City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
FEBRUARY 4, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS
Chair – Frank Wacha
Vice Chair – Nathan Ritchey
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Chris Lewis

ADMINISTRATIVE
Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER **4:01 PM**

ROLL CALL **4:02 PM**
Present: Tom Campenni, Frank Wacha, Cristina Maldonado, Chris Lewis, Pete Walson, Faye James
Absent: Nathan Ritchey

APPROVAL OF MINUTES
Action: Approve change that Frank Wacha asked if there was a conflict of interest strike from the record. Add that Chair, Frank Wacha passed the gavel to Nathan Ritchey to make a motion.
Moved by: Pete Walson
Seconded by: Tom Campenni
Motion passed unanimously.

APPROVAL OF AGENDA
Action: Approve.
Moved by: Tom Campenni
Seconded by: Pete Walson
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEM: None.

COMMUNITY REDEVELOPMENT BOARD

1. Community Redevelopment Agency Annual Report 2019

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:05 PM

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked about the lease for $29,555.00

Pinal Gandhi-Savdas said that was parking for FEC Railroad.

Tom Campenni asked about the status of valet parking.

Pinal Gandhi-Savdas verified how the program has been going. She said she will be sending the facts to the board before the next meeting.

Tom Campenni asked about the Seminole Alley project.

Pinal Gandhi-Savdas estimated how many properties will be affected by the project. She said that they were hoping that when the new development comes in that impact fees will help with the cost.

Tom Campenni questioned the funding for the project.

Kev Freeman explained how they are increasing the value of those properties.

Tom Campenni said that we might want to increase downtown by increasing it on Ocean.

Kev Freeman said that he recommends we generate as much income as we can from the confined area and then natural expansion will occur.

Tom Campenni asked about the city applying for grants for historic properties and applying for certification of a local government.

Kev Freeman said staff will come back with more details about applying.

Tom Campenni would like to see CRA funds to spend more money on properties instead of beautification.

Kev Freeman said that he wanted to reassure the board that they are looking for opportunities to do that.

Pete Walson said that he is not willing to give up beautification but agrees that we should be looking into more vacant properties. He said the property of US1 on Palm City Road is a huge property that a lot can fit on.

Kev Freeman said that the property is under permit for a storage unit.

Nathan Ritchey asked about East Ocean approval for bike lanes.

Pinal Gandhi-Savdas said that was a conceptual plan when they expanded the CRA.

Pete Walson said the expansion should head down Osceola.

Mike Mortell said that the city does not own that property.

Tom Campenni said that we should develop a plan and zone it.

Faye James asked about the Guy Davis conceptual plan.

Pinal Gandhi-Savdas explained the conceptual plan that was proposed at the outreach meeting.

Frank Wacha said that he thought as projects came through there would be cost benefit analysis's done. He said that we need a big picture of streets to analyze public grounds/streets for future plans. He said that there are creative ways to incentivize infill projects, such as a vacant building tax. He said that the BIRP pictures showed us that we have to do a better job of telling people what they have to do, and we have to make recommendations about how the projects will look on the streets.

Tom Campenni said that the commission decided to give away all the money that we said we were not going to give.

COMMENTS FROM THE PUBLIC (5 min. max): None.

OTHER MATTERS BEFORE THE BOARD:

1. Business Development Board Discussion

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

Frank Wacha said that is was a very interesting meeting. He discussed some of the key topics that were brought up during the meeting.

Pete Walson asked for clarification on one of the maps in the presentation.

Tom Campenni made comments about losing greenspace.

COMMENTS FROM THE PUBLIC (5 min. max): None.

HISTORIC PRESERVATION BOARD MATTERS:

1. Historic Building Tour

PRESENTATION: Michele Jett, GIS Analyst  4:40 PM

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked if there was an overview map.

Michele Jett explained how it works.

Tom Campenni said that we could have received a grant to do this. He said that there is also an app that Stuart Mainstreet has. He offered meeting with Michele so they did not have to reinvent the wheel.

Faye James asked if we were able to add more historical places. She said that there are some missing from East Stuart.

STAFF UPDATE:

Kev Freeman said that they recently implemented the Urban Plan Unit Development process. Staff recommended and moved the responsibility to view those from the LPA to the CRB, commission amended the code to do that.

Frank Wacha asked that everyone be emailed the code, so they have it readily available.

Frank Wacha asked about North Point.

David Dyess said that the transaction has been delayed at closing and they are awaiting judge ruling.

Tom Campenni asked a question on behalf of Mr. Detrillizzi regarding bulldozers.

David Dyess explained the situation.

Frank Wacha gave a shout out to the City Manager and City Police Department for a recent event that happened.

ADJOURNMENT
Motion: Adjourn.
Action: Approve.
Moved by: Pete Walson
Seconded by: Tom Campenni
Motion passed unanimously.

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Frank Wacha, Chair Jordan Pinkston, Board Secretary