City of Stuart

AGENDA

COMMUNITY REDEVELOPMENT AGENCY
MAY 23, 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
Board Member - Tom Campenni
Board Member - Pete Walson

ADMINISTRATIVE

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

Agenda items are available on our website at http://www.cityofstuart.us
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

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.

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party reg3rding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

1. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP) FOR FY 2022.

2. 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.

STAFF UPDATE

ADJOURNMENT

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 5/23/2022 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP) FOR FY 2022.

Summary Explanation/Background Information on Agenda Request:
Community Redevelopment Board

On May 3, 2022, the Community Redevelopment Board recommended approval of all six applications.

Summary

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial properties within the Community Redevelopment Area. The program provides a reimbursement of 50% of the total project costs up to $10,000.

The program guidelines were recently amended to encourage applicants to voluntary upgrade landscaping along the perimeter of the property and interior parking lot area to further enhance the visible appearance of the property and provide shade over pedestrian walkways.

The CRA outreach efforts to promote the program with the extended April 1, 2022 deadline included mailing out postcards to 466 business owners in the CRA, distributing flyers to local businesses, promoting the program through Neighborhood Services/Code Enforcement, Social Media - Twitter, Facebook, Instagram, and newsletter to the City of Stuart email list. The CRA received 6 applications to be considered for funding. The presentation with project details is attached.

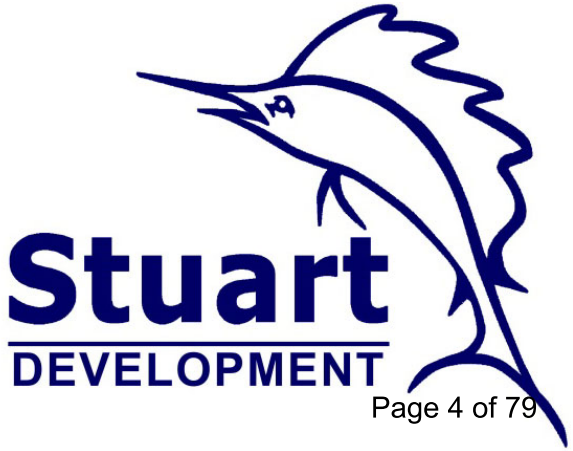
Funding Source:
Approved CRA budget in the amount of $50,000 for FY 2022.

Recommended Action:
Approve staff recommendation for the FY 2022 BIRP grant disbursement.

ATTACHMENTS:
1. Presentation

CITY OF STUART
CRA BOARD MEETING
May 23, 2022

CRA Business Improvement Grant Program



- Mailed postcards to business owners in the CRA (466 postcards)
- Distributed flyers to local businesses
- Promote program through Neighborhood Services
- Social Media – Twitter, Facebook, Instagram
- Newsletter to City of Stuart email list

Public Outreach

- The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.

- Reimbursement of 50% of the project costs not to exceed $10,000.

PROGRAM DESCRIPTION

- Program guidelines amended to encourage voluntary upgrade landscaping/shade trees on private property.
- Goal is to provide shade over pedestrian walkway where feasible
- Improve conditions for walking and encourage pedestrian activity.

PROGRAM GOALS

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact • Improvement in the attractiveness of the location and the level of blight or deterioration removed; • Highly visual elements of the buildings are being improved and visible from the street; • For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration condition; • Level of improvements impact on overall appearance of the property.	30	
Urban Street Impact • Upgrade landscaping around the perimeter of the property that abuts the public right-of-way and interior parking lot; or within the public right-of-way if there are site limitations. • Bike racks, benches, lighting, etc. • Level of improvements improve the pedestrian and transportation functionality of the property.	30	
Economic Impact • Amount of additional funding expended by business; • Facade project is part of a larger project that improves other exterior or interior parts of the building); • Reuse of vacant or underutilized property; • Adjacent to other CRA projects (streetscape improvements, sidewalks, neighborhood improvements); • Location within high traffic and/or high visibility area (Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, “The Creek” Arts & Entertainment District, etc.); or Located within the approved priority area (map attached); • Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.	10	
Historic/Community Impact • Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, “1991 Historic Properties Survey” or local landmark designation)	10	

Evaluation Matrix
Minimum of 60 point required for funding

Cosmetica Plastic Surgery Medical Office

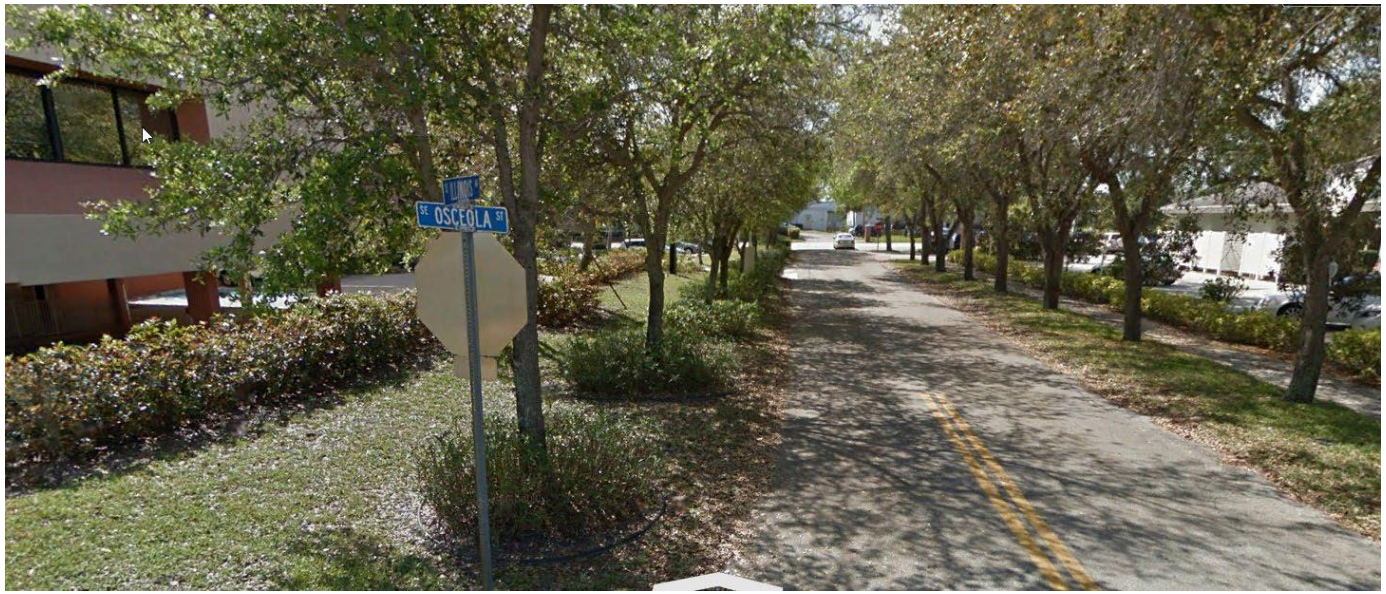
- Located at: 500 SE Osceola Street
- Improvements:
  - ➢ Landscaping
    - New palm trees, groundcovers, replace sod, new irrigation system
  - ➢ Exterior Painting
- Total Improvements Costs: $31,570

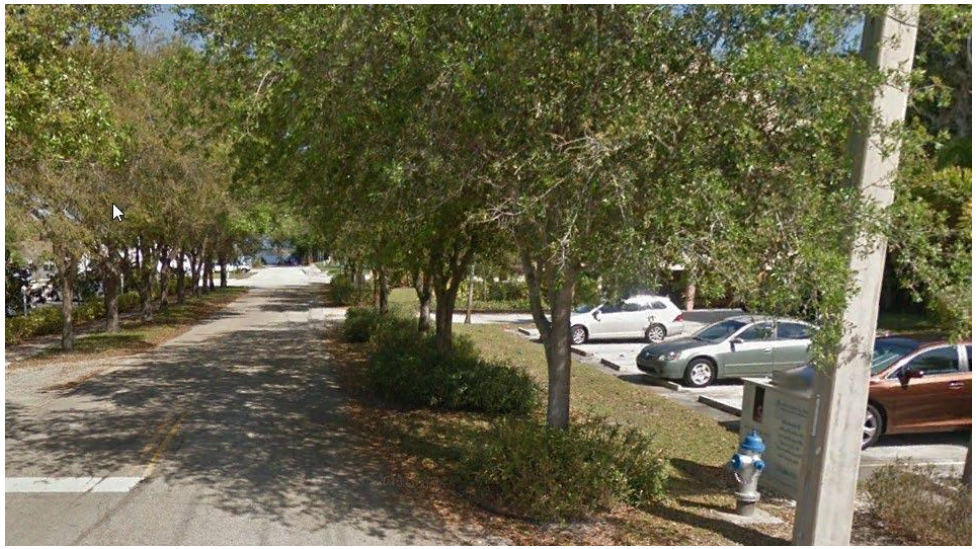
SE Osceola Street

SE Ocean Blvd

Cosmetica Plastic Surgery

Existing Condition – SE Osceola Street and SE Ocean Blvd
North and South side





Cosmetica Plastic Surgery

Existing Condition – Se Illinois Avenue
West side of building/parking lot

Cosmetica Plastic Surgery

Existing and Proposed – SE Osceola Street

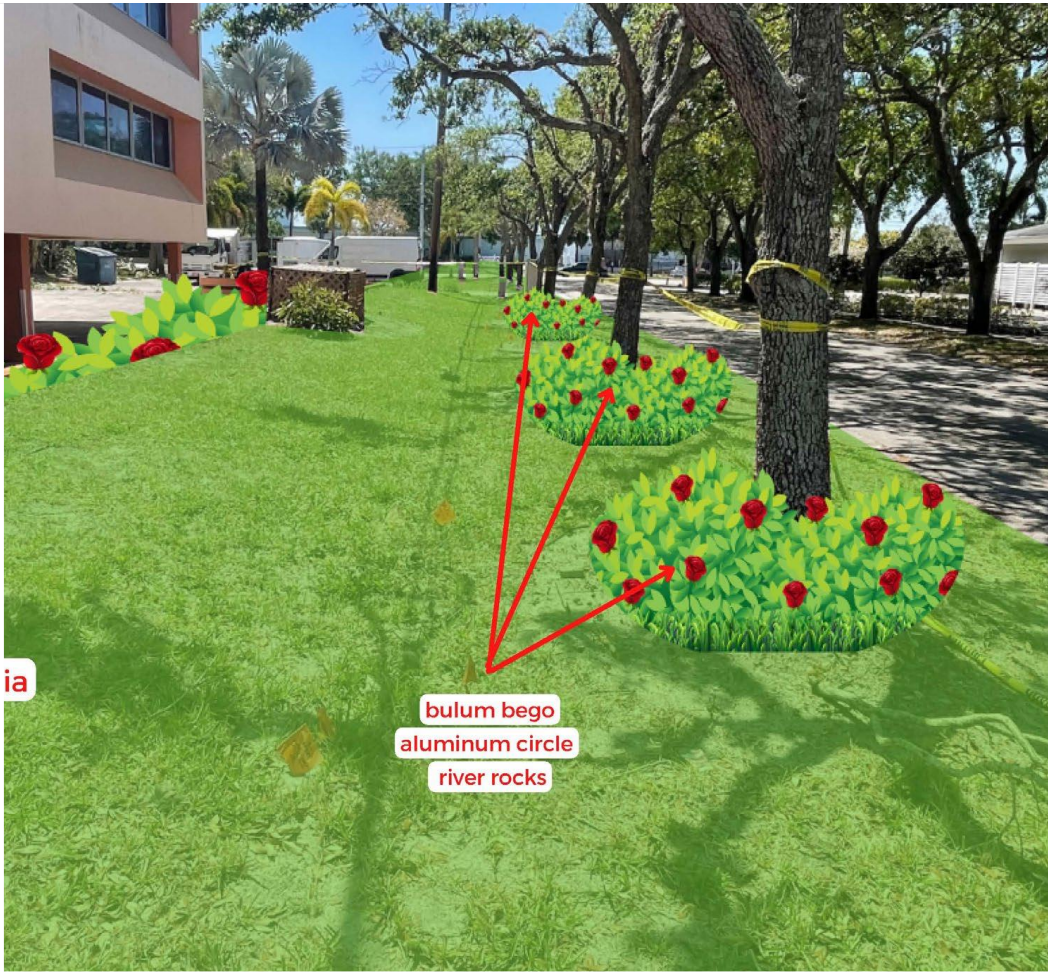
City of Stuart CRA

Stuart DEVELOPMENT

Cosmetica Plastic Surgery

Existing and Proposed – SE Illinois Avenue

5/23/2022 CRA

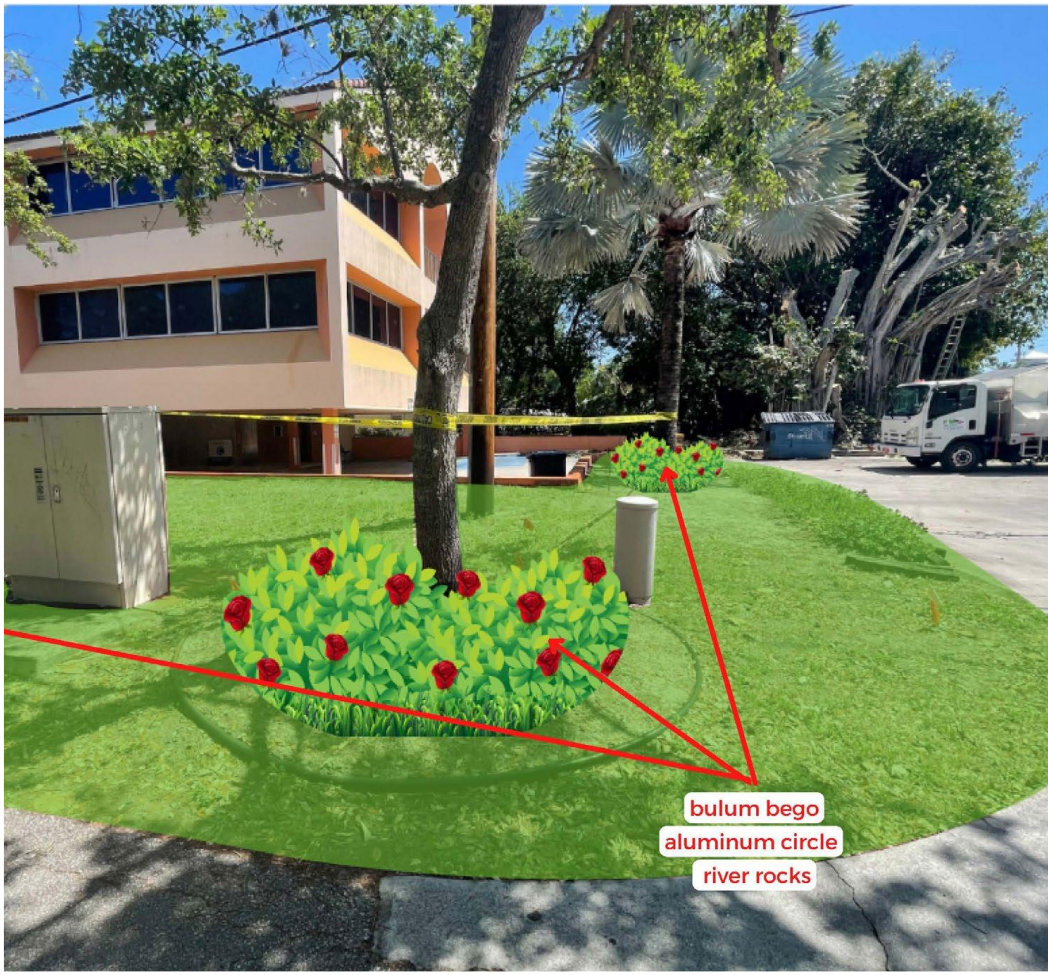


Cosmetica Plastic Surgery

Existing and Proposed – SE Illinois Avenue

City of Stuart CRA

Stuart DEVELOPMENT

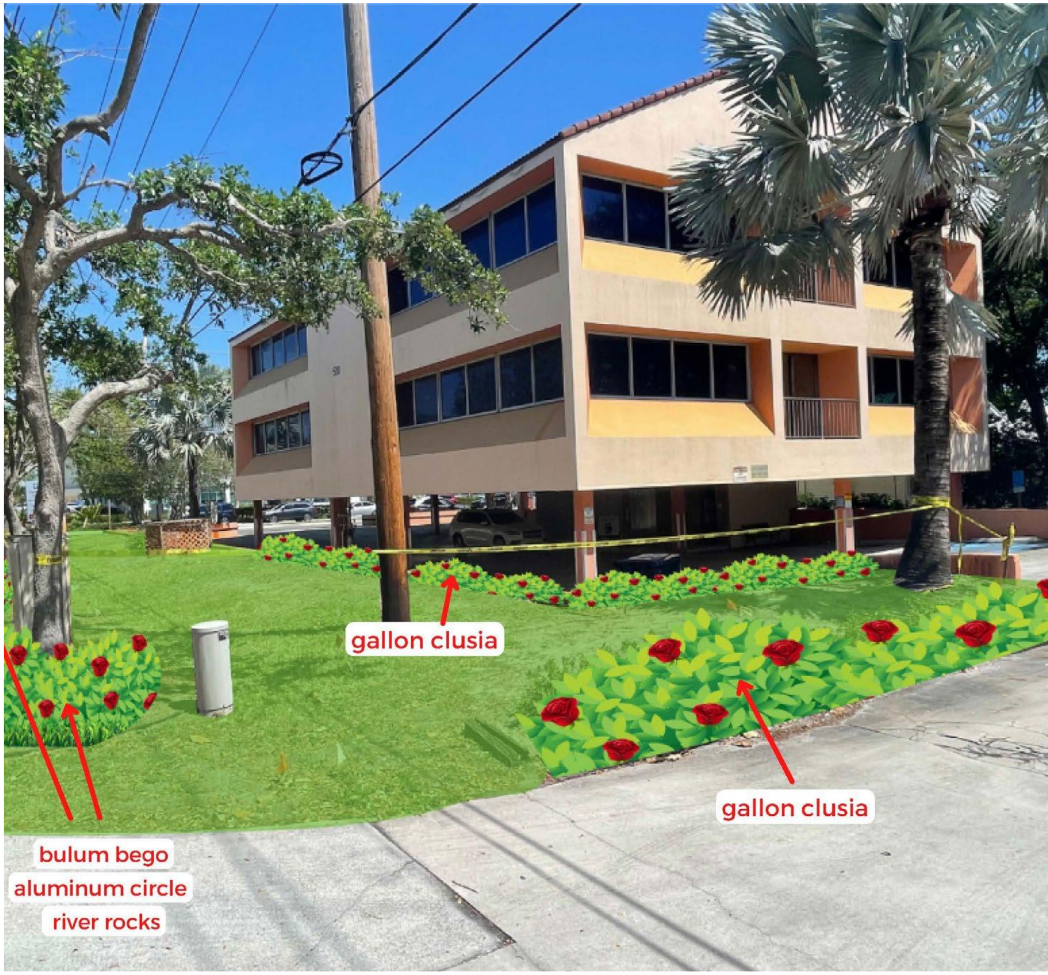


Cosmetica Plastic Surgery

Existing and Proposed – SE Illinois Avenue

City of Stuart CRA

Stuart DEVELOPMENT

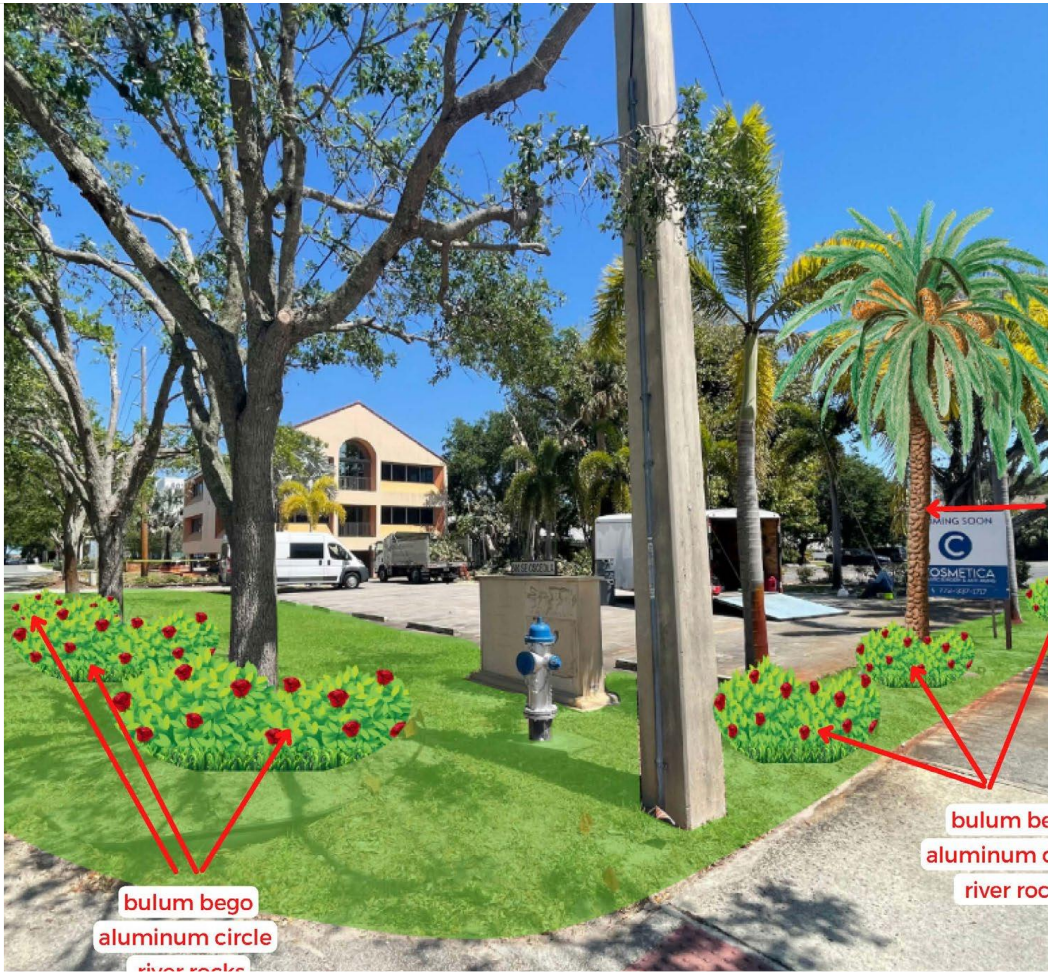


Cosmetica Plastic Surgery Building

Existing and Proposed – SE Illinois Avenue

City of Stuart CRA

Stuart DEVELOPMENT



Cosmetica Plastic Surgery

Existing and Proposed – SE Ocean Blvd

City of Stuart CRA

Stuart DEVELOPMENT

Cosmetica Plastic Surgery

Proposed Exterior Paint Color Scheme

City of Stuart CRA

Stuart DEVELOPMENT

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact • Improvement in the attractiveness of the location and the level of blight or deterioration removed; • Highly visual elements of the buildings are being improved and visible from the street; • For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration condition; • Level of improvements impact on overall appearance of the property.	30	30
Urban Street Impact • Upgrade landscaping around the perimeter of the property that abuts the public right-of-way and interior parking lot; or within the public right-of-way if there are site limitations. • Bike racks, benches, lighting, etc. • Level of improvements improve the pedestrian and transportation functionality of the property.	30	30
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Historic/Community Impact • Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0

Cosmetica Plastic Surgery

Luxe Fine Art & Photography

- Located at: 313 SW Albany Avenue
- Improvements:
  - Repaving parking lot and driveway (cracks impacting the building foundation)
  - Paver block walkway and seating area
  - Landscaping
  - Exterior Painting (building and stairs)
  - Repair front stoop
- Total Improvements Costs: $25,000

Luxe Fine Art & Photography

Existing Condition – SW Albany Avenue

Luxe Fine Art & Photography

Existing Condition – view from the alley

Luxe Fine Art & Photography

Improvements

Evaluation Criteria	Possible Points	Awarded Points
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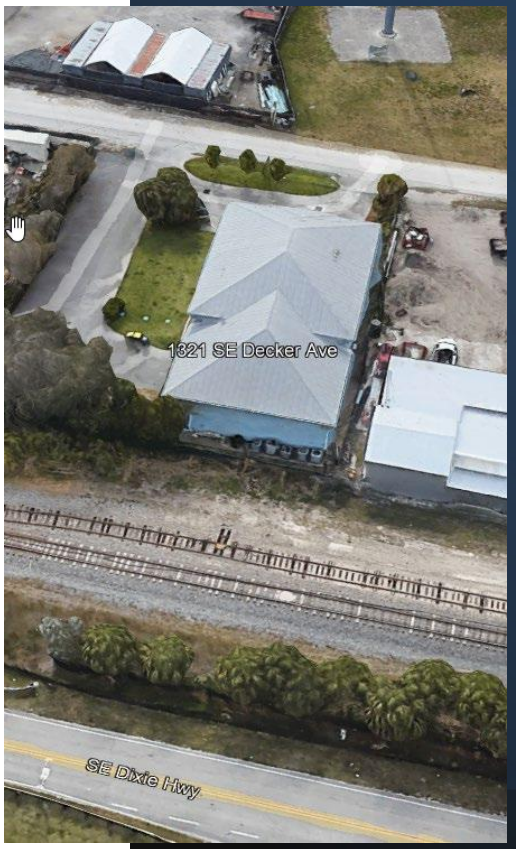
Luxe Fine Arts & Photography

Dive Training & Education Center

- Located at: 1321 SE Decker Avenue
- Improvements:
  - Clear shrubs and new landscaping
- Total Improvements Costs: $4,040



Dive Training & Education Center

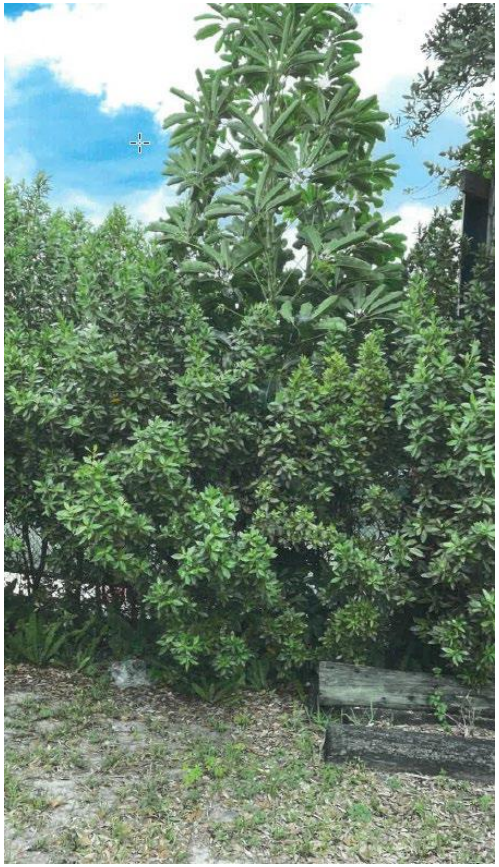
New landscaping on street front and side

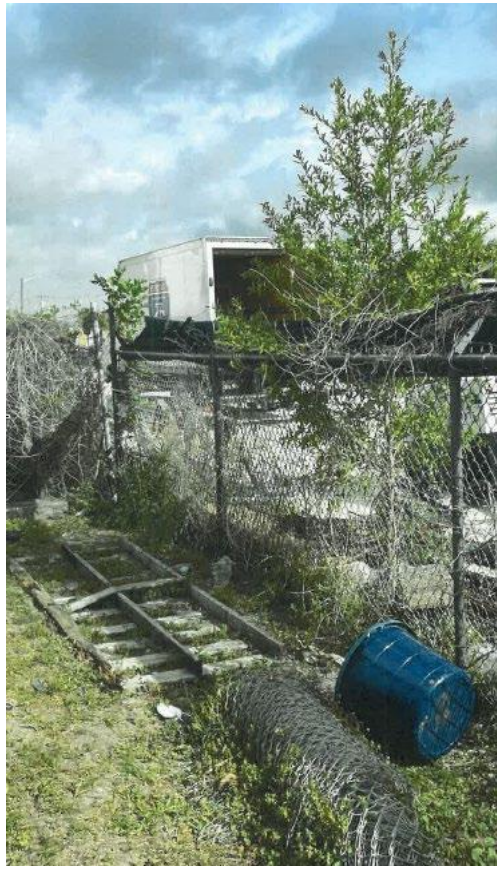
Existing

Proposed – Japanese Blueberry tree

Dive Training & Education Center

Clear Shrubs and add new landscaping





Existing

Proposed – Fishtail Palms

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Historic/Community Impact • Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0

Stuart Ceramic Art Studio

- Located at: 15 SE Martin Luther King Jr Blvd
- Improvements:
  - New Freestanding sign
  - Bench
  - Street Tree
- Total Improvements Costs: $10,000

Stuart Ceramic Art Studio

Replace freestanding sign and add a bench & shade tree

Stuart Ceramic Art Studio

Shade tree options:

- Plumeria
- Bulnesia
- Japanese Fern Tree

Evaluation Criteria	Possible Points	Awarded Points
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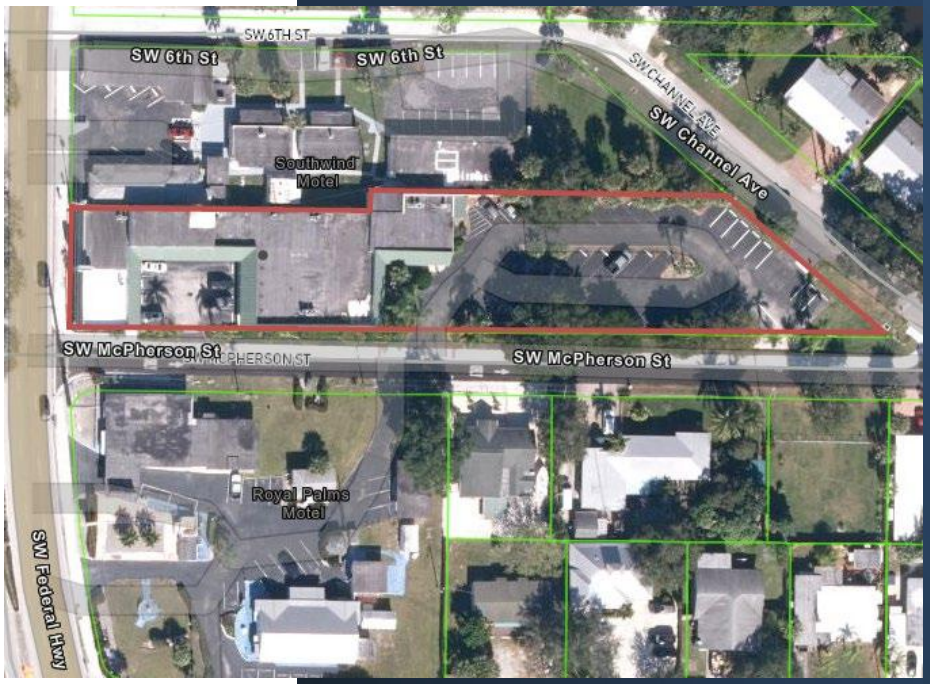
Studio Ceramic Art Studio

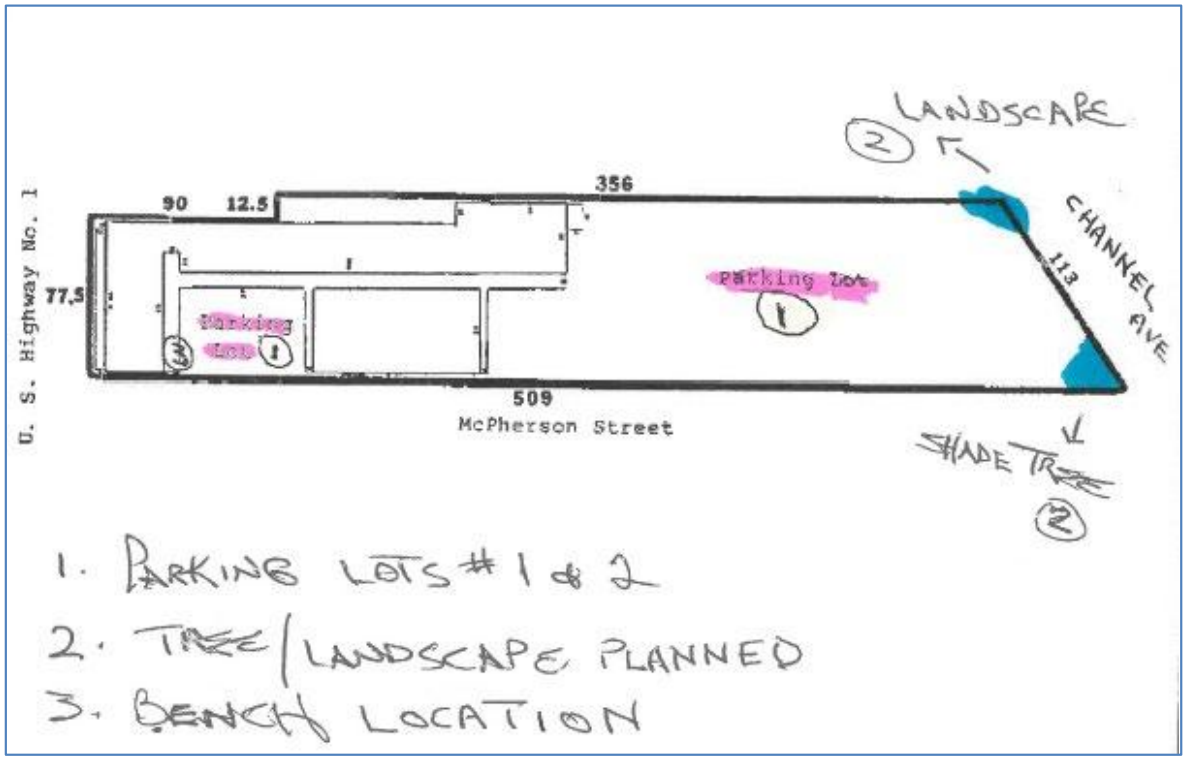
Care Plus Associates, Inc.

- Located at: 611 SW Federal Highway
- Improvements:
  - Parking Lot Improvements
  - Landscaping
  - Bench
- Total Improvements Costs: $8,268



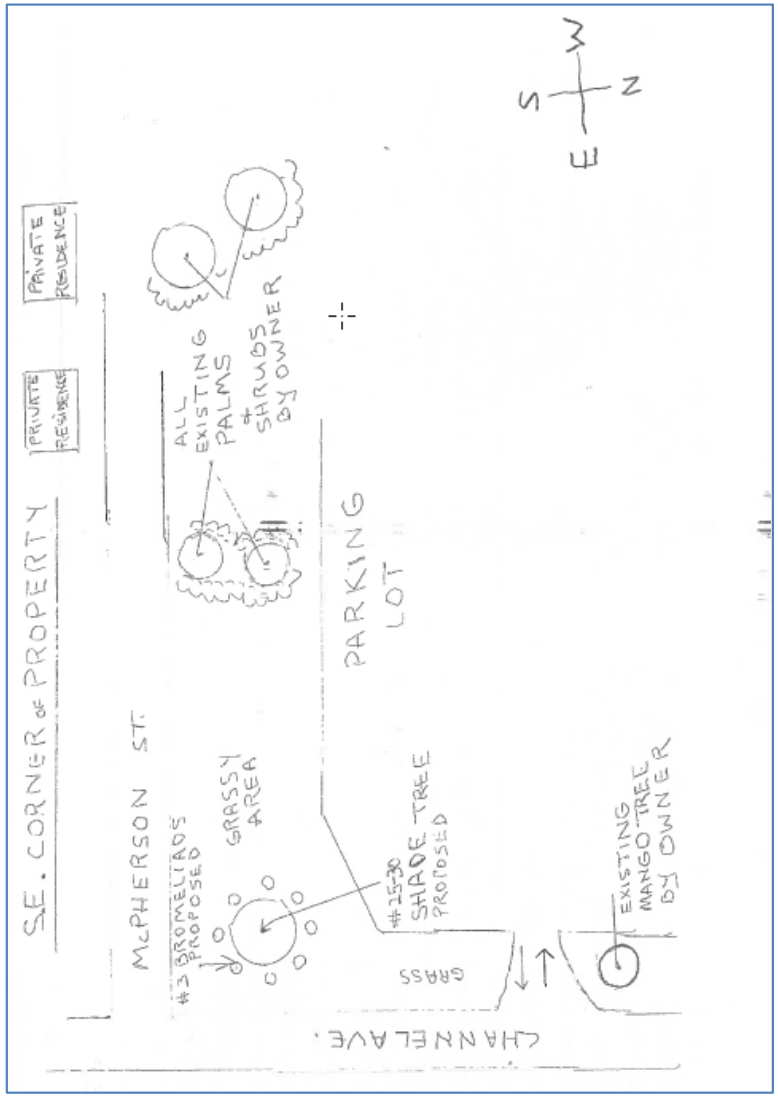
Care Plus Associates, Inc.

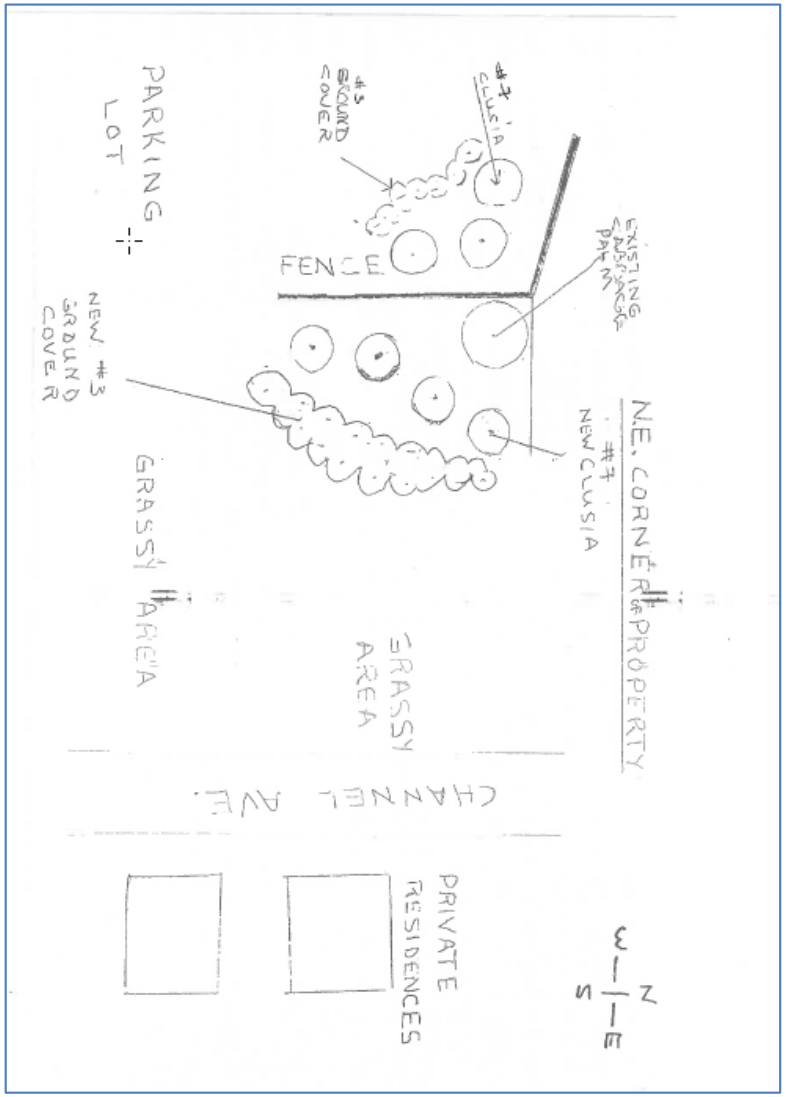
Parking lot improvements, landscaping, bench



Care Plus Associates, Inc.

Parking lot improvement, landscaping, bench





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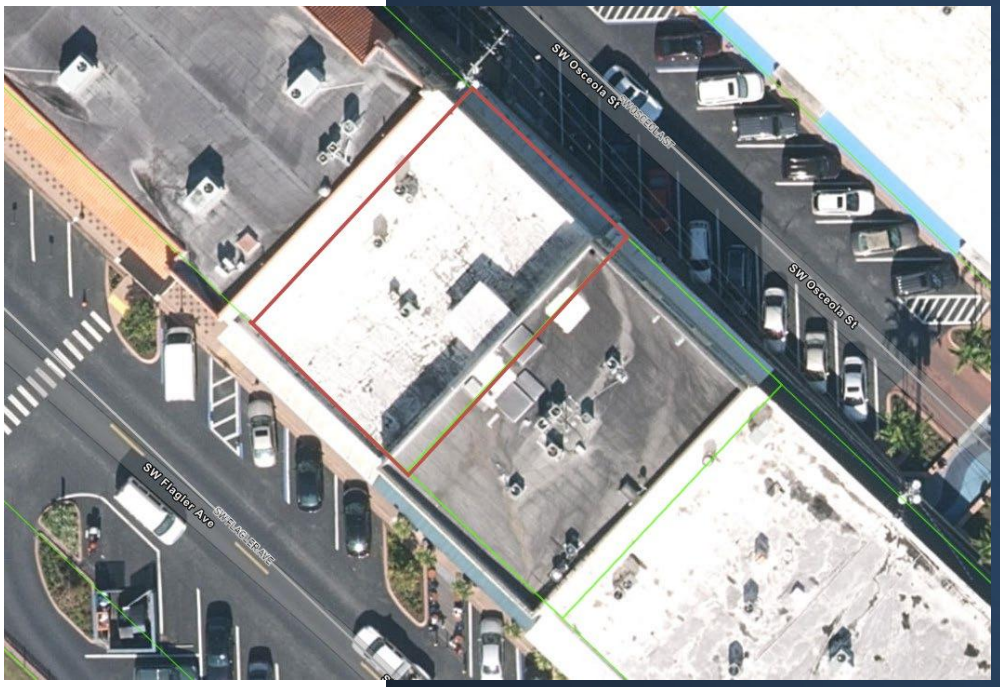
Historic/Community Impact • Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0

Greene Building

- Located at: 51 SW Flagler Avenue
- Improvements:
  - Replacement of Metal Awning
- Total Improvements Costs: $27,385



Greene Building

Replace aluminum awning (50 feet of shade structure)

Evaluation Criteria	Possible Points	Awarded Points
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Historic/Community Impact • Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0

Greene Building

Applicants	Address	Improvements	Score	Grant
Cosmetica Plastic Surgery Medical Office	500 SE Osceola St	Landscaping, Painting	70	$10,000
Luxe Fine Art	313 SW Albany Ave	Parking lot improv, landscaping, painting	70	$10,000
Dive Training & Education	1321 SE Decker Ave	Landscaping	60	$2,020
Stuart Ceramics Art Studio	15 MLK Jr. Blvd	Replace sign, shade tree, bench	70	$5,000
Care Plus Assoc., Inc	611 SW Federal Hwy	Parking lot improv, landscaping, bench	70	$4,134
Greene Building	51 SW Flagler Ave	Replace aluminum awning	70	$10,000

RECOMMENDATION

- Staff is requesting approval to accept staff recommendation for the grant disbursement to the applicants.
- Next grant cycle in October – CRA Budget FY 2023

RECOMMENDATION

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 5/23/2022 **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:

Community Redevelopment Board (CRB)
On May 3, 2022, the Community Redevelopment Board recommended expanding the program boundary for the Outdoor Dining Program in order to allow dining in the City Right of Way.

Summary
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 to surrounding restaurants and businesses of the Historic Core. The staff is proposing to take 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 utilizing the existing parking spaces for dining. The expansion would authorize the CRA Administrator to enter license agreements for restuarants in the expanded area. The license agreements would authorize dining on the sidewalk or other righ of way area if the criteria set forth in the program have been met. The proposed amendment will limit the ability to utilize parking spaces to the Parking Exempt District. 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 South 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. Outdoor Dining Program Street Maps
4. Bike Walk Colorado Place Making Master Plan

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

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:

	YES	NO	ABSENT	ABSTAIN
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				

ADOPTED this _____ day of _____, 2022.

ATTEST:

_____
MARY KINDEL
CITY CLERK

_____
MERRITT MATHESON
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL MORTELL
CITY ATTORNEY

City of Stuart

~~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, e~~E~~stablishments 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, ~~A~~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, Uumbrellas 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, there 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

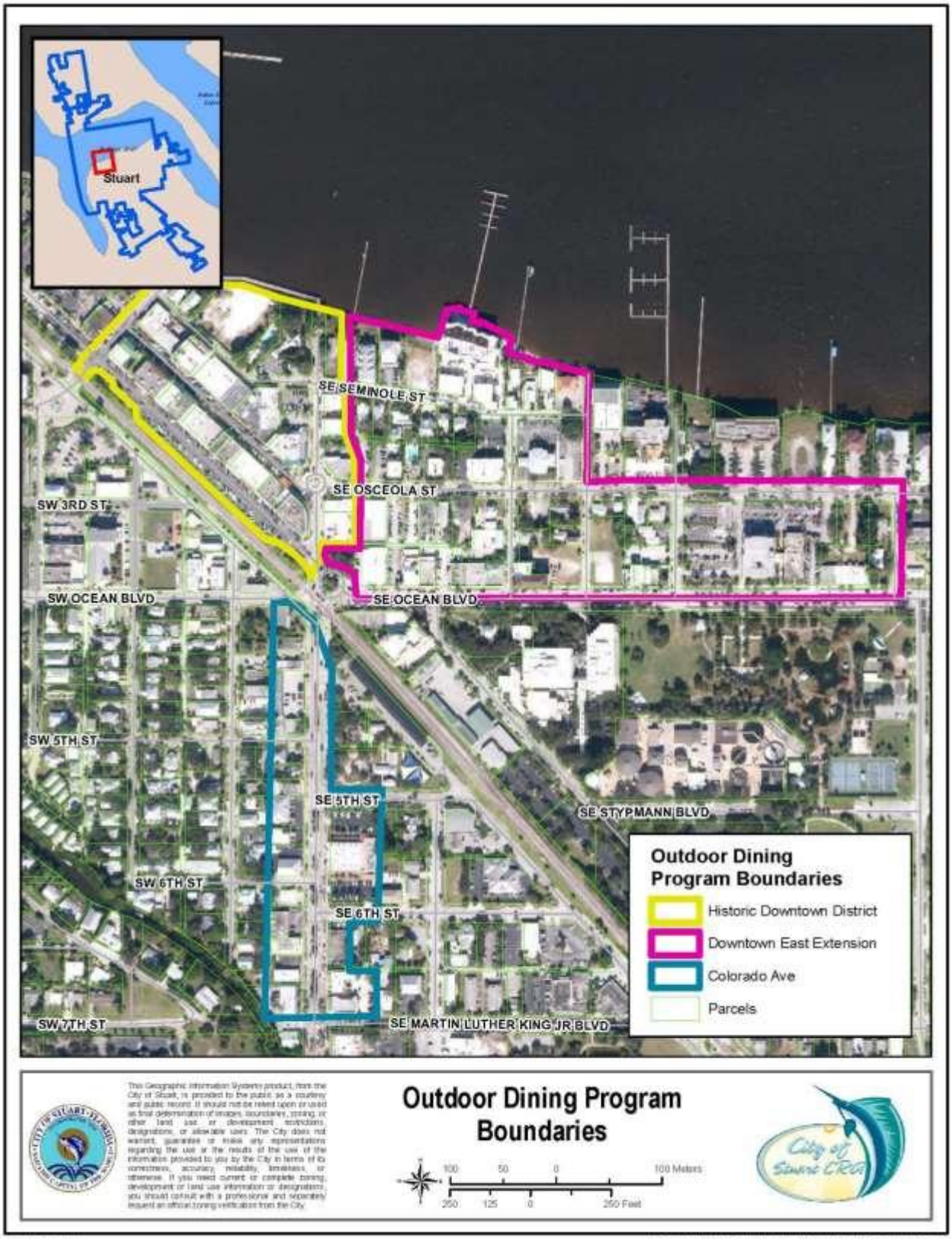

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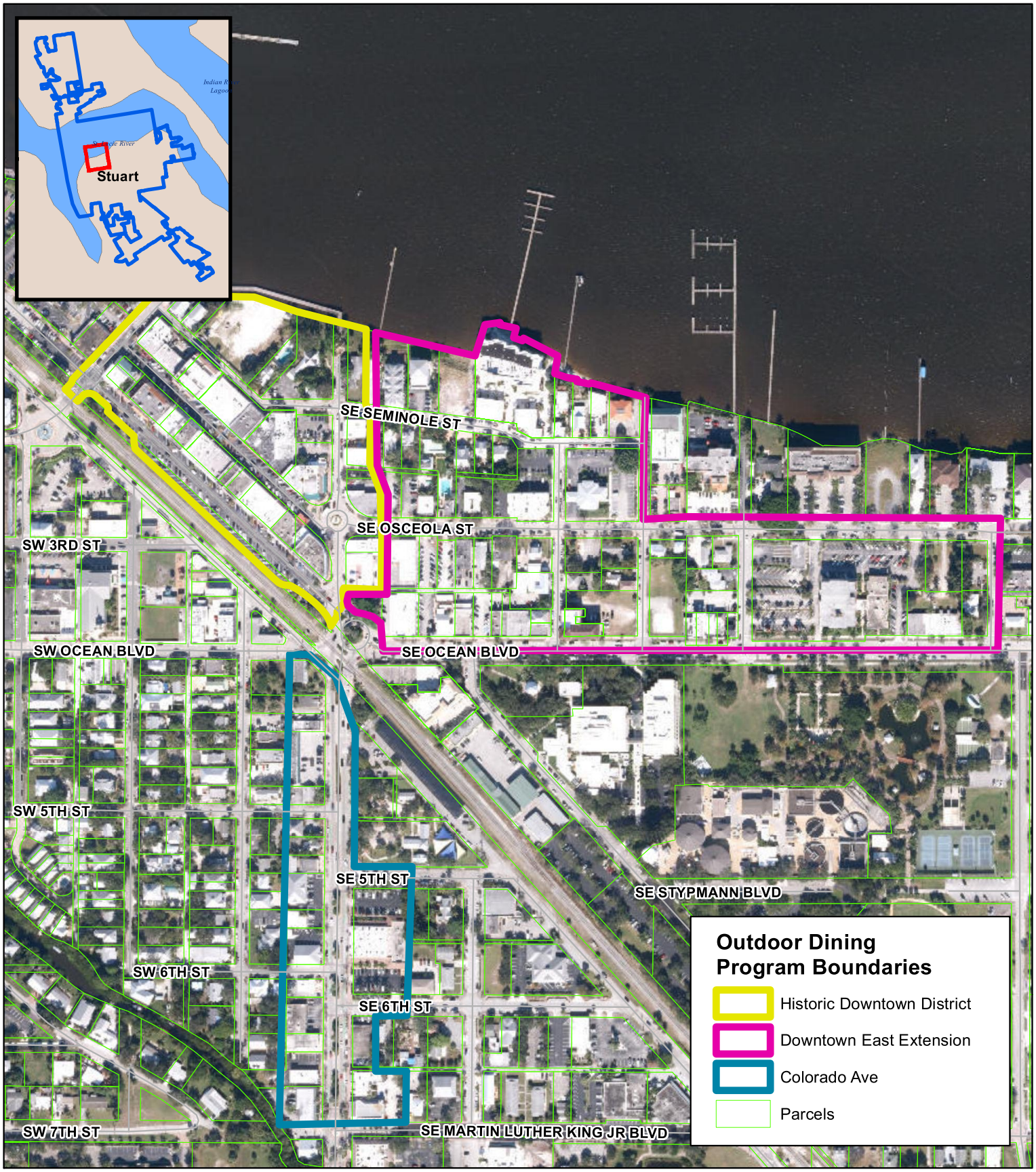
EXHIBIT B

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:



This Geographic Information Systems product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as final determination of images, boundaries, zoning, or other land use or development restrictions, designations, or allowable uses. The City does not warrant, guarantee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.

Outdoor Dining Program Boundaries

100 50 0 100 Meters

250 125 0 250 Feet

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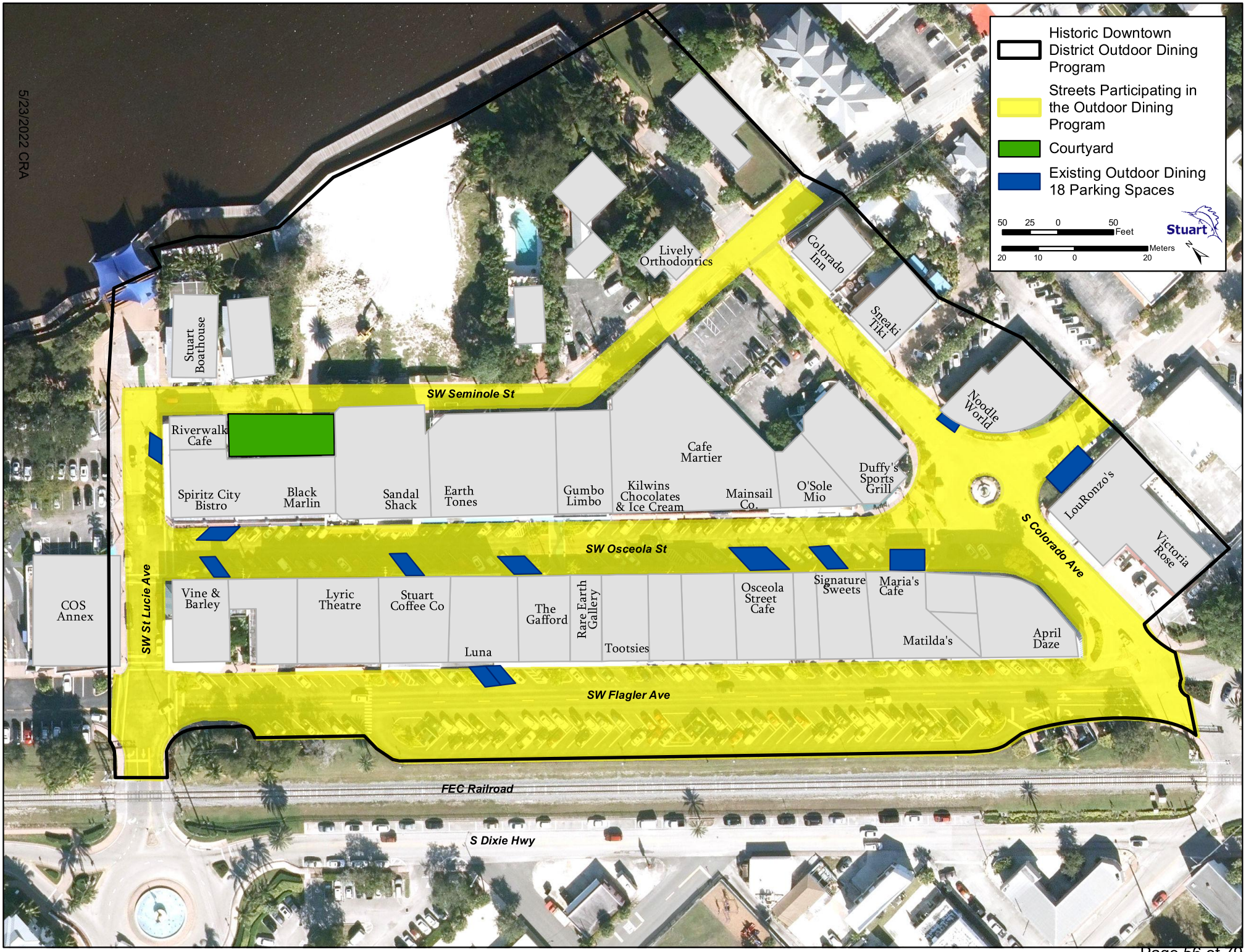
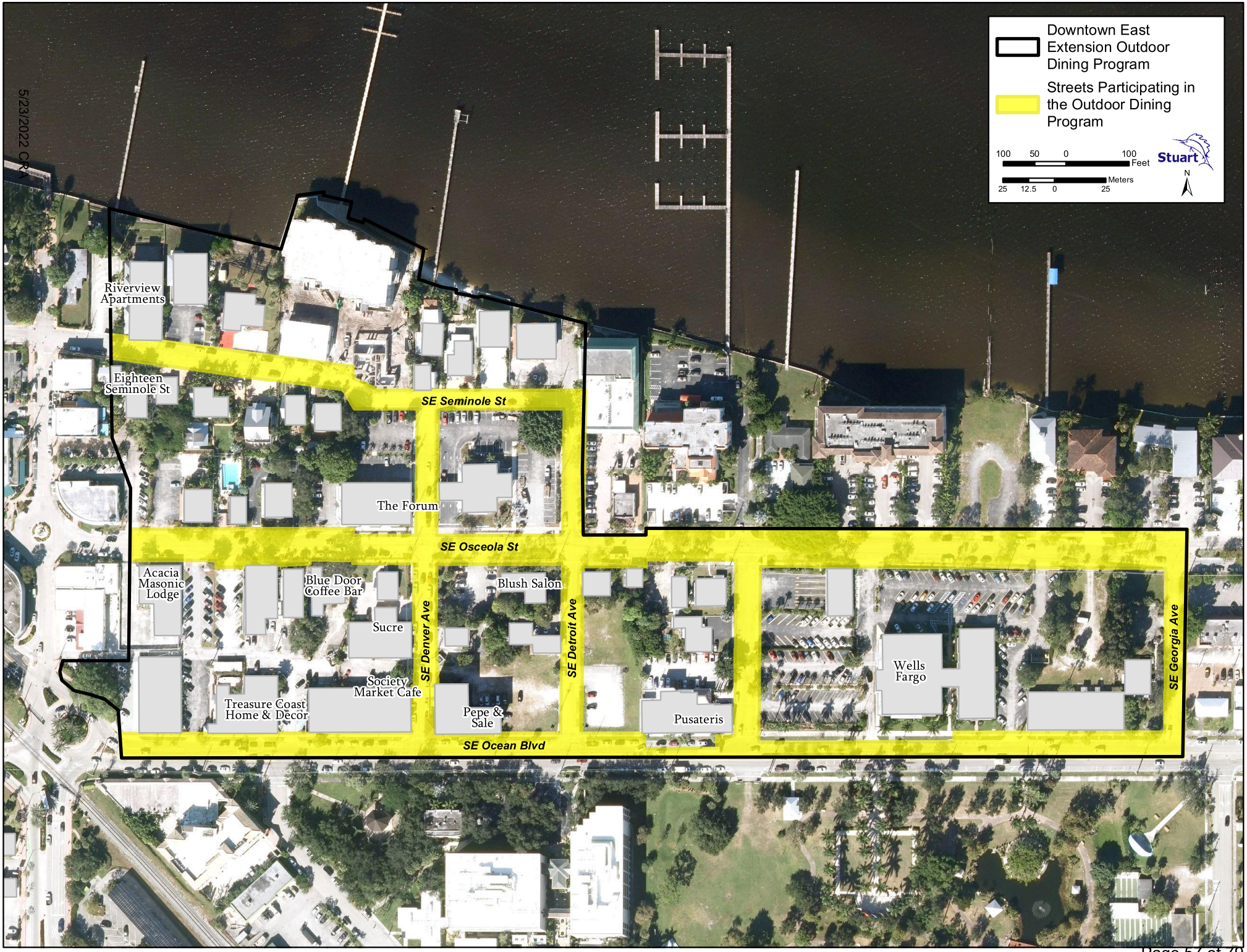
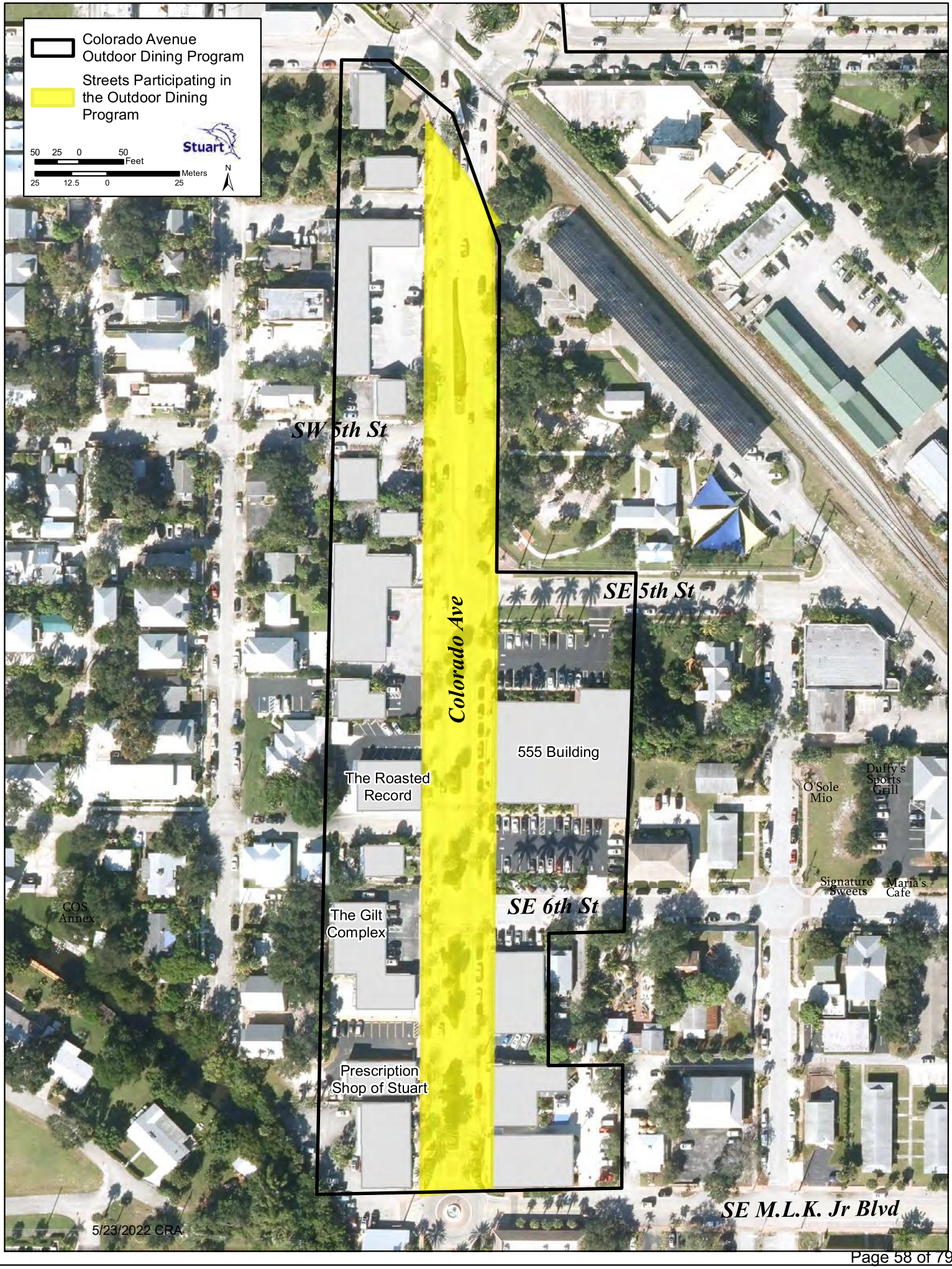

5/23/2022 CRA
Historic Downtown District Outdoor Dining Program
Streets Participating in the Outdoor Dining Program
Courtyard
Existing Outdoor Dining 18 Parking Spaces
50 25 0 50 Feet
20 10 0 20 Meters
Stuart
Stuart Boathouse
Lively Orthodontics
Colorado Inn
Sneaki Tiki
Noodle World
SW Seminole St
Riverwalk Cafe
Spiritz City Bistro
Black Marlin
Sandal Shack
Earth Tones
Gumbo Limbo
Kilwins Chocolates & Ice Cream
Cafe Martier
Mainsail Co.
O'Sole Mio
Duffy's Sports Grill
S Colorado Ave
LouRonzo's
Victoria Rose
SW Osceola St
COS Annex
SW St Lucie Ave
Vine & Barley
Lyric Theatre
Stuart Coffee Co
Luna
The Gafford
Rare Earth Gallery
Tootsies
Osceola Street Cafe
Signature Sweets
Maria's Cafe
Matilda's
April Daze
SW Flagler Ave
FEC Railroad
S Dixie Hwy


Downtown East Extension Outdoor Dining Program
Streets Participating in the Outdoor Dining Program
100 50 0 100 Feet
25 12.5 0 25 Meters
Stuart
N
5/23/2022 CRA
Riverview Apartments
Eighteen Seminole St
SE Seminole St
The Forum
SE Osceola St
Acacia Masonic Lodge
Blue Door Coffee Bar
Sucre
Blush Salon
SE Denver Ave
SE Detroit Ave
Society Market Cafe
Treasure Coast Home & Decor
Pepe & Sale
Pusateris
Wells Fargo
SE Georgia Ave
SE Ocean Blvd


Colorado Avenue Outdoor Dining Program
Streets Participating in the Outdoor Dining Program
Stuart
50 25 0 50 Feet
25 12.5 0 25 Meters
N
SW 5th St
Colorado Ave
SE 5th St
555 Building
The Roasted Record
O'Sole Mio
Duffy's Sports Grill
Signature Sweets
Maria's Cafe
COS Annex
The Gilt Complex
SE 6th St
Prescription Shop of Stuart
SE M.L.K. Jr Blvd
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Bike Walk Colorado Avenue Program

City of Stuart • Marcela Camblor & Associates

July 2019

5/23/2022 CRA

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5/28/2023 CCRA

A Plan to Balance Mobility and Enhance Walkablility

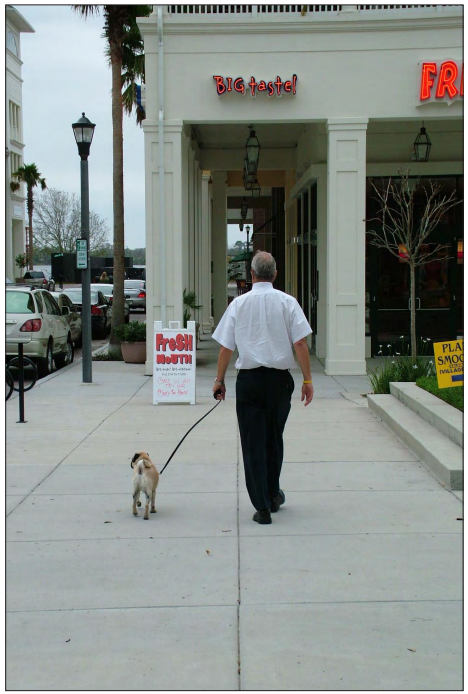
South Colorado Avenue's transformation over the last decade from a 5-lane auto-oriented environment to a mostly two-lane boulevard section has proven a successful economic development, beautification and place making strategy. A road that was previously flanked by vacant or under-performing retail and 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 CO_2 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

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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 philantropy.

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.

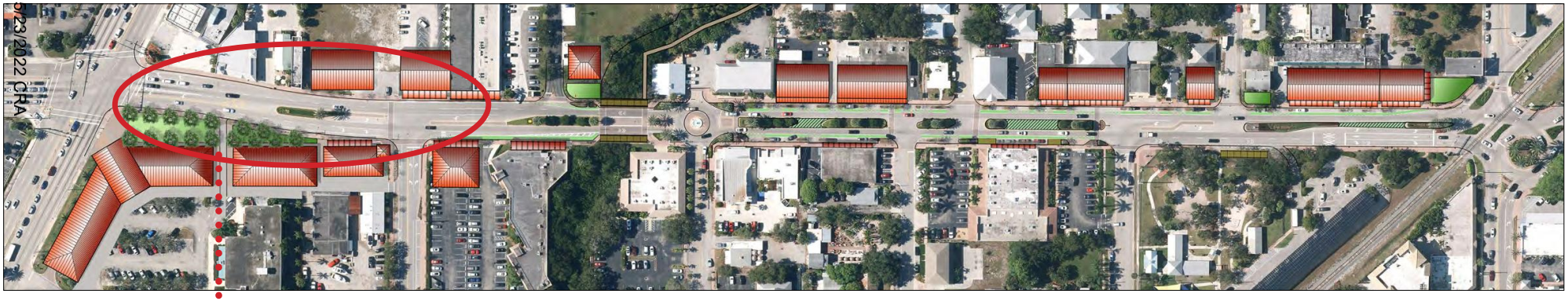
Socioeconomic: Economic benefits include cost savings both to individuals and to the public: increased efficiency of land use with higher returns for local governments (including a reduced need of land dedicated to parking), increased profitability for local businesses, increased tourism and the basis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

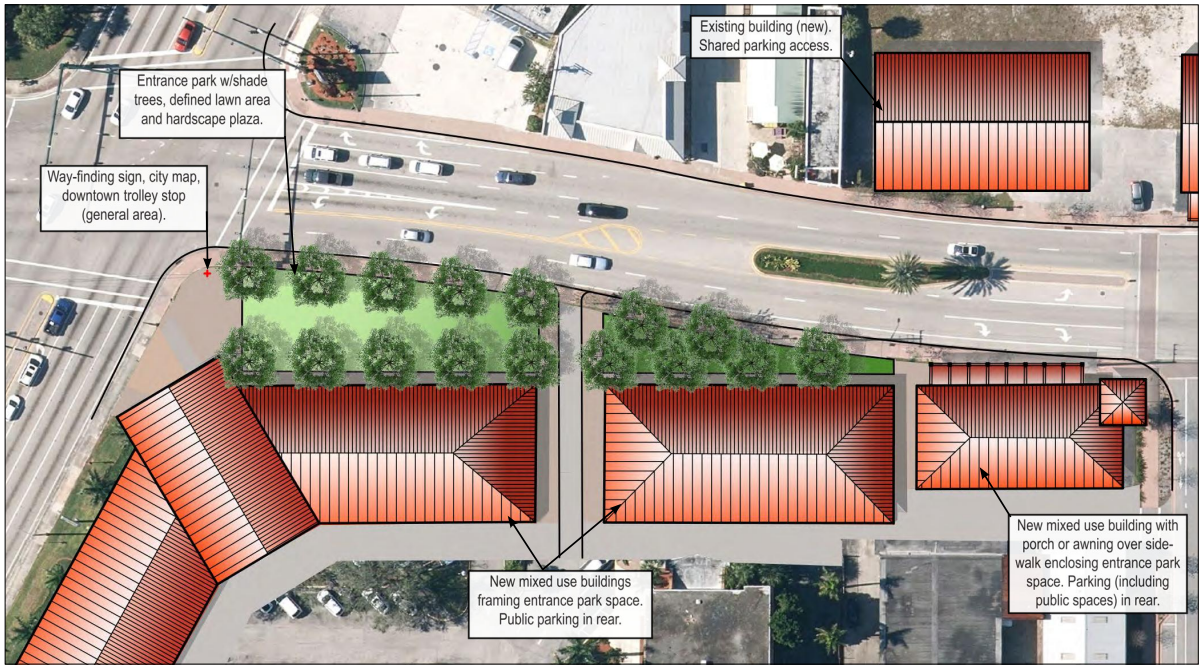
Income, age, race, ethnicity, education, household status, and having children in a household all influence walking travel.

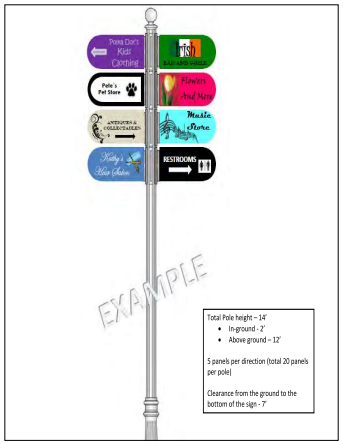
The benefits of walkability are best guaranteed if the entire system of public streets is walkable - not limited to certain specialized routes. More sidewalks and increased walkability help promote tourism and increase property value.

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

5/23/2022 CRA







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.

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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.

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).

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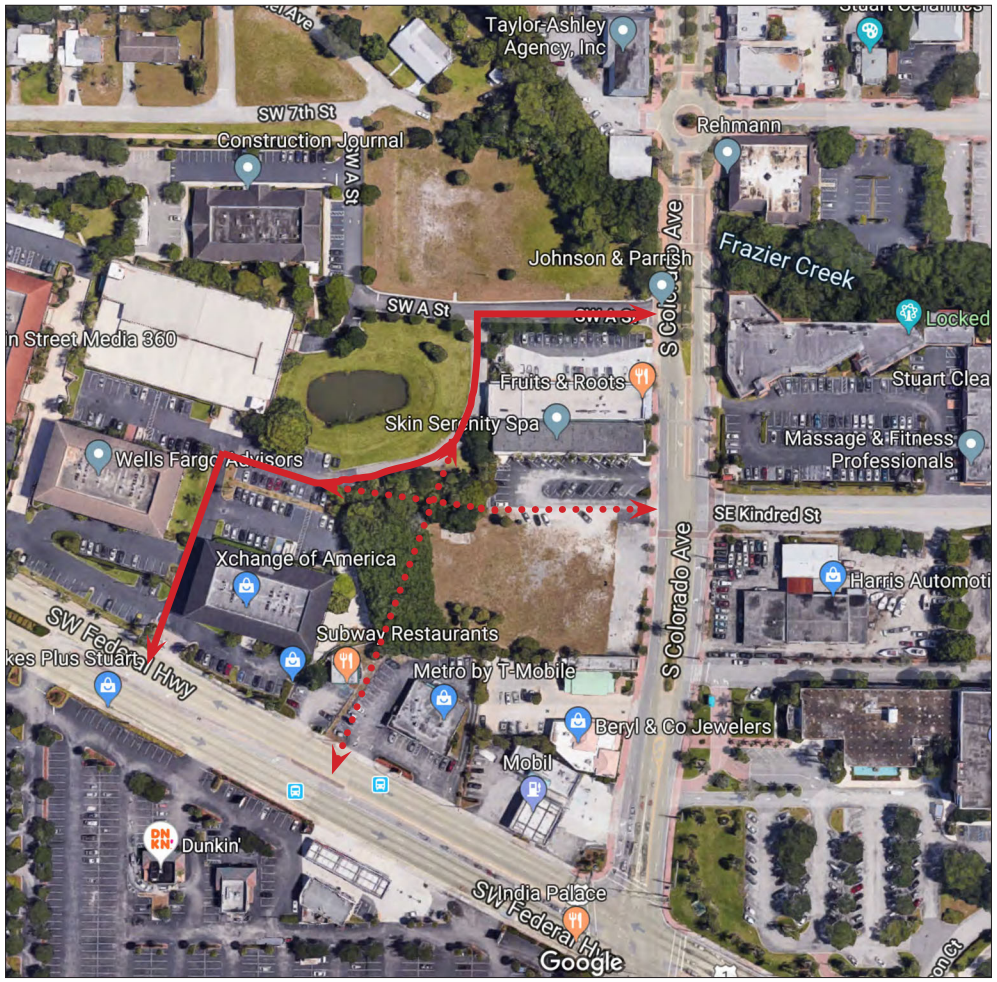
Proposed Walkability Strategy #4 - Coordinated Public Improvements: A coordinated landscaping, lighting and power-pole placement/relocation plan should be developed and implemented as redevelopment occurs. In the section depicted on the left, trees and light fixtures should be align with power poles.



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.

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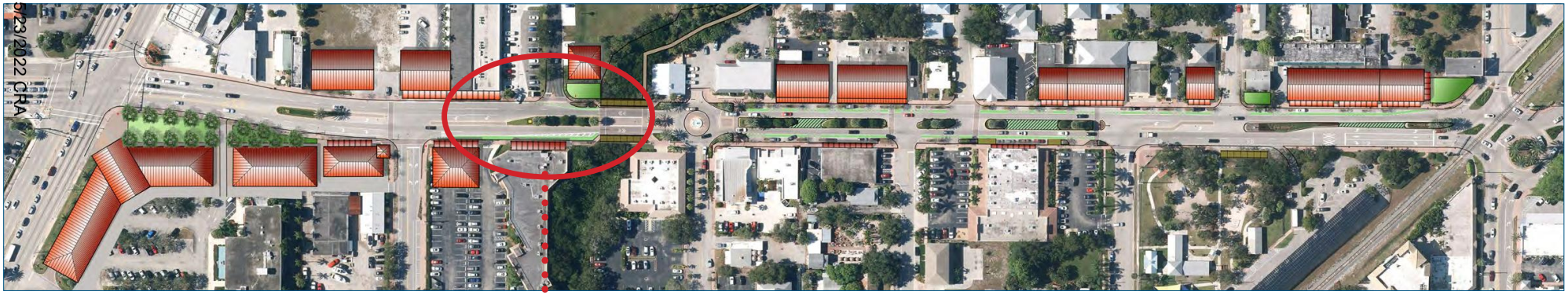

Proposed Walkability Strategy #6 - Framing the Public Realm: As visitors approach downtown, a more balanced mobility and walkaility is in place. Further signaling arrival to the historic downtown is possible by adding shade structures over the urban parklets that exist where the Avenue intersects Frasier 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.

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

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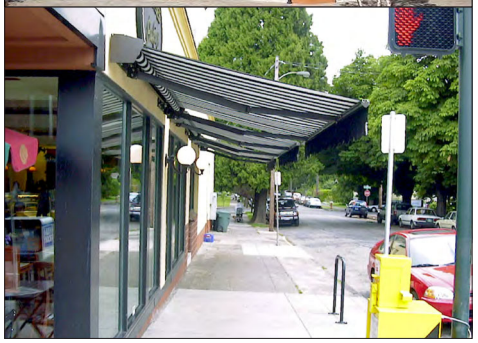
Proposed Walkability Strategy #10 - Closure of Unnecessary Median Cuts: As properties develop and redevelop in a manner that is less suburban and more consistent with a walkable, urban environment, median cuts that were originally intended to allow for turning movements into parking lots need to be closed. 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.

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, arcaddes 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.

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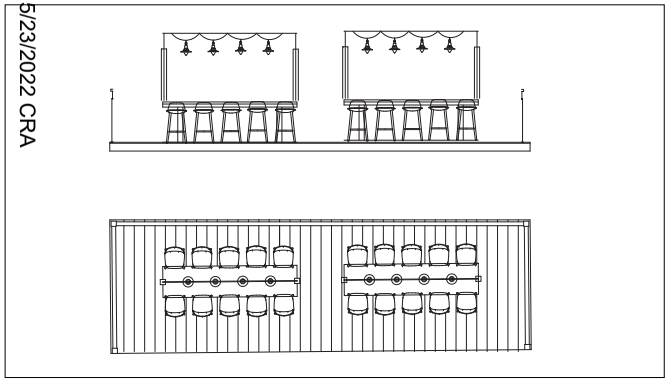
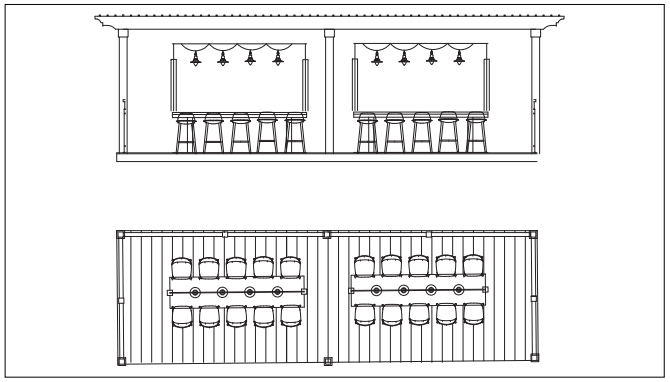
Proposed Walkability Strategy #11 - Parklets: Current changes in people's transportation habits, the growth of companies like Lyft and Uber, technological advances with self-driving vehicles, easy access to bikes, scooters and segways, public transit and a walkable street staged to encourage development 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 n interventions could occur.

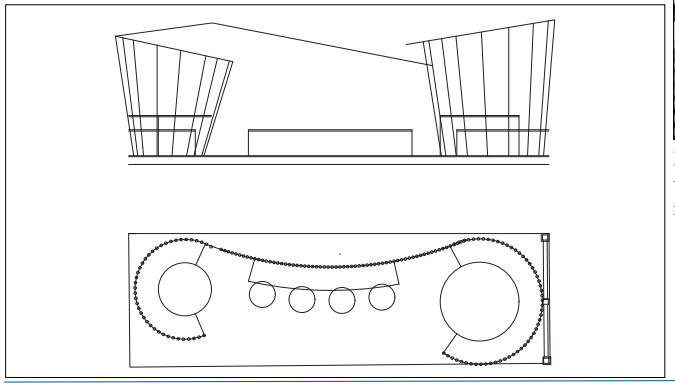
Proposed Walkability Strategy #12 - Tactical Urbanism: Tactical urbanism is an approach to community building and neighborhood strengthening that uses low-cost, short term interventions to direct attention to an issue, place or event and trigger long-term interventions. This section proposes the removal 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 ine-art images show possible designs for parklets on parking spaces along Colorado Avenue. Images above depict pop-up cafe on a bycicle, 2 parkelt 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.

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

Bike Walk Colorado Avenue Program: Parklets

MC&A

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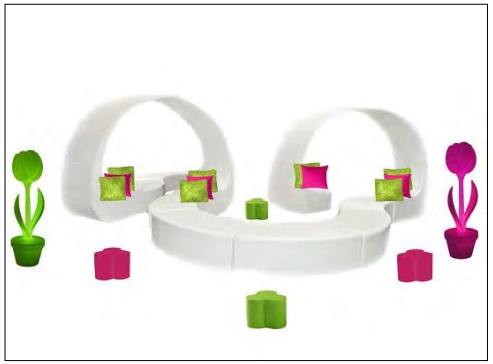

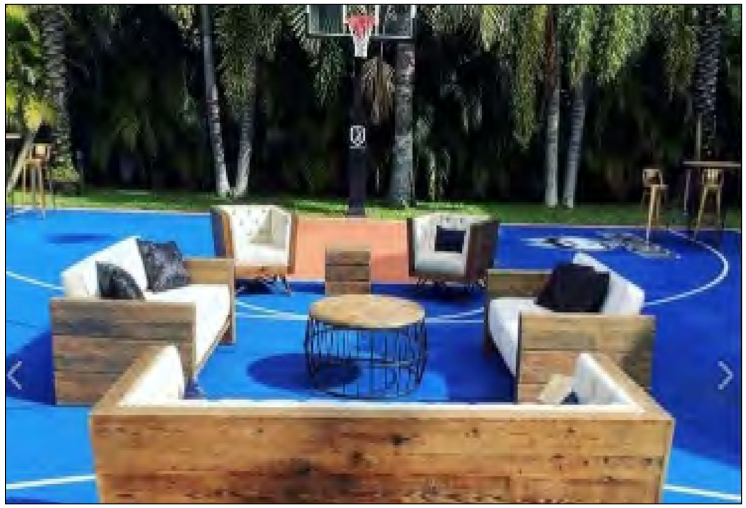

Tactical usranism and special event signature furnishing examples.

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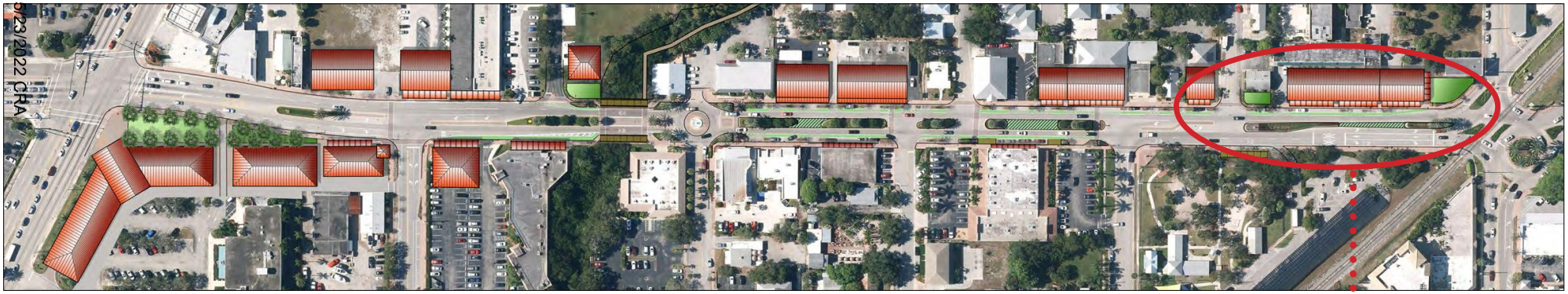

Proposed Walkability Strategy #13 - Shared Road: As bike lanes approach roundabouts or the railroad tracks it is common practice to merge bike lanes with travel lanes and clearly signal that the lane is a shared lane where bicyclists have the same rights and obligations as cars. The Master Plan shows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