



## MINUTES

### COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

MARCH 2, 2021 AT 4:00PM  
CITY COMMISSION CHAMBERS  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994

### COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chairman – Chris Lewis  
Vice Chairman – Tom Campenni  
Board Member – Nina Dooley  
Board Member – Katherine Makemson  
Board Member – Nikolaus Schroth  
Board Member – Frank Wacha  
Board Member – Pete Walson

### ADMINISTRATIVE

Development Director, Kev Freeman  
CRA Administrator, Pinal Gandhi-Savdas  
Board Secretary, Jordan Pinkston

### CALL TO ORDER

### ROLL CALL

**Present:** Chris Lewis, Tom Campenni, Nina Dooley, Katherine Makemson, Frank Wacha, Pete Walson, Nikolaus Schroth

**Absent:** None.

### PLEDGE OF ALLEGIENCE

### APPROVAL OF MINUTES

**Action:** Approve February 2, 2021 minutes.

**Moved by:** Tom Campenni

**Seconded by:** Pete Walson

Motion passed unanimously.

## **APPROVAL OF AGENDA**

**Action:** Approve.

**Moved by:** Tom Campenni

**Seconded by:** Frank Wacha

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. Presentation of New Applicants for the Business Improvement Reimbursement Program

**PRESENTATION:** Pinal Gandhi-Savdas, CRA Administrator  4:03 PM

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

Nick Schroth arrived to the meeting.  4:07 PM

### **COMMENTS FROM THE BOARD MEMBERS:**

Tom Campenni and Pete Walson agreed that it is not necessary for the city to front the bill for some of the applications, but they meet the application criteria.

#### Noble Shoes

Frank Wacha would like to see pictures of their proposal. He recommended renderings for all the improvement items brought forward.

Pete Walson agreed that a before and after image would have been good to see in the proposal.

#### Therapeutic Massage

Frank Wacha asked if the applicant could paint the fence.

#### Professional Condo Building Plaza

Frank Wacha asked if the applicant could attempt to protect the trees.

Monique Waters addressed the oak trees on her property.

## **MOTION**

**Action:** Approve.

**Moved by:** Tom Campenni

**Seconded by:** Frank Wacha

Motion passed unanimously.

## 2. Discussion and Deliberation - Outdoor Dining Program Guidelines

**PRESENTATION:** Pinal Gandhi-Savdas, CRA Administrator

### **COMMENTS FROM THE PUBLIC (3 min. max):**

1. Scott Tompkins (S. Colorado Avenue) – representing LouRonzo's. Is requesting that the board allow extended pergola structures to their Outdoor Dining Guidelines. Gave examples on why they are requesting an extended awning for their guests and staff.
2. Bob Raynes – Looking for guidelines to be expanded to allow for more structural options within the guidelines. Looking to extend the license agreements for outdoor dining to five years. Requested to the board specify the types of materials allowed.

### **COMMENTS FROM THE BOARD MEMBERS:**

Mike Mortell explained the current policy and how the board should breakdown the discussion.

Nik Schroth asked about the license agreement terms.

Pinal Gandhi-Savdas explained that the owner pays a monthly rental fee for each parking space used. She said the term line item would change depending on board recommendation.

Kev Freeman explained what an agreement or obligation for a permanent structure would need to be.

Pinal Gandhi-Savdas explained what the current applicant's responsibilities are for outdoor dining permits.

Nik Schroth agreed that making the outdoor dining structures more permanent would be more esthetically pleasing to downtown.

Frank Wacha said that outdoor dining adds vitality to downtown and a structure makes it more feasible to use year-round.

### **COMMENTS FROM THE PUBLIC (3 min. max):**

3. Michelle McCrane (California Avenue) – Explained that she frequently visits our downtown restaurants and likes the idea of cohesive structures for outdoor dining.

### **COMMENTS FROM THE BOARD MEMBERS:**

Mike Mortell explained that the board can have open discussion, but staff will come back before the board seeking a motion. He explained that the current dining strategy was only supposed to be a pilot program and how the approval process would work.

Tom Campenni read his potential motion and said that staff needs to speak with the Building Department and come back before the board with more specifics and uniform.

Pinal Gandhi-Savdas explained that if the board approves sail shades and louvered pergolas then it can come back before the board as an agenda item.

Kev Freeman explained that the board needs to give direction on what they want to see come before them for a motion.

Nik Schroth and Mike Mortell discussed the verbiage of permanent structures within the guidelines.

Discussion about the license timeline occurred.

Tom Campenni said that only one structure should be allowed for outdoor dining.

Nik Schroth disagreed and said that we should still offer a few options to business owners with professional criteria.

Pete Walson requested a copy of Tom Campenni's proposed motion. He prefers awnings and would approve attaching them to the buildings. He does not think uniformity should be used downtown and gave examples. He recommended updating the guidelines allow umbrellas, sail shades, awnings, attachment to the building, and extended agreement timelines.

Scott Tompkins explained the reasons why he is looking for more of a permanent structure.

Pete Walson suggested extending the awning to his outdoor dining space.

Scott Tompkins addressed his suggestion.

Katherine Makemson said that she liked the look of it at LouRonzo's but is concerned about the same look in another location.

Michelle McCrane explained that each business has its own identity. The guidelines can be broadened and still be cohesive. She recommended staff use restaurant square footage when deciding what covering would be appropriate.

Frank Wacha explained his views on potential outdoor dining structures in each of the current lots. He said that he does not think everything should be uniform.

Pinal Gandhi-Savdas explained that staff inquired doing a rendering for each covering option, but it was expensive. She said that if the board approves a mixture of structures, she would like the applicant to provide a rendering.

Nik Schroth asked staff to work with the building department. He explained his views on conformity downtown and it should be the burden of applicant to show the board that the request looks good with each business location. It is the board's decision to approve each individual case.

Pinal Gandhi-Savdas said that staff has different options due to price points.

#### **COMMENTS FROM THE PUBLIC (3 min. max):**

4. Rick Wilson (Gafford) -- Thanked the board for approving their outdoor dining permit. He explained that he would prefer using a pergola over his outdoor dining space and a sail-shade would be his second option. Discussed uniformity downtown and said that most business owners with outdoor dining permits are happy with their outdoor covers and will not be requesting a change. Voiced his concerns without approving alternate cover options.

#### **COMMENTS FROM THE BOARD MEMBERS:**

Tom Campenni confirmed that staff will be coming back with covering options such as attachment to the building, sail shades, louvered pergola appropriate and speak about covering sidewalk, and extending the license agreement period.

#### **COMMENTS FROM THE PUBLIC (3 min. max):**

5. Sean Williams – Explained what LouRonzo's is proposing for their pergola. He described the material, functions, and benefits of the structure.

#### **COMMENTS FROM THE BOARD MEMBERS:**

Mike Mortell explained that he is hearing that staff should open the policy and come back before the board with those recommendations. He said anything can be modified and gave examples.

Pete Walson said that he does not want to be put in a position that these are suggestions for approval, but not guarantees. He asked about page 4 regarding an

empty bump out by the railroad. He requested palm trees between parking spaces and railroad tracks.

**OTHER MATTERS BEFORE THE BOARD:**

Discussion about parking spaces occurred amongst the board.

Nik Schroth asked that staff speak with Mulligans to see if they can include their restaurant parking into city parking.

**HISTORIC PRESERVATION BOARD MATTERS:** None.

**STAFF UPDATE:**

Pinal Gandhi-Savdas spoke about the Walk & Tour Vision Workshop on Saturday, March 13, 2021.

**ADJOURNMENT:**

**MOTION**

**Action:** Adjourn.

**Moved by:** Tom Campenni

**Seconded by:** Frank Wacha

Motion passed unanimously.

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Chris Lewis, Chair

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Jordan Pinkston, Board Secretary