

**SPECIAL MEETING OF THE STUART CITY COMMISSION  
COMMUNITY REDEVELOPMENT AGENCY AND  
COMMUNITY REDEVELOPMENT BOARD  
HELD ON SEPTEMBER 26, 2011  
AT 4:00 P.M. IN THE CITY COMMISSION CHAMBERS  
121 SW FLAGLER AVENUE  
STUART, FLORIDA 34994**

**CITY COMMISSION**

Mayor Jeffrey A. Krauskopf  
Vice Mayor James A. Christie, Jr.  
Commissioner Eula R. Clarke  
Commissioner Troy A. McDonald  
Commissioner Michael J. Mortell

**COMMUNITY REDEVELOPMENT AGENCY**

Chairperson Jeffrey A. Krauskopf  
Vice Chairperson James A. Christie, Jr.  
Board Member Eula R. Clarke  
Board Member Troy A. McDonald  
Board Member Michael J. Mortell  
Board Member Johnnie Bell  
Board Member Samia Ferraro (ABSENT)

**COMMUNITY REDEVELOPMENT BOARD**

Chairman Frank Wacha  
Vice Chairman David Collier (ABSENT)  
Board Member Johnnie Bell  
Board Member Samia Ferraro (ABSENT)  
Board Member Sharon Fitzke  
Board Member Jean Laws Scott (ABSENT)  
Board Member Pete Walson

**Also in attendance were:**

City Manager, Paul J. Nicoletti  
City Attorney, Michael D. Durham  
City Clerk, Cheryl White  
Interim Development Director, Terry O'Neil  
CRA Administrator Theresa Lamar-Sarno

**PRESENTATIONS**

1. Request to approve the minutes of the CRA Meeting of July 25, 2011

MOTION: EULA CLARKE. : MOTION TO APPROVE CRA MINUTES OF JULY 25, 2011

SECOND: TROY MCDONALD  
MOTION APPROVED UNANIMOUSLY

## **2. CRA Update**

Teresa Lamar-Sarno gave a brief CRA update to the boards, she explained the status of the shade structure, as well as improvement of the wayfinding signage on US1 directing to the downtown.

## **3. East Ocean Crosswalk Design and Update**

Teresa Lamar-Sarno also gave a brief update to the Boards regarding the proposed crosswalk with a compass rose within the brick pavers. She explained that contractor provided an estimate of just under \$8,000.00.

## **4. Downtown Outdoor Dining Overview**

City Manager Nicoletti explained the proposal made by Stuart Main Street for outdoor seating. He gave a visual presentation regarding the bump outs and use of existing parking spaces for additional seating in the downtown. The City contracted with Marcella Cambolor to provide additional information.

Marcella Cambolor gave a brief visual presentation to the boards and public.

Commissioner Clarke asked about possible hazardous conditions to both vehicle and pedestrian traffic using the proposed plan.

City Manager Nicoletti explained that all questions or concerns would be addressed during the study period of the proposal. He stated the City has not predetermined any details of the proposal and advised the Boards that Marcella Cambolor would be working on those questions or concerns during the study period.

Commissioner McDonald stated that his biggest concern would be funding in this year's budget.

Vice Mayor Christie expressed concern over the safety of the pedestrian traffic.

CRB Board Member Pete Walson suggested adding a food court at the end of St Lucie Avenue near the Riverwalk instead of Parking. He suggested having Riverside Café or Mulligan's to do take out.

City Manager Nicoletti stated that the City is installing a Shade Structure on the Festival Deck and anticipates no parking there during the construction phase of the project. He explained that the City will probably no longer allow parking there when the project is completed.

Raul Ocampo, Jr. of Stuart Main Street came forward and commended the CRA and the City Manager for taking on this task. He explained that they are looking at phasing in the bump out seating along the roadway to see if it works out. He also thanked Marcella

Camblor for working on the proposal Pro Bono for Stuart Main Street, and asked that the Boards vote on the proposal favorably.

Mark Brechbill explained that the Board has been working hard on walk ability in the downtown and seating is needed.

Mayor Krauskopf was pleased with the initiative and asked that they look at the following:

Historical past and incorporation of existing businesses that are paying for their licenses and incorporate how that would be dealt with.  
City Insurance aspect of the plan.

He said the one thing we don't want to do is shove everyone out in the sidewalk, including clothing racks ect.

He said he would leave everything at City Hall alone and give every city employee a parking space number at the Dockside and leave all City Employee parking there.

Need a good method of training the residents where to go and get the parking spaces.

Look at funding for the project.

Commissioner Mortell suggested that the street past Mulligan's should be a one way out only. He felt the trees in the islands in the downtown significantly enhance the downtown. He said the management of those being turned into islands for seating would be difficult. He suggested allowing the restaurants take over a portion of the sidewalk and then move the sidewalk out further.

City Manager Nicoletti said a presentation will come forward in about a month. He noted that the CRB did not have a quorum today and those CRB members present did not take any official action.

**ADJOURNMENT: 4:57 p.m.**

**ATTEST:**

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**Cheryl White, CMC, City Clerk, Secretary**      **Jeffrey A. Krauskopf, Mayor,**  
**CRA Board Chair**

**Minutes to be approved at the Regular Commission  
Meeting This 24th Day October 2011.**