MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JULY 7, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Vice Chair - Bonnie Moser
Board Member - Philip DeBerard
Board Member - Frederick James
Board Member - Will Laughlin
Board Member - Jeff Manera
Board Member - Scott Whalen
Board Member - VACANT

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

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

ABSENT: Board Member Whalen

1. BOARD REORGANIZATION - SELECTION OF CHAIR

The selection of the Chair was inadvertently omitted at the beginning of the meeting. The Board returned to this agenda item following comments by Board Members.

PLEDGE OF ALLEGIANCE

.

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Jeff Manera
Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 06/02/2026 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.

Clerk's Note: The selection of the Chair was inadvertently omitted at the beginning of the meeting. The Board returned to Agenda Item #1.

1. BOARD REORGANIZATION - SELECTION OF CHAIR

Lee Bagget, City Attorney, explained the process of selecting a Chair to the Board.

4:05 PM MOTION: Move that Philip DeBerard be voted in as Chair of the Board.
MOVED BY: Frederick James
SECONDED BY: Jeff Manera
Motion approved unanimously.

ACTION ITEMS

3. STREET TREE INFILL PROGRAM MASTER PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA (RC):

   RESOLUTION No. 04-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, gave a brief presentation of the item and introduced Jake Clemens, Architect Engineer, Kimley Horn.

Mr, Clemens presented the project objective, street tree plan palette, specific trees and locations, the Florida Power and Light (FPL) policy on setbacks, the probable costs and provided an explanation of the map of the thirteen (13) zones that were characterized into three phases.

Vice Chair Moser thanked the CRA staff and the consultant for their work. She commented that the fifty-foot (50-foot) FPL setbacks will eliminate streets. She also emphasized that tree trimming must be done properly to prevent trees from encroaching on power lines.

Additionally, she noted that the Land Development Code (LDC) tree requirements, particularly those related to canopy trees, need to be updated. [Mr. Clemens, stated the trees recommended in the utilities area, stay under the height requirement in the FPL areas.]

Board Member James asked about the timeline after the Board's recommendation and is the cost of trees subject to change? [Mr. Clemens stated it is a possibility depending on the market.]

Board Member James asked if these allowances are included. [Ms. Gandhi-Savdas stated it is in the budget for 2027, and, if needed, a budget amendment could be made.]

Board Member Laughlin asked if all trees in all areas were factored in and questioned the number of years for each phase. [Ms. Gandhi-Savdas stated it should be a ten-year plan.]

Chair DeBerard questioned if there is a master plan on costs? [Mr. Clemens stated he is not able to give an actual cost due to the market availability.]

Vice Chair Moser questioned the underground utilities being factored in and asked if we are going to have an arborist evaluating the existing trees. [Mr. Clemens agreed to look into an arborist to evaluate the existing trees.]

4:32 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Will Laughlin
Motion approved unanimously.

PUBLIC COMMENT:

1. Clay Scherer - Stuart; Commented that there has been years of City residents volunteering their time working on this plan, who are very excited, and he urges this to be approved.

4. 228 SW DIXIE HIGHWAY — MAJOR URBAN CODE CONDITIONAL USE (QUASI-JUDICIAL)(RC):

RESOLUTION No. 50-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 228 S.W. DIXIE HIGHWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO DEVIATE FROM ON-SITE PARKING REQUIREMENTS AS OUTLINED SECTION 3.01.03.A.3. TO ALLOW OFF-SITE PARKING TO RENOVATE THE EXISTING 1,170 SQUARE-FOOT BUILDING AND TO INCLUDE A 452 SQUARE FOOT BUILDING FOOTPRINT EXPANSION TO ALLOW FOR KITCHEN AREA, AND A 369 SQUARE FOOT COVERED OUTDOOR SEATING AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Board Members disclosed their ex parte communications.

City Attorney Baggett Swore In: Leo Giangrande, Giangrande Engineering and Planning,

and Jodi Kugler, City of Stuart Development Director.

Ms. Kugler presented the item, the project location, the zoning-urban center, the land use-East Stuart, adjacent properties, major urban code conditional use deviation requests, site plan, architectural elevations, landscape plan and advised that the staff recommended Board approval.

Mr. Giagrande came forward to answer questions from the Board.

Vice Chair Moser questioned whether the public parking spaces on California and 3rd Street remain public parking. [Mr. Giagrande answered yes]

Board Member Laughlin questioned how wide the lanes will be. [Mr. Giagrande stated they have coordinated with Public Works (trash trucks).] Who pays for the additional parking and road work? [Ms. Kugler stated that any curbing is the applicant's responsibility and they have to meet our standards.]

Vice Chair Moser expressed her support and noted that a lot of towns are easing their parking restrictions now, and it is making them more successful and vibrant. The parallel parking spaces need to meet setbacks and should be corrected.

Chair DeBerard asked for the number of seats and number of employees working at a time. [Ms. Kugler stated there are sixteen (16) seats and four (4) employees at one time, no handicap spaces, the restaurant will be handicap accessible.]

Board Member Manera asked the theme. [Mr. Giagrande stated it has not been decided, close to what happens at a pizzeria; grab and go.]

5:04 PM MOTION: Approve with all conditions of approval presented by the City, as well as, making sure that the number of parking spaces is reflected as five (5) throughout all documentation.
MOVED BY: Bonnie Moser
SECONDED BY: Frederick James
Motion approved unanimously.

STAFF UPDATE

Ms. Kugler stated that over the next couple of months, the Development Department will begin preparing the Evaluation & Appraisal Report (EAR) and Comprehensive Plan amendments. Staff will present their recommendations and seek the Board's recommendations.

ADJOURNMENT

5:04

Susej T. Meleqi, Board Secretary

Philip DeBerard, Chair

Minutes to be approved at the CRB Meeting this ~~4th~~ 1st day of ~~August, 2026~~ September, 2026.