MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
SEPTEMBER 3, 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

4:00 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

***** RECESS 4:05 PM *****
(Recess called to wait for additional board members to meet meeting quorum.)
*****RECONVENED 4:07 PM *****

APPROVAL OF AGENDA

4:08 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Frank McChrystal
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 08/06/2024 CRB MINUTES

4:08 PM MOTION: Approve.
MOVED BY: Board Member Moser
SECONDED BY: Board Member McChrystal
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. SW DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS CONCEPTUAL PLAN (RC):

   RESOLUTION No. 74-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING CONCEPTUAL DESIGN FOR SW DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS FROM SW JOAN JEFFERSON WAY TO S COLORADO AVENUE/SE OCEAN BOULEVARD AND SAFETY IMPROVEMENTS WITHIN THE TRIANGLE DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, opened the presentation and introduced Mr. Joe Capra, Captec Engineering, who presented the plan to the board.

Board Member Moser commented in favor of the plan and asked why there are not more bump-outs; a brief discussion about lessening the size of driveways and shade trees ensued.

Board Member Hawkins requested clarification of the parking situation.

Vice Chair Brechbill commented on traffic issues and right-of-way in the railroad track crossing area. Mr. Capra agreed to review some options.

Board Member McChrystal commented on north and south roadways and noted A1A as the corridor not being a typical pedestrian area and referenced an article on pavers; felt it's not safe to walk and bike in that area.

Mr. Capra commented on the pavers being the best look over time, as long as they are installed properly; he noted that Department Of Transporation would prefer stamped concrete.

4:44 PM MOTION: Approve.
MOVED BY: Aaron Hawkins
SECONDED BY: Bonnie Moser
VOTE: MOTION PASSED 3/1.
YES: Mark Brechbill, Bonnie Moser, Aaron Hawkins
NO: Frank McChrystal

3. 55 S.E. OSCEOLA STREET - FLAMINIA, LLC MAJOR URBAN CODE CONDITIONAL USE (QJ):

   RESOLUTION No. 87-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR FLAMINIA, LLC LOCATED AT 55 SE OSCEOLA STREET, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING RELIEF TO DEVIATE FROM CERTAIN CODE REQUIREMENTS, INCLUDING REQUIRED PARKING, PAYMENT IN LIEU OF PARKING (PILOP), SIDEWALKS, BUILDING SETBACKS, POOL LOCATION, DRIVEWAY WIDTH, FENCE HEIGHT, AND ARCHITECTURAL STANDARDS FOR THE PROFESSIONAL OFFICE BUILDING AND PROPOSED SINGLE-FAMILY DWELLING; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS, PAYMENT IN LIEU OF PARKING (PILOP) PROGRAM, AND VARIOUS DESIGN STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Kris McCrain, Principal Planner, presented the Flaminia, LLC project.

Mr. Morris Crady, Lucido and Associates Land Planning, presented the plan for a single-family home referred to as Flaminia.

John Miucci, Owner, commented on the design of the home. Explained his objection to the parking fee. The Forum Building has helped the City with parking and feels it will continue to help with parking. Explained his request for the sidewalk.

Vice Chair Brechbill, in full disclosure, commented that he knows Mr. Miucci personally. Commented that this type of project is one the City would want. However, the code makes it difficult.

Board Member McChrystal commented on it being a commercial building downtown and stated there are several items being requested that are against code.

PUBLIC COMMENT:

1) Joseph Tal - Stuart; Commented he is concerned about where people will be parking.

Board Member discussion included parking spaces and the parking fee.

Vice Chair Brechbill passed the gavel to Board Member Bonnie Moser.

5:45 PM MOTION: Approval of project with condition to allow a setback on the sidewalk with the pileup fee.
MOVED BY: Aaron Hawkins
SECONDED BY: Mark Brechbill
VOTE: Motion passed 3/1
YES: Mark Brechbill, Bonnie Moser, Aaron Hawkins
NO: Frank McChrystal

4. CRA BUDGET AND CIP FOR FY 2025 (RC):

RESOLUTION No. 11-2024 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND APPROPRIATING CAPITAL BUDGET FOR FY 2025 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas, CRA Director, presented the 2025 CRA Budget and various projects to the Board.

6:06 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Aaron Hawkins
VOTE: Motion passed 3/1
YES: Mark Brechbill, Bonnie Moser, Aaron Hawkins
NO: Frank McChrystal

5. PRESENTATION OF ART/VINYL WRAPPING ON TRAFFIC CONTROL BOXES WITHIN THE CRA

Jordan Pinkston, CRA Project Manager, presented the project.

A discussion continued with the City Attorney, Ms. Pinkston, and Board Members.

STAFF UPDATE

ADJOURNMENT

6:22 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

Minutes to be approved at the CRB Meeting this 1st day of October, 2024.