MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
JUNE 22, 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

INVOCATION

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Looks forward to the upcoming 4th of July event and encouraged the community to participate.

Commissioner Giobbi

- Read a statement on a Commissioner's comments at a past meeting, and felt apologies were due.
- Announced the 4th of July events.

Commissioner Clarke

- Commented on Emancipation Day, Juneteenth Day, and the upcoming 4th of July

celebration.

Mayor Reed

- Requested Board consensus for two future Discussion and Deliberation items; one being the Boat Show with a long-term lease and the other for emails online. (Obtained unanimous support from the Board)
- Read an email received on June 11, 2026, pertaining to backyard chickens.

COMMENTS BY CITY MANAGER

- Commented on House Bill 657 for use of school zone cameras and safety. Stated a briefing will be scheduled for a future meeting.
- Announcement of "What's Good?" in the City. Two Utilities & Engineering Department (U&E) certifications were obtained; Mike Marshall of the Water Reclamation Facility received his Class B License and Steven Bolotin, Water Treatment Facility received his Class A Water Treatment Plant Operator License. Mr. Giardino complimented Peter Kunen, U&E Director, for fostering the future leadership of the City.

APPROVAL OF AGENDA

5:49 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. Derrick Ogden - Stuart; Commented on the vote of the public pertaining to ballfields.
2. Janine Alexander - Gainesville; Commented on her proposal to ask the City to remediate, or she will file a civil complaint for uncapped damages.
3. Caryn Yost Rudge - Stuart; Commented on past City lawyers, other than our City Attorney Lee Baggett, that their actions deserve scrutiny.

APPROVAL OF CONSENT CALENDAR

1. APPROVAL OF 06/08/2026 CCM MINUTES (RC)

2. AWARD OF ITB 2026-104 TO M&M ASPHALT MAINTENANCE INC (DBA ALL COUNTY PAVING) (RC):

RESOLUTION No. 46-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2026-104, CITY OF STUART PAVEMENT MAINTENANCE ZONE-3 ASPHALT MILL/OVERLAY, POINT REPAIRS AND MICRO SURFACING PROJECT TO M&M ASPHALT MAINTENANCE INC (DBA ALL COUNTY PAVING) AS THE

LOWEST, MOST RESPONSIVE AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF $161,357; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:59 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
Motion approved unanimously.

COMMISSION ACTION

3. PROJECT LIFT LEASE AGREEMENT (RC):

RESOLUTION No. 43-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF STUART AND PROJECT L.I.F.T., INC. FOR THE OPERATION OF THE FACILITY KNOWN AS "PROJECT LIFT" LOCATED AT 710 SE MARTIN LUTHER KING JR. BOULEVARD, STUART, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, provided a brief overview of the lease agreement.

Lee Baggett, City Attorney, reviewed the lease terms with the Commission.

Commissioners' discussion with Mr. Bob Zacchio of Project Lift, included property taxes, vocational training, business incubation, sublease options, term of lease, and various guidelines.

PUBLIC COMMENT:

1. James Christie - Port St. Lucie; Thanked CRA and the City for their assistance with homes in East Stuart; questioned what if the community does not agree with the proposed Project Lift Building, opposed to the project.
2. Kodey Johnson - Stuart; Commented on his communications with Project Lift and the Martin County National Association for the Advancement of Colored People (NAACP). Felt this could build back the community; in favor of the project.
3. Jimmy Smith - Stuart; Thanked the Commission for their support of Project Lift. Kids need education on how to get a job, and it should be in every community; in favor of the project.
4. Gail Goldy - Stuart; Commented in favor of Project Lift but agreed with provisions to the lease to prevent future problems.

6:46 PM MOTION: Approve.
6:49 PM AMENDED MOTION: Approve to amend Section 11.1, second sentence, change City Manager to Stuart City Commission, "other than such, this lease shall not be subject to assignment or sublet by the lessee without first obtaining the written consent of the Stuart City Commission and such consent shall not be unreasonably withheld, conditioned, or delayed."
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously. 7:16 PM

4. LETTER OF SUPPORT TREASURE COAST FOOD BANK SENIOR FOOD AND RESOURCE PROGRAM (RC):

   RESOLUTION No. 45-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING LETTER OF SUPPORT TO GOVERNOR DESANTIS FOR 404 SPECIAL CATEGORIES GRANTS AND AIDS OLDER AMERICANS ACT PROGRAM; THE TREASURE COAST FOOD BANK SENIOR FOOD AND RESOURCE PROGRAM. THIS INVESTMENT IS CRITICAL TO REDUCING FOOD INSECURITY AND IMPROVING HEALTH OUTCOMES FOR OLDER ADULTS ACROSS INDIAN RIVER, MARTIN, ST. LUCIE, AND OKEECHOBEE COUNTIES; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Milton Leggett, Public Works Director, noted that the City of Stuart partners annually with the City of Port St. Lucie and the Treasure Coast Food Bank, and was seeking a letter of support.

PUBLIC COMMENT:

1. Carol Ann Leonard - Martin County; Noted that she is very familiar with Treasure Coast Food Bank and supports their work; in favor of supporting them.

7:19 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

ORDINANCE SECOND READING

5. 1560 BOONE LLC., MAJOR AMENDMENT TO WINDEMERE POINT CPUD (QUASI-JUDICIAL) (RC):

   ORDINANCE No. 2546-~~2025~~2026; 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.

CLERK'S NOTE: Scrivener's error of Ordinance Number; 2546-2025 should read 2546-2026.

Commissioners disclosed their ex-parte communications.

Two people were sworn in; Jodi Kugler, Development Director, and Robert Sherman, Applicant.

Development Director Kugler began her presentation.

***** 7:27 PM RECESS *****
***** 7:34 PM RECONVENED *****

Development Director Kugler continued presentation.

Robert Sherman, Applicant, came forward to provide information on ingress and egress, hours of operation, and double-stacked drive-thru lanes in the back of the building. Mr. Sherman commented that he addressed the Windemere neighborhood's concerns and has committed to work with them.

The Commissioner's continued discussion with Mr. Sherman.

Hearing closed - 8:01 PM.

8:01 PM MOTION: Approve.
8:08 PM AMENDED MOTION: Approval to include a closing time of 10:30 PM and landscaping will be brought up to code prior to Certificate of Occupancy.
MOVED BY: Laura Giobbi
SECONDED BY: Campbell Rich
MOTION FAILED.
VOTE: 2/2
YES: Campbell Rich, Laura Giobbi
NO: Eula Clarke, Sean Reed

Mr. Sherman questioned the Commissioners about where and what went wrong.

8:35 PM MOTION: Motion for the Second Reading of Ordinance 2546-~~2025~~2026 to be continued to the August 24th, 2026 City Commission Meeting.
MOVED BY: Laura Giobbi
SECONDED BY: Campbell Rich
Motion approved unanimously.

6. 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, reviewed the rezoning districts for backyard chickens.

Commissioner Clarke commented on land use and adjacent water bodies. She would like language to include a fixed amount of footage from a shoreline. [Ms. Kugler stated the same language can be used as is in Chapter 5, Land Development Code.]

Mayor Reed would like to see an urban center for residential houses and 7-foot-high coops.

Ruth Holmes, Environmental Attorney, noted that she reviewed how sister cities and counties regulate setbacks from the mean high-water line and their decision was to remove allowing for chickens for the Indian River Lagoon and southern water bodies, and she believed adopting the same approach was the right decision for our City.

Commissioner Rich stated there is a lot of concern and does not understand the rush and wants to wait for a full board.

Commissioner Giobbi requested an agreement/permission signed from owners of duplexes.

Commissioner Clarke requested training on how to take care of chicken coops, and to set a limit on applications.

PUBLIC COMMENT:

1. Samantha Smith - Stuart; Commented that the Commission move forward with a decision in favor of backyard chickens.
2. Michelle Ketchum - Stuart; Support up to four (4) backyard hens, heathy eggs, in favor.
3. Amber D'Angelo - Palm City; In support of backyard chickens, people have wanted this for ten (10) years.
4. Bonnie Moser - Stuart; In favor of backyard chickens.
5. Mike Sawtelle - Stuart; In favor, provided several statistics including the number of chickens permitted in other cities.
6. Gwen Hall-Brinkley - Stuart; Requested clarification on the zoning and creeks in a predominantly white neighborhood.
7. Will Laughlin - Stuart; Commented on the benefits of chickens for children, risks have been mitigated with the parcels, fees and incentives, in favor.

8:35 PM MOTION - Move to continue to September 14, 2026, CCM.
MOVED BY: Campbell Rich
SECONDED BY: Laura Giobbi
Motion approved unanimously. 9:05 PM

DISCUSSION AND DELIBERATION

None.

ADJOURNMENT

9:05 PM

Mary R. Kindel, City Clerk

Sean Reed, Mayor

Minutes to be approved at the Regular Commission Meeting this 13th day of July, 2026.