

**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,
MARCH 3, 2009**

Those present: Frank Wacha, Jr., Chairman
Patty Henderson
David Collier
Donald Komara
Samia Ferraro

Those absent: Pete Walson
Gene Rifkin

Also present: Paul Nicoletti, City Attorney
Doug James, Development Director
Teresa Lamar-Sarno, CRA Coordinator

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:08PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: February 3, 2009

Don Komara noted that it said Pete Carlson instead of Pete Walson on Page 3 and Dave Collier thought that the minutes should reflect the actual order of the agenda as they moved an item up.

MOTION: Samia Ferraro
SECOND: Patty Henderson

Motion carried 5/0

Public Comments: None

Board Comments:

Dave Collier commented on the continuing saga of Stuart Main Street and the DBA. He said there would be a joint meeting of the two executive boards of both groups later this week. He said there is a good chance that Main Street would cease to provide any funding for the DBA in the way of advertising money and possibly end up not having any events in downtown. He asked for the status of the Woodlawn grant, the status on the parking garage and the Confusion crosswalk.

Don Komara thought they were throwing good money away by doing a parking study right now. He said it needs to coincide with any type of build out that is going on downtown in the future.

Dave Collier said he talked to Kim Delaney who gets to see projects all over the area that are going on and they felt it would be helpful to this group to have her come in and give a 15 minute presentation on what projects are going on so they see what their competition is and asked Teresa to schedule it within the next few months.

Chairman Wacha said they were asked to hear Item #3 first.

1. Modification of City Codes relative to onsite sale and consumption of liquor in downtown

Presentation: Paul Nicoletti

Public Comments: None

Board Comments

Dave Collier said that they had at least two nightclubs operating where the regulations were not strictly enforced and asked if there was anything Paul could add that would allow them to decide when somebody was running a nightclub and clearly violating state law, so they didn't have to wait for the state to do something about it.

Paul Nicoletti said you would have to be pretty careful with it but to the extent that it affects zoning, they may be able to craft something.

Dave Collier asked if they could limit it to one.

Paul Nicoletti said perhaps they could limit it to one 4COP.

Patty Henderson said if they want people to live downtown, they shouldn't have nightclubs.

Dave Collier said he would like to give direction to Paul Nicoletti to go ahead with this.

Paul Nicoletti said he would not limit it to one COP SRX as they now have two.

Don Komara asked if the right went with the property or with the business.

Paul Nicoletti said it was if it was an Urban Code Exception, the last two have been limited to that particular user.

Don Komara asked why they have 60 days on abandonment. He said if a building was destroyed by fire or something, no one would be ready with plans in 60 days. They suggested 90 days.

Chairman Wacha asked if someone was selling gift baskets including wine which might create a problem with Item 1.

Paul Nicoletti said this allows for beer and wine.

Dave Collier asked if wine bars would be allowed.

Paul Nicoletti replied that they would.

2. Women Supporting the Arts Mural Grant Update

Presentation: Teresa Lamar-Sarno noted that Dan Hudson could not be there today due to a wake he had to attend.

Presentation: Brenda Lee, Mural Artist

Public Comments: None

Board Comments:

Don Komara thought they should come up with other ideas besides Stuart in Bloom. He said it was a geometric building and the band along the top would be a strong element because it stands out.

Patty Henderson said she liked the idea of promoting Stuart in Bloom.

Samia Ferraro said she loved the idea of promoting Stuart in Bloom and asked about the cost of the project.

Brenda Lee said it would be approximately \$7500.00

Chairman Wacha said he liked the tie in with Stuart in Bloom and just wanted to make sure the mural tied in with the style of the building.

Dave Collier thought the City Manager should work with Brenda Lee and Cheryl Miller to bring back something to the board that encapsulates the proposal.

3. Revised CIP/Beautification List and 2009 Infrastructure Budget

Presentation: Teresa Lamar-Sarno

Public Comments: None

Board Comments:

Chairman Wacha said he would like to know what components might be there so some things could get a headstart.

Teresa Lamar-Sarno said she would speak to Sam Amerson about that.

Dave Collier said he hoped someone keeps John Leighton up to date on what is going on with Woodlawn.

Dottie Zaharako said they heard from Susan Fleming that since they were next in line on the CDBG project they became first on the list for the Woodlawn project.

Chairman Wacha asked when she was going to put together the parking RFP.

Teresa Lamar-Sarno said she is working with Terry Iverson on that.

Dave Collier said when she says parking feasibility study and uses the word transportation he didn't see any major transportation study coming out of that.

Teresa Lamar-Sarno said circulation study is a better word.

Don Komara said he didn't think they should do any parking/transportation studies without taking into consideration what the vision is like when Dockside and City Hall go away.

Dave Collier said the CRA should reconsider tabling of the crosswalk so there is no question that they feel that action in that area is appropriate.

MOTION: Dave Collier requested that the CRA un-table the proposal for the pedestrian crosswalk at Confusion Corner.

SECOND: Don Komara

Motion carried: 5/0

MOTION: Patty Henderson moved approval of \$5000 for the mural program

SECOND: Samia Ferraro

Motion carried: 5/0

IV. NEXT CRB MEETING:

April 7, 2009

V. ADJOURN:

MOTION: Don Komara

SECOND: Patty Henderson

Motion carried 5/0

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:45PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary