



**AGENDA**

**JOINT MEETING OF THE STUART CITY COMMISSION  
COMMUNITY REDEVELOPMENT AGENCY AND  
COMMUNITY REDEVELOPMENT BOARD  
JANUARY 26, 2026 AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Christopher Collins  
Vice Mayor Sean Reed  
Commissioner Eula R. Clarke  
Commissioner Laura Giobbi  
Commissioner Campbell Rich**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Christopher Collins  
Vice Chair - Sean Reed  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Campbell Rich  
Board Member - Frederick James  
Board Member - VACANT**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Frank McChrystal  
Vice Chair - Bonnie Moser  
Board Member - Philip DeBerard  
Board Member - Frederick James  
Board Member - Will Laughlin  
Board Member - Jeff Manera  
Board Member - Scott Whalen**

**ADMINISTRATION**

**Interim City Manager, Louis J. Boglioli III  
City Attorney, Lee J. Baggett  
City Clerk, Mary R. Kindel**

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**

## **PRESENTATIONS**

1. DISCUSS FORMULA BUSINESSES WITHIN THE DOWNTOWN AREA

## **APPROVAL OF AGENDA**

## **APPROVAL OF MINUTES**

2. APPROVAL OF 10/27/2025 JOINT CRA/CRB/CCM MINUTES
3. APPROVAL OF 11/24/2025 CRA MINUTES

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

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

## **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.

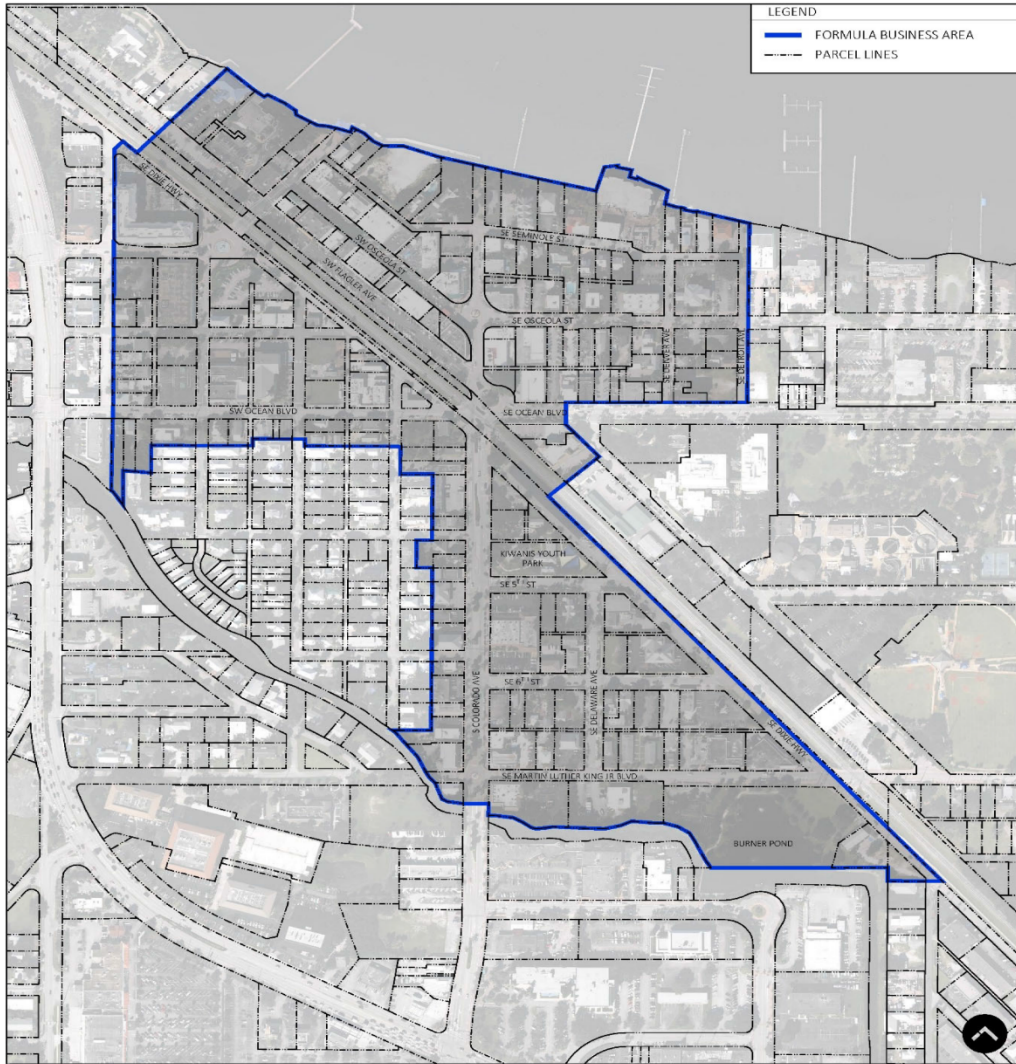
**QUASI-JUDICIAL HEARINGS:** Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their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

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**Sec. 2.06.12. Formula businesses.**

- A. *Procedure.* Review of an application to locate a formula business within the formula business area described below shall follow the procedures set forth in section 3.01.06 for a major Urban Code conditional use.
- B. *Formula business area.* A formula business may be located in the area within the following boundaries only by major Urban Code conditional use. Commence at the northernmost point of Lot 10 Danforths Addition, thence along the St. Lucie River to Detroit Avenue, thence south along Detroit Avenue to East Ocean Boulevard, thence west along East Ocean Boulevard to the intersection with S.E. Flagler Street, thence south along S.E. Flagler Street to the easternmost point of Lot C of Lainhart and Potter addition and southwest across the F.E.C. Railroad right-of-way to S.E. Old Dixie Highway, thence southeast along S.E. Old Dixie Highway to Martin Luther King Jr. Boulevard, thence west along Martin Luther King Jr. Boulevard to the southerly extension of Camden Avenue, thence north along Camden Avenue to a point directly west of the northernmost point of lot 14, Block 15 Frazier Addition, thence west to the southerly extension of S.W. Albany Avenue, thence north along S.W. Albany Avenue to the F.E.C. Railroad right-of-way, thence across the F.E.C. Railroad right-of-way to the westernmost point of Lot 10 Danforths Addition, thence northeasterly along the west boundary of Lot 10 Danforths Addition to the point of beginning. The following graphic depicts this area.

EXHIBIT A: FORMULA BUSINESS AREA



FORMULA BUSINESS AREA

(Ord. No. 2498-2023, § 1(Exh. A), 2-13-23)

C. *Standards.* The following specific standards shall apply to formula businesses in the Urban Center, Urban Neighborhood, Urban General, Urban Waterfront sub-districts of the Urban District, and Creek North Zoning.

- (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.
- (2) The proposed formula business will contribute to a diverse and appropriate blend of businesses in the urban district.
- (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.
- (4) The proposed formula business will be compatible with existing surrounding uses.

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- (5) The proposed formula business has been designed and will be operated in a nonobtrusive 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.
- (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 in the Old Downtown District.
  - b. The first floor street frontage of the business shall not exceed 35 feet in width in the Old Downtown District.
  - c. Architectural Style, design, exterior facade colors shall comply with the surrounding neighborhood and requirements of the Urban Code and Creek District Code.
  - d. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building and neighborhood as approved by the Development Director.
  - e. No drive thru windows shall be permitted.

(Ord. No. 2498-2023, § 1(Exh. A), 2-13-23)

- D. *Distance requirements.* A formula business shall not locate within 300 feet of an existing formula business establishment in the Old Downtown District.

(Ord. No. 2498-2023, § 1(Exh. A), 2-13-23)

- E. *Existing formula business.* A business may be a formula business that exists on the 14th day of February, 2005, the effective date of this ordinance. Any such business, and any business that becomes a formula business by virtue of the creation of six or more other such businesses, shall be deemed a legal nonconforming use of a building subject to the provisions of Sec. 8.03.00 of this Code.

(Ord. No. 2498-2023, § 1(Exh. A), 2-13-23)

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Joint CRA/CRB/CCM**

**Meeting Date:** 1/26/2026

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 10/27/2025 JOINT CRA/CRB/CCM MINUTES

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

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes.

**ATTACHMENTS:**

1. 10/27/2025 JT CRACRBCCM Minutes

**MINUTES**  
**JOINT MEETING OF THE STUART CITY COMMISSION**  
**COMMUNITY REDEVELOPMENT AGENCY AND**  
**COMMUNITY REDEVELOPMENT BOARD**  
**OCTOBER 27, 2025 AT 4:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**  
**Mayor Campbell Rich**  
**Vice Mayor Christopher Collins**  
**Commissioner Eula R. Clarke**  
**Commissioner Laura Giobbi**  
**Commissioner Sean Reed**

**COMMUNITY REDEVELOPMENT AGENCY**  
**Chair - Campbell Rich**  
**Vice Chair - Christopher Collins**  
**Board Member - Eula R. Clarke**  
**Board Member - Laura Giobbi**  
**Board Member - Sean Reed**  
**Board Member - Mark Brechbill**  
**Board Member - Frederick James**

**COMMUNITY REDEVELOPMENT BOARD**  
**Chair - Mark Brechbill**  
**Vice Chair - Bonnie Moser**  
**Board Member - Frederick James**  
**Board Member - Jeff Manera**  
**Board Member - Clay Scherer**  
**Board Member - Scott Whalen**  
**Board Member - VACANT**

**ADMINISTRATIVE**  
**City Manager, Michael J. Mortell**  
**City Attorney, Lee J. Baggett**  
**CRA Executive Director, Pinal Gandhi-Savdas**  
**City Clerk, Mary R. Kindel**

**CALL TO ORDER**

4:00 PM

**ROLL CALL**

PRESENT: CRA/CCM - Chair Rich, Vice Chair Collins, Board Member Clarke, Board Member

Giobbi, Board Member Reed, Board Member Brechbill, and Board Member James

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

ABSENT: Board Member Whalen

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**4:01 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Mark Brechbill**

**Motion approved unanimously.**

**APPROVAL OF MINUTES**

1. APPROVAL OF 07/28/2025 JT CRA/CRB/CCM MINUTES

**4:02 PM MOTION: Approve.**

**MOVED BY: Mark Brechbill**

**SECONDED BY: Frederick James**

**Motion approved unanimously.**

2. APPROVAL OF 09/22/2025 CRA MINUTES

**4:04 PM MOTION: Approve.**

**MOVED BY: Mark Brechbill**

**SECONDED BY: Frederick James**

**Motion approved unanimously.**

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

1. Helen McBride - Stuart; Commented on the use of CRA funds for parks and upgraded equipment.

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

Vice Chair Moser

- Commented on the construction on Seminole Street and north of the bridge; excited to see the outcome. Noted that per the Florida Department of Transportation (FDOT) crosswalks mandated black provide low visibility, would like to see it get striped as soon as possible.

Board Member Reed

- Requested clarification from Ms. McBride as to who mentioned that CRA funds could not be used for playgrounds.

Board Member Giobbi

- Commented that she would like to include the playground equipment discussion at the next CRA meeting.

Board Member Clarke

- Commented that she is also glad the projects are moving forward.
- Commented on housing and homeless issues in our community and would like to review at this topic again.

### **ACTION ITEMS**

**3. STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE CONCEPTUAL PLAN APPROVAL (RC):**

RESOLUTION No. 08-2025 CRA ; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING THE CONCEPTUAL PLANS FOR THE STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, briefly presented the Stypmann Neighborhood sidewalk and drainage project and introduced the project engineer, Joe Capra of Captec Engineering.

Mr. Joe Capra presented the logistics of the project and reviewed the dates pertaining to the public meetings and grants, and various concepts.

Terry Andres, Traffic Engineer of Captec Engineering, came forward to provide vehicle volume information.

Board Member discussion included the budget, tree shade canopy, stop signs, and traffic volume, streetlights, street narrowing, and drainage improvements.

#### **PUBLIC COMMENT:**

1. Kevin Hempel - Stuart; Read into the record an email that was sent to Pinal Gandhi-Savdas and Joe Capra in May, in favor of the plan.
2. Peter Martinez - Stuart; In favor of this project, thanked the board members for looking into it.
3. Maria Martinez - Stuart; In favor of this project, shared a story about a narrow road.
4. Glen Collins - Stuart; Commented on the traffic studies that were done and stated he would like to see tree lines and agreed with Board Member Moser's comments.
5. Ed Stout - Stuart; Appreciated the drainage improvements and felt the City should ask the Boys and Girls Club to use their main entrance instead of their neighborhood.
6. John Lighton - Stuart; Asked Joe Capra about the City vs. County Drainage.

Board Member Giobbi requested to place a discussion on the Boys and Girl's Club traffic being directed to the main entrance.

Ms. Gandhi-Savdas stated that the residents on Stypmann do not want the street to be narrowed, and she will need direction from the staff whether to keep the direction to narrow along Stypmann.

**5:06 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Christopher Collins**

**VOTE: Motion passed 6/1.**

**YES: Eula Clarke, Christopher Collins, Campbell Rich, Mark Brechbill, Laura Giobbi, Frederick James**

**NO: Sean Reed**

**STAFF UPDATE**

NONE.

**ADJOURNMENT**

5:27 PM

**CCM**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Christopher Collins, Mayor

**Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 26th day of January, 2026.**

**CRA**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Christopher Collins, Chair

**Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 26th day of January, 2026.**

**CRB**

\_\_\_\_\_  
**Mary R. Kindel, City Clerk**

\_\_\_\_\_  
**Frank McChrystal, Chair**

**Minutes to be approved at the Joint CRA/CRB/CCM  
Meeting this 26th day of January, 2026.**

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Joint CRA/CRB/CCM**

**Meeting Date:** 1/26/2026

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 11/24/2025 CRA MINUTES

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

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes.

**ATTACHMENTS:**

1. 11/24/2025 CRA Minutes

**MINUTES**  
**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART**  
**NOVEMBER 24, 2025**  
**AT 4:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT AGENCY**

Chair - Campbell Rich  
Vice Chair - Christopher Collins  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Sean Reed  
Board Member - Mark Brechbill  
Board Member - Frederick James

**ADMINISTRATIVE**

Interim City Manager, Louis J. Boglioli III  
City Attorney, Lee J. Baggett  
CRA Executive Director, Pinal Gandhi-Savdas  
City Clerk, Mary R. Kindel

**CALL TO ORDER**

4:00 PM

PRESENT: Chair Rich, Vice Chair Collins, Board Member Clarke, Board Member Giobbi, Board Member Reed, Board Member Brechbill, and Board Member James

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**4:01 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Christopher Collins**

**Motion approved unanimously.**

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

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

Board Member Collins

- Requested an update on the Skate Park planned for Guy Davis Park.

- Pinal Gandhi-Savdas, CRA Director, provided a brief update that permits are expected to be issued by February or March 2026 and construction by late summer or early fall.

Board Member Clarke

- Requested an update from the City Attorney on the Hamilton property.

- City Attorney Baggett stated that the scope of work is still tentative; meetings with staff are forthcoming, but the information should be determined by the end of next week. He stated that the scope of work is to be finalized and presented to the Department of Commerce and State Historical Preservation Office (SHIPA). CRA Director Gandhi-Savdas stated we must come to a conclusion on the scope of work by early January 2026, in order to meet the deadline of the six-month extension.

Board Member Brechbill

- Commented on the recent issue of form-based business in downtown and the approval process, felt it needed more work and staff would need guidance on what does and does not qualify in the downtown stores. Would like to see the legal counsel look into this and bring guidance to staff.

Board discussion took place on form-based business. Direction was given by the Commissioners to bring back to the CRA Meeting.

### **ACTION ITEMS**

1. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 07-2025 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND DANA SMALL, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING LOCATED AT 15 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Jordan Pinkston, CRA Program Manager, presented on the mural matching grant program and the project proposed for the Matilda's Building in downtown, located at 15 SW Flagler Avenue. Ms. Pinkston noted that CRB voted unanimously to approve Resolution 07-2025 CRA to award the mural matching grant program.

Dana Small business and building owner of Matilda's, came forward and commented on the mural.

A brief discussion included the CRB recommendations and the proposed artwork.

**4:23 PM MOTION: Approve to include artwork exactly as presented, override CRB approval.**

**MOVED BY: Christopher Collins**

**SECONDED BY: Eula Clarke**

**Motion approved unanimously. 4:40 PM**

### **STAFF UPDATE**

#### **2. DISCUSSION REGARDING BOYS & GIRLS CLUB REAR ENTRANCE GATE**

Jodi Kugler, Development Director, reviewed the use of the rear entrance of the Boys and Girls Club and the location of the speed trailer by the Stuart Police Department. Police Chief Zenelovic discussed the relocation of the trailer and traffic count. Chair Rich noted that he felt there should also be a traffic count done on Stypmann Blvd.

A brief discussion included the expected use of the entrance.

Interim City Manager, Joly Boglioli, reported that he met with the Boys and Girls Club manager and informed the board of the plans.

### **ADJOURNMENT**

4:51 PM

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**Mary R. Kindel, City Clerk**

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**Frank McChrystal, Chair**

**Minutes to be approved at the CRA  
Meeting this 26th day of January, 2026.**