



**AGENDA**

**COMMUNITY REDEVELOPMENT BOARD**

**OCTOBER 7, 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 - Will Laughlin**

**Board Member - Jeff Manera**

**Board Member - Clay Scherer**

**Board Member - Scott Whalen**

**ADMINISTRATIVE**

**CRA Executive Director - Pinal Gandhi-Savdas**

**Board Secretary - Susej T. Meleqi**

Agenda items are available on our website at <http://www.cityofstuart.us>  
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: [mkindel@ci.stuart.fl.us](mailto:mkindel@ci.stuart.fl.us)

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**(RC)** next to an item denotes there is a City Code requirement for a Roll Call vote.

**(QJ)** next to an item denotes that it is a quasi-judicial matter or public hearing.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- 1. APPROVAL OF 09/15/2025 CRB MINUTES

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

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

**ACTION ITEMS**

- 2. THE SPICE AND TEA EXCHANGE REQUESTING A MAJOR URBAN CODE CONDITIONAL USE LOCATED AT 39 SW OSCEOLA STREET. (RC)

RESOLUTION No. 98-2025, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR URBAN CODE CONDITIONAL USE TO GLENN AND KIMBERLY GORDON WITH GORDON ENTERPRISES STUART, LLC ALSO KNOWN AS THE SPICE AND TEA EXCHANGE, TENANT AT 39 SW OSCEOLA STREET; TO ALLOW A FORMULA BUSINESS TO BE LOCATED WITHIN THE FORMULA BUSINESS AREA AND TO WAIVE THE REQUIRED 300 FOOT SEPARATION BETWEEN FORMULA BUSINESS ESTABLISHMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**STAFF UPDATE**

**ADJOURNMENT**

**WHAT IS CIVILITY?** Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

**PUBLIC COMMENT:** If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

**CONSENT CALENDAR:** Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

**QUASI-JUDICIAL HEARINGS:** Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Community Redevelopment Board**

**Meeting Date:** 10/7/2025

**Prepared by:** Susej Meleqi

**Title of Item:**

APPROVAL OF 09/15/2025 CRB MINUTES

**Summary Explanation/Background Information on Agenda Request:**

APPROVAL OF 09/15/2025 CRB MINUTES

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes

**ATTACHMENTS:**

1. 09152025 CRB Minutes

**MINUTES  
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART  
SEPTEMBER 15, 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 - Will Laughlin  
Board Member - Jeff Manera  
Board Member - Clay Scherer  
Board Member - Scott Whalen**

**ADMINISTRATIVE**

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

**CALL TO ORDER**

4:00 PM

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**4:01 PM MOTION: Approve.  
MOVED BY: Clay Scherer  
SECONDED BY: Scott Whalen  
Motion approved unanimously.**

**APPROVAL OF MINUTES**

1. APPROVAL OF 07/01/2025 CRB MINUTES

**4:01 PM MOTION: Approve.  
MOVED BY: Bonnie Moser  
SECONDED BY: William Laughlin  
Motion approved unanimously.**

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

None.

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

Board Member James

- Commend the Board for the seriousness and work they do each meeting.

Chair Brechbill

- Thanked everyone in the audience and reminded them they are an advisory board who volunteers their time to the City. He also thanked the Board Members for their time and dedication.

**ACTION ITEMS**

2. SEACOAST BANK HEADQUARTERS MAJOR CONDITIONAL USE & MAJOR SITE PLAN LOCATED AT 815 S. COLORADO AVENUE (QJ)(RC):

RESOLUTION No. 85-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR CREEK DISTRICT CODE CONDITIONAL USE APPROVAL AND MAJOR DEVELOPMENT PLAN FOR THE SEACOAST BANK HEADQUARTERS PROJECT LOCATED ON THE SOUTHEAST CORNER OF COLORADO AVENUE AND KINDRED STREET; GRANTING APPROVAL TO CONSTRUCT AN APPROXIMATELY 58,647 SQUARE FOOT THREE-STORY HEADQUARTERS OFFICE BUILDING WITH DRIVE-THRU BANK TELLER LANES AND DRIVE-THRU ATM, A DETACHED 90,762 SQUARE FOOT THREE-STORY PRIVATE PARKING GARAGE, AND MAINTAIN THE EXISTING OUTBUILDING STRUCTURES OUTSIDE THE REDEVELOPMENT AFFECTED AREA; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS AND ARCHITECTURAL STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Chair Brechbill read the item into the record and asked the Board Members for their ex-parte communication.

City Attorney, Lee Baggett swore in 5 members — George Missimer, Cotleur & Hearing, Tracey Dexter, Chief Financial Officer for Seacoast Bank, Joe Capra, Captec Engineering, Jodi Kugler, City Development Director, and Shawn Macenzie, Macenzie & Associates.

Jodi Kugler, Development Director, presented the public notice, project location, zoning map, land use map, major conditional use requests, proposed development plan, building height, parking table, elevations, landscape plan, master signage plan, creek district major conditional use review, staff recommendation approval to the City Commission.

George Missimer, Agent and Land planner at Cotleur & Hearing, introduced himself and the team working on the project, continued to present their requests, and project location.

Tracey Dexter, Chief Financial Officer for Seacoast Bank, presented the history of Seacoast, honoring the past and celebrating the future, industry recognition, community impact, and requested support for the project.

Mr. Missimer continued presentation on the projects conceptual rendering, property overview, site plan, existing access site, access, circulation, pedestrian circulation, landscape, architecture, conditional use criteria, parking garage, design deviations, requests approval.

Board Member James asked how the public felt about the traffic. Mr. Missimer stated its an existing business so it would not have additional traffic counts.

Board Member Manera questioned the second parcel and if there were any further thoughts on what it would be and asked that the bypass be larger than 5ft. Mr. Missimer stated they would look into the 7ft option.

Chair Brechbill spoke on the zoning that is on the 2nd parcel and stated that the zoning would still be the creek district. Also stated that this would normally not come before the Commission, it is only being presented to the commission due to the deviations and parking garage.

Vice Chair Moser requested Ms. Kugler to state the difference between an A street and a B street. Ms. Kugler stated the difference.

Board Member Laughlin spoke on the garage and stated there is a public concern about what will be built on the second parcel, and the storm water management.

Joe Capra, Engineer from CAPTEC engineering, further explained the rainfall and the storm management plan.

Board Member continued discussion.

Board Member Scherer asked when this project submitted the application to the City. Ms. Kugler responded to Board Member Scherer.

Board Member Scherer continued to ask Mr. Missimer about reinvestment in the CRA, asked for the applicant to plant more mature trees, and asked for the plan on the second parcel.

Board Members continued to discuss the project.

#### PUBLIC COMMENT:

1. Jimmy Smith - Stuart; Stated there is no space for a wheelchair to go down the sidewalk. He also mentioned that if it was possible to open a main door on US1 side for emergencies only. Shared a personal story and stated he is in support of the project.
2. Duncan Hurd - Stuart; Owner of the Guilt complex, stated when he saw these plans his jaw dropped due to architectural and planning in the plans, stated this will be an iconic gateway into downtown and is in support of the project.

3. Ted Astofi - Stuart; Stated he personally supports this project, shared history, but also what he has heard from others in the community.
4. William Corbin - Stuart; Thanked the Board for their time and continued speaking on the economic development Seacoast provides to Stuart and Martin County, in support of the project.
5. John Budensiek - Stuart; Thanked the Board for their time and spoke about the crime prevention that was done on the project.

Police Chief Zenelovic stated a recent event that occurred off US1 and stated that our Lieutenant reviewed the crime prevention plans.

**5:32 PM MOTION: Approve.**  
**MOVED BY: Clay Scherer**  
**SECONDED BY: Scott Whalen**  
**Motion approved unanimously. [Roll Call - 5:54 PM]**

**\*\*\*RECESS - 5:54 PM\*\*\***  
**\*\*\*RECONVENED - 6:03 PM\*\*\***

**3. CRA BUDGET AND CIP FOR FY 2026 (RC):**

RESOLUTION No. 06-2025 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND APPROPRIATING CAPITAL BUDGET FOR FY 2026 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, provided a history of the CRA TIF funds, CRA budget revenues FY 2026, CRA appropriations by category, projects in CRA — Guy Davis Community Park, Downtown Undergrounding and Seminole Streetscape Improvements, Riverside Park Neighborhood Improvements, Project Lift, Stypmann Neighborhood Drainage and Sidewalk Improvements, CRA Tree In-Fill Program in the Right-of-Way, Courtesy Dock Wave Attenuator, Capital Improvement Projects Budget Sumamry, and recommended approval to the CRA budget.

**6:26 PM MOTION: Approve.**  
**MOVED BY: Bonnie Moser**  
**SECONDED BY: Frederick James**  
**Motion approved unanimously.**

**STAFF UPDATE**

None.

**ADJOURNMENT**

6:27 PM

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**Susej T. Meleqi, Board Secretary**

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**Mark Brechbill, Chair**

**Minutes to be approved at the CRB  
Meeting this 7th day of October, 2025.**

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Community Redevelopment Board**

**Meeting Date:** 10/7/2025

**Prepared by:** Mechelle Arbuzow

**Title of Item:**

THE SPICE AND TEA EXCHANGE REQUESTING A MAJOR URBAN CODE CONDITIONAL USE LOCATED AT 39 SW OSCEOLA STREET. (RC)

RESOLUTION No. 98-2025, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR URBAN CODE CONDITIONAL USE TO GLENN AND KIMBERLY GORDON WITH GORDON ENTERPRISES STUART, LLC ALSO KNOWN AS THE SPICE AND TEA EXCHANGE, TENANT AT 39 SW OSCEOLA STREET; TO ALLOW A FORMULA BUSINESS TO BE LOCATED WITHIN THE FORMULA BUSINESS AREA AND TO WAIVE THE REQUIRED 300 FOOT SEPARATION BETWEEN FORMULA BUSINESS ESTABLISHMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

Glenn and Kimberly Gordon, owners of The Spice & Tea Exchange of Stuart, are seeking approval for a Major Urban Code Conditional Use to operate a formula-based business within the Old Downtown Historic District, located at 37 SW Osceola Street. This request is submitted in accordance with Section 2.06.12 of the City of Stuart Land Development Code. The proposed location was previously occupied by Gumbo Limbo Coastal Kidz. In addition, the applicants are requesting a waiver from the required 300-foot separation between formula business establishments Kilwins and Duffy's Sports Grill.

**Funding Source:**

N/A

**Recommended Action:**

Staff respectfully requests that the Community Redevelopment Board forward a recommendation of approval to the City Commission via Resolution 98-2025.

**ATTACHMENTS:**

1. Resolution 98-2025-CRB Draft
2. Staff Report - The Spice and Tea Exchange
3. Public Notice
4. Application
5. The Spice and Tea Exchange Brochure



**BEFORE THE CITY COMMISSION  
CITY OF STUART, FLORIDA**

**RESOLUTION NUMBER 98-2025**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR URBAN CODE EXCEPTION TO GLENN AND KIMBERLY GORDON WITH GORDON ENTERPRISES STUART, LLC, TENANT AT 39 SW OSCEOLA STREET; TO ALLOW A FORMULA BUSINESS BY THE NAME OF THE SPICE AND TEA EXCHANGE, TO BE LOCATED IN THE FORMULA BUSINESS AREA AND TO WAIVE THE REQUIRED 300 FOOT SEPARATION BETWEEN FORMULA BUSINESS ESTABLISHMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**\* \* \* \* \***

**WHEREAS**, the City Commission of Stuart, Florida, has adopted and administers Section 2.06.12 – Formula Businesses of the City of Stuart Land Development Code; and

**WHEREAS**, a review of an application to locate a formula business within the formula business area as described in Section 2.06.12 – Formula Businesses of the City of Stuart Land Development Code shall follow the procedures set forth in Section 3.01.06 of the Land Development Code for a major Urban Code conditional use; and

**WHEREAS**, the Applicant, Glenn and Kimberly Gordon with Gordon Enterprises Stuart, LLC also known as The Spice and Tea Exchange, is requesting a Major Urban Code

Conditional Use to locate a formula business within the formula business area of the City of Stuart; and

**WHEREAS**, at the hearing the Applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses, within three hundred (300) feet of the proposed location; and

**WHEREAS**, the conditional use exception shall be for the original Applicant only and shall not run with the land or be conveyed or transferred to any other applicant or business; and

**WHEREAS**, the City's Community Redevelopment Board ("CRB") held a properly noticed hearing at a regularly scheduled CRB meeting to consider the request of the Applicant to approve the Major Urban Code Conditional Use exception; and

**WHEREAS**, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Petitioner to approve the Major Urban Code Conditional Use exception.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA** that:

SECTION 1: The above recitals are hereby incorporated as if fully set forth herein.

SECTION 2: The City Commission hereby approves a Major Urban Code Conditional Use to Glenn and Kimberly Gordon with Gordon Enterprises Stuart, LLC, also known as The Spice and Tea Exchange, as lessee of certain real property located at 39 SW Osceola Street, Stuart, Florida, within the formula business area as described in Section 2.06.12 – Formula Businesses of the City of Stuart Land Development Code. In addition, the City Commission waives the required 300 foot separation between formula business establishments.

SECTION 3: A legal description of the Property is set forth in “**Exhibit A**” attached hereto and made a part hereof by reference. The location of the subject property on a map is set forth in “**Exhibit B**” attached hereto and made a part hereof by reference.

SECTION 4: This resolution shall take effect immediately upon its adoption.

Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a roll call vote, the vote was as follows:

CAMPBELL RICH, MAYOR  
CHRISTOPHER COLLINS, VICE MAYOR  
EULA R. CLARKE, COMMISSIONER  
SEAN REED, COMMISSIONER  
LAURA GIOBBI, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
MARY R. KINDEL  
CITY CLERK

\_\_\_\_\_  
CAMPBELL RICH  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
LEE BAGGETT, ESQ.  
CITY ATTORNEY

**Exhibit "A": Legal Description**

FEROE LOTS 14 15 & 16 (LESS E 1.44 OF LOT 14) & THE SLY 20 FT OF LOT 17

**PARCEL I.D. NUMBER:** 05-38-41-004-000-00140-0

**PROPERTY ADDRESS:** 39 S.W. Osceola Street, Stuart FL. 34994

**Exhibit "B": Location Map**





**To:** Community Redevelopment Board (CRB)  
**Through:** Jodi Kugler, Development Director  
**From:** Mechelle Arbuzow, Planner I  
**Date:** September 15, 2025  
**Subject:** The Spice & Tea Exchange – Major Urban Code Conditional Use (Project ID: MJCU-25-1)

**GENERAL INFORMATION:**

**Property Owner:  
& Applicant** Downtown Stuart Retail LLC  
 Glenn and Kimberly Gordon  
 16130 San Donato Place  
 Bradenton, FL 34211

**Representing  
Agent of Record:** Downton Stuart Retail, LLC  
 Glenn and Kimberly Gordon

**Location:** 39 S.W. Osceola Street, Stuart FL 34994

**Parcel I.D.:** 05-38-41-004-000-00140-0

**Existing Zoning:** Urban Center (UC)

**Existing Land Use:** Downtown

**Parcel Size:** 0.39-acre

**Existing Use:** Retail

**Proposed Use:** Retail  
**Overlay District:** Urban Overlay Subdistrict  
 Old Downtown Historic District  
 Formula Business  
 Community Redevelopment Area (CRA)

**A. Application Summary**

Glenn and Kimberly Gordon, owners of The Spice & Tea Exchange of Stuart, are seeking approval for a Major Urban Code Conditional Use to operate a formula-based business within the Old Downtown Historic District, located at 37 SW Osceola Street. This request is submitted in accordance with Section 2.06.12 of the City of Stuart Land Development Code. The proposed location was previously occupied by

Gumbo Limbo Coastal Kidz. In addition, the applicants are requesting a waiver from the required 300-foot separation between formula business establishments Kilwins and Duffy's Sports Grill.

**B. Formula Business**

A formula business is defined in Chapter 12 of the City of Stuart's Land Development Code, as a retail business establishment, including restaurant, which is one of not less than six or more similar establishments located elsewhere which as a group satisfy two or more of the following criteria:

1. They have the same or a similar name, trade name, trademark or logo;

**The Spice & Tea Exchange shares the same name and logo with stores in Mount Dora, Fisherman's Village, Delray, Palm Beach Gardens and Sarasota Florida.**

2. They maintain a standardized menu, food ingredients or food preparation;

**The Spice and Tea Exchange maintain a standardized menu, ingredients and preparation.**

3. They maintain a standardized array of merchandise;

**The merchandise are mostly the same.**

4. They have the same or similar building appearance;

**The stores themselves are different in that a business utilizes existing property.**

5. They benefit from common advertising of the group of businesses as opposed to a single business;

**Yes, The Spice & Tea Exchange benefits from group advertising rather than relying solely on individual store promotions.**

6. They utilize common or similar signage; and

**Yes, The Spice & Tea Exchange utilizes common and standardized signate across its franchise locations.**

7. If the group is comprised of restaurants:

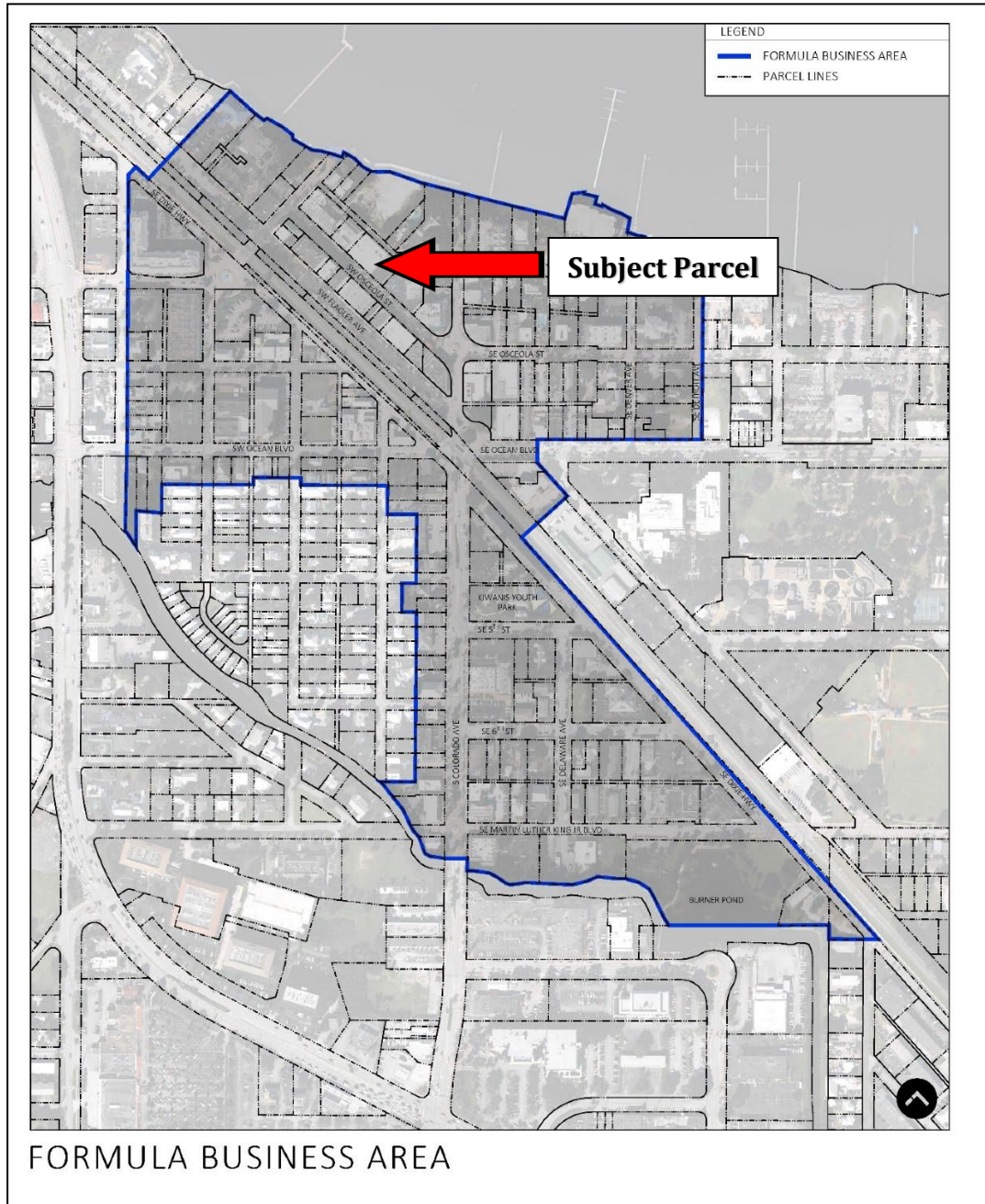
- a. They provide for the sale of food or beverages to the customer in a ready-to-consume state, or
- b. The design of the building or the principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, or
- c. Food where orders are generally not taken at the customer's table, or

- d. Food is generally served in disposable wrapping or containers, or
- e. Where food and beverages may be served directly to the customer *in a motor vehicle*.

**Not applicable as this proposal does not include any restaurant facility.**

(Ord. No. 2010-05, § 5, 2-14-05)

**LOCATION MAP**



**C. Adjacent Land Use & Zoning**

Location		Zoning District	Future Land Use	Existing Land Use
<b>Subject Property</b>		Urban Center (UC)	Downtown	Retail
<b>Adjacent Parcels</b>	<b>North</b>	Urban Center (UC)	Downtown	Residential Condominiums
	<b>South</b>	Urban Center (UC)	Downtown	Retail & Restaurant, Convenience
	<b>East</b>	Urban PUD Urban Waterfront	Downtown	Residential Condominiums Retail Single Family House
	<b>West</b>	Urban Center (UC)	Downtown	Retail & Restaurant

**D. Maps**





**E. City Departmental Reviews**

Utilities and Engineering	Approved
Fire Department	Approved
Building Department	Approved
Community Redevelopment Agency	Approved

**F. Standards for Formula Businesses Review**

*The merits of the exception are to be evaluated based upon the “Formula Business” criteria reflected in Section 2.06.12.(C.) of the City’s Land Development Code. In addition, the application is to be processed as per the provisions in Section 3.01.06. Urban Code Conditional Use Requirements.*

- C. The following specific standards shall apply to formula businesses in the Urban Center, Urban Neighborhood, Urban General and the Urban Waterfront sub-districts of the Urban District.
- (1) The proposed formula business will not alter the identity of the urban district in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings.

***Staff Analysis*** – *The goods to be sold include loose-leaf teas, custom spice blends, gourmet salts, naturally flavored sugars, and unique kitchen accessories. The store will focus on retail sales, education which includes tasting events of the products sold, and collaboration with neighboring businesses to increase foot traffic for the area.*

- (2) The proposed formula business will contribute to a diverse and appropriate blend of businesses in the urban district.

***Staff Analysis*** – *The goods are considered complimentary to those sold in the downtown area at present.*

- (3) The proposed formula business will complement those businesses already in the urban district and help promote and foster the local economic base as a whole.

***Staff Analysis*** – *The proposed business will add unique goods to the downtown area that are complementary to the existing businesses in the area.*

- (4) The proposed formula business will be compatible with existing surrounding uses.

***Staff Analysis*** - *The downtown area has a good mix of retail and restaurant uses. The property on which the proposed use will be situated has been predominantly retail over the years. Retail use in the property will be added to the existing downtown activities by replacing a clothing retail store with unique goods and activity and providing continuity in the opportunities available for visitors to the City in their shopping and dining experiences.*

- (5) The proposed formula business has been designed and will be operated in a non-obtrusive manner to preserve the community's character and ambiance and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites.

***Staff Analysis*** - *Retail use is listed as permitted for property zoned Urban Center. The proposed use as a small retail store occupying the same square footage and footprint as previous tenants, the types of goods to be sold, and extent of the business operation, will not detract from the character of Stuart's downtown area.*

- (6) The proposed formula business meets all of the following fixed criteria:

- a. The size of the business shall not exceed 1,500 square feet of gross floor area.

***Staff Analysis*** - *The space is approximately 1,318 square feet.*

- b. The first floor street frontage of the business shall not exceed 35 feet in width.

***Staff Analysis*** - *The street frontage is 24 feet in width.*

- c. Corporate advertising shall not be used which is visible from the exterior of the premises.

***Staff Analysis*** - *Signage will consist of The Spice & Tea Exchange meeting the requirements of the City's Sign Code and permitting process.*

- d. Exterior facade colors shall comply with the requirements of the urban code.

***Staff Analysis - The proposed exterior of the building will remain consistent with the existing building block.***

- e. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building as approved by the city development director.

***Staff Analysis - The signage for the existing location meets Section 6 of the Land Development Regulations. It is anticipated the signage for the new location will be the same.***

- f. Signage colors shall be muted to minimize visual intrusion as approved by the city development director.

***Staff Analysis - The signage for the existing location meets Section 6 of the Land Development Regulations. It is anticipated the signage for the new location will be the same.***

- g. No drive thru windows shall be used.

***Staff Analysis - Not applicable. No drive thru is to be proposed at the property.***

*D. Distance requirements.* A formula business shall not be located within 300 feet of an existing formula business establishment.

***Staff Analysis - There are two formula businesses within 300 feet of the proposed new location: Duffy's Sports Grill and Kilwins Chocolates. The applicant is requesting a waiver to the 300 foot distance requirement.***

## G. Staff Recommendation

Considering the application's substantial compliance with the criteria set forth in Section 2.06.12 of the City of Stuart's Land Development Code, staff recommends **APPROVAL** of the applicant's request to consider a **MAJOR URBAN CODE EXCEPTION** to allow for a formula business in the 'Formula Business Area' and a waiver from the 300 foot distance requirement between formula businesses.

Staff request that the Community Redevelopment Board recommend the application be forwarded to the City Commission for final action of **approval**.

## C. Attachments

- Resolution 98-2025
- The Spice & Tea Exchange Brochure

## Notice to Surrounding Property Owners

**Public Hearing(s):** Community Redevelopment Board (CRB)  
City Commission

**Petitioners:** Downtown Stuart Retail LLC, and Glenn and Kimberly Gordon

**Parcel I.D. No.:** 05-38-41-004-000-00140-0

**Property Address:** 39 SE Osceola Street, Stuart, Florida 34994

**Petition:** Major Urban Code Conditional Use (Project # MJCU-25-1)

**Proposed Request:** The applicant is requesting a Major Urban Code Conditional Use approval to allow the operation of a franchise business within 300 feet of an existing franchise business located within the Old Downtown District, in accordance with Section 2.06.12 of the Land Development Code.

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the **Community Redevelopment Board (CRB) on Tuesday, October 7, 2025, beginning at 4:00 P.M.**, and before the **City Commission on Monday, October 13, 2025, beginning at 5:30 P.M.**, to consider the above-referenced Major Urban Code Conditional Use petition.

The public hearing will take place in the City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear in person and be heard as to any and all matters pertinent to the request. A copy of the application submittal is available for review at the City Development Department office located at 121 S.W. Flagler Avenue in Stuart, FL 34994.

If you have any questions regarding this notice, please contact the Development Planner, Mechelle Arbusow, at (772) 600-1255 or by email at [marbusow@stuartfl.gov](mailto:marbusow@stuartfl.gov).

# Location Map



# NOTICE OF PUBLIC HEARING

**Major Urban Code Conditional Use for a Formula Business  
(Project #MJCU-25-1)**

**Location: 39 S.W. Osceola Street**

**The applicant is requesting a Major Urban Code Conditional Use approval to allow the operation of a franchise business within 300 feet of an existing franchise business located within the Old Downtown District, in accordance with section 2.06.12 of the Land Development Code.**

## **COMMUNITY REDEVELOPMENT BOARD**

**OCTOBER 7th 2025 at 4:00P.M.**

## **CITY COMMISSION**

**OCTOBER 13th 2025 at 5:30P.M.**

**STUART CITY HALL - 121 SW FLAGLER AVE 772-288-5326 - 8:30AM-4:00 PM  
VISIT [WWW.CITYOFSTUART.US](http://WWW.CITYOFSTUART.US) FOR MORE INFORMATION**

2025.09.19 09:50

City of Stuart  
Development Department  
121 SW Flagler Avenue  
Stuart, FL 34994  
Ph. 772-288-5300  
Fax 772-288-5388

# AFFIDAVIT ATTESTING TO NOTIFICATION

Glenn Gordon

Kimberly Gordon

. being first duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

**Parcel I.D.: 05-38-41-004-000-00140-0**  
**39 SE Osceola Street, Stuart, FL, 34994**  
**Major Urban Code Conditional Use (Project # MJCU-25-1)**

A copy of the notice was sent by regular U.S. Mail on 9-20-, 2025 to all owners of real property located within 300 feet of the subject property; and

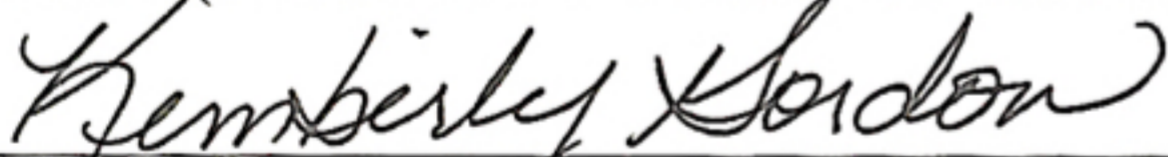
A list of the property owners and their addresses is on file with the City of Stuart; and

A photograph showing the placement of the notification sign be made a part of this Affidavit; and

Notice was sent and the parcel was posted 15+ days prior to the scheduled public hearing(s) for this item.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF <sup>Virginia</sup>~~FLORIDA~~, COUNTY OF Chesterfield

Sworn and subscribed before me by means of  physical presence or  online notarization, this 20 day of Sept, 2025 By

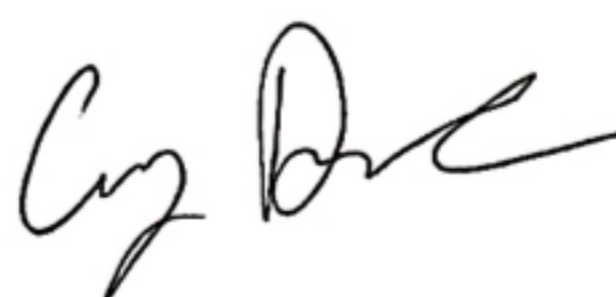
Produced Identification

Personally Known OR Produced Identification

ID

Type of Identification Produced:

Notary Public, State of VA  
(Notary Seal)



My Commission expires: 07/31/29

**Cory Kent Daniel**  
Commonwealth of Virginia  
Notary Public  
Commission: 00375825  
My Commission Expires: 07/31/2029



City of Stuart  
 121 SW Flagler Ave.  
 Stuart, FL 34994  
 development@ci.stuart.fl.us  
 (772) 288-5326

Received by: \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_

## Urban Code Conditional Use Application

Project ID# \_\_\_\_\_  
 (Staff Entry)

Pre-App Conference Date: <b>June 19, 2025</b>	Application Date: <b>July 3, 2025</b>
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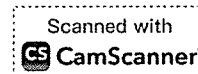
### SITE INFORMATION

Project Name: <b>The Spice &amp; Tea Exchange</b>		Parcel ID#: <b>053841004000001400</b>
Site Address: <b>37 SW Osceola St. Stuart, FL 34994</b>		
Subdivision: <b>Urban Center</b>	Lot(s): <b>14, 15 and 16</b>	
Site Acreage: <b>0.39</b>	Flood Zone/Base Flood Elevation:	
Current Zoning District / CRA Subdistrict (if applicable):		
Current Comprehensive Plan Future Land Use Designation:		
Existing Land Use: <b>Downtown Retail</b>	Proposed Land Use:	
Proposed Square Footage (if applicable):	Proposed Density (if applicable):	

### PETITIONER INFORMATION

Property Owner: <b>Downtown Stuart Retail LLC - Paul Ducharme</b>	Phone Number / Email Address: <b>max@omdca.com</b>
Property Owner's Mailing Address: <b>135 San Lorenzo Ave #850, Coral Gables, FL 33146</b>	
Applicant (if not Owner): <b>Glenn &amp; Kimberly Gordon - Gordon Enterprises, Stuart</b>	Phone Number / Email Address: <b>727-460-3365 / 727-480-3575 - alennaordon7@am</b>
Applicant's Mailing Address: <b>16130 San Donato Pl, Bradenton, FL 34211</b>	
Agent/Contact Person: <b>Glenn Gordon / Kimberly Gordon</b>	Phone Number / Email Address: <b>727-460-3365 / 727-480-3575 - alennaordon7@am</b>
Agent's Mailing Address:	
Architect:	Engineer:
Planner:	Landscape Architect:

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5385



# Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared \_\_\_\_\_

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Urban Code Conditional use application in the City of Stuart, FL.
3. That he/she has appointed The Spice + Tea Exchange (Blinn + Kim Gordon) to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Paul Max Ducharme - Downtown Street Retail, LLC

Signature of Owner: [Signature]

By: Manager Name/Title

Blinn + Kim Gordon, FL City, State, Zip Code

Street Address #850 Coral Gables, FL

33446 City, State, Zip Code

P.O. Box 484 341 3261

City, State, Zip Code

Telephone Number

Fax Number

max@condcap.com Email Address:

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed before me by means of  physical presence or  online notarization, this

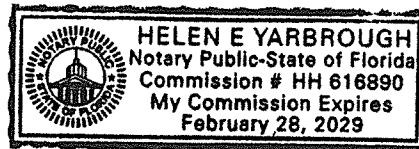
7<sup>TH</sup> day of JULY, 2025 By PAUL M. DUCHARME

Personally Known OR Produced Identification  
Type of Identification Produced:

Helen E. Yarbrough  
Notary Public

My Commission expires:

FEB 28, 2029



City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

## Financial Responsibility Form

*(Please Print or Type)*

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Glenn Gordon
Title: Managing Member
Company: Gordon Enterprises Stuart, LLC
Company Address: 16130 San Donato Pl

City/State/Zip Code: Bradenton, FL 34211
Telephone Number: 727-460-3365
Facsimile Number:
Email Address (optional): glenngordon7@gmail.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 3rd day of July, 2025.

  
\_\_\_\_\_  
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

## Application Requirements

**Fee:**

- \$1,598.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)
- \$532.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board)

Amendment of Conditions attached to Major UCCU (City Commission)

(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)

- A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.
- A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.

**Submittal Requirements:** A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.

**Approving Authority:** The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing (if required) followed by a recommendation to the City Commission.

**Justification:** Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).

(over)

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

**THE SPICE & TEA  
EXCHANGE<sup>®</sup>**

# Spicing up Our Community

“Creating & Sharing the Experience of a More Flavorful Life™”

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# WHO WE ARE

## Born from Passion, Grown Through Purpose

Founded in 2008 by Amy Freeman and Penny Rehling, The Spice & Tea Exchange grew from a shared passion for family, food, and community.

More than a retail brand, we are a sensory destination that invites curiosity and fosters genuine connection.

We are a welcoming haven for culinary explorers, tea lovers, and curious minds. Our mission is simple: creating and sharing the experience of a more flavorful life by connecting people with exceptional ingredients and adding a sprinkle of adventure to everyday moments.



# MEET THE OWNERS



## Glenn Gordon & Kimberly Gordon

We have proudly owned and operated multiple *The Spice & Tea Exchange* locations in many local communities here in our home state of Florida. Under our ownership, we operate stores in Mount Dora, Fisherman's Village and Sarasota, FL, as well as work alongside fellow owners in neighboring towns such as Delray and Palm Beach Gardens. Over the past 12 years, our passion for the brand has grown, leading us to open thriving stores in places like Stuart, Florida.

Stuart holds a special place in our hearts. Its vibrant, hometown atmosphere creates the perfect setting for community connection, attracting both loyal locals and curious visitors. We enjoy engaging with the community through events such as cooking classes, tea workshops, and other interactive experiences. We also run a collaborative wholesale program, partnering with local restaurants and businesses to deliver the freshest, highest-quality products available.

Several years ago, a *The Spice & Tea Exchange* store thrived in downtown Stuart before closing due to personal circumstances beyond the previous owner's control. Since then, we've kept a close eye on the area, waiting for the perfect location to continue that legacy. After 5–6 years of searching, we believe the time is right to bring our unique blend of flavors, aromas, and experiences back to Stuart.

We look forward to not only serving this wonderful community but also enriching it—offering a gathering place for locals, a must-visit destination for tourists, and a source of pride for the area.

# OUR EXPERIENCE

## Proven Model, Rooted in Community

For over 15 years, The Spice & Tea Exchange has grown by fostering strong relationships with guests and communities.

Each store is locally owned and operated, reflecting the unique personality and needs of its neighborhood.

Our success comes from delivering quality products, heartfelt hospitality, and creating spaces where neighbors gather, connect, and explore together.



# RETAIL OVERVIEW

## A Boutique Built to Belong

Our stores are intimate, thoughtfully designed spaces that invite exploration through sight, smell, and taste.

Guests interact with over 125 exclusive products, including artisan spices, signature teas, infused honeys, and candles—all curated for freshness and quality.



# SIGNATURE STAPLES, CURATED WITH CARE



100+ SPICES



80+ TEAS



KITCHEN & TEA ACCESSORIES



OLIVE OILS & VINEGARS



30+ SALTS



30+ SWEETENERS



ARTISAN CANDLES



BUNDLES & GIFTS



130+ BLENDS



GRAINS & PASTA



ARTISAN HONEYS



HOT & ICED TEA TO GO

# CREATE & SHARE

## An Experience Guests Remember

From hands-on blending demonstrations and tea tastings to seasonal launches, gifting workshops, and curated recipe kits, we bring flavor and creativity to life.

Our “Creating & Sharing” philosophy encourages guests, team members, and owners alike to explore, experiment, and personalize their culinary journeys.



# GUEST PROFILE

## Curious, Connected, and Diverse

Our guests include locals, tourists, culinary hobbyists, and wellness seekers who value quality, creativity, and authentic experiences.

Returning often for unique flavors, thoughtful gifts, and meaningful community connections, they become part of our story.



# COMMUNITY INVOLVEMENT/IMPACT

## Community Involvement

We actively engage in our communities by hosting events, supporting local causes, and partnering with chefs, educators, and nonprofits.

From charity events to farmers market pop-ups, we show up and give back where it matters most.



# STORE PHOTOS



# STORE PHOTOS



**THE SPICE & TEA  
EXCHANGE<sup>®</sup>**



**Thank you!**

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