MINUTES
JOINT MEETING OF THE STUART JOINT CRA/CRB/CCM
JULY 27, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Sean Reed
Vice Mayor VACANT
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich

COMMUNITY REDEVELOPMENT AGENCY
Chair - Sean Reed
Vice Chair - VACANT
Board Member - Eula R. Clarke
Board Member - Laura Giobbi
Board Member - Campbell Rich
Board Member - Philip DeBerard
Board Member - Frederick James

COMMUNITY REDEVELOPMENT BOARD
Chair - Philip DeBerard
Vice Chair - Bonnie Moser
Board Member - Frederick James
Board Member - Will Laughlin
Board Member - Jeff Manera
Board Member - Scott Whalen
Board Member - VACANT

ADMINISTRATION
City Manager, Michael Giardino
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: CRA/CCM - Chair Reed, Board Member Clarke, Board Member Giobbi, Board Member Rich, and Board Member James

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

ABSENT: CRB Board Members Whalen and Chair DeBerard

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:02 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 04/27/2026 JOINT CRA/CRB/CCM MINUTES AND 06/22/2026 CRA MINUTES (RC)

4:03 PM MOTION: Approve - Joint CRA/CRB/CCM Meeting Minutes.
MOVED BY: Bonnie Moser
SECONDED BY: Frederick James
Motion approved unanimously.

4:04 PM MOTION: Approve - CRA Meeting Minutes.
MOVED BY: Eula Clarke
SECONDED BY: Frederick James
Motion approved unanimously.

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

1. Robert Maione - Stuart; Commented on Magistrate code case affecting his sign permit, CPUD, and Business Tax Receipt requirements.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Moser

- Announced a virtual FDOT Meeting on July 28th at 5:30 p.m. and an in-person meeting at the City of Stuart's 10th Street Recreation Center on July 29th at 5:30 p.m. regarding the Willoughby extension and urged all to attend.
- Commented on the Land Development Code (LDC) pertaining to the trees listed and noted the code should be updated.
- Encouraged the Commission to consider developing a Parks Master Plan to create a community-led vision for the City's parks, noting that many parks are located within the Community Redevelopment Agency (CRA) and may be eligible for funding.

ACTION ITEMS

2. STREET TREE INFILL PROGRAM MASTER PLAN (RC):

RESOLUTION No. 04-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, presented the Street Tree Infill Program; reviewed the plan, funding and recommended action of approval.

Jake Clemons, Kimley-Horn & Associates Architect, presented the project overview with the recommendation of trees and requirements from Florida Power & Light (FPL) for the placement in connection with maintenance.

Board Members' discussion included a proposal to add the Queen Crape Myrtle Tree and the Sea Grape Tree to the listing, height and shade coverage, tree survival from hurricanes, current supply and cost, program management, responsibility for maintenance, the implementation of the plan, which is expected to be five (5) to six (6) years or longer, purchasing full-grown trees rather than trees that have to grow to provide shade, and the next step to finalize the plan.

4:42 PM MOTION: Approve Resolution 04-2026 CRA, adding the Queen Crape Myrtle and Sea Grape Trees to the listing in the Master Plan.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
Motion approved unanimously.

3. HEIR'S PROPERTY ASSISTANCE PROGRAM UPDATE

Pinal Gandhi-Savdas, CRA Director, reviewed the program and staff requested direction from the Board on increasing the maximum assistance limit, allocate additional funding in the upcoming budget for next year, and add provisions to the program guidelines.

Board Member Clarke asked how many applicants we have had thus far. [Ms. Gandhi-Savdas stated only one family has participated in the program and three (3) are permitted each year.]

Discussion focused on opportunities to enhance the program and build greater trust among participating homeowners. Noting the program currently has $20,000 available in funding and is designed to assist two (2) to three (3) properties annually. Program Attorney, Bonnie Brown, discussed potential deficiencies in the program and stated some property owners have expressed concerns about the lien requirement. Ms. Brown asked the Board to consider whether the current three (3) year lien requirement is necessary or if modifications could improve participation while maintaining the program's objectives.

City Attorney Lee Baggett reviewed some of the guidelines, noting some of the lien concerns from the homeowners and explained the City puts the three (3) year lien in place to protect property from being sold instantly.

Board Member James stated that many residents of East Stuart continue to have fears rooted in a history of being confined to their community because they couldn't go elsewhere. While the City has good intentions, he emphasized that the lack of trust between the City and these residents is a real issue. He stated that rebuilding that trust will require ongoing dialogue, with multiple individuals working directly with community members to improve understanding and strengthen relationships.

PUBLIC COMMENT:

1. Joe Flannigan - Stuart; Commented on his involvement in the past with a friend who could not get a grant because he did not have a clear title. Recommended the City investigate South Carolina's Heirs Program, as it has been very successful.

5:34 PM MOTION: Approve to maintain annual maximum amount in upcoming budget of $20,000 and that it can be applied to any single case.
MOVED BY: Campbell Rich
SECONDED BY: Frederick James
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:39 PM

CCM

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Mary R. Kindel, City Clerk	**Sean Reed, Mayor**

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

CRA

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Mary R. Kindel, City Clerk **Sean Reed, Chair**

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Meeting this 26th day of October, 2026.

CRB

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Mary R. Kindel, City Clerk **Philip DeBerard, Chair**

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