MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
FEBRUARY 4, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Mark Brechbill
Vice Chair - Bonnie Moser
Board Member - Frederick James
Board Member - Jeff Manera
Board Member - Frank McChrystal
Board Member - Clay Scherer
Board Member - Scott Whalen

ADMINISTRATIVE

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

CALL TO ORDER

4:03 PM

ROLL CALL

PRESENT: Chair Brechbill, Vice Chair Moser, Board Member James, Board Member Manera, Board Member Scherer, Board Member Whalen
ABSENT: Board Member McChrystal

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

Item was not heard, all Board Members took their Oath on January 27, 2025, at the Joint Meeting.

2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

4:04 PM MOTION: Mark Brechbill to be Chair.
MOVED BY: Clay Scherer
SECONDED BY: Bonnie Moser
Motion approved unanimously.

4:05 PM MOTION: Bonie Moser to be Vice Chair.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

APPROVAL OF AGENDA

4:06 PM MOTION: Approve agenda moving items to be heard in the order of 6, 5, and 4.
MOVED BY: Clay Scherer
SECONDED BY: Bonnie Moser
Motion approved unanimously.

APPROVAL OF MINUTES

3. APPROVAL OF 11/05/2024 CRB MINUTES

4:06 MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Clay Scherer
Motion approved unanimously.

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

1. James Christie - Stuart; Stated he emailed the Commissioners for proposed projects and protection to be done throughout East Stuart.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Manera

- Would like to know where the new Board Members can get information on items that will come before them in the future.

Chair Brechbill stated he believes a workshop might be helpful to all Board Members so they can discuss zoning issues and future projects.

Board Member Scherer

- Thanked Pinal and staff for the time they took to talk to him and explain the CRA.

Board Member Moser

- Commented to the new Board Members that the City Staff has always helped her with information.
- Stated the Capital Improvement Project (CIP) item will be coming before them in March and commented on an email that was received from an architect in the community to the CRB and provided her top 4 items from the CIP listing.
- Spoke on strategies that can be done to plant/implement these projects.

Board Member Whalen

- Stated he would reach out to Pinal to take some time and get caught up with the different projects.

Chair Brechbill

- Spoke on CRA and asked that they discuss what the purpose of the CRB is in a group setting versus going over it individually.
- Stated that he believes that East Stuart Historical Advisory Committee should be involved when speaking about the different zoning to ensure that gentrification does not occur.
- Commented to the new board members to feel free to speak out and offer suggestions.

ACTION ITEMS

6. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City attorney stated to the Board the procedures of a quasi-judicial hearing.

Jodi Kugler, Development Director, presented the location, future land use map, existing zoning, proposed zoning, and staff recommendation.

Vice Chair Moser asked what the difference was in the existing and proposed future land use and zoning.

Ms. Kugler explained the difference between the existing and proposed future land use and zoning.

Board Members continued discussion on density, zoning, protection for the neighbors surrounding properties, unity of title, and the process if the owners changed the proposed use.

4:39 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Frederick James
Motion approved unanimously.

5. ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Kugler presented the changes in the Land Development Code.

Board Members had discussion on the proposed changes.

Vice Chair Moser stated that she would like the Commissioners to be aware that when making changes more expensive it will be harder for the locals to build, but it will make it easier for bigger developers with money to build and gentrify areas like East Stuart.

Ms. Kugler continued presentation.

Board Member James stated he believes the Commissioners had good intent but did not hit the mark and thinks they should reconsider.

Ms. Kugler continued presentation.

Board Member Scherer stated that he agrees with Vice Chair Moser on needing professionals to assist in making these changes.

Board Member Manera stated he does not believe there is a housing shortage, just an affordability problem.

Board Member James asked if the City has ever tried to do public/private assistance with property owners.

Board Members continued discussions.

6:08 PM MOTION: City to halt any changes to the code until they can perform a city-wide master plan and have professionals come and do more workshops with the community based.
[Amended - 6:15PM, the Commission can move forward with the exception of changes to duplexes, ADUs, and shared parking with the request that they begin a process of a city-wide master plan community led.]
MOVED BY: Bonnie Moser
SECONDED BY: Clay Scherer
VOTE: Motion is a tie 3/3.
YES: Bonnie Moser, Clay Scherer, Scott Whalen
NO: Mark Brechbill, Jeff Manera, Frederick James

4. NOMINATE BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (RC):

RESOLUTION No. 01-2025 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Chair Brechbill provided a brief background on what it entails to be a CRA Board Member.

Mary Kindel, City Clerk, provided the details of when the CRA occurs.

6:28 PM MOTION: Nominate Mark Brechbill and Frederick James for the CRA.
MOVED BY: Clay Scherer
SECONDED BY: Bonnie Moser
Motion approved unanimously.

STAFF UPDATE

7. ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

Mary Kindel, City Clerk, and Lee Baggett, City Attorney, presented on Public Records and the Sunshine Law.

ADJOURNMENT

6:53 PM

Susej T. Meleqi, Board Secretary	**Mark Brechbill, Chair**

Minutes to be approved at the CRB
Meeting this 4th day of March, 2025.