City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
SEPTEMBER 14, 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 4:01PM

Tom Campenni took position of Chair in Chris Lewis's absence.

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

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES
Action: Approve August 3, 2021 minutes with the following condition:
1. Add Frank Wacha to those present.

Moved by: Pete Walson
Seconded by: Nik Schroth
Motion passed unanimously.

APPROVAL OF AGENDA
Action: Approve.
Moved by: Pete Walson
Seconded by: Katie Makemson
Motion passed unanimously.

Nina Dooley arrived. 4:03PM

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

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Frank Wacha spoke about an incident that happened on the City's dock and recommended a ladder on the dock.

COMMUNITY REDEVELOPMENT BOARD

1. **Ordinance No. 2464-2021; Sportfish Marina UPUD**

PRESENTATION: Kev Freeman, Development Director 4:07PM

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about restrictions of underground parking.

Kev Freeman clarified that this was approved in the urban code years ago.

Discussion occurred about parking.

PRESENTATION: Mike McCarty, McCarty & Associates 4:18PM
Brent Wood, Architect 4:26PM
Susan O'Rourke, Traffic Consultant 4:40PM

Katie Makemson asked how many staff members were accounted for in the parking calculation.

Mike McCarty said fourteen staff members.

Pete Walson asked for clarification of the parking and marina calculations from the applicant and city standards for joint venture parking.

Susan O'Rourke clarified the calculations and addressed his concerns.

Discussion about parking and docking calculations occurred with comparisons to other municipalities.

Mike Mortell confirmed that they need to secure parking spaces before they can receive permits.

Mike McCarty confirmed they have ten spaces rented from Captec.

Katie Makemson asked about spaces in the front of the building and expressed concerns about overflow cars parking in neighboring spaces.

Mike McCarty confirmed who owns that lot.

Susan O'Rouke clarified peak times will vary to accommodate spaces.

Frank Wacha asked for further clarification of boat slips taking away from the parking space deduction.

Discussion occurred about slips within the marina being leased and effecting parking spaces.

Nik Schroth likes the concept of the proposal but is concerned about parking. He asked staff about the watermain under the proposed parking lot.

Mike Mortell confirmed the status of the easement.

Nik Schroth asked if the applicant has spoken with neighbors.

Mike McCarthy confirmed that they have offered to speak with members of the Harbor Ridge association and had a zoom meeting.

Nik Schroth spoke about the seawall, boardwalk, and height of neighboring buildings.

Brent Wood addressed questions.

Discussion occurred regarding parking options.

Joe Capra confirmed that Captec is leasing spaces to the applicant during peak restaurant hours, after 6PM during the week and all day on weekends to use for valet.

Kev Freeman asked for clarification of peak hours from Susan O'Rourke.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Lauren Carroll (S. Federal Highway) – Represents Harbor Yacht Master Association. Requested that board rejects the application as submitted and believes that the parcel is too dense for the area and is concerned about parking. Shared further concerns about the development.
2. Paul Newman (NW Flagler Ave.) – Resident of Harbor Ridge. Expressed that he believes parking concerns were addressed and is in favor of the project.

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha disclosed that he has spoken to Debra Ross.

Pete Walson asked about language for parking requirements.

Kev Freeman confirmed that there is a condition that the applicant be required to complete 40 additional spaces.

Mike Mortell clarified what straight zoning allows and what this applicant is seeking as exceptions.

The board asked for clarification on vista dimensions.

Tom Campenni expressed his concerns that there is no plan on where additional parking will be located. He requested that the agenda item come back on a date certain of the applicant.

Pete Walson requested staff review the parking calculations more closely to advise the board of what is reasonable.

Kev Freeman supported the peak analysis that was originally shared with staff at 71 spaces.

Pete Walson said he would support staff's 71 space recommendation.

Katie Makemson said she would support 71 spaces with vertical construction.

Tom Campenni suggested they do not approve a project that is not fully complete.

Nik Schroth explained his thought process of approving the project. He requested minutes from the condo association that is opposing the project. He explained parking space requirements for the additional spaces and where they will be located.

MOTION
Action: Approve.
Moved by: Frank Wacha
Seconded by: Pete Walson

Motion second pulled by Pete Walson.
Motioned died for lack of second.

The board and staff further discussed the comfort level of approving the project without a parking plan.

Mike McCarty said that they would be willing to accept board's recommendations.

Frank Wacha said that he liked the idea of adding additional parking for the current neighboring residents. He proposed that there is no shared parking for the marina.

The board and staff discussed the application not being fully complete.

MOTION
Action: Approve with the following conditions:

1. Parking within 800 feet of the site.
2. Parking lot constructed prior to C/O being issued.
3. Staff come up with term limit for the parking lease to secure a permanent solution.
4. To reduce the required parking to 71 spaces.

Moved by: Pete Walson
Seconded by: Nik Schroth

Tom Campenni - No
Nina Dooley – No
Katie Makemson - Yes
Nik Schroth - Yes
Frank Wacha - No
Pete Walson - Yes

Motion fails.

MOTION
Action: Request that the applicant come back with a complete application at the next CRB meeting.
Moved by: Frank Wacha
Seconded by: Nik Schroth

Tom Campenni - Yes
Nina Dooley - Yes
Katie Makemson - Yes
Nik Schroth - Yes
Frank Wacha - Yes
Pete Walson - No

Motion passed with Pete Walson opposing.

2. **Resolution No. 2469-2021 - LDC Amendment to Sign Code** **5:55PM**

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION
Action: Approve.
Moved by: Frank Wacha
Seconded by: Nik Schroth
Motion passed unanimously.

3. **Resolution No. 07-2021 CRA - Masterplan and Naming of the Triangle District** 5:59PM

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

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION
Action: Approve.
Moved by: Frank Wacha
Seconded by: Nik Schroth
Motion passed unanimously.

4. **Resolution No. 08-2021 CRA - Amendments to BIRP Guidelines** 6:03PM

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked that applicants bring a landscape plan of the improved area for the staff to review in the point system.

Nik Schroth suggested a list of items that the landscape code requires to see what the applicant is providing as a benchmark. He said they do not necessarily have to meet the code, but it would allow the applicant to check off certain boxes towards meeting the code.

Nina Dooley asked for clarification on the current landscape code.

Katie Makemson said she likes the idea of separating the grants into different programs.

Nik Schroth is open to upping the amount given if they meet an additional landscaping requirement.

Tom Campenni said landscaping should be an incentive in the point ranking for the current BIRP program.

The board further discussed alternative landscaping grant options.

Nik Schroth recommended expanding the qualifications of the BIRP program to allow landscaping.

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

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson spoke about a tree ordinance, benches, and beautification improvements.

MOTION
Action: Adopt recommended action #1 – Adopt Resolution No. 08-2021 with proposed amendments to the BIRP program with the following conditions:

1. Revise the BIRP agreement to remove the landscaping cap
2. Allow applicants to have landscaping plans apply for funds

Moved by: Nik Schroth
Seconded by: Frank Wacha
Motion passed unanimously.

OTHER MATTERS BEFORE THE BOARD:

Tom Campenni asked that staff come back with an agenda discussion item regarding the application completeness that comes forward.

The board and staff further discussed the issue.

Mike Mortell said that they can pass a resolution that will not allow staff to bring an incomplete application forward.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

UPCOMING MEETINGS and EVENTS: None.

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Chris Lewis, Chair	Jordan Pinkston, Board Secretary