

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART  
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 123  
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY,  
NOVEMBER 6, 2007**

**Those present:** Frank Wacha, Jr., Chairman  
Patty Henderson  
David Collier  
Donald Komara  
Gene Rifkin  
Samia Ferraro

**Those absent:** Meg Whitmer, Vice Chairman

**Also present:** Kev Freeman, Development Director

**I. CALL TO ORDER: Chairman**

Chairman Wacha called the meeting to order at 4:07PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: September 4, 2007**

**MOTION:** Gene Rifkin moved to approve the minutes of September 4, 2007

**SECOND:** Patty Henderson

**Motion carried**

**Public Comments:** None

**Board Comments:** Dave Collier asked to be brought up to speed on the consultants and would like to find out what the CRB's role is in it.

Kev Freeman said that they would get a briefing together probably with the City Manager in coordination with the CRA department.

Dave Collier mentioned that the CRA Coordinator has not been at their meetings, asked why and who exactly does he work for and then asked why the City Manager gave the information on the study, he read that Chuck is the linkage between the consultant and the City which left him wondering what the linkage is with the CRB.

Frank Wacha agreed that better interaction is needed.

Kev Freeman responded that he couldn't tell him the exact remit of the CRA Coordinator but he is under the City Managers office.

**1. Text amendment to section 3.01.06 and related sections of the City's Land Development Regulations pertaining to Urban Code Exception Requirements in order to incorporate a procedure for a determination of Alternative Compliance**

**Presentation – Kev Freeman**

**Public Comments:** None

**Board Comments:**

Frank Wacha asked if they should mandate if someone wants higher density if this number is enough and what is average density and mixed residential types. He asked how the 15 to 30 run through the code. What is the code that establishes these density levels?

Kev Freeman responded that it is set out in the Comprehensive Plan initially; the maximum density is 15 units per acre throughout the downtown redevelopment future land use. In the LDR, the mechanism to increase it to 30 the maximum level indicated is through an urban code exception which is where the negotiation is to take place about unit sizes and how the massing affects the building, but at the minute the mechanism that we have does not really enforce that.

Frank Wacha thought there should be a certain amount of units and said 25 is high. He asked if someone wanted to re-build a two story and needed leeway, are they going to have to change the roofline or should they exempt existing places and would like to see added "varied and compatible roof line" and add at the end "unless this conflicts with existing structures" and would like to see the green code as a pre-requisite. He asked how long this would be in place before the actual form based code took effect.

Kev Freeman replied three or four months.

Don Komara asked how they made sure some of the units remained rentals. He thought that density needed to be linked to other things. He agreed that the green code should be a prerequisite. He asked if there was some way you could ask for proof of building cost from builders. He also mentioned enhanced landscaping and asked how much that would be and thought there should be a number.

David Collier thought that they should tie the workforce housing to the increases in density which is a major reason to increase density then there would be a reason to come forward with a special exception which wouldn't be as painful as a developer wanting to have more units to sell to make more money and also that when looking at density it should be decided when they get into the form based code and asked if they wanted to put a limit on the size of the multi-family units in the historic downtown area? He suggested putting in a requirement to put in a scale model. He asked if in the massing there was a model for density and wondered if there was a mechanism that you are talking to land planners and architects to get their input on this so you don't have World War III down the line.



Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:35PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

---

Frank Wacha, Jr., Chairman

---

Michelle Vicat, Board Secretary