MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
DECEMBER 4, 2018 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS
Chair – Drew Pittman
Vice Chair – Chris Lewis
Board Member – Frank Wacha
Board Member – Mac Stout
Board Member – Pete Walson
Board Member – Nathan Ritchey
Board Member – John Gonzalez

ADMINISTRATIVE
Development Director, Kev Freeman
Assistant to the City Manager, Pinal Gandhi-Savdas
Board Secretary, Michelle Vicat

CALL TO ORDER

ROLL CALL

Present: John Gonzalez, Pete Walson, Chris Lewis, Frank Wacha, Nathan Ritchey
Absent: Drew Pittman, Mac Stout

APPROVAL OF MINUTES

Approval of Minutes

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

Mike Mortell, City Attorney spoke about the commission re-organization and their reappointment of board members in addition to their attendance at meetings and asked that all board members be sent applications to be filled out if they are interested in remaining on the board.

OTHER MATTERS BEFORE THE BOARD

1. Townhouses at Frazier Creek rezoning to RPUD

PRESENTATION: Tom Reetz, Senior Planner
Terry McCarthy, Attorney for the Applicant
Gary Hufnagel, Owner/Builder

COMMENTS FROM THE PUBLIC (5 min. max):

Don Allen of 324 SW Atlanta Avenue said he was President of the Homeowners Association and was speaking for them. He said they support the project but had some problems with it He said the center of the alleyway was the center of the entrance to their community. He said Atlanta Ave is a two lane road and two cars cannot pass so they have traffic problems. He said there would be a dumpster right by their 10 foot 8 inch road as well and suggested changing the traffic pattern. He then added that they would like to keep their City of Stuart Parking Permits.

Jim Flaugherty of Harborfront said heard they were going to do something with the boat ramp parking which is across the street from the project which he thought was a fine project but thought they needed to design the projects together.

Nathan Ritchey asked for an example.

Jim Flaugherty said the traffic flow and all of the boats going in and how they'd be turning plus overnight parking.

COMMENTS FROM THE BOARD MEMBERS

John Gonzalez said there is a fence on Atlanta and since the alleyway was too narrow asked if the fence was moveable.

Mike Mortell said the neighborhood is eclectic and the city has had many meetings with them. He said the unanimous decision is that the neighbors didn't want the city to do anything with the area so it kept the quaint feel and deterred traffic.

John Gonzalez asked why they sited the dumpster there.

Tom Reetz said originally it was designed for container collection but they would have to come down the alleyway which was precarious plus there is an oak tree in the way so the containers were kept up front.

John Gonzalez asked the applicant if they had looked at any other options for the dumpster.

Gary Hufnagel said they spoke with Mark Rogolino in Public Works and initially they were going to have two carts in the garages but realized the problem getting the truck down the street so they came up with the dumpster. He said he understood their concern but he wasn't sure what else they could do and would take any suggestions.

Nathan Ritchey asked if the dumpster could be behind an enclosure.

Gary Hufnagel said it would be inside an enclosure and he saw an enclosure in Sewall's Point that had a mural on it and was looking into that.

Nathan Ritchey asked if the alleyway was two way.

Jim Flaugherty said it was.

Frank Wacha said he liked two way to maximize the in and out. He asked about the cost of moving the buildings.

Gary Hufnagel said he talked to Brownie about moving it and the middle house is small and by the time it was done it would be too expensive.

Pete Walson thought the alleyway should be one way and asked about the visitor parking in front.

Tom Reetz said they aren't dedicated to either, first come first served.

Pete Walson suggested a town meeting to see if the road should be one way.

John Gonzalez said you would have people turning off US1 onto the alleyway and thought it would be a safety issue.

Motion: Action: Approve with staff recommendation and that the existing sidewalk remains the same, Moved by John Gonzalez, Seconded by Frank Wacha. Motion passed 4/1 with John Gonzalez abstaining

2. Presentation on Public Art

PRESENTATION: Pinal Gandhi-Savdas, Assistant to the City Manager
Nancy Turrell, Arts Council

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

COMMENTS FROM THE BOARD MEMBERS

3. Resolution No. 12-2018 Memorandum of Understanding with The Arts Council of Martin County

PRESENTATION: Pinal Gandhi-Savdas, Assistant to the City Manager

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

COMMENTS FROM THE BOARD MEMBERS

Pete Walson asked how this was going to work.

Pinal Gandhi-Savdas said that the city would review it first, then forward it to the Nancy Turrell for review.

Mike Mortell, City Attorney said that the board should come up with some direction now as Pete Walson mentioned he was looking for some serious artistic features.

Pete Walson said he would go on the record saying they wanted someone to verify that a piece was art if the board was unsure.

Frank Wacha said he disagreed and his interpretation of the process is that they would get a recommendation from Nancy regarding what she sees as artistic merit of a proposal and ultimately the board would have to decide exactly how that fits into their perspective and views. He said it's not like what Nancy says they have to agree with, it's up to the board to decide. He said there is probably art that they shouldn't have approved, and this would give them some assistance.

Nancy Turrell said she would have her board review any art submittal and would submit their comments to the CRB.

Chris Lewis said it would be very helpful for the board to have that input.

John Gonzalez thought the art component of a project should be visible and viewable by the public as they pass by it.

Motion: Action: Approve, Moved by John Gonzalez, Seconded by Frank Wacha. Motion passed unanimously.

4. East Stuart Community Outreach

PRESENTATION: Kev Freeman, Development Director

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

COMMENTS FROM THE BOARD MEMBERS

Pete Walson said in the past there has been reluctance from the owners to develop their properties.

Kev Freeman said they've spoken with several owners who are very interested.

Pete Walson asked if they really needed to have strictly business over there and asked that they keep mixed districts.

Kev Freeman said they are proposing to increase the single family residential to go into the business areas.

Frank Wacha liked adding the flexibility and thought it would make things occur and said he needed to leave for another meeting.

HISTORIC PRESERVATION BOARD MATTERS

1. Resolution No. 13-2018 CRA; a resolution approving the request for Certificate of Designation for the Geo W. Parks General Merchandise Structure aka/Stuart Feed & Supply Store & Stuart Heritage Museum.

PRESENTATION: Nancy Turrell, Arts Council

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

COMMENTS FROM THE BOARD MEMBERS

Chris Lewis said they received a letter of support for this resolution from Stuart Mainstreet.

Pete Walson asked if they could change anything in the building.

Nancy Turrell said yes, their ordinance is very loose.

Motion: Action: Approve, Moved by Pete Walson, Seconded by Nathan Ritchey. Motion passed unanimously.

STAFF UPDATE

Motion: Action: Adjourn, Moved by Nathan Ritchey, Seconded by Pete Walson. Motion passed unanimously.

APPROVED **RESPECTFULLY SUBMITTED**

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Chris Lewis, Vice Chair Michelle Vicat, Board Secretary