

**SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD ON DECEMBER 5, 2011
AT 9:00 A.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 Kelli Glass**

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 Kelli Glass
Board Member Johnnie Bell
Board Member Samia Ferraro (Absent)**

COMMUNITY REDEVELOPMENT BOARD

**Chairman Frank Wacha (Absent)
Vice Chairman David Collier
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
Board Secretary Michelle Vicat
Interim Development Director, Terry O'Neil
CRA Administrator Theresa Lamar-Sarno**

1. Business Development Board Quarterly Presentation

Business Development Board Co-Director Crystal Stiles presented a visual report to the Boards regarding the year in review activities of the Business Development Board from October 1, 2010- September 30, 2011.

Commissioner McDonald liked the interactive map of Indiantown presented and requested they create one for Stuart. +

Chrystal Stiles said that she would be happy to create the map but the cost is about \$8,500.00, so we would need a way to fund it. She said it could possibly be budgeted in 2012-2013 BDB budgets.

Board Member Collier asked if there was any chance the map could be forwarded and wanted information on any BDB experience in helping business being located in Stuart. He said property managers are not willing to share information.

Chrystal Stiles said there is a current database, but stated they are working closely with the local realtors.

Business Development Board Tim Dougher, said BDB has been working with REALTORS and the City has four of the most marketable buildings in Martin County.

1. Building Color & Finishes Land Development Code Proposed Amendment.

City Manager Nicoletti said we have had this code for many years but “it has fallen by the wayside”.

CRA Director Teresa Lamar Sarno presented the current code color wheel and the process for approval. She explained that a Minor Code Exception can cost approximately \$500 and noted East Stuart CRA is exempt from this. She said the Downtown Business Association was polled and the DBA supports the color when and they also said they would like to see it expanded to include some other similar tones and colors. Stuart Main Street asked to work with their design committee and asked for a transposed color wheel that the public can walk away with.

Theresa Lamar Sarno clarified the proposed new language would go to the LPA and then to the City Commission for approval, She requested a motion from the Board so staff can move forward.

Commissioner McDonald wanted to know if this is just for businesses or does it include residential and how would this be enforced?

Theresa Lamar Sarno stated that East Stuart is exempt.

Commissioner Clarke asked if it is time to look at East Stuart Mainstreet to look at the Color Wheel for their businesses, because they are now in the CRA.

Teresa Lamar Sarno said it is easier makes sense that the entire CRA be covered as opposed to just the urban area.

Commissioner Christie said the Urban Code for East Stuart developed a lot discussion about the color palette and East Stuart preferred to remain “an independent unique community.”

Board Member Dave Collier noted that building trim can be any color and that can be a “disaster.” He suggested the wording be changed.

Development Director Terry O’Neil said there is a violation process and it would go to code enforcement, but there is “not a lot of enthusiasm” to go before the Magistrate.

Mayor Krauskopf referenced McDonald’s question regarding commercial and residential and said it is a difficult question in the downtown area where current residential structures might become commercial.

Terry O’Neil said within the CRA it does not matter whether business or commercial because all are subject to the color wheel.

Board Member Pete Walson said it goes against his grain to include residential and it should be up to the CRA.

Commission Clarke asked for and received clarification that if we adopt this, building trim would also be part of the color wheel.

MOTION: BOARD MEMBER CLARKE: MOVED APPROVAL TO ADOPT PROPOSED COLOR WHEEL PRESENTED ELIMINATING THE TERM BUILDING TRIM MAY BE ANY COLOR EXEMPTING 3.0104G PROPOSED WORDING.

SECOND: BOARD MEMBER CHRISTIE

ROLL CALL

CHAIRMAN KRAUSKOPF	YES	BOARD MEMBER GLASS	NO
VICE CHAIR CHRISTIE	YES	BOARD MEMBER MCDONALD	NO
BOARD MEMBER CLARKE	YES	BOARD MEMBER BELL	YES

Teresa Lamar Sarno announced at the Florida Redevelopment Conference the City of Stuart CRA was presented an award for the management programs and creative partnerships for the "Makeover in East Stuart." She said \$5,000 was spent from TIF for "paint up program" and other improvements in East Stuart done by 400 volunteers with over 3,000 volunteer hours cumulative in a one day period. She called it a "great way to leverage TIF dollars" to rehabilitate 16 buildings as well as clean up the streets and plant new trees and shrubs.

COMMISSION

ATTEST:

Cheryl White, CMC, City Clerk

Jeffrey A. Krauskopf, Mayor

**Minutes to be approved at the Regular Commission
Meeting This 9th Day January 2012**

CRA

ATTEST:

Cheryl White, CMC, Board Secretary

Jeffrey A. Krauskopf, Chairman

**Minutes to be approved at the Regular Commission
Meeting This 23rd Day January 2012**

Clerk Note: CRB did not have a quorum.