

MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JULY 11, 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 - Micah Hartowski
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Seth Owens
Board Member - VACANT

ADMINISTRATIVE

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

CALL TO ORDER

4:09 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Lewis, Board Member McChrystal, Board Member Owens, Board Member Schroth

ABSENT: Board Member Hartowski

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. APPROVAL OF 06/06/2023 CRB MINUTES

4:10 PM MOTION: Approve.

MOVED BY: Nikolaus Schroth

SECONDED BY: Seth Owens

Motion approved unanimously.

APPROVAL OF AGENDA

4:10 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Nikolaus Schroth

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. APPOINTMENT OF VICE CHAIR

4:11 PM MOTION: Nominate Nik Schroth.

MOVED BY: Chris Lewis

SECONDED BY: Frank McChrystal

Motion approved unanimously.

3. PRESENTATION OF STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE IMPROVEMENTS

Pinal Gandhi Savdas, CRA Executive Director, introduced the item, the reasoning and streets for the improvements, and the different requests the residents have asked for.

Joe Capra, Captec Engineering, presented the areas of improvement and stated there are some sidewalks already there but will be repaired if needed and not in ADA compliance, spoke about what would be done on each street in the Stypmann neighborhood, Storm water drainage on Balboa Ave, and asked the Board for their recommendations.

Chair Campenni asked if stop signs are truly meant to slow down traffic.

Interim City Manager Michael Mortell stated they are meant to regulate traffic volume/counts.

Mr. Capra stated the difference between speed tables and stop signs.

PUBLIC COMMENT:

1. Duncan Stewart - 5th St; Stated that 5th street is just a shortcut for people to get to work and states that the people who drive there do not slow down as there is no stop sign and no policing is done. In support of the homeowners who would like the sidewalks on the commercial side.
2. Eric Wickstrom - 5th St; Questioned one of the plans and stated he is in favor of roundabouts but is not in favor for narrowing the streets. He continued to state the different improvements he is in favor or not in favor for.
3. Leslie Haviland - 5th St; Is not in favor of having speed tables on several streets, does not think its fair to have sidewalks put in on Highschool Ave as it will take their parking spots.

4. John Church - Stypmann Ave; Stated people roll the stop sign and he doesn't think it will help. Also, questioned the various sidewalk plans. He commended the CRA and Engineering company for working on this project.
5. Don Cuzzo - 5th St; Stated there is drainage issues on his street and asphalt breakage. He stated that he's opposed to the street tables.
6. Cullen Caston - 5th St; Commented on the impact some of these improvements are going to have on different residential homes.

Board Members discussed the options of sidewalks, right of ways, on street parking, and different resident requests.

CONTINUING PUBLIC COMMENT

7. Peter Burbine - 6th St; Commented that he believes Cortez Ave could use a sidewalk but was not sure that the side streets would need it.

Board Members continued discussing the following options for funding for the drainage system, a drainage system on Balboa Ave, speed bumps, roundabouts, or stop signs, making Cortez and Stypmann a 4-way stop, and the location of the roundabouts.

CONTINUING PUBLIC COMMENT:

8. Jessica Seymour - Osceola St; Believes it's very important to do the roundabouts and stop signs on Cortez as it does get a lot of traffic.

5:16 PM MOTION: No sidewalk, except on the east side of High School Ave, use roundabouts to control traffic on Cortez, and approve drainage as recommended.

MOVED BY: Nikolaus Schroth

SECONDED BY: Chris Lewis

VOTE: Motion passes 4/1.

YES: Tom Campenni, Chris Lewis, Seth Owens, Nikolaus Schroth

NO: Frank McChrystal

4. UPDATE TO EAST STUART MASTER PLAN:

RESOLUTION No. 09-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AN UPDATE TO THE EAST STUART MASTER PLAN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jessica Seymour, Treasure Coast Regional Planning Council, presented the East Stuart Master Plan, different projects on the priority list, funding sources for individual owners, next steps, and recommendations.

Board Member McChrystal asked what flushing alleyway means.

Ms. Seymour explained the meaning and stated it was an expression.

Vice Chair Schroth asked if we have talked to land owners and furthered his discussion by not agreeing with the City to tell landowners what to do with their property.

Ms. Seymour explained they did reach out to several land owners and stated that this is just a plan and it does not change the owners' rights.

Vice Chair Schroth and Ms. Seymour continued their discussion.

5:44 PM MOTION: Provided that on page 2 we put a big disclaimer that states this is not to be interpreted in any mannerism on the document.

MOVED BY: Nikolaus Schroth

SECONDED BY: Chris Lewis

Motion approved unanimously.

5. DISCUSSION & DELIBERATION - DOWNTOWN TRAM SYSTEM

Paula Sesta, Tram Coordinator, spoke about the advertising of the tram and stated she is working with the marketing company to get the color right; fluorescent green.

Chair Campenni asked the question of where the tram should go within the CRA .

Board Member McChrystal asked if the trams were run by the City or a private company.

Ms. Sesta stated it was run by the City.

Board Member Lewis and Vice Chair Schroth asked Ms. Sesta if there was something she thought the tram program needed that has not yet been done and would need board approval.

Ms. Sesta and Board Members discussed the fixed tram routes, on call routes, an app to see the trams' current location, charging for a tram ride or history tour, tram stop enclosures, East Stuart route, needing to have better marketing and making the public aware of what the tram does, and having trams onsite for different events.

Chair Campenni requested Ms. Gandhi Savdas to bring this to the CRA so the Board can make decisions based off of the discussion.

PUBLIC COMMENT:

1. Sylvia Stewart - 5th St; Recommended that the tram coordinate to stop at the Marty.
2. Helen McBride - Flamingo Ave; Believes that we should have better marketing for the trams.

STAFF UPDATE

None.

ADJOURNMENT

6:08 PM

Susej T. Meleqi, Deputy City Clerk

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 1st day of August, 2023.**