MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
MARCH 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 Manera, Board Member Whalen
ABSENT: Board Member Laughlin

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:02 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Jeff Manera
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 02/03/2026 CRB MINUTES

4:02 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Philip DeBerard
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2025

Pinal Gandhi-Savdas, CRA Executive Director, stated that the CRA Annual Report was previously presented to the Board in January to provide new board members with an overview of the projects and programs being implemented within the CRA. She explained that the report is typically presented in March after it has been advertised in the newspaper and made available to the public for review in accordance with transparency requirements.

Ms. Gandhi-Savdas noted that the report was properly advertised and made available for public review. She stated that the purpose of the item was to obtain formal approval of the report. Following approval by the Board, the report will be presented to the CRA Board for final approval. Once finalized, the report will be uploaded to the CRA website and mailed to all taxing authorities as required by Florida Statute.

Board Member DeBerard asked for clarification on the unaudited Summary. Ms. Gandhi-Savdas explained that the report must be approved and submitted by March, while the audited financial statements are not completed until May or June. Therefore, an unaudited version is included initially and later replaced with the audited version once it becomes available.

4:05 PM MOTION: Approve.
MOVED BY: Frederick James
SECONDED BY: Bonnie Moser
Motion approved unanimously.

3. PRESENTATION ON COMMUNITY REDEVELOPMENT BOARD ROLES, FLORIDA STATUES CHAPTER 163.387, TIF EXPENDITURES, CAPITAL IMPROVEMENT PROJECTS

Ms. Gandhi-Savdas presented an overview of the CRA, including the City of Stuart Code of Ordinances governing the CRB Board, the CRA Plan and objectives, permitted TIF expenditures and funding, ineligible uses of TIF funds, methods for measuring CRA success, and the Capital Improvement Plan and its associated budget.

4. LEONARD LEWIS, 433 SE LAKE CIRCLE DRIVE - EAST STUART MAJOR URBAN CODE CONDITIONAL USE PERMIT (RC)(QJ):

RESOLUTION No. 16-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A EAST STUART MAJOR CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 433 SE LAKE CIRCLE DRIVE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO ALLOW AN OUTBUILDING TO EXCEED THE MAXIMUM SIZE OF 700 SQUARE FEET, TO ALLOW THE REDUCTION OF A REAR SETBACK REQUIREMENT, TO ALLOW THE MAXIMUM OF FIVE (5) DENSITY UNITS, AND TO CONFIRM THE IMPERVIOUS AND PERVIOUS REQUIREMENTS; GRANTING APPROVAL AND ALLOWING THE APPLICANT TO OBTAIN A REVOCABLE RIGHT-OF-WAY PERMIT FOR THE USE OF THE CITY'S RIGHT-OF-WAY FOR THE EXISTING PAVED ACCESS FOR SE LAKE CIRCLE DRIVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, swore in three people - Jodi Kugler, Development Director, Audra Creech, Applicants Attorney and Lewis Leonard, Applicant.

Ms. Kugler presented the staff report, including the public notice requirements, property location, zoning, future land use designation, East Stuart Code deviation requests, confirmation of the property address through the Martin County Property Appraiser, the subject site, the current outbuilding floor plan, and the recommended conditions of approval. Staff recommended approval of the request to the City Commission.

Ms. Creech, presented information regarding the property location, parcel details, and historical background related to the building permit. She reviewed the floor plan, East Stuart Neighborhood Code provisions, the conditional use request, and the factors required to be reviewed under the Code. She also discussed nearby properties, parking, ingress and egress, signage and lighting, and provided justification and facts in support of the request.

Mr. Baggett swore in Rosi Shepard, Applicants Realtor.

Board Members engaged in questions and answers with staff and the applicant regarding the scope of the request, including clarification on the outbuilding use, the number of residential units proposed, current and future occupancy of the structures, access to the outbuilding, the timeline of when the applicant became aware of the zoning issue, setback requirements, impervious surface calculations, and potential flooding concerns related to the property's proximity to the lake.

PUBLIC COMMENT:
1. James Christie - Port St. Lucie; Spoke in support of the request and stated he believed it should be approved.

5:15 PM MOTION: Approve with conditions presented.
MOVED BY: Philip DeBerard
SECONDED BY: Frederick James
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:17 PM

Susej T. Meleqi, Board Secretary

Frank McChrystal, Chair

Minutes to be approved at the CRB Meeting this 7th day of April, 2026.