



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

OCTOBER 5, 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: Tom Campenni, Nina Dooley, Pete Walson, Nikolaus Schroth, Nina Dooley, Frank Wacha, Chris Lewis

Absent: Katherine Makemson

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES

Action: Approve September 14, 2021 Minutes

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.

Moved by: Tom Campenni

Seconded by: Pete Walson

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 - Solicit RFP for East Ocean Redevelopment

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator



4:02PM

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked about moving our City Hall to the location discussed.

Pinal Gandhi-Savdas confirmed that it will be used for the future City Hall site and the remaining parcels are for redevelopment.

Pete Walson asked for confirmation that there is still a lease on the Wells Fargo Building.

The City Manager confirmed that is the case.

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

2. Applications Coming Before the Board

PRESENTATION: Kev Freeman, Development Director

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni said that if there is a development being proposed then the board should only receive full applications. He recommended having a site plan checklist for the board and gave examples of why this would be helpful to them.

Frank Wacha agreed that the board needs more information to make an informed decision on each application.

Chris Lewis used the Business Improvement Reimbursement Grant checklist as an example.

Tom Campenni further discussed a possible checklist and addressing neighborhood concerns when approving projects.

Frank Wacha explained the example of Sportfish Marina that the board keeps speaking about.

Kev Freeman explained the application process and what the code allows.

Tom Campenni requested that applicants should not be allowed to come forward without a full package.

Discussion about the Sportfish Marina project occurred.

Pete Walson shared that he thought the Sportfish Marina project was not a prepared applicant, which is not the norm. He asked for clarification on what Tom Campenni is proposing for his code checklist.

Tom Campenni said if the board must approve a project and part of that approval is a specific piece of the code then he would like a checklist for that item.

Kev Freeman explained that staff can only go so far with pushing an applicant to meet requests and sometimes it takes board recommendation for the applicant to make changes.

Mike Mortell gave examples of possible scenarios of applications coming before the board.

Pete Walson said there is a balance that is needed for board approval. He does not support pinning down applicants to details before coming to the board if the application satisfies staff. He said that if the application is coming forward for a specific reason, then that reason should have all the details included.

Frank Wacha would like more supporting documentation, allowing them to see the benefits for allowing a special condition.

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

OTHER MATTERS BEFORE THE BOARD:

Mike Mortell explained the RFP being released on October 6th and the CRA will be the deciding board on the project and discussed the cone of silence.

Pinal Gandhi-Savdas said that there is a MLK Streetscape Meeting this Thursday at 6PM.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

UPCOMING MEETINGS and EVENTS: None.

ADJOURNMENT

Chris Lewis, Chair

Jordan Pinkston, Board Secretary