MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
MAY 5, 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
ABSENT:

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. APPROVAL OF 03/03/2026 CRB MINUTES

4:02 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Frederick James
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.

MINOR URBAN CODE CONDITIONAL USE - MURAL ON FLAGLER PARK RESTROOMS LOCATED AT 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 02-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "HERITAGE VITALIS" ON A PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, swore in 3 people - Jordan Pinkston, CRA Program Manager, Christopher Vitale, Board Member of Stuart Main Street, and Samara Ash, Artist.

Ms. Pinkston, presented the minor code conditional use, the location, proposed mural, the artist, recommendations, and staff recommendation approval with the condition of exhibit D.

The Board discussed the proposed mural design, Arts Council recommendation, maintenance requirements, artist selection process, local artist participation, and whether minor revisions should be made to the sailfish depicted in the mural.

Mr. Vitale stated that they did receive artwork from local artist, but their board decided that this was one of the strongest artwork they received and spoke about the artist.

Ms. Ash addressed the Board regarding the symbolism, colors, and intent of the mural and stated that minor adjustments could be made.

Board Members continued brief discussion.

4:36 PM MOTION: Approve with the condition of making the minor adjustments before fine approval.
MOVED BY: Jeff Manera
SECONDED BY: William Laughlin
[MOTION WITHDRAWN]

4:39 PM MOTION: Table this for next month, ask the artist to make the revisions that we discussed today, we ask for more representatives from Stuart Main Street to appear to give us a procedural background on how they arrived at this decision for the artist and artwork.
MOVED BY: Philip DeBerard
SECONDED BY: Frederick James
VOTE: MOTION PASSES 5/2.
YES: Frederick James, Scott Whalen, William Laughlin, Philip DeBerard, Frank McChrystal
NO: Bonnie Moser, Jeff Manera

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND APPLICANT OF 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 01-2026 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND STUART MAIN STREET ASSOCIATION, LLC., WHO IS THE APPLICANT, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING LOCATED AT 221 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4:40 PM MOTION: Move to the next CRB Meeting.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

4. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS (RC):

ORDINANCE No. 2552-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II – ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, SECTION 2.06.00. – SUPPLEMENTAL USE STANDARDS TO ADD A NEW SECTION 2.06.24. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS AND TO AMEND THE CITY'S CODE OF ORDINANCES CHAPTER 8 – ANIMALS, ARTICLE I. IN GENERAL, SECTION 8.2. – LIVESTOCK PROHIBITED IN THE STUART'S CODE OF ORDINANCES, BY REMOVING CERTAIN PROVISIONS RELATED TO ALLOW BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, presented a proposed land use text amendment to allow backyard chickens within certain residential zoning districts. The proposed amendment would allow up to four chickens as an accessory use on occupied detached single-family and duplex properties within specified zoning districts, subject to the

conditions in the draft ordinance. Staff requested that the Board provide a recommendation of approval to the City Commission.

The Board discussed the proposed regulations, including noise, smell, maintenance, permitting, enforcement, coop height, fencing, screening, hedges, duplex properties, and possible impacts to neighboring properties. Board members also discussed the benefits of backyard chickens, including fresh eggs, education for children, reduction of food scraps, composting, and sustainable living.

Vice Chair Moser proposed the following conditions, allowing chicken coops to exceed six feet in height, reducing the fence requirement to five feet, and permitting hedges as an alternative screening option.

Board Members continued discussion on the land text use amendment and conditions.

4:51 PM MOTION: Approve the Ordinance with the condition of allowing chicken coops to be up to seven feet in height, reducing the fence requirement to five feet, and permitting hedges as an alternative screening option.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:00 PM

Susej T. Meleqi, Board Secretary

Frank McChrystal, Chair

Minutes to be approved at the CRB Meeting this 2nd day of June, 2026.