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

Susej T. Meleqi, Board Secretary

Mark Brechbill, Chair

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