

MINUTES OF THE WORKSHOP OF THE CITY OF STUART COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY, MARCH 16, 2010

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

Those absent: Patty Henderson

Also present: Dan Hudson, City Manager
Teresa Lamar-Sarno, CRA Coordinator

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 3:05PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: March 2, 2010

MOTION: Pete Walson

SECOND: Gene Rifkin

Motion carried 5/0

Public Comments:

Board Comments:

1. CRA Plan Amendment

Presentation: Deanna Freeman, Consultant

Public Comments: None

Board Comments:

David Collier said they should use this plan as a guide but keep the concept of redevelopment. He said he saw three things coming together. One is to keep redevelopment activities going, keep pressure up to acquire land to assist in getting infrastructure in place and encourage the city to be entrepreneurial.

Gene Rifkin said they should combine what David is talking about with something that will earn a lot of TIF money back.

David Collier said they should move City Hall and make the most of the land area that is now City Hall and turn it into a public park, take the parking lot of this building and Dockside parking and turn it into a multi-story parking garage, move City Hall somewhere else and leave Dockside where it is.

Dan Hudson agreed but thought they should add a boutique hotel.

Samia Ferraro said the first page troubled her because it said this was the vision of Stuart but no vision is given. She asked where and what the vision for growth is.

David Collier said some of the vision/purpose needs to be drawn from the comp plan.

Samia Ferraro said that was part of her confusion because the first sentence refers to a vision for Stuart and then another vision on page four is a vision for the CRA and thought they needed to work together.

Terry O'Neil said the comp plan has become a force but it is a modest document that doesn't get too into detail. He said the comp plan lays out land uses and gives running room in higher densities but they don't come together as a plan, just pieces that help the CRA work.

David Collier said redevelopment is most important because they are built out.

Pete Walson said East Stuart and north of the bridge are fertile for development. He said on page one he wasn't sure why three was in there and four is repetitive of number six. He also said on the introduction the last paragraph was generic to these times.

Gene Rifkin asked if there was a different way to explain the third objective.

Chairman Wacha said all of the strategies for potential opportunities need to be used to expand the downtown. He thought they should bring in more employment opportunities and use the plan to create opportunities.

Dan Hudson said what if someone came in and bought up several old houses on Osceola, tore them down and put in a complex of three or four restaurants or maybe in the Woodlawn area which are two areas that are ripe for it. He said their biggest competition is Abacoa and City Place.

Terry O'Neil asked how they got from where they were in 1985 to where they are now and believes they've hit a threshold. He thought there was a natural resistance to residential growth but not commercial.

Gene Rifkin questioned how they would change lack of architectural identity.

The Board agreed that enhancing Colorado would be a good idea and create good linkage at Confusion Corner.

