MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
JUNE 8, 2026
AT 4:00 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

4:00 PM

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

INVOCATION

Chaplain Edward Skiba, Stuart Police Department, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - BRENT MCAHREN, ART PRESENTATION

Brent McAhren presented various pictures of his art of murals, sculptures, and theatrical exhibits.

PROCLAMATIONS

2. GARDEN WEEK - JUNE 7 - 13, 2026

Mary Neal, President of the Garden Club of Stuart, accepted the Proclamation, introduced members of the club and presented their mission,

3. JUNETEENTH FREEDOM DAY - JUNE 19, 2026

Nina Dooley, President of The Afro-American Citizens of East Stuart Inc. (AACES), accepted the Proclamation, thanked the City for their partnership and announced an

upcoming event.

PRESENTATIONS

4. SERVICE AWARDS - JUNE 2026

Mayor Reed introduced, Flamur Zenelovic, Police Chief, who then recognized and introduced all Police Department employees being honored for their service to the City.

David Jacobson	Police Department	15 Years	Present
Bobby Holliday	U & E	15 Years	Not Present
Kenneth Leedham	Police Department	15 Years	Present
Brian Bossio	Police Department	15 Years	Not Present
Christopher Heitfeld	Police Department	15 Years	Present
Susej Meleqi	City Clerk	5 Years	Present
Michael Redstone	10th St Recreation	5 Years	Present
Jose Nieto	U & E	5 Years	Present
Brian Shing	U & E	5 Years	Present
Danielle Matteucci	Police Department	5 Years	Present
Deborah Arasim Smith	Human Resources	15 Years	Not Present

(Roz Johnson Strong accepted on Ms. Smith's behalf)

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Commented on his representation on the Florida League of Cities (FLC) board and reported discussions about the numbers expected in revenue loss if the Property Tax Reform Bill passes; stated the League is opposed to the bill.

Commissioner Giobbi

- Commented on the importance of citizen voting regarding the Property Tax Reform Bill.
- Thanked the residents for their support on the upcoming agenda item on backyard chickens.

Commissioner Clarke

- Appreciated the Arts Moment presenter, Brent McAhren, and thanked the community for their appreciation of the arts.

Mayor Reed (Provided comments after City Manager comments.)

- Thanked the City Manager for the audit information and for upholding transparency as a Mayor's Signature Log is now online to provide information on any administrative requests signed by the Mayor that are not included on an agenda.
- Noted that the Board's even number of members can result in tie votes on agenda items and recommended tabling those items for consideration at a later date.

COMMENTS BY CITY MANAGER

- Reported that the FY25 Audit has been adjusted to be completed by August 31, 2026.
- Announced on "What's good?" in the City, employee James Minor, Fire Department Battalion Chief, recently obtained his Master's Degree, Eileen Finley and Kaitlyn Brown graduated from the Florida Law Enforcement Analyst Academy, Class 40, and have become certified Crime Analysts.
- Reported on the budget preparations.
- Commented on a person who assisted with his move and who originally came to Stuart temporarily but has grown to love the community and now intends to stay permanently.

APPROVAL OF AGENDA

4:42 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

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

1. Jeff Krauskopf - Stuart; past Mayor; commented on some historical votes on projects such as Haney Creek, encouraged the Commission to move forward, better to lease property than to sell it. Offered a meeting with the members of the Commission to provide some historical context and ideas about revenue generation.
2. Robert Maions - Stuart; Stuart Motor Sports, commented on his Magistrate case.
3. Alan Marcus - Stuart; Sign contractor, commented on new permitting requirements regarding sign face and copy changes. He feels that the code didn't change but the interpretation did. (Mayor Reed asked for a Commissioner D&D)
4. Bob Zaccheo - Jensen Beach; Provided updates on Project Lift and thanked the Commission for their support.
5. Reginald Floyd and David Myers - Ft. Pierce; Introduced themselves as representatives of the Alpha Phi Alpha Fraternity Incorporation and gave an explanation of one of its chapters, Genisis Group 1906. Mr. Myers requested a welcome letter from the City in support of the chapter coming to the City of Stuart. (Mayor Reed received a unanimous board consensus for the letter of support.)
6. Mark Brechbill - Stuart; Commented on revenue funding ideas and suicide issues.
7. Cherie White - Exempt; Commented in reference to Mr. Marcus's public comment and explained that the zoning board, in the City of Port St. Lucie, was very instrumental in the sign code if reference is needed.

APPROVAL OF CONSENT CALENDAR

5. APPROVE 05/26/2026 CCM MINUTES (RC)

6. COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND PALM

BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (RC)

RESOLUTION No. 39-2026: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RATIFYING THE THREE-YEAR COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF STUART AND PALM BEACH COUNTY POLICE BENEVOLENT ASSOCIATION, INC. (POLICE LIEUTENANTS), EFFECTIVE OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2028; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7. CALLING THE 2026 MUNICIPAL ELECTION (RC):

RESOLUTION No. 42-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CALLING THE PRIMARY MUNICIPAL ELECTION FOR AUGUST 18, 2026; PROVIDING FOR EARLY VOTING BEGINNING ON AUGUST 8, 2026 AND ENDING ON AUGUST 15, 2026 AT THE SUPERVISOR OF ELECTIONS OFFICE, 135 SE MARTIN LUTHER KING, JR. BOULEVARD, STUART, FL; AND PROVIDING FOR VOTING AT REGULAR PRECINCTS ON ELECTION DAY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:08 PM MOTION: Approve.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.

COMMISSION ACTION

8. ILA BETWEEN CITY AND SCHOOL BOARD OF MARTIN COUNTY FOR PHOENIX CURRICULUM (RC):

RESOLUTION No. 41-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY OF STUART POLICE DEPARTMENT TO PROVIDE SERVICES TO THE MARTIN COUNTY SCHOOL BOARD FOR TEACHING THE PHOENIX CURRICULUM AT SPECTRUM ACADEMY, J.D. PARKER ELEMENTARY SCHOOLS, AND ANY OTHER MARTIN COUNTY SCHOOL WITHIN THE CITY REQUESTING THE CURRICULUM; AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY SCHOOL BOARD AND THE CITY OF STUART FOR THE STUART POLICE DEPARTMENT YOUTH CRIME PREVENTION/INTERVENTION PROGRAM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Police Chief Zenelovic briefly reviewed the Resolution, discussed the expansion of the drug and gang activity prevention program, and explained that the Resolution includes minor language revisions for clarity.

5:12 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.

ORDINANCE SECOND READING

9. **(CONTINUED TO A DATE CERTAIN OF JUNE 22, 2026 CCM)** 1560 BOONE LLC., MAJOR AMENDMENT TO WINDEMERE POINT CPUD (QUASI-JUDICIAL) (RC):

   ORDINANCE No. 2546-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO PHASE 3B OF THE "WINDEMERE POINT" COMMERCIAL PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN TO AUTHORIZE THE DEVELOPMENT OF A 1,995 SQUARE FOOT POPEYE'S RESTAURANT WITH DUAL DRIVE-THROUGH LANES LOCATED AT THE SOUTHEAST CORNER OF N.W. WINDEMERE DRIVE AND NW FEDERAL HIGHWAY; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

No vote; item on agenda for continuation purposes only.

ORDINANCE FIRST READING

10. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS (RC):

    ORDINANCE No. 2552-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II – ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, SECTION 2.06.00. – SUPPLEMENTAL USE STANDARDS TO ADD A NEW SECTION 2.06.24. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS AND TO AMEND THE CITY'S CODE OF ORDINANCES CHAPTER 8 – ANIMALS, ARTICLE I. IN GENERAL, SECTION 8.2. – LIVESTOCK PROHIBITED IN THE STUART'S CODE OF ORDINANCES, BY REMOVING CERTAIN PROVISIONS RELATED TO ALLOW BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, presented the item.

PUBLIC COMMENT:

1. Samantha Smith - Stuart; Commented in favor of backyard chickens, suggesting registration and annual renewals, identified the revenue options.

Commissioner Rich referenced research, including a University of Florida article, regarding potential environmental impacts and runoff concerns associated with chicken coops. Noted that related issues should be addressed through the Comprehensive Plan amendment process and expressed concern that the Ordinance is premature and could negatively affect local waterways.

Director Kugler discussed the educational component that would be included in the permit process if the Ordinance is approved.

Commissioner Clarke shared personal experience with raising chickens but expressed concerns regarding potential environmental impacts. Emphasized the need for input from the Environmental Attorney and public outreach to help prevent future issues.

Commissioner Rich recommended restarting the review process and incorporating the matter into the Comprehensive Plan review as there is no urgency and the issue should be addressed carefully.

Mayor Reed expressed confidence that residents would properly maintain their properties. Suggested increasing the required coop setback to seven feet and stated his belief that allowing chickens would not negatively affect property values or increase rodent activity.

Director Kugler suggested consideration of a pilot program with a defined duration to evaluate the Ordinance's effectiveness.

Commissioner Clarke recommended advertising information about the Ordinance to increase public awareness and community understanding.

Ruth Holmes, Environmental Attorney, discussed stormwater considerations and recommended researching comparable communities that permit backyard chickens. Noted the City's strong standing under the Basin Management Action Plan and cautioned against actions that could adversely affect that status.

Mayor Reed suggested reaching out to the Rivers Coalition for information.

PUBLIC COMMENT:

1. Brent McAhren - Jensen Beach; Commented that this is being addressed as if every homeowner will be getting chickens, and he feels it will be a small percentage.
2. Missy Harris - Stuart; As a gardener, chicken manure is valuable, works as a fertilizer, and will not pollute.

5:16 PM MOTION: Approve.
5:30 PM MOTION AMENDED: Move to second reading.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
VOTE: Motion passed 3/1. 5:30 PM
YES: Eula Clarke, Laura Giobbi, Sean Reed
NO: Campbell Rich

DISCUSSION AND DELIBERATION

ADJOURNMENT

5:47 PM

Mary R. Kindel, City Clerk

Sean Reed, Mayor

Minutes to be approved at the Regular Commission Meeting this 22nd day of June, 2026.