City of Stuart

A G E N D A
STUART COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
TO BE HELD SEPTEMBER 3, 2019 AT 4:00 PM

121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chairman - Chris Lewis
Vice Chairman - 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

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of CRB Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Proposed on-street parking change on SW Akron Ave

OTHER MATTERS BEFORE THE BOARD

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

1.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CRB/HPB Board

Meeting Date: 9/3/2019 **Prepared by:** Jordan Pinkston

Title of Item:
Approval of CRB Minutes
Summary Explanation/Background Information on Agenda Request:
Approval of CRB Minutes.
Funding Source:
N/A
Recommended Action:
Approve.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	CRB Minutes 8.6.19	8/28/2019	Cover Memo

City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
July 2, 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 **4:00 PM**

ROLL CALL **4:01 PM**
Present: Pete Walson, Frank Wacha, Faye James, Tom Campenni, Nathan Ritchey Cristina Maldonado
Absent: Chris Lewis

APPROVAL OF MINUTES **4:01 PM**
Motion: Action: Approve
Moved by: Pete Walson
Seconded by: Tom Campenni
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: 4:02 PM

Pete Walson asked for confirmation that the board received a copy of the Orlando Tree Ordinance. He said that many of the projects we are working on are for revitalization with streetscapes and landscaping. He would like to request that staff look into an ordinance such as Orlando's Tree Ordinance to save money. He said that friendly streets involve shade. He discussed the benches along Martin Luther King Blvd. and East Ocean Bvd. not being covered by any shade. He would like to know what the consensus is on the commission regarding looking at this moving forward.

Tom Campenni said that Tallahassee passed a tree ordinance, but he did not think the board could do anything until that ordinance is clarified.

Pete Walson said his son, who is a lawyer looked at it because he was going to get a tree. He said a lot of our major streets could use shade and it is a relatively cheap way to make friendly streets.

Frank Wacha said that he is in favor of trees.

Nathan Ritchey said that in Winter Park, Florida they number all their oak trees. So, if an oak dies they replace it to keep a certain amount of trees.

Pete Walson said staff should look at it down the road when it is appropriate. It would be more cost effective. He said that if we plant one trillion trees, we will clean all of the earths clean air problems.

Tom Campenni asked about the CRA being extended on October 1, 2019.

Frank Wacha said that we need to make sure the building door is unlocked after hours to allow the public to come into the meeting.

OTHER MATTERS BEFORE THE BOARD 4:08 PM

1. Presentation by The Arts Council of Martin County.

PRESENTATION: Nancy Turrell, Executive Director of Arts Council

COMMENTS FROM THE BOARD MEMBERS: 4:12 PM

Nathan Ritchey asked what was considered South Colorado.

Nancy Turrell confirmed that all of Colorado Avenue is considered.

Pete Walson asked if Winter Park was considered an Arts District. He said that it is hard to distinguish what an Arts and Entertainment District does for a downtown and questioned what the goal is.

Frank Wacha confirmed that area is their Downtown.

Nancy Turrell said that the goal is to incentivize more arts and entertainment type businesses to come to the area and stimulate the economy.

Cristina Maldonado asked if it was a similar plan to the historic district downtown.

Tom Campenni asked Kev Freeman about removing overlays and making one large map.

Kev Freeman agreed and said that the simpler we can make it, the better it will be for everyone. He said it is always useful to have defined areas for marketing purposes, but for zoning, the simpler the better.

Tom Campenni said he did not have a problem with having an “Arts District” but as far as integrating it will the rest and having a zoning overlay, it will be complicating the matter.

Nathan Ritchey confirmed the goal of the plan.

Frank Wacha encouraged residents and board members to visit local Art Districts.

Tom Campenni said that they are all in favor of the project moving forward.

Pete Walson asked for confirmation that businesses would not be turned away simply because they were not considered to be art or entertainment. He questioned whether Colorado was the appropriate place.

Nancy Turrell confirmed that no business would be excluded, but others are encouraged.

Cristina Maldonado said that people fear walking through confusion corner, which is the main reason people do not walk down Colorado.

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

Pricilla Spike, Owner Notes Music Room – Encouraged turning Colorado Avenue into an Arts District.

COMMUNITY REDEVELOPMENT BOARD 4:21 PM

1. Discussion & Dileberation - Extension of a CRA term

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

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

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked to have a resolution since they cannot make a motion**.**

Frank Wacha asked about bond dates.

Pinal Ghandi-Savdas said that she believed the bond must be in place by October 1^{st}, but the section we are extending does not require a bond.

RESOLUTION:
Action: Make a resolution to approve.
Moved by: Pete Walson
Seconded by: Tom Campenni
Resolution passed unanimously.

2. Resolution No. 08-2019 CRA - FY 2020 CRA Budget and CIP

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

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

COMMENTS FROM THE BOARD MEMBERS:

Faye James asked about City Manager recommending East Stuart Project, Love Thy Neighbor.

Pinal Gandhi-Savdas confirmed that we are budgeting and additional $5,000 for that project for 2020.

Faye James said that Thelma Washington was going to resign as the President of East Stuart Partnership. She was wondering if this was money that had already been given to them or if it was only a projection for 2020.

David Dyess said that community members have asked Thelma Washington to keep the partnership alive, so as far as he knows it has not formally dissolved yet. There is also another partnership that has formed, called the Afro-American's of East Stuart. Funding allocation was left in because part of that funds MLK parade, but the $5,000 is a place holder to see who takes over the MLK parade and the remainder of the money is for other projects that may come up. The Love Thy Neighbor program has been removed.

Faye James asked about Brush for Kindness.

David Dyess confirmed the line items in the budget.

Faye James confirmed that funds are place holders for other activities. She said that she was appointed as an Executive Board Member on East Stuart Partnership and Thelma Washington resigned and her resignation was accepted, but they never received a formal resignation letter. She said that Thelma Washington told her that there were no more activities, meetings, minutes, budget or by-laws. She questioned where the money was going and how they received money in the past.

David Dyess said we reimburse them for projects, but that is not a City run program. We would be happy to show you any reimbursement receipts that we have provided them. He said that he met with the Vice President of the new organization last week and informed him that they have had discussions with Thelma Washington, and they were planning on doing the parade this coming year.

Faye James wanted to make sure that money was not allocated to an entity that said they were no longer in existence.

Pete Walson said that programs disappear from leadership disappearing. He used Baltimore as an example. There were once leading forces in East Stuart that spoke for the community. He would like Faye to set up a council of ministers to come in and speak on behalf of the community so we know what is going on over there and how we can help. Brush with Kindness went away because community support was not pushing anymore. Afro-American of East Stuart will hopefully be a positive influence for the community.

Frank Wacha would like to see the designs for the projects to provide input. He asked if the cost benefit analysis came in the design phase of each project. He said Martin Luther King Blvd. currently looks good but is missing an urban section along the north side. He would like it to be included, and any additional funds spent there will have no effect if that is not included. There needs to be synergy on each side of the road and needs to be included in that plan. He asked about the funding sources being included.

Pinal Gandhi-Savdas said that will be part of the CRA Plan and will come later.

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

3. Presentation of the Development Impact Model

PRESENTATION: Kev Freeman, Development Director

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha said that he is interested in testing a range of projects and the Colorado project.

Pete Walson said that it was very impressive and would like to see it in action.

Kev Freeman said that it gives you a better understanding of an impact of a project and how changing different elements makes an impact.

Tom Campenni asked if it would still work for rental properties.

Kev Freeman said that it would work, because it is based on the Property Appraisers information. He said he is working to get more details from the Property Appraisers because it changes each year.

Frank Wacha asked if the net tiff could be isolated.

Kev Freeman said that is possible. He said he would like to look at the period of construction and what happens once it is occupied, because this is when you will get the reoccurring revenue coming in. He left two years for construction and occupancy occurs during the third year and then ten years after that the calculation is run.

COMMENTS FROM THE PUBLIC (5 min. max):

Nancy Turrell asked about the mural project and was curious about how the funding works.

Frank Wacha said that the budget can be moved around.

Pinal confirmed that if there is more interest from the public then they can amend the budget and add more funding. Whatever is not used will be budgeted for the next fiscal year.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATES: None.

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

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

1.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CRB/HPB Board

Meeting Date: 9/3/2019 **Prepared by:** Pinal Gandhi-Savdas and Tim Voelker

Title of Item:
Discuss the proposed on-street parking change on SW Akron Avenue to address the street safety concerns.

Summary Explanation/Background Information on Agenda Request:
With the recent redevelopment along SW Akron Avenue, there has been an increase in the number of vehicles parked along the street. Due to the narrow width of the street, parking on both sides has created a safety concern in that an emergency vehicle is unable to get through when two vehicles are parked on opposite sides of the street. As part of the City of Stuart's ongoing commitment to street safety, the City would like to install "no parking signs" along the west side of the street. **On-street parking will be allowed along the east side of the street**. Parking on only one side of the street will allow for sufficient space for an emergency vehicle to get through.

A notice was mailed to all the residents and property owners along SW Akron Avenue, notifying of the public hearings on the proposed change (see attached map).

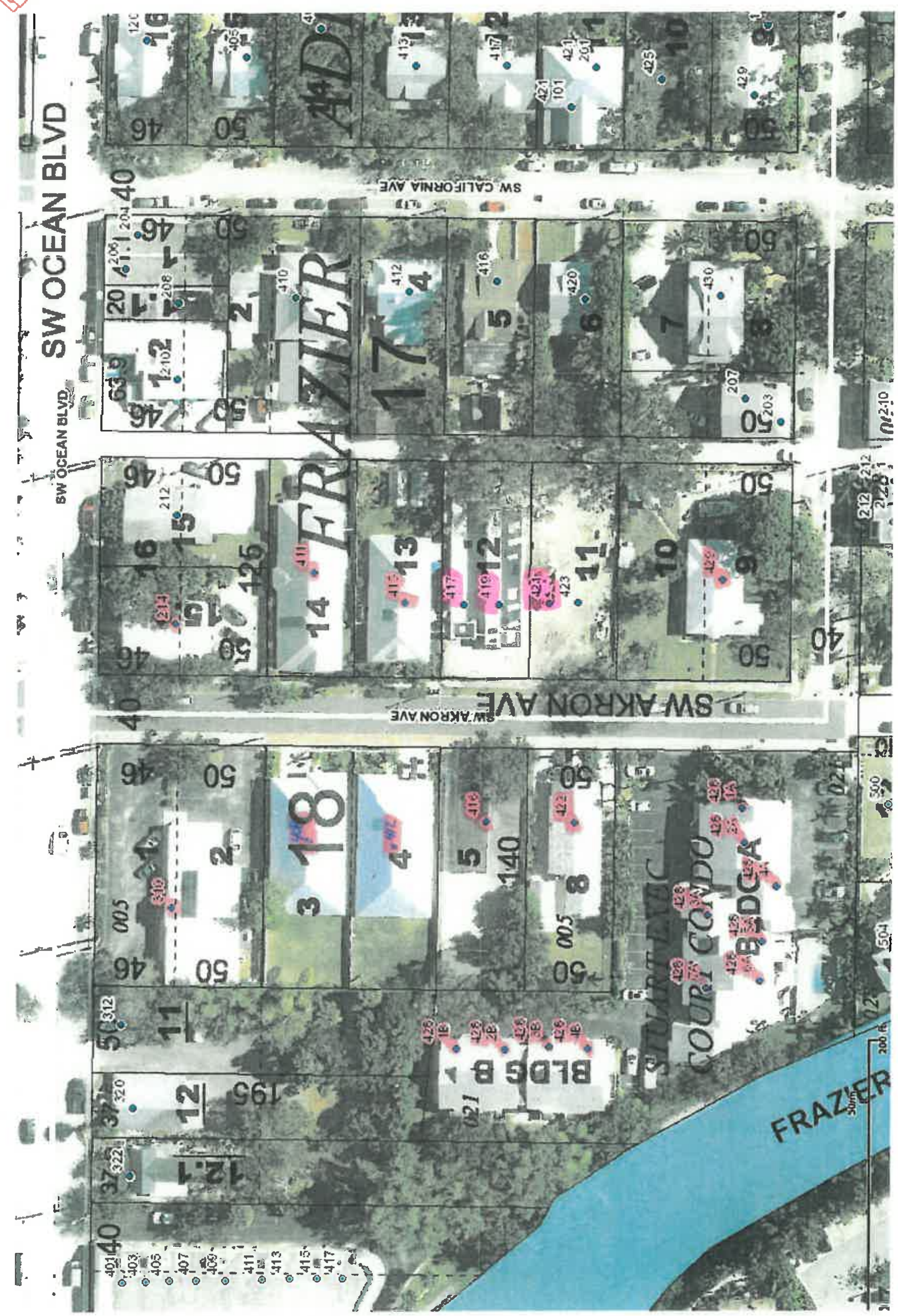
Funding Source:
N/A

Recommended Action:
Recommend approval for installation of on-street parking along east side only of the street.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Proposed SW Arkon Avenue Parking	8/13/2019	Backup Material
🗋	Map for notification of public hearings	8/13/2019	Backup Material

N
SW OCEAN BLVD
SW AKRON AVE
SW 5TH ST


SW OCEAN BLVD
SW CALIFORNIA AVE
SW AKRON AVE
FRAZIER
17
18
BLDG A
BLDG B
STUART YACHT COURT CONDO