MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
AUGUST 6, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni
Vice Chair - Mark Brechbill
Board Member - Anita Cocoves
Board Member - Aaron Hawkins
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

CALL TO ORDER

4:01 PM

ROLL CALL

PRESENT: Chair Campenni, Vice Chair Brechbill, Board Member Hawkins (late), Board Member McChrystal, Board Member Moser, Board Member Noble (late)
ABSENT: Board Member Cocoves

PLEDGE OF ALLEGIANCE

4:01 PM Board Member Hawkins and Board Member Noble arrived.

APPROVAL OF AGENDA

Chair Campenni requested that the items be rearranged and be heard in the order of 1, 4, 3, 2.

4:02 PM MOTION: Approve to modify agenda as being presented.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 07/02/2024 CRB MINUTES

4:02 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Aaron Hawkins
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4. PRESENTATION OF MAIN STREET BUCK PROGRAM BY CANDACE CALLAHAN

Candace Callahan, Executive Director of Main Street presented what is main street, history, objectives, mission, projects, community events, impact, downtown gift cards, benefits, investment, and letters of support.

Pinal Gandhi-Savdas, CRA Executive Director, stated this item will come back in the budget for $30,000 and that is when the Board Members will make a motion to approve/deny the program.

Board Member Hawkins stated he is a Board Member on Main Street and stated he would excuse himself at the time of voting.

Vice Chair Brechbill asked how many empty businesses there are in Downtown Stuart currently. Ms. Callahan stated there are currently four, but there are two that are under contract.

Board Members continued to share their opinions.

4:24 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
VOTE: MOTION PASSES 4/1/1
YES: Tom Campenni, Mark Brechbill, Bonnie Moser, Andy Noble
NO: Frank McChrystal
ABSTAIN: Aron Hawkins

3. 710 MARTIN LUTHER KING BOULEVARD - REZONE TO BUSINESS AND MIXED-USE (BMU) ZONING DISTRICT (RC):

   ORDINANCE No. 2532-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO REZONE A 2.4-ACRE PARCEL; LOCATED AT 710 MARTIN LUTHER

KING BOULEVARD, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO BUSINESS AND MIXED-USE (BMU) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, presented public notice, location, zoning map, land use map, and required board presentation.

Ms. Gandhi-Savdas spoke about the CDBG grant the City received, Project LIFT, workshops that took place, and grant obligations - timeline.

Shelby Graziani, Civil Engineer in Training, presented the design plans of Project LIFT. Scott Hughes, Architect presented the floor plan and elevations.

Bob Zaccheo, CEO of Project LIFT provided history of himself, the mission of Project LIFT, and the daily routine of those in the program.

Board Members asked what trade programs they have, what the zoning difference is from what it currently is to what it will be, and who would be paying for the construction of the building.

Board Members continued discussion.

PUBLIC COMMENT:

1. James Christie - Port St. Lucie; Stated there is opposition for this project from the East Stuart Community, he believes there needs to be an economic engine in that plaza and stated the community is coming up with an alternative plan for that location.

4:58 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
VOTE: MOTION PASSES 5/1
YES: Tom Campenni, Mark Brechbill, Bonnie Moser, Andy Noble, Aaron Hawkins
NO: Frank McChrystal

2. 710 MARTIN LUTHER KING BOULEVARD MAJOR CODE CONDITIONAL USE - PROJECT LIFT (RC):

RESOLUTION No. 75-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR CODE CONDITIONAL USE APPROVAL TO THE CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE PROPERTY LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, CONSISTING OF 2.4 ACRES; TO ALLOW THE USE OF VOCATION TRAINING FACILITY, RELIEF FROM ON-STREET LANDSCAPING, RIGHT-OF-WAY THOROUGHFARES, AND OFF-STREET PARKING REQUIREMENTS FOR PROJECT LIFT; PROVIDING FOR

AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL AND FOR OTHER PURPOSES.

Ms. Kugler presented public notice, project location, zoning map, major code conditional use, exemptions being requested, and staff recommendation.

Ms. Graziani presented the items they are requesting relief from and why.

Board Members had discussions on the landscape plan, future MLK Blvd plans, parking, and working together with the community instead of against each other.

PUBLIC COMMENT:

1. Betty Brinkley - Nassau Ave; Stated East Stuart did not want the Form Based Code and reminded the board that East Stuart is a community.

5:28 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
VOTE: MOTION PASSES 5/1
YES: Tom Campenni, Mark Brechbill, Bonnie Moser, Andy Noble, Aaron Hawkins
NO: Frank McChrystal

Vice Chair Brechbill asked if in the near future there could be a workshop on form-based codes. Ms. Gandhi-Savdas stated that form-based code has been in place for a year, and she will be doing a presentation of updates in the near future.

STAFF UPDATE

ADJOURNMENT

5:34 PM

Susej T. Meleqi, Board Secretary **Tom Campenni, Chair**

Minutes to be approved at the CRB
Meeting this 3rd day of September, 2024.