MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
JULY 27, 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

5:50 PM

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

INVOCATION

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Reminded everyone that the City's Environmental Attorney is dedicated exclusively to environmental matters. Also noted that, from June 1 through November 30, fertilizers containing nitrogen or phosphorus may not be applied, and requested that the City Manager develop a procedure to courteously remind commercial companies of their obligation to comply with the seasonal fertilizer ban.

Commissioner Giobbi

- Thanked all for attending the meeting both in person and online.
- Thanked those who graduated with the Public Works Department and received their

certifications.

- Complimented the City staff and all the departments for all they do to keep the City safe and up and running.

Commissioner Clarke

- Echoed Commissioner Giobbi's comment regarding the Public Works Department certifications and congratulated them.
- Commented on Commissioner Rich's statement that our City Environmental Attorney is strictly dedicated to environmental issues, and thanked Ruth Holmes for her participation and planning.
- Commented on the CRA Meeting held just before this meeting and reviewed the Heirs Property Assistance Program discussed at that meeting.

Mayor Reed

- Requested consensus for the D&D items and allowing public comment on the discussions. [Received Board consensus.]
- Announced hosting a Town Hall meeting on August 12th from 4:30 p.m. to 7:30 p.m. in the City Hall Commission Chambers.
- Announced a virtual FDOT Meeting on July 28th at 5:30 p.m. and an in-person meeting at the City of Stuart's 10th Street Recreation Center on July 29th at 5:30 p.m. regarding the Willoughby extension.
- Commented on some cases in the City that he wants to resolve and may request a consensus from the board during public comment.

<u>COMMENTS BY CITY MANAGER</u>

- Commented on Hurricane Preparations Table-Top Exercise.
- Commented on the Police Explorers competition, the Stuart team finished 2nd in the Unknown Problem category and 3rd in the Force-on-Force category and awarded 2 trophies.
- Read a paragraph from the Daughters of the American Revolution (DAR) letter to Milton Leggett; complimented Mr. Leggett on his attention to detail and assistance.
- Commented on the Everglades Restoration luncheon this week and stated a Proclamation will be presented at the next meeting
- Reported the Audit update: It is late and is proposed to be completed by August 31st; no expected issues; the new Finance staff is doing an awesome job.
- Announced Budget packet for FY2027 will be presented in upcoming weeks, a balanced budget will be proposed.

APPROVAL OF AGENDA

6:09 PM MOTION: Approve and move the Haney Creek Referendum D&D Item to August 10, 2026, City Commission Meeting.
MOVED BY: Laura Giobbi
SECONDED BY: Campbell Rich
Motion approved unanimously.

PUBLIC COMMENT:

1. Emily Lanthier - Stuart; Commented in favor of the Haney Creek Referendum and is interested whether an environmental assessment has been done on the property.

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

1. Elena Korol - Stuart; Commented on her code enforcement case.
2. Matthew Mondo - Stuart; Commercial Real Estate Agent, commented on Ms. Korol's code enforcement case and need for small offices.
3. Andrew Combs - Stuart; Heritage Hall tenants; commented on the code enforcement issues and the inspection that occurred, stated the failure was the fire extinguisher not in the correct range.
4. John Morgan - Jensen Beach - Commented on FLOCK being a private camera company and accessing data.
5. John Provenzano - Stuart; Commented on FLOCK cameras and their capability of tracking.
6. Janine Alexander - West Palm Beach; Commented on her request to research the SIRB hearings.
7. William Rudge - Stuart; Commented on serious allegations and requested a thorough investigation.
8. Caryn Hall Yost-Rudge - Stuart; Commented on Attorney Lenniger being removed from their case; sent a return receipt to the City Attorney's office and reached out to see who signed for it. Felt it's a bad policy to not document who signs for a return receipt.

APPROVAL OF CONSENT CALENDAR

1. APPROVAL OF 07/13/2026 CCM MINUTES (RC)

END OF CONSENT CALENDAR

6:44 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Campbell Rich
Motion approved unanimously.

COMMISSION ACTION

2. CRB AT LARGE APPOINTMENT (RC):

RESOLUTION No. 56-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING AN AT-LARGE MEMBER TO THE COMMUNITY REDEVELOPMENT BOARD (CRB); FILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM UNTIL DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6:46 PM MOTION: Approve to appoint Gary Kelly.
MOVED BY: Eula Clarke
SECONDED BY: ---
MOTION DIED FOR A LACK OF SECOND.

6:47PM MOTION: Approve to appoint to the CRB At Large Position, Christina Vogl.
MOVED BY: Campbell Rich
SECONDED BY: Laura Giobbi
Motion approved unanimously.

ORDINANCE FIRST READING

3. COFFEE RUSH AT CORNERSTONE - PUBLIX AT BAKER ROAD CPUD AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2555-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT “A”; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioners reviewed their ex-parte communications.

Lee Baggett, City Attorney, swore in three (3) people: Jodi Kugler, City of Stuart Development, Robert Good, Engineer, The Good Group, and Ron Yost, Coffee Rush Co-owner.

Ms. Kugler presented the item.

Mr. Good commented that the final phase from 19 years ago, showed as a bank building with a drive-thru, and feels this project will compliment the shopping center.

Commission discussion included a review of the conditions, the timeline in which it is to be built, the square footage, and the history of the pavement in the staff report.

Mr. Yost came forward and gave a brief history of when they signed the lease in 2024 and explained that at that time the Zoning in Progress put a hold on their project.

7:44 PM MOTION: Approve to transmit Ordinance 2555-2026 to Second Reading.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

DISCUSSION AND DELIBERATION

4. HANEY CREEK REFERENDUM

***** HANNEY CREEK REFERENDUM D&D MOVED TO AUGUST 10, 2026, CCM *****

5. SAILFISH BALLFIELDS REFERENDUM

Jim Chrulski, Community Services Director, and Jessica Tharp, Recreation Assistant Division Manager, Community Services, provided an overview of Stuart Ballfields and a history that included timelines.

Jeff Hughes, Athletic Supervisor, reviewed the process of scheduling the field usage and permitting.

Michael Redstone, Recreation Division Manager of Community Services, commented on the Comprehensive Plan and the recreational component; looks forward to the opportunity to update the Comp Plan.

Attorney Baggett reviewed the language drafted and stated he patterned the language with what was in 2006, and noted the lease agreements.

Commissioner Rich expressed concern that the proposed language could unintentionally allow long-term leases by creating an unnecessary loophole. Staff clarified that the City uses short-term (no more than ninety (90) days' user agreements), not leases, for activities. He supports the proposal but emphasizes protecting Stuart taxpayers. He opposed the ten (10) year commitment in the referendum, and referred to a short-term user agreement, change from a ten-year term to a one-year term. He is concerned about the cost of the City to maintain the fields. Supports the referendum to protect the fields, but not on the backs of the taxpayers.

Commissioner Giobbi asked to change the term "lease agreement" to a "user agreement".

City Attorney Baggett suggested that a motion be made to have a Special Commission Meeting for the first reading and the second reading of the Ordinance for the Stuart Ballfields Referendum. Dates are to be confirmed with the City Clerk. He read into record the following language to be changed and included: Title - Stuart City Charter amendment sale or lease of City property containing recreational ballfields must be approved by referendum vote. Shall the City Charter of the City of Stuart, Florida be amended to add the following provision. The City Commission shall not sell, convey or lease for more than one year, including any renewal options. Any City-owned property containing recreational ballfields, unless first approved by the voters through a public referendum held under Charter, Section 9.04 Procedures for Vacating Public Streets or Abandoning right of way.

PUBLIC COMMENT:

1. Frank McChrystal - Stuart; Commented on the past ballfield discussion at a Commission Meeting years ago: Strategically, who are we as Stuart?
2. Will Laughlin - Stuart; Commented that rezoning to the public would be something separate from the referendum that needs to be done and referred to Comp Plan language.

8:51 PM MOTION: Approve to come back with the proposed language that Mr. Baggett just read into the record and work with Staff to bring this to the Commission twice as expeditiously as possible.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.

ADJOURNMENT

8:52 PM

Mary R. Kindel, City Clerk	**Sean Reed, Mayor**

Minutes to be approved at the Regular Commission Meeting this 10th day of August, 2026.