City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
DECEMBER 1, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS
Chairman – Frank Wacha
Vice Chairman – VACANT
Board Member – Chris Lewis
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – VACANT
Board Member – Katie Makemson

ADMINISTRATIVE
Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

CALL TO ORDER

Chris Lewis announced he will be active Chair for the meeting.

PLEDGE OF ALLEGIENCE

ROLL CALL

Present: Tom Campenni, Pete Walson, Katie Makemson, Chris Lewis
Absent: Frank Wacha

APPROVAL OF MINUTES

Action: Approve the following minutes:

July 7, 2020
August 4, 2020
September 1, 2020
October 6, 2020

Moved by: Tom Campenni
Seconded by: Pete Walson
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 No. 127-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO LUCIDO INVESTMENT PROPERTIES LLC, OWNER OF THE PROPERTY LOCATED AT THE SOUTH WEST CORNER OF SE OSCEOLA STREET AND SE GEORGIA AVENUE AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL FOR A SINGLE FAMILY HOME IN THE URBAN GENERAL ZONING DISTRICT; TO ALLOW THE REAR SETBACK TO BE LESS THAN FIFTEEN (15) FEET, AN OVERHANG TO PROJECT MORE THAN THREE (3) FEET INTO THE SIDE SETBACK AND FOR PARKING TO BE LOCATED AT THE FRONT OF THE BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner  4:03 PM
Tom Lucido, Lucido & Associates

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

COMMENTS FROM THE BOARD MEMBERS:

Katie Makemson asked for clarification on what the board is voting on.

Mike Mortell confirmed the approval process for this parcel.

Pete Walson asked about future plans for the property.

Tom Lucido said that he does not know at this time for sure but spoke about what he thinks might happen with the property.

Tom Campenni asked the applicant about future HOA's and parking.

Tom Lucido addressed his concerns stating that they will be individual homes.

Tom Reetz confirmed that the current proposal meets code, other than the request being made to the board.

Chris Lewis asked about community pushback.

Discussion occurred regarding pricing in the area.

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

MOTION
Action: Approve.
Moved by: Tom Campenni
Seconded by: Katie Makemson
Motion passed unanimously.

2. BUDGET AMENDMENT TO ALLOCATE CRA FUNDS FOR HIGH VISIBILITY CROSSWALKS IN EAST STUART. RESOLUTION NUMBER 01-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #1 TO THE FY2021 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE TO THE EAST STUART HIGH VISIBILITY CROSSWALKS IN THE AMOUNT OF $75,000 TO IMPROVE THE VISIBILITY OF PEDESTRIAN CROSSWALKS; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE PUBLIC (3 min. max):

1. Nancy Turrell – discussed the positive benefits and it applying as public art.

COMMENTS FROM THE BOARD MEMBERS:

Chris Lewis asked for confirmation of funding.

Discussion regarding the materials being used occurred.

Katie Makemson questioned why the sidewalks are not being made consistent with Downtown Stuart.

David Dyess explained the future plan for sidewalks throughout the city.

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

3. The Community Redevelopment Board suggested changes to the City's public art code - Sec. 3.01.08. at its October 6, 2020 meeting. This afternoon is a continued discussion with the following suggested changes to code described in strikethrough and underline:
   Sec. 3.01.08. - Public art.
   C. Requirements for receiving building permit. All new development and renovation development pursuant to chapter XII shall elect one of the options listed below prior to the issuance of a building permit:
   1. Provide work of art on the development site provided the work is an original and must be created individually by a professional artist or team of artists. Bronze sculptures in limited editions of not more than 50 in all sizes and materials by a single artist are allowed. The value of the work of art shall not be less than one percent of the vertical construction cost of the development. The nature of the work of art shall be proposed by the developer and shall be submitted to the city's community redevelopment board which shall review the proposal for conformity with the public art standards set forth below. An approved work of art shall be incorporated into the site plan, public lobby floor plan or the landscape plan and be visible from a public right-of-way for the development as part thereof.

PRESENTATION: Tom Reetz, CRA Administrator 4:33 PM
Nancy Turrell, Arts Council for Martin County 4:35 PM

COMMENTS FROM THE BOARD MEMBERS:

Chris Lewis said that he believes the language addresses their location concerns.

Tom Campenni said that he is happy with the suggested definition change.

Pete Walson spoke about public art examples that he likes and would like incorporated into the City.

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

MOTION
None needed.

OTHER MATTERS BEFORE THE BOARD:

Pete Walson expressed his condolences for the loss of Judge Hershey.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

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

UPCOMING MEETINGS and EVENTS: None.

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Chris Lewis, Chair Jordan Pinkston, Board Secretary