City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
DECEMBER 3, 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: Faye James, Tom Campenni, Nathan Ritchey, Chris Lewis, Frank Wacha
Absent: Cristina Maldonado, Pete Walson

APPROVAL OF MINUTES
Motion: Action: Approve
Moved by: Tom Campenni
Seconded by: Frank Wacha
Motion passed unanimously.

APPROVAL OF AGENDA
Motion: Action: Approve
Moved by: Tom Campenni
Seconded by: Frank Wacha
Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS:

Board Member Ritchey arrived to the meeting.

COMMUNITY REDEVELOPMENT BOARD

1. **R03-2020; Southwind Motel - Major Urban Code Conditional Use Density Increase for Apartment Use**

PRESENTATION Kev Freeman, Development Director 4:05 PM
Spiro Laskaris, Applicant

COMMENTS FROM THE PUBLIC (5 min. max): 4:09 PM

1. Alan Friedrich (SW Federal Highway) – Building owner next door. He said that the applicant did not advise him about the meeting he held yesterday and does not know what has changed since the last meeting. He said that it looks like an expensive facelift to the existing property and is concerned about density, traffic and parking.
2. Thomas Hornaman (SW Channel Avenue) -- Lived in the neighborhood for 35 years and is a Real Estate Broker. He said there are three options for the property: tear it down, renovate motel, or convert to apartments. He knows Spiro and his track record and would recommend approval.
3. Curt Menlengracht (SW McPherson Street) – Discussed the history of Frazier Crescent Neighborhood and expressed density concerns with the proposed project. He proposed doing an exemption to move forward without density increase.
4. Burt Mautz (SW Channel Avenue) – He lives up the street from the project site and does not support the project. He believes it is an inappropriate use of downtown property.
5. Pamela Orr (SW McPherson Street) – Met with Spiro and said that she would be in favor of the project if density was not changed.
6. Jerry Mitchell (NE Westend Blvd. #17)– Gave high regards of Spiro.

COMMENTS FROM THE BOARD MEMBERS: 4:25 PM

Mike Mortell clarified the density request in the proposal. He said that when you have a transient use, the City code does not calculate density. When you convert the property to residential or permanent use you fall under the residential code which applies to the density concept. He clarified that there will be no additional units and is the same project, but if you call it residential you must show the formula. He said the CRB board is being asked to adopt the site plan, meaning the plan that was submitted to the applicant can't be changed without coming back before the board.

Tom Campenni asked what residential classification meant.

Mike Mortell said right now as a hotel they have to follow commercial regulations. If they move to residential the square footage stays the same, but instead of paying hotel tax it is now a straight rental agreement if the lease is longer that six months. He discussed the differences between hotel and residential.

Tom Campenni confirmed that residents have to sign a lease for at least six months to make it residential.

Frank Wacha said that this conditional use is a special exception.

Mike Mortell said that if they want to change anything they need new approval.

Nathan Ritchey confirmed that no matter what happens this current site plan is the only thing approved and anything else has to come back before the board.

Public asked about the property being sold.

Mike Mortell said the nineteen units will run with the land and the only thing that can be rebuilt is the site plan proposed, if approved. If someone wanted to buy the land and rebuild it with something else, it would have to come before the board again for approval. Running with the land means that if the current owner dies, his children can own it, or he can sell it and it can continue to operate. Running with the Land allows it to be a transferable asset. He said the math becomes density versus residential that is the only difference. He is only allowed to buy what is there and operate as residential not a hotel.

Nathan Ritchey asked about parking.

Mike Mortell clarified what spaces are being added, but if he takes those away he would no longer be in compliance. It cannot be more than a 10% deviation from the approved site plan.

Tom Campenni asked to see the landscape plan and asked if it conforms to code.

Kev Freeman said this is not required to meet existing code and is a request to look at the density and increase parking.

Tom Campenni requested a condition that increased plantings to blend better with the neighborhood.

Nathan Ritchey said that the neighborhood wants beautification with the project and agrees with the planting condition.

Tom Campenni asked for confirmation that we are not giving any exceptions for parking.

Kev Freeman said that they are meeting parking code at 1.5 spaces per unit.

Tom Campenni said we keep saying we are going to improve the streets and it is never done.

Kev Freeman said that it is in process with CRA and Public Works.

Pinal Gandhi-Savdas said we should be ready for bid in spring and construction for a two-way street in summer.

Tom Campenni confirmed that all the board is doing is making sure the proposed project is meeting code.

Frank Wacha asked if the back building would be the same style and design as the one in the front.

Spiro Laskaris said yes.

Frank Wacha gave landscaping advise and examples for the property.

Spiro Laskaris said that the property line goes to building. He would like to come back for a mural grant.

Frank Wacha asked for a condition to add a mural or beautification aspect on the wall and have a traffic mirror to see what is coming.

Spiro Laskaris explained what the current landscape plan shows.

Chris Lewis said that he feels better about approving the plan this time around and feels that the public feels the same way. This proposal is a place for young professionals to stay, but agrees there is a traffic issue.

Faye James said she appreciates the residents coming in. She said she realizes change is hard but encourages us to embrace it for our youth wanting to live here.

MOTION

Action: Approve with the following conditions:

1. Incorporate more plants that the current site plan.
2. Install a traffic mirror to view oncoming traffic.
3. Attempt to beautify the northside of the building, such as applying for a mural grant.
4. Confirm that the back building is the same style and design, so it confirms with the rest of the site plan.

Moved by: Tom Campenni

Seconded by: Frank Wacha
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): **4:54 PM**

2. **R01-2020 600 S Colorado MUCCU**

PRESENTATION Kev Freeman, Development Director
Robert Levy, Applicant

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha said he has been wondering how long it would be for someone to come and renovate it and asked if the style would be maintained.

Robert Levy said he will not change anything on the exterior.

COMMENTS FROM THE PUBLIC (5 min. max):

1. James McMahon (SW Sewall's Point Road) – Owns 608 & 610, which are the building's next door to the old florist building. He said parking in the area is high and the public constantly parks in his lot. He said the property has been in the family since it was built and does not want to push away his current tenants. He does not want to increase the parking and recommends a drive thru or walk-up instead.
2. Dave Christenson – A commercial real estate broker and owns multiple properties on Colorado, but he is concerned about parking.
3. Duncan Heard (Colorado Avenue) – Shares concerns about parking but is enthusiastic about the project.
4. James McMahon (SW Sewall's Point Road) – voiced his concerns about his parking liability.

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked if they are approving the use and the parking. He asked if another business were to leave, if another business could take its place.

Kev Freeman said it is a combination of approving the parking and use. He said that another business can come in if the building was used for the same use and they maintain the same floor space. Any new business would have to get a new business license.

Tom Campenni asked if the parking exception runs with the space or business.

Kev Freeman said that is runs with the business at the moment.

Nathan Ritchey said he hears the concerns and knows Downtown Stuart parking is difficult. He believes that no matter what goes there parking will be an issue.

Frank Wacha said that the goal was to make Colorado more walkable and this project supports that.

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

OTHER MATTERS BEFORE THE BOARD: None.

STAFF UPDATE: **5:15 PM**

Kev Freeman said that he has met with the Treasure Coast Regional Planning Council about the corridor on US1, urban code, and parking density. He said he has requested that they come up with a series of educational presentations to prompt discussion. He said he has two items going to the Local Planning Agency; to look at the way the new urban plan development process is carried out and proposed density and parking changes to the urban plan unit development.

ADJOURNMENT **4:14 PM**
Motion: Adjourn
Action: Approve
Moved by: Tom Campenni
Seconded by: Frank Wacha
Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary