City of Stuart

AGENDA

COMMUNITY REDEVELOPMENT BOARD
MAY 6, 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 - Clay Scherer
Board Member - Scott Whalen
Board Member - VACANT

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

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 04/01/2025 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2025 (RC):

   RESOLUTION No. 03-2025 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025

3. DISCUSSION AND DELIBERATION - SCOPE OF WORK FOR COMMUNITY VISIONING AND MASTER PLAN FOR THE CRA

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: 5/6/2025 **Prepared by:** Susej Meleqi

Title of Item:
APPROVAL OF 04/01/2025 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:
APPROVAL OF 04/01/2025 CRB MINUTES

Funding Source:
N/A

Recommended Action:
Approve minutes.

ATTACHMENTS:
1. 04012025 CRB Minutes

MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
APRIL 1, 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 - Clay Scherer
Board Member - Scott Whalen
Board Member - VACANT

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 Scherer, Board Member Whalen
ABSENT: Board Member Manera

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:04 PM MOTION: Approve.
MOVED BY: Frederick James
SECONDED BY: Clay Scherer
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 03/04/2025 CRB MINUTES

4:04 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Clay Scherer
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Scherer

- Thanked Mark and Frederick for representing the Board at the CRA

Board Member James

- Provided a sheet to each Board Member and read it into the record.

Chair Brechbill

- Requested to review and propose an effort for the CRA and look for a consultant and suggests that we put the discussion into the next meeting and who will spearhead the effort. Including revisiting the masterplan and having a discussion and deliberation about the scope of work for a CRA masterplan.

ACTION ITEMS

2. DISCUSSION AND DELIBERATION OF THE CRA FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Pinal Gandhi-Savdas, CRA Executive Director presented the five year CIP, she provided the Board with a sheet with a project description and the rankings of each project, and a CIP budget summary.

Board Member James asked if we had a budget for the maintenance of the landscape project.

Chair Brechbill stated that about 80% of these projects will affect East Stuart, and he believes that we should have a meeting in East Stuart to get their community input on the projects.

Board Members and Ms. Gandhi-Savdas discussed how to move forward in these projects, outreach, and partnership.

Vice Chair Moser asked if the operational budget includes streetscape maintenance and spoke about the new Safe Streets for all Federal Grant.

Board Member Scherer stated the projects he thinks should move forward, tips on how to present the cost and show what the cost will be of a project with/without the grant. He continued to share the projects that should move forward.

Chair Brechbill stated that he agrees we should move forward with projects that we have worked on for a while and now have the funding for. Clarified his position on a funding

program he thinks the City should have.

Board Members continued their discussion.

Vice Chair Moser would like a recap in the next meeting or two of what homes were done through Habitat of Humanity and how it was done.

STAFF UPDATE

ADJOURNMENT

5:26 PM

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

Minutes to be approved at the CRB Meeting this 6th day of May, 2025.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 5/6/2025 **Prepared by:** Jordan Pinkston

Title of Item:
PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2025 (RC):

RESOLUTION No. 03-2025 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025

Summary Explanation/Background Information on Agenda Request:
The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial properties within the Community Redevelopment Area. The program provides a reimbursement of 50% of the total project costs up to $10,000.

The CRA outreach efforts to promote the program included distributing an electronic newsletter to City contact list, distributing flyers to local businesses, mailing postcards to local business owners, and social media, Twitter, Facebook, Instagram.

The CRA received five applications for consideration. Of those applications, one was incomplete, and another was submitted after the deadline. However, after discussion with the applicants, staff will be moving forward with four of the applications to recommend financial support in funding their business improvements. The improvements proposed include parking lot resurfacing, impact windows, awnings, and facade improvements.

A presentation with further project details is attached.

Funding Source:
Approved CRA budget in the amount of $50,000 for FY 2025.

Recommended Action:
Approve staff recommendation for the FY 2025 BIRP grant disbursement.

ATTACHMENTS:
1. R03-2025 CRA - BIRP Applications Award
2. R03-2025 CRA - Exhibit A
3. BIRP FY2025 Presentation_CRB 05062025

BEFORE THE CITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 03-2025 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency appropriated $50,000 in its Fiscal Year 2025 Annual Budget for the purpose of funding Business Improvement Reimbursement Program to support small, local business owners and commercial property owners in the exterior improvements of the property within the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Agency received a total of five (5) applications the Business Improvement Reimbursement Program and recommends to the Community Redevelopment Agency Board that four (4) of these applications meet the eligibility requirements and should be awarded grants from the Business Improvement Reimbursement Program, as attached hereto as **"Exhibit A"**; and

WHEREAS, on May 6, 2025, the Community Redevelopment Board approved the four applications; and

WHEREAS, the program will serve public benefit by revitalizing and sustaining the commercial areas within the CRA and improve the aesthetic of the area in which the property is located.

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The Community Redevelopment Agency determined and finds that awarding grants from the Business Improvement Reimbursement Program to the four (4) applications, as attached hereto in **"Exhibit A"**, will further enhance the appearance of the property and surrounding areas.

SECTION 2: The Community Redevelopment Agency authorizes and directs the CRA Executive Director to award these four (4) recipients grants from the Business Improvement Reimbursement Program and execute a grant agreement with each grant recipient consistent with the terms of the program.

SECTION 3: This resolution shall take effect upon adoption.

Resolution Number 03-2025 CRA
BIRP Applications Award FY 2025

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

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, CHAIRPERSON				
CHRISTOPHER COLLINS, VICE CHAIRPERSON				
EULA R. CLARKE, BOARD MEMBER				
LAURA GIOBBI, BOARD MEMBER				
SEAN REED, BOARD MEMBER				
MARK BRECHBILL, EX-OFFICIO BOARD MEMBER				
FREDRICK JAMES, EX-OFFICIO BOARD MEMBER				

ADOPTED this _____ day of _____, 2025.

ATTEST:

_____
MARY KINDEL
CITY CLERK

_____
CAMPBELL RICH
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

RESOLUTION NUMBER 03-2025 CRA

EXHIBIT A

		Grant Match
Claunch Animal Hospital	665 SW Pine Avenue	$6,350.00
Downtown Stuart Retail, LLC	37 SW Osceola Street	$10,000.00
Maria's Cafe	10 SW Osceola Street	$10,000.00
Idella, LLC	300 SW Federal Highway	$10,000.00
	Total Match	$36,350.00

BUSINESS IMPROVEMENT Grant Program



Community Redevelopment Board Meeting

May 6, 2025

City of Stuart CRA

Jordan Pinkston
CRA Program Manager

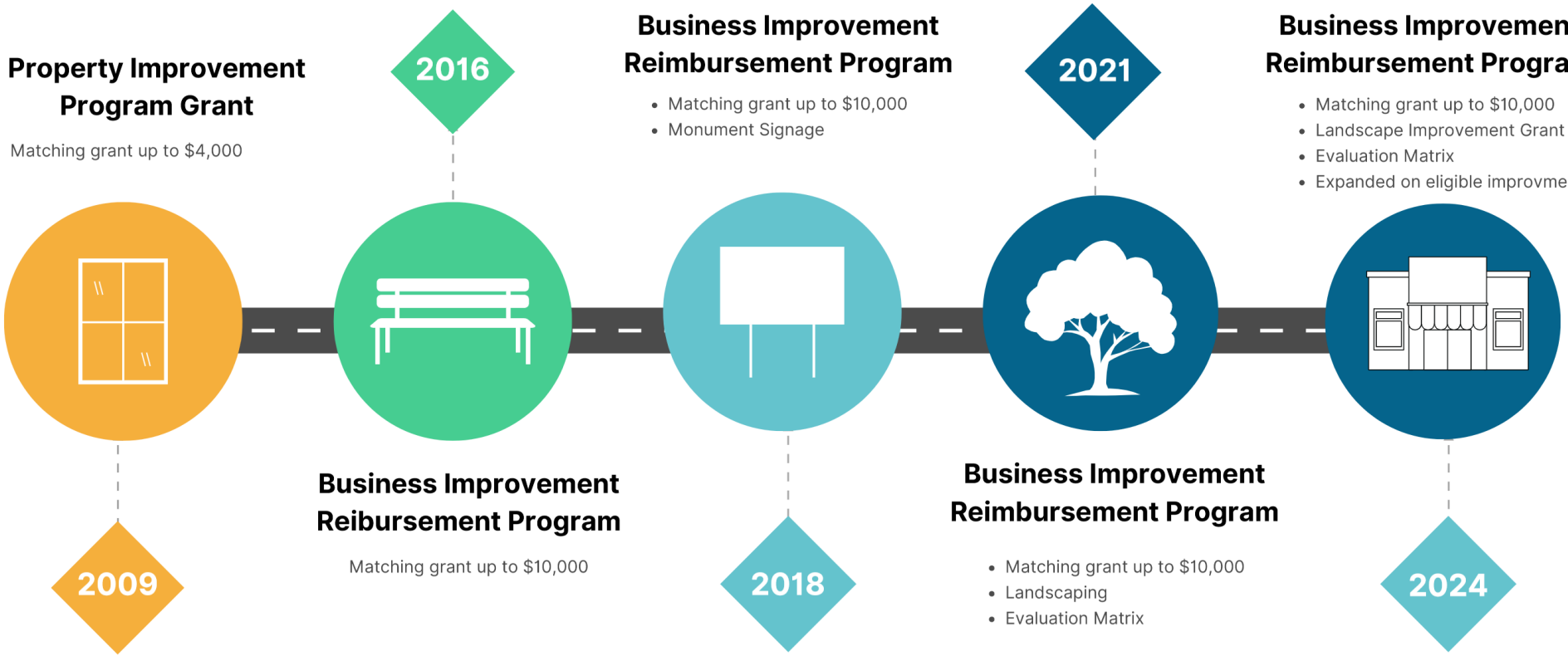


Program Description

- The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.

- Reimbursement of 50% of the project costs not to exceed $10,000.

Program Background



Past Improvements

Curb Stops & Restriping



Mural Preservation



Entryways



Awnings



Gates & Fences



Pavers



Landscaping



Monument Signs

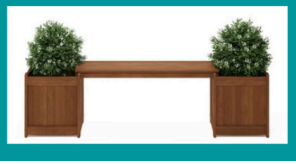




Exterior Painting



Benches



Impact Windows



Program Accomplishments

Base	$	23,335.803
New Value	$	34,829,535
Increment	$	11,493,732
City Milage	$	5.0000
City TIF Contribution	$	54,595
County Milage	$	6.0000
County TIF Contribution	$	65,514
TOTAL TIF	**$**	**120,109.50**

- Meets the CRA's mission, which is to plan for a sustainable economic future while protecting and enhancing the unique character of the city.
- City investment of $300,000 to property owners
- 40% return on investment
- Generated $120,109.50 in TIF for the CRA
- Contributed to a 20% increase in TIF revenue every year





Program Goals

Support revitalization efforts

Reduce blight

Facade improvements

Public Outreach



Newsletter

City of Stuart email list

Flyers

Distributed flyers to local businesses

Postcards

Sent Postcards

Social Media

Twitter, Facebook, Instagram



FY 2025 Applications

1. Claunch Animal Hospital
2. Downtown Stuart Retail, LLC
3. Maria's Cafe
4. Idella, LLC

Claunch Animal Hospital

Location: 665 SW Pine Avenue

Improvements:

- Parking Lot Improvements

Total Improvement Costs: $12,700

Total Potential Grant Match: $6,350

SW Pine Avenue



SW Palm City Road

SW Indianola Street

Claunch Animal Hospital

Parking Lot - Existing

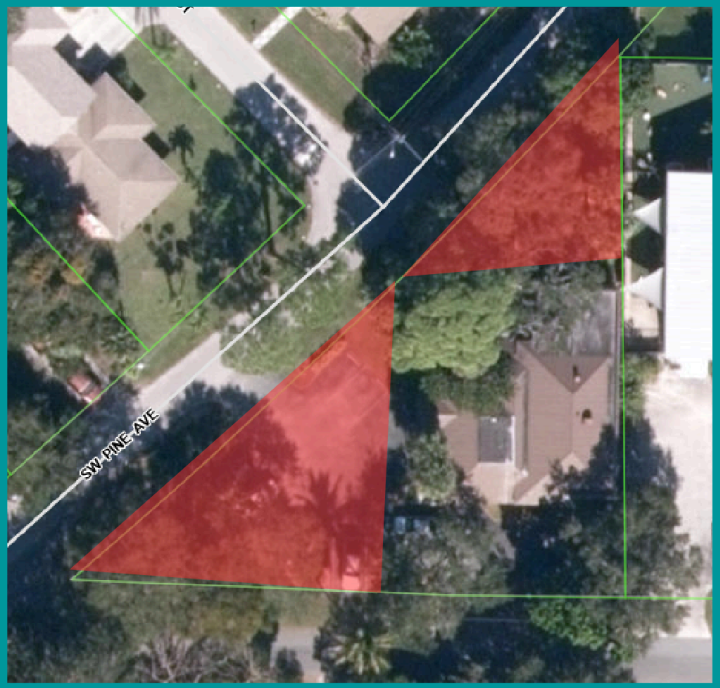




Roots

Claunch Animal Hospital

Parking Lot - Proposed





Claunch Animal Hospital

Evaluation Matrix

Improvements:

- Parking Lot Improvements

Total Improvement Costs: $12,700

Total Potential Grant Match: $6,350

Staff Recommendation:

- Approve.

Visual Impact:

- Highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight

Urban Street Impact:

- Level of improvements improve the pedestrian and transportation functionality of the property.

Economic Impact:

- Facade project is part of a larger project that improves other exterior or interior parts of the building.
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Community Impact:

- First time applicant

Downtown Stuart Retail, LLC

Location: 37 SW Osceola Street

Improvements:

- Facade Improvements

Total Improvement Costs: $163,629

Total Potential Grant Match: $10,000

SW Seminole Street



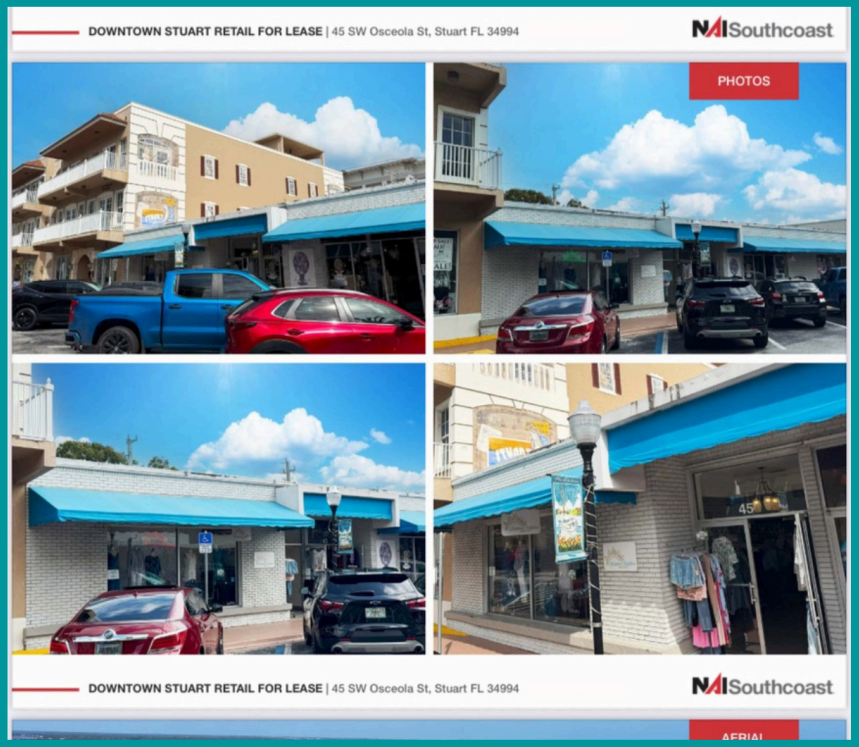
SW St. Lucie Avenue

S Colorado Avenue

SW Osceola Street

Downtown Stuart Retail, LLC

Facade - Existing

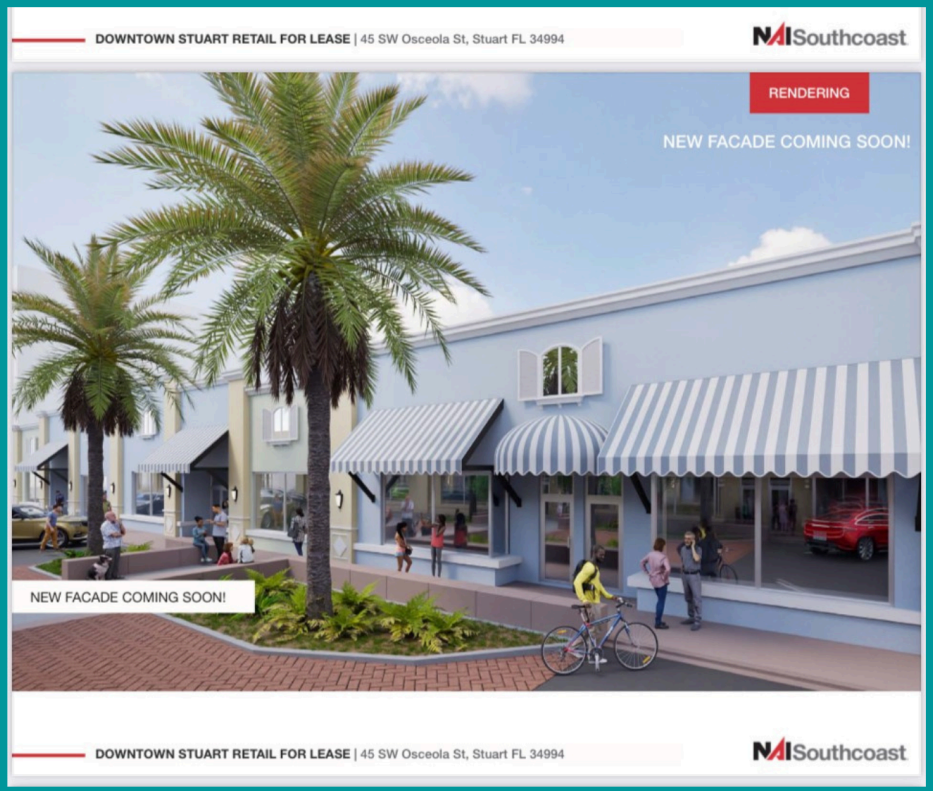


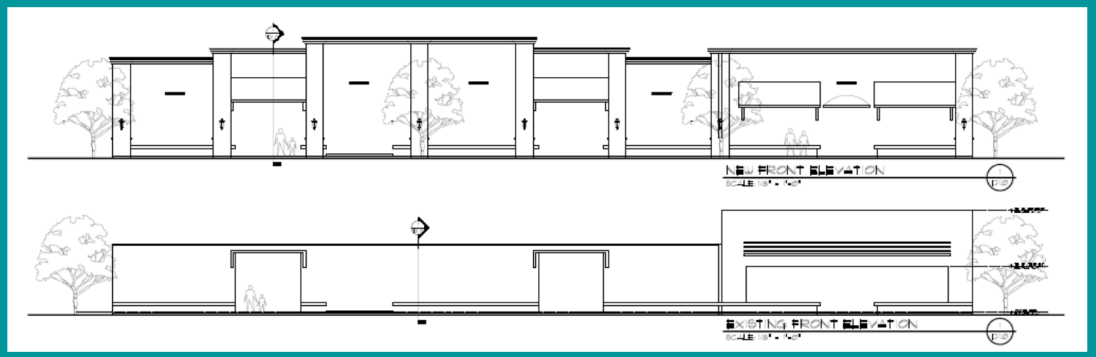




Downtown Stuart Retail, LLC

Facade - Proposed







Downtown Stuart Retail, LLC

Evaluation Matrix

Improvements:

- Facade Improvements

Total Improvement Costs: $163,629

Total Potential Grant Match: $10,000

Staff Recommendation:

- Approve.

Visual Impact:

- Highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight

Urban Street Impact:

- Adjacent to other CRA projects (Downtown Undergrounding & Seminole Streetscape)
- Location within high traffic and high visibility area

Economic Impact:

- Facade project is part of a larger project that improves other exterior or interior parts of the building.
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Community Impact:

- First time applicant
- Match ratio of total renovation costs

Maria's Cafe

Location: 10 SW Osceola Street

Improvements:

- Impact Windows & Doors

Total Improvement Costs: $23,926

Total Potential Grant Match: $10,000

SW Osceola Street



S Colorado Avenue

SW Flagler Avenue

Maria’s Cafe

Exterior - Existing





Maria's Cafe

Exterior - Proposed



Maria's Cafe

Evaluation Matrix

Improvements:

- Impact Windows & Doors

Total Improvement Costs: $23,926

Total Potential Grant Match: $10,000

Staff Recommendation:

- Approve.

Visual Impact:

- Highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight

Urban Street Impact:

- Adjacent to other CRA projects (Downtown Undergrounding & Seminole Streetscape)
- Location within high traffic and high visibility area

Economic Impact:

- Facade project is part of a larger project that improves other exterior or interior parts of the building.
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Community Impact:

- First time applicant
- Match ratio of total renovation costs

Idella, LLC

Location: 300 SW Federal Highway

Improvements:

- Parking Lot Improvements
- Impact Windows
- Awning Replacement

Total Improvement Costs: $27,762

Total Potential Grant Match: $10,000

SW 3rd Street



SW Atlanta Avenue

SE Federal Highway

SW Ocean Blvd

Idella, LLC

Facade - Existing









Idella, LLC

Evaluation Matrix

Improvements:

- Parking lot improvements
- Impact windows
- Awning replacement

Total Improvement Costs: $27,762

Total Potential Grant Match: $10,000

Staff Recommendation:

- Approve.

Visual Impact:

- Highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight

Urban Street Impact:

- Adjacent to other CRA projects (Federal Highway Tree Planting Master Plan)
- Location within high traffic and high visibility area

Economic Impact:

- Facade project is part of a larger project that improves other exterior or interior parts of the building.
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Community Impact:

- First time applicant
- Match ratio of total renovation costs

Staff Recommendation

Applicant	Address	Improvement Cost	Grant Match
Claunch Animal Hospital	665 SW Pine Avenue	$ 12,700.00	$ 6,350.00
Downtown Stuart Retail, LLC	37 SW Osceola Street	$ 163,629.00	$ 10,000.00
Maria's Café	10 SW Osceola Street	$ 23,926.00	$ 10,000.00
Idella, LLC	300 SW Federal Highway	$ 27,762.00	$ 10,000.00
		$ 228,017.00	$ 36,350.00

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 5/6/2025 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
DISCUSSION AND DELIBERATION - SCOPE OF WORK FOR COMMUNITY VISIONING AND MASTER PLAN FOR THE CRA

Summary Explanation/Background Information on Agenda Request:
Discuss and deliberate the scope of work for Community Visioning and Master Plan for the Community Redevelopment Area. The staff is seeking to understand what specific outcomes the board desires from the visioning workshop. By clarifying the desired outcomes, the staff can develop a scope for the workshop that directly supports the board's overall goals and strategic direction. This process ensures that the workshop's activities and deliverables are aligned with the board's objectives. Below is a proposed list of specific desired outcomes from a workshop that should contribute to a comprehensive and actionable Master Plan.

1. Establish a vision for the CRA and Downtown - Assess community values to guide development of the vision for the CRA and Downtown

2. Redevelopment opportunities on publicly owned lands from the existing City Hall site to Flagler Park.

3. Identify a district for expansion of downtown east of S Colorado Avenue to SE Georgia Avenue and develop a unique identity/branding

4. Evaluate existing conditions of the public realm within the CRA and recommend specific enhancement solutions and supporting illustrations (ADD ANY SPECIFIC STREETS OF INTEREST).

5. New cultural/public amenities, improvements to existing parks, public art opportunities, and other enhancement recommendations.

6. Operation and maintenance report for amenities.

7. Illustrations, renderings, elevations of the Vision and future development and buildout (Downtown, Triangle District, Creek District, East Ocean Blvd, Osceola Street, Infill development, City-owned parcels including the Wells Fargo site, City Garage site, 325 SE Ocean Blvd, 330 SE Osceola Street).

8. Parking plan or recommendation for code amendments to parking requirements to accommodate the redevelopment along Dixie Highway from Joan Jefferson to Colorado Ave.

9. Architectural Design Standards - review existing design standards, identify areas for improvement, and develop new design standards that are aligned with the community’s vision and promote high-quality design.

10. Strategic planning and infrastructure improvements for the 2015 CRA Expansion Area.

11. Improved pedestrian safety with wider sidewalk and landscaping in core downtown.

12. Potential parking garage location.

13. Economic Development – strategies to support existing businesses and create jobs.

14. Incubator and Entrepreneurship Initiative – create programs to help new entrepreneurs start and grow their businesses (identify physical space, resources, mentorship, training and education, funding and marketing and outreach).

Funding Source:
CRA Budgeted Item in FY 2025 - $150,000

Recommended Action:
Provide feedback on the scope of work for visioning workshop.

ATTACHMENTS: