

**MINUTES OF THE SPECIAL MEETING OF THE CITY OF STUART  
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 121  
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY,  
JANUARY 19, 2010**

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

**Those absent:**

**Also present:** Dan Hudson, City Manager  
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: January 5, 2009**

**MOTION:** Pete Walson

**SECOND:** Samia Ferraro

**Motion carried 6/0**

**Public Comments:**

Bernie Malone commented that it was a lovely warm day.

**Board Comments:**

Gene Rifkin said that staff did a great job with the MLK celebration.

1. CRA Parking Master Plan Presentation

**Presentation:** Teresa Lamar-Sarno, CRA Coordinator  
Kurt Easton, IBI Consultant

**Public Comments:**

**Board Comments:**

Patty Henderson asked if the Osceola site presumed taking the existing law office parking lot.

Kurt Easton replied yes.

David Collier said they already tried to acquire that lot and the owners were not interested and all of their proposals have owners that are not interested in selling.

Frank Wacha asked if the county would be paying for part of the building.

Kurt Easton said they would not be that involved in that aspect.

Frank Wacha said when you looked at the studies the one on Osceola is perceived as being too far from downtown.

David Collier said in the earlier CRA plan it said that downtown may be extended eastward which would make it closer and asked how far down Osceola they went.

Pete Walson asked David Collier if they approached the Acacia property owners with the concept of a land lease.

Frank Wacha said he talked to them and they want an alternative place that they could move to.

Dan Hudson said the question for him was how far down from the core of downtown can you go?

Pete Walson said they could create another Osceola Street between Haney Circle and City Hall.

Kurt Easton said it should go hand and hand with way finding.

Patty Henderson said she works downtown and that parking lot is full all of the time.

Kurt Easton said they looked at a larger area and right now they are about 90% capacity in that core downtown.

Patty Henderson said the graduated blue color doesn't work for her and they need more clarification.

Samia Ferraro asked why the site was a short term solution.

Kurt Easton said this will address their priority needs within the proximity of the areas experiencing the most need.

Samia Ferraro said she was under the assumption that they were looking at this as something "down the road".

Gene Rifkin said that she was confused as to the timing as it seemed at first they were not recommending a parking garage now but towards the end of the report it sounded like they were.

Kurt Easton said the initial report was done during the initial inventory phase where they were showing low utilization which was a perception issue and people were not willing to go further than 75 feet.

Pete Walson agreed with the comment about signage.

Kurt Easton said the key to all of this is that you have this miniscule couple of blocks of downtown and they want that magic to now have the capacity to grow and nobody is going to park and walk across large expanses of vacant lots so they needed to have infill.

Frank Wacha said the pricing recommendations were really good.

David Collier said he didn't see any mention of the problem with employee parking. He said he read some mainstreet material which suggested working with property owners who have the most to gain by restrictions in which there would be a disciplinary action for employees who utilized on-street parking near the business. He said he didn't agree with assigning the parking lots and most of the time by driving around one will find a parking spot and their focus was they didn't find parking on Colorado or St. Lucie.

Dan Hudson said they didn't give a lot of attention to all of the other spaces available and wondered if the board agreed that pushing down Osceola is the direction to go.

Patty Henderson said there is a use for it on Osceola but if there is a smaller one there they might think about another smaller one on Sailfish later on then they have both ends of downtown.

Johnnie Bell asked what the time frame was on building this garage...short or long term.

Dan Hudson said he thought they need to decide where the parking lot needed to be then secure the property.

Kurt Easton said part of the solution is the parking management strategy which should be pursued because they are cost effective and you can monitor the results to see if it is alleviating demands.

Samia Ferraro said they have already been doing it with valet parking and asked if it has been successful.

Dan Hudson said the Lyric likes it a lot.

David Collier said he agreed with Dan Hudson as far as securing the property first and he would prefer to see this accomplished as soon as possible. He said on the last page it says use a CIP for Loxahatchee Industrial Site which he thought was a typo.

Frank Wacha said he thought that they should do something on this site right here. He said he didn't understand why they didn't include the annex building in it.

Kurt Easton said they felt it was going to be incorporated into the site whenever they decided on what to do with the site.

Gene Rifkin thought it was very important that the first site be the parking garage because locating a parking garage on this property is premature and it would do nothing to expand the downtown on Osceola.

Pete Walson said he would be interested in what the financials are on Winter Park parking garages, he thought that one hour parking in prime zones was a little low and it should be two hours, he thought David Collier was right that they were spending money on things that didn't make a difference like trees and that the parking garage was needed and supported Alternative 1. He thought the parking garage needed to be visible.

Samia Ferraro said she loved the parking management and operation section and asked if there was an issue to ask residents to pay to park.

Dan Hudson said it is virtually impossible to get parking to pay for itself and the merchants downtown would probably not be happy as it is against the culture.

Samia Ferraro said if they do build a garage, should they have one of those pay machines instead of having a person collect.

Kurt Easton said that when the city becomes what it can be, there needs to be a change in mindset.

Dan Hudson said if there was a cultural change then you start to set a difference between what is premium parking for the merchants versus what is support parking for their staff.

Kurt Easton said ultimately it's the merchants that are benefiting with this parking.

Samia Ferraro suggested having an assessment that everyone would have to pay or put it on the consumer in paying to park.

Patty Henderson said the merchants don't park in front of their store but park two slots down and they needed to figure out a way to get them to park elsewhere.

Kurt Easton said that goes with the repercussions that David Collier suggested.

Johnnie Bell said he agreed with the site as the best option.

Nelo Freijomel with Foster Freijomel Architects said he agreed with a parking garage and called their attention to a site that his client is developing and said it might be a good opportunity for the city to join with the private sector to see if they could develop something together.

Kurt Easton said they would take a look at it.

Bernie Malone, a citizen said the merchants despised the two hour parking and three hour works and to keep it going to 9PM. He said they've been through all of these steps and there are so many innovations today and they needed to get business owners and employees out of prime spots.

Kurt Easton said going back to David Collier's comment you have to have something with teeth like tenant lease agreements

Pete Walson asked IBI to research how other cities handled employee parking in downtown and asked that they expand that section of the report.

Frank Wacha asked that as they analyze the site chosen to research how it would improve the TIF.

Kurt Easton thanked the board for their time and said they would do final counts and come back with their final report.

**IV. NEXT CRB MEETING: February 2, 2010**

**V. ADJOURN:**

**MOTION:** Samia Ferraro  
**SECOND:** Patty Henderson

**Motion carried 6/0**

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:40PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Frank Wacha, Jr., Chairman

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Michelle Vicat, Board Secretary