

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
MAY 26, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Sean Reed
Vice Mayor - VACANT
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich

ADMINISTRATIVE

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

ROLL CALL

5:30 PM

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

INVOCATION

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

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. PRESENTATION OF CAPRI HARBOR STUART MAJOR DEVELOPMENT PLAN, 50 & 54 NW DIXIE HIGHWAY

Mechelle Arbuzow, Planner I of the Development Department, presented application and approval of the proposed plan administratively approved; a two-story restaurant, 1,442 square foot store and marina for 158 boat slips, including 10 designated boat slips for a boat club, two pedestrian access points, and 141 on-site parking spaces.

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Stated he attended the graduation night at Elev8 with Mr. Joe Flannagan and commended him for a job well done.

- Attended the Memorial Day event that was put on by the Veteran's Council. Asked the public if they had comments or concerns, to reach out to the Veteran's Council as this event is an event that was transitioned from the City as being the host.

Commissioner Giobbi

- Attended the Memorial Day event and shared it was beautifully done.
- In reference to parks, noted questions on the motion that died two weeks ago and asked if any of those questions had been looked into. [City Manager Giardino responded that he is prepared to address each item discussed and will be ready to provide a white paper in the future if requested, as no specific timeline was provided.] Commissioner Giobbi asked that we have a consensus to bring back the item with the white paper as a D&D.
- Read public records request email from Ike Crumpler.

All Commissioners agreed to a D&D on the referendum that failed regarding the Sailfish ballfields and to include the comp plan by the end of July 2026.

Commissioner Clarke

- Attended the event at East Stuart, Emancipation Day, that took place at the Stuart Training School (Spectrum Academy) on May 12th.
- Announced upcoming events at the Flagler Center; Martin County History & Culture Expo on Sunday, May 31 at 9 a.m. - 12 p.m. and Saving Stuart: Then & Now – Preservation Meets Profit on Thursday, May 28 at 5:30 p.m. – 7:30 p.m.
- Attended the Memorial Day services at the South Florida National Cemetery in Lake Worth Beach.
- Encouraged the public to volunteer to read to students at the Gertrude Walden Childcare Center and commended Thelma Washington, Director, for the hard work and dedication she gives the children.

COMMENTS BY CITY MANAGER

- Thanked specific staff for all their hard work on the events that have recently taken place.
- Reported on his attendance at the Marine Industries Association of the Treasure Coasts luncheon, which allowed an opportunity to meet private and public sector individuals of the waterways.
- Advised it is budget season and the staff is working hard to present to the community.
- Stated that hurricane season is coming upon us and he and the staff are reviewing the policy and procedures.

APPROVAL OF AGENDA

6:11 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

Motion approved unanimously.

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

1. Lynne Jensen - Palm City; Honorary Regional of Halpatiokee Chapter, Daughters of the American Revolution, announced an upcoming event celebrating historic preservation and the dedication of a bronze Patriot marker at the City of Stuart Memorial Park Gazebo on July 4th at 10:00 a.m.
2. Joe Flanagan - Stuart; Thanked the Commissioners who attended graduation night and also stated that the Veteran's Council is currently responsible for the Veterans Day Parade.
3. Janine Alexander - Gainesville; Addressed information provided to the Commission in email.
4. Joe Gilio - Palm City; Head of Lake Okeechobee Restoration Initiative, stated that the City of Stuart Environmental Attorney did an excellent job with her letter to the Army Corps of Engineers.

APPROVAL OF CONSENT CALENDAR

2. APPROVAL OF 05/11/2026 CCM MINUTES (RC)

3. BUDGET AMENDMENT # 2 — WATER RECLAMATION FACILITY (WRF) HEADWORKS EQUIPMENT PROCUREMENT (RC):

RESOLUTION No. 31-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING BUDGET AMENDMENT #2 FOR PROCUREMENT OF WATER RECLAMATION FACILITY (WRF) HEADWORKS EQUIPMENT; PROVIDING FOR FUNDING; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

4. SOVEREIGN SUBMERGED LAND LEASE FOR COURTESY DOCK (RC):

RESOLUTION No. 36-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING ENTERING INTO A RENEWAL OF THE SOVEREIGN SUBMERGED LAND LEASE WITH THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE, MODIFIED TO INCREASE THE LEASED SQUARE FOOTAGE OF THE CITY'S COURTESY DOCK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:24 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMISSION ACTION

5. REFERENDUM BALLOT LANGUAGE FOR 2-ACRE PARCEL IN HANEY CREEK (RC):

RESOLUTION No. 40-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR BALLOT LANGUAGE FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL TO RESCIND THE NOVEMBER 8, 2011 ELECTION BALLOT REFERENDUM REQUIREMENT TO LEASE AN UNDEVELOPED 1.97-ACRE COMMERCIAL PARCEL FRONTING US-1 OPPOSITE NORTH RIVER SHORES BOULEVARD THAT WAS TO FUND THE MAINTENANCE OF THE HANEY CREEK PRESERVE, SO THAT THE 1.97-ACRE PARCEL MAY BE CONVERTED TO CONSERVATION AND ADDED TO THE HANEY CREEK PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, presented the history of the property and explained that, if approved as written, the measure will appear on the August 18th ballot. He also clarified that this is a Resolution and there will be no second reading.

PUBLIC COMMENT:

1. Merritt Matheson - Stuart; Requested further review of the ballot language and take out the legal language to make it more understandable to the average voter.

Commissioner Clarke expressed we should take a step back and get things done correctly and have it for the November ballot vs. August.

Mayor Reed asked for the maintenance costs of the Haney Creek Preserve property. Milton Leggett, Public Works Director, stated he does not have the figures available at this time but explained the maintenance that is performed by the City and would provide the cost information to the City Attorney.

Commissioner Rich is opposed to putting that single piece of property into conservation when it may generate funds, felt the City should move cautiously.

Mayor Reed stated he was in favor of the referendum and Commissioner Giobbi felt it should come back before the board as a D&D (Discussion & Deliberation).

Commissioners' consensus was to put together a D&D for this agenda item and have an education piece/workshop on the referendum language for July 2026.

6:32 PM MOTION: Approve Resolution 40-2026.

MOVED BY: Laura Giobbi

SECONDED BY: Eula Clarke

MOTION WITHDRAWN, Resolution No. 40-2026 not approved. 6:49 PM

ORDINANCE SECOND READING

6. WAL-MART EXTERIOR REBRAND - MAJOR COMMERCIAL PUD AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2551-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioners provided their ex-parte.

City Attorney Baggett Swore in four (4) people, Jodi Kugler, Development Director, Mechelle Arbusow, Planner II, Brittany Lewis, HFA-AE, LTD and Paul Perez, Walmart.

Mechelle Arbusow, Planner II, presented the item.

PUBLIC COMMENT:

1. Gwendolyn Hall Brinkley - Stuart; Commented to let Walmart be what it is, that shoppers do not care what color it is.

7:30 PM MOTION: Approve Ordinance No. 2551-2026 with Version #2 that was presented.

7:33 PM AMENDED MOTION: Approve to include the correction provided during the testimony phase by the applicant that the color on the beer and spirit sign will be as provided to staff immediately following this meeting.

MOVED BY: Campbell Rich

SECONDED BY: Laura Giobbi

Motion approved unanimously.

ORDINANCE FIRST READING

7. MARINA COVE AT RIVERSIDE RIGHT-OF-WAY ABANDONMENT (RC):

ORDINANCE NO. 2554-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR THE ABANDONMENT OF CERTAIN PUBLIC RIGHT-OF-WAY WITHIN THE CITY BEING THAT CERTAIN 20-FOOT RIGHT-OF-WAY, AS SET FORTH ON THE PLAT OF RIVERSIDE PARK, AS RECORDED IN PLAT BOOK 4, PAGE 25, ST. LUCIE COUNTY (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS RUNNING NORTH TO

SOUTH, DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO; PROVIDING FOR PAYMENT OF A PRIVILEGE FEE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Jodi Kugler, Development Director, presented the item.

7:41 PM MOTION: Approve to transmit Ordinance 2554-2026 to 2nd reading.

MOVED BY: Campbell Rich

SECONDED BY: Eula Clarke

VOTE: Motion Passed 3/1.

YES: Eula Clarke, Campbell Rich, Laura Giobbi

NO: Sean Reed

***** RECESS 7:42 PM *****

***** RECONVENED 7:52 PM*****

DISCUSSION AND DELIBERATION

8. GROUP III COMMISSIONER VACANCY DISCUSSION

City Attorney Baggett presented the item and read our language from Municode regarding Vacancy.

Commissioner Clarke stated she is not in favor of voting for Vice Mayor until they have a full board after the August 2026 election.

Commissioner Rich stated the Mayor's position is ceremonial and believes that we should have a Vice Mayor in the event the Mayor cannot attend events.

Commissioner Clarke requested the City look at changing language for the time in which to replace a Commissioner.

PUBLIC COMMENT:

1. Frank McChrystal - Stuart; Does not think it's necessary to fill the seat at this moment.

7:57 PM MOTION: Nominate Commissioner Clarke for Vice Mayor until reorganization in December.

MOVED BY: Campbell Rich

SECONDED: ---

MOTION DIED FOR A LACK OF SECOND

ADJOURNMENT

8:08 PM

Mary R. Kindel, City Clerk

Sean Reed, Mayor

Minutes to be approved at the Regular Commission Meeting this 8th day of June, 2026.