City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
JUNE 2, 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 – VACANT
Board Member – Chris Lewis

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

CALL TO ORDER

ROLL CALL
Present (physically): Tom Campenni, Pete Walson
Present (remotely): Frank Wacha, Nathan Ritchey, Faye James, Chris Lewis
Absent: None.

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES
Action: Approve.
Moved by: Tom Campenni
Seconded by: Nathan Ritchey
Motion passed unanimously.

APPROVAL OF AGENDA
Action: Approve.
Moved by: Tom Campenni

Seconded by: Nathan Ritchey
Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Mike Mortell confirmed that Nathan Ritchey will be stepping down from the CRA Board, but remaining on the CRB Board.

COMMUNITY REDEVELOPMENT BOARD

1. Elect New CRA Member

PRESENTATION: None.

COMMENTS FROM THE BOARD MEMBERS: None.

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

Action: Elect Tom Campenni to CRA Board.
Moved by: Chris Lewis
Seconded by: Nathan Ritchey
Motion passed unanimously.

2. Presentation of New Applicants for the Business Improvement Reimbursement Program

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

1. Abyss Salon, Inc.

Discussion regarding using the reimbursement funds for hurricane shutters occurred amongst the board.

Frank Wacha requested that the Abyss Salon include shading along the sidewalk in their proposal as well as shutters.

Chris Lewis said that the grant should be used for beautification, not for everyone to get hurricane shutters for half price.

Pete Walson arrived to the meeting.

Pete Walson agreed that we need to have standards in place for approval of the grant funds. He spoke about an Orlando ordinance regarding shade trees.

Chuck Geary said they are looking to remove the shutters and replace them with newer windows and they were looking to add shade trees anyway.

Pinal Gandhi-Savdas said that the CRA voted to keep the window criteria, and that is why we have these applications moving forward.

Michael McCarty said that an oak tree would be about $350 per tree or more plus installation and utility lines may be a problem.

Chuck Geary said that there were trees there and utility lines, but the City took the trees down.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Mark Brechbill (SW Federal Highway) – suggested making an exception to historic properties because of the additional expense.

COMMENTS FROM THE BOARD MEMBERS:

Nathan Ritchey shared his views on the way grant funds should be used.

Frank Wacha recommended amending the motion on the floor.

Pete Walson discussed implementing a tree ordinance similar to the one in Orlando.

Mike Mortell confirmed that the ordinance was brought to Commissioner's attention.

Tom Campenni said that this program needs to be evaluated with set parameters.

Action: Approve $10,000 funding contingent that the applicant provides a plan to the CRA of how they will be including shade for their sidewalk.
Moved by: Pete Walson
Seconded by: Nathan Ritchey
Motion did not pass for failure to receive the majority of votes 3/3. The item will stay on the agenda until approval or denial is met.

Frank Wacha – Yes
Nathan Ritchey – Yes
Tom Campenni – No
Faye James – No
Chris Lewis – No
Pete Walson - Yes

COMMENTS FROM THE BOARD MEMBERS:

2. Sade Group

The applicant, Scott Sade described the property and their proposed improvements.

Discussion amongst the board continued about parameters of the grant.

Pete Walson asked the applicant for more specifics on the location of their proposed project.

Scott Sade explained how he plans on using the funds and where the improvements will be located.

Faye James asked for clarification of the function of the building requesting funds.

Scott Sade confirmed that they are office buildings.

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

COMMENTS FROM THE BOARD MEMBERS: None.

Action: Approve $10,000 funding match for proposed improvements.
Moved by: Pete Walson
Seconded by: Chris Lewis
Motion passed 4/2 with Faye James and Tom Campenni opposing.

COMMENTS FROM THE BOARD MEMBERS:

3. Stuart Plaza

Jim Griffin, owner and redeveloper of the property explained what he will be using the funds for.

Frank Wacha said that we determined that we would help non-conforming uses throughout the City.

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

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about future improvement plans for the site.

Jim Griffin explained the improvements he has made since he purchased the property fifteen years ago.

Action: Approve funding match of $4,882 for proposed improvements.

Moved by: Chris Lewis
Seconded by: Pete Walson
Motion passes 5/1 with Tom Campenni opposing.

3. Purchase of Property

PRESENTATION: David Dyess, City Manager

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked for confirmation of the property's being purchased.

David Dyess confirmed the location that the City plans on purchasing and the location of the proposed CRA purchase.

Discussion about purchase price occurred between the board, the City Manager and City Attorney.

Pete Walson asked if we have the funds.

David Dyess said we have 1.4 million in addition to the amount budgeted for utilities.

Pete Walson said that he is glad that we have found a good use for CRA money.

Chris Lewis asked for some guidelines on the purpose and why the purchase. He asked about the timeline.

David Dyess explained that it would be purchased for putting it on the market as resale.

Mike Mortell explained that the timeline and parameter of the RFP will be determined by the board since it will be owned by the CRA.

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

COMMENTS FROM THE BOARD MEMBERS: None.

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

OTHER MATTERS BEFORE THE BOARD:

1. ORDINANCE NUMBER 2439-2020: AN ORDINANCE OF THE CITY COMMISSION OF THECITY OF STUART, FLORIDA, REZONING FROM RESIDENTIAL, SINGLE-FAMILY (R-1) TOURBAN DISTIRCT/ URBAN

NEIGHBORHOOD SUBDISTRICT (UN) ON THE CITY'SOFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.72 ACRES, OWNED BY LONE PALMPROPERTY INVESTMENTS, LLC, LOCATED BETWEEN MARTIN LUTHER KING JR.BOULEVARD AND SE 6th STREET, WEST OF PALM BEACH ROAD; BEING MORE FULLYDESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENTWITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITYCLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FORSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCEBY THE APPLICANT AND FOR OTHER PURPOSES. (QD)

PRESENTATION: Stephen Mayer, Senior Planner

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about parking.

Reed Hartman explained where parking would be located.

Discussion about fencing requirements occurred.

Tom Campenni recommended a workshop to further discuss fencing.

Nathan Ritchey asked for confirmation of the proposed project and the location.

Mike Mortell confirmed the proposed projects and their locations.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Brooks Dubois Jr. (6th Street) – said that they do not want duplexes on MLK.
2. Donald Duffy (MLK Blvd.) – against the project because he thinks there should only be single family homes on the property. He is also concerned about emergency vehicles and traffic. Addressed the meeting being hacked and requested an apology.
3. Sanders Coleman (MLK Blvd.) – concerned about traffic causing accidents. Prefers it stayed a single-family neighborhood.

COMMENTS FROM THE BOARD MEMBERS:

During public comment Frank Wacha apologized for the hacking incident that occurred at the beginning of the meeting.

Kev Freeman said that the applicant is willing remove the duplexes from the lot split and convert everything to single family. It would change the proposal to six single family homes instead of seven units.

Reed Hartman said they preferred a duplex from a planning perspective for more affordable housing, but if the board prefers six single family homes then that is what he will build.

COMMENTS FROM THE PUBLIC (5 min. max):

4. Rosario Valdiviezo (6th Street) – opposes the project because of the location being too close to her home.
5. Arleta Hutchinson (MLK Blvd.) – against the project because of traffic and is concerned about an increase in crime rate.
6. Faith Coleman (6th Street) – would like to keep the property how it is.
7. Helen McBride (Flamingo Ave.) – suggested putting two houses on each street and discussed affordable housing, lot sizes, parking and overcrowding.

COMMENTS FROM THE BOARD MEMBERS:

Reed Hartman explained the reasons why he wanted to bring in additional affordable housing.

Nathan Ritchey asked for confirmation of the home layout.

Reed Hartman explained what his current plans are for each site.

COMMENTS FROM THE PUBLIC (5 min. max):

8. Roserio Valdiviezo (6th Street) – asked about the price range for homes.
9. Sanders Coleman (MLK Blvd.) – asked about the lot size and the proposed home size.
10. Donald Duffy (MLK Blvd.) – asked for confirmation of the motion.
11. Brooks Dubois Jr. (6th Street) – commented on changing zoning.

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell gave zoning change options to the board.

Discussion occurred regarding the motion on the floor.

Kev Freeman said that the density is not changing and is in compliance with the Comprehensive Plan. He said that it is usual for the City to have variety sized lots as long as houses are built to the required setbacks and from a staff's point of view, they are acting on previous workshops that have happened with Commissioners. He said that the proposed 50-foot lot is in character with the neighborhood.

Mike Mortell confirmed the location of the lot we are discussing.

Pete Walson shared his concerns about approving the project.

Frank Wacha explained why he could support the motion.

Tom Campenni suggested the proposal come back before the board as a UPUD.

Nathan Ritchey confirmed his motion.

Faye James explained her reasoning for seconding the motion.

Reed Hartman said that he does not know if he would come back as a UPUD due to funding.

Mike Mortell explained the path he would take.

The board voted.

Pete Walson explained why he voted no on the project.

Action: Approve six single family homes (3 on 6th Street and 3 on MLK Blvd.) with the condition that staff convert to Major Urban Code Conditional Use before going before City Commission.
Moved by: Nathan Ritchey
Seconded by: Faye James
Motion failed 4/2.

Pete Wlason – no
Chris Lewis – no
Faye James – no
Tom Campenni – no
Nathan Ritchey – yes
Frank Wacha – yes

2. RESOLUTION NUMBER 64-2020: A RESOLUTION OF THE CITY COMMISSION OF THE CITYOF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USEAPPROVAL TO ALLOW THE DEVIATION OF REQUIREMENTS REGARDING THE NUMBEROF PARKING SPACES REQUIRED AND ALLOW THE CONSTRUCTION OF NINE (9) NEWON-STREET PARKING SPACES WITHIN THE URBAN HIGHWAY ZONING DISTRICT;PROVIDING FOR A REVOCABLE PERMIT; PROVIDING AN EFFECTIVE DATE; PROVIDINGFOR A TIMETABLE OF DEVELOPMENT; AND FOR OTHER PURPOSES. (QJ)

PRESENTATION: Stephen Mayer, Senior Planner
Mike McCarty, McCarty & Associates

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked why the applicant is proposing the project now.

Mike McCarty explained his reasoning.

Tom Campenni asked for confirmation about the street design.

Faye James asked about handicap parking.

Mike McCarty confirmed that handicap spaces are on-site, but there are no additional spaces being added.

Mike Mortell confirmed ADA requirements.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Mark Breckbill (Federal Highway) – owns all of the adjacent properties to project and expressed his concerns with the additional parking spaces.
2. Holly Weight (Mediterranean Lane, Jensen Beach) – owns a hair salon nearby and expressed her concerns with the current parking issues they have. She would like to see more parking options.
3. Mark Breckbill (Federal Highway) – said that there is parking available and he offered it to the owner of that building, but he did not want to pay.

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni said that we should get rid of the parking requirement downtown. He said that adding the spaces probably will not do much, but he does not think we should turn it down.

Mike McCarty said that it is a benefit to everyone.

Frank Wacha agreed that it will be a benefit to downtown.

Action: Approve.
Moved by: Chris Lewis
Seconded by: Tom Campenni
Motion passed unanimously.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE:

David Dyess requested that all board members physically attend the next CRB meeting.

Kev Freeman said the Colorado proposal went before commission and will return with code changes.

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha apologized for the meeting being hacked earlier and not acknowledging it at the time.

ADJOURNMENT 6:44PM

Frank Wacha, Chair

Jordan Pinkston, Board Secretary