

**MINUTES**  
**COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART**  
**AUGUST 1, 2023**  
**AT 4:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Tom Campenni**  
**Vice Chair - Nikolaus Schroth**  
**Board Member – VACANT**  
**Board Member - Chris Lewis**  
**Board Member - Frank McChrystal**  
**Board Member - Seth Owens**  
**Board Member - VACANT**

**ADMINISTRATIVE**

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

**CALL TO ORDER**

4:02 PM

**ROLL CALL**

PRESENT: Chair Campenni, Vice Chair Schroth, Board Member McChrystal, Board Member Owens

ABSENT: Board Member Lewis

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

4:03 PM MOTION: Approve moving item #6 up.

MOVED BY: Seth Owens

SECONDED BY: Nikolaus Schroth

Motion approved unanimously.

**APPROVAL OF MINUTES**

1. APPROVAL OF 07/11/2023 CRB MINUTES

4:04 PM MOTION: Approve.

MOVED BY: Seth Owens

SECONDED BY: Nikolaus Schroth

Motion approved unanimously.

## **ACTION ITEMS**

2. A REQUEST FROM 151 NW FLAGLER, LLC, TO CONSIDER A PETITION FOR A MINOR URBAN CODE CONDITIONAL USE FOR PUBLIC ART (QUASI-JUDICIAL):

RESOLUTION 02-2023 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD (CRB) OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE WILLIS CUSTOM YACHT FACILITY LOCATED AT 151 NW FLAGLER AVENUE IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO INSTALL AN ART WRAP ON THE FRONT FAÇADE OF THE BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Kris McCrain, City Principal Planner, presented the project location, Minor Urban Code Conditional use request, Mr. K.C. Scott was chosen as the artist to provide the public art, location of proposed art, cost valuation, and staff recommendation.

Matthew Barnes, Senior Project Manager for WGI, stated he was here with the artist K.C. Scott and provided his background and stated he was also doing Atlantic Point Marina's public art, presented the artist portfolio, and rendering of the public art on the building.

Vice Chair Schroth asked if they felt confident in the maintenance and upkeep of the public art.

Mr. Barnes stated they are confident.

Board Member McChrystal questioned how much the wrap was and if it was worth the money.

K.C. Scott explained exactly what it was they were purchasing for the money and stated it did not look like just a piece of plastic.

Chair Campenni stated the condition of this public art is that the art must be reproduced and kept through the years and does not fade.

Mr. McCrain stated that was correct and stated that if any changes were to be done it had to come back to the board.

**4:16 PM MOTION: Approve.  
MOVED BY: Nikolaus Schroth  
SECONDED BY: Seth Owens  
Motion approved unanimously.**

## **6. TRAM PROGRAM ACTION PLAN**

Pinal Gandhi-Savdas, CRA Executive Director, stated the recommendations that were in the packet were based on the discussion that was had at the previous meeting and asked the Board to review the action items and make recommendations so it can be moved forward to the CRA.

Vice Chair Schroth states he believes that numbers 1-4 can be done with staff versus the other items on the list that might need more outsourcing.

Board Members discussed the order they think the action items should take place and agreed on the way it was presented.

Chair Campenni stated he believes number 13 should be moved up since staff would have to get with County to organize it with the "Marty" bus.

Board Members continued discussion.

Board Members agreed on the priorities as listed and the recommendation made by Chair Campenni.

No motion was needed.

### 3. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2023 CYCLE #2

Jordan Pinkston, CRA Program Manager, presented a program description, public outreach, and applications as listed below.

- American Sprinkler & Pump
- Edward Jones Office
- OxyPros Inc.
- Prescription Shop
- Avonlea Commerce Center Association, Inc
- Nancy Albert Design & Consulting Group (Not Eligible)
- Oasis Pamper Nail & Spa (Not Eligible)

Mrs. Pinkston continued her presentation and stated that the total grant match was over the budgeted amount and provided suggested options.

Vice Chair Schroth asked why American Sprinkler & Pump is required to do sprinklers but other applicants were not required to do irrigation.

Ms. Pinkston stated that, due to the nature of their business, it was going to be put in already.

Gail Goldy, Applicant for Prescription Shop stated that they would hose it down instead of adding irrigation.

OxyPros stated they do not have irrigation but would water it themselves.

Vice Chair Schroth questioned the original approval of the Avonlea association and what the obligations of that development approval are.

Nancy Albert, Nancy Albert Design & Consulting Group, stated that awnings are the unit owner's responsibility.

Board Member McChrystal spoke about the landscaping and its process, and recommended OxyPro's to use sable trees.

Chair Campenni asked how the Board would like the money to be divided.

Board Members discussed how the money should be divided and what to do if they go the route of reducing 33%.

Jim Johnston, American Sprinkler & Pump, asked if he would have to complete the project in its entirety as proposed, if the reduction in the grant occurs.

Ms. Goldy asked if these same properties are able to submit another BIRP application next year.

Board was discussing the motion that will be proposed.

Paul Nicoletti, Interim City Attorney, stated that it is legally okay to make those conditions if they saw it as a priority and stated that the money is okay to be spent next year.

**PUBLIC COMMENT:**

1. Gail Goldy - Colorado Ave; Agreed that the Board should stick with the budget but questioned if it's fair to the applicants to have to go over their budget due to that condition of needing irrigation and believes the applicants should be able to go back into the application and remove.
2. Nancy Albert - Baker Rd; Agrees that applicants should not be penalized for the condition and believes they should be able to go back to their application and make changes.

Vice Chair Schroth explained his motion to the public.

Ms. Gandhi-Savdas stated that landscaping is a priority in the BIRP application.

Chair Campenni stated his agreement with Vice Chair Schroth and stated he believes that in the upcoming year the application should state that irrigation is a must.

**5:09 PM MOTION: Approve with staff recommendation with the option of reducing each eligible match by 33% and adding the condition to Edward Jones, Prescription Shop, and Oxy Pro's of the irrigation system and if at the expiration of this round, there are unused funds that have been approved to then distribute it amongst those who have completed the project in this round.**

**MOVED BY: Nikolaus Schroth**

**SECONDED BY: Seth Owens**

**[5:19 PM] VOTE: MOTION PASSES 3/1.**

**YES: Nikolaus Schroth, Tom Campenni, Seth Owens**

**NO: Frank McChrystal**

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

1. Gail Goldy - Colorado Ave; Stated it was not clear to the applicant, when applying, that if you do not fulfill the project in its entirety, you do not get the grant money. She continued with saying that if irrigation needed to be done it should also be included in the application when applying.

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

Vice Chair Schroth

- Commented that irrigation had been discussed previously and stated he agrees with Chair Campenni and Board Member McChrystal in regard to their comments about opening a new business and asking the City for grant money. He further discussed his reasoning for his motion and how the board operates.

#### **4. US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM:**

RESOLUTION No.12-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AND ADOPTING THE US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi Savdas, CRA Executive Director, presented the project's location, existing conditions, MPO vision, and recommended action.

Jessica Seymour, Treasure Coast Regional Planning Council, presented the importance of trees to Stuart, visual impact of trees, improved safety, minimizing the heat island effect, different ways to plan, species selection - corridor, utility conflict, existing use and space conflict, flowing tree, palms, land development regulations, CRA program for US-1/Federal Hwy, and timeline.

Vice Chair Schroth asked about the targeted outreach and who responded. He stated he was concerned that staff had done all this work but was not sure how the owners of the properties would buy in.

Ms. Seymour stated after discussion that staff felt that the board's buy in would be needed first before going to property owners and stated that it would be completely optional to business owners.

Board Members continued the discussion.

Chair Campenni stated this is the type of program CRA should be spending money on and supporting.

**5:49 PM MOTION: Approve.**

**MOVED BY: Seth Owens**

**SECONDED BY: Nikolaus Schroth**

**Motion approved unanimously.**

5. LDC AMENDMENT IN RELATION TO US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM:

ORDINANCE No. 2520-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING SECTION 2.04.06 ENTITLED "SUPPLEMENTAL BUILDING SETBACKS ON CERTAIN STREETS" IN CHAPTER II AND SECTION 3.01.03 ENTITLED "URBAN STANDARDS AND REGULATIONS FOR DESIGNATED URBAN SUBDISTRICTS" IN CHAPTER III OF THE CITY OF STUART LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas stated that this item was referencing Resolution No. 12-2023 CRA and it would go to the Local Planning Agency Board and City Commission for final adoption.

No further discussion or recommendation was needed on this item.

**STAFF UPDATE**

**ADJOURNMENT**

5:49 PM



Susej T. Meleqi, Deputy City Clerk



Tom Campenni, Chair

Minutes to be approved at the CRB  
Meeting this 5th day of September, 2023.