

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
NOVEMBER 1, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Tom Campenni
Vice Chairman - Nina Dooley
Board Member - Chris Lewis
Board Member - Katherine Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha
Board Member - VACANT**

ADMINISTRATIVE

**Development Director, Jodi Nentwick-Kegler
CRA Executive Director, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston**

CALL TO ORDER

Chris Lewis acted as Chair in the absence of Tom Campenni.

ROLL CALL

**PRESENT: Vice Chairperson Dooley, Board Member Lewis, Board Member Makemson,
Board Member Schroth**

ABSENT: Chairperson Campenni, Board Member Wacha

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

MOTION: Approve.

MOVED BY: Nik Schroth

SECONDED BY: Katie Makemson

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF SEPTEMBER 6, 2022 MINUTES

MOTION: Approve.

MOVED BY: Katie Makemson
SECONDED BY: Nik Schroth
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Nik Schroth asked for confirmation that Zoning in Progress would not be brought before the CRB board.

Pinal Gandhi-Savdas confirmed that it is a Commission discussion.

ACTION ITEMS

2. PEPE & SALE PROPOSED AWNING OVER THE SIDEWALK AND OUTDOOR DINING DECK

RESOLUTION NUMBER 09-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, CONSIDERING A MINOR URBAN CODE CONDITIONAL USE TO ALLOW AWNING ATTACHED TO A BUILDING TO PROVIDE SHADE OVER THE PUBLIC RIGHT-OF-WAY, INCLUDING THE SIDEWALK AND OUTDOOR DINING DECK, LOCATED AT 101 SE OCEAN BLVD, UNIT #103; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PUBLIC COMMENT:

1. Mark Brechbill (SE Osceola Street) - Expressed concerns about increasing capacity on the property, but not adding additional parking regulations. He wants to ensure that all local businesses are treated equally with additional outdoor dining.

BOARD COMMENT:

Eric Cavallaro, Owner of Pepe & Sale, clarified that he does not expect a parking issue.

Nik Schroth questioned if this project was part of the Outdoor Dining Program and program boundaries.

Pinal Gandhi-Savdas confirmed this is part of the Outdoor Dining Program and this proposal is coming before the board because they are requesting an alternative to umbrellas.

Nik Schroth addressed the public comment on parking concerns and the City's long-term parking plan.

Pinal Gandhi-Savdas explained that the program could always be amended based on recommendations.

Chris Lewis commented on parking issues downtown and the goals of the Business Improvement Grant Program.

MOTION: Approve.
MOVED BY: Nik Schroth
SECONDED BY: Nina Dooley
Motion approved unanimously.

STAFF UPDATE

Pinal Gandhi-Savdas gave an update of the Parking Study recommendations.

BOARD COMMENTS:

Nik Schroth said that Stuart Main Street created a parking plan that connected Osceola Street, North to Flagler Center as an extension and explained the goals of the plan proposed.

Pinal Gandhi-Savdas provided an update on the East Stuart District's status on becoming a Historic District within the state.

PUBLIC COMMENTS:

Mark Brechbill (SE Osceola Street) - Commented on the parking situation downtown and encouraged a parking garage.

BOARD COMMENTS:

Katie Makemson asked about additional parking in front of his restaurant that was originally proposed.

Mark Brechbill explained the status of the parking proposal and past parking studies.

ADJOURNMENT

MOTION: Adjourn.
MOVED BY: Nik Schroth
SECONDED BY: Katie Makemson
Motion approved unanimously.

Jordan Pinkston, Board Secretary

Tom Campenni, Chair