MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
FEBRUARY 3, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

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

ADMINISTRATIVE

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

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair McChrystal, Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin, Board Member Manera, Board Member Whalen

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Philip DeBerard
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 01/06/2026 CRB MINUTES

4:02 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Scott Whalen
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Vice Chair Mose spoke about Helen McBride's passing and Board Member James prayed.

Chair McChrystal stated that, as this is a newly seated board, he would like staff to provide a presentation at the next meeting to help the board clearly understand its role and authority.

He requested that the presentation address the following items:

- A clear explanation of the Board's role and responsibilities, including:
    - What authority, if any, is granted to the Board by the City Charter.
    - Any relevant language in the Comprehensive Plan and Land Development Code that defines the Board's role and authority.
    - A plain-language summary of what the Board can and cannot do.
- A high-level overview of applicable Florida Statutes related to allowable uses of CRA funds.
- A list of current projects in the CRA pipeline that are not yet approved or in design, noting that the top 15 projects would be sufficient, to provide a starting point for the Board to begin setting priorities.

Chair McChrystal emphasized that the goal of the presentation is to clearly define the Board's role and empower the Board to meaningfully set priorities, rather than function in a purely performative or perfunctory manner. He requested that the presentation be limited to approximately 20 minutes and focus on key points without excessive detail.

Chair thanked staff and the Board for their cooperation.

ACTION ITEMS

2. 400 S.E. OSCEOLA STREET REZONE TO COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2549-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING A +/-0.45 ACRE PARCEL LOCATED AT 400 S.E. OSCEOLA STREET WITHIN THE COMMUNITY REDEVELOPMENT AREA SPECIAL DISTRICT, FOR PROPERTY LEGALLY DESCRIBED AS LOTS 23, 24 AND 25, BLOCK 1, STYPMANN'S SUBDIVISION, FROM R-3 – RESIDENTIAL MULTI-FAMILY/OFFICE ZONING DESIGNATION TO COMMERCIAL PLANNED UNIT DEVELOPMENT DESIGNATION AND ADDING BARBERSHOP, BEAUTY SALONS, AND SPECIALTY SALONS AS ALLOWABLE

USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, swore in three (3) people - Jodi Kugler, Development Director, Michael Benedetti, applicant, and Paige Gallagher, applicant.

Jodi Kugler, Development Director presented the public notice, project location, allowable uses, R-3 zoning, history of the property, daily trips, landscape plan, and staff recommended approval.

Staff reported that no objections or opposition were received and recommended approval, finding the request consistent with applicable standards and policies.

The Board asked questions regarding neighborhood compatibility, objections received, residential density implications, and the distinction between a text amendment and a site-specific PUD. Staff and the City Attorney clarified that the rezoning would apply only to the subject parcel and would not amend the R-3 zoning district citywide.

4:26 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Scott Whalen
Motion approved unanimously.

3. AVONLEA COMMERCIAL CORNERS EAST MAJOR AMENDMENT TO THE NEW AVONLEA PUD FOR PARCEL D (LOT 11)

ORDINANCE No. 2550-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, PROVIDING FOR THE THIRD AMENDMENT OF THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT, AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, FOR PROPERTY LEGALLY DESCRIBED BY EXHIBIT "A" ATTACHED; AMENDING THE COMMERCIAL PLANNED UNIT DEVELOPMENT TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA COMMERCIAL EAST PARCEL D (LOT 11) TO BE IDENTIFIED AS AVONLEA COMMERCIAL CORNERS EAST; PROVIDING FOR THE APPROVAL OF THE MASTER SITE OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PLANNED UNIT DEVELOPMENT; PROVIDING FOR REVISED AND NEW DEVELOPMENT CONDITIONS APPROVAL FOR PARCEL D (LOT 11); PROVIDING FOR AMENDED AND NEW TIMETABLES FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Attorney Baggett swore in three (3) people, Jodi Kugler, Development Director, Nik Schroth, Avonlea Applicant, and George Missimer, Coulter & Hearing.

Ms. Kugler presented notice requirements, location, 2015 New Avonlea PUD requires site plans for individual parcels to be processed as major amendments, the proposal does **not** increase overall PUD density or intensity and is consistent with the 2015 master plan, the proposed one-story commercial building would accommodate a mix of uses, required parking is provided, and open space exceeds the minimum requirement, traffic review and landscape review were completed, with staff noting minor technical adjustments recommended during later plan phases, architectural elements are included as required, and public art will be processed as a separate application, staff recommends approval.

Mr. Missimer reviewed the request and noted that the project met all development standards and noted a correction to the property elevations noted in the City's presentation. Introduced Avonlea property developer, Nik Schroth provided the history of the property and the past approvals, reviewed the current parcels and explained the proposal of the Lot 11, parcel D. Mr. Missimer resumed his presentation and reviewed parking, ingress/egress, public art murals and a sculpture piece to be brought back before the board.

The Board asked questions regarding the scope of the request versus previously approved maximum square footage, any objections received (none reported), tree canopy vs. palms and wetland setback compliance (no wetland setback variance requested), tenant viability and traffic counts, public art funding responsibility (developer) and the Board's authority over public art approvals, clarification that any "to be populated at first reading" items reflect final ordinance population based on conditions/recommendations.

5:08 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

STAFF UPDATE

4. ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

Mary Kindel, City Clerk, provided an orientation presentation for Board members covering the definition of public records and applicability to appointed board members, retention obligations and best practices (including forwarding records to City email, screenshots of texts, and handling social media communications), Sunshine Law requirements and cautions regarding communications outside of noticed meetings, Public records request procedures and potential legal implications for noncompliance, financial disclosure requirements (Form 1 initial and annual filing; Form 1F upon leaving the board).

Staff responded to Board questions about whether non-response communications still constitute public records (yes), Costs/fees associated with extensive public record request,

applicability of public records obligations to City business outside CRA/CRB matters, and best practices to avoid inadvertent Sunshine violations via social media.

ADJOURNMENT

5:40 PM

Susej T. Meleqi, Board Secretary

Frank McChrystal, Chair

Minutes to be approved at the CRB Meeting this 3rd day of March, 2026.