MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
APRIL 2, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni
Vice Chair - Mark Brechbill
Board Member - Aaron Hawkins
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble
Board Member - VACANT

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

CALL TO ORDER

4:06 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Brechbill, Board Member Hawkins, Board Member McChrystal, Board Member Moser, Board Member Noble
ABSENT:

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

City Attorney Lee Baggett swore in Aaron Hawkins.

2. SELECTION OF VICE CHAIR

4:11 PM MOTION: Select Mark Brechbill for Vice Chair.
MOVED BY: Frank McChrystal
SECONDED BY: Andy Noble
Motion approved unanimously.

3. NOMINATION OF A BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (CRA) SEAT

4:12 PM MOTION: Nominate Mark Brechbill for CRA.
MOVED BY: Frank McChrystal
SECONDED BY: Bonnie Moser
Motion approved unanimously.

APPROVAL OF AGENDA

4:13 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Bonnie Moser
Motion approved unanimously.

APPROVAL OF MINUTES

4. APPROVAL OF 02/06/2024 CRB MINUTES

4:13 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Mark Brechbill
Motion approved unanimously.

5. 03/05/2024 CRB MINUTES - INFORMATIONAL ONLY (NO MOTION NEEDED)

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

*****Recess: 4:14PM*****

CALL TO ORDER HISTORIC PRESERVATION BOARD

4:14 PM

HISTORIC PRESERVATION BOARD

6. WOMAN'S CLUB OF STUART CLUBHOUSE HISTORIC DESIGNATION PETITION FOR LISTING ON STUART HISTORIC REGISTER (RC):

RESOLUTION No. 04-2024 CRB/SHPB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD/ STUART HISTORIC PRESERVATION BOARD OF THE CITY OF STUART, FLORIDA, APPROVING THE REQUEST FOR CERTIFICATE OF DESIGNATION OF THE WOMAN'S CLUB OF STUART CLUBHOUSE FOR LISTING ON STUART HISTORIC REGISTER, PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Deputy City Clerk, Susej Meleqi swore in three (3) people - Pinal Gandhi-Savdas, CRA Executive Director, Cecilia Lewis, Women's Club President, and Julie Priest, Historian.

Ms. Priest presented the Historical Designation Petition and explained the building's modifications, and its original structure.

Board Member McChrystal questioned what "integrity of design" was. Ms. Priest responded that the building has not been altered.

Vice Chair Brechbill stated he would like the marker to state the original building was torn down due to a hurricane.

Chair Campenni commended the work the Women's Club does.

Cecilia Lewis, President of the Womens Club, presented some facts about the Womens Club and its relationship with the City. Ms. Lewis also thanked and presented Ms. Priest with an honorary membership.

Board Member McChrystal stated he does not believe that this building checks the boxes off for historic designation.

Board Members continued discussion with City Staff.

4:42 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
VOTE: MOTION PASSES 5/1. [Roll Call - 4:55PM]
YES: Tom Campenni, Mark Brechbill, Bonnie Moser, Andy Noble, Aaron Hawkins
NO: Frank McChrystal

ADJOURNMENT

4:56 PM

*****CRB RECONVENED - 4:56 PM*****

ACTION ITEMS

7. MINOR URBAN CODE CONDITIONAL USE - MURALS ON BUILDINGS IN THE DOWNTOWN PUBLIX SHOPPING CENTER LOCATED AT 728 SW FEDERAL HWY (RC):

RESOLUTION No. 02-2024 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "ECOSYSTEM IN STUART" ON A PROPERTY LOCATED AT 728 SW FEDERAL HIGHWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT MURAL ON THE EXTERIOR WALLS OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas presented the location, the mural, letter of support from The Arts Council, and recommended approval.

Board Members asked if the mural is painted or wrap, the preservation of the mural, and why an extra permit is needed for the sign if it's being approved with the mural.

Mike Mortell, City Manager, explained why a permit would have to be pulled regardless of the sign being part of the mural's approval.

Chair Campenni would like for an item to come back for details on how to maintain or seal the murals.

5:03 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
Motion approved unanimously. [Roll call at 5:08 PM]

8. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND THE PROPERTY OWNER OF 728 SW FEDERAL HWY (RC):

RESOLUTION No. 06-2024 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 BRIXMOR/IA DOWNTOWN PUBLIC LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL MURALS ON EXTERIOR WALLS OF BUILDINGS IN THE DOWNTOWN PUBLIX SHOPPING CENTER LOCATED AT 728 SW FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas presented the budget worksheet and staff recommends the approval to award grant in the amount of $3,000.00

5:10 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Frank McChrystal
Motion approved unanimously.

9. MINOR URBAN CODE CONDITIONAL USE - MURAL ON DEHON BUILDING LOCATED AT 11 SE OSCEOLA STREET (RC):

RESOLUTION No. 03-2024 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "OLD COLORADO INN: THEN & NOW" ON A PROPERTY LOCATED AT 11 SE OSCEOLA STREET, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR NORTHERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas presented the location, mural, letter of support from the Art Council, and recommended approval.

Steven Vitale and Chris Vitale, applicants and artist, explained the meaning of the mural.

5:19 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Mark Brechbill
Motion approved unanimously.

10. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 11 SE OSCEOLA STREET (RC):

RESOLUTION No. 07-2024 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 STEVEN VITALI, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL A MURAL ON THE EXTERIOR NORTHERN WALL OF A BUILDING LOCATED AT 11 SE OSCEOLA STREET; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas presented the budget worksheet and staff recommends the approval to award grant in the amount of $3,000.00

5:21 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Andy Noble
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:21 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

Minutes to be approved at the CRB Meeting this 7th day of May, 2024.