



## **MINUTES**

**COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD  
FEBRUARY 5, 2019 AT 4:00PM  
CITY COMMISSION CHAMBERS  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994**

### **COMMUNITY REDEVELOPMENT BOARD MEMBERS**

**Chair – Chris Lewis  
Vice Chair – Frank Wacha  
Board Member – Drew Pittman  
Board Member – Tom Campenni  
Board Member – Pete Walson  
Board Member – Nathan Ritchey  
Board Member – Cristina Maldonado**

### **ADMINISTRATIVE**

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

**CALL TO ORDER  4:00 PM**

**ROLL CALL  4:00 PM Roll Call.**

**Present: Cristina Maldonado, Pete Walson, Frank Wacha, Drew Pittman, Chris Lewis, Tom Campenni, Nathan Ritchey**

**Absent: Drew Pittman**

### **BOARD REORGANIZATION**

**Tom Campenni nominated Chris Lewis as Chair, seconded by Frank Wacha, motion approved unanimously**

**Tom Campenni nominated Frank Wacha as Vice Chair, seconded by Pete Walson, motion approved unanimously**

### **APPROVAL OF MINUTES**

 4:04 PM **Motion: Action:** Approve, **Moved by** Tom Campenni, **Seconded by** Pete Walson. Motion passed unanimously.

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

**COMMENTS FROM THE BOARD MEMBERS:** None

### **OTHER MATTERS BEFORE THE BOARD**

1. R16-2019: Northpoint Major Urban Conditional Use - North Stuart Acquisition and Development

**PRESENTATION:** Stephen Mayer, Senior Planner  
Richard Geisinger, Applicant

**COMMENTS FROM THE PUBLIC:** None

### **COMMENTS FROM THE BOARD MEMBERS**

Cristina Maldonado asked if there would be two restaurants.

Richard Geisinger said there would be, but one is a tiny burger shack.

Tom Campenni asked what the difference was between the original RFQ and this proposal and thought it important that they conform to the RFQ.

Richard Geisinger said the restaurant grew a bit and they are not asking for approvals on the smaller piece.

Tom Campenni said there are 18 spaces that the city was going to benefit from asked if they were putting in the docks.

Joe Capra, Captec Engineering said they provided more parking as public parking than what was in the original and thought it was 62 spaces.

Cristina Maldonado asked why they are exceeding the height limit.

Richard Geisinger said because the railroad is next door, they wanted to put the parking at the elevation that was below the railroad and they went up from there and it's a combination of expense and need for office space.

Mike Mortell, City Attorney explained city code relating to height.

Nathan Ritchey asked how far along he is in acquiring the additional piece and how will it change things.

Richard Geisinger said they are working on it after they close and also working on an element for a water taxi.

Chris Lewis asked about the issue with the sidewalks.

Richard Geisinger said it was a 6 foot sidewalk now and thought an 8 foot was very large and would create other problems but they would work with staff.

Chris Lewis asked staff why the 8 foot sidewalk.

Stephen Mayer said they had clear instruction from the commission that they wanted 8 foot sidewalks.

Tom Campenni asked Mike Mortell if they approved it, would it go to commission.

Mike Mortell said they make a recommendation and it would go to commission.

Frank Wacha asked how they were dealing with the drainage.

Joe Capra said it's an exfiltration system and described how it would work and said the owner would be responsible for cleaning that.


Pete Walson asked how long this has been in process.

Mike Mortell said this RFP was done in 2017 and Mr. Geisinger's was the only response received and it was approved in November 2017 and then a few extensions were submitted and then the proposal was received.

Tom Campenni said he was concerned that they may not build what they are presenting.

Richard Geisinger said that what they saw is what they are going to build and they may bring in an additional plan if they can purchase the additional piece.

Frank Wacha said he was coming over the bridge and saw an osprey eating a fish and asked that they create a cupola for the ospreys.

 **4:50 PM Motion: Action: Approve, Moved by Tom Campenni, Seconded by Frank Wacha. Motion passed unanimously accepting all conditions including a maintenance schedule for the drainage that will be submitted by Joe Capra.**

Richard Geisinger said the way the dock language is written is that it was for the public and the purpose of the docks is threefold: some for the executives, some for the restaurant and taxi and some for the public and this needs to be rewritten and the attorney can work on rewording condition 13 regarding the docks.

Stephen Mayer said it is just something that needs to be wordsmithed.

Richard Geisinger then brought up the public art condition and asked for clarification.

Stephen Mayer clarified the public art condition.

## 2. Downtown Stuart Wayfinding Signage Program 5:03 PM

**PRESENTATION:** Pinal Gandhi-Savdas, CRA Administrator

### **COMMENTS FROM THE PUBLIC (5 min. max):**

Paul Skyers asked if they could make accommodations for the event based businesses that occur at different times of the year.

### **COMMENTS FROM THE BOARD MEMBERS**

Tom Campenni asked who is running the program, collecting the fees and putting up the signs and what is wrong with how it's run now. He asked why they DBA couldn't run it.

Pinal Gandhi-Savdas said the CRA is running it, Finance is collecting the fees and Public Works is putting up the signs.

Tom Campenni asked why the city is getting into the sign business.

Mike Mortell described the reason it was implemented and said he didn't think the DBA would do it.

Nathan Ritchey thought they were overcomplicating this and asked if it was just directional.

Pete Walson agreed with Nathan and thought they were overcomplicating things and thought the city should use some of the signs for parking, restrooms etc.

Tom Campenni said he was voting against this.

 **5:22 PM Motion: Action: Approve, Moved by Pete Walson, Seconded by Nathan Ritchey approved 5/1 with Tom Campenni dissenting,**

3. Community Redevelopment Agency Annual Report 2018

**PRESENTATION:** Pinal Gandhi-Savdas, CRA Administrator

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

**COMMENTS FROM THE BOARD MEMBERS**

Pete Walson said they had a long discussion about approving \$7000 and they have \$614,000 in streetscape improvements that were approved with little discussion.

Tom Campenni pointed out the date 2017 that should be 2018.

Pinal Gandhi-Savdas said she would correct that.

 **5:32 PM Motion: Action: Approve, Moved by Tom Campenni, Seconded by Pete Walson. Motion passed unanimously.**

4. Presentation of proposed amendments to section 2.04.00 of the City of Stuart Land Development Code that would establish the Urban Planned Unit Development (UPUD) and East Stuart Planned Unit Development (ESPUD) zoning categories

**PRESENTATION:** Pinal Gandhi-Savdas, CRA Administrator

**COMMENTS FROM THE BOARD MEMBERS**

Pete Walson said it made more sense to him when they gave him the overview of what they were trying to accomplish instead of trying to read the agenda.

Tom Campenni said he liked everything they've done but if they cut up a lot into three parcels will there be unity of title and said the whole idea was to build smaller cottages but they don't want someone coming in from out of town putting five cottages on a lot and renting them out and asked if they could address that when this was being developed. He said he would like to see an owner live on the property to keep it in the family.

Pete Walson thought the biggest input should come from the people that own the land.

Tom Campenni said staff has been going to the East Stuart meetings and working with the neighborhood and said his comments were because he didn't want them to create slums; he wanted them to create homes.

Frank Wacha clarified that they were bringing back design standards next month and he was all in favor of this.

Nathan Ritchey said he has a manual he can share on pocket neighborhoods.

Pete Walson said he thought they shouldn't ask the owners to live on the properties because he didn't think they would and suggested landscaped, foliated neighborhoods.

Nathan Ritchey asked if this would cover granny flats.

Pinal Gandhi-Savdas said it would.

Pete Walson asked staff to look into a conflict between landscape size and monument signs because the landscaping is covering the monument sign at ABC Liquors.

Mike Mortell said he would look into the exposure.

**COMMENTS FROM THE PUBLIC (5 min. max):**

Betty Brinkley who lives in the East Stuart Community said they want to leave their set up as it is. She said she attends the East Stuart Partnership Meeting and the people who attend the meeting are not from East Stuart.

Pete Walson suggested they run the meetings through a church instead of the East Stuart Partnership and in Pittsburgh they made the people come to the meeting.

**HISTORIC PRESERVATION BOARD MATTERS:** None



5:50 PM **Motion: Action:** Adjourn, **Moved by** Frank Wacha, **Seconded by** Pete Walson. Motion passed unanimously.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Chris Lewis, Chair

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Michelle Vicat, Board Secretary