

**SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
COMMUNITY REDEVELOPMENT BOARD
HELD ON MARCH 22, 2010
AT 9:00 A.M. IN THE CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

MINUTES

Roll call was answered by:

City Commission

Mayor Michael Mortell

Vice Mayor Carol Waxler

Commissioner James A. Christie

Commissioner Jeffrey A. Krauskopf

Commissioner Mary Hutchinson (absent)

Community Redevelopment Agency

Chairperson Michael Mortell

Vice Chairperson Carol S. Waxler

Board Member James Christie Jr.

Board Member Mary L. Hutchinson (absent)

Board Member Jeffrey Krauskopf

Board Member Gene C. Rifkin

Board Member Samia Ferraro (absent)

Community Redevelopment Board

Chair Frank Wacha

Vice Chair David Collier

Board Member Pete Walson (absent)

Board Member Patty Henderson

Board Member Gene Rifkin

Board Member Samia Ferraro (absent)

Board Member Johnnie Bell

Also in attendance were:

City Manager Dan Hudson

City Attorney Paul J. Nicoletti

City Clerk Cheryl White

DISCUSSION & DELIBERATION – ALL

**1. Revised approach to regulating Alcohol Beverage License in Old
Downtown District**

City Planner Murriah Dekle and Interim Development Director Terry O'Neil gave a brief overview regarding the proposed regulation of Alcoholic beverage License in the downtown.

Murriah further explained how a new establishment would be able to come into the downtown, if adopted at the 13%.

She said the boards could increase the numbers if they felt the need for it or leave as is. If you decide to leave it where it is, someone would have to come in and add additional square footage to the downtown district, in order to maintain that ratio. By basically adding new floor area to the old downtown district. Example: If 19,230 square feet of space is built, 2,500 square feet or 13% of the space maybe license as an COP establishment. If an existing COP space is vacated or remains vacant for more than 90 days, without the owner or tenant obtaining a renovation permit, or a new COP license at that location.

Several items were discussed between the three boards regarding the following:

- Include Ancillary outdoor seating into calculations.
- The addition of second and third floors to existing one story buildings.
- Parking Garage and how would affect new businesses and their parking requirements.
- The exception and formula process to the existing businesses.
- Look at mechanism to attract people to the downtown and create a fair means to make the extra space to be made available.

2. Presentation Downtown Stuart Parking Master Plan

Teresa Lamar Sarno gave a brief introduction for the Downtown Parking Master Plan and introduced Curt Easton of IBI Group presenting their final report of the downtown parking study.

Curt Easton: Gave a visual presentation to the Commission/Boards regarding the inventory and supply of the existing parking in the downtown. He explained the process used to determine needs and demand, and if it would be valid to construct a parking structure. (The final parking study report is available in the Office of the City Clerk).

The final report will be accepted into the record.

City Manager Hudson mentioned the upcoming Amtrak Meeting to be held on March 26, 2010, at 10:00 am at Cocoa City Hall in Cocoa. He invited all and encouraged attendance.

Adjournment of the CRB Board 11:08 a.m.

COMMUNITY REDEVELOPMENT AGENCY ACTIONS

- 3. Request to approve the minutes of the CRA Meeting of February 22, 2010**

MOTION: GENE RIFKIN. : MOTION TO APPROVE THE MINUTES FROM February 22, 2010
SECOND: JAMES A CHRISTIE JR.
MOTION APPROVED UNANIMOUSLY

4. Receive and File 2009 CRA Annual Report

MOTION: CAROL WAXLER. : MOTION TO APPROVE 2009 CRA ANNUAL REPORT
SECOND: JAMES A CHRISTIE JR.
MOTION APPROVED UNANIMOUSLY

5. RESOLUTION 01-2010 CRA Recovery Zone

MOTION: GENE RIFKIN. : MOTION TO APPROVE 01-2010 CRA RESOLUTION
SECOND: JEFFREY KRAUSKOPF

Board Member Krauskopf noted the followup with the State regarding the Build America Bond, and noted that “as long as there is nothing that they do not know we shouldn’t be doing.”

City Manager Dan Hudson: We will check on that.

ROLL CALL:

CHAIRPERSON MORTELL	YES	MARY HUTCHINSON	YES
JEFFREY KRAUSKOPF	YES	GENE RIFKIN	YES
CAROL WAXLER	YES		
JAMES A CHRISTIE JR.	YES		

STAFF COMMENTS

GENERAL COMMENTS

ADJOURNMENT 11:32 am

Cherie White, Board Secretary, City Clerk

Michael Mortell, Mayor /CRA Board Chairperson

Frank Wacha, CRB Board Chairperson