MINUTES

COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
OCTOBER 1, 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 - Aaron Hawkins
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble
Board Member - VACANT

ADMINISTRATIVE

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

CALL TO ORDER

4:05 PM

ROLL CALL

PRESENT: Chair Campenni, Vice Chair Brechbill, Board Member Cocoves, Board Member Hawkins, Board Member McChrystal, Board Member Moser, Board Member Noble

APPROVAL OF AGENDA

4:06 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 09/03/2024 CRB MINUTES

4:06 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Bonnie Moser
Motion approved unanimously.

PLEDGE OF ALLEGIANCE

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. 710 MARTIN LUTHER KING BOULEVARD - MAJOR AMENDMENT TO THE EXISTING COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) 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, FOR MAJOR AMENDMENT TO THE EXISTING COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING DESIGNATION TO ALLOW A VOCATIONAL TRAINING FACILITY ONLY; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Kris McCrain, Principle Planner presented the location, public notice, zoning, future land use map, public hearings, and staff's recommendation.

Vice Chair Brechbill asked what the current zoning on the property is, and asked if there is educational zoning.

Pinal Gandhi-Savdas, CRA Executive Director, explained the zoning and stated the code would need to be changed to add "educational zoning".

Bob Zachio, Project LIFT explained the schedule and the number of people on each shift.

PUBLIC COMMENT:

1. Faye James - Stuart; Expressed concerns about this project and stated this project should be used as a multipurpose use for the community and felt like this is a club and the people who live around there are not invited.
2. James Christie - Stuart; Stated that the Willie Gary property is a true historical piece of property, is concerned about how the City originates projects with different entities.
3. Joseph Cooper - Stuart; He feels that the CPUD is the most appropriate for Project LIFT and thinks this will be impactful to the teens around East Stuart.
4. Helen McBride - Stuart; Stated she does not like the wording in the title of the Resolution "Vocational Training Facility Only".

Ms. Gandhi-Savdas explained the CDBG grant that was given and how it applies to this property.

Mr. Zacchhio explained Project LIFT and the different programs it has to offer.

Board Members asked about the entrepreneurship program, the engagement with the community, the historic portion, any community projects come forth from East Stuart, and committed to recruiting students from the East Stuart community.

Vice Chair Brechbill stated he believes staff has done a good job communicating with the community, but he feels that we need more buy in from the East Stuart community.

Board Members continued discussion.

4:46 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
VOTE: MOTION PASSES 4/2
YES: Tom Campenni, Bonnie Moser, Andy Noble, Aaron Hawkins
NO: Frank McChrystal, Mark Brechbill

3. TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE SECTION 2.6.23 - NON-MEDICAL MARIJUANA DISPENSARIES (RC):

ORDINANCE No. 2531-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING SECTION 2.06.23 ENTITLED "RESERVED" AND INSERTING SUPPLEMENTAL USE STANDARDS FOR NON-MEDICAL MARIJUANA DISPENSARIES; AMENDING THE LAND USE TABLE IN SECTION 2.02.02 TO INCLUDE NON-MEDICAL MARIJUANA DISPENSARY AS AN ALLOWABLE USE UNDER CERTAIN CONDITIONS; AMENDING SECTION 3.01.03 TO ESTABLISH PARKING REQUIREMENTS FOR NON-MEDICAL MARIJUANA DISPENSARIES WITHIN THE URBAN CODE DISTRICTS; AMENDING SECTION 6.01.13 TO ADD OFF-STREET PARKING REQUIREMENTS FOR NON-MEDICAL MARIJUANA DISPENSARIES; AMENDING CHAPTER XII DEFINITIONS FOR CONFORMING TERMS; AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES TO PROHIBIT SMOKING IN PUBLIC PARKS AND RECREATIONAL AREAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ben Hogarth, Community Affairs Liaison, presented the ballot text, purpose, presented exclusion maps, and staff recommendation.

Board Member McChrystal asked how many medical marijuana dispensaries we have and asked about the exclusion zones.

Board Members continued discussions and questions with staff.

5:24 PM Board recommended to overlay the marijuana recreation sales with medical marijuana sales and limiting downtown with methodology like liquor licenses.

*****RECESS: 5:30 PM*****
*****RECONVENED: 5:35 PM*****

4. DISCUSSION & DELIBERATION ON BUSINESS IMPROVEMENT REIMBURSEMENT GRANT PROGRAM GUIDELINES

Jordan Pinkston, CRA Executive Director, presented program description, program background, evaluation matrix, past improvements, program accomplishments, board recommendation, program goals, eligible projects, evaluation criteria, discussion and deliberation.

Vice Chair Brechbill stated making the program a bigger program and including loans, so businesses can make bigger improvements.

Board Members continued discussion and shared their thoughts on the program. They agreed to support the program and its criteria.

5. DISCUSSION & DELIBERATION ON COMMERCIAL LANDSCAPE IMPROVEMENT REIMBURSEMENT GRANT PROGRAM GUIDELINES

5:55 PM

Ms. Pinkston presented the program description, program goals, program funding, eligible improvements, maintenance, evaluation criteria, discussion and deliberation.

Board Member Moser asked if the irrigation is temporary or a permanent criteria.

Ms. Gandhi-Savdas stated it is a permanent criteria.

Chair Campenni stated it is the first time so he would like to roll it out and see how it goes for the first year.

STAFF UPDATE

ADJOURNMENT

6:01 PM

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

Minutes to be approved at the CRB
Meeting this 5th day of November, 2024.