

**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,  
FEBRUARY 3, 2009**

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

**Also present:** Dan Hudson, City Manager  
Doug James, Development Director  
Dottie Zaharako, Finance Director  
Sam Amerson, Public Works Director  
Murriah Dekle, Project Planner II  
Teresa Lamar-Sarno – CRA Coordinator

**I. CALL TO ORDER: Chairman**

Chairman Wacha called the meeting to order at 4:12PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: January 6, 2009**

**MOTION:** Gene Rifkin  
**SECOND:** Dave Collier

**Motion carried 5/0**

**Public Comments:** None

**Board Comments:** None

**1. Mural Grant Update**

Teresa Lamar-Sarno said that the person that would be creating the mural was not present. She did receive a confirmation letter from the Women Supporting the Arts and the CRA did receive a \$2000 grant for the mural and there is a budget line item for additional dollars for that.

**Public Comments:** None

**Board Comments:** None

Dave Collier suggested that they move onto the Major Urban Code Exception as the public was present for that item.

**2. Request to consider a Major Urban Code Exception relating to relief from Section 6-3 of the City of Stuart Code of Ordinances for Maria's Cafe (former site of T.A.Verns) located at 10 SW Osceola Street**

**Presentation:** Murriah Dekle, Project Planner II

**Public Comments:**

**Board Comments:**

Dave Collier asked where the department was on limiting the number of liquor licenses in Downtown Stuart that came out of earlier discussions on the Key Lime Café.

Doug James replied that one of their comments on Key Lime was a balance. He said they included in the Staff Report on the last exhibit where graphically and through a matrix the different uses located in Downtown, where they are located and if they have a liquor component.

Dave Collier said he thought Staff was to come forward with a new proposal dropping the 300 feet and coming up with a way to hold at a level that would not be exceeded.

Murriah Dekle replied that they're taking the item to Commission on February 9th to get their direction.

Dave Collier said he thought the CRB said they wanted to see staff recommendations on how to amend the code.

Doug James said they may have misunderstood their direction, but they had many things coming their way these days and when the Commission meets they usually get a new assignment, so in an effort to try to manage the special projects they receive they look to the City Commission to give the City Manager the direction to tell them what to do or they would be doing special projects to the point that they wouldn't be able to finish the work effort they have begun for the LDC Clarification. He said the comments would be carried to the City Commission and if directed to do something in that regard, they would do so.

Dave Collier read the minutes of the last CRB meeting and said it was very clear instruction to bring the information back to the CRB and didn't know how they got cut out of the discussion which is what they have succeeded in doing.

Doug James said they have provided tonight as part of this recommendation an attachment that he alluded to before which is a map and table to help them see the different types of activities and locations downtown and the percentage that have a liquor license component to them. He said there were over 100 activities downtown and 10 had a liquor license component which were provided in an attempt to help them define what a balance might be.

Pete Walson asked what a 4COP/SRX is.

Murriah Dekle replied that it was a type of liquor license issued by the state.

**MOTION:** Pete Walson moved to approve the request to consider a Major Urban Code Exception relating to relief from Section 6-3 of the City of Stuart Code of Ordinances for Maria's Cafe (former site of T.A. Verns) located at 10 SW Osceola Street

**SECOND:** Samia Ferraro

**Motion carried:** 5/0

### **3. CIP Beautification Reevaluation**

**Presentation:** Teresa Lamar-Sarno

**Public Comments:** None

**Board Comments:**

Members of the board were very supportive of the strategic plan.

Dave Collier said if they came forward with what Kim Delaney had a few years before, a proposal mirroring what the County had done in the way of historic planning and said he didn't know whether they should spend \$15,000 to find out a consultants recommendation on historic preservation may not fly there because there were some issues on property rights at that time.

Pete Walson agreed with Dave Collier.

Patty Henderson suggested looking at other city's CRA plans.

Teresa Lamar-Sarno asked the board to approve additional funding for the mural.

Dave Collier asked to see the mural design before they approved additional funds.

The Board decided to go with the \$1000 of overtime instead of redoing the sidewalks.

The Board thought that they did not need tree replacement at this time but to replace trees when they became a problem and they should possibly do a tree inventory.

The Board suggested putting the CRA Newsletter on the website and to email the newsletters instead of mailing them. The Board decided to move \$10,000 from the trees and put it into the newsletter and investigate other methods.

Teresa Lamar-Sarno said that they would need to mail out the first newsletter asking people for their email addresses so they could be emailed after that and they would also put it on the website.

The Board decided to reallocate the monies for landscape lighting plant beds.

Teresa Lamar-Sarno said that they are moving forward with the restrooms, but they were going to cost approximately \$80,000 not \$50,000.

The board asked that Teresa come back with how she wants to allocate the extra funds.

#### **4. TIF Budget Projections**

**Presentation:** Teresa Lamar-Sarno

#### **Public Comments:**

John Leighton said he has property in the Woodlawn Park area if they don't get this grant asked that if in lieu of moving forward with some of these projects, they work on existing areas where they have promised the property owners improvements that haven't come through like Woodlawn Park streetscaping.

#### **Board Comments:**

Pete Walson asked if they have had façade improvements.

Teresa Lamar-Sarno replied that they have had two but didn't think they would use the dollars they have.

Don Komara asked if the design support was allocated to a specific project.

Teresa Lamar-Sarno said it was not.

Samia Ferraro asked about the recurring cost for FEC railroad.

Teresa-Lamar-Sarno said that they were lease agreements for parking, right of way etc...

Dave Collier said that Mainstreet 101 had a speaker with a program where they looked at the 2<sup>nd</sup> and 3<sup>rd</sup> floor of buildings to have them used for purposes other than storage and the fire code was so expensive to bring them into compliance that they set up a matching grant program for fire code compliance.

Pete Walson asked about the façade improvement procedure as they get into the 2<sup>nd</sup> quarter and the unsafe buildings haven't materialized. He asked if they could recommend budget adjustments.

Teresa Lamar-Sarno said they could and normally whatever does not get spent gets rolled over.

Dave Collier asked if they could get a status report on the Woodlawn Park grant.

Dave Collier commented to Dan Hudson that the CRB is clear in the view that they would like to have a criteria that they could address other than the 2006 Special

Exception criteria to deal with these in the future and the concept discussed was if they have x number they don't exceed that number. If they go out of business, first one up would be approved as long as they are below that limit and he thinks something needs to be changed in writing. He appreciates the information given but he doesn't think it helps their discussion.

Dan Hudson said that they would work on that and also in the workshop there was a discussion about a motion regarding Dockside

**MOTION:** Pete Walson moved that they strongly support the allocation of \$1M of TIF reserve fund for the acquisition of the Dockside property.

**SECOND:** Don Komara

**Motion carried:** 5/0

**IV. NEXT CRB MEETING: March 3, 2009**

**V. ADJOURN:**

**MOTION:** Pete Carlson

**SECOND:** Gene Rifkin

**Motion carried 5/0**

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:16PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Frank Wacha, Jr., Chairman

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Michelle Vicat, Board Secretary