



City of Stuart

MINUTES

Amended

**COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
AUGUST 3, 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, Pete Walson, Nikolaus Schroth, Nina Dooley,
Frank Wacha

Absent: Katherine Makemson

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES



Action: Approve July 6, 2021 minutes.

Moved by: Tom Campenni
Seconded by: Frank Wacha
Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve with the following change:
Move agenda item #1 Resolution No. 06-2021 Tentative CRA Budget and CIP for FY 2022 to the second item on the agenda.

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 Proposed "Triangle District" Master Plan

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator
Jessica Seymour, Treasure Coast Regional Planning Council

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

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked about the current amount of parking spaces in the district.

Jessica Seymour clarified the parking calculation.

Discussion occurred about pedestrian safety on Dixie Highway.

Pete Walson asked about consistency of trees for the current CRA projects underway.

Staff clarified and the board discussed future tree design and implementation.

Presentation ended.

Nik Schroth explained the importance of the triangle district being a gateway to downtown. He wants to improve the pedestrian experience in all of downtown and asked about design concepts for sidewalks.

Jessica Seymour explained that each situation is different, but would recommend a downtown fabric which includes sidewalks on both sides of the street. She suggested a curb-less design for on-street parking.

Nik Schroth spoke about the city's abandon alleyways.

Jessica Seymour explained that alleyways should be used for parking to free up the front for walkability.

Additional parking options and alleyway abandonments were discussed.

Tom Campenni recommended keeping this as a historic district and use our historic form-based code to keep it that way.

Chris Lewis agreed that the traffic pattern is confusing. He thinks parking is a problem and we need easy access to it.

Frank Wacha liked the plan to make the roads and sidewalks more comfortable. He said that he would recommend a density transfer for historic buildings and incentives for wider sidewalks.

Nina Dooley said she agrees with two-way traffic, shade trees, wider sidewalks and enhancing the historic feel of downtown. She asked about the design of the proposed mural.

Jessica Seymour clarified their recommendation would be to work with the city with an RFP process.

Pete Walson agreed with changing direction of roads and expressed the importance of sidewalks and trees. He expressed his concerns about staff not forcing these recommendations on developers.


Mike Mortell explained that a form-based code would address that concern.

Jessica Seymour agreed that board suggestions are tools for staff to implement to create a cohesive city.

The board continued to discuss the importance of staff using the master plan in the beginning of the development process.

2. Resolution No. 06-2021 Tentative CRA Budget and CIP for FY 2022

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

 5:46PM

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about the format of the budget.

Pinal Gandhi-Savdas confirmed the CRA programs are highlighted in yellow.

Nik Schroth asked if we could break down Tiff revenue into different districts.

Mike Mortell said that we try to keep CRA as a whole and explained why.

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

MOTION

Action: Approve.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

OTHER MATTERS BEFORE THE BOARD:

Frank Wacha made a motion requesting CRB funds given to the community include trees or a reason why they are not included within public rights-of-way.

Kev Freeman explained reasons why this causes an issue.

Tom Campenni recommended not making a motion, but asking staff come back with a resolution for his request.

Pinal Gandhi-Savdas explained the Federal Highway project process and explained it will be the starting point for future landscaping goals.

Nik Schroth confirmed what the board's direction is.

Motion was pulled.

Pete Walson asked about the funeral home property.

Chris Lewis left the meeting.

Tom Campenni became the temporary chair.  6:09PM

Pete Walson voiced his frustration about trees not being implemented into projects.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

UPCOMING MEETINGS and EVENTS: None.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary