City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
SEPTEMBER 1, 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 – Chris Lewis
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Faye James
Board Member – Katie Makemson

ADMINISTRATIVE
Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

CALL TO ORDER

ROLL CALL

Present (physically): Tom Campenni, Katie Makemson, Nathan Ritchey, Chris Lewis
Present (remotely): Faye James, Pete Walson, Frank Wacha
Absent: None.

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA
Action: Approve with item #3 being rescheduled to come before the board on October 6, 2020.
Moved by: Tom Campenni
Seconded by: Chris Lewis
Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS: None.

OTHER MATTERS BEFORE THE BOARD

1. RESOLUTION NUMBER 96-2020 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO THE PROPERTIES LOCATED AT 313-315 S.W. OSCEOLA STREET, AS DESCRIBED W ITHIN THE ATTACHED LEGAL DESCRIPTIONS; GRANTING APPROVAL FOR A MULTI-FAMILY DEVELOPMENT CONSISTING OF FOURTEEN (14) RESIDENTIAL UNITS ON A 0.58 ACRE SITE; TO ALLOW A DENSITY OF TW ENTY-FOUR (24) UNITS PER ACRE; FOR PARKING W ITHIN THE BUILDING ENVELOPE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES. (QJ) (RC)

PRESENTATION: Stephen Mayer, Senior Planner
Mike Stetson, Applicant Representative

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

COMMENTS FROM THE BOARD MEMBERS

Tom Campenni asked for clarification about the amount of condo associations and the boat dock.

The applicant clarified that docks are for residents managed by one master association.

Tom Campenni requested that one of the conditions for approval be the project has one HOA and no sub-HOA's.

Discussion regarding the boardwalk, artwork, surfaces on the project, and stormwater runoff maintenance plan occurred.

MOTION
Action: Approve with the following conditions.
1. Applicant has one HOA
2. Applicant gets an easement for the boardwalk
3. Applicant provides a stormwater runoff maintenance plan

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

2. PUBLIC ART (RC): RESOLUTION No. 107-2020; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTW ORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE TREASURE COAST COMMUNITY CHURCH COMMERCIALPLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 20 N.E. DIXIE HIGHWAY IN THE CITY OF STUART, AS DESCRIBED W ITHIN THE ATTACHED LEGAL DESCRIPTION;

GRANTING APPROVAL TO LOCATE ‘A BRONZE SCULPTURE OF OUR LORD BREAKING BREAD W HILE SEATED AT THE CENTER OF A CONTEMPORARY INSTALLATION OF THE LAST SUPPER AT THE FRONT ENTRANCE OF THE W ORSHIP CENTER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES. (RC)

PRESENTATION: Tom Reetz, Senior Planner

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

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni commented on the city’s criteria for public art.

Kev Freeman clarified the city’s code and addressed the application process.

Mike Mortell reiterated the city’s art code.

The board and staff further discussed the city’s code definition and making art more publicly accessible.

Frank Wacha recommended moving the artwork to another location to accommodate the public.

Mike Mortell suggested the board making a new public art policy.

Katie Makemson defended the location of the art suggested.

The applicant clarified the reasoning behind the location choice and spoke about other artworks on the property.

The board suggested addressing the code requirements for public art.

MOTION
Action: Approve.
Moved by: Tom Campenni
Seconded by: Chris Lewis
Motion passed with Pete Walson and Faye James opposing.

3. EAST STUART URBAN CODE CONDITIONAL USE FOR DAYCARE FACILITY A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO THE PROPERTIES LOCATED AT THE NORTHW EST CORNER OF MARTIN LUTHER KING, JR. BOULEVARD AND SE CORTEZ AVENUE, AS DESCRIBED W ITHIN THE ATTACHED LEGAL DESCRIPTIONS; GRANTING APPROVAL FOR A LICENSED CHILD DAYCARE FACILITY ON A 0.93 ACRE SITE; TO ALLOW THE CONSTRUCTION OF ON-STREET PARKING W ITHIN THE RIGHT-OF-WAY; AND TO ALLOW A REDUCTION OF TW O REQUIRED PARKING SPACES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES. (QJ) (RC)

PRESENTATION: N/A.

COMMENTS FROM THE PUBLIC (3 min. max): N/A.

COMMENTS FROM THE BOARD MEMBERS:

Motion passed to approve the agenda with item #3 being rescheduled to come before the board on October 6, 2020.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE

Pinal Gandhi-Savdas spoke about the Land Development Code Amendment that staff did regarding the Historical Preservation section of the code to partner with Martin County to apply for a Historic Preservation Grant. She discussed the requirements needed to do so and what Martin County suggested.

Tom Campenni agreed that Stuart Main Street should apply for the grant and clarified that Martin County cannot piggie back.

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

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Nathan Ritchey, Chair Jordan Pinkston, Board Secretary