City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
AUGUST 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 – Chris Lewis
Board Member – Katie Makemson

ADMINISTRATIVE
Development Director, Kev Freeman
Assistant to the City Manager, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES
Action: Approve.
Moved by: Frank Wacha
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 ON NON-AGENDA ITEMS (3 min. max): None.

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

COMMUNITY REDEVELOPMENT BOARD

1. **Resolution 96-2020; 315 Osceola Street MUCCU Continuation**

PRESENTATION: Mike Stetson, Realtor representing applicant

Staff recommended continuing the item to next month to review further documents.

Mike Stetson gave a presentation.

COMMENTS FROM THE PUBLIC (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS: None.

MOTION
Action: Continue to September 1st CRB Meeting
Moved by: Tom Campenni
Seconded by: Pete Walson
Motion passed unanimously.

2. **2nd Presentation – CDBG Application and Housing Assistance Plan**

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator
Corbett Alday, Guardian CRM Inc.

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked about grant preparation costs.

Clarification regarding application cost's and processes continued.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Frank Bodwynn (Lake Claire Place) – questioned where the money comes from.

MOTION
Action: Approve with the following condition
1. Grant preparation costs on the application are checked as yes and can be added at a future date.

Moved by: Tom Campenni

Seconded by: Frank Wacha
Motion passed unanimously.

3. **2449-2020 Sailfish Cove UPUD**

PRESENTATION: Tom Reetz, Senior Planner
Marcela Camblor, Camblor & Associates

COMMENTS FROM THE BOARD MEMBERS:

Discussion occurred regarding parking spaces, boardwalk, and setbacks.

Mike Mortell clarified the parking agreement between the city and property owners.

Pete Walson asked for clarification on what is being proposed.

Kev Freeman clarified that staff is required to go into the code and see how each application differs. He said this plan is a unique project and gave examples of those differences.

Mike Mortell confirmed the ordinance conditions being proposed.

Frank Wacha wanted to confirm the PUD states that common areas will be maintained over time and the bio-swell run off will not enter the river.

Marcela Camblor and Mike Mortell addressed Frank Wacha's concerns and questions.

Faye James asked if the condos are for purchase.

It was confirmed by the board that they are for purchase.

Faye James left the meeting.

Clarification for the proposed artwork occurred and who will be maintaining it.

Discussion about landscaping occurred.

COMMENTS FROM THE PUBLIC (3 min. max): None.

1. Speaker #1 (Name not announced) -- Concerned about the width of sidewalks and handicap parking.
2. Speaker #2 (Name not announced) -- Suggested different landscaping.
3. Speaker #3 (Name not announced) -- Suggested changing the streetscape to a flat walkable area.

MOTION
Action: Approve with the following conditions:
1. Redesign louvers for open space
2. Up to 22 docks for resident use only

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

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked that Kev Freeman show the board joining Osceola and Seminole as one unit falling under the same code. He suggested making the whole area four stories to increase density downtown. He suggested including this property in the 30% alcohol rule.

4. **Ordinance 2439-2020 Lone Palm Property Investments, LLC Future Land Use Map Amendment, Rezoning and MUCCU**

PRESENTATION: Stephen Mayer, Senior Planner
Don Cuozzo, Cuozzo Design Group
Rick Hartman, Hartman Real Estate

COMMENTS FROM THE BOARD MEMBERS

Tom Campenni expressed his concerns about changing the zoning to downtown urban because it is a mile away. He explained the East Stuart Overlay would do the same thing but is only a block away.

Pete Walson agreed that this is spot zoning.

Mike Mortell said changing this would not require an additional hearing.

Stephen Mayer presented the project.

Katie Makemson asked for clarification on the number of units being proposed.

Stephen Mayer confirmed that the lot was plated for six 50-foot lots. Current R1 zoning would not allow it to subdivide into six sublots because we have new zoning rules. As an example, the applicant could subdivide the property into four 75-foot-wide lots.

Tom Campenni amended his motion to approve with East Stuart overlay.

Kev Freeman clarified that there would need to be a future land use change to East Stuart, zoning change to single family subdistrict in East Stuart, and an East Stuart conditional use. He explained the process they would have to go through if they changed the conditional use.

Mike Mortell explained how he understood the land use change under code. It was confirmed that the project would not have to come back before the CRB board.

Tom Campenni requested that staff figure out a way to change the zoning, because he will not approve spot zoning. He explained why he was voting in favor of the project. He requested adding a hedge around the property.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Betty & Gail Sipra (SE Lake Clair Place) – Property owner in the area and opposes the project.
2. Donald Duffy (Martin Luther King Blvd.) – Opposed to the project for safety purposes.

3. Rosario Valdiviezo (SE 6th Street) – Opposed to the project because of the size of the proposed homes.
4. Frank Bowdynn (Lake Clair Place) – Opposed to the project because it is not affordable, density, water concerns.
5. Brooks Dubois (SE 6th Street) – Opposed to duplexes on MLK.
6. Speaker #6 (Name not announced) – Opposed to project.
7. Faith Coleman (SE 6th Street) – Opposed to project.

COMMENTS FROM THE PUBLIC AFTER AMENDED MOTION (3 min. max):

1. Speaker #1 (Name not announced) Concerned about the hedges being a safety hazard.
2. Rosario Valdiviezo (SE 6th Street) – Asked questions about the design of the project and the timeline.
3. Speaker #3 (Name not announced) -- Asked about disability requirements.
4. Speaker #4 (Name not announced) -- Asked about spot zoning.

MOTION
Action: Approve with the following conditions:

1. Substitute Urban Neighborhood overlay zone with East Stuart overlay zone
2. Add a privacy hedge around the front of the property (6th Street & MLK)

Moved by: Tom Campenni
Seconded by: Pete Walson
Motion passed 4-2.

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

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha left the meeting.

5. R97-2020 Walton Building (33 Degrees)

PRESENTATION: Tom Reetz, Senior Planner
Mark Brechbill, Applicant

COMMENTS FROM THE PUBLIC (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS:

Discussion amongst the board regarding public art requirements based on code occurred.

MOTION
Action: Approve without an art contribution.
Moved by: Pete Walson
Seconded by: Karen Makemson
Motion passed 3-2.

Nathan Ritchey – No
Faye James – Absent
Tom Campenni – No
Pete Walson – Yes
Katie Makemson – Yes
Chris Lewis – Yes
Frank Wacha – Absent

6. **Presentation on Contemporary Are Exhibit in Gazebo Park**

PRESENTATION: Susan Corez, Office of Community Development in Martin County
Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

The board discussed locations of artwork and the duration artwork is on display.

Katie Makemson told the applicant about a program called Sculptures by the Sea.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Nancy Turrell (SE Coconut) – In favor of the project and excited to see it grow.

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

7. **Resolution No. 07-2020 CRA: Tentative CRA Budget for FY 2021**

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE PUBLIC (3 min. max): None

COMMENTS FROM THE BOARD MEMBERS

MOTION
Action: Approve.
Moved by: Tom Campenni
Seconded by: Chris Lewis
Motion passed unanimously.
Tom Campenni - Yes
Pete Walson _ yes
Nathan Ritchey - Yes
Katie Makemson – Yes
Chris Lewis – Yes
Faye James – Absent
Frank Wacha – Absent

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE

Tom Campenni requested that staff come back to the board about the East Stuart overlay boundary.

Pete Walson requested a copy of the urban code.

Pinal Gandhi-Savdas clarified sidewalk size and curbless streets in the Seminole Street project.

Pete Walson commented on the tree ordinance and benches around the city.

ADJOURNMENT

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Chris Lewis, Chair Jordan Pinkston, Board Secretary