his motion, that some things were thrown out of context, and they can agree to disagree. They have different perspectives.

Mayor Rich commented on loyalty and staff morale, stated that it was a grossly unfair decision. He met with department heads and there were no complaints about Mr. Mortell, but only their concern about whether it could happen to them as well.

Commissioner Reed stated he met with all department heads, and more than one told him he was on the right path, and stated there were three (3) complaints in the personnel file and when the news made a request, there were none.

*CLERK'S NOTE: For the record, it was noted that the public records requests in question were submitted with different parameters. The initial request covered the period of 2013 to present and resulted in the production of two (2) complaint records. The subsequent request specified a timeframe beginning in March of 2023, during the tenure of City Manager, and produced no responsive records.

6:58 PM MOTION: Terminate the City Manager without cause and put Joly (Boglioli) as Interim City Manager for the time being.

MOVED BY: Sean Reed

SECONDED BY: Laura Giobbi

VOTE: MOTION PASSED 3/2; 10:15 PM

YES: Christopher Collins, Laura Giobbi, Sean Reed

NO: Campbell Rich, Eula Clarke

ADJOURNMENT

10:15 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

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

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 11/10/2025

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CDBG HOUSING REHABILITATION PROGRAM TIMELINE EXTENSION (RC):

RESOLUTION No. 102-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING AN EXTENSION OF TIME FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM; AUTHORIZING THE MAYOR TO EXECUTE ALL RELATED DOCUMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Consideration of a Resolution approving a timeline extension for the Community Development Block Grant (CDBG) Housing Rehabilitation Program and authorizing the Mayor to execute all related documents.

Florida Commerce previously approved extensions of the grant agreement to January 31, 2025, and then to January 31, 2026. Due to ongoing activities for two remaining projects and necessary scope adjustments, the City is requesting a six-month extension of the project timeline to August 3, 2026, to allow for the timely completion of all program activities.

Previously, the Mayor executed the timeline extension documents under prior authorization granted by Resolution No. 95-2020. However, the City Commission has requested that all future extensions be presented to the Board for approval. Accordingly, this item is brought forward for Commission consideration.

Funding Source:

Community Development Block Grant

Recommended Action:

Motion to approve Resolution No. 102-2025.

ATTACHMENTS:

1. R102-2025 - CDBG HR Timeline Extension
2. Letter for time extension



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION No. 102-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING AN EXTENSION OF TIME FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM; AUTHORIZING THE MAYOR TO EXECUTE ALL RELATED DOCUMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart received a Community Development Block Grant (CDBG) from the Florida Department of Commerce (f.k.a. Florida Department of Economic Opportunity) for the Housing Rehabilitation Program to benefit low-moderate income households within the City limits; and

WHEREAS, Resolution No. 95-2020 authorized the Mayor or City Manager to submit additional information as may be required by the Florida Department of Commerce in connection with the application, award agreement, or any subsequent State or Federal requests related to said application and award agreement; and

WHEREAS, the initial grant agreement was effective on August 1, 2022, and was scheduled to end on January 31, 2024; and

RESOLUTION No. 102-2025
CDBG HOUSING REHABILITATION TIMELINE EXTENSION

WHEREAS, the Mayor has previously signed a modification to the grant agreement for an extension of time in order to complete all project activities; and

WHEREAS, the Florida Department of Commerce approved prior extensions of the agreement to January 31, 2025, and subsequently to January 31, 2026; and

WHEREAS, due to ongoing activities associated with two outstanding projects and necessary project scope adjustments, the City desires to seek an extension of the project timeline by an additional six months, from January 31, 2026, to August 03, 2026; and

WHEREAS, the City Commission finds it to be in the best interest of the City to approve the requested extension of time and authorize the Mayor to execute all necessary documents related to this extension.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The above recitals are hereby incorporated as if fully set forth herein.

SECTION 2: An extension of time is approved for the CDBG Housing Rehabilitation Program through August 3, 2026.

SECTION 3: The Mayor is authorized to execute all documents and take any actions necessary to implement the approved timeline extension.

SECTION 4: This Resolution shall be effective immediately upon adoption.

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____ and upon being put to a roll call vote, the vote was as follows:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA CLARKE, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

RESOLUTION No. 102-2025
CDBG HOUSING REHABILITATION TIMELINE EXTENSION

LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

ADOPTED this _____ day of _____, 2025.

ATTEST:

MARY KINDEL
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY



Pinal Gandhi-Savdas | CRA Executive Director

121 SW Flagler Ave. Stuart, FL 34994

Phone: 772.283.2532

November 10, 2025

Mr. Graham Markarian, Supervisor
Florida Small Cities CDBG Program
Department of Economic Opportunity
107 East Madison Street – MSC 400
Tallahassee, Florida 32399

Re: City of Stuart: FDEO CDBG Modification #4 to Subgrant Agreement 22DB-OP-10-53-02-H01

Dear Mr. Markarian:

Please accept the City of Stuart's request to modify the above-referenced FFY 2019 Small Cities Community Development Block Grant between the City of Stuart and the Florida Department of Commerce.

The City can complete the activities identified in our grant application. However, due to the additional time needed to complete the tiered environmental review as well as two hurricanes (Hurricane Helen and Hurricane Milton) delays have hampered the process. The City is requesting additional time to complete the projects. No other changes are requested, including no changes to accomplishments or beneficiaries.

It is the City's wish to request a 6-month extension from 01/31/2026 to 08/03/2026.

We appreciate your review and consideration. Should you have any questions or concerns, please feel free to contact Pinal Gandhi-Savdas, CRA Executive Director, with the City of Stuart at (772) 283-2532 or Antonio Jenkins with Guardian CRM, Inc. at (888) 482-7392.

Sincerely,

Campbell Rich, Mayor
City of Stuart

CC: Pinal Gandhi-Savdas, CRA Executive Director
Antonio Jenkins, Guardian CRM Inc.



CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 11/10/2025

Prepared by: Mechelle Arbuzow

Title of Item:

THE SPICE AND TEA EXCHANGE REQUESTING A MAJOR URBAN CODE CONDITIONAL USE LOCATED AT 39 SW OSCEOLA STREET (QUASI-JUDICIAL)(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.

Summary Explanation/Background Information on Agenda Request:

Glenn and Kimberly Gordon, owners of The Spice & Tea Exchange of Stuart, are seeking approval for a Major Urban Code Conditional Use to operate a formula-based business within the Old Downtown Historic District, located at 37 SW Osceola Street. This request is submitted in accordance with Section 2.06.12 of the City of Stuart Land Development Code. The proposed location was previously occupied by Gumbo Limbo Coastal Kidz. In addition, the applicants are requesting a waiver from the required 300-foot separation between formula business establishments Kilwins and Duffy's Sports Grill.

At the October 13, 2025, Regulation City Commission, the applicant requested the item be postponed to a certain date to November 10th, 2025.

Funding Source:

N/A

Recommended Action:

Staff respectfully requests that the City Commission approve Resolution 98-2025.

In the Community Redevelopment Board hearing on October 7th, it was voted 4 to 2 by the Board to not recommend approval.

ATTACHMENTS:

1. Application
2. Public Notice
3. R98-2025 The Spice and Tea Exchange
4. Staff Report - The Spice and Tea Exchange
5. The Spice and Tea Exchange Brochure
6. The Dirty Hippie Support Letter
7. Amy Freeman, TSTE CEO
8. Cathy Hoechst MD Mayor 2013 to 2015 & 2018 to 2020
9. Commissioner Cal Rolfson, MD
10. Commissioner Doug Bryant, MD (1)
11. Crissy Stile, MD Mayor 2021-2025
12. Director of Economic Development & Public Information

13. James Homich, MD Mayor 2024 - 2025
14. Patricia O'Connell, Gumbo Limbo Support
15. TSTE Shopping list



City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: _____
Reviewed by: _____

Urban Code Conditional Use Application

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	June 19, 2025	Application Date:	July 3, 2025
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SITE INFORMATION

Project Name:	The Spice & Tea Exchange	Parcel ID#:	053841004000001400
Site Address:	37 SW Osceola St. Stuart, FL 34994		
Subdivision:	Urban Center	Lot(s):	14, 15 and 16
Site Acreage:	0.39	Flood Zone/Base Flood Elevation:	
Current Zoning District / CRA Subdistrict (if applicable):			
Current Comprehensive Plan Future Land Use Designation:			
Existing Land Use:	Downtown Retail	Proposed Land Use:	
Proposed Square Footage (if applicable):		Proposed Density (if applicable):	

PETITIONER INFORMATION

Property Owner:	Downtown Stuart Retail LLC - Paul Ducharme	Phone Number / Email Address:	max@omdcap.com
Property Owner's Mailing Address:	135 San Lorenzo Ave #850, Coral Gables, FL 33146		
Applicant (if not Owner):	Glenn & Kimberly Gordon - Gordon Enterprises, Stuart	Phone Number / Email Address:	727-460-3365 / 727-480-3575 - glennaordon7@am
Applicant's Mailing Address:	16130 San Donato Pl, Bradenton, FL 34211		
Agent/Contact Person:	Glenn Gordon / Kimberly Gordon	Phone Number / Email Address:	727-460-3365 / 727-480-3575 - glennaordon7@am
Agent's Mailing Address:			
Architect:		Engineer:	
Planner:		Landscape Architect:	

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5335

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared _____

Who, being by me first duly sworn, on oath depose and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Urban Code Conditional or application in the City of Stuart, FL.
3. That he/she has appointed The Spice + Tea Exchange (Blinn + Kim Gordon) to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Paul Max Ducharme - Downtown Street Retail, LLC

Signature of Owner: [Signature]

By: Manager Name/Title

Street Address #850 Coral Gables, FL

City, State, Zip Code 33146

P.O. Box 4843413261

City, State, Zip Code

Telephone Number

Fax Number

Email Address: max@cmdb.com

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

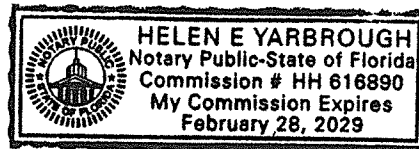
7TH day of JULY, 2025 By PAUL M. DUCHARME

Personally Known OR Produced Identification
Type of Identification Produced:

Helen E. Yarbrough
Notary Public

My Commission expires:

FEB 28, 2029



City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Glenn Gordon
Title: Managing Member
Company: Gordon Enterprises Stuart, LLC
Company Address: 16130 San Donato Pl

City/State/Zip Code: Bradenton, FL 34211
Telephone Number: 727-460-3365
Facsimile Number:
Email Address (optional): glennngordon7@gmail.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 3rd day of July, 2025.



Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

Application Requirements

Fee:

- \$1,598.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)
- \$532.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board)

Amendment of Conditions attached to Major UCCU (City Commission)

(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)

- A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.
- A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.

Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing (if required) followed by a recommendation to the City Commission.

Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).

(over)

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5328 Fax: (772) 288-5388

Notice to Surrounding Property Owners

<u>Public Hearing(s):</u>	Community Redevelopment Board (CRB) City Commission
<u>Petitioners:</u>	Downtown Stuart Retail LLC, and Glenn and Kimberly Gordon
<u>Parcel I.D. No.:</u>	05-38-41-004-000-00140-0
<u>Property Address:</u>	39 SE Osceola Street, Stuart, Florida 34994
<u>Petition:</u>	Major Urban Code Conditional Use (Project # MJCU-25-1)
<u>Proposed Request:</u>	The applicant is requesting a Major Urban Code Conditional Use approval to allow the operation of a franchise business within 300 feet of an existing franchise business located within the Old Downtown District, in accordance with Section 2.06.12 of the Land Development Code.

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the **Community Redevelopment Board (CRB) on Tuesday, October 7, 2025, beginning at 4:00 P.M.**, and before the **City Commission on Monday, October 13, 2025, beginning at 5:30 P.M.**, to consider the above-referenced Major Urban Code Conditional Use petition.

The public hearing will take place in the City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear in person and be heard as to any and all matters pertinent to the request. A copy of the application submittal is available for review at the City Development Department office located at 121 S.W. Flagler Avenue in Stuart, FL 34994.

If you have any questions regarding this notice, please contact the Development Planner, Mechelle Arbuzow, at (772) 600-1255 or by email at marbuzow@stuartfl.gov.

Location Map



NOTICE OF PUBLIC HEARING

**Major Urban Code Conditional Use for a Formula Business
(Project #MJCUCU-25-1)**

Location: 39 S.W. Osceola Street

The applicant is requesting a Major Urban Code Conditional Use approval to allow the operation of a franchise business within 300 feet of an existing franchise business located within the Old Downtown District, in accordance with section 2.06.12 of the Land Development Code.

COMMUNITY REDEVELOPMENT BOARD

OCTOBER 7th 2025 at 4:00P.M.

CITY COMMISSION

OCTOBER 13th 2025 at 5:30P.M.

**STUART CITY HALL - 121 SW FLAGLER AVE 772-288-5326 - 8:30AM-4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION**

2025.09.19 09:50

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

Glenn Gordon

Kimberly Gordon

, being first duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

Parcel I.D.: 05-38-41-004-000-00140-0
39 SE Osceola Street, Stuart, FL, 34994
Major Urban Code Conditional Use (Project # MJCU-25-1)

A copy of the notice was sent by regular U.S. Mail on 9-20-, 2025 to all owners of real property located within 300 feet of the subject property; and

A list of the property owners and their addresses is on file with the City of Stuart; and

A photograph showing the placement of the notification sign be made a part of this Affidavit; and

Notice was sent and the parcel was posted 15+ days prior to the scheduled public hearing(s) for this item.

[Signature]
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

Kimberly Gordon
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF ^{Virginia}~~FLORIDA~~, COUNTY OF Chesterfield

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of Sept, 2025 By

Produced Identification

Personally Known OR Produced Identification

ID

Type of Identification Produced:

Notary Public, State of VA
(Notary Seal)

My Commission expires: 07/31/29

Cory Kent Daniel
Commonwealth of Virginia
Notary Public
Commission: 00375825
My Commission Expires: 07/31/2029



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 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, TENANT AT 39 SW OSCEOLA STREET; TO ALLOW A FORMULA BUSINESS BY THE NAME OF THE SPICE AND TEA EXCHANGE, TO BE LOCATED IN 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.

*** * * * ***

WHEREAS, the City Commission of Stuart, Florida, has adopted and administers Section 2.06.12 – Formula Businesses of the City of Stuart Land Development Code; and

WHEREAS, a review of an application to locate a formula business within the formula business area as described in Section 2.06.12 – Formula Businesses of the City of Stuart Land Development Code shall follow the procedures set forth in Section 3.01.06 of the Land Development Code for a major Urban Code conditional use; and

WHEREAS, the Applicant, Glenn and Kimberly Gordon with Gordon Enterprises Stuart, LLC also known as The Spice and Tea Exchange, is requesting a Major Urban Code

Conditional Use to locate a formula business within the formula business area of the City of Stuart; and

WHEREAS, at the hearing the Applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses, within three hundred (300) feet of the proposed location; and

WHEREAS, the conditional use exception shall be for the original Applicant only and shall not run with the land or be conveyed or transferred to any other applicant or business; and

WHEREAS, the City's Community Redevelopment Board ("CRB") held a properly noticed hearing at a regularly scheduled CRB meeting to consider the request of the Applicant to approve the Major Urban Code Conditional Use exception; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Petitioner to approve the Major Urban Code Conditional Use exception.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The above recitals are hereby incorporated as if fully set forth herein.

SECTION 2: The City Commission hereby approves a Major Urban Code Conditional Use to Glenn and Kimberly Gordon with Gordon Enterprises Stuart, LLC, also known as The Spice and Tea Exchange, as lessee of certain real property located at 39 SW Osceola Street, Stuart, Florida, within the formula business area as described in Section 2.06.12 – Formula Businesses of the City of Stuart Land Development Code. In addition, the City Commission waives the required 300 foot separation between formula business establishments.

SECTION 3: A legal description of the Property is set forth in **"Exhibit A"** attached hereto and made a part hereof by reference. The location of the subject property on a map is set forth in

“**Exhibit B**” attached hereto and made a part hereof by reference. Conditions of Approval is set forth in “**Exhibit C**” attached hereto and made a part hereof by reference.

SECTION 4: This resolution shall take effect immediately upon its adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a roll call vote, the vote was as follows:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
SEAN REED, COMMISSIONER
LAURA GIOBBI, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2025.

ATTEST:

MARY R. KINDEL
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE BAGGETT, ESQ.
CITY ATTORNEY

Exhibit "A": Legal Description

FEROE LOTS 14 15 & 16 (LESS E 1.44 OF LOT 14) & THE SLY 20 FT OF LOT 17

PARCEL I.D. NUMBER: 05-38-41-004-000-00140-0

PROPERTY ADDRESS: 39 S.W. Osceola Street, Stuart FL. 34994

Exhibit "B": Location Map



Exhibit "C": Conditions of Approval

1. The proposed formula business will not alter the identity of the urban district in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings.
2. The proposed formula business will contribute to a diverse and appropriate blend of businesses in the urban district.
3. The proposed formula business will complement those businesses already in the urban district and help promote and foster the local economic base as a whole.
4. The proposed formula business will be compatible with existing surrounding uses.
5. The proposed formula business has been designed and will be operated in a non-obtrusive manner to preserve the community's character and ambiance and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites. Sales representatives will not directly solicit pedestrians walking by the stores.
6. The size of the business shall not exceed 1500 square feet of gross floor area. The approved space is approximately 1,318 square feet; future expansion is not authorized.
7. The street frontage of the business shall not exceed 35 feet in width; the approved frontage is 24 feet in width.
8. Corporate advertising shall not be used, which is visible from the exterior of the premises. Any types of additional outdoor signage are not allowed.
9. Exterior façade colors shall comply with the requirements of the urban code.
10. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building as approved by the City Development Director.
11. Signage colors shall be muted to minimized visual intrusion as approved by the City of Stuart Development Director.
12. No drive-thru windows shall be used.



To: Community Redevelopment Board (CRB)
Through: Jodi Kugler, Development Director
From: Mechelle Arbuzow, Planner I
Date: September 15, 2025
Subject: The Spice & Tea Exchange – *Major Urban Code Conditional Use (Project ID: MJCU-25-1)*

GENERAL INFORMATION:

**Property Owner:
& Applicant** Downtown Stuart Retail LLC
Glenn and Kimberly Gordon
16130 San Donato Place
Bradenton, FL 34211

**Representing
Agent of Record:** Downton Stuart Retail, LLC
Glenn and Kimberly Gordon

Location: 39 S.W. Osceola Street, Stuart FL 34994

Parcel I.D.: 05-38-41-004-000-00140-0

Existing Zoning: Urban Center (UC)

Existing Land Use: Downtown

Parcel Size: 0.39-acre

Existing Use: Retail

Proposed Use: Retail
Overlay District: Urban Overlay Subdistrict
Old Downtown Historic District
Formula Business
Community Redevelopment Area (CRA)

A. Application Summary

Glenn and Kimberly Gordon, owners of The Spice & Tea Exchange of Stuart, are seeking approval for a Major Urban Code Conditional Use to operate a formula-based business within the Old Downtown Historic District, located at 37 SW Osceola Street. This request is submitted in accordance with Section 2.06.12 of the City of Stuart Land Development Code. The proposed location was previously occupied by

Gumbo Limbo Coastal Kidz. In addition, the applicants are requesting a waiver from the required 300-foot separation between formula business establishments Kilwins and Duffy's Sports Grill.

B. Formula Business

A formula business is defined in Chapter 12 of the City of Stuart's Land Development Code, as a retail business establishment, including restaurant, which is one of not less than six or more similar establishments located elsewhere which as a group satisfy two or more of the following criteria:

1. They have the same or a similar name, trade name, trademark or logo;

The Spice & Tea Exchange shares the same name and logo with stores in Mount Dora, Fisherman's Village, Delray, Palm Beach Gardens and Sarasota Florida.

2. They maintain a standardized menu, food ingredients or food preparation;

The Spice and Tea Exchange maintain a standardized menu, ingredients and preparation.

3. They maintain a standardized array of merchandise;

The merchandise are mostly the same.

4. They have the same or similar building appearance;

The stores themselves are different in that a business utilizes existing property.

5. They benefit from common advertising of the group of businesses as opposed to a single business;

Yes, The Spice & Tea Exchange benefits from group advertising rather than relying solely on individual store promotions.

6. They utilize common or similar signage; and

Yes, The Spice & Tea Exchange utilizes common and standardized signate across its franchise locations.

7. If the group is comprised of restaurants:

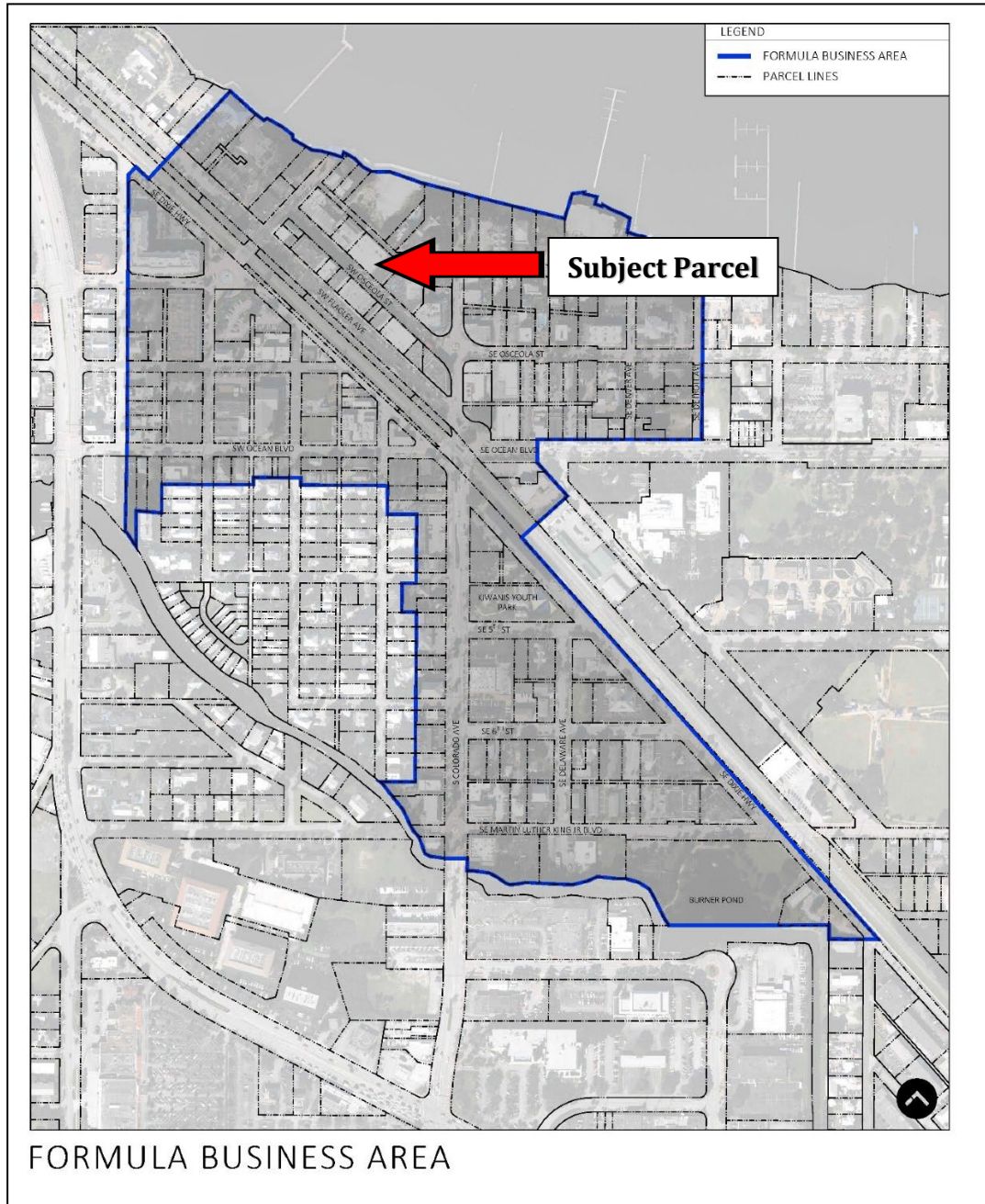
- a. They provide for the sale of food or beverages to the customer in a ready-to-consume state, or
- b. The design of the building or the principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, or
- c. Food where orders are generally not taken at the customer's table, or

- d. Food is generally served in disposable wrapping or containers, or
- e. Where food and beverages may be served directly to the customer *in a motor vehicle*.

Not applicable as this proposal does not include any restaurant facility.

(Ord. No. 2010-05, § 5, 2-14-05)

LOCATION MAP



C. Adjacent Land Use & Zoning

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		Urban Center (UC)	Downtown	Retail
Adjacent Parcels	North	Urban Center (UC)	Downtown	Residential Condominiums
	South	Urban Center (UC)	Downtown	Retail & Restaurant, Convenience
	East	Urban PUD Urban Waterfront	Downtown	Residential Condominiums Retail Single Family House
	West	Urban Center (UC)	Downtown	Retail & Restaurant

D. Maps





E. City Departmental Reviews

Utilities and Engineering	Approved
Fire Department	Approved
Building Department	Approved
Community Redevelopment Agency	Approved

F. Standards for Formula Businesses Review

The merits of the exception are to be evaluated based upon the “Formula Business” criteria reflected in Section 2.06.12.(C.) of the City’s Land Development Code. In addition, the application is to be processed as per the provisions in Section 3.01.06. Urban Code Conditional Use Requirements.

C. The following specific standards shall apply to formula businesses in the Urban Center, Urban Neighborhood, Urban General and the Urban Waterfront sub-districts of the Urban District.

- (1) The proposed formula business will not alter the identity of the urban district in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings.

Staff Analysis – *The goods to be sold include loose-leaf teas, custom spice blends, gourmet salts, naturally flavored sugars, and unique kitchen accessories. The store will focus on retail sales, education which includes tasting events of the products sold, and collaboration with neighboring businesses to increase foot traffic for the area.*

- (2) The proposed formula business will contribute to a diverse and appropriate blend of businesses in the urban district.

Staff Analysis – *The goods are considered complimentary to those sold in the downtown area at present.*

- (3) The proposed formula business will complement those businesses already in the urban district and help promote and foster the local economic base as a whole.

Staff Analysis – *The proposed business will add unique goods to the downtown area that are complementary to the existing businesses in the area.*

- (4) The proposed formula business will be compatible with existing surrounding uses.

Staff Analysis – *The downtown area has a good mix of retail and restaurant uses. The property on which the proposed use will be situated has been predominantly retail over the years. Retail use in the property will be added to the existing downtown activities by replacing a clothing retail store with unique goods and activity and providing continuity in the opportunities available for visitors to the City in their shopping and dining experiences.*

- (5) The proposed formula business has been designed and will be operated in a non-obtrusive manner to preserve the community's character and ambiance and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites.

Staff Analysis – *Retail use is listed as permitted for property zoned Urban Center. The proposed use as a small retail store occupying the same square footage and footprint as previous tenants, the types of goods to be sold, and extent of the business operation, will not detract from the character of Stuart's downtown area.*

- (6) The proposed formula business meets all of the following fixed criteria:

- a. The size of the business shall not exceed 1,500 square feet of gross floor area.

Staff Analysis – *The space is approximately 1,318 square feet.*

- b. The first floor street frontage of the business shall not exceed 35 feet in width.

Staff Analysis – *The street frontage is 24 feet in width.*

- c. Corporate advertising shall not be used which is visible from the exterior of the premises.

Staff Analysis – *Signage will consist of The Spice & Tea Exchange meeting the requirements of the City's Sign Code and permitting process.*

- d. Exterior facade colors shall comply with the requirements of the urban code.

Staff Analysis - The proposed exterior of the building will remain consistent with the existing building block.

- e. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building as approved by the city development director.

Staff Analysis - The signage for the existing location meets Section 6 of the Land Development Regulations. It is anticipated the signage for the new location will be the same.

- f. Signage colors shall be muted to minimize visual intrusion as approved by the city development director.

Staff Analysis - The signage for the existing location meets Section 6 of the Land Development Regulations. It is anticipated the signage for the new location will be the same.

- g. No drive thru windows shall be used.

Staff Analysis - Not applicable. No drive thru is to be proposed at the property.

D. Distance requirements. A formula business shall not be located within 300 feet of an existing formula business establishment.

Staff Analysis - There are two formula businesses within 300 feet of the proposed new location: Duffy's Sports Grill and Kilwins Chocolates. The applicant is requesting a waiver to the 300 foot distance requirement.

G. Staff Recommendation

Considering the application's substantial compliance with the criteria set forth in Section 2.06.12 of the City of Stuart's Land Development Code, staff recommends **APPROVAL** of the applicant's request to consider a **MAJOR URBAN CODE EXCEPTION** to allow for a formula business in the 'Formula Business Area' and a waiver from the 300 foot distance requirement between formula businesses.

Staff request that the Community Redevelopment Board recommend the application be forwarded to the City Commission for final action of **approval**.

C. Attachments

- Resolution 98-2025
- The Spice & Tea Exchange Brochure

**THE SPICE & TEA
EXCHANGE®**

Spicing up Our Community

"Creating & Sharing the Experience of a More Flavorful Life™"

WHO WE ARE

Born from Passion, Grown Through Purpose

Founded in 2008 by Amy Freeman and Penny Rehling, The Spice & Tea Exchange grew from a shared passion for family, food, and community.

More than a retail brand, we are a sensory destination that invites curiosity and fosters genuine connection.

We are a welcoming haven for culinary explorers, tea lovers, and curious minds. Our mission is simple: creating and sharing the experience of a more flavorful life by connecting people with exceptional ingredients and adding a sprinkle of adventure to everyday moments.



MEET THE OWNERS



Glenn Gordon & Kimberly Gordon

We have proudly owned and operated multiple *The Spice & Tea Exchange* locations in many local communities here in our home state of Florida. Under our ownership, we operate stores in Mount Dora, Fisherman's Village and Sarasota, FL, as well as work alongside fellow owners in neighboring towns such as Delray and Palm Beach Gardens. Over the past 12 years, our passion for the brand has grown, leading us to open thriving stores in places like Stuart, Florida.

Stuart holds a special place in our hearts. Its vibrant, hometown atmosphere creates the perfect setting for community connection, attracting both loyal locals and curious visitors. We enjoy engaging with the community through events such as cooking classes, tea workshops, and other interactive experiences. We also run a collaborative wholesale program, partnering with local restaurants and businesses to deliver the freshest, highest-quality products available.

Several years ago, a *The Spice & Tea Exchange* store thrived in downtown Stuart before closing due to personal circumstances beyond the previous owner's control. Since then, we've kept a close eye on the area, waiting for the perfect location to continue that legacy. After 5–6 years of searching, we believe the time is right to bring our unique blend of flavors, aromas, and experiences back to Stuart.

We look forward to not only serving this wonderful community but also enriching it—offering a gathering place for locals, a must-visit destination for tourists, and a source of pride for the area.

OUR EXPERIENCE

Proven Model, Rooted in Community

For over 15 years, The Spice & Tea Exchange has grown by fostering strong relationships with guests and communities.

Each store is locally owned and operated, reflecting the unique personality and needs of its neighborhood.

Our success comes from delivering quality products, heartfelt hospitality, and creating spaces where neighbors gather, connect, and explore together.



RETAIL OVERVIEW

A Boutique Built to Belong

Our stores are intimate, thoughtfully designed spaces that invite exploration through sight, smell, and taste.

Guests interact with over 125 exclusive products, including artisan spices, signature teas, infused honeys, and candles—all curated for freshness and quality.



SIGNATURE STAPLES, CURATED WITH CARE



100+ SPICES



80+ TEAS



KITCHEN & TEA ACCESSORIES



OLIVE OILS & VINEGARS



30+ SALTS



30+ SWEETENERS



ARTISAN CANDLES



BUNDLES & GIFTS



130+ BLENDS



GRAINS & PASTA



ARTISAN HONEYS



HOT & ICED TEA TO GO

CREATE & SHARE

An Experience Guests Remember

From hands-on blending demonstrations and tea tastings to seasonal launches, gifting workshops, and curated recipe kits, we bring flavor and creativity to life.

Our “Creating & Sharing” philosophy encourages guests, team members, and owners alike to explore, experiment, and personalize their culinary journeys.



GUEST PROFILE

Curious, Connected, and Diverse

Our guests include locals, tourists, culinary hobbyists, and wellness seekers who value quality, creativity, and authentic experiences.

Returning often for unique flavors, thoughtful gifts, and meaningful community connections, they become part of our story.



COMMUNITY INVOLVEMENT/IMPACT

Community Involvement

We actively engage in our communities by hosting events, supporting local causes, and partnering with chefs, educators, and nonprofits.

From charity events to farmers market pop-ups, we show up and give back where it matters most.



STORE PHOTOS



STORE PHOTOS



**THE SPICE & TEA
EXCHANGE®**



Thank you!



THE DIRTY HIPPIE

43 SW Osceola Street, Stuart, FL 34994
772.288.1010
www.thedirtyhippie.net

October 10th, 2025

To whom it may concern

My name is Ron Hart, and I am the owner of The Dirty Hippy (formerly known as Earthtones). I have been operating the store in Downtown Stuart for over 24 years.

I am reaching out to express my support for The Spice and Tea Exchange. I am an advocate for approving any changes necessary to the current zoning ordinances that would permit the owners to open this upscale business with a proven track record.

I believe that this distinct business model would not only enhance the City of Stuart by bringing additional patrons to our town, but also, by being complimentary to the mix of stores and restaurants currently occupying the downtown district.

In addition, I would imagine that the city commissioners are well-aware of the challenges associated with keeping a town vibrant and successful. I am sure that all involved would agree that The Spice and Tea Exchange is the type of shop that people expect to find in a charming/upscale urban area.

I am hopeful that a way can be found to approve an exception to the zoning ordinance that will allow this particular business to become part of the family of businesses in Downtown Stuart.

Ron Hart
Owner, The Dirty Hippy
freelove.peaceout@gmail.com
772.485.1609



Come in and Smell the Spices!®

October 10, 2025

Dear Members of the Stuart City Council:

The Spice & Tea Exchange was founded on a simple but powerful mission: *to create and share the experience of a more flavorful life*. While we are a franchise system by structure, we are intentionally designed to embody the spirit of *Main Street USA*. Each of our stores is locally owned and operated by entrepreneurs who are deeply invested in the well-being of their communities.

Our model is not one of large corporate chains, but rather of small business owners who live and work in and around the towns they serve. The franchisees seeking approval, Glenn and Kimberly Gordon, have been part of our system for more than a decade and currently operate successful stores in Sarasota, Mount Dora, and Fishermen's Village. They are also personal friends of mine. Over the years they have demonstrated not only excellence in business but also a consistent commitment to the communities they serve. Their stores host events, partner with local businesses, and support charitable initiatives that reflect the culture and vibrancy of each city. Just as importantly, our reputation as a trusted national brand means that guests actively seek us out when they travel. Time and again, visitors plan trips around our stores, which brings new business and economic activity into the cities where we establish. This is not just about retail—it is about creating a destination that adds value to the community.

Glenn and Kim embody this spirit wholeheartedly. When their Sarasota store was devastated by Hurricane Helene in 2024, their church family rallied to help rebuild within days, then extended that support to surrounding stores on St. Armands Circle. That is the embodiment of community—and the very values they will bring to Stuart.

Our brand is designed to endure and to create lasting roots in every community we serve. We are building a legacy company—one that emphasizes long-term presence and local connection over short-term gains. For me personally, that means building a company that will outlive me, sustained by the values on which it was founded. My family is deeply involved in our corporate operations, as is the family of my business partner, and across the country we are proud to see multiple franchise families building their own legacies through their stores. Many of our owners involve their children, spouses, and extended families, making this not just a business but a multigenerational calling. Stuart would not only gain a store but join a network of families who view their work as part of something enduring and meaningful.

Stuart, with its charm, strong sense of identity, and thriving culture, represents the very heart of what we stand for. We believe our mission—*to create and share the experience of a more flavorful life*—will not only complement but also strengthen the character of your city.

We respectfully ask for your consideration in allowing The Spice & Tea Exchange to join the Stuart community. Together, we can build something lasting, meaningful, and deeply rooted in the values that make Stuart such a special place.

Thank you for your time and for your commitment to fostering businesses that honor both tradition and community spirit. Please do not hesitate to contact me if I can provide further information or answer any questions.

Sincerely,



Amy Freeman, CEO

The Spice & Tea Exchange®

ceo@spiceandtea.com

John & Cathy Hoechst
601 McDonald Street Unit 405
Mount Dora, Florida 32757
Cathyhoechst@gmail.com
352-516-7749

October 10, 2025

Honorable Mayor Rich and City Commissioners:

Please consider this letter of support for the request by The Spice and Tea Exchange to re-open a location in your lovely town, Stuart, Florida.

My name is Cathy Hoechst, and I am a native Floridian, former President of the Mount Dora Area Chamber of Commerce, former Mayor of the City of Mount Dora and most importantly a citizen of Mount Dora for over 40 years. I have watched the changing landscape of our town from many different perspectives, and my concern in these different roles has always been to identify ways to maintain the small-town atmosphere while allowing reasonable growth for economic survival. Mount Dora is a city that continually faces that challenge as we have grown and I'm sure that is a challenge for Stuart also.

The Spice and Tea Exchange joined our downtown shops over 10 years ago and from day one has provided our citizens and visitors with a welcoming small-town atmosphere. Just walking into the store provides you with an aromatic scent of tea and spices! Many of the neighboring store owners and staff stick their heads in the door to get "aromatherapy" for the day. That is what I like to see in a small town working on maintaining the small-town uniqueness that each store should provide.

The City of Stuart has a very comprehensive review process in place, and I have appreciated the details in the documents provided for reviewing the request on your website as I considered writing this letter of support.

It appears with all requirements met; the one area of concern is that The Spice and Tea Exchange might distract from the small-town charm or local identity. I believe, based on Mount Dora's experience over 10 years, it will **enhance** the charm of your small-town landscape. Please approve of their request and give them the opportunity to become a supportive shop in downtown Stuart.

Respectively,

Cathy Hoechst

Former Mayor and Mount Dora Citizen

Kimberly Gordon

Owner, The Spice & Tea Exchange®

431 N. Donnelly Street

k.gordon@spiceandtea.com

(727) 480-3575

10/08/2025

Commissioner Cal Rolfson

City of Mount Dora, Florida

510 N. Baker Street

Mount Dora, FL 32757

Dear Commissioner Rolfson,

I hope this message finds you well. My name is Kimberly Gordon, and I am the owner of The Spice & Tea Exchange® of Mount Dora, a locally owned and operated small business that has proudly served the Mount Dora community for over ten years. Over the past decade, we have built a strong reputation as a trusted and valued member of the community, and we consider ourselves a pillar of Mount Dora's local business environment.

We are currently in the process of opening a new location in Stuart, Florida. This endeavor has involved a thorough five-month approval process. However, we recently encountered a challenge: the Community Redevelopment Board in Stuart denied our application. The Board's biggest concern is that, because we are technically a franchise, our business may not be viewed as a true small business. They worry that our presence could somehow disrupt the quaintness, small-town vibe, and unique culture that make Stuart so special.

While we are a franchise in name, our Mount Dora store has been independently owned and operated for ten years, and we have consistently demonstrated that we enhance—not detract from—the local community. Our focus has always been on building meaningful relationships with residents, supporting local initiatives, and contributing positively to the economic and cultural fabric of the town.

Next week, we will appear before the Stuart City Commissioners as well as the Mayor, and Vice Mayor who will make the final decision regarding our application. Given your knowledge of and experience with our Mount Dora location, I wanted to kindly ask if you

might be willing to provide a brief letter of support on our behalf. Your perspective as a local elected official familiar with our business and its impact on the Mount Dora community would carry tremendous weight.

We would be deeply grateful if you could share your experience with our store, our contributions to the local economy, and our commitment to being a positive presence in small-town communities. Any letter of support you could provide for presentation at the Stuart Commission meeting would mean a great deal to us. The meeting will be this upcoming Monday, October, 13, 2025

Thank you very much for your consideration. We sincerely appreciate your time and support, and we would be happy to provide any additional information you may need.

**Warm regards,
Kimberly Gordon**

Kimberley: Thank you for taking the time to send your comment and to request my comments to the city Stuart. I cannot officially endorse any Mount Dora business as one of the City Council Members of Mount Dora, nor can I serve as one of your advocates in your expansion plans.

However, I can share with you that I DO gladly use the Spice and Tea Exchange to purchase my tea and other offered products, and I will continue to do so. Your business is certainly an appreciated and successful business in Mount Dora and adds to the eclectic charm of our downtown businesses.

As you would expect, each of the 411 cities in Florida enjoys its own home rule powers and has its own rules to govern its business community. I make no comments regarding Stuart's policies in that regard. However, I am pleased your business adds to the success of our city and am glad to be one of your customers.

You may share these comments with whomever you wish.

Cal Rolfson, Mount Dora City Council Member, District #2

Bryant, Doug<BryantD@mountdora.gov>

Kimberly Gordon

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kimberly,

I hope my comments are not too late for your meeting in Stuart. I have no problem at all with classifying The Spice and Tea Exchange of Mount Dora as being the type of business we value in our downtown. Of course, we want dearly to preserve our historic downtown which is the beating heart of Mount Dora for both residents and visitors. Small businesses as yours are the fabric of what makes Mount Dora "special." I have visited Stuart. The community, like Mount Dora's, has a downtown which is quaint, charming, and accommodating. I fully understand the desire to jealously guard what is "special" about Stuart. I do believe that the Spice and Tea Exchange will fit in seamlessly, and be an asset downtown, as your business has been in Mount Dora.

Take care, yours,

Doug Bryant

Council at large

City of Mount Dora

Sent from my iPad

October 9, 2025

Honorable Mayor and City Councilmembers of Stuart, FL,

It is my pleasure to write this letter of support for Kim and Glenn Gordon, owners of *The Spice & Tea Exchange* in Mount Dora, Florida. As the owner of *Barrel of Books and Games*, a business that has proudly served downtown Mount Dora for more than 14 years, and as a former Mayor and City Council member, I have had the privilege of watching the Gordons and their business make a truly positive impact on our community over the past decade.

For the past ten years, *The Spice & Tea Exchange* has been a cornerstone of our charming downtown, enhancing the small-town experience that Mount Dora is known for. Their store offers both locals and visitors a warm, sensory experience that feels authentic—not commercialized—and that aligns beautifully with our city’s efforts to preserve its quaint character and unique identity.

Beyond the business operations, the employees of *The Spice & Tea Exchange* are model community partners. They consistently collaborate with fellow merchants and contribute to a supportive, cooperative business environment. Their willingness to engage, share ideas, and work together for the greater good has strengthened the sense of camaraderie among our downtown businesses.

I also want to highlight that *The Spice & Tea Exchange* is open seven days a week—a commitment I deeply appreciate as a fellow business owner. Mount Dora has long battled the perception of being “closed on Mondays,” which can be discouraging for visitors and detrimental to businesses that remain open. The Gordons’ dedication to consistent hours benefits not only their store but the entire downtown district.

As someone who has seen firsthand how small, independent businesses struggle to compete with big box stores and online giants like Amazon, I can say with confidence that a business like *The Spice & Tea Exchange* brings tremendous value and stability to a small downtown. Their presence strengthens consumer confidence, draws visitors, and contributes to the vitality of our local economy. I have no doubt they would bring the same positive energy, professionalism, and community-minded approach to the City of Stuart.

Please feel free to contact me if you have any questions or would like to discuss their impact further.

Sincerely,

Crissy Stile

Owner, Barrel of Books and Games

Former Mayor, City of Mount Dora

crissy@barrelofbooksandgames.com



CITY OF
MOUNT
DORA

Someplace Special.

October 20, 2025

Honorable Mayor, Vice Mayor, and Commissioners
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

RE: Letter of Support – The Spice & Tea Exchange of Mount Dora

Dear Mayor, Vice Mayor, and Commissioners,

It is my pleasure to provide this letter of support for The Spice & Tea Exchange of Mount Dora and its owner, Kimberly Gordon, as they seek approval to open a new location in Stuart, Florida.

In my role with the City of Mount Dora's Economic Development and Public Information Office, I have had the opportunity to work closely with many of our downtown businesses over the years, including The Spice & Tea Exchange. For more than a decade, Kimberly and her team have been actively engaged members of our business community, contributing to the vitality, character, and charm that define Mount Dora's historic downtown.

Although technically a franchise, the Mount Dora location is locally owned and operated and has functioned every bit as a true small business—building personal relationships with customers, supporting local events, and collaborating regularly with neighboring merchants. Their commitment to quality, customer experience, and community involvement has made them a cornerstone business in our downtown district.

From an economic development perspective, The Spice & Tea Exchange enhances our local economy not only through sales and employment but also by reinforcing the authentic, small-town experience that draws residents and visitors alike. I have every confidence that their new Stuart location would bring the same community-minded values and high standards that have made them such a strong partner in Mount Dora.

Thank you for your consideration and for the opportunity to share my experience working with this outstanding local business. Please feel free to contact me should you need any additional information.

Sincerely,

Misty E. Sommer
Director of Economic Development & Public Information





James L. Homich
MAYOR

621 E. FIFTH AVENUE
MOUNT DORA, FLORIDA 32757
352.383.3031 fac.8833
jhomich@earthlink.net

October 9, 2025

City of Stuart City Commission
121 SW Flagler Avenue
Stuart, FL 34994

re: Permit Application for The Spice & Tea Exchange

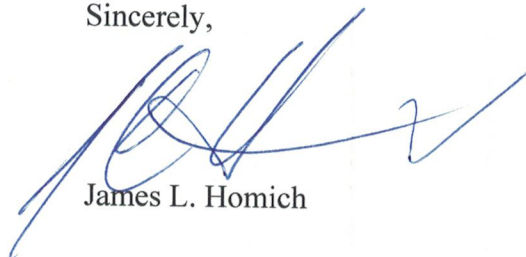
Mayor and Commissioners,

Ms. Kimberly Gordon has an application pending before your commission for a permit to operate a Spice and Tea Exchange in your city. She has owned and operated The Spice and Tea Exchange of Mount Dora for the past ten years in our historic downtown. As you are probably aware, as I am aware of Stuart, Mount Dora has a historic downtown with an eclectic mix of local shops and restaurants. We strive to maintain a small-town atmosphere here which I presume is the reason for your formula business restrictions in your urban center.

Although I understand the recommendation of your Board to apply these restrictions to Ms. Gordon's store, I believe their concerns are misplaced. Not only has Ms. Gordon's store added to the diverse blend of shops that we have in our downtown, but Ms. Gordon has also been an active and supportive part of the community during her operation. She has supported local charities, schools and Chamber events. She has actively participated in downtown events such as our wine walks, downtown trick or treating, Small Business Saturdays, and Christmas Walks. Ms. Gordon's shop also complements and is compatible with the other businesses and restaurants we have downtown. Finally, the shop fits right in with the ambiance and character of our downtown.

I believe that if you grant Ms. Gordon the permit, you will appreciate a benefit to your urban center. I highly recommend such approval based upon my city's experience with Ms. Gordon's shop in our downtown.

Sincerely,



James L. Homich

October 10, 2025
Stuart City Commission
121 SW Flager Ave
Stuart FL 34994

Dear Members of the Stuart City Commission,

I am writing to express my support for the proposed variance that would allow The Spice & Tea Exchange to open a store in our historic downtown district.

As a local business owner and long-standing member of The Downtown Business Association of Stuart, I firmly believe that The Spice & Tea Exchange would complement our downtown district. The products that they offer are not something that is currently available in this area and that will add depth to an already crowded gift and clothing market. Also, based on past experience, I have shopped in The Spice & Tea Exchange and found that the design of their shops aligns well with the character and style of Downtown Stuart.

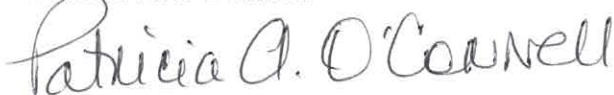
While I understand the importance of preserving the historic integrity of our downtown, I also believe that thoughtful and well-considered updates can enhance the vibrancy and economic health of the area. The owners of The Spice & Tea Exchange have expressed a willingness to work alongside other business owners and to help preserve the spirit of our historic district. I have had multiple discussions with them and feel confident they will be respectful stewards.

Approving this variance would not only support a local business but also contribute to the continued revitalization of our downtown by attracting more visitors and fostering a sense of community pride.

Thank you for your time and consideration. I urge you to support this variance and welcome The Spice & Tea Exchange into our historic downtown.

Sincerely,

Patrica A. O'Connell



Owner

Gumbo Limbo Coastal Chic

Gumbo Limbo Coastal Kidz

37 SW Osceola St

Stuart FL 34994

CUSTOM BLENDS & SEASONINGS

- ☐ 4 Peppercorn
- ☐ Adobo
- ☐ All-Purpose Brine
- ☐ Autumn Harvest
- ☐ Backwoods Hickory Rub
- ☐ Baharat
- ☐ Baker's
- ☐ Baker's Secret
- ☐ Berbere
- ☐ Blackening
- ☐ Black Truffle Garlic
- ☐ Bleu Burger
- ☐ Bloody Mary
- ☐ Buffalo Bleu Dip
- ☐ Butcher's Rub
- ☐ Cajun
- ☐ California
- ☐ Caribbean Heat
- ☐ Carne Asada
- ☐ Carolina BBQ Rub
- ☐ Chai-Mazing
- ☐ Cheesy Spice Dip
- ☐ Chef's Choice Steak Rub
- ☐ Chesapeake Bay
- ☐ Chilita Fresca
- ☐ Chimichurri
- ☐ Chinese 5-Spice
- ☐ Cinnabar Smoke
- ☐ Classic Ranch
- ☐ Coastal Blend
- ☐ Coconut Thai
- ☐ Colonial
- ☐ Cozy Cocoa
- ☐ Crab & Shrimp Boil
- ☐ Crazy Chicken
- ☐ Earthly Delight
- ☐ English Roast Rub
- ☐ Espresso Steak Rub
- ☐ Everything Bagel
- ☐ Florida Sunshine
- ☐ Fiesta Taco
- ☐ Garam Masala
- ☐ Garlic Aioli
- ☐ Garlic 'n Herb
- ☐ Ginger Teriyaki
- ☐ Good as Gold
- ☐ Gourmet Pepper
- ☐ Greek
- ☐ Grilled Fish
- ☐ Harissa
- ☐ Herbal Garden
- ☐ Herb Sesame
- ☐ Herbs de Provence
- ☐ Holy Guacamole!
- ☐ Indian Yellow Curry
- ☐ Italian Herb
- ☐ Italian Street Fair
- ☐ Jamaican Jerk
- ☐ Kahuna Garlic
- ☐ Kickin' Garlic
- ☐ Kimchi
- ☐ Korean BBQ Rub
- ☐ Lamb & Pork
- ☐ Lemon-Garlic Pepper
- ☐ Low Country Boil
- ☐ Mad Mojo
- ☐ Malaysian Ginger Curry
- ☐ Maple Bourbon Jalapeño
- ☐ Mariner's Chowder
- ☐ Matanzas Chili
- ☐ Mexican Mole'
- ☐ Moroccan
- ☐ Mountain
- ☐ Mulling Spice
- ☐ Nashville Hot
- ☐ Northwest Salmon Rub
- ☐ Onion Obsession
- ☐ Pesto
- ☐ Pirate's Bite
- ☐ Pizza
- ☐ Popcorn
- ☐ Pork & Poultry
- ☐ Pumpkin Pie
- ☐ Quatre Épices
- ☐ Ras el Hanout
- ☐ Roma Garlic
- ☐ Rustic Garden Ranch
- ☐ Salmon Tea Rub
- ☐ Salt-Free Onion Obsession
- ☐ Salt-Free Vik's Garlic Fix!
- ☐ Salt & Vinegar
- ☐ Sautéed Mushroom
- ☐ Sazón
- ☐ TSTE® Select Steak
- ☐ Seafood Blackening
- ☐ Shawarma
- ☐ Signature
- ☐ Smoked BBQ Rub
- ☐ Smokehouse Rub
- ☐ Southwest
- ☐ Spiced Cocoa Mix
- ☐ Spicy Tuna Rub
- ☐ Steakhouse
- ☐ Sweet Heat
- ☐ Tailgater's
- ☐ Zesty Lemon Garlic Pesto

CUSTOM BLENDS & SEASONINGS

- ☐ Tandoori Roasting
- ☐ Thai Red Curry
- ☐ Togarashi Pepper
- ☐ Tomato Tarragon
- ☐ Tropical Cocoa Mix
- ☐ Tuscany
- ☐ Tzatziki
- ☐ Ultimate Umami
- ☐ Vadouvan Curry
- ☐ Vik's Garlic Fix!
- ☐ Wild Game
- ☐ Zahtar

SPICES

- ☐ Allspice-Ground
- ☐ Allspice-Whole
- ☐ Anise Seed
- ☐ Arrowroot Powder
- ☐ Basil
- ☐ Bay Leaves-Ground
- ☐ Bay Leaves Hand Selected
- ☐ Beer Powder
- ☐ Beet Root Powder
- ☐ Black Lime
- ☐ Black Urfa Chili
- ☐ Bleu Cheese Powder
- ☐ Caraway Seed
- ☐ Cardamom-Green Pod
- ☐ Cardamom Seed
- ☐ Carrots-Diced
- ☐ Catnip
- ☐ Celery Flake
- ☐ Celery Seed
- ☐ Chamomile Flower
- ☐ Cheddar Cheese Powder
- ☐ Chervil
- ☐ Chives
- ☐ Cilantro
- ☐ Cinnamon Chunk-Korintje
- ☐ Cinnamon Ground-True Ceylon
- ☐ Cinnamon Ground-Korintje
- ☐ Cinnamon Ground-Vietnamese
- ☐ Cinnamon Stick-True Ceylon
- ☐ Cinnamon Stick-Korintje
- ☐ Citric Acid
- ☐ Cloves-Ground
- ☐ Cloves-Whole
- ☐ Cocoa Nibs
- ☐ Cocoa-Dutched
- ☐ Cocoa-Natural
- ☐ Coconut Flake Powder
- ☐ Coriander-Ground
- ☐ Coriander-Whole
- ☐ Cumin-Ground
- ☐ Cumin Seed
- ☐ Dandelion Root-Roasted
- ☐ Dill Seed
- ☐ Dill Weed
- ☐ Fennel Seed
- ☐ Fenugreek-Ground
- ☐ Feta Cheese Powder
- ☐ Garlic-Minced

SPICES

- ☐ Garlic-Granulated
- ☐ Garlic - Powder
- ☐ Ginger-Crystallized
- ☐ Ginger-Cut & Sifted
- ☐ Ginger-Ground
- ☐ Gumbo Filé Powder
- ☐ Hibiscus Flower Cut & Sifted
- ☐ Hickory Powder
- ☐ Honey-Granulated
- ☐ Horseradish Powder
- ☐ Juniper Berry
- ☐ Lavender Flower
- ☐ Lemon Verbena
- ☐ Lemongrass
- ☐ Licorice Root - Cut & Sifted
- ☐ Mace
- ☐ Madagascar Pure Vanilla Extract
- ☐ Maple Syrup-Granulated
- ☐ Marjoram
- ☐ Mesquite Powder
- ☐ Mustard-Black Seed
- ☐ Mustard-Yellow Ground
- ☐ Mustard-Yellow Seed
- ☐ Nutmeg-Ground
- ☐ Nutmeg-Whole
- ☐ Onion-Minced
- ☐ Onion-Granulated
- ☐ Onion Powder
- ☐ Oregano - Greek
- ☐ Oregano - Mexican
- ☐ Parsley
- ☐ Peppermint Leaf
- ☐ Peruvian Maca Powder
- ☐ Poppy Seed
- ☐ Porcini Mushroom Powder
- ☐ Pumpkin Powder
- ☐ Romano Cheese Powder
- ☐ Rose Petals
- ☐ Rosemary
- ☐ Saffron-Spanish
- ☐ Sage
- ☐ Savory
- ☐ Sesame Seed - Black
- ☐ Sesame Seed - White
- ☐ Shallots - Chopped
- ☐ Shiitake Mushroom Powder
- ☐ Sriracha Sauce Powder
- ☐ Star Anise
- ☐ Sumac
- ☐ Sundried Tomato
- ☐ Tarragon
- ☐ Thyme
- ☐ Tomato Powder
- ☐ Turmeric
- ☐ Vinegar Powder
- ☐ Wasabi Powder
- ☐ Worcestershire Powder

PEPPERS & CHILES

- ☐ Aji Amarillo Pepper Powder
- ☐ Aleppo Pepper-Crushed
- ☐ Ancho Pepper Powder
- ☐ Bird's Eye Chile Pepper
- ☐ Black Pepper-Butcher's Cut
- ☐ Black Pepper-Cracked
- ☐ Black Pepper-Medium Ground
- ☐ Black Peppercorn
- ☐ Cayenne Pepper Powder
- ☐ Chipotle Pepper Powder
- ☐ Chipotle-Whole Pepper
- ☐ Crushed Red Pepper Flake
- ☐ Dark Chili Powder
- ☐ Datil Pepper Powder
- ☐ Green Bell Pepper-Diced
- ☐ Green Peppercorn
- ☐ Habanero Pepper Blend
- ☐ Jalapeño Pepper Powder
- ☐ Light Chili Powder
- ☐ New Mexico Green Pepper Powder
- ☐ New Mexico Red Pepper Powder
- ☐ Paprika-Hungarian Hot
- ☐ Paprika-Hungarian Sweet
- ☐ Paprika-Smoked Hot
- ☐ Paprika-Smoked Sweet
- ☐ Paprika-Spanish Hot
- ☐ Paprika-Spanish Sweet
- ☐ Pink Pepperberry
- ☐ Red Bell Pepper-Diced
- ☐ Smoked Black Peppercorn
- ☐ Szechuan Pepper Berry
- ☐ White Pepper-Fine Ground
- ☐ White Peppercorn

TEAS

- ☐ Apricot Ginger
- ☐ Aurora Blue
- ☐ Banana Nut Muffin
- ☐ Beauty Rest
- ☐ Berry Bouquet
- ☐ Berry White
- ☐ Black Chocolate
- ☐ Black Pu-erh
- ☐ Blood-Orange Smoothie
- ☐ Blueberry Black
- ☐ Blueberry Fields
- ☐ Blue Raspberry Crush
- ☐ Bonita Peach Rooibos
- ☐ Bourbon Chestnut
- ☐ Calming Nights
- ☐ Chamomile Twist
- ☐ Chocolate Chai
- ☐ Cinna-mint Pu-erh
- ☐ Cinnamon Orange
- ☐ Cinnamon Plum
- ☐ Coconut Oolong
- ☐ Comfort Herbal
- ☐ ConfetTEA Cake
- ☐ Cranberry Apple Tart
- ☐ Craving Crusher
- ☐ Crème Brûlée
- ☐ Daily Defense
- ☐ Darjeeling
- ☐ Decaf Earl Grey
- ☐ Decaf Victorian Chai
- ☐ Earl Grey
- ☐ Earl Grey Crème
- ☐ Elderberry Fortress
- ☐ Emperor's Chai
- ☐ Fireside Spice
- ☐ Florida Sunshine
- ☐ Ginger Turmeric
- ☐ Ginseng Hippie
- ☐ Golden Monkey
- ☐ Green Tropical
- ☐ Hazelnut Cookie
- ☐ Honeybee Ginger Elixir
- ☐ International Breakfast
- ☐ Iron Goddess of Mercy
- ☐ Jade Cloud
- ☐ Jasmine Pearls
- ☐ Lady Grey a la Crème
- ☐ Lapsang Souchong
- ☐ Lemon Drop Mate
- ☐ Mango Tango
- ☐ Marrakesh Mint
- ☐ Matcha
- ☐ Mint Basil
- ☐ Mint-Chilla Chai-Nilla
- ☐ Mystic Dragon
- ☐ Nutty Chocolate Mate
- ☐ Peach on the Beach
- ☐ Peach Turmeric
- ☐ Pomegranate Green
- ☐ Red Rooibos
- ☐ Rooibos Chai
- ☐ Ruby Oolong
- ☐ Sencha Superior
- ☐ Sinfully Cherry
- ☐ Southern Sweet
- ☐ Spiced Chai Mate
- ☐ Spiced Ruby Cider
- ☐ Strawberry Meadows
- ☐ Superberry Trifecta
- ☐ Sweet Matcha
- ☐ Turmeric Mango
- ☐ Victorian Chai
- ☐ Warm Bread Pudding
- ☐ White Tropical

SUGARS

- ☐ Amber Rock
- ☐ Apple Cinnamon Crisp
- ☐ Bourbon Black Walnut
- ☐ Butterscotch Crème
- ☐ Cardamom
- ☐ Cinnamon
- ☐ Chai
- ☐ Classic Monk Fruit
- ☐ ConfetTEA Cake
- ☐ Dark Cocoa
- ☐ Florida Sunshine
- ☐ Golden Monk Fruit
- ☐ Hibiscus
- ☐ Key Lime
- ☐ Lavender Lemon
- ☐ Lavender Lemon Monk Fruit
- ☐ Lemon
- ☐ Mango
- ☐ Mango Habanero
- ☐ Peach on the Beach
- ☐ Peppermint Patty
- ☐ Pineapple
- ☐ Pumpkin Pie
- ☐ Red Raspberry
- ☐ Roasted Espresso
- ☐ Rose
- ☐ Salted Caramel
- ☐ Salted Caramel Monk Fruit
- ☐ Strawberry
- ☐ Strawberry Monk Fruit
- ☐ Sweet Habanero
- ☐ Sweet Onion
- ☐ Toasted Coconut
- ☐ Vanilla Turbinado
- ☐ Wild Blueberry
- ☐ Wild Blueberry Monk Fruit

SALTS

- ☐ A Salt For All Seasons
- ☐ Alderwood Smoked
- ☐ Applewood Smoked
- ☐ Bacon Smoked
- ☐ Black Truffle
- ☐ Coarse
- ☐ Petite
- ☐ Celery Seasoning
- ☐ Chile Lime
- ☐ Chipotle Smoked
- ☐ Chocolate
- ☐ Cyprus Black Lava
- ☐ Cyprus White
- ☐ Fleur de Sel
- ☐ Garden Mirepoix
- ☐ Ghost Pepper
- ☐ Hawaiian Red
- ☐ Hickory Smoked
- ☐ Himalayan Fine
- ☐ Himalayan Granules
- ☐ Honey Truffle
- ☐ Lime Frost
- ☐ Olive
- ☐ Porcini Mushroom
- ☐ Roasted Black Garlic
- ☐ Rosemary Basil
- ☐ Scorpion Pepper
- ☐ Sriracha

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