City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
OCTOBER 6, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS
Chairman – Frank Wacha
Vice Chairman – Nathan Ritchey
Board Member – Chris Lewis
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Faye James
Board Member – Katie Makemson

ADMINISTRATIVE
Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

CALL TO ORDER

PLEDGE OF ALLEGIENCE

ROLL CALL
Present: Nathan Ritchey, Tom Campenni, Pete Walson, Katie Makemson, Chris Lewis
Absent: Faye James

APPROVAL OF MINUTES
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: None.

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: None.

PRESENTATIONS

1. KIWANIS CLUB OF STUART PARK PRESENTATION

COMMENTS FROM THE BOARD MEMBERS:

The board expressed their excitement for the project.

Frank Wacha asked for clarification on the reason the presentation was coming before the board.

Jim Chrulski clarified the reasons the grant was being presented and future presentations.

Frank Wacha confirmed that there is no action required from the board.

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

MOTION
None needed.

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

COMMENTS FROM THE BOARD ON NON-AGENDA ITEMS:

Frank Wacha made a comment regarding masks.

COMMUNITY REDEVELOPMENT BOARD

1. EAST STUART URBAN CODE CONDITIONAL USE FOR DAYCARE FACILITY A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL

USE APPROVAL TO THE PROPERTIES LOCATED AT THE NORTHW EST CORNER OF MARTIN LUTHER KING, JR. BOULEVARD AND SE CORTEZ AVENUE, AS DESCRIBED W ITHIN THE ATTACHED LEGAL DESCRIPTIONS; GRANTING APPROVAL FOR A LICENSED CHILD DAYCARE FACILITY ON A 0.93 ACRE SITE; TO ALLOW THE CONSTRUCTION OF ON-STREET PARKING W ITHIN THE RIGHT-OF-WAY; AND TO ALLOW A REDUCTION OF TWO REQUIRED PARKING SPACES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLEOF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES. (QJ) (RC)

PRESENTATION: Stephen Mayer, Senior Planner
Shawn Reed, Applicant

COMMENTS FROM THE BOARD MEMBERS

Pete Walson asked for clarification on the location of the sidewalk and utility easement. He questioned the shape of the building.

Stephen Mayer confirmed the locations.

Shawn Reed explained the reasons they designed the school's layout the way it is being proposed.

Discussion occurred with the applicant and Pete Walson regarding parking spaces, pick up and drop off location, operating hours, crossing guards.

Katie Makemson expressed concerns about parking.

Discussion occurred about parking options, exist and entry points to the school.

Chris Lewis asked about community feedback.

Shawn Reed confirmed the outreach that has occurred.

Discussion occurred about landscaping, utility easements and fencing.

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

MOTION
Action: Approve with the condition that there is a one-way street access added and landscaping is matched on both sides.
Moved by: Pete Walson
Seconded by: Tom Campenni
Motion passed unanimously.

2. MINOR CONDITIONAL USE - THE DEHON BUILDING MURAL RESOLUTION NUMBER 10-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED HOUSE OF REFUGE' ON PROPERTY LOCATED AT 11 SE OSCEOLA STREET, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT MURAL ON THE EXTERIOR EASTERN WALL OF THE DEHON BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

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

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked for clarification on the location of the mural and artwork.

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

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND THE DEHON BUILDING INVESTORS, LLC. RESOLUTION NUMBER 11-2020 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 DEHON BUILDING INVESTORS, LLC., FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL MURAL ON THE EXTERIOR EASTERN WALL OF THE DEHON BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Nathan Ritchey discussed the mural grant on Colorado Avenue and the cost comparison.

Steve Vitale spoke on behalf of the artist who will be doing the mural and the reasoning behind hiring him, price comparison and cost breakdown.

Christopher Vitale confirmed that he painted the fence at Ground Floor Farm.

Tom Campenni suggested revisiting the program but stated that there is no reason for it not to be approved because it meets all the requirements.

Frank Wacha said that the location needs a revamp and is happy it is happening.

Nathan Ritchey asked for clarification on the applicant's artist choice.

Steve Vitale expressed his feelings about the importance of these grant programs.

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

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

4. AMENDMENT TO DOWNTOWN STUART OUTDOOR DINING PROGRAM RESOLUTION NUMBER 09-2020 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AMENDING THE DOWNTOWN OUTDOOR DINING PROGRAM MASTER PLAN, DEFINING OUTDOOR DINING (SEATING), ESTABLISHING SATURATION LEVEL OF PARKING SPACES DEDICATED TO OUTDOOR DINING; AND PROVIDING GUIDELINES AND REGULATIONS FOR OUTDOOR DINING PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS

The board discussed current parking processes, parking percentages, parking locations and the application process.

Mike Mortell clarified the purpose of the program.

Tom Campenni is impressed with the program.

The board discussed future growth of the city and parking.

Pete Walson said that he is a fan of the program, but would like to expand further and look at different options to do so.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Rick Wilson – Owner of the Gafford. Explained his reasoning for giving Luna's their outdoor seating.

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

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

5. DISCUSS AND DELIBERATE THE CITY'S PUBLIC ART CODE – SEC.3.01.08.

PRESENTATION: Tom Reetz, Senior Planner

COMMENTS FROM THE BOARD MEMBERS

Tom Campenni said that what developers put up as public art is not really considered public art; it is additional architecture. He recommended a public art fund, so the entire city can benefit from it.

Frank Wacha asked if a motion needed to be made.

Staff confirmed that this is only discussion and no motion was needed.

Chris Lewis said he has been treating each art proposal individually. He gave examples of art around town.

Discussion occurred about public art descriptions, requirements and contingencies.

Kev Freeman said that code directs us to accept whatever art comes in and it is all subjective. It is then up to the board to decide approval.

Staff and board discussed public art locations in the CRA and compared our program to other cities.

Pete Walson suggested changes on how we view art and the artist.

Frank Wacha made recommendations to change the current code text.

Kev Freeman summarized what staff gathered from board recommendations.

Nancy Turrell explained where public art funds typically come from.

The board discussed public art funding.

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

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

MOTION
Action: Adjourn.
Moved by: Chris Lewis
Seconded by: Nathan Ritchey
Motion passed unanimously.

UPCOMING MEETINGS and EVENTS: None.

_____ _____

Nathan Ritchey, Chair Jordan Pinkston, Board Secretary