

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART  
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 121  
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY, JULY  
7, 2009**

**Those present:** Frank Wacha, Jr., Chairman  
David Collier, Vice Chairman  
Patty Henderson  
Gene Rifkin  
Pete Walson

**Those absent:** Samia Ferraro

**Also present:** Dan Hudson, City Manager  
Paul Nicoletti, City Attorney  
Doug James, Development Director  
Teresa Lamar-Sarno, CRA Coordinator

**I. CALL TO ORDER: Chairman**

Chairman Wacha called the meeting to order at 4:05PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: June 2, 2009**

**MOTION:** Gene Rifkin  
**SECOND:** Pete Walson

**Motion carried 5/0**

**Public Comments:** None

**Board Comments:**

Dave Collier asked Dan Hudson if there was a board replacement yet.

Dan Hudson said it would be on the next commission agenda.

1. Major Urban Code Exception for Don Miguel's Cigar Lounge, LLC

**Presentation:** Murriah Dekle, Project Planner II  
Mike Schuster, Applicant

**Public Comments:** None

**Board Comments:**

Gene Rifkin asked how many places are within 300 feet of the applicant servicing liquor.

Murriah Dekle replied five.

Dave Collier said without a special exception and with the criteria they are left to use they don't match the request therefore it's a general special exception not a special exception involving liquor sales in downtown. He said they asked for something to change so they would have better guidelines and from what he understood the City Commission said no.

Murriah Dekle said they did try to amend the ordinance but Commission wanted to leave things as they are now so they can review each application.

Patty Henderson asked what the maximum number of people would be in the building.

Mike Schuster said 50 but only 30 would fit.

Gene Rifkin quoted the attorney who said the "criteria below do not easily lend themselves to the evaluation of a request to serve alcoholic beverages" so she said they still do not have appropriate criteria on which to make these decisions.

Patty Henderson said she appreciated the applicant including his business plan.

Frank Wach a asked if this was a franchise.

Mike Schuster replied it was not.

Patty Henderson was concerned that the cigar shop next to the Black Marlin would be put out of business.

Mike Schuster said that cigar shop was for sale.

Patty Henderson asked if adjacent businesses had any comments.

Murriah Dekle replied she had not.

Dave Collier asked if it had been noticed.

Murriah Dekle replied that it had.

Dave Collier asked what the count was as far as bars in downtown.

Murriah Dekle replied ten.

Patty Henderson said the report said something about "holding a liquor license for the arcade".

Murriah Dekle said it may have been in the minutes.

Paul Nicoletti clarified that the map on the screen showed five beer and wine, two full liquor without food service and three with food service and those are essentially COP and COPSRX licenses. He said the Lyric also has a liquor license and it's not one of those and that's why it doesn't show, so it is eleven. He said the issue about reserving a space for the arcade is a misnomer to say that they reserved a license, they would have to go through the same special exception issue.

Gene Rifkin said she had no problem with the business plan or the concept but said she would vote against it because there is no clear plan and thought that Commission should revisit this.

Dave Collier asked Paul Nicoletti if the majority of the group voted no, would it put any constraints on the City Commission when it comes before them. He said he would vote to approve this or anything that came down the pike that seems reasonable. He said he didn't want to be in the position of saying no then Commission says yes and they still have no criteria. He would recommend approval with the recommendation that Commission once again review their request to have an established criteria that can be followed that doesn't require them to have to deal with special exceptions.

Paul Nicoletti said it was a recommendation that could be ignored or accepted like any other and said they should apply whatever criteria that is in the ordinance and to the extent you can apply it, you should and from that standpoint yes it is difficult, it's not a good fit but at least you know Staff has gone over it and made recommendations.

**MOTION:** Dave Collier moved approval of the Major Urban Code Exception for Don Miguel's Cigar Lounge, LLC with the recommendation that Commission once again review their request to have an established criteria that can be followed that doesn't require them to have to deal with special exceptions.

**SECOND:** Pete Walson

**Motion carried 4/1 with Gene Rifkin dissenting**

2. East Stuart Mainstreet Update Presentation

**Presentation:** Thondra Lanese, East Stuart Mainstreet Manager

**Public Comments:**

Phil Harvey, President of Stuart Mainstreet said they have learned a lot in the last few years and they are going to make a difference. He asked the board if they could take the lead in developing Martin Luther King Park. He asked that a bathroom be added and said that they have a few architects on the board that could help with that.

Robert Hall, representing the Martin County Branch of the NAACP reiterated the need for a bathroom in the park. He also represents Massadonia Missionary Church and they also use the park. He said they are finishing a home for a veteran facility which is another enhancement to the community.

Jay Thompson, Local Historian of East Stuart said the East Stuart Mainstreet has brought about a renaissance in their community. He said that pride has come about in the community and they have done many good things in the community. He said that Thondra's report was tremendous.

Claudius Taylor a retired veteran said he thought it was very important that they get bathrooms. He said he has a child and doesn't think that children and adults should be using the same portolets. He said they pay for the portolets and pay for someone to clean them, but doesn't think it's fair to have portolets for seniors and children. He thanked Teresa, Paul and Dan Hudson for all of their support. He said that the cost driver on the bathroom was the handicap area and said he would get a soft and hard cost back to the board.

**Board Comments:**

Chairman Wacha said he just received information that the MPO gives out grants for bathrooms.

Dave Collier said there is some confusion as far as the bathroom. He said the bathroom was in the budget but he was adamant that CRA funds not be used for the bathroom. He said putting a bathroom in that area was a great thing to do, but it is not improving the community. He thought a lot more effort should be put into an entranceway to the community and said they should be asking the City Commission for the money to be put into the capital budget and get the bathroom built.

Chairman Wacha said he is always looking for matching monies. He said when they first got the information on the bathroom, there wasn't much to it and didn't understand why a bathroom would cost \$80,000.

Dan Hudson said he heard Mr. Harvey request that East Stuart Mainstreet take the lead on the bathroom and recommended support of that.

Gene Rifkin agreed with that and expressed her appreciation of the presentation.

**3. Wayfinding and Gateways Signage Program**

**Presentation:** Teresa Lamar-Sarno

**Public Comments:****Board Comments:**

Dave Collier said the signs were ridiculously small and asked how they got that far away from what they started with. He said if people are coming in from the north, they need a gateway sign and suggested that a consultant work on this.

Pete Walson said they were really looking for a direction sign that was in a place that gave people time to get in the left lane.

**MOTION:** Dave Collier moved to direct staff to proceed with amending the IBI, Inc. work authorization to address the signage gaps discussed today

**SECOND:** Pete Walson

**Motion carried 5/0**

4. Historic Preservation Presentation and Prioritization

**Presentation:** Teresa Lamar-Sarno

**Public Comments:** None

**Board Comments:**

Dave Collier said he was concerned that this goes way beyond the CRA. He said that many are outside the CRA and wanted to see the general government coming forward on this.

Pete Walson asked if Staff prioritized the list.

Teresa Lamar-Sarno said the last time the list was prioritized was 1997.

Pete Walson thought they need to start with a list, he thought where the structures were placed was very relevant and would like to see a meshing of both CRA and non-CRA.

Patty Henderson said she thought they should involve local historians.

Gene Rifkin said she thought exploring historic villages was definitely a CRA responsibility as well as evaluating threatened structures. She thought they should focus on the whole list.

Chairman Wacha said they should get a plan from the consultant as to what they would be getting for \$15,000.

Teresa Lamar-Sarno said she was hearing two things: that they need to get the ratio of historic homes in the CRA and outside and to look at all of this as a whole by putting all of the pieces together.

Pete Walson said he was not ready to spend money on a consultant until they get the meshing of Kim Delany and the Martin County list of historical homes.

**Staff Comments:**

**Teresa Lamar-Sarno gave an update on:** City Hall Bathrooms, Land Acquisition RFP, Parking Master Plan Work Authorization with IBI, Confusion Corner Crosswalk, Special Events Grants, Lyric Theater/CRA Free Summer Movie Series, FRA Award Applications, 7/27 CRA 2010 Budget Workshop, Green Building Grant and Amtrak.

Pete Walson said he would not be able to attend the August 4<sup>th</sup> meeting.

**IV. NEXT CRB MEETING:**

**August 4, 2009**

**V. ADJOURN:**

**MOTION:** Patty Henderson

**SECOND:** Gene Rifkin

**Motion carried 5/0**

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:46PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Frank Wacha, Jr., Chairman

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Michelle Vicat, Board Secretary