City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
MAY 5, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS
Chair – Frank Wacha
Vice Chair – Nathan Ritchey
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Chris Lewis

ADMINISTRATIVE
Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER

ROLL CALL 4PM
Present (physically): Tom Campenni
Present (remotely): Frank Wacha, Nathan Ritchey, Faye James, Pete Walson, Cristina Maldonado, Chris Lewis
Absent: None.

APPROVAL OF MINUTES
Action: Approve.
Moved by: Pete Walson
Seconded by: Chris Lewis
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max):

1) Tracy Barnes (Channel Avenue) – Made comments via ZOOM about the Colorado Shoppes and the drainage issues they cause for property owners.

APPROVAL OF AGENDA
Action: Approve.
Moved by: Tom Campenni
Seconded by: Nathan Ritchey
Motion passed unanimously.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEM:

Faye James stepped away from the meeting remotely.

Frank Wacha said that he will be abstaining from voting on items three and four on the agenda.

COMMUNITY REDEVELOPMENT BOARD

1. R55-2020 Shoppes on Colorado Annex MUCCU

PRESENTATION: Stephen Mayer, Senior Planner
Kristen Brown, Ted Glasrud & Associates
Bill Mathers, Mathers Engineering

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado and Nathan Ritchey questioned the landscaping in the renderings next to Frazier Creek.

Kristen Brown spoke about the landscaping and mangrove maintenance plan.

Nathan Ritchey asked about a parking plan.

Kristen Brown explained that their goal is to keep everything uniform and flow between the two plazas.

Cristina Maldonado asked about neighboring properties.

The applicant presented.

Bill Mathers spoke about the past and current stormwater situation.

Pete Walson expressed his difficulty understanding the applicant's presentation remotely.

COMMENTS FROM THE PUBLIC (5 min. max):

1) Tracy Barnes (Channel Avenue) – Commented on the difficulty of hearing the past presentation. Concerned about the stormwater plan and traffic plan being successful.

COMMENTS FROM THE BOARD MEMBERS:

Faye James remotely logged back into the meeting.

Mike Mortell said that it is appropriate for Faye James to vote if she is comfortable doing so.

Tom Campenni said he was concerned about stormwater and the building not creating an urban setting for Colorado. He said that if we continue to do this it will become a suburban street.

Discussion occurred about the vision for Colorado and current project proposals deviating from the Commission's plan. It was recommended that the board revisit this issue with the commission.

Action: Approve.
Moved by: Pete Walson
Seconded by: Chris Lewis
Motion passed with Board Member Maldonado opposing.

2. Res. No. 53-2020 River House Public Art Proposal

PRESENTATION: Tom Reetz, Senior Planner
Geoffrey Smith, Geoffrey C. Smith Galleries

COMMENTS FROM THE BOARD MEMBERS:

Nathan Ritchey asked for confirmation on the location of the art.

Tom Reetz confirmed the location of the project.

Faye James asked for confirmation on the budget and where the money is coming from.

Frank Wacha said that the funds come from the applicant.

Mike Mortell confirmed that the code requires that they spend 1% of their construction costs on public art, but the applicant has agreed to spend more than that.

The applicant described the landscaping proposed in the project and further details about the project.

COMMENTS FROM THE PUBLIC (5 min. max): None.

Action: Approve.
Moved by: Tom Campenni
Seconded by: Pete Walson
Motion passed unanimously.

3. Ordinance No 2438-2020: New Avonlea PUD Minor Amendment

PRESENTATION: Stephen Mayer, Senior Planner
Nik Schroth, NAI Southcoast

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha passed the gavel to Vice Chair Ritchey.

Tom Campenni said that this was originally approved 12-14 years ago. He said that the developer should have been responsible for improvements back then and not have the process we currently have.

Pete Walson congratulated the developer on the streetscape.

COMMENTS FROM THE PUBLIC (5 min. max): None.

Action: Approve.
Moved by: Tom Campenni
Seconded by: Chris Lewis
Motion passed unanimously with Frank Wacha abstaining.

4. Resolution No. 04-2020 (CRA) Avonlea REDA Amendment

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator
Nik Schroth, NAI Southcoast
Tim Hernandez, New Urban Communities

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson left the meeting.

Tom Campenni said that we have twelve parcels, but only ten will be improved so he would like to know what will happen to the remining two.

Nik Schroth explained the status and plan for each parcel.

COMMENTS FROM THE PUBLIC (5 min. max): None.

Action: Approve.
Moved by: Chris Lewis
Seconded by: Cristina Maldonado
Motion passed unanimously with Frank Wacha abstaining.

HISTORIC PRESERVATION BOARD MATTERS: None.

COMMENTS FROM THE BOARD MEMBERS: None.

STAFF UPDATE: None.

ADJOURNMENT
Motion: None.
Action: None was made.
The board adjourned without a motion or second.

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Frank Wacha, Chair Jordan Pinkston, Board Secretary