

MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
NOVEMBER 7, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni
Vice Chair - Nikolaus Schroth
Board Member - Mark Brechbill
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Vacant

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Brechbill, Board Member Lewis, Board Member Moser

ABSENT: Vice Chair Schroth, Board Member McChrystal

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 10/03/2023 CRB MINUTES

4:01 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. CREEKSIDE HOTEL - MAJOR URBAN CODE CONDITIONAL USE & MAJOR DEVELOPMENT PLAN (RC):

RESOLUTION No. 104-2023; REQUESTING APPROVAL OF A MAJOR DEVELOPMENT PLAN TO CONSTRUCT A 53,600 SQUARE FOOT FOUR-STORY HOTEL (W/ 102-BEDS) AND A DETACHED 5,000 SQUARE FOOT ONE-STORY BUILDING FOR FUTURE RETAIL AND/OR RESTAURANT USE(S), AND CONCURRENT APPROVAL FOR A MAJOR URBAN CODE CONDITIONAL USE TO PROVIDE RELIEF FROM VARIOUS DESIGN ELEMENTS AND ARCHITECTURAL FEATURES.

Kris McCrain, Principal Planner, Development Department, presented public notices, project location, zoning map, land use map, major development plan request, proposed development plan, proposed hotel elevations, proposed retail/restaurant elevations, major urban code conditional use petition and requests along with parking, electric vehicle charging stations relocation, building height, and thoroughfare elements. Mr. McCrain continued presenting traffic and pending reviews, landscaping plan, shoreline protection zone, public notice responses and letters of support. Staff recommends the Board to forward a recommendation to the City Commission.

Board Member Brechbill asked if the City had any plans to do work alongside this project to enhance Frazier Creek. Chair Campenni stated this would be brought up at another meeting.

Board Member Moser asked if the conditional use of the thoroughfare element can be reviewed again and Mr. McCrain explained further.

Daniel Sorrow, Landscape Architect and Planner, Cotleur & Hearing, representative of the applicant, spoke on the site.

Jenna Knobbe, Landscape Architect and Planner, Cotleur & Heaing, representative of the applicant, presented the project team, project overview, project location, existing conditions, major development plan, site plan, major conditional use requests, walking path, waiver request for sidewalks, site plan highlights for project design, conceptual rendering, project benefits, community support, form based zoning code, community meeting, and the applicants request.

Board Member Lewis disclosed that the Board members individually met with the applicant and asked Ms. Knobbe about the concept of the "Tru Hilton" brand.

Ms. Knobbe and Mr. Rajesh Patel, applicant, spoke about the type of hotel and the tenants for the restaurant and retail store.

Chair Campenni asked about the parking garage and how the hotel would use it and provide drainage.

Ms. Knobbe gave an explanation stating that an easement allows them to do the garage and introduced Jacob McClellan, Falcon Engineering, who provided information on the drainage.

PUBLIC COMMENT:

1. Bert Mautz - Frazier Creek; Attended on behalf of his neighbors and is not in favor and shared his concerns about no elevator.
2. Seth Owens - South River Pond Drive; Provided background on himself and is in favor of this project.
3. Tracy Barnes - Channel Avenue; Expressed her concerns on this project.
4. Curt Meulengracht - McPherson Street; Stated he spoke to former City Manager David Dyess about having a parking count on the parking garage. He opposes project.
5. Michael Jacquin - Ft. Pierce; Asked how the voting would turn out this evening? Would there be three (3) to one (1) or all four (4)? Spoke on the hotel and is in favor of the project and commented positively on the applicant.

Board Member Lewis shared his thoughts and concerns regarding the neighbors in Frazier Creek.

5:08 PM MOTION: Motion to discuss. 5:09 PM AMENDED MOTION: Approve and add all the paperwork to ensure the packet is complete prior to going to the Commission.

MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Chris Lewis

Motion approved unanimously.

3. 101 S. COLORADO RESTAURANT - REZONE TO URBAN PLANNED UNIT DEVELOPMENT & SITE PLAN APPROVAL (RC):

ORDINANCE No. 2524-2023; REQUESTING APPROVAL OF AN URBAN PLANNED UNIT DEVELOPMENT TO PROVIDE RELIEF FROM VARIOUS PARKING REQUIREMENTS WITH CONCURRENT SITE PLAN APPROVAL TO CONSTRUCT A 150-SEAT WATERFRONT RESTAURANT WITHIN THE URBAN CODE DISTRICT.

Jodi Nentwick Kugler, Development Director, presented the items on 101 South Colorado Avenue Restaurant. Public notice, project location, land use map, zoning map, planned unit development, urban planned unit development waiver requests, valet parking lot layout, proposed development plan, proposed elevations, proposed public art, public notice with sixteen (16) in favor and zero (0) not in favor, staff recommends the board to forward an approval to the City Commission with conditions.

Board Member Brechbill asked if their valet license gets pulled, will their Certificate of Occupancy also get pulled.

City Manager Mortell provided an explanation and used another property as an example.

Board Member Brechbill asked about the liquor license and commented on a City Ordinance that restricts the number of licenses. Ms. Nentwick stated that the size of the restaurant allows a liquor license.

Pinal Gandhi-Savdas, Community Redevelopment Agency Director, stated that the Ordinance Mr. Brechbill referred to is a specific location and the location of this restaurant is outside of that district and is permitted.

Board Member Moser wanted to clarify that the building is a building that is being repurposed and not torn down.

Mike McCarty, McCarty and Associates, presented the site plan, landscape plan, renderings of the restaurant, floor plan and side elevation. In summary, requesting a waiver of the parking required on site per the code.

Dr. Aaron Schamback, the applicant, provided his background and his purpose for this project.

PUBLIC COMMENT:

1. Edward Lucente - Seminole Street; Provided his statistics on the valet and is in opposition of the project.
2. Chip Hazard - Seminole Street; In opposition of the project and spoke of our Land Development Code.
3. Bruce Laraway - Seminole Street; In opposition of the project and stated that the lot is not big enough for a restaurant and this project is not thought out.
4. Dennis Steelman - Seminole Street; Spoke on Seminole Street being a one-way street and is in opposition of the project.
5. Joseph Taub - Seminole Street; In opposition of this project due to valet running down the block.

Board Member Lewis stated he normally does not approve projects on Seminole Street due to the street being one way and not a large street, but stated he does like the project and is sympathetic with the neighbors who live there.

Board Member Moser asked if Oak and Ember had a valet agreement and she stated her background and does not believe the City of Stuart has a parking problem but a walkability problem.

Mr. McCarty discussed and explained the project further.

Chair Campenni suggested that the following conditions be added:

1. When the restaurant is open, the valet operates in the evening.
2. There is no outdoor music.

5:57 PM MOTION: Motion to discuss. **6:17 PM AMENDED MOTION:** Approve with conditions that the valet only operates during restaurant hours and no outdoor music.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

VOTE: 3/1

YES: Tom Campenni, Chris Lewis, Bonnie Moser

NO: Mark Brechbill

STAFF UPDATE

4. DEVELOPMENT PROJECT PRESENTATION

Jodi Nentwick Kugler, Development Director, presented on the upcoming projects within the last year in the City. Ms. Nentwick stated that there is only one approved for 2023 and it is Willis Custom Yachts.

ADJOURNMENT

6:22 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 5th day of December, 2023.**