

**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,  
SEPTEMBER 4, 2012**

**Those present:** Pete Walson, Vice Chairman  
Jean Laws Scott  
Sharon Fitzke  
Pete Walson  
Austin Tyo  
Johnnie Bell  
Drew Pittman

**Those absent:** Frank Wacha, Jr., Chairman

**Also present:** Deanna Freeman, Senior Planner

**I. CALL TO ORDER: Chairman**

Vice Chair Walson called the meeting to order at 4:02PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: July 3, 2012**

**MOTION:** Jean Laws-Scott

**SECOND:** Johnnie Bell

**Motion carried 5/0**

**Public Comments:** None

**Board Comments:** None

1. Request to consider a Major Urban Code Exception to permit outdoor retail display and sales at 26 S.E. 6th Street, Stuart. Mr. Ron Hart, DBA Terra Fermata, Applicant

**Presentation:** Deanna Freeman, Senior Planner

**Public Comments:**

Kent Serakas who owns the property next door is concerned about parking, nighttime lighting and noise. He said they would have a professional office building on his site within the next year and was worried about the parking.

Deanna Freeman said there is a calculated parking plan and they meet the shared parking

agreement. She said they provided a site plan that shows 48 spaces and in the resolution there are 30 some conditions which must be adhered to and one of them is with regard to limiting the number of seats because that's how the parking is calculated.

Kent Serakas said he had three parking spaces that Stuart provided in the last two years and asked whose parking spaces they are.

Deanna Freeman said if they are on-street, they are provided for the entire Woodlawn Park area and not singled out per person unless you had a revocable permit.

Sunshine Johnson of 18 E. 6<sup>th</sup> Street said she is delighted they are doing this project, she's thrilled with the mixed use idea, is concerned about parking but didn't think they should stop the good use.

**Board Comments:**

Johnnie Bell asked how he would control the noise from the music.

Ron Hart, the applicant thanked staff for their help and said he would allude to Deanna Freeman's conditions attached to the project which would control that. He said he wanted to be a good neighbor who is a civic minded guy and wanted to keep this little town alive and thriving and was hoping to do that with this project.

Johnnie Bell asked what the hours would be.

Ron Hart said 10AM to 10PM.

Drew Pittman said he appreciated Ron Hart investing time and money for this part of downtown as he is the first one that has come in front of the board for that corridor.

**MOTION:** Drew Pittman moved to approve the Request to consider a Major Urban Code Exception to permit outdoor retail display and sales at 26 S.E. 6th Street, Stuart. Mr. Ron Hart, DBA Terra Fermata, Applicant

**SECOND:** Jean Laws-Scott

**Motion carried 6/0**

**Staff Comments:**

Teresa Lamar-Sarno updated the board on the Colorado Avenue improvements and the Outdoor Dining Pilot Program.

Pete Walson thanked Deanna Freeman for the staff report and said it was very comprehensive, clear and well written.

**IV. NEXT CRB MEETING: October 2, 2012**

**V. ADJOURN:**

**MOTION:** Drew Pittman

**SECOND:** Sharon Fitzke

**Motion carried 6/0**

Vice Chair Walson, there being no further business before the Board the meeting is adjourned at 4:22PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

\_\_\_\_\_  
Pete Walson, Vice Chair

\_\_\_\_\_  
Michelle Vicat, Board Secretary