

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
MAY 3, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Tom Campenni
Vice Chairman - Nina Dooley
Board Member - Chris Lewis
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: Chairperson Campenni, Vice Chairperson Dooley, Board Member Lewis, Board Member Makemson, Board Member Schroth, Board Member Wacha, Board Member Walson
ABSENT: None.**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**MOTION: Approve
MOVED BY: Frank Wacha
SECONDED BY: Chris Lewis
Motion approved unanimously.**

APPROVAL OF MINUTES

- 1. APPROVAL OF APRIL 5, 2022 CRB MINUTES**

**MOTION: Approve
MOVED BY: Chris Lewis
SECONDED BY: Katherine Makemson**

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Frank Wacha wished Tim Hernandez a happy birthday.

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2022.

1. CosmeticaPlastic Surgery Medical Office

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked if there was a landscape maintenance agreement to make sure the landscape stays as presented today.

Pinal Gandhi-Savdas said that we can make it a condition.

Frank Wacha commented on the point system and how funding should reflect it.

Pete Walson shared his thoughts on the ranking system used for the program.

Tom Campenni suggested that the board request the ranking discussion be a separate agenda item.

Pinal Gandhi-Savdas clarified that the board requested to have an amendment to the Business Improvement Reimbursment Program come forward on another agenda.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Pete Walson

Motion passed unanimously.

2. Luxe Fine Art & Photography

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: Pete Walson

Motion passed unanimously.

3. Dive Training & Education Center

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: Chris Lewis

Seconded by: Katie Makemson

Motion passed unanimously.

4. Stuart Ceramic Art Studio

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson said he loved the idea of adding a bench.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Pete Walson

Motion passed unanimously.

5. Care Plus Associates, Inc.

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: Pete Walson

Seconded by: Chris Lewis

Motion passed unanimously.

6. Greene Building

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked about street dining.

Pete Walson asked about the material being used for the replacement.

The applicant answered his question.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Pete Walson

Motion passed unanimously.

3. STUART COURTHOUSE UPUD:

ORDINANCE NO. 2489-2022 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN CENTER TO URBAN PLANNED UNIT DEVELOPMENT (UPUD) LOCATED AT 151 & 191 S.E. OCEAN BLVD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE STUART COURTHOUSE UPUD CONSISTING OF FIFTY TWO NEW (52) RESIDENTIAL UNITS AND 5,778 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH SECTION 2.07.00 OF THE STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 29.7 DWELLING UNITS PER ACRE ON A 1.06 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

The City Attorney said that there are no conflicts of interest among the board.

PRESENTATION: Tom Reetz, Senior Planner

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked about parking calculations.

Kev Freeman gave a history of the property and said that the board should consider this its own piece for parking calculations.

Nik Schroth asked about the footprint of the building and architectural requirements.

Staff clarified the requirements for vistas.

Nik Schroth asked about proposed onstreet parking for parking calculations.

Kev Freeman gave examples of how parking calculations have been done in the past on a case by case basis.

Parking was further discussed.

Chris Lewis asked about the road between the two parcels.

Staff clarified what the plan is for the road.

Pete Walson asked if there had been a study done about the Courthouse parking problem. He asked about the reasons behind no enclosed parking being allowed.

Kev Freeman explained why he believes it was put in the code prior to him.

Mike Mortell clarified the original parking garage code and the purpose behind it.

David Dyess said that a parking study will be completed to fulfill a commission request and it will be presented to the CRB as well.

Frank Wacha commented on the original parking codes.

Tom Campenni clarified the parking calculations for this project.

PRESENTATION: Tim Hernandez, Applicant

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked about the locations of FPL lines.

Tim Hernandez clarified where the lines are and what they plan on doing with them.

Chris Lewis asked about the shared parking discussed.

Tim Hernandez explained the shared parking situation.

Mike Mortell explained how public parking works for the public and in the code.

Tim Hernandez explained all of the available parking for this project and compared it to the Azul project.

The board and the applicant further discussed parking issues downtown.

Pete Walson asked for clarification of the landscape plan and sidewalk width. He commented that he has always been able to find parking at night.

Tim Hernandez confirmed the landscaping plan.

Kev Freeman clarified what the code requires.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Robin Cartwright (SE Hibiscus Avenue) - Commented on affordable housing, amount of units, and off-site parking.
2. Chip Hazard (SE Seminole) - Asked about pets being allowed in the development, dog waste, and dumpsters.
3. Bruce Larwary (SE Seminole) - He does not support the plan. Inquired about the plan for the lower units being restaurants.
4. Mark Brechbill (SE Osceola Street) - Said that parking will not work in a downtown location and gave examples.
5. Joe Ford (SE Ocean Blvd.) - Concerned about changes that have been made since he purchased his unit.
6. Jackie McNeil (SE Ocean Blvd.) - Speaking on behalf of Mr. Glenn Webber as well, another owner in Civitas. They are concerned about the roof and shared what the developer has agreed to regarding the roof thus far.

COMMENTS FROM THE BOARD MEMBERS:

Staff addressed public comment concerns.

Tim Hernandez said affordable housing was not part of the plan and explained why.

Mike Mortell explained the relationship this project has with the original Civitas building and the future agreement. He clarified the Civitas parking processes over the years.

Tom Reetz addressed the concern about density.

Nik Schroth said that the applicant attempted to beautify the dumpster. He spoke about the concerns regarding the roof and parking calculations.

Tim Hernandez confirmed that they only want office space in the commercial portion of the building.

Katie Makemson asked about additional parking in the back of the building.

Tim Hernandez suggested putting additional parking in place of dumpsters.

Frank Wacha commented on how the development plan for shared parking would work.

Tom Campenni shared his views on the number of units.

Pete Walson suggested staff go to other areas to see if we are current on parking standards.

Staff addressed affordable housing language found in the staff report.

MOTION: Approve.

MOVED BY: Frank Wacha

SECONDED BY: Nikolaus Schroth

VOTE:

YES: Tom Campenni, Pete Walson, Frank Wacha, Katherine Makemson, Nikolaus Schroth

NO: Nina Dooley, Chris Lewis

4. REDA AGREEMENT WITH NEW URBAN COMMUNITIES:

RESOLUTION NO. 05-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND NEW URBAN COMMUNITIES AND STUART COURTHOUSE, LLC., PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE STUART COURTHOUSE URBAN PLANNED UNIT DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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: Pete Walson

Seconded by: Frank Wacha

Motion passed unanimously

5. ATLANTIC POINT MARINA - MAJOR URBAN CODE CONDITIONAL USE APPROVAL:

RESOLUTION NO. 43 - 2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA," GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; ALLOWING URBAN DESIGN VARIANCES TO THE URBAN WATERFRONT DISTRICT SUCH AS THE MAXIMUM CUMULATIVE FRONT BUILDING FAÇADE WIDTH OF 160 FEET, THE REQUIREMENT TO PROVIDE ADDITIONAL VISTA REQUIREMENTS FOR A BUILDING FAÇADE 100 FEET OR MORE IN WIDTH, MAXIMUM BUILDING HEIGHT OF THREE STORIES AND 35 FEET, THE REQUIREMENT TO PROVIDE BALCONIES ON THE WATERFRONT SIDE OF A BUILDING, FROM CERTAIN ARCHITECTURAL STANDARDS AND REGULATIONS AND SIDE SETBACKS OF NOT LESS THAN 10 FEET ON EACH SIDE; IN ORDER TO BUILD A BOAT BARN, RESTAURANT, SHIP STORE, BOAT SLIPS, AND

ASSOCIATED MARINA USES. PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

STAFF PRESENTATION: Tom Reetz, Senior Planner

COMMENTS FROM THE BOARD MEMBERS: None.

APPLICANT PRESENTATION: Jeff Hardin, Straticon Construction
Don Cuzzo, Cuzzo Planning Solutions

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about the restaurant style.

Don Cuzzo explained the style of the restaurant was grab and go with outdoor seating.

Frank Wacha expressed that he liked the art on the property and the sustainable elements.

Nina Dooley asked about the water taxi.

Chris Lewis said that he enjoyed the background information on the property.

Katie Makemson asked about the proposed lighthouse.

Don Cuzzo gave details about the lighthouse's dimensions and use.

Nik Schroth expressed that he appreciated the use of the land being proposed. He said that the lighthouse could work based on the location that it would be in and he supports the project, but is concerned about the size of the building as it relates to the street view on Dixie Highway.

Nik Schroth continued to discuss details that he needed clarification on in the site plan.

Don Cuzzo addressed Nik Schroth's concerns.

Design Architect, Jeff Smith addressed stormwater runoff.

Tom Campenni commented that this was the ideal project, but he was concerned about the height of the artwork.

Pete Walson asked how the liveaboard situation would be controlled.

Don Cuzzo explained what their wet slip policy would be.

Pete Walson suggested a City of Stuart sign that could be viewed from the road.

Staff clarified the maximum height for habitable space and non-habitable space.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Robin Cartwright (SE Hibiscus Avenue) - Has concerns about height limit, setbacks, sidewalks, boat lease storage, public boat access, fitness studio, and traffic.
2. Marcela Cambor (W. Oscola Street) - Represented Harbor Ridge Association who supports the project. She expressed that NW Flagler public right of way was deemed to be the responsibility of Harbor Ridge and Yacht Club. She presented a letter of their concerns.
3. Joe Flanagan (SW Indian Grove Drive) - Represented Stuart Main Street, who supports the project. Spoke about the proposed artwork being iconic.

COMMENTS FROM THE BOARD MEMBERS:

Katie Makemson requested Pete Walson amend his motion to lower the height of the lighthouse to 60 feet.

The board further discussed the height of the proposed artwork.

MOTION: Approve.

MOVED BY: Pete Walson

SECONDED BY: Frank Wacha

VOTE:

YES: Pete Walson, Nina Dooley, Chris Lewis, Frank Wacha, Nikolaus Schroth

NO: Tom Campenni, Katherine Makemson

Frank Wacha left the meeting at 7:11PM.

6. CONSIDER PUBLIC ART (RC):

RESOLUTION No. 49-2022; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR ATLANTIC POINT MARINA TO MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC, OWNER OF THE PROPERTY LOCATED AT 75 NW FLAGLER AVENUE IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO RELOCATE THE RALPH EVINRUDE MEMORIAL MONUMENT TO THE CENTER OF THE PROJECT'S TRAFFIC CIRCLE; FOR PLACEMENT OF SAILFISH, DOLPHIN AND SNOOK IMAGERY ENLARGED IN HIGH RESOLUTION; FOR AN ILLUMINATED MANSARD ROOF AND FOR A VERTICAL ARTISTIC LANDMARK WITH CREATIVE SHOWCASE CAPABILITIES AT THE PUBLIC PLAZA OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner

Don Cuozzo, Cuozzo Planning Solutions

COMMENTS FROM THE BOARD MEMBERS: None.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Marcela Cambior (W. Osceola Street) - Representing Harbor Ridge Association. Said that the board would like to see in context how the lighthouse will fit in the location.

COMMENTS FROM THE BOARD MEMBERS:

Staff confirmed that public art approval is solely the board's decision.

MOTION

Action: Approve artwork proposed in the project excluding the lighthouse.

Moved by: Katie Makemson

Seconded by: Pete Walson

Motion passed unanimously.

MOTION: Approve the lighthouse.

MOVED BY: Pete Walson

SECONDED BY: Chris Lewis

VOTE:

YES: Pete Walson, Nina Dooley, Chris Lewis, Nikolaus Schroth

NO: Katherine Makemson, Tom Campenni

7. REDA AGREEMENT WITH MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC:

RESOLUTION NO. 04-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC, PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE ATLANTIC POINT MARINA MIXED USE DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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: Chris Lewis

Seconded by: Nik Schroth

Motion passed unanimously.

8. EXPANSION OF OUTDOOR DINING

RESOLUTION NUMBER 06-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART,

FLORIDA, AUTHORIZING THE EXPANSION OF THE OUTDOOR DINING PROGRAM BOUNDARY AND USE OF THE PUBLIC-RIGHT-OF-WAY FOR DINING AREA; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked if there was a specific business requesting this.

Pinal Gandhi-Savdas clarified that this would allow current outdoor dining participants to comply.

Nina Dooley asked about the outdoor dining for the Civitas building.

The board and staff clarified what the proposal includes and what the board is approving.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Mark Brechbill (SE Osceola Street) - Expressed concerns about this affecting business parking requirements.

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell gave an example of the public comment made.

The board further discussed parking and how it relates to expanding outdoor dining.

MOTION

Action: Approve.

Moved by: Nina Dooley

Seconded by: Nik Schroth

Motion passed unanimously.

STAFF UPDATE

None.

ADJOURNMENT

MOTION:

MOVED BY: None

SECONDED BY: None

Motion approved unanimously.

Jordan Pinkston, Board Secretary

Tom Campenni, Chair