



AGENDA

**COMMUNITY REDEVELOPMENT BOARD
MARCH 7, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Tom Campenni
Vice Chair - Jackie Vitale
Board Member - Micah Hartowski
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Seth Owens
Board Member - Nikolaus Schroth**

ADMINISTRATIVE

**Development Director, Jodi Nentwick-Kugler
CRA Executive Director, Pinal Gandhi-Savdas
Board Secretary, Susej T. Meleqi**

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 regarding 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

APPROVAL OF MINUTES

1. APPROVAL OF 01/10/2023 CRB MINUTES

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2023.
3. COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2022
4. CRA BUDGET AMENDMENT #02 TO FY 2023

RESOLUTION NUMBER 04-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #02 TO THE FY 2023 CRA BUDGET FOR ACQUISITION OF A PARKING MANAGEMENT SYSTEM IN THE AMOUNT OF \$40,000 FOR IMPROVED PARKING ENFORCEMENT IN DOWNTOWN; 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: 3/7/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 01/10/2023 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 01/10/2023 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 01102023 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JANUARY 10, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Tom Campenni
Board Member - Micah Hartowski
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Seth Owens
Board Member - Nikolaus Schroth
Board Member - Jackie Vitale**

ADMINISTRATIVE

**Development Director, Jodi Nentwick-Kegler
CRA Executive Director, Pinal Gandhi-Savdas
Board Secretary, Mary R. Kindel**

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Hartowski, Board Member McChrystal, Board Member Vitale

ABSENT: Board Member Lewis, Board Member Owens, Board Member Schroth

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

Board Members Tom Campenni, Micah Hartowski, Frank McChrystal, and Jackie Vitale (4) were sworn in by City Attorney, Mike Mortell.

2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

4:03 PM MOTION: Nominate Tom to continue as Chair.

MOVED BY: Jackie Vitale

SECONDED BY: Frank McChrystal

Motion approved unanimously.

4:03PM MOTION: Nominate Jackie Vitale as Vice Chair.
MOVED BY: Jackie Vitale
SECONDED BY: Frank McChrystal
Motion approved unanimously.

3. NOMINATE BOARD MEMBER FOR CRA

4:05 PM MOTION: Nominate Micah Hartowski as CRA Member.
MOVED BY: Jackie Vitale
SECONDED BY: Frank McChrystal
Motion approved unanimously.

APPROVAL OF AGENDA

4:05 PM MOTION: Approve.
MOVED BY: Micah Hartowski
SECONDED BY: Jackie Vitale
Motion approved unanimously.

APPROVAL OF MINUTES

4. APPROVAL OF 12/06/2022 CRB MINUTES

Chair Campenni passed the gavel to Vice Chair Vitale to make the motion as he was the only Board Member present at the 12/06/2022 CRB Meeting.

4:06 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Frank McChrystal
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

5. MINOR URBAN CODE CONDITIONAL USE - MURALS ON 701 SE TARPON AVENUE (VA BUILDING)

RESOLUTION NUMBER 01-2023 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "TRIBUTE ON TARPON" ON A PROPERTY LOCATED AT 701 SE TARPON AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT MURALS ON THE EXTERIOR WALLS OF THE BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented the different murals for 701 SE

Tarpon Ave and recommended approval of the proposed mural.

Glenda Preston, the artist for the mural, stated she wants to make a difference in the community and is excited to do this mural for the Veterans building.

Board Member Vitale asked the Artist if she would have support to do the mural to which Ms. Preston said yes.

Chair Campenni asked the Arts Council what were their suggestions for their mural.

Nancy Turrell from Martin Arts stated the suggestions.

4:12 PM MOTION: Approve with the conditions staff had in their report.

MOVED BY: Jackie Vitale

SECONDED BY: Micah Hartowski

Motion approved unanimously.

6. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA, AND PROPERTY OWNER, AND GLENDA PRESTON (ARTIST).

RESOLUTION NUMBER 02-2023 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 PROPERTY OWNER AND GLENDA PRESTON, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALLS OF A BUILDING LOCATED AT 701 SE TARPON AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas presented on the matching mural grant for \$3,000.00.

PUBLIC COMMENT:

1.) Jimmy Smith - Thanked the board for approving this because he is a veteran and is appreciative for this and showing support and making a difference.

Board Member McChrystal stated this would be great mental help for the veterans and stated the disrepair that was on the south side of the building. He suggested that we speak to the owner to repaint some of the building to make it look fresh.

Chair Campenni stated that this building is for sale and would like to ensure that there is a condition stating that if the building sells the mural needs to stay as well.

4:26 PM MOTION: Approval with 5-year term.

MOVED BY: Micah Hartowski

SECONDED BY: Frank McChrystal

Motion approved unanimously.

STAFF UPDATE

7. ADVISORY BOARD ORIENTATION REVIEW BY CITY CLERK

Mary Kindel, City Clerk, provided a brief orientation for the Board Members.

Board Members had several questions in regards to communication with other Board Members and public records request.

Attorney Mortell provided clarification to Board Members who had questions.

ADJOURNMENT

4:51 PM

Susej T. Meleqi, Deputy City Clerk

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 7th day of March, 2023.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board**

Meeting Date: 3/7/2023

Prepared by: Jordan Pinkston

Title of Item:

PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2023.

Summary Explanation/Background Information on Agenda Request:

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 CRA outreach efforts to promote the program included distributing an electronic newsletter to the City's contact list, distributing flyers to local businesses, promoting the program at the Coffee with the Mayor event, and Social Media - Twitter, Facebook, Instagram. The CRA received 4 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 2023.

Recommended Action:

Approve staff recommendation for the FY 2023 BIRP grant disbursement.

ATTACHMENTS:

1. BIRP FY23 Presentation

BUSINESS IMPROVEMENT *Grant Program*



Jordan Pinkston
CRA Program Manager

Public Outreach



Newsletter

City of Stuart email list



Flyers

Distributed flyers to
local businesses



Face-to-face

Attended Coffee with
the Mayor at Roasted
Record



Social Media

Twitter, Facebook,
Instagram





Program Description

- 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 Goals

Shade

Provide shade over pedestrian walkways where feasible.

Private Property Landscape

Guidelines amended to encourage voluntary upgrades of landscaping/shade trees.

Walkability

Improves conditions for walking and pedestrian activities.

Evaluation Matrix

- Minimum of 60 points required for funding.

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	

Care Plus Associates Inc.

Location: 611 SW Federal Highway

Fiscal Year 2022 Improvements:

- Parking lot Improvements
- Landscaping
- Bench

Total Improvement Costs: \$8,268



Care Plus Associates Inc.

Location: 611 SW Federal Highway

Fiscal Year 2023 Improvements:

- Rear parking lot fence.
- Exterior Paint
- Sod Replacement

Total Improvement Costs: \$21,095

SW Federal Highway

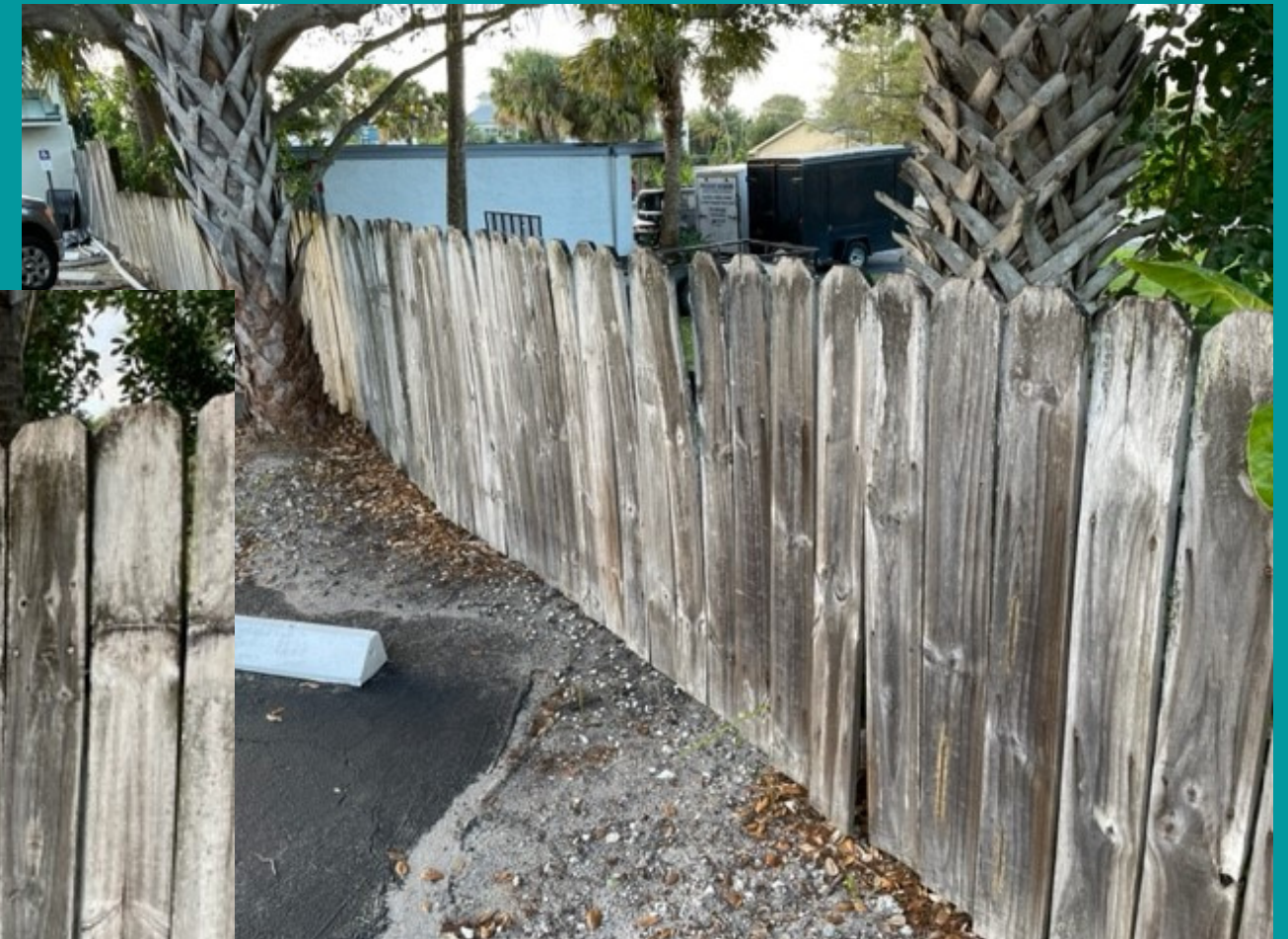
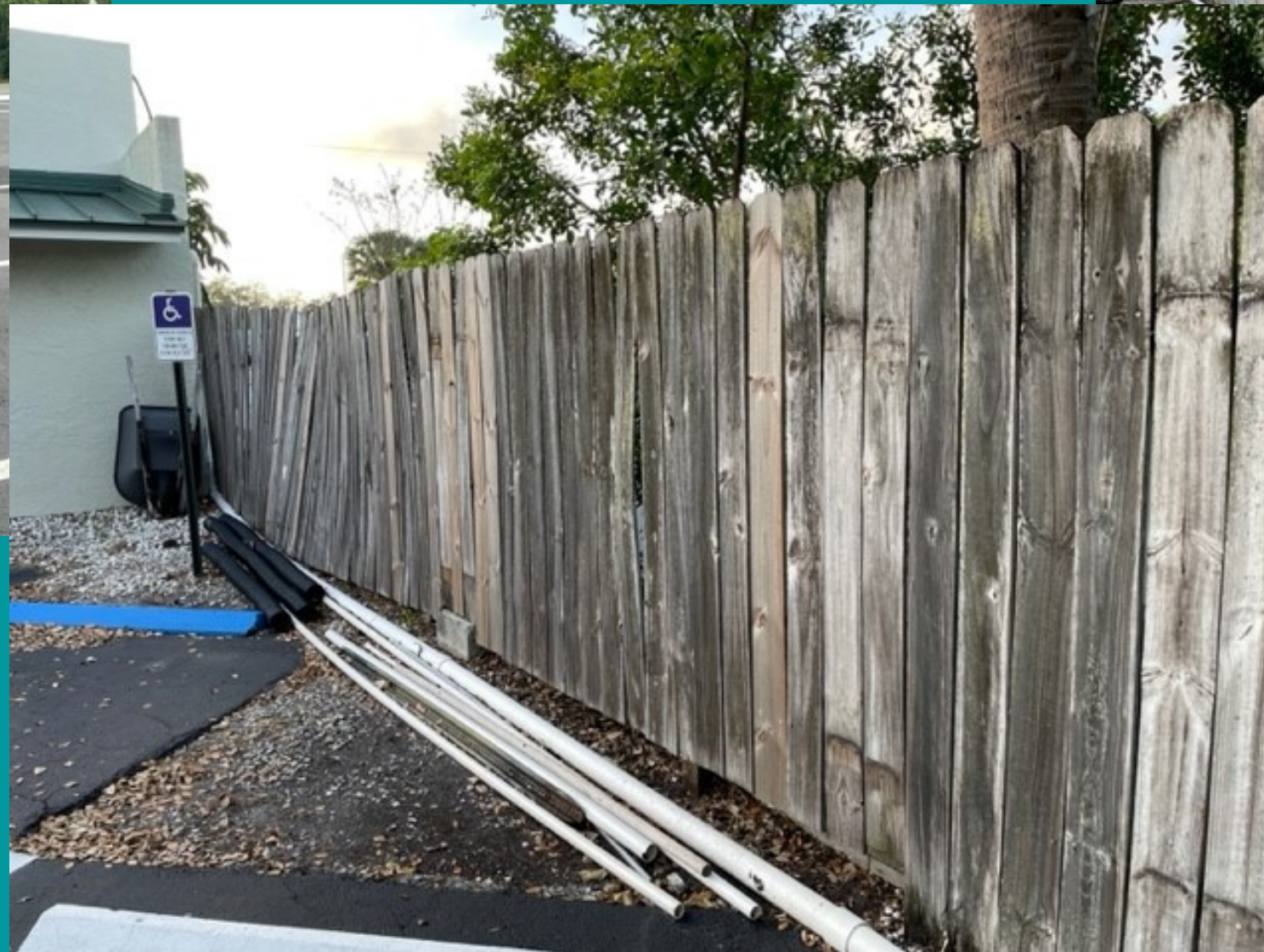
SW 6th Street



SW McPherson Street

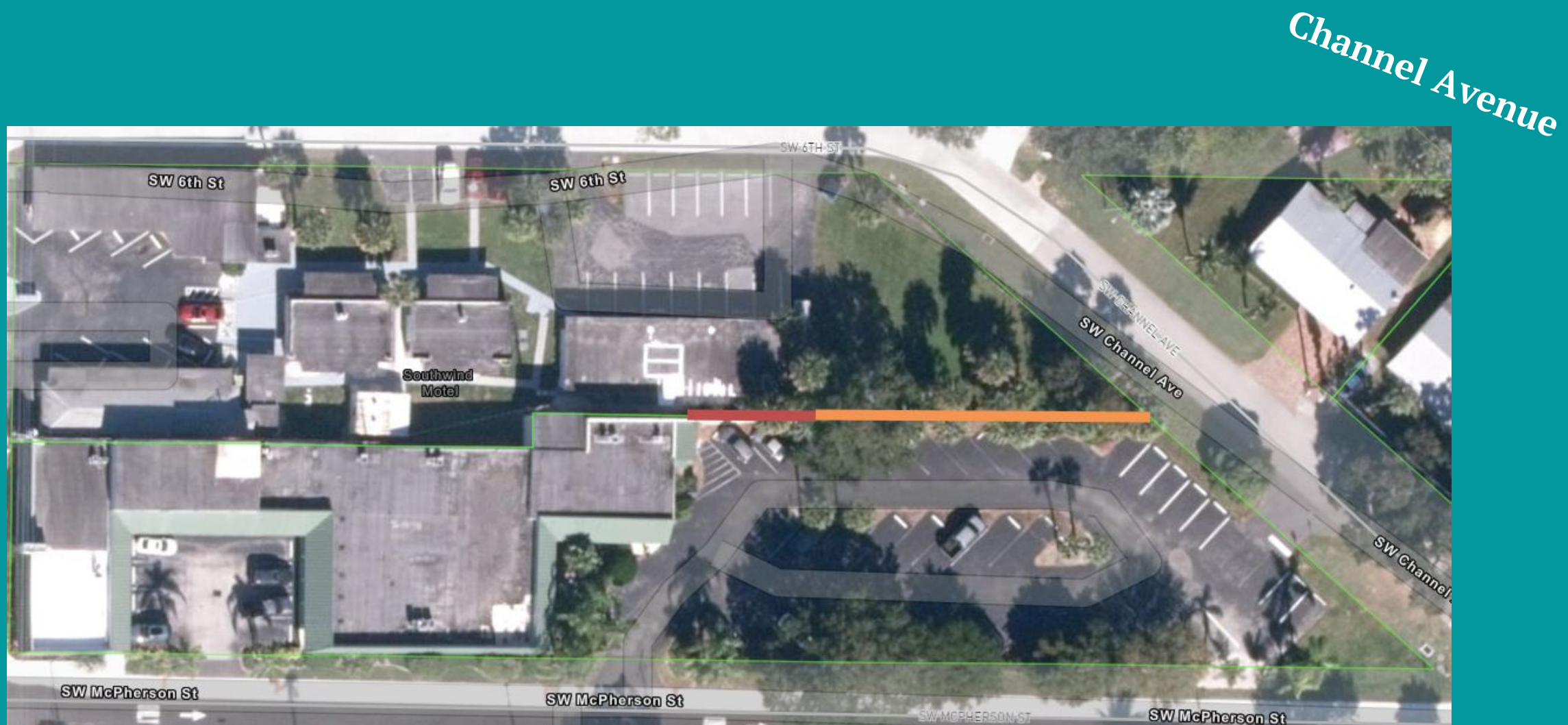
Care Plus Associates Inc.

Rear Parking Lot Fence – Existing



Care Plus Associates Inc.

Rear Parking Lot Fence – Proposed



SW McPherson Street



6ft. Fence



4ft. Fence

Care Plus Associates Inc.

Exterior Paint – Existing

Controlled



Care Plus Associates Inc.

Sod Replacement – McPherson Street



Floritam Sod



750sf

Care Plus Associates Inc.

Evaluation Matrix

With a final score of 60, staff recommends approval for \$10,000.

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact - Improvement in the attractiveness of the location and the level of blight or deterioration <u>removed</u>; - Highly visual elements of the buildings are being improved and visible from the <u>street</u>; - For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration <u>condition</u>; - 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
Economic Impact - Amount of additional funding expended by <u>business</u>; - Facade project is part of a larger project that improves other exterior or interior parts of the building); - Reuse of vacant or underutilized <u>property</u>; - Adjacent to other CRA projects (<u>e.g.</u> streetscape improvements, sidewalks, neighborhood improvements); - Location within high traffic and/or high visibility area (<u>e.g.</u> 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	0
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

Keys Properties

Location: 310 Dixie Highway

Fiscal Year 2020 Improvements:

- Impact windows

Total Improvement Costs: \$26,339



Keys Properties

Location: 310 Dixie Highway

Fiscal Year 2023 Improvements:

- Landscaping
- Fencing with gates
- Planters
- Bench

Total Improvement Costs: \$58,019.10

SW California Avenue



SW Ocean Blvd.

SW Camden Avenue

Keys Properties

Landscaping – Existing



Keys Properties

Landscaping – Proposed



Keys Properties

Fencing with gates – Existing



Keys Properties

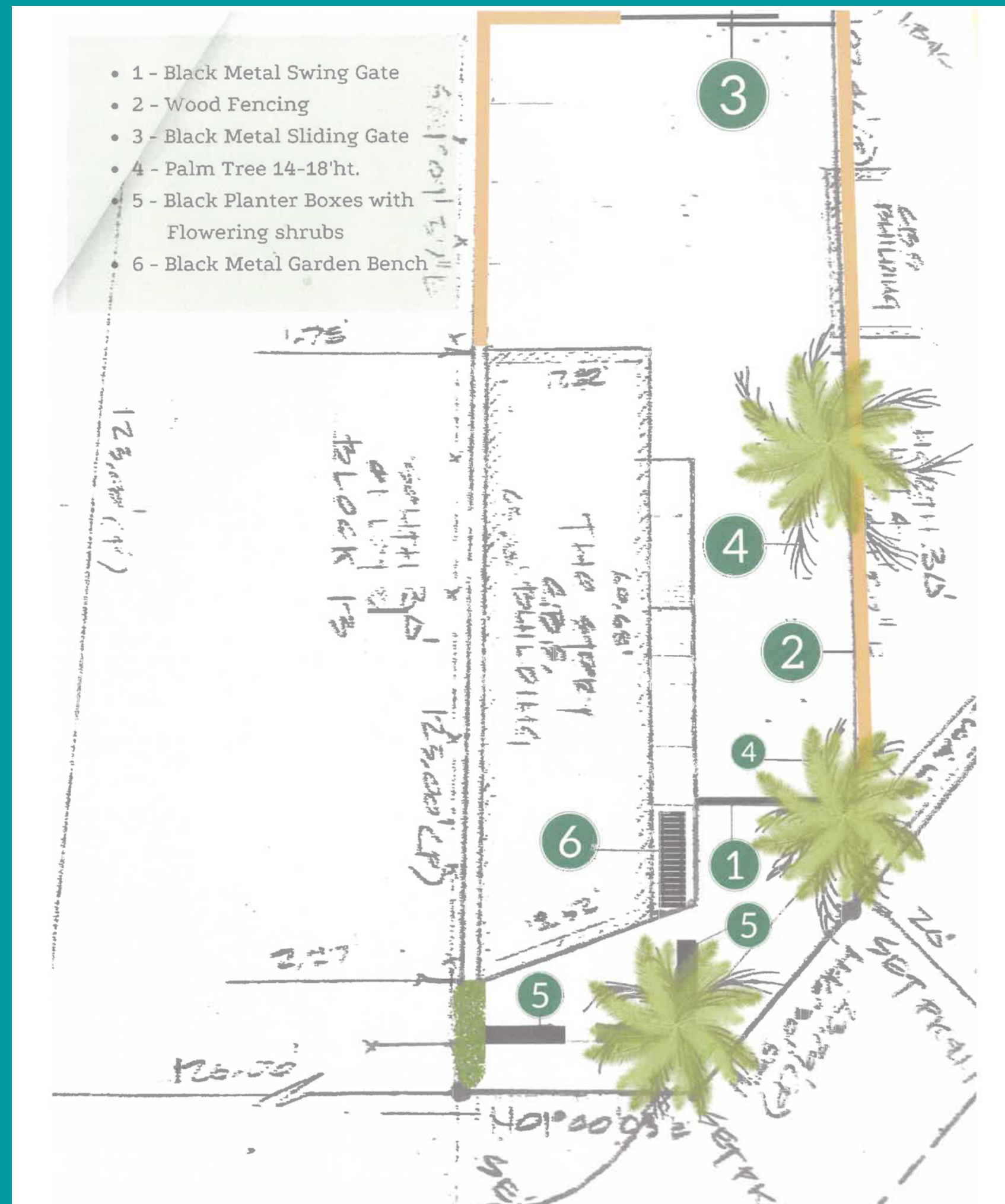
Fencing with gates – Proposed



Keys Properties

Fencing with gates - Proposed

- 1) Black Metal Swing Gate
- 2) Wood Fencing
- 3) Black Metal Sliding Gate
- 4) Palm Trees
- 5) Black Planter Boxes
- 6) Black Metal Garden Bench



Keys Properties

Planters – Proposed

Controlled



Keys Properties

Bench – Proposed

Controlled



Keys Properties

Evaluation Matrix

With a final score of 70, staff recommends approval for \$10,000.

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact - Improvement in the attractiveness of the location and the level of blight or deterioration <u>removed</u>; - Highly visual elements of the buildings are being improved and visible from the <u>street</u>; - For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration <u>condition</u>; - 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
Economic Impact - Amount of additional funding expended by <u>business</u>; - Facade project is part of a larger project that improves other exterior or interior parts of the building); - Reuse of vacant or underutilized <u>property</u>; - Adjacent to other CRA projects (<u>e.g.</u> streetscape improvements, sidewalks, neighborhood improvements); - Location within high traffic and/or high visibility area (<u>e.g.</u> 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	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	0

Kinane Corporation

Location: 310 Denver Avenue

Improvements:

- Exterior Paint
- Awning Improvements
- Landscaping
- Exterior Lighting

Total Improvement Costs: \$20,780.00

S. Colorado Avenue



SE Osceola Street

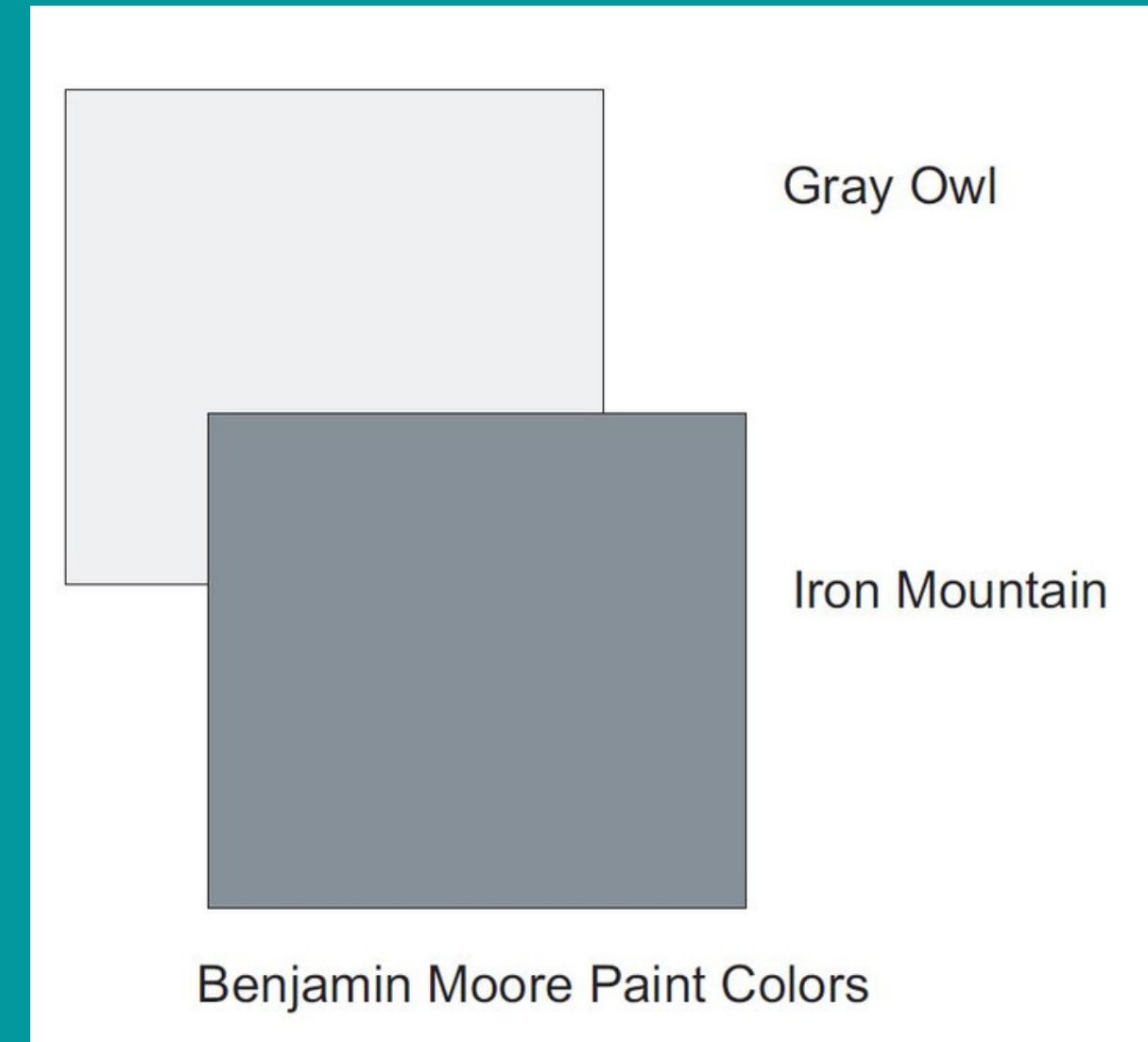
SE Ocean Blvd.

SE Denver Avenue

Kinane Corporation

Exterior Painting

Controlled



Kinane Corporation

Awning Improvements

Controlled



Awning Example



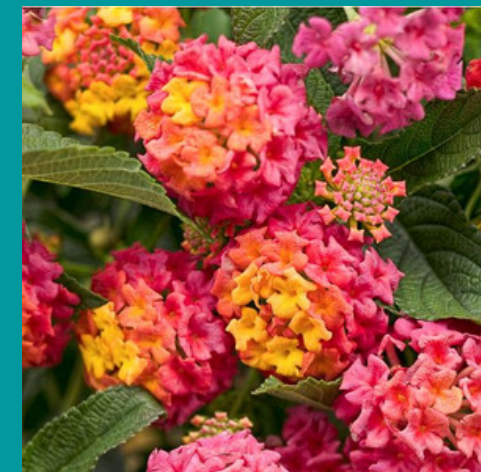
Kinane Corporation

Landscaping – Existing



Kinane Corporation

Landscaping – Proposed



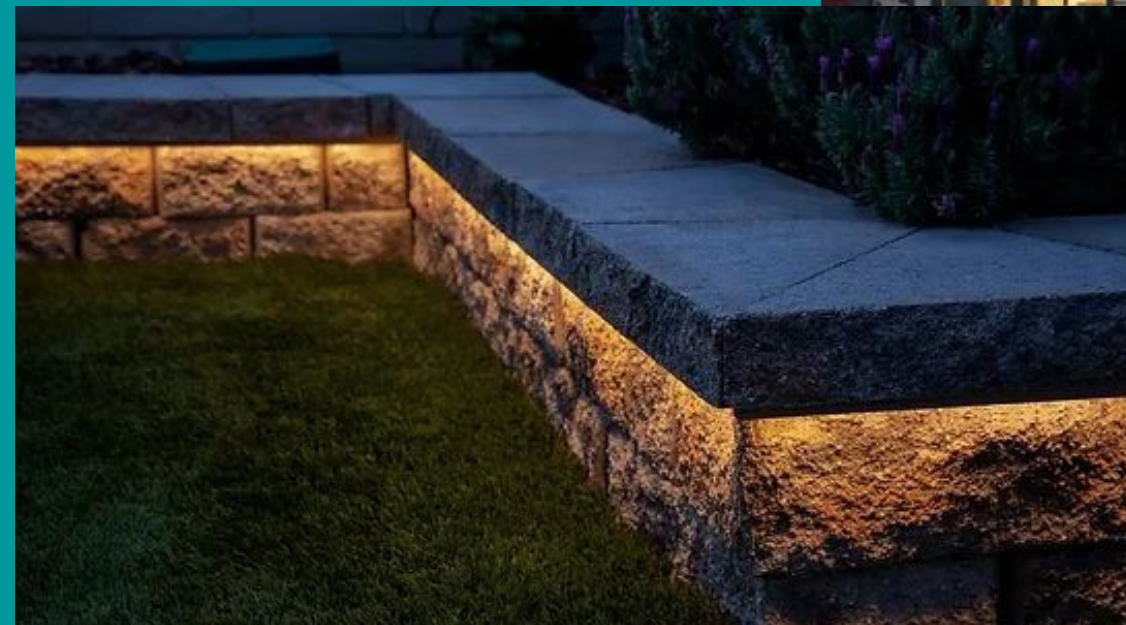
Kinane Corporation

Exterior Lighting – Existing



Kinane Corporation

Exterior Lighting – Proposed



Kinane Corporation

Evaluation Matrix

With a final score of 70, staff recommends approval for \$10,000.

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact - Improvement in the attractiveness of the location and the level of blight or deterioration <u>removed</u>; - Highly visual elements of the buildings are being improved and visible from the <u>street</u>; - For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration <u>condition</u>; - 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
Economic Impact - Amount of additional funding expended by <u>business</u>; - Facade project is part of a larger project that improves other exterior or interior parts of the building); - Reuse of vacant or underutilized <u>property</u>; - Adjacent to other CRA projects (<u>e.g.</u> streetscape improvements, sidewalks, neighborhood improvements); - Location within high traffic and/or high visibility area (<u>e.g.</u> 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	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	0

Treasure Coast Auto Machine

Location: 1201 SE Railroad Avenue

Original Improvements Requested:

- Parking lot improvements
- Exterior Paint
- Lighting
- Landscaping

Total Improvement Costs: \$11,872.88

SE Bayou Ave.

SE Bahama Ave.



SE Railroad Ave.

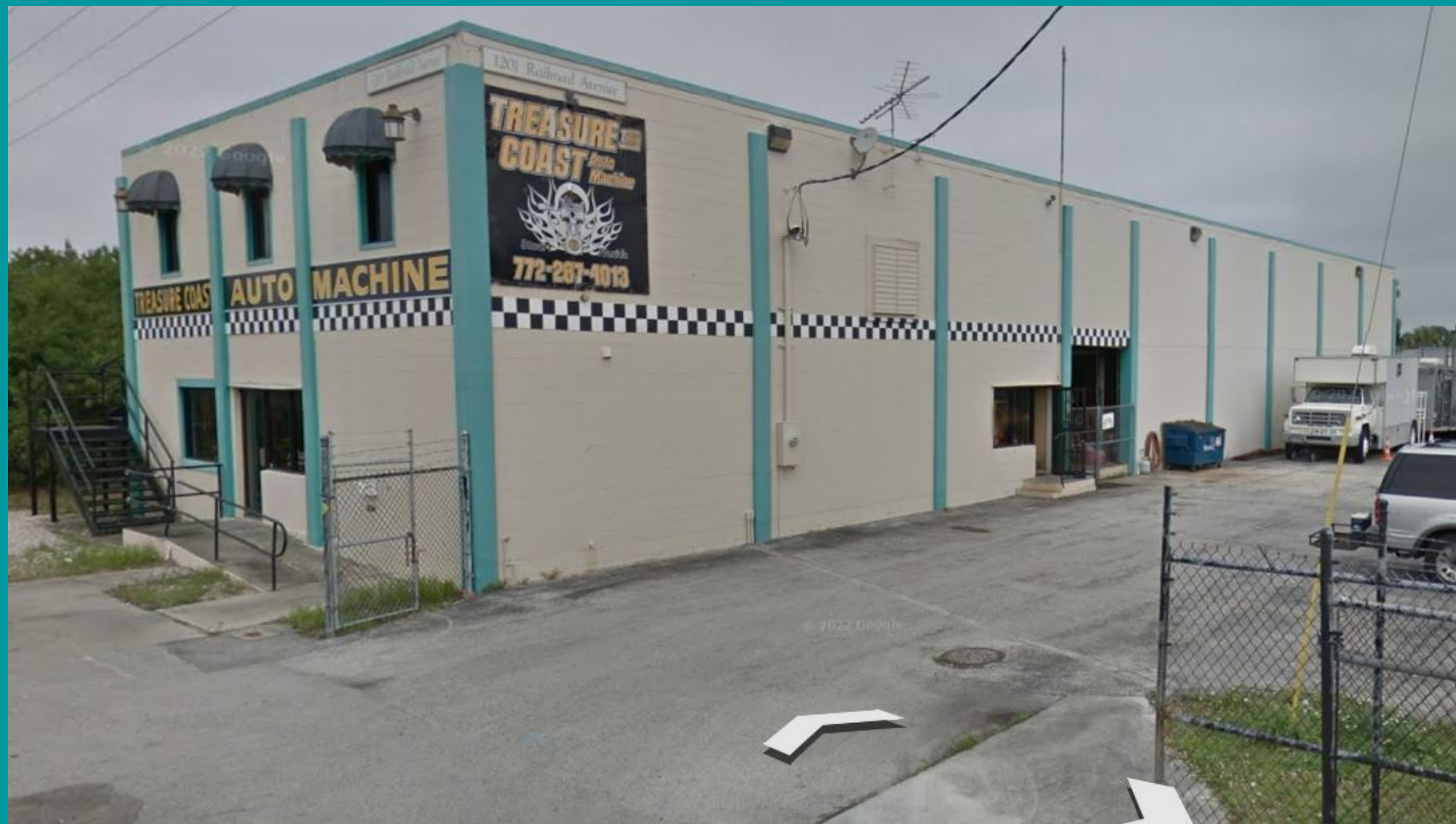
Treasure Coast Auto Machine

Parking Lot Improvements – Proposed



Treasure Coast Auto Machine

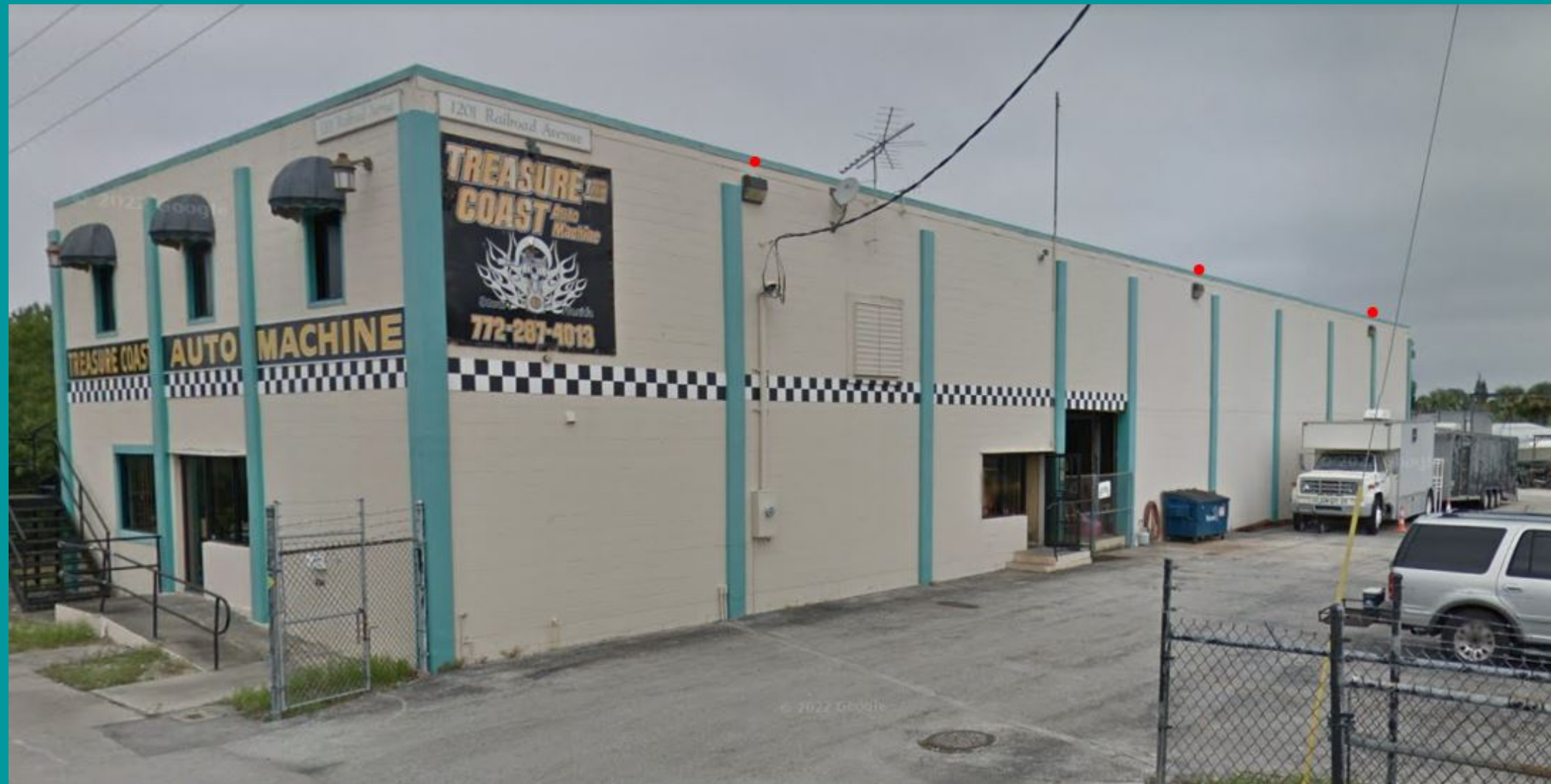
Exterior Paint – Proposed



Treasure Coast Auto Machine

Lighting – Proposed

Controlled



Landscaping – Proposed



Treasure Coast Auto Machine

Location: 1201 SE Railroad Avenue

Improvements:

- Awning Addition & Improvements
- Paint Ramp Railing
- Removal of Pole Sign
- Landscaping
- Exterior Paint

Total Improvement Costs: Unknown

SE Bayou Ave.

SE Bahama Ave.



SE Railroad Ave.

Treasure Coast Auto Machine

Awning Additions & Improvements



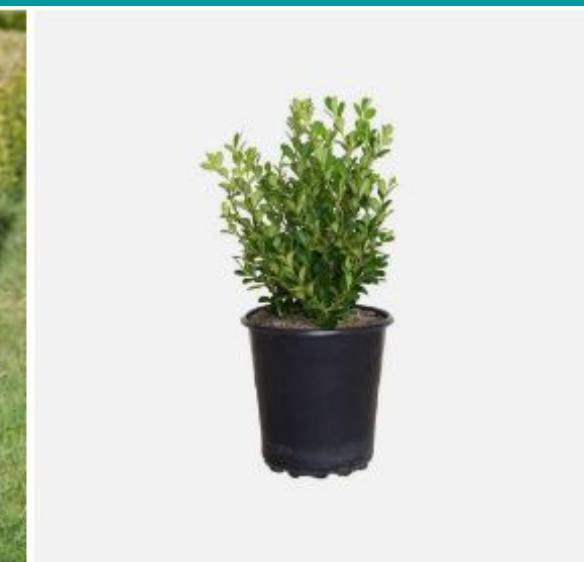
Treasure Coast Auto Machine

Paint Ramp Railing & Remove Pole Sign



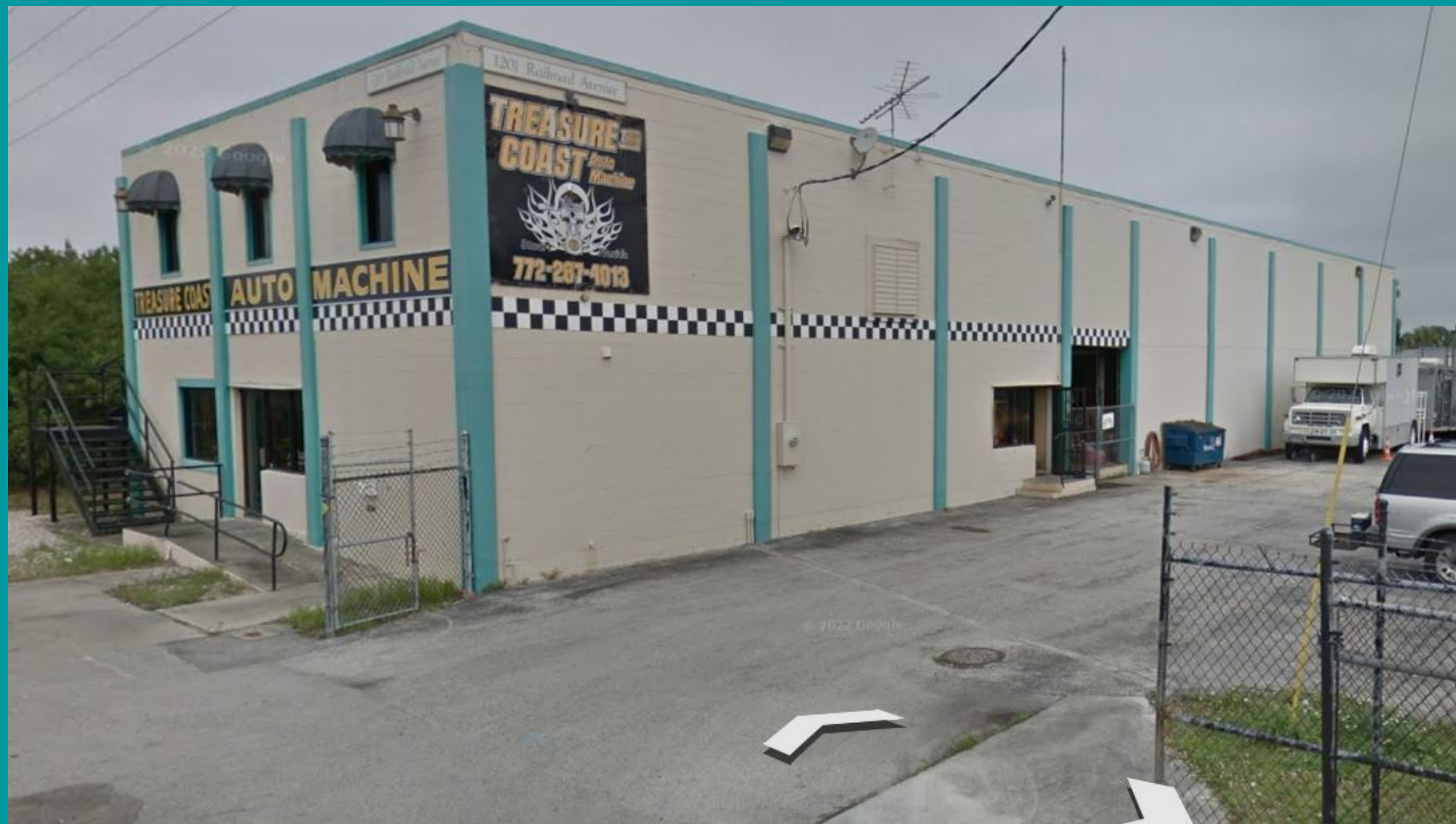
Treasure Coast Auto Machine

Landscaping – Proposed



Treasure Coast Auto Machine

Exterior Paint – Proposed



Treasure Coast Auto Machine

Evaluation Metrics

With a final score of 10, staff is seeking board recommendation.

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact - Improvement in the attractiveness of the location and the level of blight or deterioration <u>removed</u>; - Highly visual elements of the buildings are being improved and visible from the <u>street</u>; - For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration <u>condition</u>; - Level of improvements impact on overall appearance of the property.	30	0
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	10
Economic Impact - Amount of additional funding expended by <u>business</u>; - Facade project is part of a larger project that improves other exterior or interior parts of the building); - Reuse of vacant or underutilized <u>property</u>; - Adjacent to other CRA projects (<u>e.g.</u> streetscape improvements, sidewalks, neighborhood improvements); - Location within high traffic and/or high visibility area (<u>e.g.</u> 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	0
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

Recommendation

Applicant	Address	Score	Improvement Cost	Grant Recommendation
Care Plus Associates Inc.	611 SW Federal Highway	60	\$ 21,095	\$ 10,000
Keys Properties	310 Dixie Highway	70	\$ 58,019	\$ 10,000
Kinane Corporation	310 Denver Avenue	70	\$ 20,780	\$ 10,000
Treasure Coast Auto Machine	1201 SE Railroad Avenue	10	Unknown	Unkown





Recommendation

- Staff is requesting approval to accept staff recommendation for the grant disbursement to the first three applications presented and guidance on Treasure Coast Auto Machine.
- CRA Meeting on March 27, 2023.



**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board**

Meeting Date: 3/7/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2022

Summary Explanation/Background Information on Agenda Request:

As set forth in Section 163.356(3)(c), Florida Statutes, the City of Stuart Redevelopment Agency is required to file with the governing body, on or before March 31st of each year, a report of its activities for the preceding fiscal year, which shall include a financial statement setting forth the Agency's income and expenses as of the end of such fiscal year. Please note that the financial statement provided in the report is unaudited and does not reflect the actual expenses for the fiscal year. The audit typically occurs after the filing deadline, so the report will be updated when the audited financial statement becomes available.

At the time of filing of a financial report, the Agency is required to publish in the newspaper of general circulation a notice to the effect that such report has been filed with the City and the report is available for inspection during business hours in the City Clerk's Office and in the office of the Community Redevelopment Agency. A notice of this report was published in The Palm Beach Post. A copy of the approved report will be sent to the County's Administrator and other taxing authorities by mail.

Funding Source:

N/A

Recommended Action:

Approve the filing of the 2022 CRA Annual Report.

ATTACHMENTS:

1. CRA Annual Report FY22



COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT

FISCAL YEAR ENDED
SEPTEMBER 30, 2022

CRA VISION AND MISSION

VISION

To preserve, unify and enhance the historic character of the City of Stuart CRA while encouraging economic growth and development.

MISSION

To plan for a sustainable economic future while protecting and enhancing the unique character of the City.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses are able to achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.

CRA BACKGROUND

REDEVELOPMENT AREAS

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. The CRA was re-established, and a Redevelopment Trust Fund was created in 1998. In 2002, the CRA boundary was expanded to include the East Stuart District. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property. In 2015, the CRA plan was amended and the boundaries of the CRA were expanded to include additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum.” The Community Redevelopment Area contains 1,168 acres of land, which comprises approximately 20% of the city.

CRA PLAN ADOPTION

In August 2019, the 2016 CRA Plan was amended and adopted by the Community Redevelopment Agency. The Community Redevelopment Plan is a strategic and financial management document or long range goals within the CRA.

CRA SUNSET DATE

The Stuart CRA, established on June 8, 1998, by Resolution No. 84-98, was set to sunset in 2028; however, it was extended for 30 years from the date of the adoption of the amended CRA Plan by the City Commission in 2019. Subsequently, the life of the Agency was extended to September 9, 2050 in accordance with Resolution No. 68-2019.

CRA OPERATIONS

The primary source of funding is provided through tax increment financing. Tax increment revenues are deposited into a redevelopment trust fund. The taxable value of all real property in the redevelopment area is determined at a particular year, also known as the “base year.” Contributing tax authorities, such as the City and County, continue to receive ad valorem taxes. Any increase in ad valorem revenue above the base year is deposited into the redevelopment trust fund and used to carry out redevelopment activities.

The Stuart CRA is governed by a seven member volunteer Board appointed by the City Commission. The Board serves the area by implementing Redevelopment Plan objectives and promoting redevelopment activities. The Redevelopment Plan provides a workable program, consistent with community needs, to afford maximum opportunities for private participation in undertaking redevelopment activities in the district. The agency has many powers at its disposal to carry out redevelopment activities including the ability to borrow money, acquire property, provide incentives to attract and promote private development, to apply and utilize grant funding innovations and the construction of public capital improvements.

The CRA has undertaken substantial public infrastructure, housing and commercial redevelopment projects over the years. The CRA strives to improve the economic vitality of the districts and quality of life for the citizens of the City of Stuart.

The CRA Annual Report for the fiscal year ending September 30, 2022 was prepared in accordance with F.S. 163.356(3)(c) and 163.387(8). CRA financial statements are reported as a non-major governmental funds within the City of Stuart Comprehensive Annual Financial Report (CAFR).

ACKNOWLEDGEMENTS

CITY OF STUART

CITY MANAGER— DAVID DYESS

CITY ATTORNEY— MICHAEL MORTELL

CITY CLERK—MARY KINDEL

CITY COMMISSIONERS

MERRITT MATHESON - MAYOR

TROY MCDONLAD - VICE MAYOR

REBECCA S. BRUNER

MIKE MEIER

EULA R. CLARKE

CRA BOARD MEMBERS

MERRITT MATHESON

TROY MCDONALD

REBECCA S. BRUNER

MIKE MEIER

EULA R. CLARKE

PETE WALSON

THOMAS CAMPENNI

CRB BOARD MEMBERS

CHRIS LEWIS - CHAIR

THOMAS CAMPENNI - VICE CHAIR

FRANK WACHA

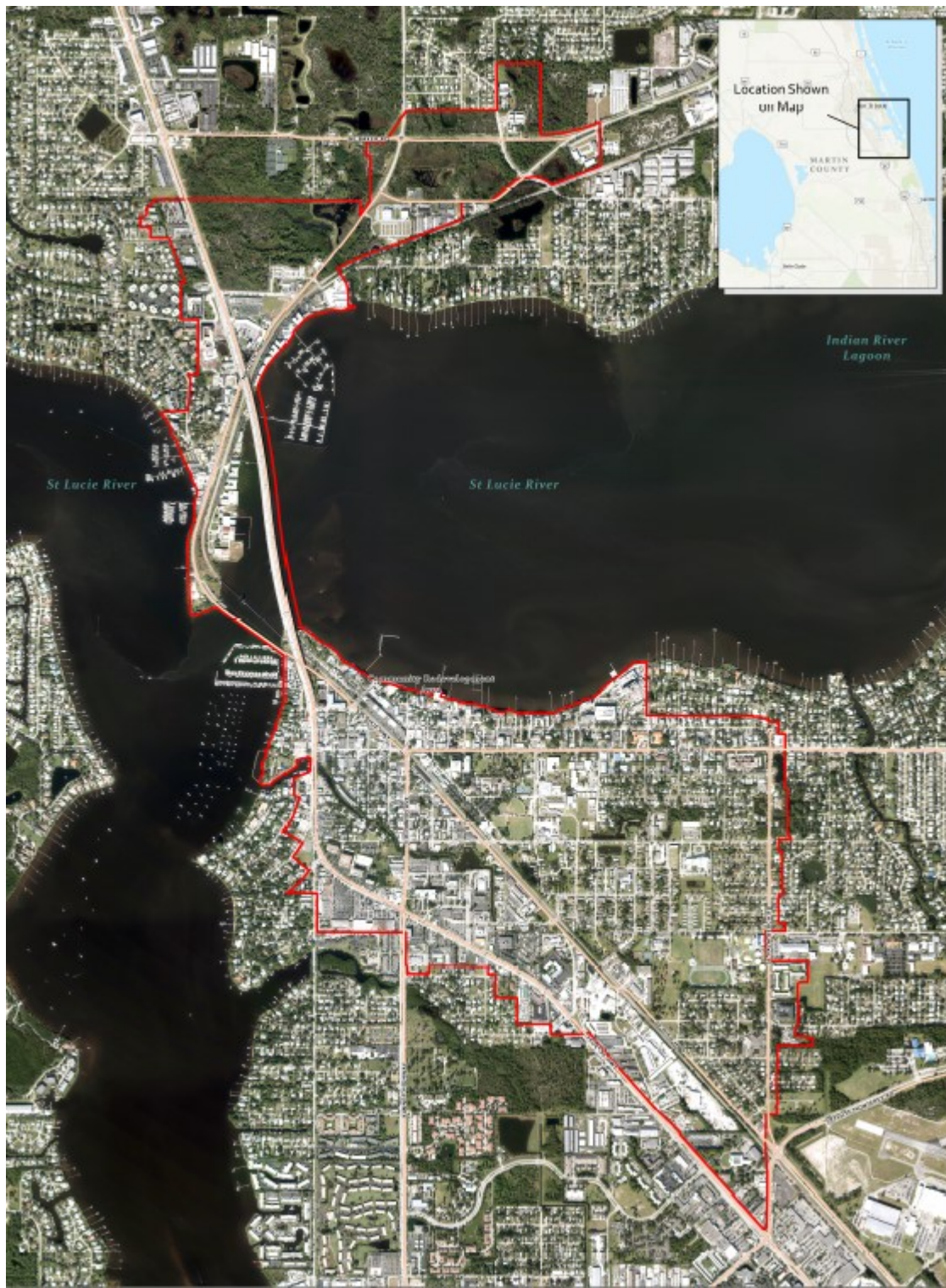
PETE WALSON

KATHERINE MAKEMSON

NINA DOOLEY

NIKOLAUS SCHROTH

CRA BOUNDARY



CRA FINANCIALS

2022 CRA Summary Unaudited

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from the City of Stuart	\$ 1,344,154	
Ad valorem taxes received from the County	\$ 1,845,022	
Permits, Fees, and Special Assessments	\$ 3,311	
Miscellaneous revenue	\$ (48,865)	
Purpose of withdrawals:		
Administrative/Indirect expenses		\$ 49,753
Property lease		\$ 34,213
Memberships and training		\$ 950
Insurance		\$ 14,093
Repair & maintenance		\$ 1,500
Other Current Charges		\$ 21,737
Printing, office supplies and other operating		\$ 33,024
Mainstreet Service Agreement		\$ 70,000
CRA Administrator		\$ 104,409
Micro transit operations		\$ 103,727
Aids to Private Orgs		\$ 65,406
Professional Services		\$ 105,075
Triangle District - Dixie Highway Conceptual and Design		\$ 19,131
Triangle District - Alleyway Improvements		\$ 25,000
Federal Highway Tree Planting Program		\$ 3,000
Osceola Street Undergrounding Design		\$ 58,893
	\$ 3,143,622	\$ 709,911
Assigned Funds (Encumbered from FY2022 to FY 2023):		
Professional Services		\$ 16,500
Gateway Signage Final Design		\$ 75,000
MLK Streetscape Final Design		\$ 437,465
Triangle District - Dixie Highway Conceptual and Design		\$ 89,869
Triangle District - Alleyway Improvements		\$ 84,065
Federal Highway Tree Planting Program		\$ 27,000
Osceola Street Undergrounding Design		\$ 115,661
		\$ 845,560
		\$ 1,555,471

Mural Matching Grant Program

Initiated in 2018, one of the Redevelopment Agency's most visible programs is the Mural Matching Grant Program. The program enhances the streetscape and incorporates our community's culture and history into the built environment through providing matching grant incentives to businesses, property owners, and local artists. Four matching grant mural projects have been completed since the inception of the program.

In FY 2022, the mural at Herban Botanicals, located at 870 S Colorado Avenue, was designed and painted by a local artist, Kelly Hagen. The mural style selected is contemporary and whimsically highlights flora and fauna found within the city. The larger-than-life butterfly wings present opportunities for passerby to engage with. The mural was completed in May 2022.



Downtown Outdoor Dining Program

In FY 2022, the CRA continued to support the Downtown Outdoor Dining Program. The Downtown Outdoor Dining Program was created to enhance Downtown's outdoor experience with dining and entertainment. The CRA has invested significantly in the core downtown and the surrounding area to enhance the curb appeal and create a pedestrian-friendly environment. The improvements have created a destination to surrounding restaurants and businesses as the city's downtown has expanded beyond the Historic Downtown Core. The Outdoor Dining Program was amended to expand the program boundary. Pepe & Sale was the first restaurant to be approved under the amended program.



Micro Transit System

The Community Redevelopment Agency provided \$181,877 for the operations of the Micro Transit system. The annual ridership between January 2022 to December 2022 totaled 35,677 passengers. The goal of the tram system is to reduce vehicular traffic by providing an alternative mode of transportation and enhance pedestrian activity. The ridership has continued to increase since post-COVID.

The advertising panels on the top of the tram were installed to generate revenue from selling advertisement space. In 2022, three panels with advertisements generated \$3,000 of revenue from the program. Currently, there is one panel rented for advertisement for \$750.

The City received a FDOT grant in the amount \$35,000 for historic tours, marketing the program and to encourage ridership. In 2022, the City provided approximately 147 historic tours to 991 passengers. The tram was rented for 8 private events that generated revenue of \$1,657.15. The tram service was also provided for other events (e.g. schools, daycare centers, churches, etc.) to help alleviate traffic and parking demand in downtown.



Business Improvement Reimbursement Program

The Stuart Community Redevelopment Agency Business Improvement Grant Program is an incentive program designed to encourage visible exterior improvements to existing commercial properties and to encourage private investment in the Stuart Community Redevelopment Area. The program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. Funds are appropriated annually by the CRA. In 2022, there were 6 applications totaling \$106,000 in private investment. As of 2022, the program has awarded 42 businesses with a total investment of \$1.6 Million.



AFTER IMPROVEMENTS



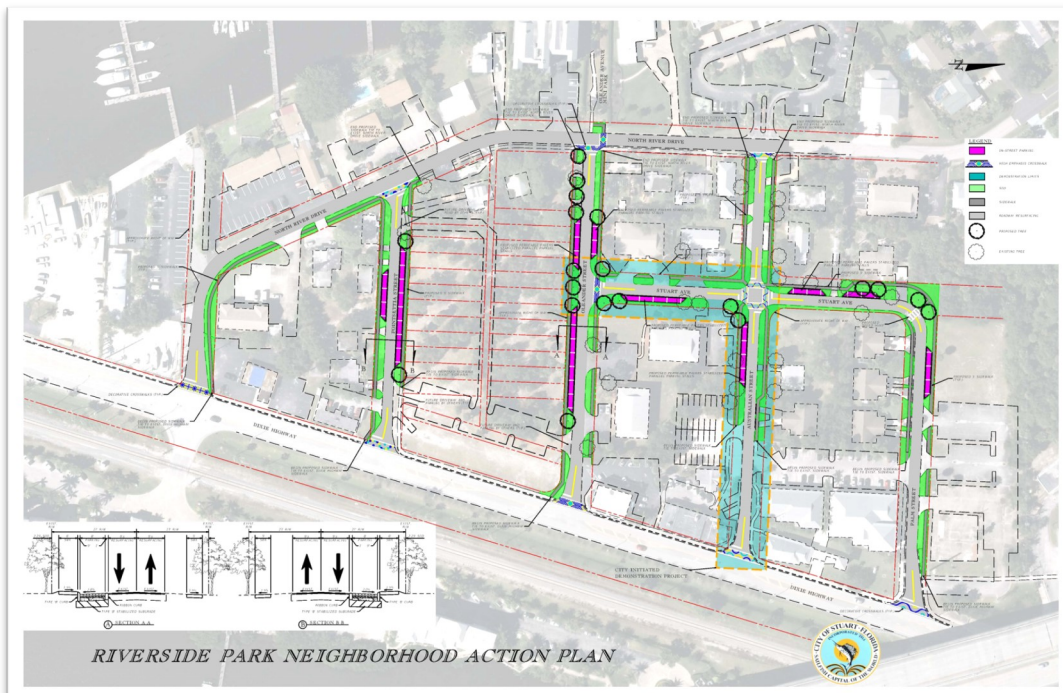
BEFORE IMPROVEMENTS

Riverside Park Neighborhood Streetscape Improvements

The Riverside Park Neighborhood Streetscape Improvements will encompass construction of concrete sidewalks, on-street parking, high-visibility decorative crosswalks, bike racks, streetlights and landscaping. The project is bounded by NW Fern Street on the south, SE Dixie Highway on the east, North Fork of St Lucie River on the west and NW Palm Street on the north, and is in close proximity to Downtown Stuart.

Improvements will create a continuous, connected and pedestrian-friendly neighborhood. The area is identified as a mixed-use neighborhood. The goal is to preserve community character and encourage the continuation of a mixed use neighborhood to allow diversity of uses within walking distance.

The conceptual design for the project was completed in October 2019. The CRA held a public meeting in September 2019 to get public input on the proposed conceptual plan. The engineering design is 60% complete, and the estimated construction cost is \$1.8 million. In January 2020, the CRA applied for the 2020 Transportation Alternatives Program (TAP) grant for the FY 2023/2024 funding cycle. The Public Works Department is in the process completing the design for stormwater improvements for NW Dixie Highway Ditch Project associated with the neighborhood and construction is anticipated to begin in mid-2023. The construction for streetscape improvements will be in 2023/2024.



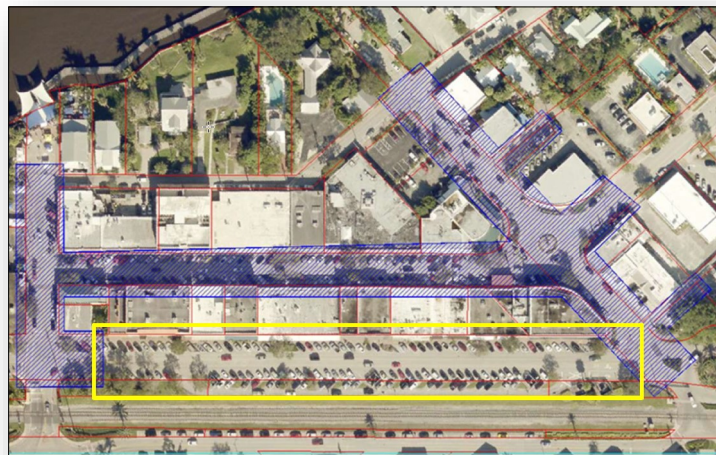
Seminole Streetscape and Downtown Undergrounding

The improvements include a streetscape project on Seminole Street, and an underground conversion project on SW Seminole Street from SW St Lucie Avenue to S Colorado Avenue, and SW Osceola Street from St Lucie Avenue to S Colorado Avenue; SW St. Lucie Avenue from SW Seminole Street to SW Flagler Avenue; and S Colorado Avenue from SW Seminole Street to SW Flagler Avenue. The improvements will increase reliability, specifically following storm events, as well as add aesthetic benefits to the downtown. The project was initially anticipated to be completed in two phases. The undergrounding project on Seminole Street (Phase 1) was originally envisioned to be constructed with the Seminole Streetscape project, in the summer of 2022. However, FPL's plan to harden power lines on SW Osceola Street happened earlier than expected, and the City and CRA agreed to expedite the undergrounding design for SW Osceola Street. To better coordinate the improvements, the undergrounding conversion (Phases 1 and 2) will be constructed in conjunction with the streetscape project, all in the summer of 2023. This will help alleviate conflicts between undergrounding and drainage improvements while providing cost and schedule efficiency. The total design costs is \$224,545 and the estimated construction cost Seminole Streetscape Improvements is \$1.2 M, and Downtown Undergrounding Overhead Utilities Project is \$3.1 M.

SW Seminole Street



SE Osceola Street, St Lucie Ave, S Colorado Ave



Martin Luther King Jr Blvd Complete Street Project

The Martin Luther King Jr. Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue. The project will include elements that will create shared-use paths for both pedestrians and bicyclists, on-street parking, bike racks, high-visibility crosswalks, a mid-block plaza area, streetlights, and landscaping. The project will have many benefits to the community including improved pedestrian mobility, safer parking, slower vehicular traffic along MLK Blvd., enhanced water quality treatments, community gathering space, and improved aesthetics through landscape improvements.

In October 2021, the conceptual design was presented to the East Stuart community. The CRA conducted a vision survey to help prioritize elements and activities along corridor, and functions of the street. The project was presented at the Joint CRA, CRB, CC Meeting in April 2022. The project was approved to move forward with developing the final engineering design plans. The design cost is \$437,465 and the estimated construction cost is \$4 - \$5 M. The project is in the engineering design phase.



MLK JR BLVD COMPLETE STREET PERSPECTIVE - AFTER
STUART, FL

Kimley»Horn

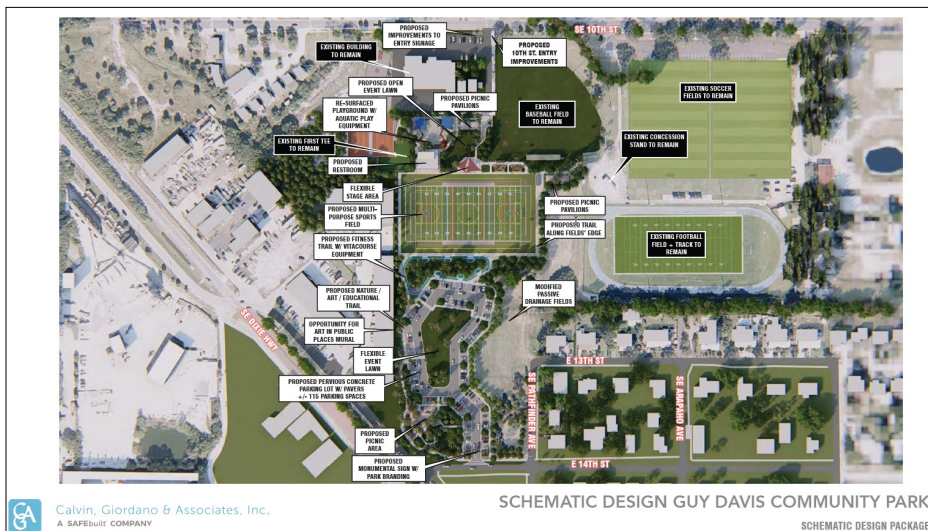


MLK JR BLVD COMPLETE STREET PERSPECTIVE - BEFORE
STUART, FL

Kimley»Horn

Guy Davis Community Park Improvements

The 10th Street Community Park is a well-used facility and the centerpiece of the East Stuart community. It currently contains a small recreation center, soccer field, baseball field, football field, basketball court, tennis courts, running track, and a children's playground. Future plans will expand and improve the community center and park to create a vibrant and thriving public place for people of all ages to gather. The improvements are expected to be completed in phases. The initial phase will include a new multipurpose sports field, linear trail, picnic area, shaded pavilion areas, multi-purpose stage area, flexible central lawn area for events, fitness trail loop with exercise equipment, playground with aquatic play equipment, concession/restroom/storage building, monument entry signage, parking area, landscaping and art in public places to celebrate the history of East Stuart. Phase 2 will include a dog park, skate park with integrated public art (private funding), lawn area activities on the northern section of the park with yard games, linear park with parking/streetscape improvements along 10th Street, and community-wide wayfinding for historic black owned businesses.

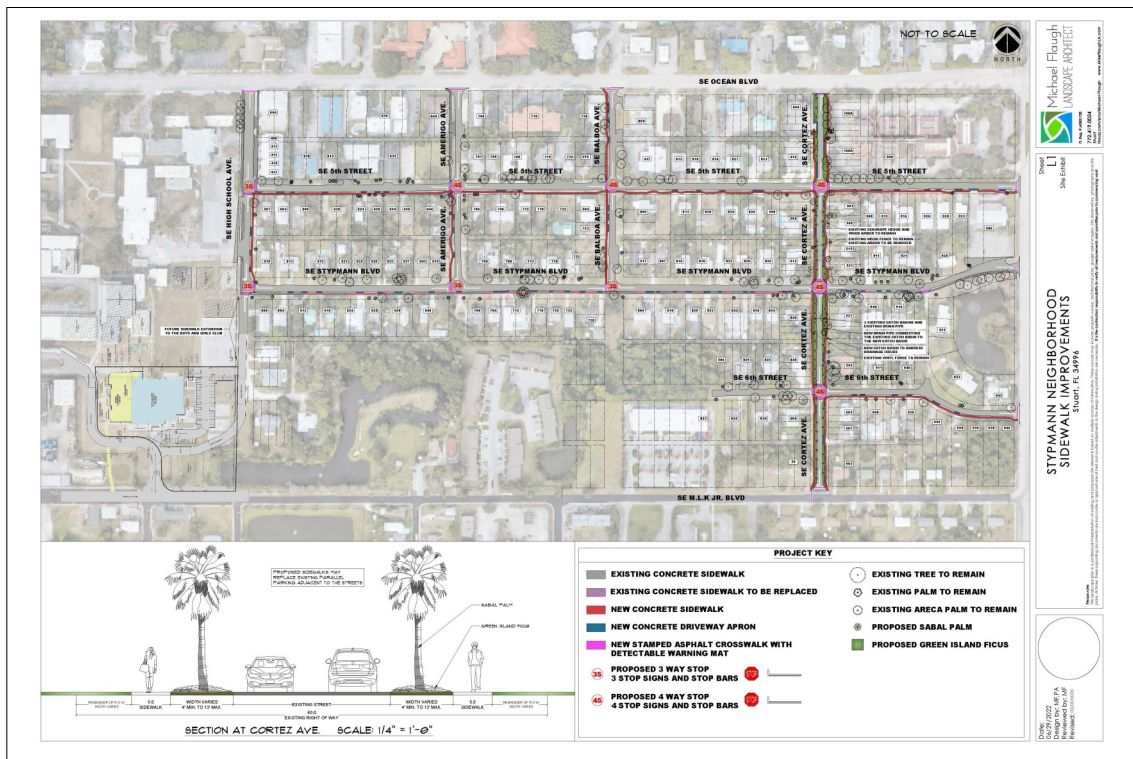


The Master Plan was presented to the East Stuart community in September 2019. The pre-design online survey was conducted in July/August 2021. The schematic design was presented at the Joint CRB, CRA, CC meeting on January 27, 2022. The design was presented to the community in March 2022. The East Stuart Historical Advisory Committee was formed to develop a masterplan for arts in public places to celebrate

the history of East Stuart. The consultant, staff and committee, along with members of the community, worked together throughout the year 2022 to develop the concepts for arts in public places. The schematic design incorporating the art elements was presented to the community and at the Joint CRA, CRB and CC Meeting in January 2023. The project was approved to move forward with developing the final design and construction plans. The estimated design cost is \$370,000 and the construction cost is \$5 -\$6 M.

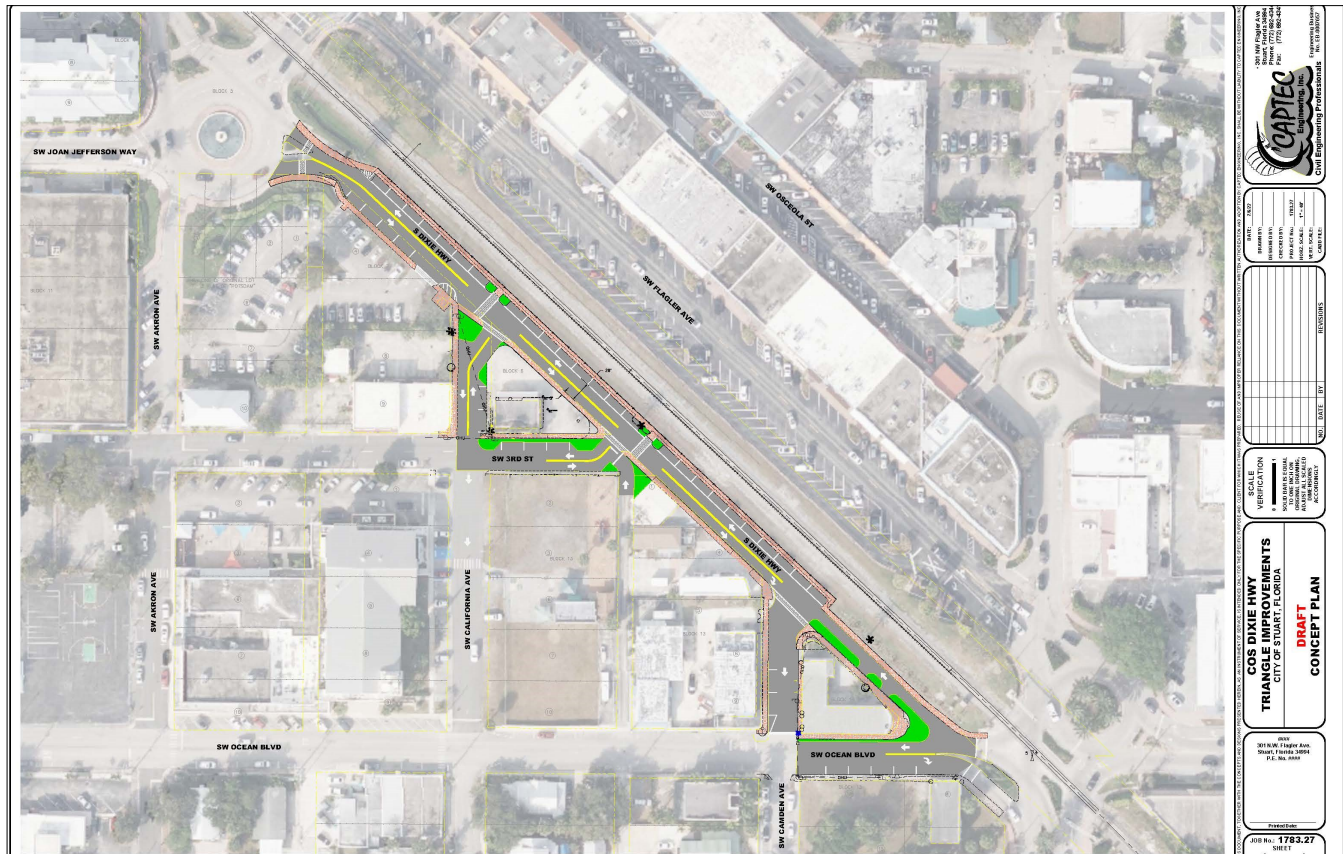
Stypmann Neighborhood Drainage and Sidewalk Improvements Project

The Stypmann Neighborhood Improvements Project will include drainage and sidewalk improvements within the residential neighborhood, which is bounded on the north by SE Ocean Blvd, on the south by SE 7th Street/MLK Blvd, on the west by SE High School Avenue and on the east by SE Palm Beach Road. The neighborhood is in close proximity to Downtown Stuart, Stuart Middle School and JD Parker Elementary School. The project will construct a network of sidewalks along one side of the streets in the residential area. The existing sidewalk will be repaired and the new sidewalks will match the existing sidewalk to preserve the character of the neighborhood. The improvements will provide better connectivity and improve conditions for children to walk to nearby schools and bus stops. The conceptual design was presented to the neighborhood for feedback in July 2022. The discussion with the residents indicated drainage concerns on some properties that would need to be improved in conjunction with the sidewalk improvement project. The conceptual and final design costs for sidewalk improvements project is \$122,000 and the design cost for drainage improvements is \$70,900. The estimated construction cost for sidewalk improvements is \$1 M. The project is in the design phase and construction is anticipated in 2024/2025.



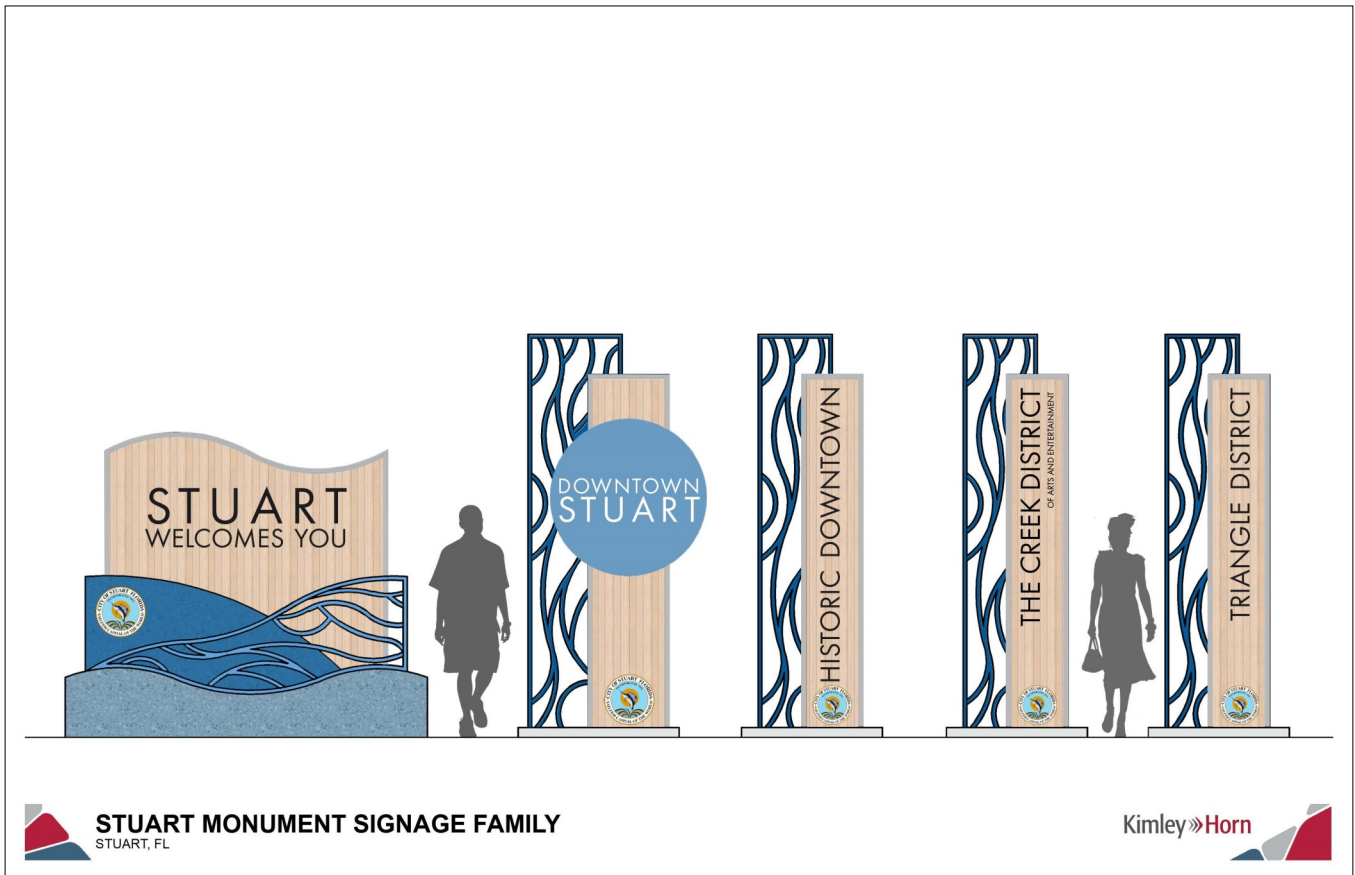
SE Dixie Highway Streetscape Improvements

The SE Dixie Highway Streetscape Improvements will consist of reducing the existing travel lane widths, improve the sidewalk adjacent to the FEC, maximize on-street parking, improve sidewalks on the west side of the street, crosswalks, landscaping and pedestrian lighting from SW Joan Jefferson Way and SE Ocean Blvd. This project was recommended in the Triangle District Master Plan and is in a conceptual phase. The CRA staff met with individual property owners in September/October 2022 to get feedback on the conceptual plan. In January 2023, the CRA applied for the 2023 Transportation Alternatives Program (TAP) grant for funding in the amount of \$481,673 for the FY 2026/2027 funding cycle. The conceptual and final design cost is \$105,000 and the estimated construction cost is \$990,338.



Gateway Signage Project

The CRA undertook the project of improving the existing gateway signage on NE and SE Federal Highway and S Kanner Highway. The existing signage at major entry points are under-scaled, providing little opportunity to attract passerbys. The gateway signage project included district signage for a sense of arrival into downtown and special districts. The signage families that were developed included gateway, downtown and district signage. The CRA conducted three separate online surveys in 2021/2022 to get feedback on the preferred options. Each time, the survey results concluded that the respondents preferred the “Wave” themed concept. The board directed staff to move forward with developing the final design plans for the “Wave” themed signage family. The final design and bid documents for the project is \$75,000. The estimated construction costs is \$350,000.



Form Based Code

The CRA initiated and entered into an agreement with the Treasure Coast Regional Planning Council (TCRPC) to update the Land Development Code with Form-Based Code for the East Stuart Neighborhood and “The Creek” Arts & Entertainment District, update of the master plan for the East Stuart Neighborhood and recommendations for updating the Comprehensive Plan. The work program included an amendment to the Land Development Code, Future Land Use Map and Zoning Map. The project included walking tour; outreach meetings; interviews with board members, stakeholders, property owners, developers, land planners/professionals; and peer review of the proposed code. The amendments were adopted in January/February 2023. The total project cost is \$110,000.



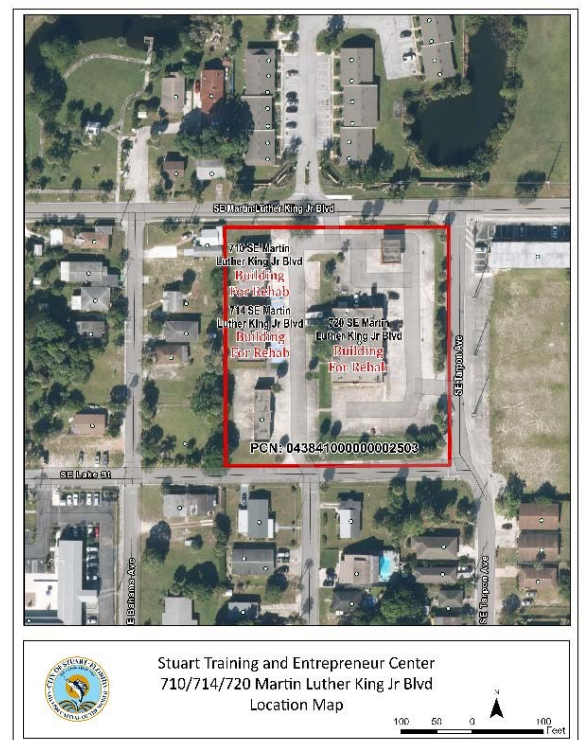
Other CRA Projects and Programs

Community Development Block Grant (CDBG) Housing Rehabilitation Program Application

The CRA applied for the FY 2019 Community Development Block Grant (CDBG) for the Housing Rehabilitation category activities in the amount of \$750,000 to assist low to moderate income households within the City of Stuart. The TIF funds in the amount of \$50,000 was approved as a matching contribution for the CDBG application. The CDBG application was submitted to the Florida Department of Economic Opportunity (FDEO) in November 2020. The City received the grant award for \$750,000 in July 2021. The Authority to Use Grant Funds approval letter was received in February 2022. The CRA received 15 applications and were ranked based on program criteria. The top 12 ranked applications will require specific environmental review and clearance to develop scope of work to receive rehab assistance. The environmental review process is underway.

CDBG COVID Application

The CRA applied for the FY 2021 Community Development Block Grant (CDBG) COVID Program for the acquisition and rehabilitation of the Willie Gary building located at 710 SE Martin Luther King, Jr. Blvd in East Stuart for a business incubator and job training center. The City was awarded \$4.79 M for the project. The award agreement was executed in January 2023. The acquisition process is underway with appraisals and an update to the Phase 1 Environmental review.



Other CRA Projects and Programs

Residential Street Tree Program

The Residential Street Tree Program was developed to increase the City’s tree canopy, provide shade, enhance residential and public streets, and provide environmental and social/health benefits. The program will be implemented in phases and prioritization of neighborhoods was based on existing tree count data. The initial phase was implemented in the East Stuart community. In April 2022, the CRA installed 16 trees in the neighborhood, including 3 oak trees in the MLK Park. The total cost of the project was approximately \$8,500.



Other CRA Projects and Programs

Mosaic Artwork

The Mosaic Artwork project installs mosaic art created by local artists in the public right-of-way, on the sidewalk throughout “The Creek” Arts & Entertainment District. The project provides an opportunity to create a unique experience as residents and visitors stroll the streets of A&E District, increases foot traffic, creates an urban environment, increases appreciation for the mosaic art and artists, and overall attractiveness of the City’s public right-of-way. In FY 2022, the artists installed 3 mosaics on the sidewalk. The CRA contributed approximately \$3,400 for the program.



East Stuart - National Register of Historic Places District Designation

In May 2022, the CRA submitted a Reconnaissance Survey conducted by a professional consultant and Preliminary Site Information Questionnaire (PSIQ) which recommended the designation of the East Stuart area as a National Register of Historic Places District. Based on submission of a PSIQ, the Florida Division of Historical Resources has determined that the East Stuart Community is potentially eligible for listing in the National Register of Historic Place as a historic district .

The CRA partnered with Stuart Main Street to apply for the FY2024 Small Matching Grant for the National Register of Historic Places district nomination. The grant application was submitted on June 1, 2022. The application was deemed ineligible since there was insufficient information for National Register Eligibility Determination from the state at that time.

The board approved a budget amendment to begin preparation of a National Register application in January 2023 and submittal of the application for nomination to the Division by November 2023.

Other CRA Projects and Programs

Alleyway Improvements Project (Triangle District)

The alleyway improvements project is on the west side of the AT&T building. The alley abuts the relocated historic structure (now known as the Old Towne Grill) and historic church. The project will include installation of pervious pavers, poles with festoon hanging lights, and landscaping to create opportunities for better pedestrian connection and more interesting routes than existing streets. The construction is estimated to be completed in March 2023. The total project cost is \$109,065.



Alleyway Work in Progress

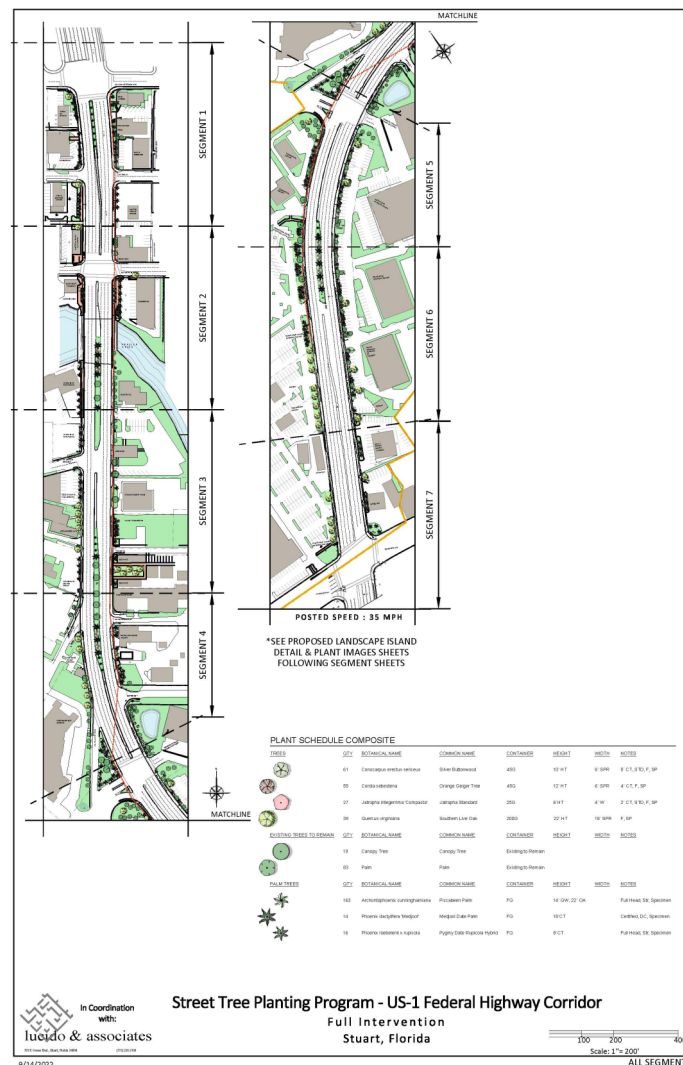
Before



Other CRA Projects and Programs

Federal Highway Tree Planting Master Plan and Program

The CRA entered into an interlocal agreement with the Treasure Coast Regional Planning Council (TCRPC) to develop a Federal Highway Tree Planting Master Plan and Program along US-1 from SW Joan Jefferson Way to Kanner Highway/Colorado Avenue. The properties fronting US-1 will be eligible for the program. The goal of the program is to beautify the downtown gateway corridor and pedestrian streetscape for walkability. TCRPC will develop the program standards, identify appropriate urban trees and locations on a master plan, engage with property owners to introduce the program and provide program agreement for private property owners to participate in the program. The Street Tree Planting Plan and Program is in working progress. The professional services to develop the program is \$30,000.





Stuart Main Street Partnership

Established in 1987, Stuart Main Street has been the community revitalization organization of Downtown Stuart for over 35 years. Working within the framework of the National Main Street Center's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for all.

In partnership with the Downtown Business Association, Stuart Main Street hosts various highly visible and beloved community events including the weekly Rock'n Riverwalk concert series, Hobgoblins on Main Street, Christmas on Main Street community tree lighting, and the annual Downtown Stuart Art and Craft Festival, bringing over 130,000 people downtown every year.

Stuart Main Street assisted the CRA in sharing the Gateway Signage ideas with the community to gain feedback and preferred option.

In 2022, Stuart Main Street completed roughly \$8,500 in facility improvements and upgrades to the historic Flagler Center building, which hosted more than 250 private, nonprofit and public education events. Renovations to date is approximately \$125,000.

Stuart Main Street assumed operations of the "Stuart Green Market", now known as the "Market on Main". Due to overwhelming success of the "Kids' Market" where the City's youngest entrepreneurs can sell their homemade items to the public, is planning to expand to two Sundays a month in 2023. One of the Kid Market vendors won the Business Development Board of Martin County "Entrepreneur of the Year" award in December. They continue to build and expand upon their advertising of the market, promoting the importance of supporting small business and local entrepreneurship.

Additionally, Stuart Main Street worked collaboratively with the CRA to submit a grant application to the State for an update to the 1991 historic properties survey within the city limits. The application was recommended for funding and the award grant agreement was executed in August 2022. In September 2022, Stuart Main Street hired a consultant to work on updating the city's historical properties survey. The survey will include inventory of previously surveyed properties (1991 survey) and identify and prioritize newly surveyed properties. The next step will be to apply for grant and designate the historic downtown as a National Register of Historic Places District.

In November 2022, Stuart Main Street agreed to assist the CRA with reviewing and implementing parking management and improvements in downtown.

The CRA continues to work together with Stuart Main Street and the Downtown Business Association to promote economic growth and the future vision of Downtown Stuart.

CONTACT INFORMATION

CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY

121 SW Flagler Avenue

Stuart, FL 34994

(772) 283-2532

www.cityofstuart.us/CRA

STAFF:

Pinal Gandhi-Savdas, CRA Executive Director

Jordan Pinkston, Executive Asst. to Dev Dpt./CRA Program Specialist

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Board

Meeting Date: 3/7/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CRA BUDGET AMENDMENT #02 TO FY 2023

RESOLUTION NUMBER 04-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #02 TO THE FY 2023 CRA BUDGET FOR ACQUISITION OF A PARKING MANAGEMENT SYSTEM IN THE AMOUNT OF \$40,000 FOR IMPROVED PARKING ENFORCEMENT IN DOWNTOWN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The CRA is requesting to acquire a parking management system that will efficiently track and record violations for effective enforcement of 3-hour parking in the downtown core area. The latest and most effective method for issuing parking citations is with license plate recognition technology. With this type of technology, license plates can be quickly and accurately scanned using a camera-equipped device mounted on the outside of the vehicle that automatically reads license plates. The license plate scan will determine if a vehicle is parked in violation, leading to better compliance. The system is also effective in detecting the movement of vehicles from one parking space to another to avoid violating time limits. With this type of system, the ticket issuance process is faster for enforcement staff to complete and no longer requires chalking of tires.

All on-street parking with 3-hour parking is on the following streets within the downtown area: SW Flagler Avenue; SW Seminole Street, SE Osceola Street, SE Ocean Blvd, SE Denver Avenue and SE Detroit Avenue. This area has the highest demand for parking. The parking management system will create higher turnover, pushing downtown employees and long-term parkers into off-street parking facilities and on-street parking outside of the downtown core area, while adequately providing for visitor parking needs and enhancing their experience. It will contribute to changing parking behavior so that the use of parking spaces outside of the core area increases and higher turnover for the most convenient on-street parking spaces.

The cost for the system is approximately \$40,000 and an annual recurring cost of approximately \$10,000 for license fees, software fees and access to the vendor's servers and functions. The parking enforcement officers have issued approximately 1,000 tickets annually in the past three years. The average cost for the parking ticket is \$25.00, so that's roughly \$25,000 per year. We can expect the tickets and revenue to increase significantly with the new system. The new source of revenue could help offset the recurring maintenance expenses for the system.

Background

At the Joint CRA, CRB, CC meeting in October 2022, the board directed staff to organize a parking committee to discuss strategies recommended in the parking study, parking management concerns, paid parking on SW Osceola Street, identify funding and site for parking structure. The CRA partnered with Main Street to host the first Downtown Parking Committee Meeting in January 2023. The committee consists of members from the following organizations: TCRPC, DBA, Main Street, Lyric Theater, Arts Council of Martin County, Martin County Tourism; urban planners; engineers; downtown business

owners; and downtown residents. The consensus of the group was that we must change the parking behavior to help with the success of a future parking garage. The committee initiated the discussion of investing into a technology for effective parking enforcement of 3-hour parking that is located in high demand areas. The committee agreed that by properly managing the most desirable parking spaces, there will be higher turnover, making it easier for visitors to find parking. It will help to change the behavior of people who park for longer periods of time to look for parking spaces outside of the core area where the parking is underutilized.

Additionally, the following action items were discussed:

1. Consider modifying the PILOP in the Land Development Code
2. Re-establish Business Improvement District (DBA/Main Street)
3. Continue to satisfy immediate recommendations in the parking study
4. Improve PR and communications of available parking options in downtown
5. Continue to make tram service user-friendly
6. Increase streetlights to/from designated public parking lots/on-street parking for safety
7. Continue the Downtown Valet Program

Funding Source:

FROM: CRA Fund Balance – \$40,000
TO: Parking Management System – \$40,000

Recommended Action:

Recommend to the CRA to approve Resolution No. 04-2023.

ATTACHMENTS:

1. Resolution No. 04-2023 CRA Budget Amendment #02-2023



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

RESOLUTION NUMBER 04-2023 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #02 TO THE FY 2023 CRA BUDGET FOR ACQUISITION OF A PARKING MANAGEMENT SYSTEM IN THE AMOUNT OF \$40,000 FOR IMPROVED PARKING ENFORCEMENT IN DOWNTOWN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on March 7th, 2023, the Community Redevelopment Board considered the request for a budget amendment; and

WHEREAS, on March 27th, 2023, the Community Redevelopment Agency considered the request and recommendation of the Community Redevelopment Board.

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

SECTION 1: The Community Redevelopment Agency of the City of Stuart hereby authorizes a FY 2023 budget transfer as follows:

FROM: CRA Fund Balance – \$40,000
TO: Parking Management System – \$40,000

SECTION 2: This resolution shall take effect upon adoption.

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:

TROY MCDONALD, CHAIRPERSON
BECKY BRUNER, VICE CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
CAMPBELL RICH, BOARD MEMBER
MICAHA HARTOWSKI, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY