



AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

MARCH 23, 2026

AT 5:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Christopher Collins

Vice Mayor Sean Reed

Commissioner Eula R. Clarke

Commissioner Laura Giobbi

Commissioner Campbell Rich

ADMINISTRATIVE

Interim City Manager, Roz Johnson Strong

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

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

1. APPROVAL OF 3/9/2026 CCM MINUTES (RC)
2. AWARD OF RFP 2026-201 CITY OF STUART LANDSCAPE MAINTENANCE (RC):

RESOLUTION No. 18-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF RFP 2026-201, CITY OF STUART LANDSCAPE MAINTENANCE TO THE THREE MOST QUALIFIED FIRMS, BLUE MARLIN INVESTMENTS, INC. DBA CAYCO, BRIGHTVIEW LANDSCAPE SERVICES INC., AND YARD-NIQUE INC., DBA PRECISION LANDSCAPE COMPANY OF PALM BEACH COUNTY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

3. DOWNTOWN UNDERGROUNDING PROJECT — EASEMENT WITH AT&T FOR THE PLACEMENT OF NEW FIBER CABINET ON CITY-OWNED PARCEL (RC):

RESOLUTION NUMBER 24-2026; 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 AND AT&T FOR THE PLACEMENT OF A NEW FIBER CABINET ON A CITY-OWNED PARCEL LOCATED BEHIND THE ANNEX BUILDING LOCATED AT 101 SW FLAGLER AVENUE; RESCINDING ALL RESOLUTIONS IN CONFLICT, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

4. LEWIS LEONARD, 433 SE LAKE CIRCLE DRIVE - EAST STUART MAJOR URBAN CODE CONDITIONAL USE PERMIT (QUASI-JUDICIAL) (RC):

RESOLUTION No. 16-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING AN EAST STUART MAJOR URBAN CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 433 SE LAKE CIRCLE DRIVE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO ALLOW AN OUTBUILDING TO EXCEED THE MAXIMUM SIZE OF 700 SQUARE FEET, TO ALLOW THE REDUCTION OF A REAR SETBACK REQUIREMENT, TO ALLOW THE MAXIMUM OF FIVE (5) DENSITY UNITS, AND TO CONFIRM THE IMPERVIOUS AND PERVIOUS REQUIREMENTS; GRANTING APPROVAL AND ALLOWING THE APPLICANT TO OBTAIN A REVOCABLE RIGHT-OF-WAY PERMIT FOR THE USE OF THE CITY'S RIGHT-OF-WAY FOR THE

EXISTING PAVED ACCESS FOR SE LAKE CIRCLE DRIVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5. FIRST AMENDMENT TO FUNDING AGMT. WITH MARTIN COUNTY RE: HANEY CREEK (RC):

RESOLUTION No. 20-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE FIRST AMENDMENT TO THE 2011 FUNDING AGREEMENT WITH MARTIN COUNTY THAT AUTHORIZED THE PURCHASE OF 51.4 ACRES OF REAL PROPERTY KNOWN AS THE HANEY CREEK WATERSHED PRESERVE, WHICH WILL RESCIND THE CARVE-OUT OF THE 1.97 ACRE COMMERCIAL PORTION OF THE PROPERTY ALLOWING THE 1.97 ACRES TO BE USED FOR CONSERVATION PURPOSES ALONG WITH THE ADJOINING HANEY CREEK WATERSHED PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

6. APPOINTING A CITY MANAGER AND ADOPTING AN EMPLOYMENT CONTRACT (RC):

RESOLUTION No. 21-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE APPOINTMENT OF MICHAEL A. GIARDINO AS CITY MANAGER AND AUTHORIZING AN EMPLOYMENT CONTRACT WITH THE CITY MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7. SEPARATE VOTE OF COLA AND MERIT RAISES FOR CITY EMPLOYEES (RC):

RESOLUTION No. 22-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA REQUIRING COST OF LIVING INCREASES AND MERIT RAISES FOR THE CITY'S NON-BARGAINING UNIT EMPLOYEES BE SUBJECT TO A SEPARATE VOTE BY THE CITY COMMISSION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. INTENTION TO ABANDON A PORTION OF MARINA COVE DEVELOPMENT RIGHT-OF-WAY (ROW) (RC):

RESOLUTION No. 23-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DECLARING PURSUANT TO CHAPTER 36 OF THE CODE OF ORDINANCES OF THE CITY OF STUART, FLORIDA THE INTENTION OF THE CITY COMMISSION TO ABANDON AND TO SET PUBLIC HEARINGS IN THE CITY COMMISSION CHAMBERS TO CONSIDER THE ABANDONMENT OF A 25' WIDE PUBLIC RIGHT-OF-WAY WITHIN THE CITY, LOCATED ON THE WEST SIDE OF NW DIXIE HIGHWAY, SITUATED BETWEEN NW POINSETTIA STREET TO THE NORTH AND NW OLEANDER STREET TO THE SOUTH, MORE CLEARLY DESCRIBED IN EXHIBIT "A" ATTACHED; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. PERMISSION TO SUBMIT A COMMENT LETTER TO THE UNITED STATES ARMY CORP OF ENGINEERS ON THE NOTICE OF INTENT TO PREPARE AN ENVIRONMENTAL IMPACT STATEMENT (EIS) TO SUPPORT THE CENTRAL EVERGLADES PLANNING PROJECT (CEPP) OPERATIONAL PLAN (PHASE 1) BY THE DEADLINE OF MARCH 31, 2026, AT 5 P.M.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

10. BRIGHTLINE PARKING IMPLICATIONS AND POTENTIAL COURTHOUSE PARKING IMPACTS

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.