

**MINUTES  
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART  
JUNE 6, 2023  
AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Tom Campenni  
Vice Chair - Jackie Vitale  
Board Member - Micah Hartowski  
Board Member - Chris Lewis  
Board Member - Frank McChrystal  
Board Member - Seth Owens  
Board Member - Nikolaus Schroth**

**ADMINISTRATIVE**

**CRA Executive Director, Pinal Gandhi-Savdas  
Board Secretary, Susej T. Meleqi**

**CALL TO ORDER**

4:00 PM

**ROLL CALL**

PRESENT: Chair Campenni, Board Member Hartowski, Board Member Lewis, Board Member McChrystal, Board Member Owens, Board Member Schroth  
ABSENT: Vice Chair Vitale

\*Clerk Note - Board Member Schroth arrived at 4:19 PM.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

1. APPROVAL OF 03/07/2023 & 05/02/2023 CRB MINUTES

**4:01 PM MOTION: Approve.  
MOVED BY: Micah Hartowski  
SECONDED BY: Seth Owens  
Motion approved unanimously.**

## **APPROVAL OF AGENDA**

**4:01 PM MOTION: Approve.**

**MOVED BY: Chris Lewis**

**SECONDED BY: Seth Owens**

**Motion approved unanimously.**

## **COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)**

None.

## **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

None.

## **ACTION ITEMS**

2. A REQUEST FROM WILLIS CUSTOM YACHTS TO CONSIDER A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (RC):

ORDINANCE No. XXXX-2023; AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.794-ACRE PARCEL FROM THE INDUSTRIAL FUTURE LAND USE TO THE MARINE/INDUSTRIAL FUTURE LAND USE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Kris McCrain, Principal Planner, presented the project's location, site history, existing and proposed future land use, data and analysis, topography, wetlands, strategic habitat conservation areas, wellfield protection, soils, historic resources, floodplain, traffic concurrency, and staff recommendation.

Board Member McChrystal asked what the numbers on the topography map and questioned the zoning and if residential zoning is allowed on this parcel.

Chair Campenni requested clarification on the traffic concurrency.

Matthew Barnes, Project Manager from WGI representing Willis Custom Yachts, clarified the request for the zoning change.

**4:17 PM MOTION: Approve.**

**MOVED BY: Chris Lewis**

**SECONDED BY: Micah Hartowski**

**Motion approved unanimously.**

3. APPLICATION TO GRANT A MAJOR URBAN CODE CONDITIONAL USE TO WILLIS CUSTOM YACHTS (RC):

RESOLUTION No. 42-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR WILLIS CUSTOM YACHTS LOCATED AT 151 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; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING USES, PARKING PROVISIONS, LANDSCAPE BUFFER WIDTHS, SHORELINE BUFFER REQUIREMENTS, BUILDING WALL MATERIALS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Mr. McCrain, Principal Planner, presented the project's location, existing zoning district, existing land use, proposed land use, Harborage Development approval, active approval "Building 10", proposed development plan, major urban code conditional use request, shoreline protection zone, architectural elements, and staff recommendation.

\*Clerks Note - Board Member Schroth arrived at 4:19 PM.

Board Members had a brief discussion of the below:

- Parking location
- Ensure the architectural elevations approvals is what gets built
- Shoreline protection and paving
- Neighbors opinion
- Manufacturing on the property
- Storm Water system

4:38 PM

Mr. Barnes presented a brief history on Willis Custom Yachts, locations, consistent future land use, major urban code conditional use - relief from standards, urban code major conditional use compliance, previously approved site plan, previous use of site, proposed site plan, and renderings.

Board Members had a brief discussion on the below:

- Height of the project on the south side of the building
- Access to the entrance of the project
- Why the amount of impervious vs pervious
- Architectural condition
- Height of travel lift
- How will the storm water go back into the City
- No fiber dust fumes and no epoxy

Chair Campenni commended Willis Custom Yachts and stated that the work they are trying to do is spectacular.

**PUBLIC COMMENT:**

1. Joan Goodrich - SE Monterey Commons Blvd; In support of Willis Custom Yachts and commended the work they have done.

**5:04 PM MOTION: Approve with the condition that any substantial deviation from the architectural plans shown here will come back before the Board and with the recommendation of staff and the applicant to show more detailed information regarding the storm water management plan for the property.**

**MOVED BY: Nikolaus Schroth**

**SECONDED BY: Micah Hartowski**

**Motion approved unanimously.**

**4. PRESENTATION ON THE DOWNTOWN TRAM SERVICE**

Chair Campenni provided the board with information as to what happened in the Community Redevelopment Agency (CRA) meeting in regards to the Downtown Tram service.

Paula Sesta, Tram Supervisor, provided a history of the tram system, the number of riders throughout the years, tram routes and map, grants, future charges, different tours and events, expenses, advertising panel, compliment letters, and further information about the events the trams are used for.

**5. DOWNTOWN TRAM WRAP PROGRAM (RC):**

**RESOLUTION No. 07-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD TO APPROVE IMPLEMENTATION OF THE DOWNTOWN TRAM WRAP PROGRAM TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

Pinal Gandhi Savdas, CRA Director, presented on the wrap program, the different options, branding board, staff recommendation.

Board Members discussed the below:

- Sponsorship of the tram from downtown businesses
- Bright colors for safety measures
- Route specific colored tram
- Fonts to be more clear and go with the branding
- App to follow the tram's route

**5:33 PM MOTION:** Wrap three fixed route trams in neon green (Two-tone lime with pink hibiscus, name on the presentation), the font to be City standard, and work on a sponsorship program for the trams.

**MOVED BY:** Nikolaus Schroth

**SECONDED BY:** Seth Owens

**VOTE:** Motion passes 5/1.

**YES:** Tom Campenni, Micah Hartowski, Chris Lewis, Seth Owens, Nikolaus Schroth

**NO:** Frank McChrystal

Chair Campenni requested to bring back at the next meeting a discussion on the future envisioning of the trams.

**6. CRA BUDGET AMENDMENT #03-2023 FOR FY 2023 (RC):**

RESOLUTION No. 06-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE TO WRAP THE DOWNTOWN TRAMS TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas requested approval for the allocation of \$10,000.00 for the Tram wrap program.

Board Member Owens asked what the life span of the Tram's are.

Ms. Sesta stated the life expectancy depends on how much we use them. Our oldest electric tram is currently from 2010.

**5:41 PM MOTION:** Approve.

**MOVED BY:** Chris Lewis

**SECONDED BY:** Nikolaus Schroth

**VOTE:** Motion passes 5/1.

**YES:** Tom Campenni, Micah Hartowski, Chris Lewis, Seth Owens, Nikolaus Schroth

**NO:** Frank McChrystal

**7. EXECUTE FACILITIES AGREEMENTS WITH FP&L AND BINDING COST ESTIMATE PAYMENT FOR CONVERTING OVERHEAD UTILITY LINES TO UNDERGROUND.**

RESOLUTION NUMBER 08-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO ACCEPT AND EXECUTE AGREEMENTS WITH FLORIDA POWER AND LIGHT (FP&L) FOR UNDERGROUND FACILITIES CONVERSION IN DOWNTOWN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas presented on the FPL agreement of underground Utility.

Board Member McChrystal asked if this project is a starting point for the whole City.

Paul Nicoletti, Interim City Attorney, spoke about the history of undergrounding the utility line.

**5:46 PM MOTION: Approve.**

**MOVED BY: Nikolaus Schroth**

**SECONDED BY: Seth Owens**

**Motion approved unanimously.**

**8. DISCUSSION & DELIBERATION - PROPOSED ART/VINYL WRAPPING ON TRAFFIC CONTROL BOXES WITHIN THE CITY LIMITS**

Ms. Gandhi-Savdas, presented the number of traffic control boxes, the cost of wrapping, and staff requesting recommendations, funding source, and art work.

Chair Campenni asked each Board Member to state their thoughts and opinions about the art/vinyl wrapping.

Board Members had a raise of hands about who would want to move forward with the idea of wrapping the boxes. Three Board Members raised their hands and three did not.

Board Members continued discussing the below on the project:

- Staff time
- Theme of the pictures
- Funding Source

Staff will come back to the Board with more information on a future meeting date.

**STAFF UPDATE**

**9. LIVE LOCAL ACT (SB102) STAFF PRESENTATION**

6:00 PM

Jodi Nentwick Kugler, Development Director, presented the background on the bill, purpose and intent, land use standards, exceptions, procedures for implementation of the live local act.

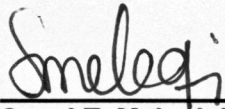
Board Members had the below questions:

- Parking requirement
- Port Saint Lucie Ordinances and crossing County lines
- Lura Credits
- PUD Process

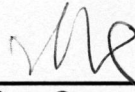
Interim City Attorney Nicoletti answered Board Members questions.

**ADJOURNMENT**

6:16 PM



**Susej T. Meleqi, Deputy City Clerk**



**Tom Campenni, Chair**

**Minutes to be approved at the CRB  
Meeting this 11th day of July, 2023.**