



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

MAY 4, 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 3:59 PM Roll Call.

Present: Pete Walson, Frank Wacha, Chris Lewis, Tom Campenni, Cristina Maldonado, Nathan Ritchey, Faye James.

Absent: None.

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 April 6, 2021 minutes.

Moved by: Pete Walson

Seconded by: Tom Campenni

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.

Moved by: Tom Campenni

Seconded by: Katie Makemson

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:


Nik Schroth addressed an issue he has with 728 NW Dixie Highway's zoning. He described the purpose of the CRA and further discussed his concerns.

The board further discussed the concerns with the property's past and present zoning.

COMMUNITY REDEVELOPMENT BOARD

- 1. AMENDMENT TO THE OUTDOOR DINING PROGRAM GUIDELINES AND POLICIES RESOLUTION NUMBER 02-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AMENDING THE DOWNTOWN OUTDOOR DINING PROGRAM GUIDELINES AND POLICIES; ALLOWING FOR ADDITIONAL SHADE ELEMENTS FOR THE OUTDOOR DINING AREAS; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR A EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

 4:08 PM

COMMENTS FROM THE PUBLIC (3 min. max):

1. Bob Raynes – Representing LouRonzo's. He agrees with the proposed guidelines.

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about the barriers for the outdoor dining participants.

Pinal Gandhi-Savdas confirmed the barrier requirements.

Pete Walson said that he approved adding the pergolas to the guidelines, opposed to the comments he made last meeting.

Mike Mortell confirmed the procedures that would be in place for applicants.

Tom Campenni asked about City security if a business goes out of business and has a fixed structure pergola.

Pinal Gandhi-Savdas confirmed that there would be a condition.

The board discussed tenant responsibilities and conditions due to a permanent structure being allowed on businesses.

Katie Makemson asked for clarification of what the guidelines will allow.

Mike Mortell clarified the intention of the guidelines.

Nik Schroth wanted clarification that outdoor dining applicants can no longer apply for a city funded program.

MOTION

Action: Approve with the following condition:


1. Outdoor dining covers cannot apply for city funded programs.

Moved by: Frank Wacha

Seconded by: Pete Walson

Motion approve unanimously.

2. PRESENTATION: FEDERAL HIGHWAY MASTER PLAN

 4:24 PM

PRESENTATION: Jessica Seymour, Treasure Coast Regional Planning Council

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked about the time spent doing site plans for the Publix and Mayfield plaza. He asked about current and future sidewalk design.

Jessica Seymour clarified that the sidewalk enhancements would be a partnership with owners. She addressed his concerns about the time spent on site plans for future development.

Kev Freeman explained that site plans allow the community and staff to see a vision for the future.

Jessica Seymour explained the views FDOT has for future planning and funding.

Discussion occurred about enhancing the historical features of downtown.

Tom Campenni recognized that the plans are to change future land use. He suggested moving the sidewalks and bike lanes to the middle of the medians.

Jessica Seymour explained that there can be different solutions for different sections of the highway.

Discussion occurred about traffic conditions.

Frank Wacha addressed that he liked trying to tie US-1 into a neighborhood setting and having an additional side road to accommodate a sidewalk and parking.

Pete Walson commented on landscaping, sidewalks, traffic lights, constancy, traffic and speed bumps.

Discussion occurred regarding sidewalk size and landscaping options for enhancing them.

Jessica Seymour addressed Pete Walson's concerns.

Katie Makemson asked if there are future plans to expand tram routes.

The board and staff discussed alternate modes of transportation and traffic routes.

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

MOTION

Action: Approve.

Moved by: Frank Wacha

Seconded by: Tom Campenni

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT: 5:31PM

MOTION

Action: Adjourn.

Moved by: Frank Wacha

Seconded by: Tom Campenni

Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary