



City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

DECEMBER 7, 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: Nina Dooley, Pete Walson, Frank Wacha, Chris Lewis, Katherine Makemson, Tom Campenni

Absent: Nikolaus Schroth

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Action: Approve November 3, 2021 Minutes

Moved by: Tom Campenni

Seconded by: Pete Walson

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve with the following condition:

1. Move Resolution No. 121-2021 Townhomes at Frazier Creek - Public Art Proposal first

Moved by: Frank Wacha

Seconded by: Tom Campenni

Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Frank Wacha inquired about the property between Savannah Road and Baker Road.

Pete Walson reminded the board that today was Pearl Harbor Day. He spoke about traffic on US1.

COMMUNITY REDEVELOPMENT BOARD

1. Resolution No. 121-2021 Townhomes at Frazier Creek - Public Art Proposal

PRESENTATION: Tom Reetz, Senior Planner

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION

Action: Approve.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

2. Presentation of the Form-Based Code

PRESENTATION: Jessica Seymour, Treasure Coast Regional Planning Council

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about standards for infill projects.

Jessica Seymour explained the process to implement new code and existing property characteristics.

Mike Mortell explained how the past code was written and it's intention for the City of Stuart.

Discussion occurred about the vision of the new form-based code.

Tom Campenni informed the board of where to look for examples of current form-based codes that are being used today.

3. Resolution No. 11-2021 Amendment to the REDA Pilot Program

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked to expand north on the property from Dixie and Wright Blvd to create an incentive for current property owners.

Mike Mortell spoke about the properties that Frank Wacha was referring to.

Tom Campenni agreed on the addition but said the property owners should not receive REDA funds until code enforcement claims are handled.

Katie Makemson questioned the timeline for approving this when changes will be made to implement form-based code soon.

Mike Mortell and Pinal Gandhi-Savdas explained how the REDA agreement currently works and the change that is being recommended.

Pete Walson shared his thoughts on the properties that are included and how they will correlate with form-based code.

Kev Freeman explained that the REDA applications will still have to come before the board for approval. He expressed that the existing code is not working and having form-based code in the pipeline gives us an opportunity.

Discussion regarding the properties included within the REDA boundary occurred.

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

MOTION

Action: Approve.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

4. Update on RFP #2022-200 Redevelopment of Three Parcels on SE Ocean Blvd

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell explained the purpose of the invitation.

Pete Walson said that this is a great opportunity for us to add input on how East Ocean should look.

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

UPCOMING MEETINGS and EVENTS: None.

ADJOURNMENT

MOTION

Action: Approve.

Moved by: Pete Walson

Seconded by: Frank Wacha

Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary