



AGENDA

SPECIAL MEETING OF THE STUART CITY COMMISSION COMMUNITY REDEVELOPMENT AGENCY AND COMMUNITY REDEVELOPMENT BOARD

**APRIL 25, 2022 AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Merritt Matheson
Vice Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Mike Meier**

COMMUNITY REDEVELOPMENT AGENCY

**Chairperson - Merritt Matheson
Vice Chairperson - Troy McDonald
Board Member - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Mike Meier
Ex Officio Board Member - Tom Campenni
Ex Officio Board Member - Pete Walson**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Tom Campenni
Vice Chairman - Nina Dooley
Board Member - Chris Lewis
Board Member - Katie Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha
Board Member - Pete Walson**

ADMINISTRATION

**City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman**

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 07/26/2021 & 01/24/2022 JOINT MEETING MINUTES
2. APPROVAL OF 03/28/2022 CRA MINUTES (APPROVAL BY CRA ONLY)

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

COMMUNITY REDEVELOPMENT AGENCY

3. PRESENTATION OF THE CONCEPTUAL DESIGN FOR MARTIN LUTHER KING JR. BLVD. STREETSCAPE IMPROVEMENTS AND PROVIDE RESULTS OF AN ONLINE SURVEY.
4. PRESENTATION OF GATEWAY AND DISTRICT SIGNAGE
5. EXPANSION OF OUTDOOR DINING (RC):

RESOLUTION No. 06-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE EXPANSION OF THE OUTDOOR DINING PROGRAM BOUNDARY AND USE OF THE PUBLIC-RIGHT-OF-WAY FOR DINING AREA; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

CITY COMMISSION

STAFF UPDATE

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Joint CRA/CRB/CCM**

Meeting Date: 4/25/2022

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 07/26/2021 & 01/24/2022 JOINT MEETING MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF THE 07/26/2021 & 01/24/2022 JOINT MEETING MINUTES

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 01242022 JOINT CRA CRB CCM
2. 07262021 Joint CRA CRB CCM

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD January 24, 2022
AT 4:00 PM COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Merritt Matheson
Vice Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Mike Meier

COMMUNITY REDEVELOPMENT AGENCY

Chairperson - Merritt Matheson
Vice Chairperson -Troy McDonald
Board Member - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Mike Meier
Ex Officio Board Member - Tom Campenni
Ex Officio Board Member - Pete Walson

COMMUNITY REDEVELOPMENT BOARD

Chairman - Chris Lewis (ABSENT)
Vice Chairman - Tom Campenni
Board Member - Nina Dooley (LATE)
Board Member - Katie Makemson (ABSENT)
Board Member - Nikolaus Schroth
Board Member - Frank Wacha (ABSENT)
Board Member - Pete Walson

ADMINISTRATION

City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman



4:02 PM ROLL CALL

PRESENT: Eula Clarke, Merritt Matheson, Becky Bruner, Troy McDonald, Mike Meier, Tom Campenni, Pete Walson, Nina Dooley, and Nik Schroth.

ABSENT: Chris Lewis, Katie Makemson, Frank Wacha

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA



4:03 PM MOTION: Move approval.
MOVED BY: Board Member Clarke
SECONDED BY: Board Member Meier
Motion carries unanimously.



4:04 PM

PRESENTATIONS

1. PRESENTATION BY THE CONSULTANT, CALVIN GIORDANO & ASSOCIATES, INC, FOR THE PRELIMINARY SCHEMATIC DESIGN FOR THE GUY DAVIS COMMUNITY PARK.



4:10 PM Nina Dooley, CRB Board Member arrived. Quorum met.

Pinal Gandhi-Savdas, CRA Administrator opened with a brief review and introduced Mr. Giordano who presented the design. Mr. Giordano stated that he is looking for feedback from the board and will return for an update, community feedback, and to present the final schematic design.

Ms. Gandhi-Savdas presented on the project funding, reviewed the phases, noting that they are budgeted in CRA 2021 and 2022. Will entertain private donations, sponsorships, grants, etc., looking for 25% from those sources and remaining would be bonded in which CRA would be required to fund over time.



4:37 PM

PUBLIC COMMENT

- 1) Jordan Showe – East Ocean Blvd; Commented that many of the elements are existing, interested in adding a skate park.
- 2) Kat Kehoe – SE 13th St; El Dorado Heights representative, commented on concerns of the field lights and wanted to ensure the lights are not going to be aiming into their neighborhood.
- 3) Jimmy Wilson – Tarpon Ave; Coached youth football, looking for adequate practice space, likes the design, thanked City of all doing for the community.

- 4) Faye James – Zoom; Question on the scope of what is in the project and how many bathrooms, supports the skate park, and entrance on 14th St.
- 5) Derrick Rich – Spruce Ave; Commented on the expense for a park that is used very little now. Suggests putting the funds into the community.
- 6) Rosa Stoudemire – MLK Jr Blvd; Concerned about street lighting.
- 7) Betty Brinkley – Nassau Ave; Commented that there is a need for a park and activities for the kids but need housing as well.
- 8) Helen McBride – Flamingo Ave; Commented that the parks are heavily used, would like to see a senior citizen center added to Community Center. Opposes skate park, and thinks the park is a great investment.
- 9) Rosalind Neeleu – Colorado Ave; In favor the park but feels a larger recreation center is needed.
- 10) Vera McFadden – Begonia Ave; Need housing, need lighting and security at the park, more affordable housing.
- 11) Althea Wiley – SW Diana Ter; Commented on the average cost of homes in the area and questioned spending 5 million on a park.
- 12) Albert Brinkley – Central Ave; Questioned who the park is really for. Opposed to skate park. Feels the track is important and needs to be kept.
- 13) Jackie Gore – Bahama Ave; State she rented Kiwanis park and the grass wasn't cut.
- 14) Aaron Hawkins – Arapaho Ave; In favor of the park and feels it is beneficial to the community, would like to see some repairs on the track.

 **5:08 PM**

Board Members deliberated and shared their feedback on the presentation as follows:

- Add a restroom
- Ensure the stage is ADA compliant
- Area for activities
- Consider using ARPA funds
- Track improvements
- Skate park taken into consideration
- Acknowledge the culture and establish the heritage of the Community
- Reuse water for irrigation

City Manager Dyess provided update on the timeline for the project.

 **5:41 PM**

COMMUNITY REDEVELOPMENT AGENCY

2. APPROVAL OF 12/15/2021 CRA MINUTES

 **5:42 PM MOTION: Move approval of the minutes presented.**
MOVED BY: Board Member Clarke
SECONDED BY: Board Member Walson
Motion carries unanimously.

Continued Item #3 to February 28, 2022 CRA Meeting:

3. AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM:

RESOLUTION No. 01-2022 CRA; A RESOLUTION TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

 **5:42 PM MOTION: Continue item to next CRA Meeting (February 28, 2022).**

MOVED BY: Vice Mayor McDonald

SECONDED BY: Board Member Clarke

Motion carries unanimously.

COMMUNITY REDEVELOPMENT BOARD

 **5:44 PM ADJOURNMENT**

CCM

Mary R. Kindel, City Clerk

Merritt Matheson, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 25th day April, 2022.**

CRA

Mary R. Kindel, City Clerk

Merritt Matheson, Chairperson

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 25th day April, 2022.**

CRB

Mary R. Kindel, City Clerk

Chris Lewis, Chairperson

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 25th day April, 2022.**

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD July 26, 2021
AT 4:30 PM COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Eula R. Clarke
Vice Mayor Merritt Matheson
Commissioner Becky Bruner
Commissioner Troy McDonald
Commissioner Mike Meier

COMMUNITY REDEVELOPMENT AGENCY

Chairperson - Eula R. Clarke
Vice Chairperson - Merritt Matheson
Board Member - Becky Bruner
Board Member - Troy McDonald
Board Member - Mike Meier
Ex Officio Board Member - Tom Campenni
Ex Officio Board Member - Pete Walson

COMMUNITY REDEVELOPMENT BOARD

Chairman - Chris Lewis
Vice Chairman - Tom Campenni
Board Member - Nina Dooley
Board Member - Katie Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha (ABSENT)
Board Member - Pete Walson

ADMINISTRATION

City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman



4:30 PM ROLL CALL

PRESENT: Eula Clarke, Merritt Matheson, Becky Bruner, Troy McDonald, Mike Meier, Tom Campenni, Pete Walson, Chris Lewis, Katie Makemson, Nina Dooley and Nik Schroth

ABSENT: Frank Wacha

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA



4:31 PM MOTION: Move approval.
MOVED BY: Board Member Meier
SECONDED BY: Board Member Campenni
Motion carries unanimously.

COMMUNITY REDEVELOPMENT AGENCY



4:32 PM

1. EXECUTE AGREEMENTS WITH FPL, AT&T, COMCAST TO UNDERGROUND THE OVERHEAD UTILITIES - SEMINOLE STREETScape PROJECT

RESOLUTION No. 05-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CHAIRPERSON TO ACCEPT AND EXECUTE AGREEMENTS WITH AT&T, FLORIDA POWER AND LIGHT (FPL), AND COMCAST FOR CONVERTING OVERHEAD UTILITY LINES TO UNDERGROUND IN AN AGGREGATE AMOUNT NOT TO EXCEED \$300,000, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Administrator, presented the costs and details of project.

Vice Mayor Matheson requested clarification on the underground conduit and the price discrepancy between all 3 companies.

Pinal responded that there was price negotiation between all 3 companies, and we were able to bring down the cost significantly. She continued to clarify the underground conduit and the cost difference.

Board Member Tom Campenni commented that he knows this is in the budget and for that reason, he plans to vote yes, but he feels it is a waste of money.

Board Member Pete Walson plans to also vote yes but wonders if there will be any significant difference as a result of the project. Feels if the money were being spent on Osceola or Flagler, it would be better spent.

Boards continued discussing assessments.

City Manager David Dyess announced that in the near future, Kilwins plans to relocate down the street and have a second entrance on Seminole.

Board Member Nikolaus Schroth commented that it will help spark redevelopment and the economic impacts will be felt in 5 to 10 years.

Board Member Mike Meier noted for him, it's about functionality, and how the sidewalks are currently not pedestrian friendly; it is a safety issue.



4:33 PM MOTION: Move.

MOVED BY: Board Member Walson

SECONDED BY: Board Member Bruner

Motion carries unanimously.

Public Comment:

- 1) Helen McBride – Flamingo Ave; Commented that after the 4th of July, her community was a mess with the fireworks and trash on the ground. She publicly thanked Mr. Brinkley and two other men, who were cleaning up the neighborhood.



4:48 PM

2. PRESENTATION OF SIGNAGE FAMILY OPTIONS FOR THE GATEWAY AND DISTRICT SIGNAGE.

Pinal Gandhi-Savdas, CRA Administrator briefly presented the two monument options and introduced Mr. Brian Good of Kimley-Horn Engineering Firm.

Mr. Good presented option 1 – Sailfish Abstract theme and option 2 - River/Wave theme. He demonstrated the existing monument signs vs. the proposed downtown and district sign locations, project schedule, and opinion of probable construction cost.

Board member Troy McDonald questioned if they had considered putting a monument sign on Green River Parkway.

Chairperson Clarke commented that she did not care for either option.

Vice Chairperson Matheson agreed and feels Stuart has many unique artists and neither of these options enhances Stuart's brand.

Campenni feels as a board, they should support the majority that took the survey and not pick apart what has already been chosen by the residents.

Walson felt the options were not classy and traditional and do not speak to what the City of Stuart is, classy and traditional.

Board members continued to discuss their opinions on which sign they liked.



4:59 PM MOTION: Move for approval but add Troy's recommendation.
MOVED BY: Board Member Campenni
SECONDED BY: Board Member McDonald
MOTION WITHDRAWN



5:18 PM MOTION: Reject 2 submittals, and have staff work with Kimley-Horn to develop a sign, similar to what we have been using.
MOVED BY: Board Member Campenni
SECONDED BY: Board Member McDonald
Motion carries unanimously.

Public Comment:

- 1) Paul Sandstrom – Jensen Beach; Agreed with Board Member Meier that the signs are to be mounted higher. Does not think our blue signs are nice, but our seal is and we should work with the sailfish logo to create new signs.



5:19 PM

3. SECOND GRANT CYCLE (APRIL 2021 - JUNE 2021) - NEW APPLICANTS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FY 2020-2021.

Pinal Gandhi-Savdas, CRA Administrator presented the BIRP criteria and reviewed the three applications received:

- Motor Cars of Stuart, Pole Sign Removal
- Tropic Tint, Pole Sign Removal
- Ziyad Investment - Retail Plaza, Awning Replacement and Landscaping

Board members had a brief discussion:

- Board member Meier questioned the number of bids received.
- Vice Chairman Matheson asked if there were any height restrictions.
- Board member Walson commented about the effect of business improvements and bringing future programs to assist businesses.
- Board member Schroth commented about requesting a temporary easement from applicants as they come to the CRA requesting money for their projects.



5:25 PM MOTION: Move approval.
MOVED BY: Board Member Campenni
SECONDED BY: Board Member Walson
Motion carries unanimously.

**CITY COMMISSION
 CONSENT CALENDAR**

4. APPROVAL OF 4/26/2021 JT CRA/CRB/CCM MINUTES



5:32 PM MOTION: Move approval.

**MOVED BY: Board Member McDonald
SECONDED BY: Board Member Walson
Motion carries unanimously.**

COMMUNITY REDEVELOPMENT BOARD

 **5:32 PM ADJOURNMENT**

CCM

Mary R. Kindel, City Clerk

Merritt Matheson, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 25th day April, 2022.**

CRA

Mary R. Kindel, City Clerk

Merritt Matheson, Chairperson

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 25th day April, 2022.**

CRB

Mary R. Kindel, City Clerk

Tom Campenni, Chairperson

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 25th day April, 2022.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Joint CRA/CRB/CCM**

Meeting Date: 4/25/2022

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 03/28/2022 CRA MINUTES (APPROVAL BY CRA ONLY)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF THE 03/28/2022 CRA MINUTES - TO BE APPROVED BY CRA MEMBERS

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 03282022 CRA

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY
HELD MARCH 28, 2022
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Chairman - Merritt Matheson
Vice Chairman - Troy McDonald
Board Member - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Mike Meier
Ex Officio Board Member - Tom Campenni
Ex Officio Board Member - Pete Walson**

ADMINISTRATIVE

**City Manager, David Dyess
CRA Administrator, Pinal Gandhi-Savdas
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

CALL TO ORDER

ROLL CALL

4:30 PM

PRESENT: Chairperson Matheson, Vice Chairperson McDonald, Board Member Bruner, Board Member Clarke, Board Member Meier, Ex Officio Board Member Campenni, Ex Officio Board Member Walson

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**MOTION: Approve
MOVED BY: Tom Campenni
SECONDED BY: Mike Meier
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 02/28/2022 CRA MINUTES

MOTION: Approve
MOVED BY: Tom Campenni
SECONDED BY: Pete Walson
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

No Comments.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

No Comments.

ACTION ITEMS

2. COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2021

CRA Administrator, Pinal Gandhi-Savdas briefly presented on the 2021 Annual CRA Report and will be submitting it to the taxing authorities after approval.

Board Members complimented the various CRA projects during the year.

4:37 PM MOTION: Motion to accept.

MOVED BY: Troy McDonald

SECONDED BY: Mike Meier

Motion approved unanimously.

3. AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM (RC):

RESOLUTION No. 01-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AMENDING THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Gandhi-Savdas reminded the Board that the REDA Amendment Program was brought before the Board last month and provided an update; the program is available to all CRA properties, noting the amendment of the criteria for the properties established by staff, including 34 properties in East Stuart and reviewed the proposed REDA eligibility.

Discussion included:

Board Member McDonald commented on the numbers and noted possible changes as people may not be interested in participating if they remain as proposed.

Board Member Clarke commented on the parcels, inquiring about the acreage.

City Attorney Mortell came forward and briefly explained the original purpose of the REDA Program. It is to be treated as a program to assist in developing a property.

Board Member Meier clarified that this program is not a requirement and perhaps strike the criteria all together, noted the first two criteria seem the same; ask ourselves, is REDA working and helping to spur development in the CRA as intended?

Board Member Campenni commented that perhaps the programs should be paused and

be kept separate for the time being, and do something separate for East Stuart, and make the criteria more simple for a different program.

Board Member Clarke suggested the program stay in place as is and see how it works out for the time being.

5:00 PM MOTION: That we approve the staff recommendation, striking the affordable housing component, #5 on the list.

MOVED BY: Eula Clarke

SECONDED BY: Troy McDonald

Motion approved unanimously.

4. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND HERBAN BOTANICALS (RC):

RESOLUTION No. 03-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND HERBAN BOTANICALS, LLC, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$2,835 TO INSTALL MURAL ON THE EXTERIOR NORTHERN WALL OF THE BUILDING LOCATED AT 870 S COLORADO AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Gandhi-Savdas briefly presented the mural draft and location information.

5:02 PM MOTION: Approve

MOVED BY: Troy McDonald

SECONDED BY: Tom Campenni

Motion approved unanimously.

STAFF UPDATE

Board Member Meier commented on the turf in the parking spaces at Shepard Park, the sod is almost gone in places and has become just mud and dirt.

Staff noted they would communicate with Public Works.

Board Member Bruner commented that she wanted to ensure notices are sent to the public about Commercial Properties about the programs that are offered and thanked the CRA Administrator for all she does.

5:08 PM ADJOURNMENT

Mary R. Kindel, Secretary

Merritt Matheson, Chair

Minutes to be approved at the CRA

Meeting this 25th day of April, 2022.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CRA/CRB/CCM

Meeting Date: 4/25/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE CONCEPTUAL DESIGN FOR MARTIN LUTHER KING JR. BLVD. STREETSCAPE IMPROVEMENTS AND PROVIDE RESULTS OF AN ONLINE SURVEY.

Summary Explanation/Background Information on Agenda Request:

On October 7, 2021, the CRA presented the conceptual plan for the Martin Luther King Jr. Blvd streetscape project to the East Stuart community to provide feedback before the planning process moves to the design phase. The conceptual design was initially introduced on May 20, 2021, at the Emancipation Day Celebration in East Stuart and on June 19, 2021, at the 10th Street Basketball Court Ribbon Cutting/Juneteenth Celebration.

Staff attended the MLK Day Event at the Guy Davis Park on January 17, 2022, to continue community engagement to get feedback and take part in an online survey. The survey results and project updates were provided to the East Stuart community on March 7, 2022, at the “Share Your East Stuart Story” meeting.

The project objectives are to safely accommodate a broader spectrum of mobility, improve public right-of-way to better compliment adjacent land uses, improve first impressions through aesthetic design and improve community connections.

The MLK Jr. Blvd. Streetscape Plan includes improvements to the roadway between S. Dixie Hwy and SE Tarpon Avenue. The project will have many benefits for the community, including improved pedestrian mobility, safer parking, slower vehicular traffic along MLK Blvd., enhanced water quality treatment, community gathering space, improved aesthetics through landscape improvements, and direct investment into the East Stuart community.

Below is a summary of comments received during previous project outreach meetings:

1. Consider Bayou Avenue extension to High School Avenue (pedestrian).
2. Consider integrating historical plaques within town center to highlight cultural/ historical events.
3. Integrate mid-block crosswalks along MLK Jr. Blvd.
4. Consider tabling intersections to improve pedestrian visibility/safety and assist in maintaining lower vehicular speeds.
5. Add a monument sign at the corridor west end.
6. Consider large vehicle (bus) turning radiuses at Georgia Avenue and East Avenue, current geometry substandard.
7. Consider oval shaped plaza expansion in the town center to integrate tree wells and increase integral bench seating.
8. Designated delivery truck location.
9. Consider sidewalk improvements to Palm Beach Road.

In addition, the CRA launched a vision survey for MLK Jr. Blvd Streetscape project that was open only to the East Stuart community residents and property owners. The CRA used multiple marketing channels to inform the residents and property owners of the survey including postcards, newsletter, flyers, doorhangers, drop off survey to residents by request, 10th Street Recreation Center, Gertrude Daycare

Center, and MLK Day event. The survey was available via SurveyMonkey from January 7, 2022, to February 28, 2022. It asked a multitude of questions about potential improvements to the MLK Jr Blvd, prioritizing elements and activities along the corridor, and functions of the street. The questions were based on the feedback received at the outreach meetings. The analysis of the survey results will be provided at the meeting. The results will guide the final design plans.

The community has expressed incorporating cultural/historical monuments and/or plaques within the project to celebrate the cultural history and pioneers of the East Stuart community. The CRA has created an East Stuart District Historical Advisory Sub-committee consisting of residents of East Stuart that have been actively involved in previous meetings. The sub-committee will meet quarterly with staff and consultants to develop ideas, share concepts, provide feedback, and reach consensus on concepts before they are presented to the community as part of the improvement project.

The proposed budget for the final design and construction plans for the MLK Jr. Blvd Streetscape Project is \$450,000 (already approved by Resolution #06-2021). The improvements to the MLK Jr. Blvd are currently estimated at \$4 - \$5 million. With the assistance of the Grant Administrator, the CRA will seek opportunities to secure grant funding to fund a portion of the streetscape project.

Funding Source:

N/A

Recommended Action:

The following action items are requested:

1. Recommend that staff move forward with developing the final design plans and seek grant opportunities for the project.
2. Provide feedback on the conceptual design.

ATTACHMENTS:

1. Presentation
2. MLK Jr. Blvd Stuart Rendering
3. MLK Jr. Blvd Stuart Sections
4. MLK Jr. Blvd Perspectives
5. Survey Questions
6. Survey Postcard

Martin Luther King Jr Boulevard Streetscape Improvements



Community Outreach Efforts

- **May 20, 2021** **Emancipation Day Celebration**
- **June 19, 2021** **Father Fest 2021/Guy Davis Basketball Court Ribbon Cutting/June Teenth Celebration**
- **January 7, 2022** **Online Preference Survey**
- **January 17, 2022** **MLK Day 2022**
- **March 3, 2022** **Share Your East Stuart Story**

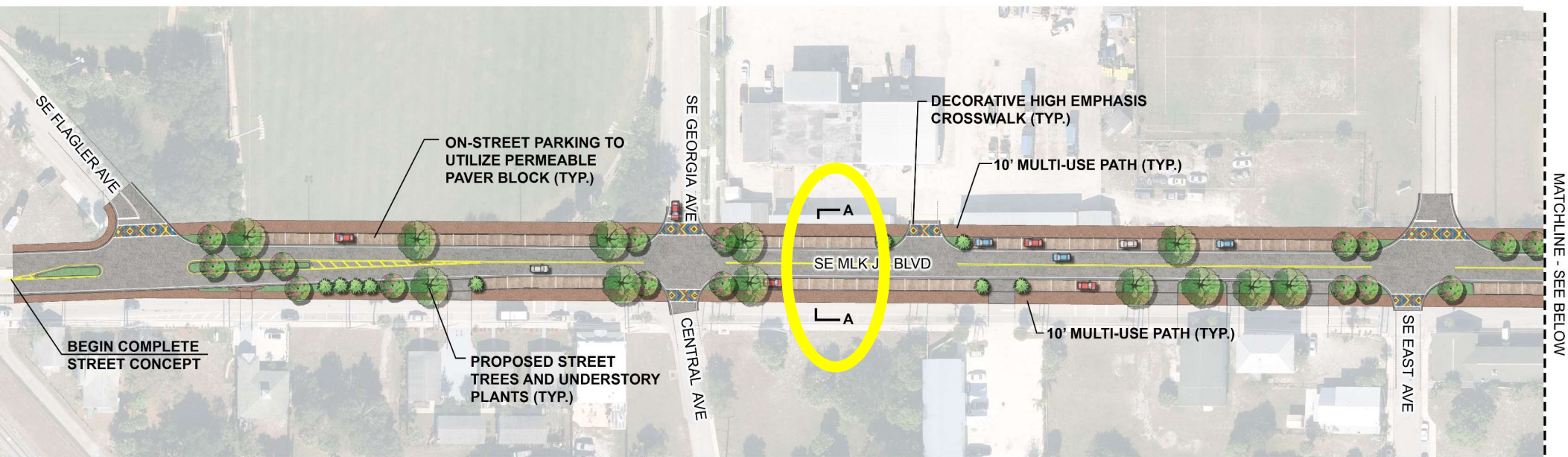
What are the project objectives?

- **Safely accommodate a broader spectrum of mobility**
- **Improve public right-of-way to better compliment adjacent land uses**
- **Improve first impressions through aesthetic design**
- **Improve community connections**

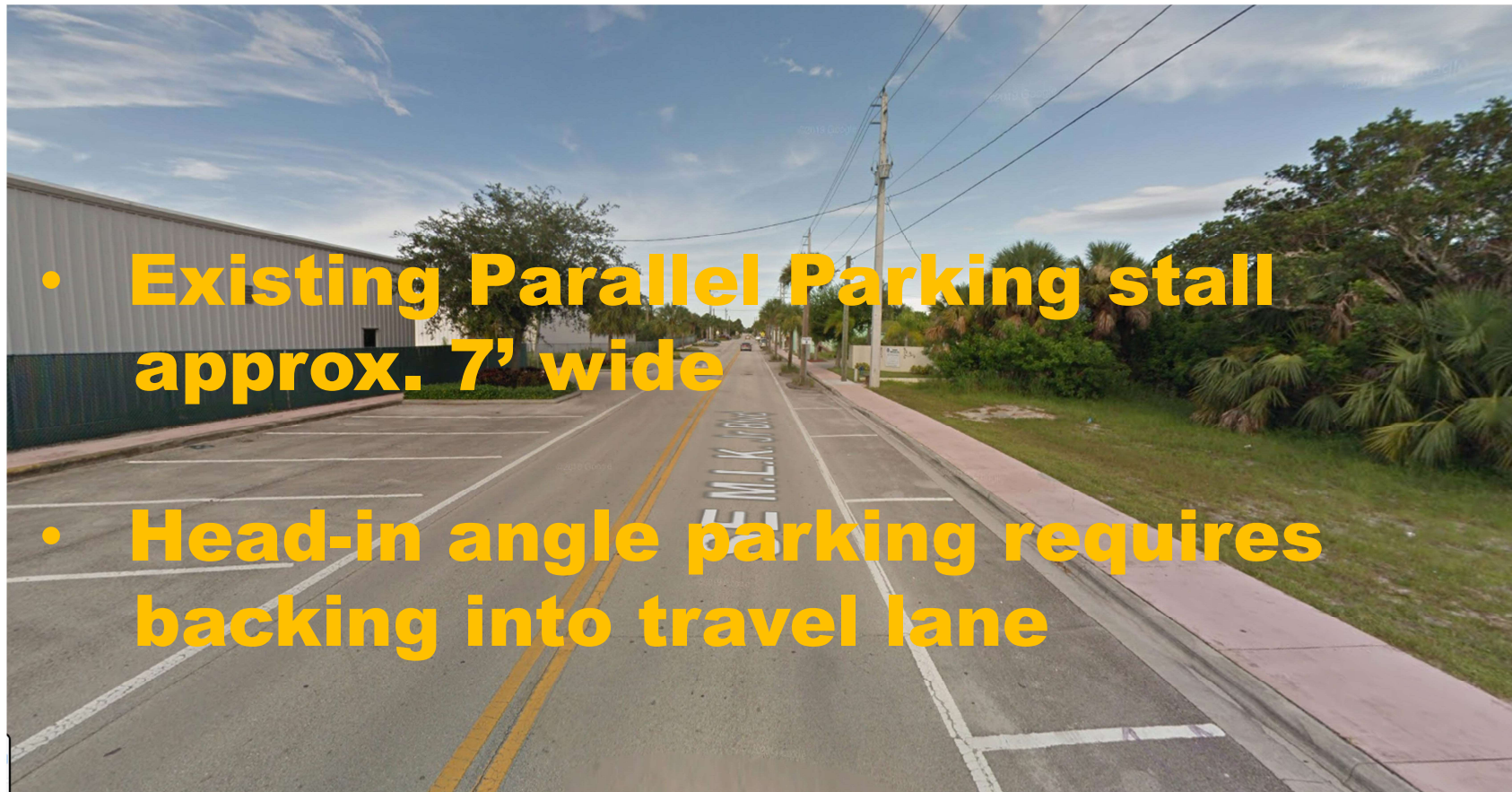
How does this project benefit the community?

- **Improved Pedestrian Mobility**
- **Safer Parking**
- **Slower Vehicular Traffic along MLK Boulevard**
- **Enhanced Water Quality Treatment**
- **Community Gathering Space**
- **Improved Aesthetics Through Landscape Improvements**
- **Direct Investment into the East Stuart Community**

Martin Luther King Jr Boulevard Streetscape Improvements



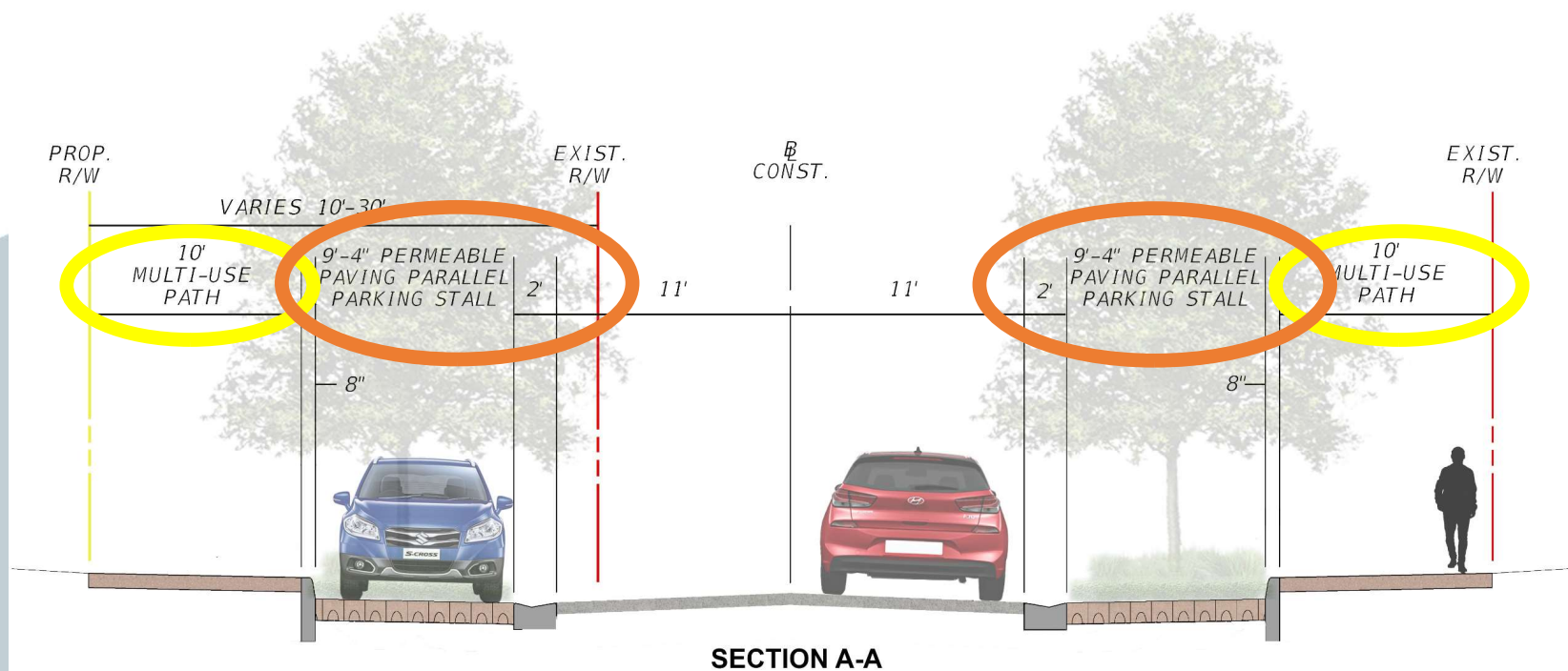
Existing Street Section East of Central Avenue



Existing Parking immediately East of East Avenue



Proposed Street Section East of Central Avenue



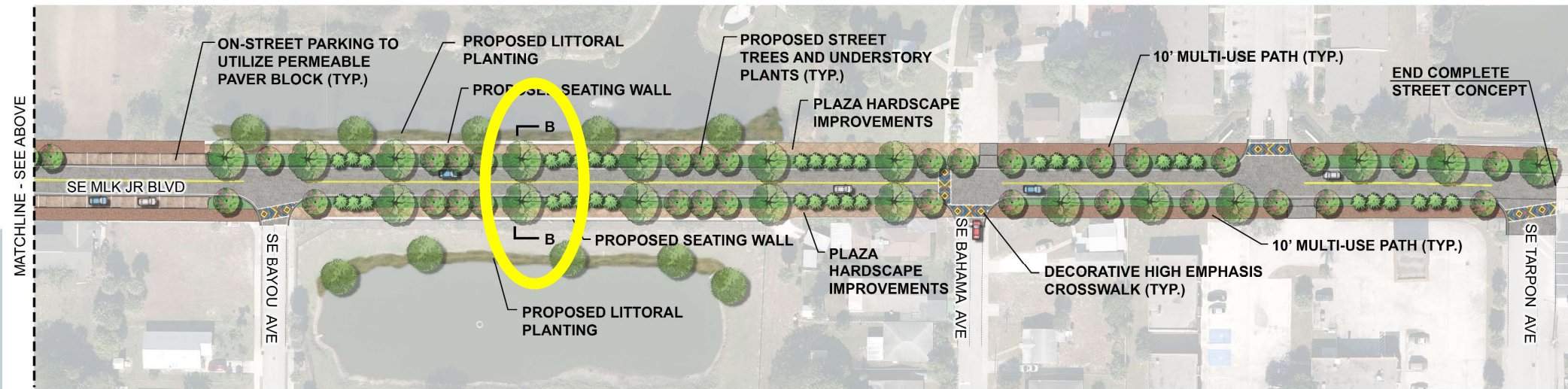
Stormwater Design Innovation – Permeable Articulated Paver Block



Proposed Street Section **East of Central Avenue**



Martin Luther King Jr Boulevard Streetscape Improvements



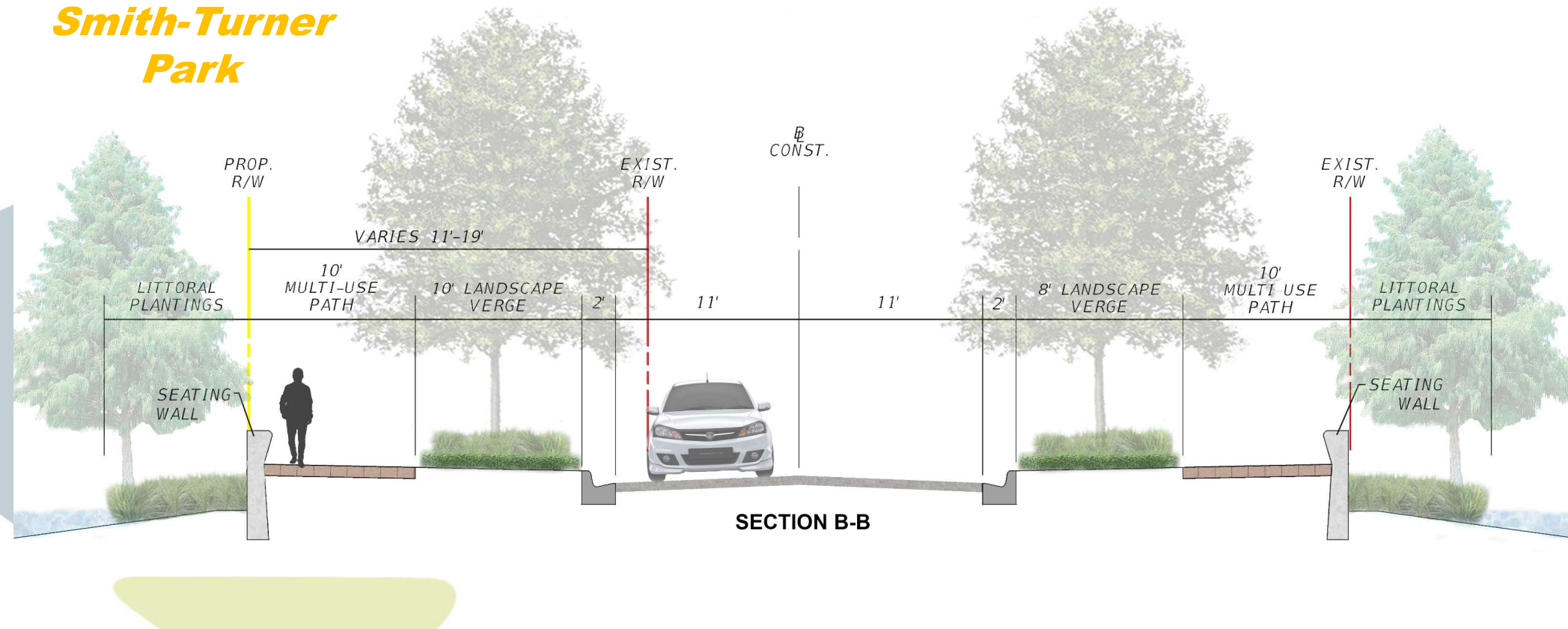
Existing Street Section East of Bayou Avenue

Smith-Turner Park



Proposed Street Section East of Bayou Avenue

Smith-Turner Park



Proposed Street Section **East of Bayou Avenue**



Project Schedule

Martin Luther King Jr. Boulevard Streetscape Improvements

[illegible]

Previous Public Comments

- 1. Consider Bayou Avenue extension to High School Avenue**
- 2. Consider integrating historical plaques within town center to highlight cultural/ historical events**
- 3. Integrate mid-block crosswalks along MLK Jr. Blvd**
- 4. Consider tabling intersections to improve pedestrian visibility/safety and assist in maintaining lower vehicular speeds**
- 5. Add monument sign at corridor west end**

Previous Public Comments

- 6. Consider large vehicle (bus) turning radiuses at Georgia Avenue and East Avenue, current geometry substandard**
- 7. Consider oval shaped plaza expansion in town center to integrate tree wells and increase integral bench seating**
- 8. Designated delivery truck location**
- 9. Consider sidewalk improvements to Palm Beach Road – potential funding source from Safe Route to School Grant**

Online Survey Feedback Summary

- **46 participants – 70% identified as property owners or residents**
- **65% believe MLK Blvd primary function should be to support local business**
- **When asked to prioritize the following characteristics from most to least important, the community provided:**
 - 1. Slower Vehicular Speeds and Improved Safety**
 - 2. Improved Sidewalks**
 - 3. Opportunities for Gathering Spaces**
 - 4. Improved Lighting**
 - 5. Shade Trees and green space**

Online Survey Feedback Summary

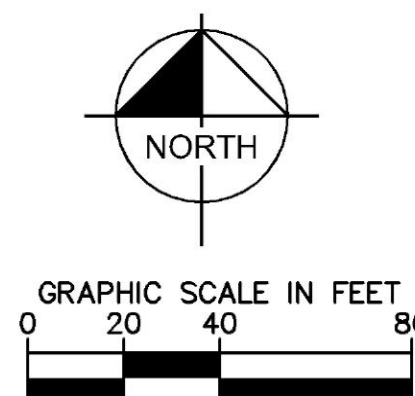
- **80% were in favor of traffic calming to encourage slower vehicular speeds**
- **53% are not in favor of sacrificing on-street parking for wider sidewalks**
- **94% are in favor of including cultural/historical monuments**
- **96% are in favor of extending sidewalk improvements to Palm Beach Road**
- **89% are in favor of the City improving MLK Boulevard**

Question & Answer Discussion



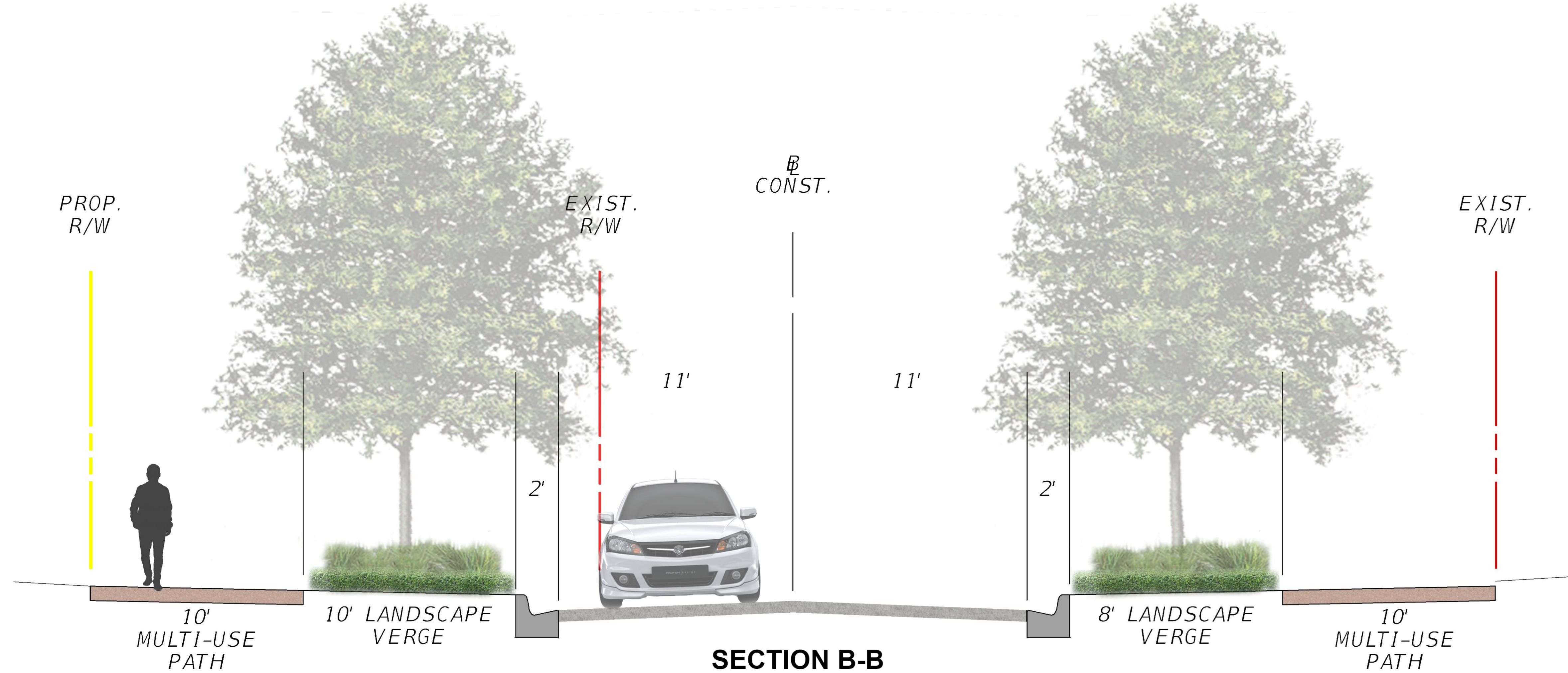
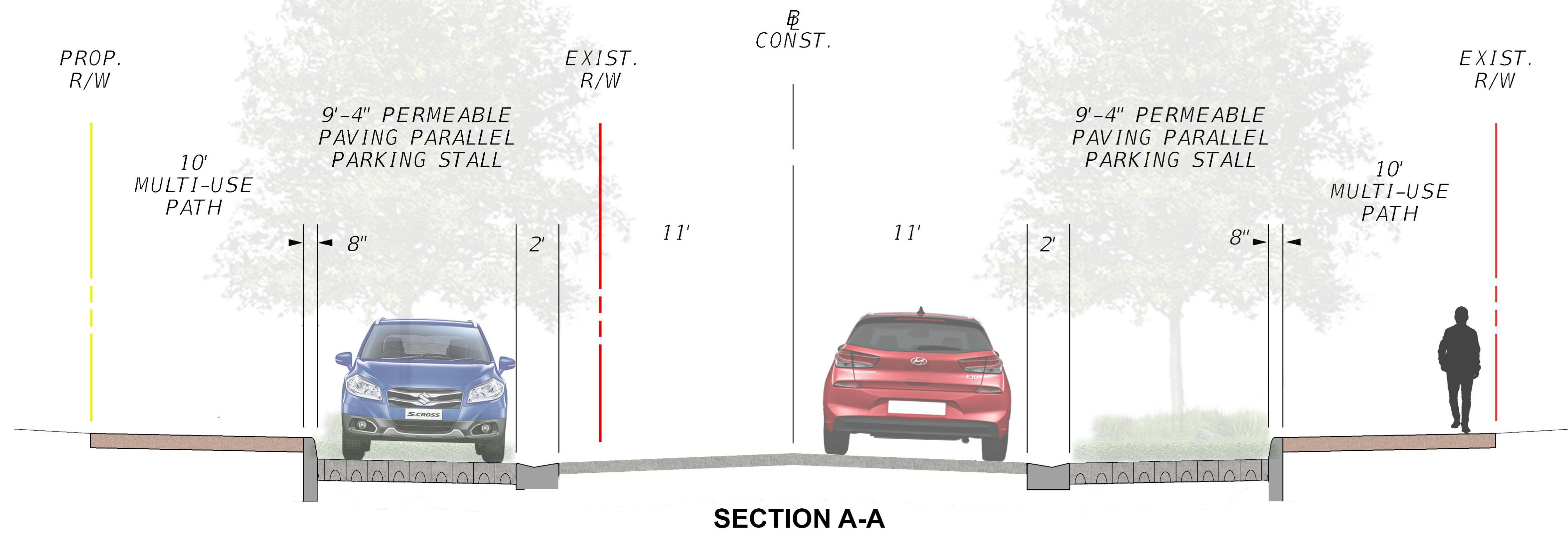
Martin Luther King Jr Boulevard Streetscape Improvements





MLK JR BLVD COMPLETE STREET CONCEPT PLAN

STUART, FL



MLK JR BLVD COMPLETE STREET CONCEPT TYPICAL SECTIONS

STUART, FL



MLK JR BLVD COMPLETE STREET PERSPECTIVE - BEFORE

STUART, FL



MLK JR BLVD COMPLETE STREET PERSPECTIVE - AFTER

STUART, FL



MLK JR BLVD COMPLETE STREET PERSPECTIVE - BEFORE

STUART, FL



MLK JR BLVD COMPLETE STREET PERSPECTIVE - AFTER STUART, FL

TAKE THE
SURVEY
NOW!

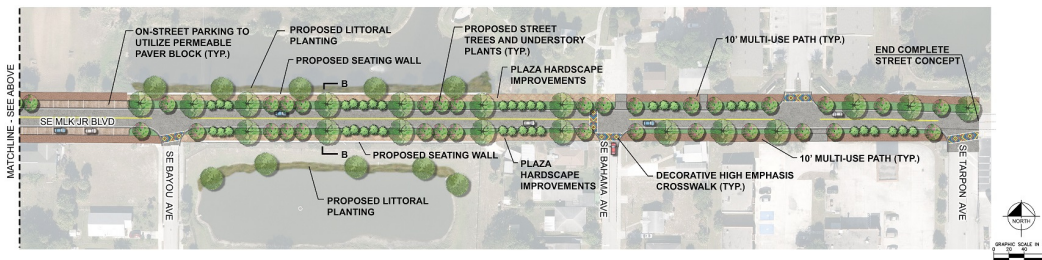
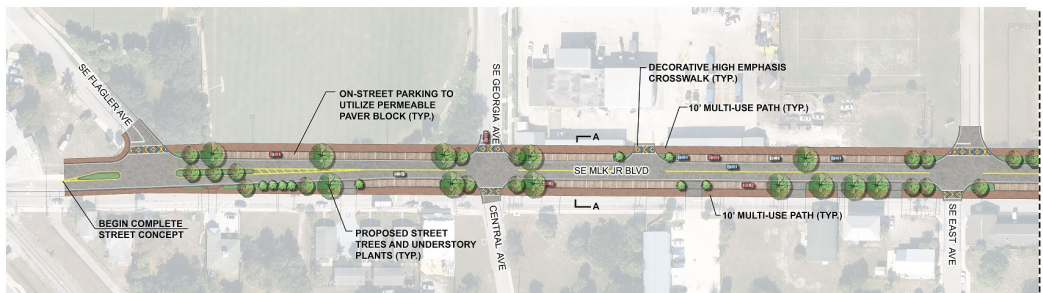
HOW WOULD YOU IMPROVE MARTIN LUTHER KING JR., BLVD?



Please help guide our new streetscape improvement by completing the visioning survey. It will help the staff prioritize uses of the available public right-of-way.

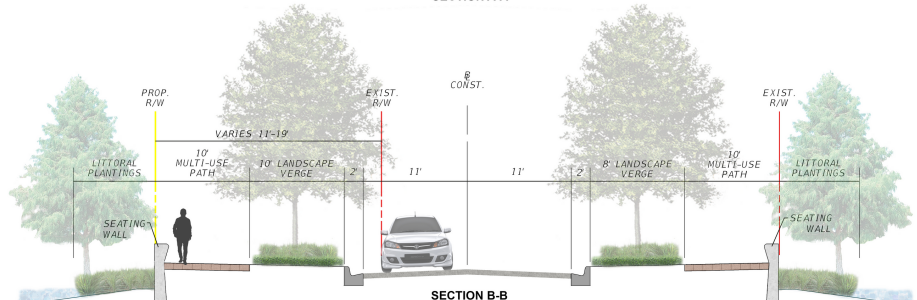
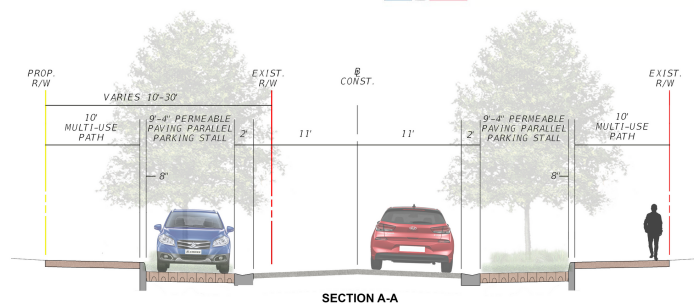
If the community is in support of the project, the next step will be to incorporate feedback and have an open house meeting to present the design.

The deadline to complete the survey is February 28, 2022.



MLK JR BLVD COMPLETE STREET CONCEPT PLAN
STUART, FL

Kimley»Horn



MLK JR BLVD COMPLETE STREET CONCEPT TYPICAL SECTIONS
STUART, FL

Kimley»Horn

HOW WOULD YOU IMPROVE MARTIN LUTHER KING JR., BLVD?



1. What is your connection to Martin Luther King Jr. Blvd?

- ☐ Business Owner
- ☐ Property Owner
- ☐ Neighborhood Resident
- ☐ Work in Neighborhood
- ☐ Other (please specify) _____

2. Rank in order of priority what function you think Martin Luther King Jr. Blvd should serve.

- _____ Support local business by enhancing the public realm
- _____ Provide quality public space and opportunities for gathering
- _____ Facilitate efficient traffic flow through the community
- _____ Accommodate street festivals and events

3. Rank in order of priority what principles do you believe to be the most important for consideration in Martin Luther King Jr. Blvd Streetscape Improvements?

- _____ Shade trees and green space
- _____ Adding opportunities for gathering space
- _____ Improved sidewalks to include space for pedestrians, cyclists and businesses
- _____ Improved crosswalks & pedestrian lighting
- _____ Pursuing traffic calming methods to slow vehicular speeds and improving safety

4. How do you usually travel through the project area?

- ☐ Walk
- ☐ Bike
- ☐ Drive
- ☐ Other (please specify) _____

5. How do you visit businesses or services along Martin Luther King Jr. Blvd?

- ☐ Walk
- ☐ Bike
- ☐ Drive
- ☐ Other (please specify) _____

6. Rank the following corridor elements in order of highest to lowest priority.

- _____ Parking
- _____ Wide sidewalks
- _____ Pedestrian street lighting
- _____ Shade trees
- _____ Public gathering areas
- _____ Cultural/Historical Monuments
- _____ Drainage

7. Would you be in favor of traffic calming elements (such as tabled intersections and crosswalks) to encourage slower vehicular speeds within the project area?

- ☐ Yes
- ☐ No

8. Would you be in favor of minor reductions in on-street parking if the sidewalk widths within the project area were widened from 4.5 ft to 10 ft?

- ☐ Yes
- ☐ No

9. Would you be in favor of incorporating cultural/historical monuments and or plaques within the project to celebrate community/cultural leaders?

- ☐ Yes
- ☐ No

10. As part of this project, the CRA is pursuing a state grant to incorporate sidewalks improvements along the north side of Martin Luther King Jr. Blvd to provide for a continuous sidewalk between Bahama Avenue and Palm Beach Road to provide safer connections between neighborhoods and schools/bus stops. Would you be in favor of pursuing a pedestrian crossing of Palm Beach Road?

- ☐ Yes
- ☐ No

Surveys can be dropped off at the following locations:

10th Street Recreation Center
724 SE 10th Street, Stuart
04252022 JT CRA CRB CCM
City Hall, Development Department
121 SW Flagler Avenue, Stuart

For more information or to have your survey picked up at your home please contact:

Pinal Gandhi-Saydas, CRA Admin.
pgandhi@ci.stuart.fl.us or 772.283.2532

HOW WOULD YOU IMPROVE MARTIN LUTHER KING JR., BLVD?



11. For survey participants that operate businesses along Martin Luther King Jr. Blvd that receive deliveries, where do your delivery vehicles temporarily park?

12. What types of activities or features would draw more people to Martin Luther King Jr. Blvd?

- ☐ Sidewalk cafes
- ☐ Street festivals
- ☐ On-Street Parking
- ☐ Other (please specify) _____

13. Do you support the City's investment on Martin Luther King Jr Blvd with traffic calming, gateway beautification, and improved pedestrian and cycling access?

- ☐ Yes
- ☐ No

14. Do you have any additional comments?

Surveys can be dropped off at the following locations:

10th Street Recreation Center
724 SE 10th Street, Stuart

City Hall, Development Department
121 SW Flagler Avenue, Stuart

For more information or to have your survey picked up at your home please contact:

Pinal Gandhi-Savdas, CRA Admin.
pgandhi@ci.stuart.fl.us or 772.283.2532

HOW WOULD YOU IMPROVE MARTIN LUTHER KING JR., BLVD?

MAKE

YOUR

VOICE

HEARD.

The City of Stuart and Community Redevelopment Agency (CRA) is inviting you to participate in the improvements for the Martin Luther King Jr. Blvd streetscape project by completing a visioning survey.

The deadline to complete the survey is February 28, 2022.

04252022 JT CRA CRB CCM



TAKE THE SURVEY NOW!

Scan the QR
code with your
phone to share
your thoughts!



Surveys can also be picked up at
the following locations:

10th Street Recreation Center
724 SE 10th Street, Stuart

Page 50 of 106

City Hall, Development
Department
121 SW Flagler Avenue, Stuart

CITY OF STUART

Community Redevelopment Agency
121 SW Flagler Avenue
Stuart, FL 34994

Improvements will include:

- Travel lanes
- On-street parking
- Enhanced crosswalks
- Shared-use path
- Streetlights
- Landscaping

For more information or to have a survey delivered to your home please contact:

Pinal Gandhi-Savdas, CRA Admin.
pgandhi@ci.stuart.fl.us or 772.283.2573

04252022 JT CRA CRB CCM

www.cityofstuart.us/CRA

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CRA/CRB/CCM

Meeting Date: 4/25/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF GATEWAY AND DISTRICT SIGNAGE

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Agency

On July 26, 2021, staff presented the gateway signage design options and the results from the first online survey to the Community Redevelopment Agency (CRA) Board. The CRA board recommended developing an additional option that is more traditional and consistent with the historical character of the city. The board requested that the survey should include "keep existing signage" at major entry points and "none of the above" as options, so the residents don't feel compelled to select one of the proposed designs.

Community Redevelopment Board

On July 6, 2021, the Community Development Board recommended the "Wave" design. The board recommended that the monument sign installed on SE Indian Street by FDOT as part of the Veteran's Memorial Bridge project in 2014 should also be replaced for consistency and city branded with the new signage.

Summary

The CRA worked with the consultant to develop an additional traditional signage option. The CRA staff met with individual CRA board members to receive feedback on the traditional signage design option.

The CRA conducted a second online survey, which was available via SurveyMonkey from January 7, 2022, to February 28, 2022. It provided three gateway sign design alternatives, including the (1) traditional, (2) wave-themed concept, (3) sailfish abstract, and other options included (4) keeping existing signage, and (5) none of the above. The second survey poll received 714 responses. The poll results concluded that 60% of the respondents preferred the wave-themed concept, 20% of the respondents preferred the traditional signage, 9% of the respondents preferred the sailfish abstract design, 8% of the respondents preferred to "keep existing signage" and 3% of respondents preferred "none of the above".

Since the board expressed the importance of a traditional design concept, staff felt it would be beneficial for the board to see alternatives from the local artists. There were six (6) gateway signage design concepts submitted by a group of local artists. The CRA staff met with individual CRA board members and presented the options to Stuart MainStreet and DBA to receive feedback on the concepts submitted by the local artists. The staff narrowed the selection down to two as the preferred alternative design.

Based on the feedback received, staff is requesting the board to consider the "wave-themed" design, which received the highest votes through an online survey, with an option of "sailfish cut-out" and "intertwined wave" concepts as alternatives.

Please note that the artist concepts were not included in the online survey. It took time to form a group and create concepts through a collaboration between the Arts Council of Martin County and local artists as pro bono work.

The staff is recommending that the design concept that is not selected can be transformed into a work of art with sidewalk mosaic through the Creek District Mosaic Artwork Program funded by the CRA to

recognize the artists and their artwork.

The proposed budget for the final design and construction of signage is \$350,000 (approved in the CRA FY 2022 budget).

Funding Source:

N/A

Recommended Action:

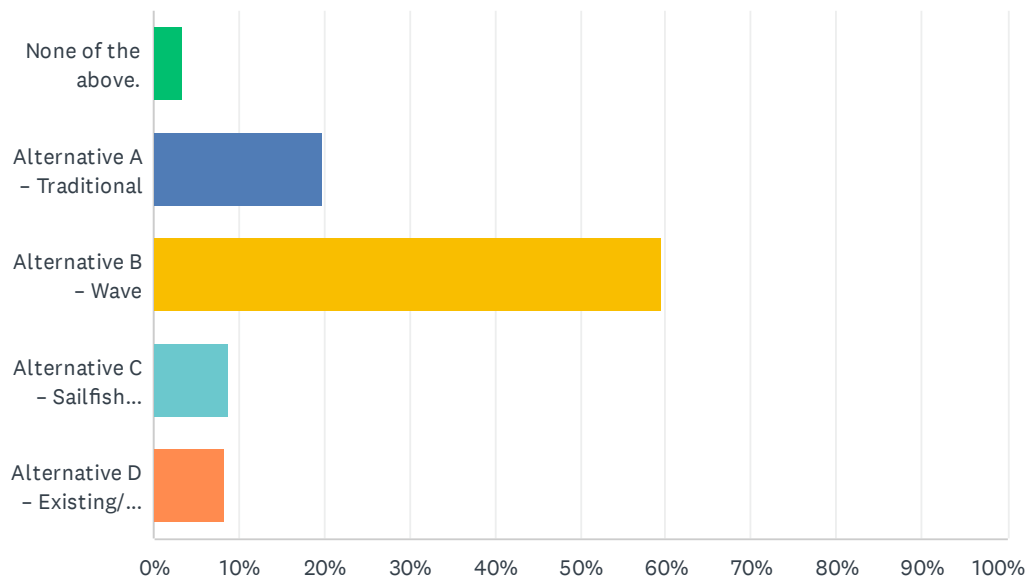
Provide direction regarding the signage options.

ATTACHMENTS:

1. Gateway & District Signage Survey Analytics
2. Stuart Monument Signs Families - Concepts by Kimley-Horn
3. Wave Themed Design Signage Details
4. Local Artist Concepts (Top 2)
5. Proposed Signage Location Map
6. Agenda Item 7-26-21

Q1 Which Gateway & District Signage would you prefer to see in the City of Stuart?

Answered: 714 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above.	3.50%	25
Alternative A – Traditional	19.75%	141
Alternative B – Wave	59.52%	425
Alternative C – Sailfish Abstract	8.82%	63
Alternative D – Existing/No change	8.40%	60
TOTAL		714





COLORS



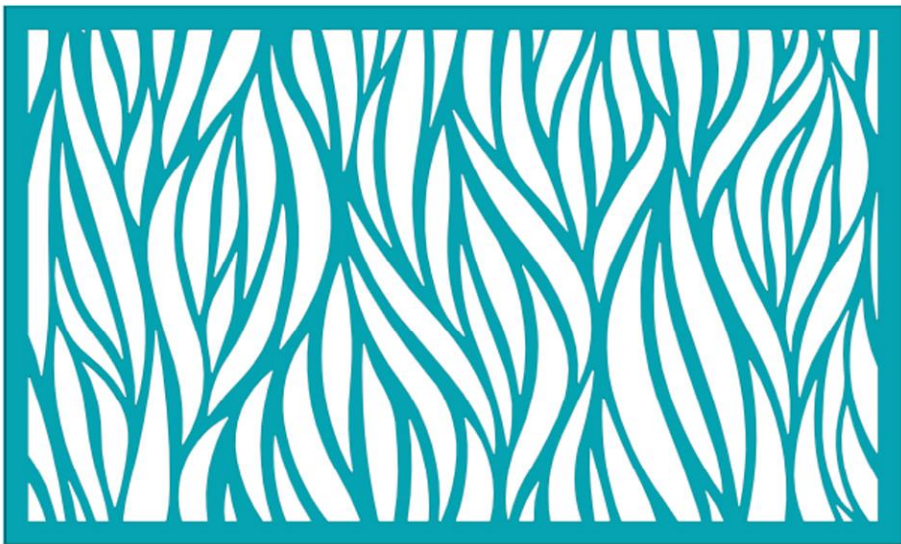
MATERIALS



OOLITE STONE VENEER
BASE WITH CAP



WOOD GRAIN
CERAMIC TILE



CNC WATERJET CUT ALUMINUM
FEATURE, POWDERCOATED

FONT:

FUTURA:

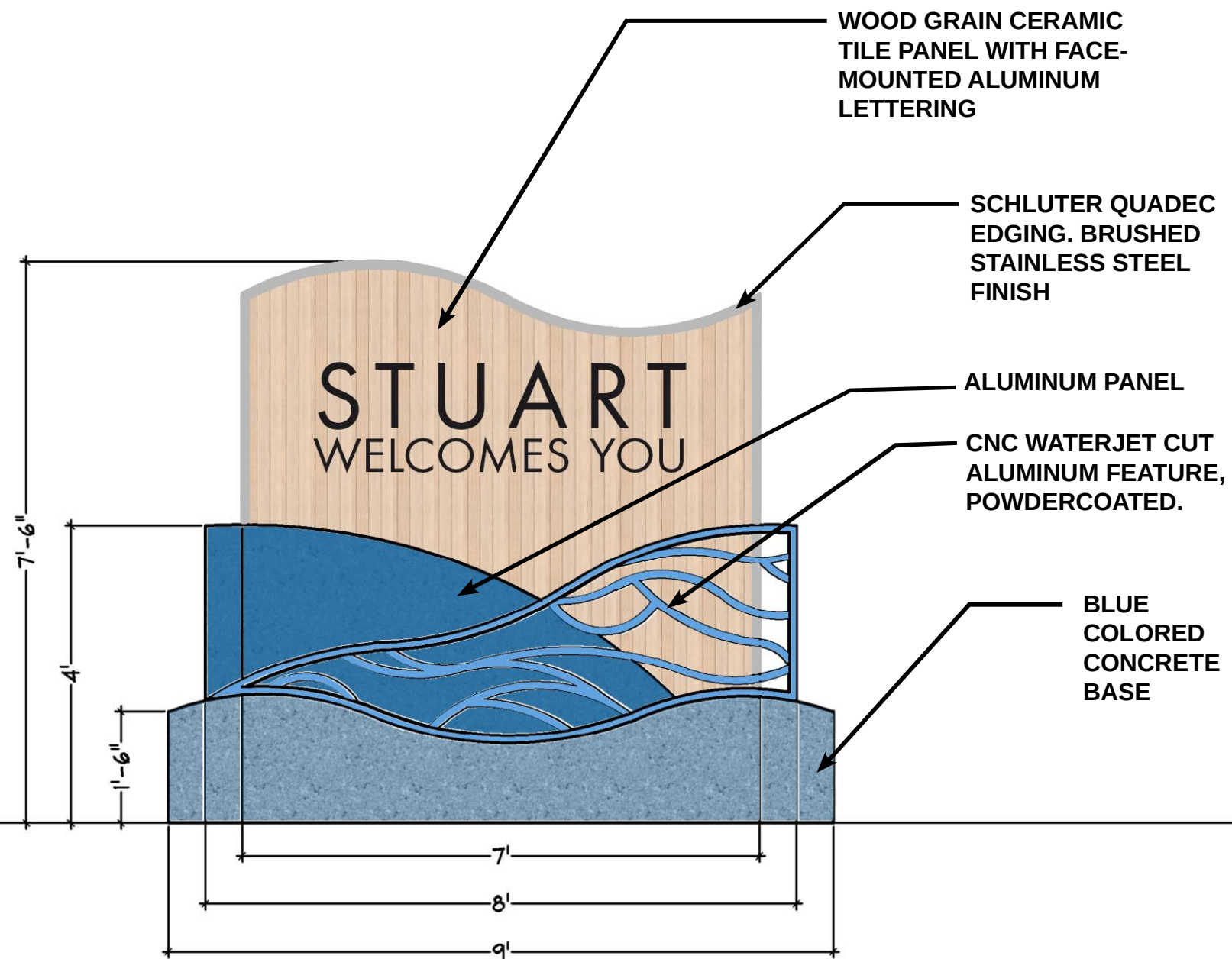
DOWNTOWN STUART

DOWNTOWN STUART

HISTORIC DOWNTOWN

THE CREEK

GATEWAY TRIANGLE



STUART HORIZONTAL MONUMENT SIGN - OPTION 2

042512A.RVT CCM

CNC WATERJET CUT
ALUMINUM FEATURE,
(TYPICAL FOR ALL
CONCEPTS.)

ALUMINUM PANEL
WITH FACE-MOUNTED
ALUMINUM LETTERING

WOOD GRAIN
CERAMIC TILE
PANEL WITH
PIN-MOUNT
LETTERING

WOOD GRAIN
CERAMIC TILE
PANEL WITH
PIN-MOUNT
LETTERING

WOOD GRAIN
CERAMIC TILE
PANEL WITH
PIN-MOUNT
LETTERING

SCHLUTER
QUADEC EDGING.
BRUSHED
STAINLESS
STEEL FINISH
(TYPICAL FOR
ALLCONCEPTS)

CONCRETE
BASE (TYP.)

DOWNTOWN
STUART

HISTORIC DOWNTOWN

THE CREEK DISTRICT

TRIANGLE DISTRICT

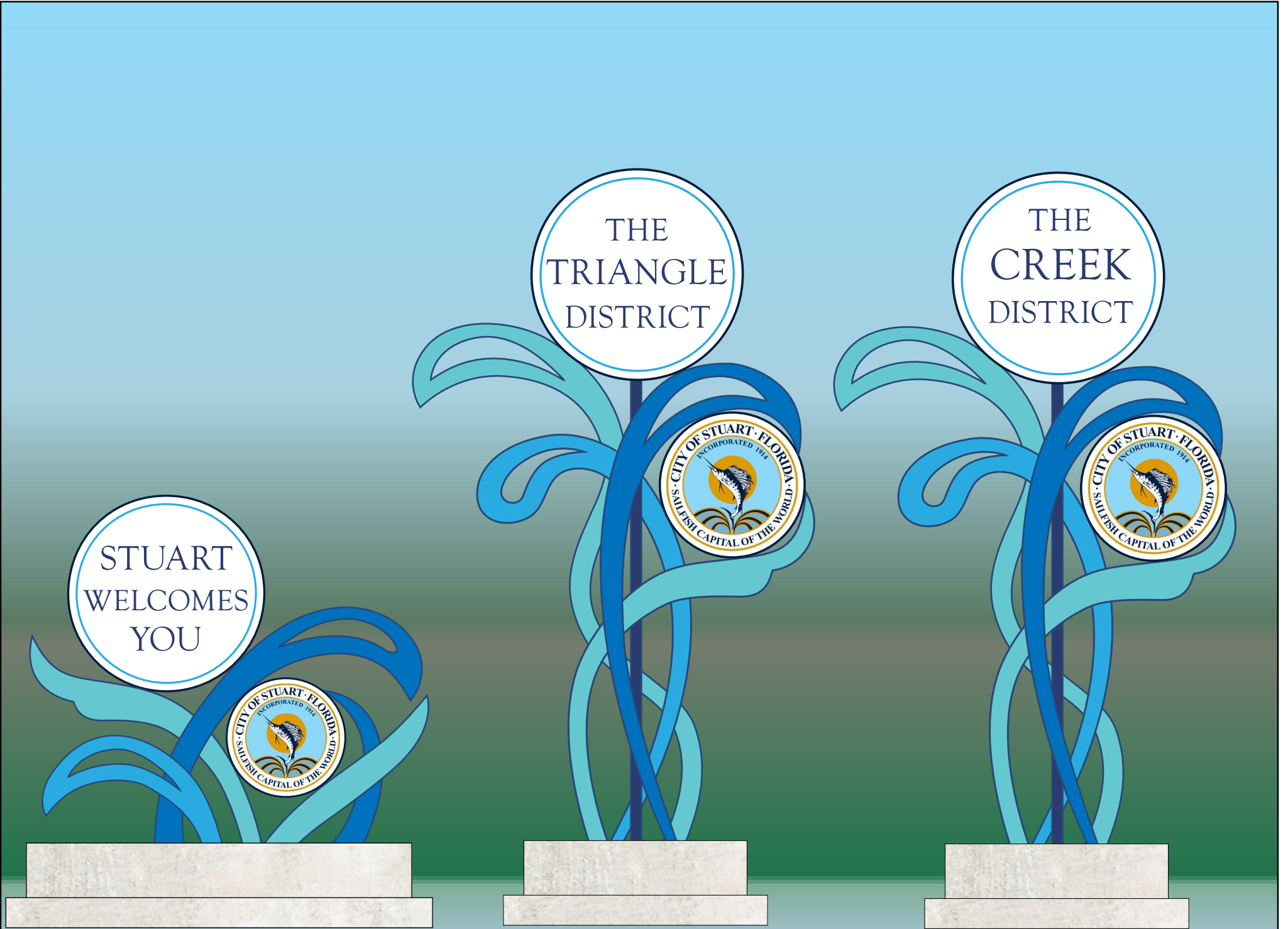
VERTICAL
GATEWAY SIGN

DISTRICT SIGN

DISTRICT SIGN

DISTRICT SIGN

STUART DISTRICT SIGNS - OPTION 2





Sample idea:
dimensional box with
sheet of metal cut out
utilizing negative space

Sign support either cocquina,
brick or stucco

River image is mosaic

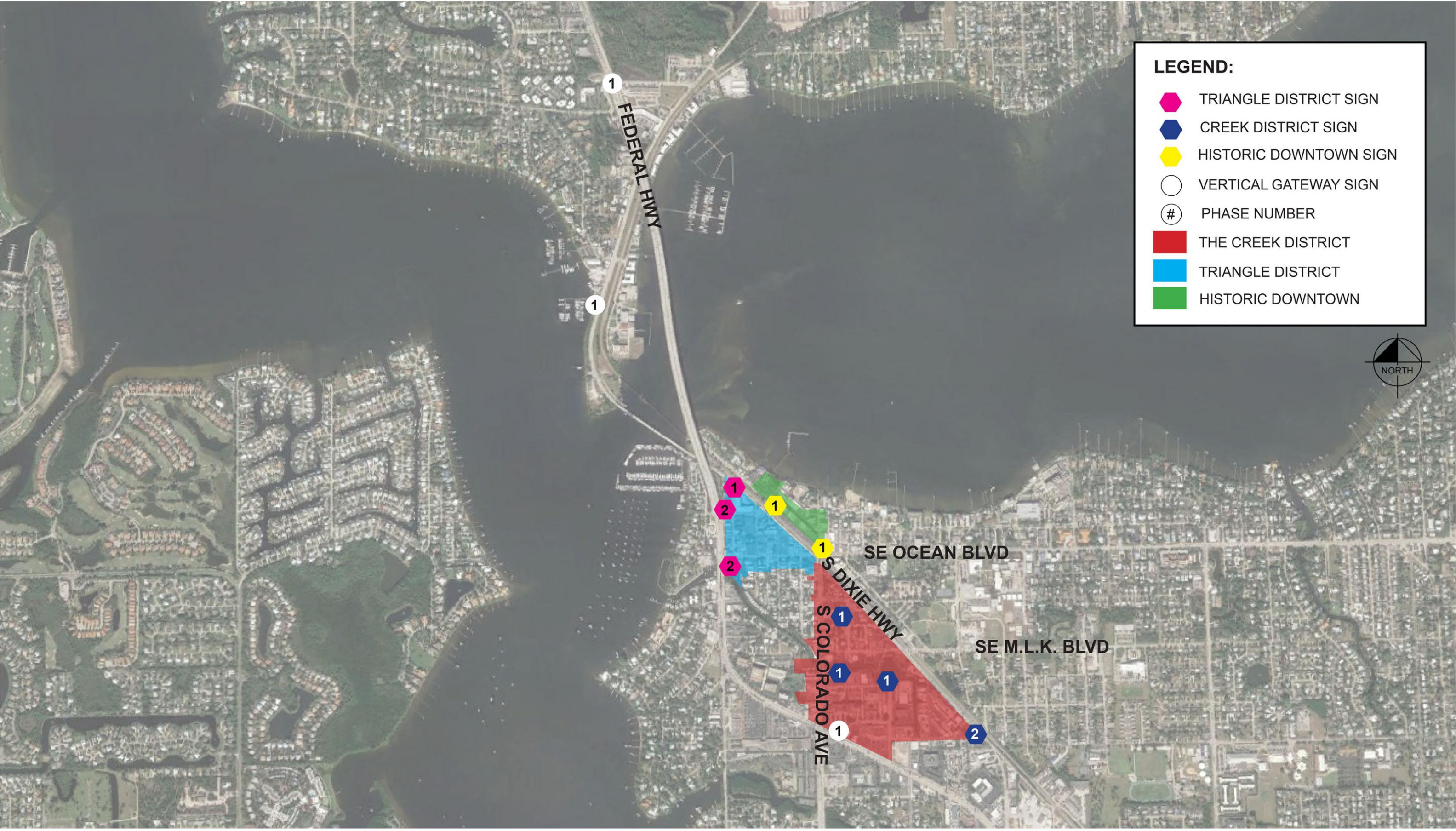


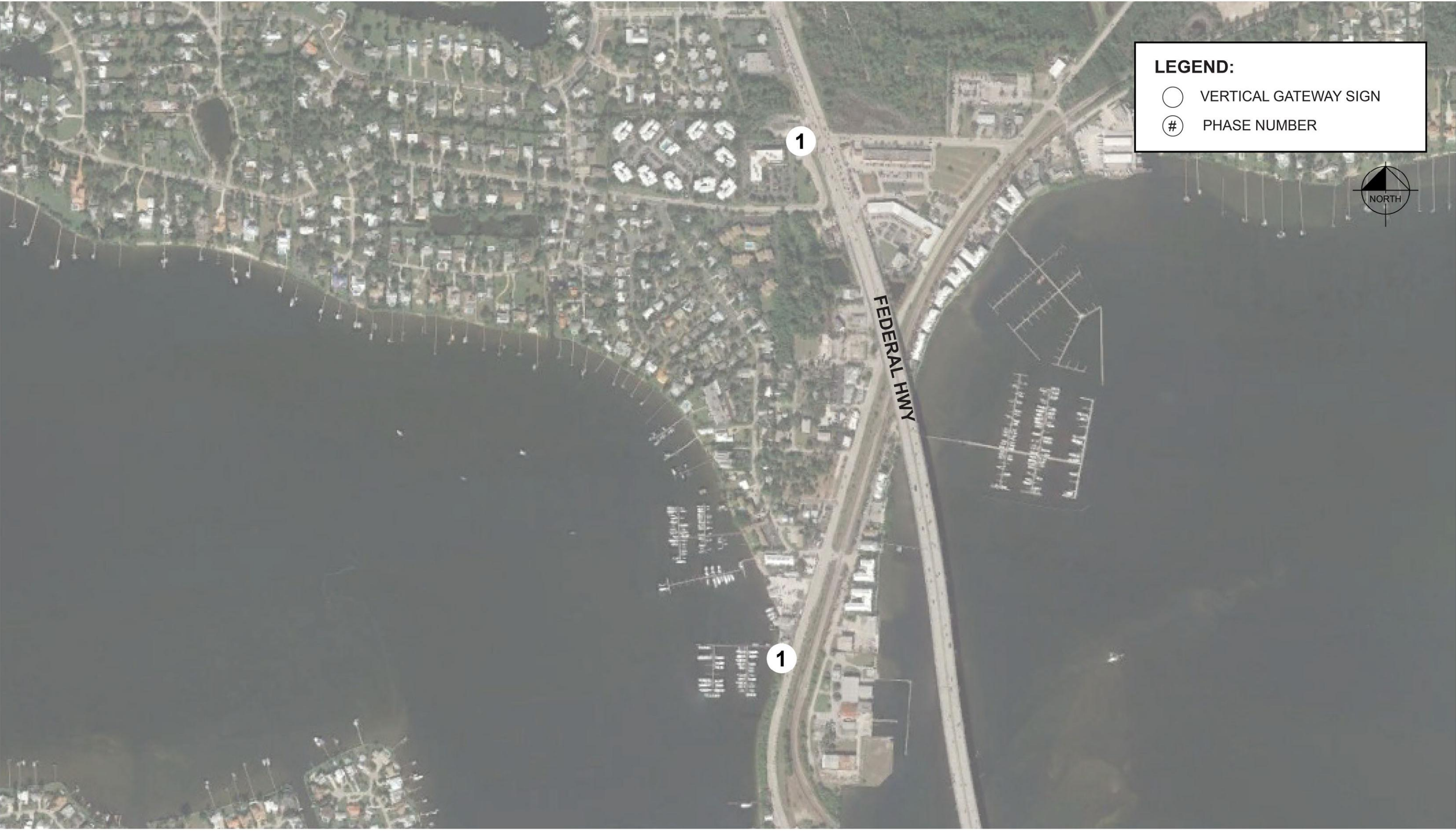
Lettering - bronze



Sample idea:
clean and crisp- no
mosaic



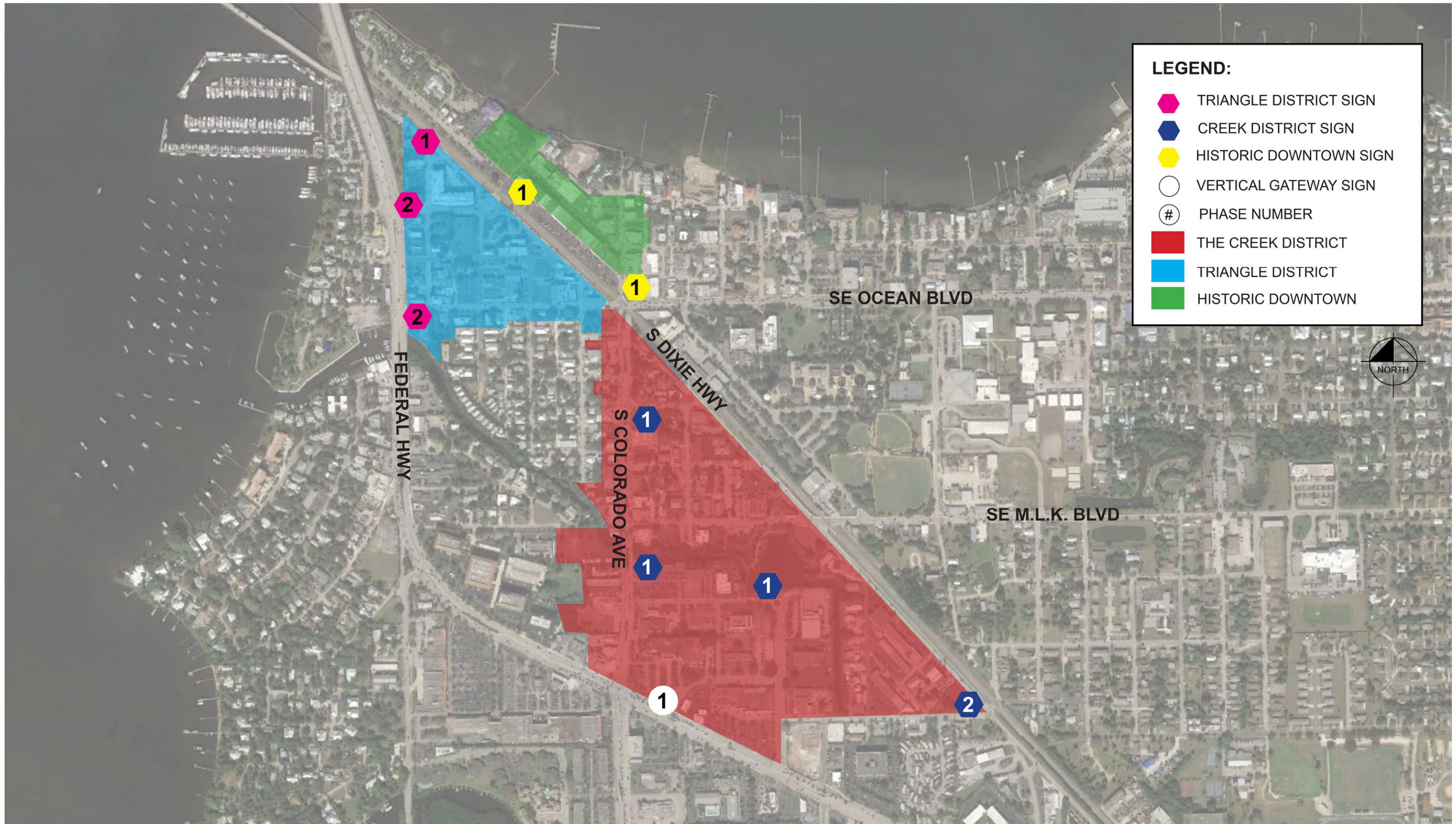




LEGEND:

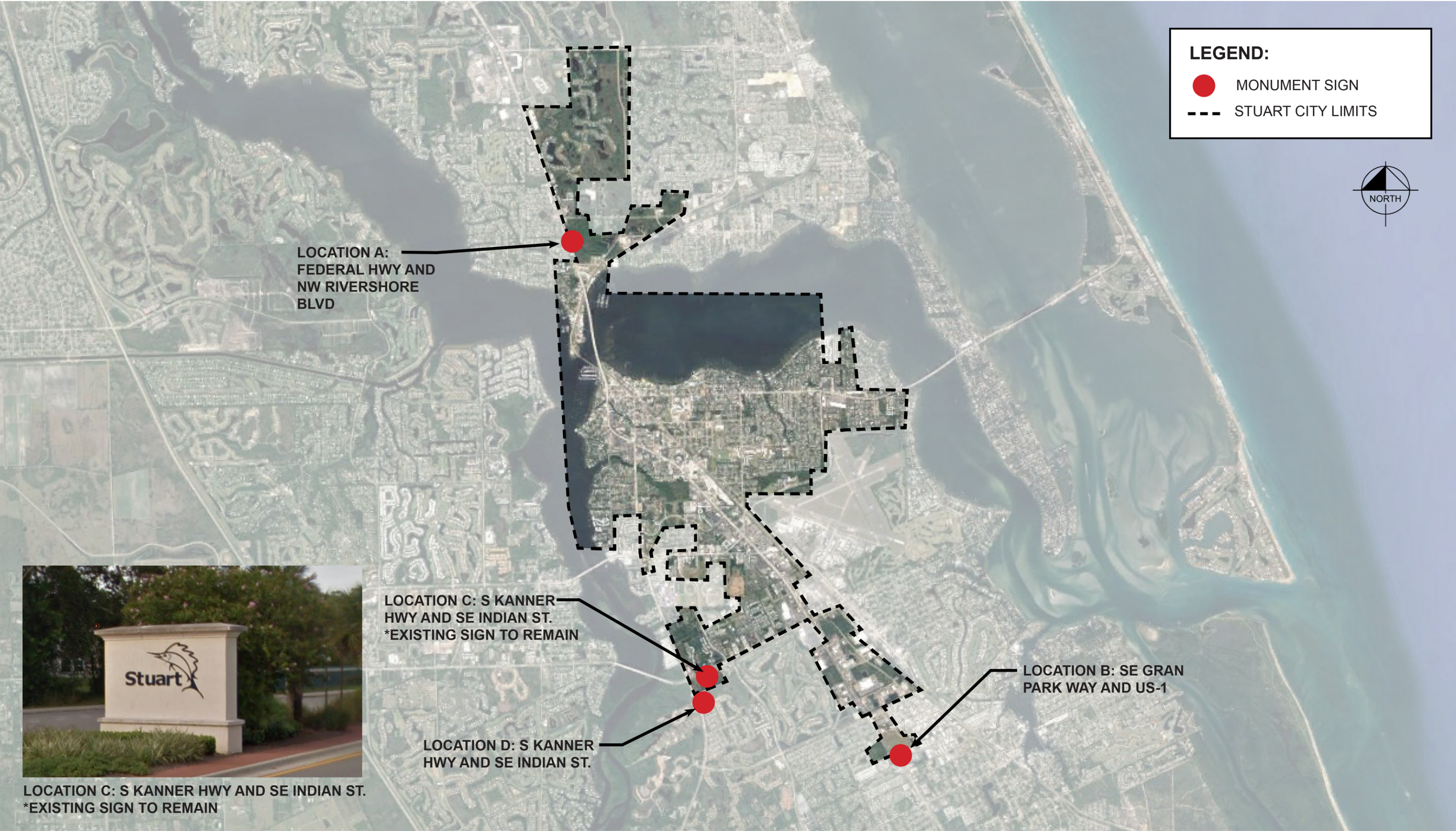
- VERTICAL GATEWAY SIGN
- # PHASE NUMBER





LEGEND:

- ◆ TRIANGLE DISTRICT SIGN
- ◆ CREEK DISTRICT SIGN
- ◆ HISTORIC DOWNTOWN SIGN
- VERTICAL GATEWAY SIGN
- Ⓝ PHASE NUMBER
- THE CREEK DISTRICT
- TRIANGLE DISTRICT
- HISTORIC DOWNTOWN



CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CCM/CRA/CRB

Meeting Date: 7/26/2021

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF SIGNAGE FAMILY OPTIONS FOR THE GATEWAY AND DISTRICT SIGNAGE

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On July 6, 2021, the Community Redevelopment Board recommended Option #2 ("wave" theme). The board recommended that the monument sign installed on SE Indian Street by FDOT as part of the Veteran's Memorial bridge project in 2014 should also be replaced for consistency with the new signage. Currently, there are three gateway signs outside the Community Redevelopment Area that will require different funding sources.

Summary

In 2019, the CRA plan was amended and identified gateway signage as an important component to improving community character and entrance to downtown. In 2020, the Community Redevelopment Board (CRB) and Community Redevelopment Agency (CRA) Board recommended approval of the CRA budget to solicit a professional service to assist with developing a conceptual design for gateway and district monument signage. The existing monument signage on NE and SE Federal Highway and S Kanner Highway at the major entry points are under-scaled, providing little opportunity to attract passerby and presenting a sense of arrival into the City, Downtown or Special Districts.

An on-site review of existing conditions of narrow medians and limited rights-of-ways challenges to developing extensive gateway and district signage. Three configurations of signage are proposed including horizontal gateway monument at major entry points replacing the existing gateway signage, wider vertical "Downtown Stuart" signage at the downtown entry points on major roadways, and narrow vertical "district" signage within a district and where space is limited.

Two signage family has been developed that includes both gateway and district signage. Option #1 represents the City's sailfish logo in abstract art and Option #2 represents the wave which symbolizes the St Lucie River. Proposed two options were presented to Downtown Business Association, "The Creek" A&E District Board, and MainStreet. The most favorable option of all the boards was Option #2. Also, staff created a poll to gather feedback and choices of the option from the community. The poll received 505 responses. The poll results conclude that 66% of the respondents like Option #2, 19% like Option #1 and only 15% did not like either option.

Details about the proposed signage location, material, costs, and project schedule will be presented at the meeting.

Funding Source:

N/A.

Recommended Action:

Provide direction regarding signage options.

ATTACHMENTS:

Description	Upload Date	Type
▣ Monument Signage Family Options	6/23/2021	Backup Material
▣ Signage Material, Color and Font	6/23/2021	Backup Material
▣ Signage Location Map	6/24/2021	Backup Material
▣ Existing Gateway Signage Images	6/24/2021	Backup Material
▣ Poll Results and Outreach	6/24/2021	Backup Material

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CRA/CRB/CCM

Meeting Date: 4/25/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

EXPANSION OF OUTDOOR DINING (RC):

RESOLUTION No. 06-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE EXPANSION OF THE OUTDOOR DINING PROGRAM BOUNDARY AND USE OF THE PUBLIC-RIGHT-OF-WAY FOR DINING AREA; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The city's downtown has changed dramatically over the years and the economic activity has expanded beyond the Historic Downtown Core. The vitality generated by the Historic Downtown District now extends into surrounding areas including SE Ocean Blvd, SE Osceola Street, SE Seminole Street, and S Colorado Avenue (which is also part of "The Creek" Arts & Entertainment District). The CRA and City have invested significantly in the core downtown and the surrounding areas to enhance the curb appeal of the area and create a pedestrian-friendly environment (including outdoor dining areas adjacent to restaurants, public art, landscaping, streetscape improvements and numerous other aesthetic improvements). Collectively, the improvements to pedestrian-friendly areas have created a destination for surrounding restaurants and businesses of the Historic Core. The staff is proposing taking advantage of these public realm improvements by expanding the Outdoor Dining Program to surrounding areas including SE Ocean Blvd, SE Osceola Street, Se Seminole Street, and S Colorado Avenue.

The proposed outdoor dining areas outside of the Historic Downtown District should be limited to space in the public right-of-way without having an impact on the existing parking spaces, since the expanded areas are outside of the parking exemption. The restaurants in the expanded areas shall comply with the guidelines and requirements of the Outdoor Dining Program and will require a license agreement to use the public right-of-way.

The proposed area along S Colorado Avenue was recommended for the Outdoor Dining Program in the "Bike Walk Colorado Place Making Master Plan," which was presented to the board in 2019.

Funding Source:

N/A

Recommended Action:

Approve Resolution No. 06-2022 CRA, amending the Outdoor Dining Program guidelines and expanding the program boundary.

ATTACHMENTS:

1. Resolution No. 06-2022 Amendment to the Downtown Outdoor Dining Program
2. Program Guidelines, Policies and Exhibits
3. Bike Walk Colorado Place Making Master Plan
4. Outdoor Dining Program Street Maps



**BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 06-2022 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE EXPANSION OF THE OUTDOOR DINING PROGRAM BOUNDARY AND USE OF THE PUBLIC-RIGHT-OF-WAY FOR DINING AREA; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on October 26, 2020, the Community Redevelopment Agency Board approved Resolution No. 09-2020 (CRA) amending the Outdoor Dining Master Plan and established saturation level of on-street parking spaces dedicated to Downtown Outdoor Dining Program; and

WHEREAS, on February 27, 2017, the Community Redevelopment Agency Board approved the Outdoor Dining Master Plan, which identified existing and proposed outdoor dining areas immediately adjacent to existing establishments; and

WHEREAS, on February 27, 2012, the Community Redevelopment Agency Board approved the “Downtown Stuart Outdoor Seating Strategy” as a pilot program, which allowed for on-street parking spaces to be utilized for Outdoor Seating Program; and

Resolution Number 06-2022 CRA
Outdoor Dining Program Amendment

WHEREAS, the program guidelines and policies are reviewed periodically to evaluate its effectiveness in the Community Redevelopment Area; and

WHEREAS, the CRA has identified other areas where outdoor dining strategy could be applicable; and

WHEREAS, the CRA and City have invested significantly in the downtown and surrounding areas to enhance the curb appeal of the area and create a pedestrian-friendly environment; and

WHEREAS, the improvements to pedestrian-friendly areas have created restaurant opportunities in the surrounding downtown area; and

WHEREAS, the expansion of the Outdoor Dining Program boundary could take advantage of these public realm improvements to assist boosting patronage to restaurants and retail businesses; and

WHEREAS, expanding the boundary for outdoor dining enhances the quality of life for the City of Stuart residents and contributes to the downtown economic health and vitality.

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, that:

SECTION 1: The Stuart Community Redevelopment Agency Board has determined that the amendment to the program guidelines and boundary is in the best interest of the Community Redevelopment Area.

SECTION 2: The Community Redevelopment Agency authorizes the Board Chairperson to execute a resolution adopting the “Outdoor Dining Program Guidelines and Policies” attached hereto.

SECTION 3: This resolution shall take effect upon adoption.

Resolution Number 06-2022 CRA
Outdoor Dining Program Amendment

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, CHAIRPERSON
TROY MCDONALD, VICE CHAIRPERSON
BECKY BRUNER, BOARD MEMBER
MIKE MEIER, BOARD MEMBER
EULA R. CLARKE, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2022.

ATTEST:

MARY KINDEL
CITY CLERK

MERRITT MATHESON
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



~~DOWNTOWN~~ OUTDOOR DINING PROGRAM GUIDELINES AND POLICIES

DEFINITIONS

1. **“Establishment”** shall be defined as any restaurant, bar or other food establishment located within the ~~Downtown-Outdoor~~ Dining Program boundary as depicted in Exhibit A.
2. **“Outdoor Dining Area”** shall be defined as any portion of a restaurant, bar or other food or beverage establishment located on the City’s public rights-of-way where patrons consume food and/or beverages provided by an adjacent food service establishment within the program boundary. Use of the public right-of-way for outdoor dining activities may only occur pursuant to an Outdoor Dining License Agreement.

~~DOWNTOWN~~ OUTDOOR DINING PROGRAM GUIDELINES

1. Only properties meeting the definition of “Establishment” shall qualify for the Outdoor Dining Area.
2. ~~Downtown~~ Outdoor Dining Program shall be limited to the ~~parking~~ areas depicted in **Exhibit A**. The courtyard area along SW Seminole Street is included and is eligible for the outdoor dining program and guidelines.
3. ~~Downtown~~ Outdoor Dining Program shall be limited to 8% saturation level of the total available parking spaces within the Historic Downtown District program boundary. The 8% saturation level applies to those application seeking to use the existing parking spaces within the Historic Downtown District.
- 3.4. Additional space ~~on the sidewalk in the public right-of-way that does not impact the existing parking spaces located directly~~ adjacent to the establishment throughout the City shall be available on limited basis and at the discretion of the City Manager and shall meet the guidelines herein.
- 4.5. Outdoor Dining area within the Historic Downtown District shall not exceed removal of more than 2 parking stalls along the street adjacent to the establishment.
- 5.6. All Signage or advertisement is prohibited on outdoor furniture/shading elements.
- 6.7. Outdoor Dining seating shall not require additional parking.

~~7.8.~~ Establishments shall comply with all local, state and/or federal laws and regulations applicable to the operation and improvements of Outdoor Dining Areas.

~~8.9.~~ Applicant recognizes that this program does not vest any property rights and the City of Stuart has the right to terminate without claim by the applicant.

~~9.10.~~ ~~Downtown~~ Outdoor Dining Program does not qualify for the Business Improvement Reimbursement Program (BIRP) Grant.

FURNITURE AND FIXTURES

1. Establishments are responsible for providing the furniture for their Outdoor Dining Areas. All furniture/elements must be entirely contained within the Outdoor Dining Area.

2. For outdoor dining area approved on a deck, eEstablishments shall provide a minimum of 2-3 potted planters that is at least 6 feet in height and spaced out evenly at the closest edge of the road.

3. Establishments are required to maintain all furniture in Outdoor Dining Areas in good visual appearance, without visible facing, dents, tears, rust, corrosion or chipping or peeling paint. All furniture shall be maintained in a clean condition at all times. All furniture shall be durable and sufficiently sturdy as to not blow over with normal winds.

4. All furniture other than dining tables, chairs, shading elements and planters are prohibited in the Outdoor Dining Area. The furniture shall always remain in the outdoor dining area unless the City declares a state of emergency due to a storm or strong winds. Examples of prohibited furniture include, but are not limited to, serving stations, bar counters, shelves, racks, sofas, trash receptacles (other than those provided by the city) and torches.

5. For Historic Downtown District, All furniture, railings and shading elements shall comply with the recommended traditional style as provided in **Exhibit B**. Establishments seeking any other type of furniture, fixtures or shading element other than what is permitted under **Exhibit B** will require approval by the Community Redevelopment Board (CRB).

~~5.6.~~ For Downtown East Extension and Colorado Avenue, establishments shall provide images of type of outdoor seating furniture (tables, chairs, umbrellas, potted plants) for approval by the CRA Administrator or City Manager. Any other type of fixtures or shading element will require approval by the Community Redevelopment Board (CRB).

~~6.7.~~ Outdoor furniture and fixtures should complement the architectural style and colors of the adjacent building.

~~7.8.~~ All furniture, railings, and shading elements shall remain within the outdoor dining deck area only as shown and approved on the site plan.

~~8.9.~~ For outdoor dining area approved on the sidewalk, there shall be no furniture encroaching into public sidewalk, and shall at all times provide a clear, minimum, 4' path.

~~9.10.~~ Furniture must be Freestanding. It must not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices, whether during restaurant operating hours or at times when the restaurant is closed.

Tables:

1. Tables may be colored or of a natural unpainted material (i.e., aluminum, iron, or wood).
2. Square or rectangular tables are strongly recommended.
3. Although optimal table size varies by each establishment's specific Outdoor Dining Area, smaller tables are preferred and more efficient and flexible.
4. Establishments should strive for space-efficient seating layouts and furniture configuration.
5. If outdoor dining permitted on sidewalk, square or rectangular tables may fit flush against a building's wall to allow more space for patrons.

Chairs:

1. Chairs shall be colored or of a natural unpainted material (i.e. aluminum, iron, or wood).
2. All chairs used within a particular establishment's outdoor seating area must match or be harmonious with each other by being of visually similar design, construction or color.

Shades or Coverings:

1. Shading elements may include umbrella, aluminum pergola, awnings, sail shade or any other element approved by the Community Redevelopment Board (CRB).
2. Motorized retractable or roll-up shades that is either made of transparent screen mesh or clear vinyl may be allowed for large openings.
3. Umbrellas shall comply with the following:
 - a. Umbrellas must be of a single, solid color, which may (and is encouraged to) vary to reflect special holidays and events.
 - b. Appropriately designed and sized umbrellas are permitted for use under this outdoor seating program.
 - c. ~~For outdoor dining area approved on a deck, U~~mbrellas shall not extend over sidewalk.
 - d. Umbrellas must be contained within the Outdoor Seating Area, and the lowest dimension of an extended umbrellas must be at least seven (7) feet above the sidewalk surface.
 - e. The size and shape of any umbrella strongly affects its functionality within a constrained space. Square or octagonal umbrellas, and even clustered umbrellas are permitted.

- f. Material must be fade resistant canvas (no plastic or vinyl).
4. Shading elements such as umbrellas, awnings and sail shade must blend appropriately with the surrounding built environment. The shade element fabric must be removed/replaced if faded.

Lighting/Fans:

1. All electrical items (e.g., fans, lighting, tv, air conditioning system, etc.) within the Outdoor Dining Area shall be approved by the Community Redevelopment Board. Establishment is responsible for all building permits and fees for electrical permit associated with the project.
2. Establishments shall not use any City owned electrical outlets.

Raised Decks and Railings:

1. The City shall install the standard decks and railings, which consists of raised decks constructed with wood or composite decking boards and bridge over gutter to existing sidewalk with secured iron plank.
2. Decorative railings shall be installed on all sides adjacent to roadways for barrier. The railings shall be constructed of metal (aluminum, steel, iron, or similar) and must be a black color.
3. Establishment seeking any other material for the deck and/or railings shall be approved by the Community Redevelopment Board (CRB). Such installation shall be the responsibility of the applicant pursuant to the CRB approval. The applicant is responsible for building permits and fees associated with the improvements.

Removal of Items Owned by the Applicant:

1. Applicant shall be responsible for removing all outdoor dining furniture, umbrellas, awnings, sail shade, lighting, planters, and other items from the Outdoor Dining Area anytime the City declares a state of emergency due to a storm or strong winds.
2. In the event that an Applicant fails to remove all outdoor dining furniture, umbrellas, awnings, sail shade, lighting, planters and other items from the Outdoor Dining Area, the City may remove such items and charge the Applicant for all such costs incurred by the City.

OUTDOOR DINING REGULATIONS AND CONDITIONS

1. The spaces allocated for the Outdoor Dining Program shall be assigned on the first come first served basis. If there are no available spaces, a waiting list shall be maintained by the CRA Administrator. As soon as space becomes available, the first establishment on the list must enter into a license agreement or be removed from the list. To qualify to be on the list, you must be currently eligible and remain eligible for the license agreement based upon the terms and conditions of the program. If the establishment on the list becomes ineligible, their name shall be removed from the list. It is not assignable.
2. Renewal of Outdoor Dining License Agreements shall be accomplished by paying each year's Outdoor Dining License Fees in full by October 1st of that year. Alternatively, the Outdoor Dining

License Fees may be paid in monthly payments, with the first payment made by October 1st of the involved year and first day of each month thereafter. Outdoor Dining License Renewal Fees not received on time shall incur a Late Payment Fee of 20% of the invoiced amount.

3. The Licensee shall obtain and maintain in force during the life of the Outdoor Dining License Agreement comprehensive general liability insurance and designate the City of Stuart as additional insured for the Outdoor Dining Area. The Licensee shall provide insurance verification for each year of Outdoor License Agreement renewal. The insurance policy shall include the space between the Outdoor Dining Area and the establishment as additional insured and as depicted on the site plan. Even though the sidewalk is additionally insured, it shall not be for the exclusive use of the establishment.
3. Upon termination of the Outdoor Dining License Agreement, the licensee shall return the parking area/sidewalk to its original condition, or a condition deemed acceptable by the City Manager, and remove all personal property, furnishings, umbrellas, trash receptacles and other fixtures from the City's right-of-way.
4. In the event that an Applicant fails to remove all outdoor dining furniture/fixtures from the Outdoor Dining Area and return the parking area/sidewalk to its original condition upon termination, the City may remove such items and restore the parking space and charge the Applicant for all such costs incurred by the City.
5. Outdoor Dining License Agreements are not transferrable, delegable or assignable. In the event of a transfer of the business, the transferee shall apply to the City for a new License Agreement.
6. The City Manager is authorized to approve an Outdoor Dining License Agreement and to execute an Outdoor Dining License Agreement on behalf of the city consistent with the Outdoor Dining Program.

APPLICATION REQUIREMENTS

1. All establishments shall submit the City's ~~Downtown~~ Outdoor Dining Program Application Form to the Development Department/Community Redevelopment Agency (CRA) for review.
2. Site plan: Applicants shall provide a site plan/drawing showing the proposed Outdoor Dining Area.
3. Photos or Drawings of Furniture: Applicants shall provide photos or other graphic representation (including color and material) of furniture, planters, umbrellas, structures, needed for the City to verify that the proposed furniture conforms to the design guidelines.
4. Copy of the City of Stuart Local Business Tax Receipt for the restaurant

5. Proof of Liability Insurance (add City of Stuart as additional insured for any Outdoor Dining Area in the City's Right-of-Way per approved site plan as respect to General Liability).
6. Application must be signed by Property Owner.
7. Submit established fees for the standard deck improvements. Fees will be established after the application is submitted.

PUBLIC HEARING PROCESS

CRB approval shall follow the Minor Urban Code Conditional Use process and require one public hearing. Prior to being scheduled for a hearing, a complete application must be submitted which shall include a site plan; elevations and all design requests sought by the applicant. The submittal must be certified by a licensed architect or engineer.

EXHIBIT A

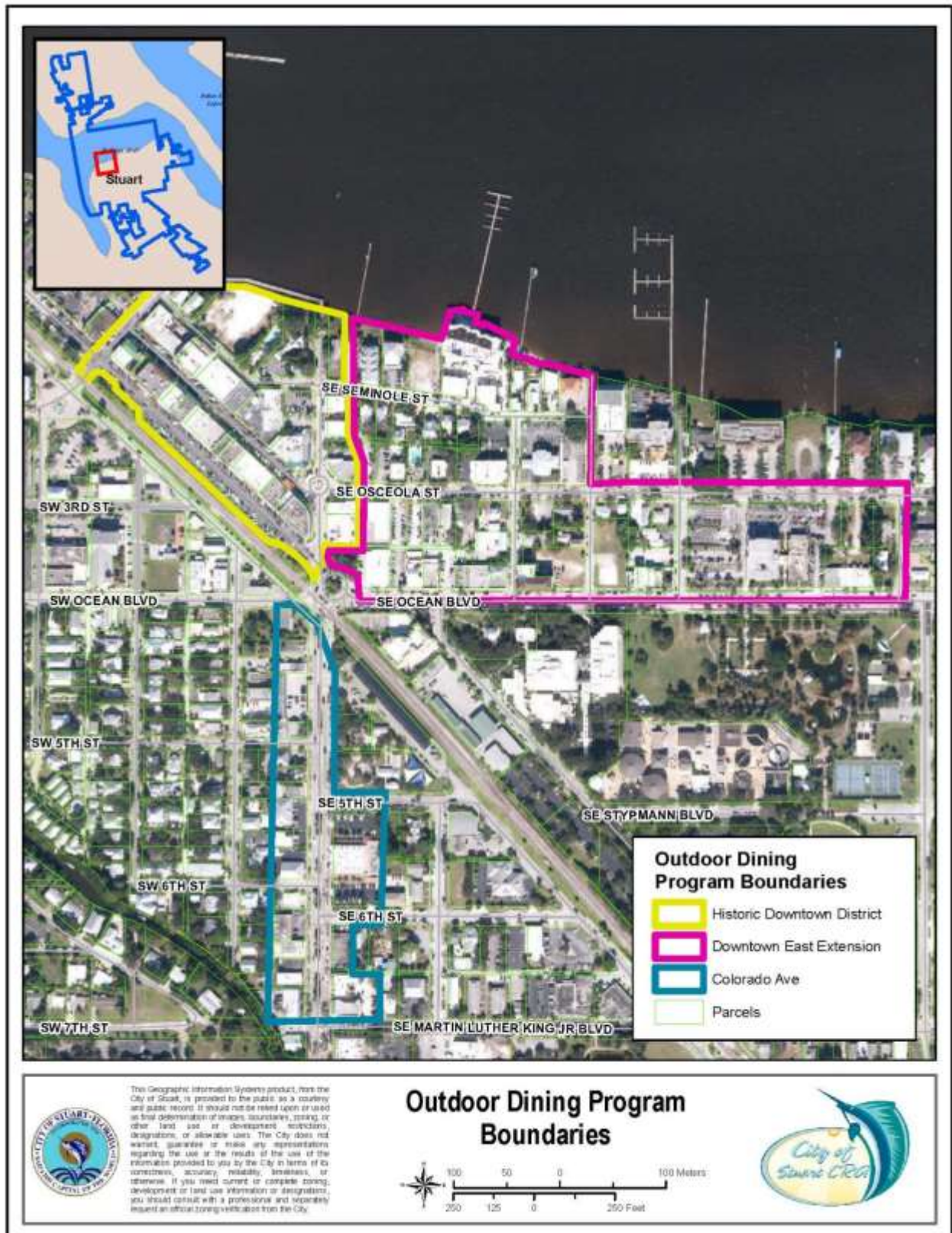
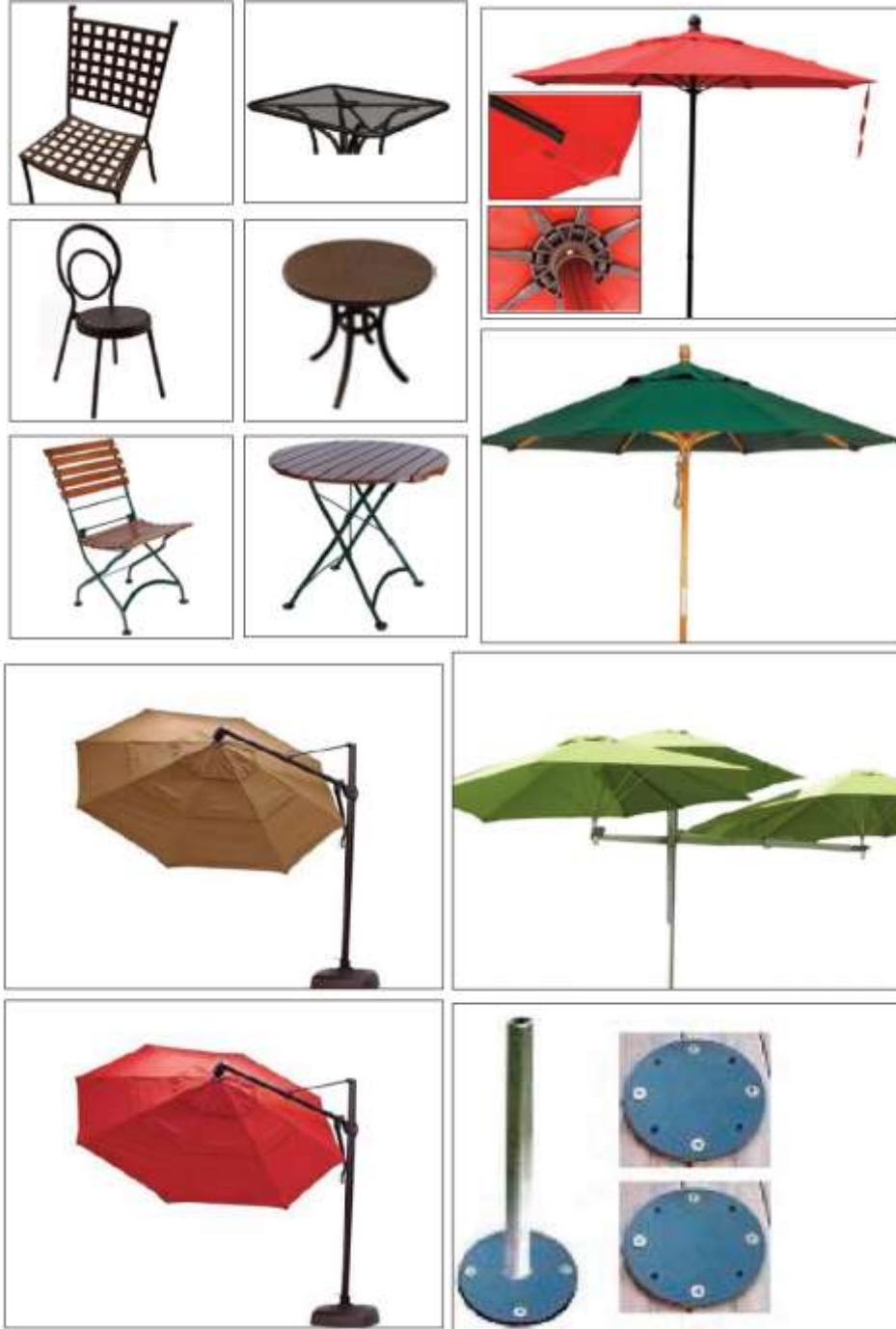


EXHIBIT B

Outdoor Seating Furniture and the elements that make up the Outdoor Seating Islands in Historic Downtown District should follow a traditional style in keeping with the Downtown's historic character and charm. The furniture and materials proposed in this report tend to be of simple, classical proportions and noble materials, such as aluminum, iron and wood. Dimensions of proposed elements are of constrained size and proportions.

Following are a few examples of proposed styles for side chairs and tables:





BIKE WALK COLORADO AVENUE PROGRAM

City of Stuart • Marcela Camblor & Associates
July 2019

Executive Summary 3

Section I:

ANNOUNCING ARRIVAL 5

BALANCED MOBILITY, ENHANCED WAY-FINDING, PLACEMAKING ART 6

Section II:

DISTRICT ENTRANCE, SHADE, POCKET PARKS 10

GATEWAY OVER FRASIER CREEK 12

Section III:

MEDIAN CLOSURES 13

SHADE: ARCHITECTURAL PRECEDENTS 15

Section IV:

DEMONSTRATION PROJECT, PARKLETS 17

MEDIAN CLOSURES: SAFETY, WALKABILITY, BEAUTIFICATION 15

Section V:

SHARED ROAD 20

A PLAN TO BALANCE MOBILITY AND ENHANCE WALKABILITY

South Colorado Avenue’s transformation over the last decade from a 5-lane auto-oriented environment to a mostly two-lane boulevard section has proven a successful economic development, beautification and place making strategy. A road that was previously flanked by vacant or under-performing retail and office space is now the epicenter of an emerging and highly sought out restaurant, arts and business district.

Colorado Avenue’s transformation has been text-book proof that public investment in the public realm leads to private investment, increased tax base and improved safety, security and desirability.

While Colorado’s improvements’ have been highly successful, they focused mainly on lane reconfiguration and reduction and landscaping. This master plan supports the City’s current “Bike-Walk Colorado Avenue Program” and is a blueprint to balance mobility and enhance walkability. It builds on the success of the existing improvements and seeks to further the goal of enhancing the pedestrian and bicycle experience of this signature avenue.

FACTORS THAT AFFECT WALKABILITY:

- Land use mix.
- Street design.
- Street connectivity.
- Presence of trees and vegetation.
- Building types, frequency and variety
- Building placement.
- Building design, specifically entrances, storefronts and other pedestrian interaction along street frontages.
- Transparency, which includes amount and type of glass in windows and doors, orientation and proximity of homes, and buildings to watch over the street.
- Residential density (residential units per area of residential use)
 - Appropriate placement of uses.
 - Adequate parking.
 - Shade.



REID EWIN’S 5 D’S OF THE BUILT ENVIRONMENT:
Density, diversity, design, destination accessibility, and distance to transit heavily influence an area’s walkability. Appropriate combinations of these factors influence an individual’s decision to walk.

STRATEGIES THAT INCREASE WALKABILITY INVOLVE:

- Completing and connecting sidewalk gaps. This includes areas where sidewalks are missing as well as areas where vehicular driveways interrupt them.
- Buffer pedestrians from moving cars by using trees, on-street parking or urban interventions such as parklets.
- Properly place or move obstructions (light poles, utility poles, improperly planted street trees, trash cans, benches, etc.)
- Increase shade: properly planted (appropriate) street trees, properly placed buildings and the inclusion of shade structures (awnings, porches, balconies, arcades, colonnades, etc.)
- Along commercial streets, remove suburban landscaping and replace with urban landscaping techniques.
- Improve pedestrian visibility at crossing points. Improve crosswalk safety at intersections by decreasing the radii of corners at curb intersections and eliminating deceleration and unnecessary turn and merge lanes.
- Incorporate attractive way finding.
- Add/enhance bicycle infrastructure.
- Provide shaded rest areas.
- Increase residential density: Walkability increases with density. Density allows for the creation of attainable housing that is closer to an individual’s workplace and general needs. This encourages people to walk from place to place which increases health, decreases carbon footprint, decreases parking needs, supports transit, increases patronage of local businesses, allows for aging in place and fundamentally, provides an environment that encourages social interaction.
- Remove obstructions from the pedestrian path.

THE BENEFITS OF WALKABILITY:

Walkability offers benefits to our health, the environment, our finances, and the “livability” of our communities.

Health: Walkability index show a relationship of healthier Body Mass Index (BMI) to physical activity of local populations. Physical activity can prevent chronic diseases and improve cardio metabolic risk profiles. Studies show that people are more prone to maintain long-term walking commitments when the walk is to a destination (to a restaurant, to a park, etc) as opposed to recreational walking (in and out the same door for exercise purposes).

Environment: 87% of CO2 emissions are from burning fossil fuels. Walking/biking are “zero-pollution” modes of transportation. The benefits of less emissions include improved health conditions and quality of life, less smog, and less of a contribution to global climate impacts.

Finances: Cars are the second largest household expense in the U.S. Walkable environments provide more choice: the choice to live with one less or with no cars, the choice to do one or more trips by foot or by bicycle, the choice to interact and be connected with others. More and more real estate listings are displaying a neighborhood’s walkability score (Walk-score). One point of Walk Score is estimated to be

worth up to \$3,250 of added value for any given property. *(How Much is a Point of Walk Score Worth? By Sheharyar Bokhari)*. Local businesses, particularly non-national chains have a higher chance of prospering in high-density walkable environments.

Communities: Walkability is associated with higher levels of arts organizations, creativity, and civic engagement and increased philanthropy.

Aging in Place: Walkable, mixed-use districts are often referred to as N.O.R.C.S. – Naturally Occurring Retirement Community. An environment that allows people of all ages mobility and access to needs and social interaction is critical to provide a viable housing choice for those who desire independence after they can’t or won’t drive anymore.

Environmental: One of most important benefits of walkability is the decrease of the automobile footprint in the community. Carbon emissions can be reduced if more people choose to walk/bike rather than drive or use public transportation.

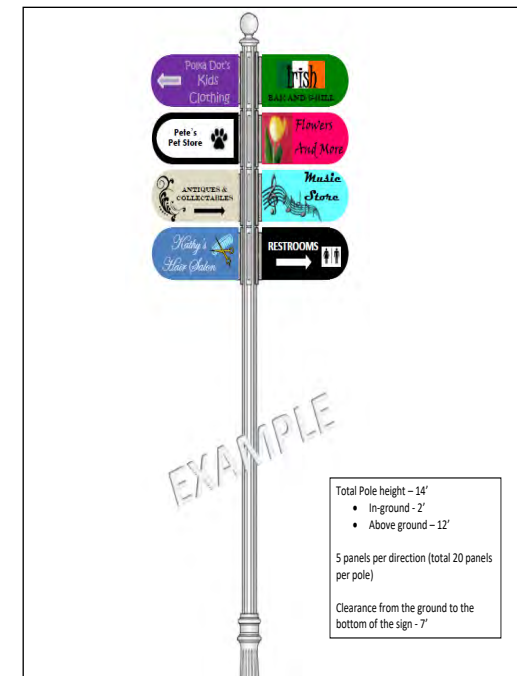
Socioeconomic: Economic benefits include cost savings both to individuals and to the public: increased efficiency of land use with higher returns for local governments (including a reduced need of land dedicated to parking), increased profitability for local businesses, increased tourism and the basis for an amenity-rich environment.

Income, age, race, ethnicity, education, household status, and having children in a household all influence walking travel.

The benefits of walkability are best guaranteed if the entire system of public streets is walkable - not limited to certain specialized routes. More sidewalks and increased walkability help promote tourism and increase property value.



Images depicting wide, covered sidewalks, shaded outdoor seating and buildings that frame and prioritize the pedestrian realm. Baldwin Park, Orlando.



PROPOSED WALKABILITY STRATEGY #1 - ESTABLISH SIGNATURE PUBLIC PLACE: The intersection of Colorado Avenue and US1 is considered a “Main and Main” intersection. It is the appropriate location to announce arrival into the downtown, define identity, locate a flagship business or restaurant and incorporate required open space in a manner that amounts to a formal, signature public plaza.

PROPOSED WALKABILITY STRATEGY #2 - MULTIPLE MODES OF MOBILITY: At this location, elements such as recently adopted way finding signs and bike racks (shown above) should be supplemented with way finding maps, bike-rental or scooter rental stations, future shared car designated parking, bus and tram stops.

SECTION I

BIKE WALK COLORADO AVENUE PROGRAM - ANNOUNCING ARRIVAL



Sky Bike West Palm Beach; Palm Beach Segway; Lime Scooter station Tampa; Drivenow car sharing, wayfinding maps London; Sailfish in three stages of ascending - Fort Lauderdale, Dancing Fountain - Chico City; Valencia spanish ship fountain; Light city fountain, Baltimore; fish sculpture, Pompano Beach.

PROPOSED WALKABILITY STRATEGY #3 - EXPERIENCE-DEFINING ART: Public art that enhances the experience of destination should be carefully thought out and strategically incorporated. As shown in the Master Plan, this first section of Colorado Avenue presents opportunities for new construction on vacant sites as well as infill development.

BIKE WALK COLORADO AVENUE PROGRAM - BALANCED MOBILITY, ENHANCED WAY-FINDING, PLACEMAKING ART



Before-and-After rendering depicting infill development along Colorado Avenue. Buildings should be mixed use and incorporate architectural elements that provide shade and protection from natural elements. These shade and protection requirements include arcades, colonnades and balconies, awnings and canopies.

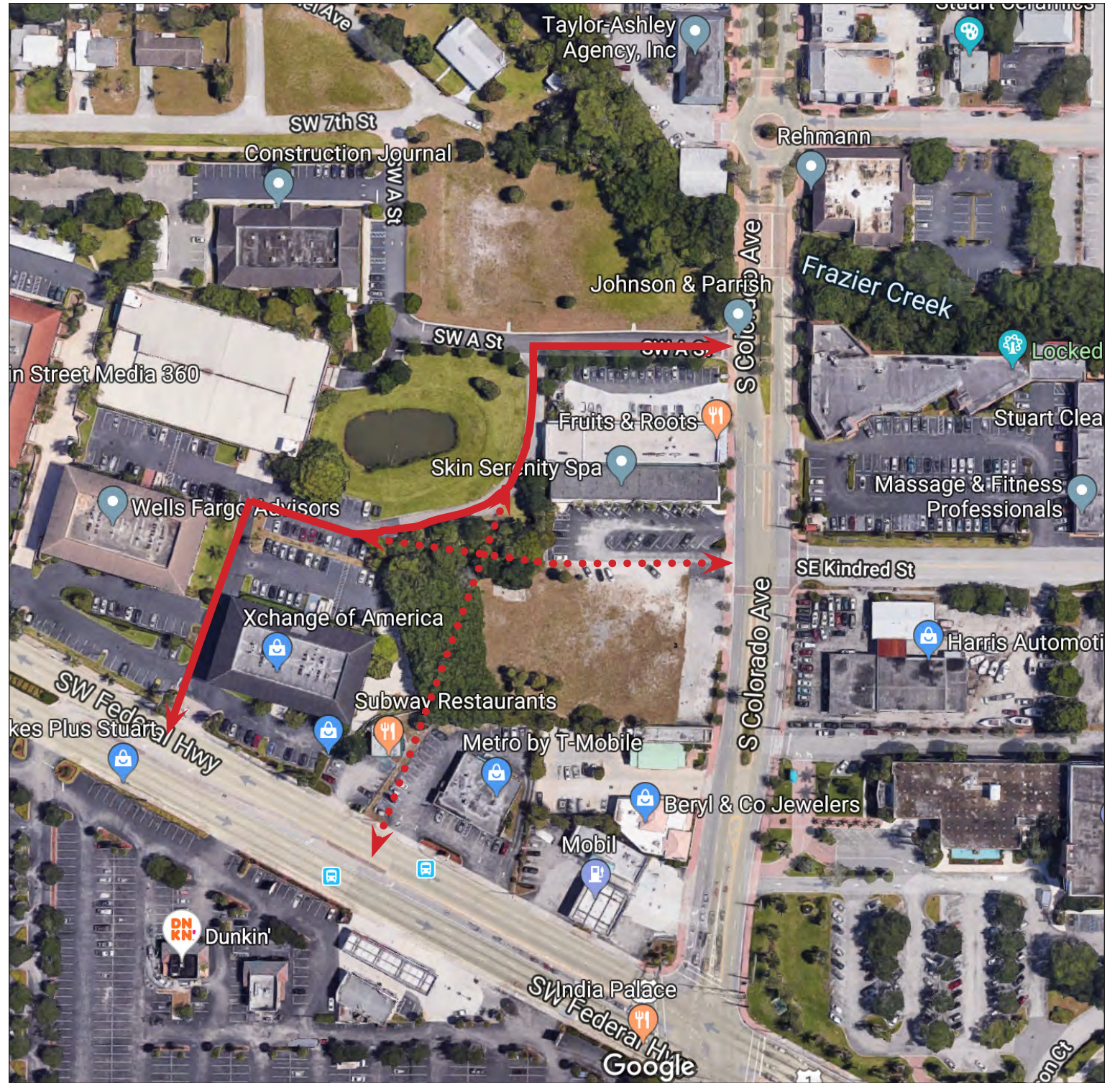
Additionally, buildings along Colorado should be placed (set back) to allow a minimum 10' clear, unobstructed sidewalk. Areas where the building facade is recessed to allow for small, shaded and shielded outdoor seating areas are encouraged.

Landscaping for commercial buildings along Colorado should be urban (potted or constrained to specific areas as opposed to suburban planting strips).

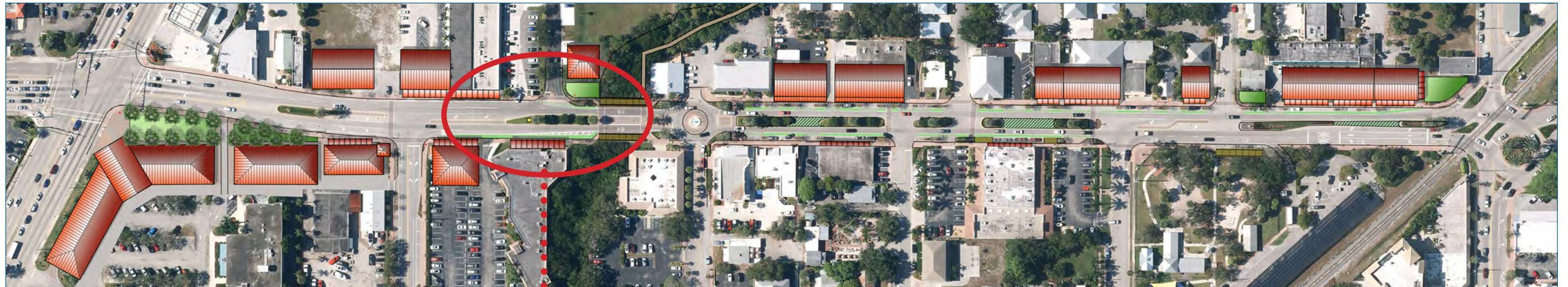




PROPOSED WALKABILITY STRATEGY #4 - COORDINATED PUBLIC IMPROVEMENTS: A coordinated landscaping, lighting and power-pole placement/relocation plan should be developed and implemented as redevelopment occurs. In the section depicted on the left, trees and light fixtures should align with power poles.



PROPOSED WALKABILITY STRATEGY #5 - CONNECTIVITY AND LANE ELIMINATION: The last block of Colorado (top middle) has a south-bound turn lane that has forced trees to be planted on the west side of the sidewalk as opposed to between pedestrians and moving cars. As connectivity opportunities increase through redevelopment of commercial properties as shown above, an analysis to determine the feasibility of eliminating the turn lane, expand the sidewalk and add a parallel row of trees along the road should be contemplated.



PROPOSED WALKABILITY STRATEGY #6 - FRAMING THE PUBLIC REALM: As visitors approach downtown, a more balanced mobility and walkability is in place. Further signaling arrival to the historic downtown is possible by adding shade structures over the urban parklets that exist where the Avenue intersects Frasier Creek. This feature would also provide much needed shade and reinforce the passive nature of the already existing parklets. Public art in the median would complete this gateway intervention,

PROPOSED WALKABILITY STRATEGY #7 - SHADE AND PROTECTION: Adding arcades, colonnades and awnings to existing buildings covering sidewalks is a simple and effective strategy to improve the experience of walking along Colorado Avenue. This action could be encouraged through a facade improvement program.

PROPOSED WALKABILITY STRATEGY #8 - BALANCED MOBILITY: Bike lanes along Colorado Avenue are a key element to balancing mobility. While already in place, the existing bike lanes are interrupted and should - to the extent possible- be completed. This section presents the opportunity to eliminate a suburban merge lane that would allow the extension of the bike lanes on-to Kindred Avenue.

PROPOSED WALKABILITY STRATEGY #9 - PRIVATELY OWNED PUBLIC OPEN SPACE: As buildings develop, incentives such as increased density and reduced parking should be provided in exchange for the provision of small, privately owned yet publicly accessible parks and green spaces.

SECTION II

BIKE WALK COLORADO AVENUE PROGRAM - DISTRICT ENTRANCE, SHADE, POCKET PARKS



Pergolas providing shade to the parklets over the Frazier Creek would announce arrival and create a signature parklet area along Colorado.





Striped road area that could be eliminated and replaced by bike lane. This re-striping proposal would extend the bike lane to Kindred Avenue.

Additionally, suburban landscaping should be replaced by more urban landscaping allowing for wider sidewalks wherever possible. Planting strips, while beautifully maintained do not contribute to walkability in the area.



PROPOSED WALKABILITY STRATEGY #10 - CLOSURE OF UNNECESSARY MEDIAN CUTS: As properties develop and redevelop in a manner that is less suburban and more consistent with a walkable, urban environment, median cuts that were originally intended to allow for turning movements into parking lots need to be closed. Closures will eliminate an unnecessary amount of conflict points between cars, bicyclists and pedestrians. Closures can be rapidly achieved with traffic dividers, planters or decorative railings.

SECTION III

BIKE WALK COLORADO AVENUE PROGRAM - MEDIAN CLOSURES



Median closures reduce points of conflicts between pedestrians, bicyclists and moving cars. Closed medians may be used as small parklets, beautification and even parking



Multiple examples of shade and protection from natural elements over sidewalks. New construction should be mandated to incorporate balconies, arcades and colonnades. Existing buildings may add porches and awnings to provide a shaded pedestrian environment. Stretches without buildings may incorporate shade in the form of art.

BIKE WALK COLORADO AVENUE PROGRAM - SHADE: ARCHITECTURAL PRECEDENTS



PROPOSED WALKABILITY STRATEGY #11 - PARKLETS: Current changes in people's transportation habits, the growth of companies like Lyft and Uber, technological advances with self-driving vehicles, easy access to bikes, scooters and segways, public transit and a walkable street staged to encourage development where more people live closer to jobs, amenities and services will invariably lead to reduced parking needs. The City of Stuart was a pioneer in understanding this concept and replacing a few parking spaces in Main Street to allow for outdoor seating. That same successful strategy is applicable to other City streets where the intent is to create resting areas, outdoor seating opportunities, outdoor work-stations or simple gathering and socializing places. The Master Plan identifies possible locations where these types of interventions could occur.

PROPOSED WALKABILITY STRATEGY #12 - TACTICAL URBANISM: Tactical urbanism is an approach to community building and neighborhood strengthening that uses low-cost, short term interventions to direct attention to an issue, place or event and trigger long-term interventions. This section proposes the removal of 4 parking spaces to create a temporary, weekend-long parklet.

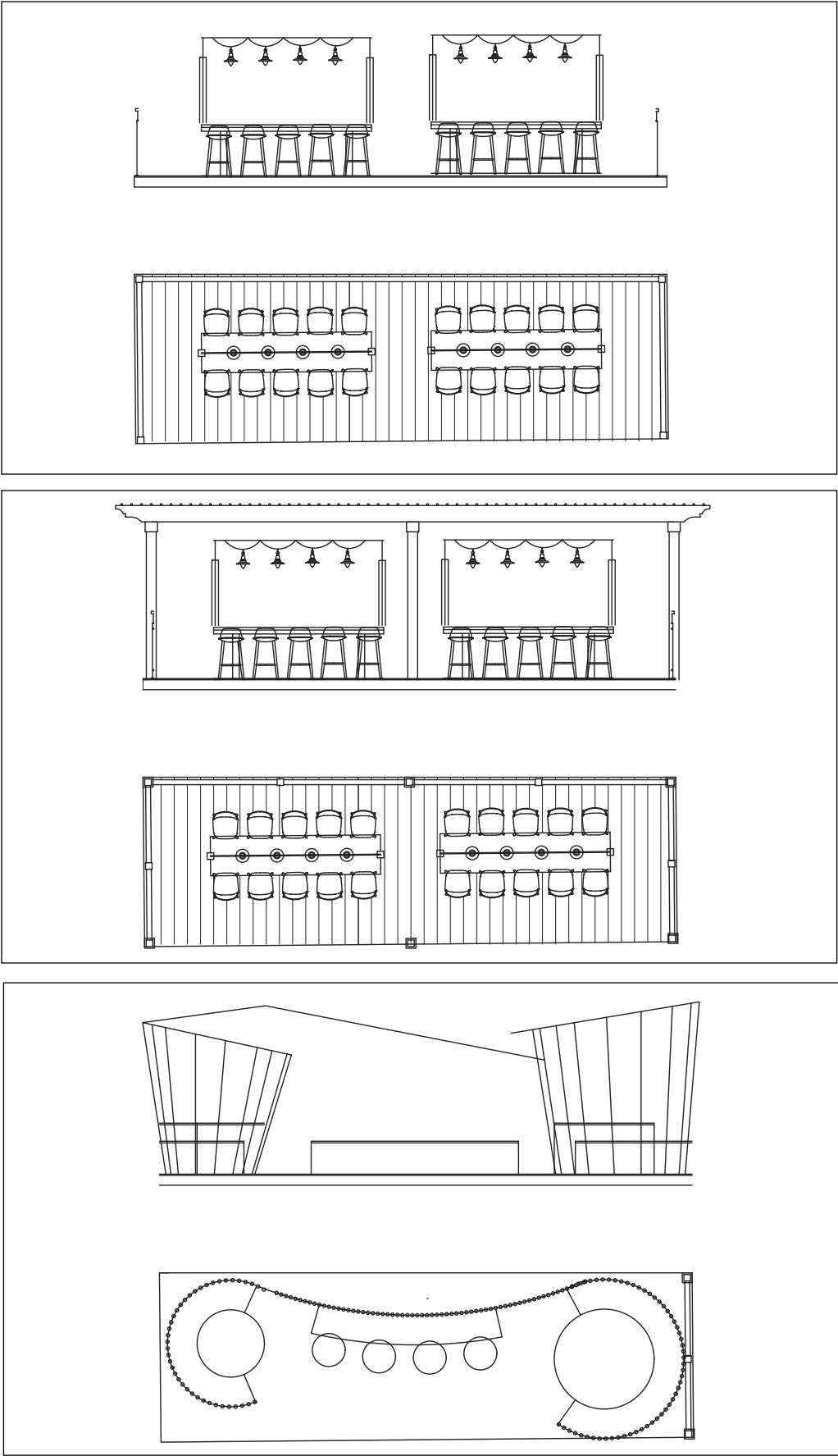
Tactical urbanism Strategies Include: Park(ing) day, play streets, pop-up retail, pop-up cafes, pop-up landscaping, intersection repair, pop-up road diets, pop-up bike lanes, pop-up lighting, street art, etc.





There are a number of areas along Colorado Avenue where sidewalk widenings will not be possible for a long time or even at all. At these locations, implementing a program similar to the Main Street outdoor seating one to create outdoor space for restaurants or just rest areas would be beneficial.





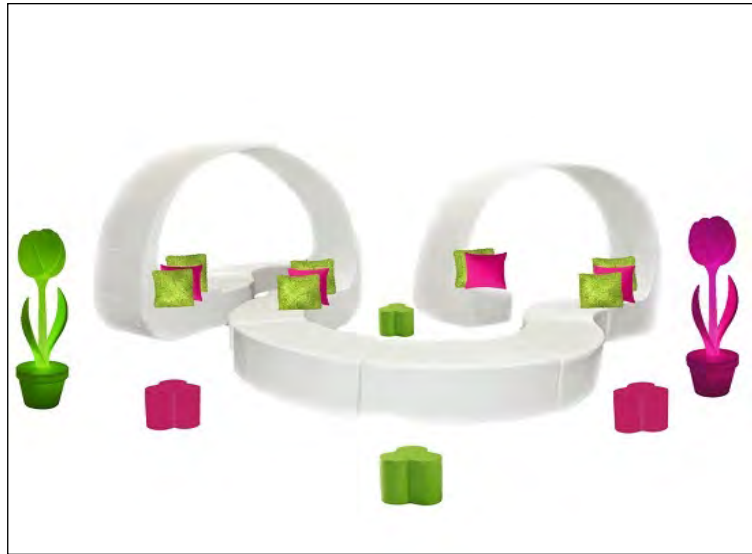
Left line-art images show possible designs for parklets on parking spaces along Colorado Avenue. Images above depict pop-up cafe on a bicycle, 2 parklet spaces turned into parklets with temporary furnishings and plantings and one with pergola and more permanent structures. Unlike Osceola Street, parklets and seating along Colorado Avenue should be mainly geared to socializing and resting opportunities.



Biscayne Green, Miami; bean-bag tactical urbanism; indoor furniture for park(ing) day; Agueda Portugal umbrella sky project



BIKE WALK COLORADO AVENUE PROGRAM: PARKLETS



Tactical urbanism and special event signature furnishing examples.

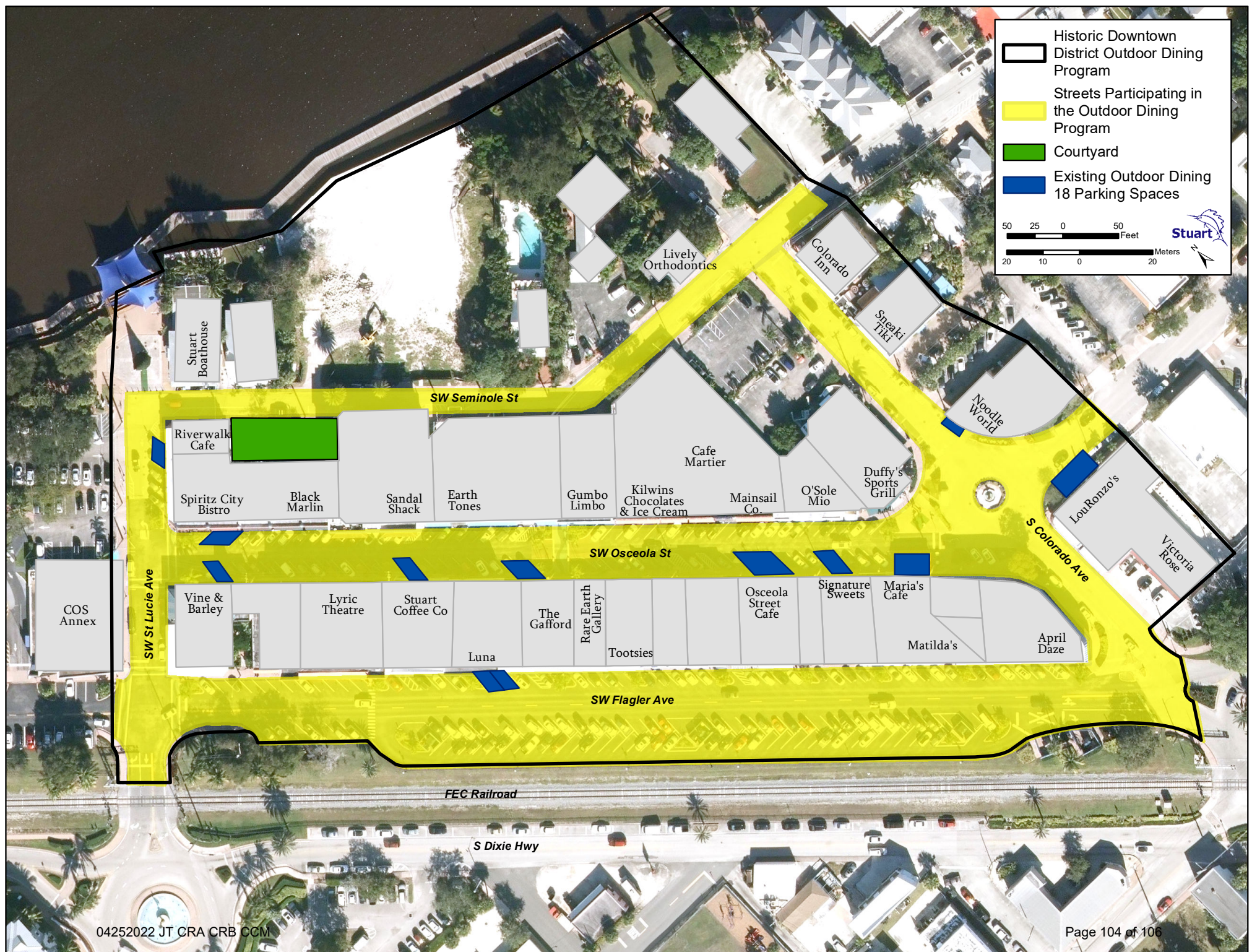


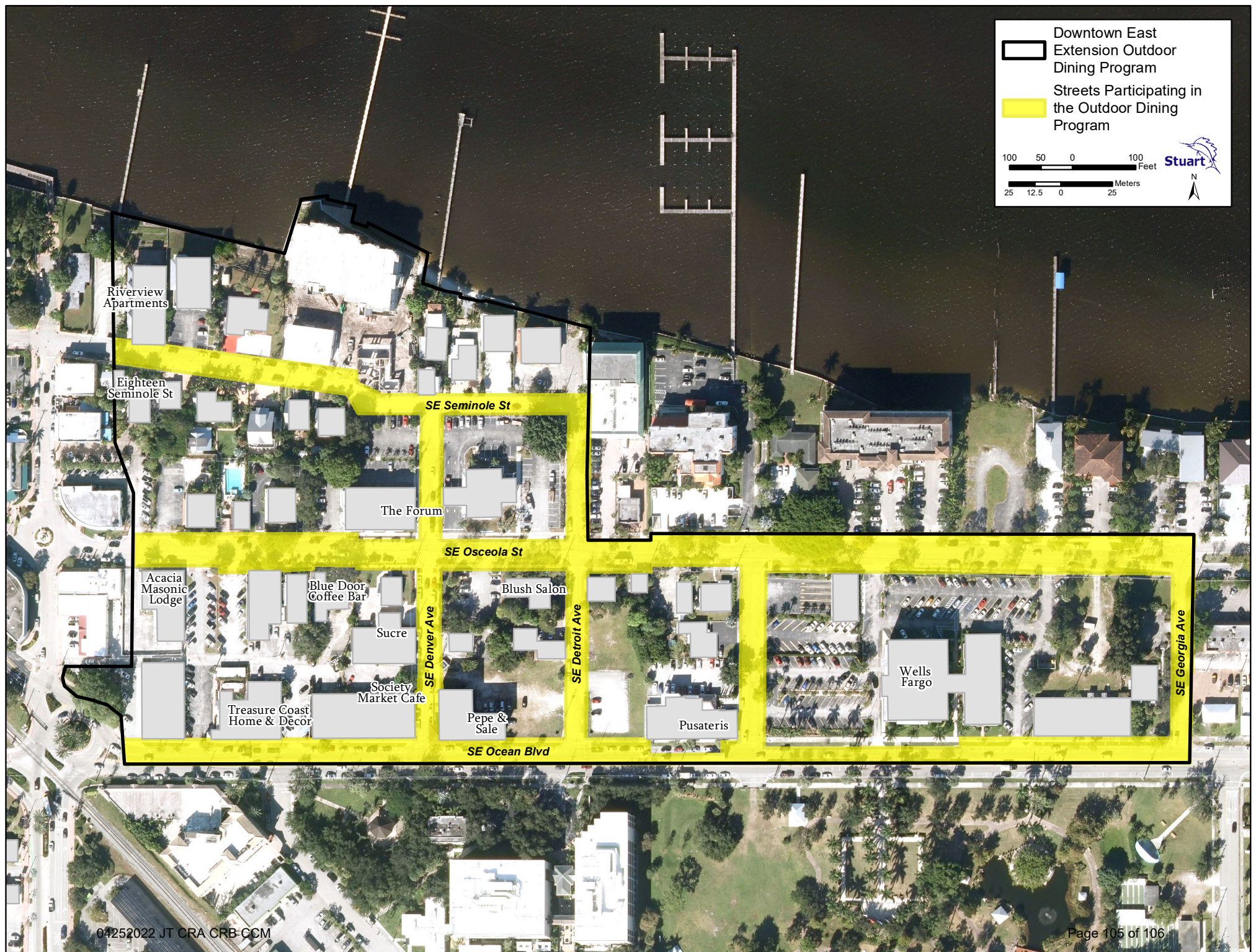
PROPOSED WALKABILITY STRATEGY #13 - SHARED ROAD: As bike lanes approach roundabouts or the railroad tracks it is common practice to merge bike lanes with travel lanes and clearly signal that the lane is a shared lane where bicyclists have the same rights and obligations as cars. The Master Plan shows areas where this signage would be appropriate.



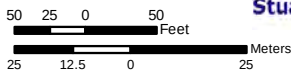
SECTION V

BIKE WALK COLORADO AVENUE PROGRAM: SHARED ROAD





Colorado Avenue
Outdoor Dining Program
Streets Participating in
the Outdoor Dining Program



SW 5th St

Colorado Ave

SE 5th St

555 Building

The Roasted
Record

O'Sole Mio

Duffy's
Sports
Grill

COS
Annex

The Gilt
Complex

SE 6th St

Signature
Sweets

Maria's
Cafe

Prescription
Shop of Stuart

SE M.L.K. Jr Blvd