City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
NOVEMBER 6, 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 – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Nathan Ritchey

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

CALL TO ORDER

ROLL CALL
Present: Pete Walson, Faye James, Tom Campenni, Nathan Ritchey, Cristina Maldonado, Chris Lewis
Absent: Frank Wacha

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

APPROVAL OF AGENDA
Motion: Action: Approve

Moved by: Tom Campenni
Seconded by: Nathan Ritchey
Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado joined the meeting.

COMMUNITY REDEVELOPMENT BOARD

1. **Resolution 11-2019 CRA - The Gilt Complex "The Artist's Manifesto" Mural**

PRESENTATION **4:03 PM**
Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni requested staff go through the conditions.

Pinal Gandhi-Savdas stated that the conditions are they would have to comply with the attached mural and the property owner would be responsible for maintenance of artwork.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Duncan Heard (Colorado Avenue) – Owner of the complex the mural will be on and are very excited about the project.

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson moved to approve both resolutions, 11-2019 and 12-2019 at the same time.

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

2. **Resolution No. 12-2019 CRA - Mural Matching Grant Agreement between the CRA and The Gilt Complex**

MOTION:
Action: Approve.

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

3. Resolution No 103-2019: Southwind Motel - Major Urban Code Conditional Use Density Increase for Apartment Use

PRESENTATION **4:09 PM**
Kev Freeman, Development Director
Spiro Laskaris, Applicant

COMMENTS FROM THE BOARD MEMBERS:

Nathan Ritchey asked if the goal was a studio flat or size of hotel room.

Spiro Laskaris said they are around 600 square feet.

Chris Lewis asked if the applicant can foresee any stress on the neighborhood in the future.

Spiro Laskaris said no, if anything it should put their mind at ease for what is currently there and bringing long term tenants.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Alan Friedrich (SW Federal Highway) – Owner of office building that joins the motel. Has had problems with the condition of the hotel but is concerned about the future plan and quality of people.
2. Burt Mautz (SW Channel Avenue) – Resident of Frasier Crescent. Opposed to every aspect of the project.
3. Pamela Orr (SW McPherson Street) Concerned about the traffic impact.
4. Curt Menlengracht (SW McPherson Street) – Resident for 25 years and would like to see improvements to the hotel but has concerns about the plan.
5. Janine Landaline (Benttree Drive) – Broker representing the seller. Shared her professional opinion on the site and plan.

Tom Campenni asked the staff if there was a site plan, parking plan or landscaping plan.

Kev Freeman said that we are requesting that as part of the conditions.

Tom Campenni said that staff is asking to make this a 24 unit per acre project a conditional use without any of the things the code requires for us to decide. He said that this project is not ready for us to decide, once this is granted it will become 24 units per acre and if it is knocked out tomorrow or years from now we are stuck with that density.

Mike Mortell said the conditional use approval runs with the land.

Tom Campenni said since there are no set back requirements in our approval, they could eventually build four stories and we would not have a say on the matter. He said he believes we should have more density than less but should not support a project that is not complete. He said this is not doing what the code says and we are not here to change the code, we are here to approve a project. He said that if he were to see a site, parking and landscape plan it might be the best project ever, but if it does not conform and we should not be giving a conditional use to one piece of property without doing it for everyone. He said that we do not want spot zoning.

Chris Lewis asked for clarification of what the board is approving.

Kev Freeman confirmed that the proposal is for the building as is, but it still needs to meet the urban code no matter what is decided tonight. There are applications that the board does not see because they meet urban code and that is the purpose of the code. He said the reason we are here tonight is because of increase in density. If the applicant comes in and designs something that is in compliance with the urban code with the additional density then you would need to have a site, landscape and parking plan. He said that the board has the option to say as a condition, please bring back these items for review.

Chris Lewis asked if the board decided on the density issue today, if they would be the end all be all for that decision.

Kev Freeman said the board makes recommendations to the Commission.

Nathan Ritchey said that no matter what is decided right now, we are going to have conditions.

Kev Freeman said if applications do not meet urban code then that is when it comes before the board. He said staff can add an additional condition that says this site plan will be brought back to the board and the neighborhood would be notified of that.

Tom Campenni said that if we make that a condition to have everything come back then why don't we have that initially. He said the purpose of this board is to vet things before the commission, if we don't what is the purpose of the board and if we leave it to staff then what is the purpose of the commission. He said if we believe we should increase density throughout the area then we need to have workshops, this is spot zoning and it is the worst thing to do. He said that he is not against it, anything is better than that motel, we should give this to the commission after we have complete information and input.

Spiro Laskaris said that he turned in a site plan for parking, but to make it clear there is a large investment going into this building and it requires a certain tenant to afford these rents. One-bedroom units will run about $1,200 to $1,300 to include utilities. He said he

is not interested in high maintenance tenants and he wants to put the neighborhood at ease with the type of tenants he wants. He offered to give out the management company's phone number.

Pete Walson asked if there was a reason, we were going through density first as opposed to the entire project.

Kev Freeman said that we have an existing motel there, which does not have density attached to it. He said the proposal is to change that existing use to residential, which creates the density issue. He said without that ability than there is no point in going forward with converting the property because the board would not be recommending a density increase.

Pete Walson said other than the density the board has no control over what happens other than the urban code. Pete Walson said there is no guarantee that the footprint will stay the same.

Kev Freeman said yes and at this time it could be built out to the urban code and could go four stories at the location.

Pete Walson said there is not a lot of control after we give up density, other than urban code. He asked if a CPUD would be appropriate.

Kev Freeman said in this case it would be an Urban PUD. He said if there is a site plan attached to this and everything worked out than the conditional use is in effect. He said the intent was to establish if the board would recommend that the density could be increased at this location. He said then from a staff point of view we would want it to meet urban code. He said if it needed exceptions it would come back to the board, but the other alternative is that it would come back to the board whatever it does.

Tom Campenni asked the applicant for a site plan, parking, landscape plan by the next CRB meeting, so that everyone can see and knows what is intended. He said that he does not believe there is a problem with the 24 units per acre, it what they will get with the 24 units per acre and what they will look like. He recommended having a meeting with the neighbors prior to next month. He believes staff made this problem and should have come to the board in a full application because once we see what the plan is and what we are approving there shouldn't be a problem.

Spiro Laskaris said he could have those ready by next CRB.

Chris Lewis asked how long the project was projected to take.

Spiro Laskaris said a few months.

Pete Walson said that he is all for improving our demographics, but Tom Campenni is right, and we need to see the basics I order for everyone to know what they are getting.

He would not approve it with the information he has now. He asked what the status is of McPherson and 6th.

Pinal Gandhi-Savdas said they just received the final engineering design review, comments have been sent to Captec, the budget was approved for construction and the final design is underway. She said McPherson will be one way and 6th Street will be two ways.

MOTION:
Action: Table to continue to next board meeting with applicant and staff providing a full application to the board.
Moved by: Pete Walson
Seconded by: Tom Campenni
Motion passed unanimously.

4. **Resolution No. 09-2019 Certificate of Designation for the Hull/Lane House** **4:54 PM**

PRESENTATION **4:56 PM**
Pinal Gandhi-Savdas, CRA Administrator
John Edgar Sherrard, John Edgar Sherrard, P.A.

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

MOTION:
Action: Approve.
Moved by: Tom Campenni
Seconded by: Nathan Ritchey
Motion passed unanimously.

BOARD COMMENT

Tom Campenni said that from the Roosevelt Bridge all the way to Colorado needs to be looked at by staff to see what we want there as a City.

Nathan Ritchey said if they give us a complete proposal then we are approving the project as is.

Pete Walson said that he would like an update on Aycock.

Kev Freeman said that it was gone.

Pete Walson asked if we needed him to go through a 500-page application or if there is something else he can do. He asked if it goes to CRA after or directly to City Commission.

Kev Freeman said that they will try to keep it as simple as possible with a s much information as what they are requesting.

Mike Mortell said that it goes directly to City Commission. He described what the criteria in the code is and what qualifies the board to exceed 15 units per acre. He said that there has been a lot of discussion with staff that there may be certain areas within the CRA that should have more than 15 units per acre and should not cost as much as it does to have people do it. He said there are zero projects that come in below 15 units an acre in the multi-family business.

Tom Campenni asked for the detailed agenda to be updated with the criteria as well.

Pete Walson asked if they could send the project to the CRA.

Mike Mortell said that the CRB sends up a recommendation to Commission when it is a land use then the Commission takes the advice of the recommendation. If Pete Walson or Nathan Ritchey wanted to come the Commission meeting and speak then that would work. The CRA is for when you are putting regulations on the CRA and gave an example.

Pete Walson said his intent was that if they got a bare bones application at CRB, but then went to CRA it would allow the City Commission to review it without being at a Commission Meeting.

Mike Mortell said that a conditional use has one meeting and an ordinance is two. He said there is an efficiency of scale and he will mention it to the Commission.

OTHER MATTERS BEFORE THE BOARD: None.

STAFF UPDATE:

Kev Freeman would like to look more closely at the Kanner to Colorado corridor and wants to confirm it further south. He said he would like to get a workshop together to look at what we are facing, which is a form of development. He said we would look at incorporating a form-based code on that corridor.

Tom Campenni said that is a good idea, but we need to separate at Colorado.

Mike Mortell said he thinks Tom Campenni agrees with Kev Freeman, but he is just talking about terms now.

ADJOURNMENT **4:14 PM**
Motion: Action: Approve
Moved by: Tom Campenni
Seconded by: Nathan Ritchey

Motion passed unanimously.

Chris Lewis, Chair	Jordan Pinkston, Board Secretary