



A G E N D A
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
TO BE HELD February 27, 2017
AT 4:00 PM Commission Chambers
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Tom Campenni
Vice Mayor Troy A. McDonald
Commissioner Kelli Glass Leighton
Commissioner Jeffrey A. Krauskopf
Commissioner Eula R. Clarke

COMMUNITY REDEVELOPMENT AGENCY

Chairperson Tom Campenni
Vice Chair Troy A. McDonald
Board Member Jeffrey Krauskopf
Board Member Kelli Glass Leighton
Board Member Eula R. Clarke
Ex Officio Member John Gonzalez
Ex Officio Member Pete Walson

COMMUNITY REDEVELOPMENT BOARD

Chairman - John Gonzalez
Vice Chairman - Pete Walson
Board Member - Frank Wacha
Board Member - Drew Pittman
Board Member - Chris Lewis
Board Member - Mac Stout
Board Member - Becky Bruner

ADMINISTRATION

City Manager, Paul J. Nicoletti

**City Attorney, Michael Mortell
City Clerk, Cheryl White
Board Secretary, Michelle Vicat
Development Director, Terry O'Neil
Special Assistant to the City Manager, Teresa Lamar-Sarno**

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 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.

APPROVAL OF AGENDA

PRESENTATIONS

1. CRA EXPANSION WORKSHOP #2

COMMUNITY REDEVELOPMENT AGENCY

2. DOWNTOWN STUART STREETSCAPE MASTER PLAN

CITY COMMISSION

CONSENT CALENDAR

3. Minutes of 01/23/2017 Joint CRA CRB CCM meeting. (RC)

ORDINANCES

COMMUNITY REDEVELOPMENT BOARD

ADJOURNMENT

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

Meeting Date: 2/27/2017

Prepared by: Teresa Lamar-Sarno, AICP

Title of Item:

CRA EXPANSION WORKSHOP #2

Summary Explanation/Background Information on Agenda Request:

In 2016 the Community Redevelopment Agency adopted an expansion of the Community Redevelopment Area. Part of this process of expansion of the CRA boundary includes amending the plan to include projects and program within the new expansion area.

On Thursday, February 9th at 6pm the first workshop was held at City Hall Chambers. The workshop was very well attended, approximately 45 citizens attended and actively participated in providing input at the workshop. Marcela Cambor, Principle, Marcela Cambor & Associates, Inc., facilitated the workshop.

The workshop consisted of a brief description of what a CRA is, how it works and purpose of the meeting. Live polling took place at the meeting, which engaged those in attendance and provided feedback on potential projects to be identified and possibly incorporated in the plan.

Attached you will find the results of the live polling from workshop #1 and survey results from the online survey that may provide guidance when finalizing the amended CRA plan.

Today, Marcela Cambor will present some of the findings of the first workshop, present some potential projects as a result of the workshop and gather additional input from the Community Redevelopment Agency, Community Redevelopment Board and City Commission.

Funding Source:

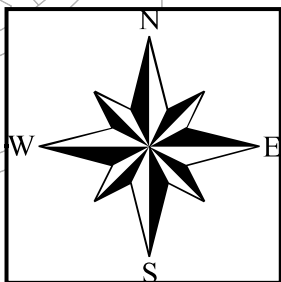
Tax Increment Funds

Recommended Action:

n/a

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------------|
| ❑ CRA Expansion Area Map | 2/21/2017 | Backup Material |
| ❑ Polling Result from Workshop #1 | 2/21/2017 | Backup Material |
| ❑ Survey Monkey CRA Expansion Area Survey Results | 2/21/2017 | Backup Material |



Legend



CRA Boundary



City Limits

EXPANSION AREAS



AREA 1



AREA 2



AREA 3



AREA 3A



AREA 4



AREA 5



AREA 6

City of Stuart CRA Expansion Areas

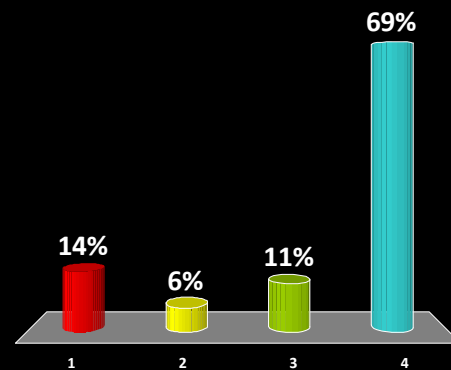


Stuart GIS Map Produced By
Kevin B. Edwards, Director
Information Services Department

SE PALERMO CT
SE SAN JOSE ST
SE TEJON ST
SE CORTEZ ST

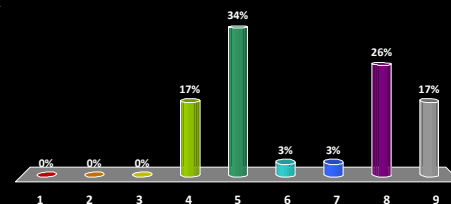
How long have you lived in Stuart?

1. 1 to 5 years
2. 5 to 10 years
3. 10 to 20 years
4. Over 20 years



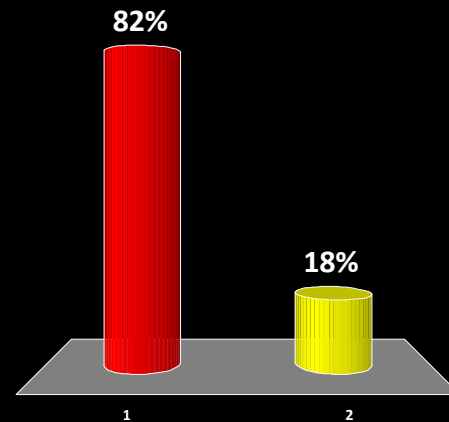
Which area do you live in?

1. Area 1
2. Area 2
3. Area 3
4. Area 3A
5. Area 4
6. Area 5
7. Area 6
8. Other area within the CRA
9. Outside the CRA



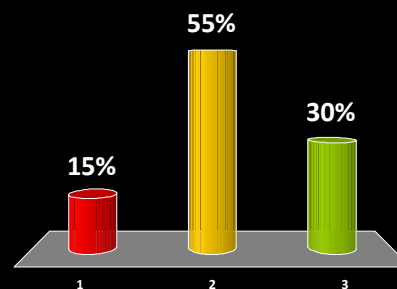
Do you believe the 7 expansion areas are neighborhoods (or neighborhood sections) that have clear, different & unique identity?

1. Yes
2. No



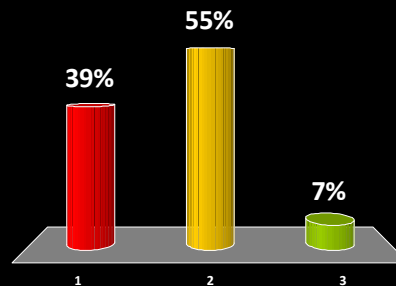
Do you think the housing that is currently available in the CRA is attractive to working professionals?

1. Yes
2. No
3. Not Sure



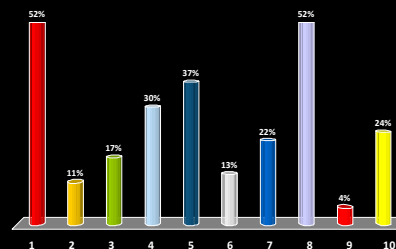
Do you think the housing that is currently available in the CRA is attractive to young families?

1. Yes
2. No
3. Not Sure



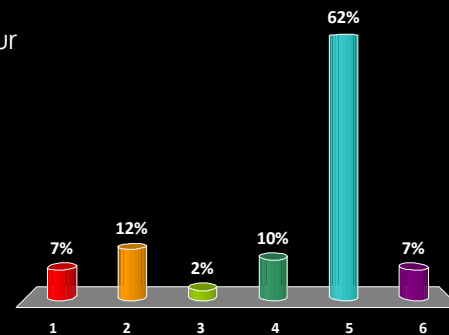
What would attract young professionals to move to Stuart? (pick 3)

1. Diverse housing opportunities
2. Great shopping
3. Area safety
4. Great schools
5. Entertainment
6. Area beaches
7. Public transportation
8. High-paying jobs
9. Arts
10. Parks and open spaces



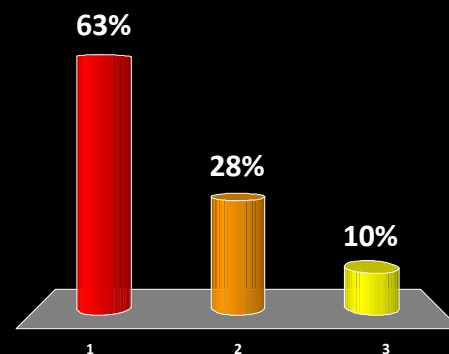
What should the CRA's priority be for neighborhood streets?

1. Traffic Calming
2. Sidewalks
3. Street Lights
4. Re-paving
5. All of the above
6. There is nothing wrong with our neighborhood streets



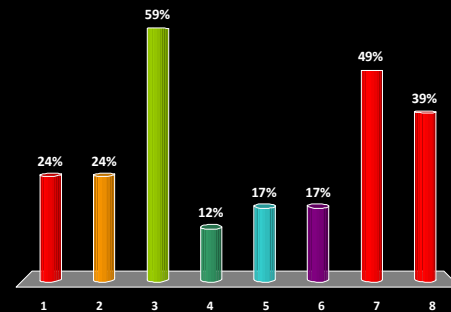
Which statement do you agree with most?

1. Complete one neighborhood street at a time
2. Complete one element in all streets at a time
3. Spend resources on things other than streets



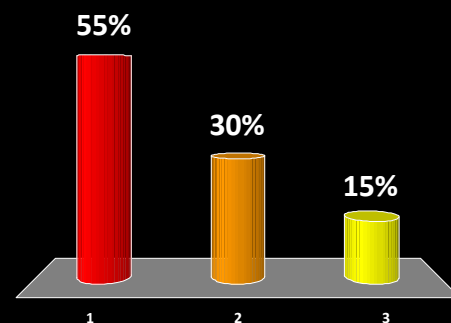
Which of these streets could use traffic calming? (pick up to 6)

1. SE Stypmann Blvd
2. SE Cortez Ave
3. SE Martin Luther King Blvd
4. SE 5th Street
5. E 14th Street
6. SE 16th Street
7. Palm Beach Road
8. East Ocean Boulevard



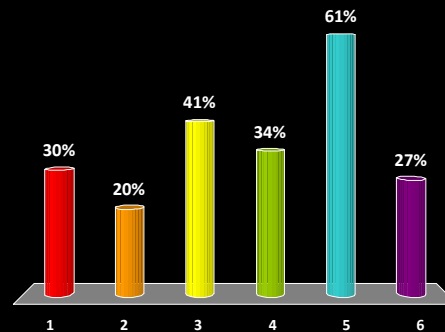
East Ocean Boulevard: Should the beautification efforts continue east?

1. Yes
2. No
3. Not Sure



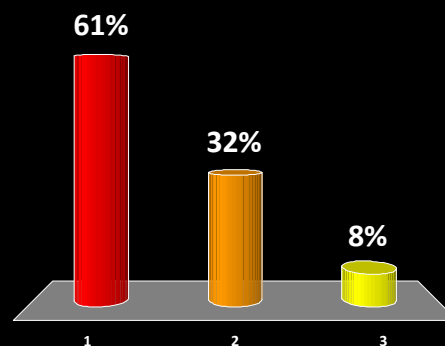
Palm Beach Road: What other improvements are necessary? (pick up to three)

1. Mixed-use development
2. Higher density residential (compatible with the neighborhoods)
3. More landscaping
4. Intersection improvements
5. Safer bike lanes
6. Nothing. It's fine as it is.



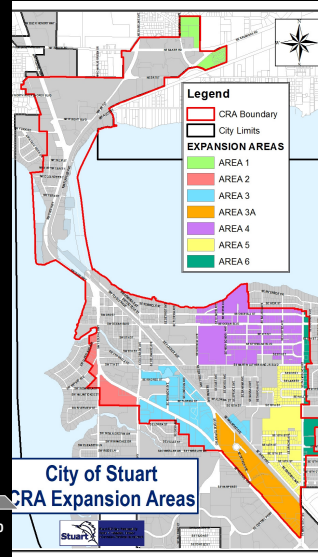
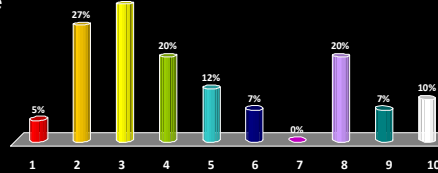
Should the CRA focus on improving the address balancing mobility on US1?

1. Yes
2. No
3. Not Sure



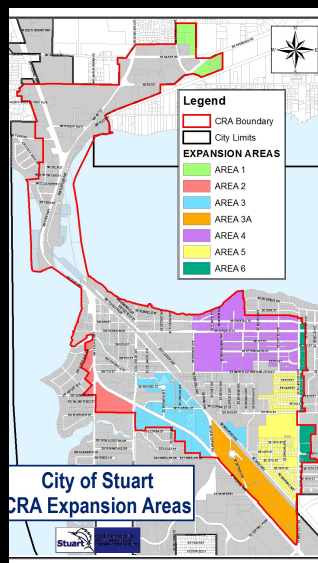
In which areas do you think there are opportunities for mixed-use development? (pick up to 2)

1. Area 1
2. Area 2
3. Area 3
4. Area 3A
5. Area 4
6. Area 5
7. Area 6
8. All areas
9. Nowhere
10. Not Sure



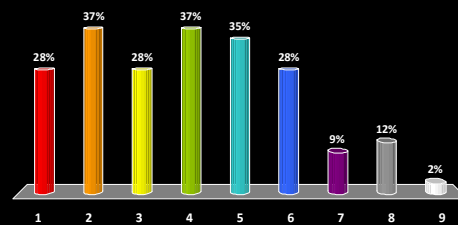
Which of these locations would be appropriate to redevelop into mixed use areas? (pick up to 3)

1. Colorado & US1
2. Palm City Road & US1
3. Palm Beach Road
4. East Ocean Blvd
5. A1A (Dixie)
6. North Bridge
7. All
8. None
9. Not Sure



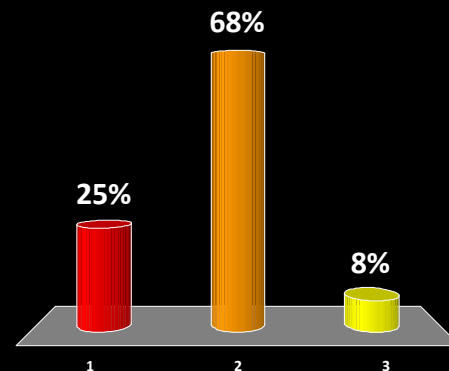
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1. Colorado & US1
2. Palm City Road & US1
3. Palm Beach Road
4. East Ocean Blvd
5. A1A (Dixie)
6. North Bridge
7. All
8. None
9. Not Sure



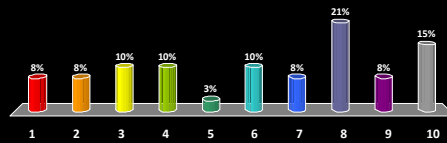
Do you think there are enough parks within the CRA?

1. Yes
2. No
3. Not sure



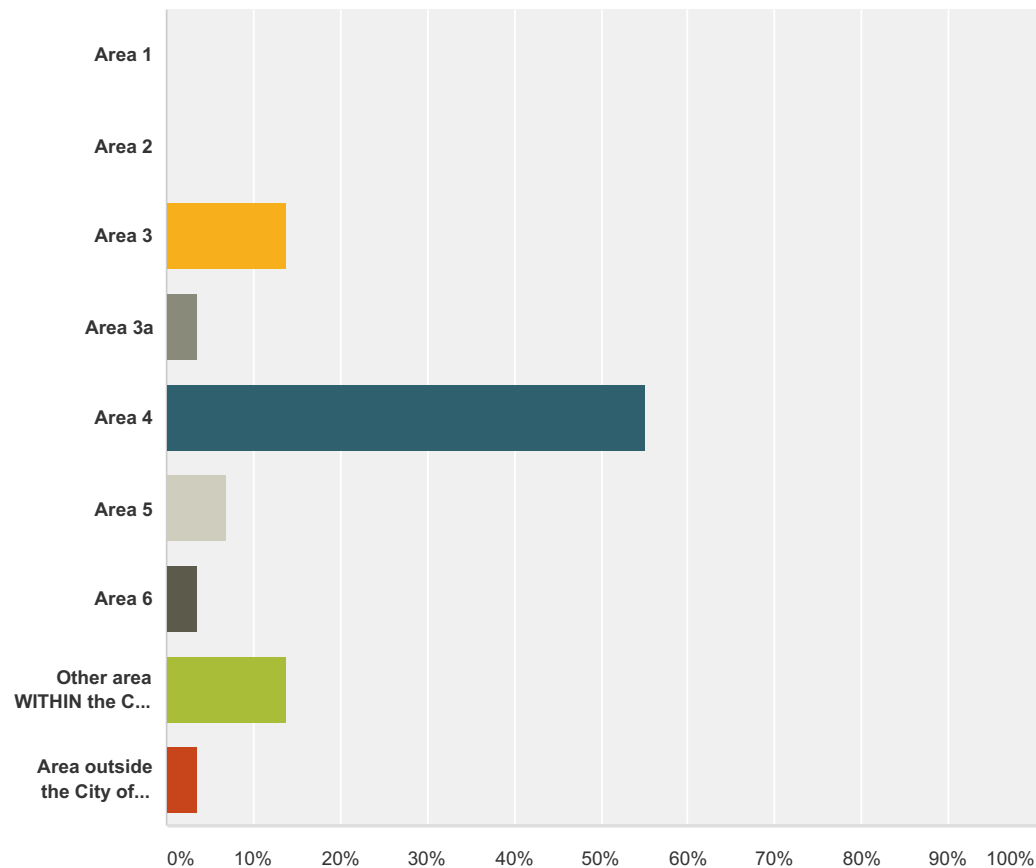
What do you think is missing from parks within the CRA? (pick 3)

1. Playground equipment
2. Sports infrastructure (e.g. basketball hoops)
3. Landscaping
4. Benches
5. Trash cans
6. Bathrooms
7. Public Art
8. Water fountains
9. Fenced-areas for kids
10. Nothing, our parks are fine



Q1 On what expansion area would you most like to offer input (choose from the drop down menu one option)?

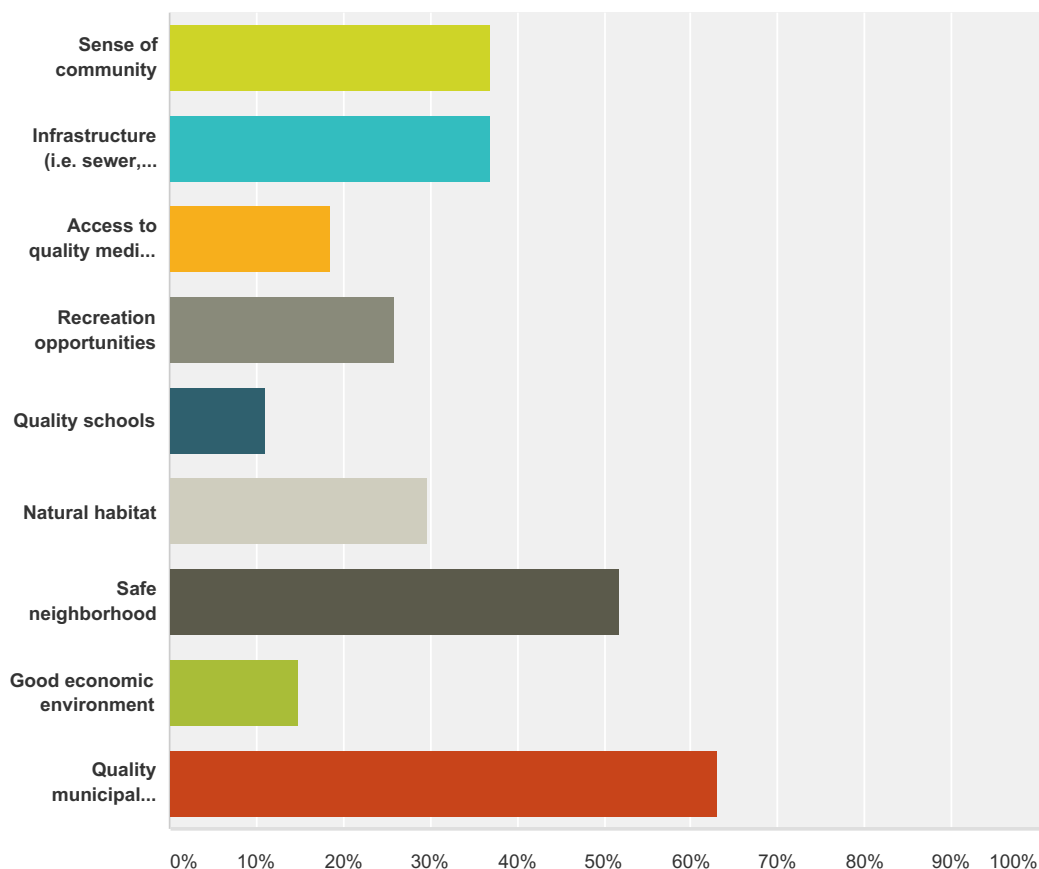
Answered: 29 Skipped: 0



| Answer Choices | Responses |
|---|-----------|
| Area 1 | 0.00% 0 |
| Area 2 | 0.00% 0 |
| Area 3 | 13.79% 4 |
| Area 3a | 3.45% 1 |
| Area 4 | 55.17% 16 |
| Area 5 | 6.90% 2 |
| Area 6 | 3.45% 1 |
| Other area WITHIN the City of Stuart Community Redevelopment Area | 13.79% 4 |
| Area outside the City of Stuart Community Redevelopment Area; but WITHIN the City of Stuart | 3.45% 1 |
| Total | 29 |

Q2 1. What are the top three strengths of the area you selected? (choose up to three)

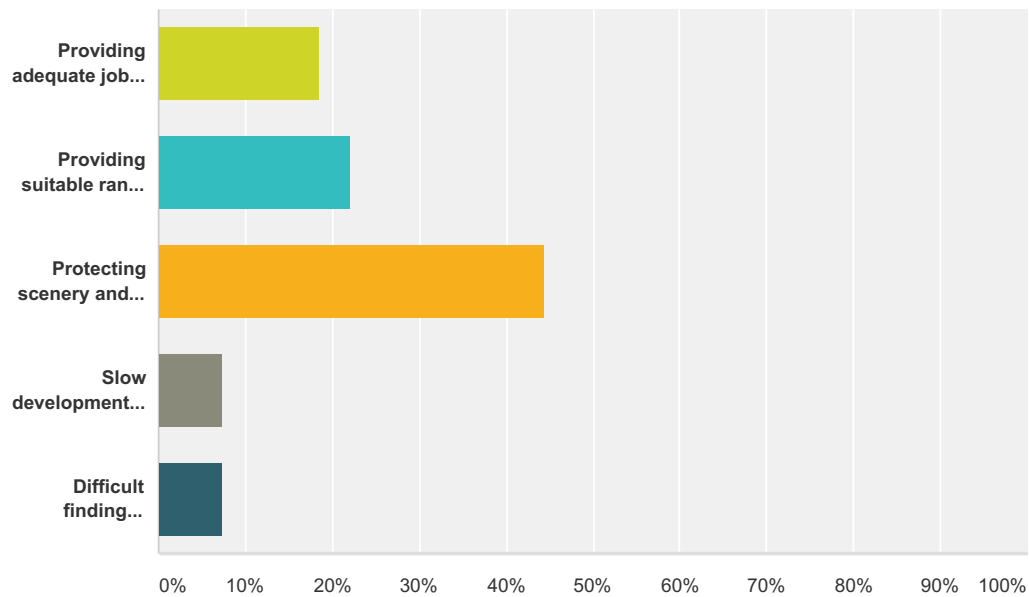
Answered: 27 Skipped: 2



| Answer Choices | Responses | |
|---|-----------|----|
| Sense of community | 37.04% | 10 |
| Infrastructure (i.e. sewer, water, sidewalks) | 37.04% | 10 |
| Access to quality medical care | 18.52% | 5 |
| Recreation opportunities | 25.93% | 7 |
| Quality schools | 11.11% | 3 |
| Natural habitat | 29.63% | 8 |
| Safe neighborhood | 51.85% | 14 |
| Good economic environment | 14.81% | 4 |
| Quality municipal services (i.e. Police Dept., City Hall, Development Dept., Fire Rescue) | 62.96% | 17 |
| Total Respondents: 27 | | |

Q3 1. When it comes to growth and development of land, what is the City of Stuart Community Redevelopment Area's greatest challenge?

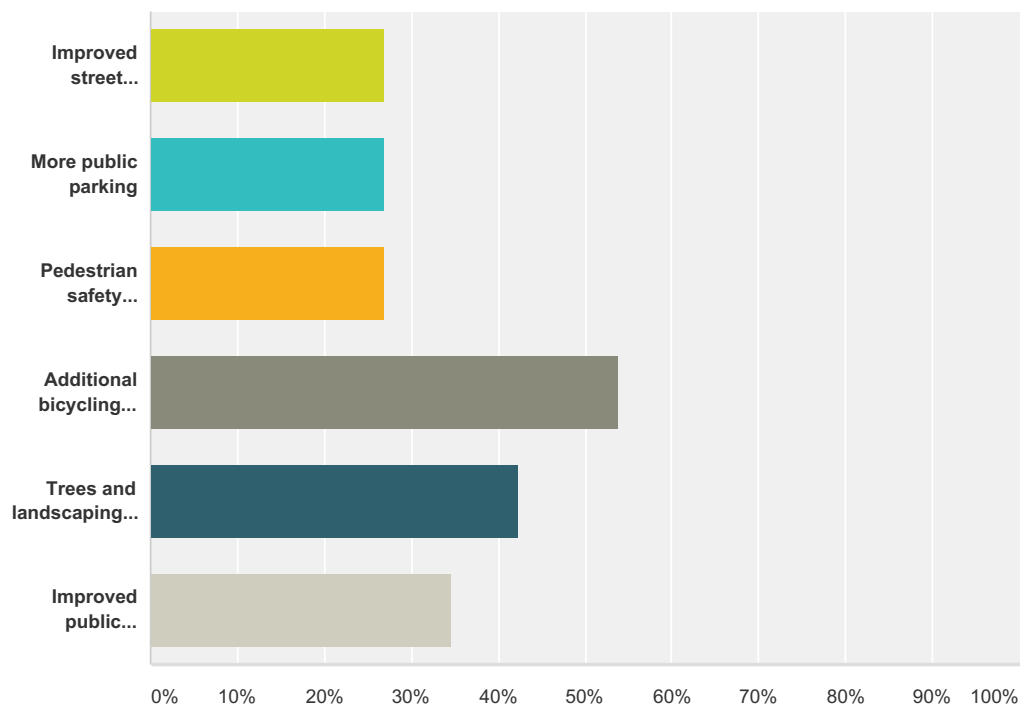
Answered: 27 Skipped: 2



| Answer Choices | Responses | |
|---|-----------|-----------|
| Providing adequate job opportunities | 18.52% | 5 |
| Providing suitable range of housing options | 22.22% | 6 |
| Protecting scenery and natural resources | 44.44% | 12 |
| Slow development review process | 7.41% | 2 |
| Difficult finding developable land | 7.41% | 2 |
| Total | | 27 |

Q4 Which changes to the transportation system should occur in the Community Redevelopment Area? (choose up to three)

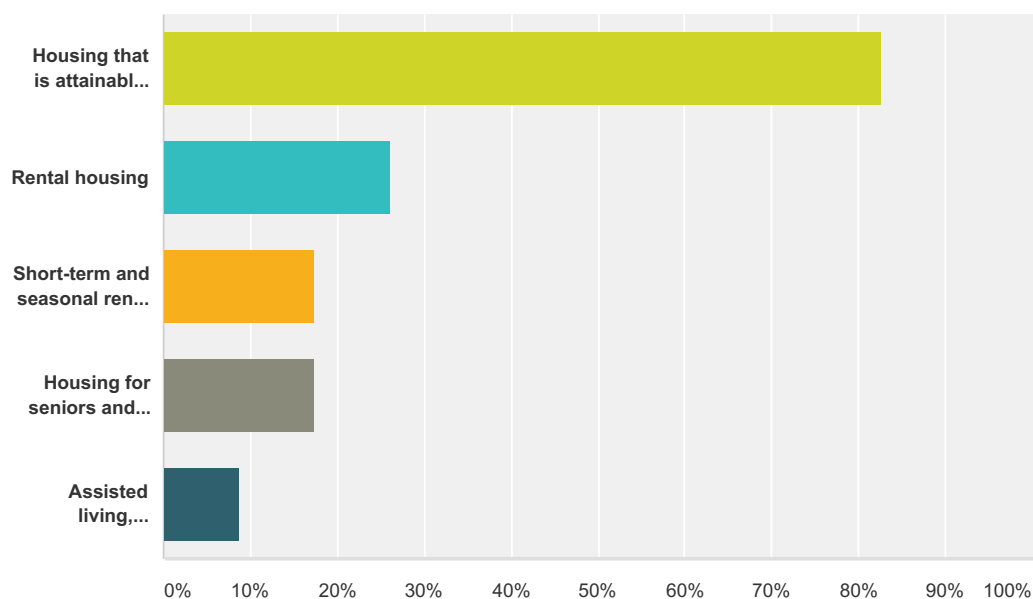
Answered: 26 Skipped: 3



| Answer Choices | Responses | |
|---|-----------|----|
| Improved street connections | 26.92% | 7 |
| More public parking | 26.92% | 7 |
| Pedestrian safety improvements (i.e. crosswalks, signals, signs, etc) | 26.92% | 7 |
| Additional bicycling infrastructure (bike lanes, trails, etc.) | 53.85% | 14 |
| Trees and landscaping along roadways | 42.31% | 11 |
| Improved public transportation system | 34.62% | 9 |
| Total Respondents: 26 | | |

Q5 What are the top quality housing needs in the City of Stuart Community Redevelopment Area? (choose up to three)

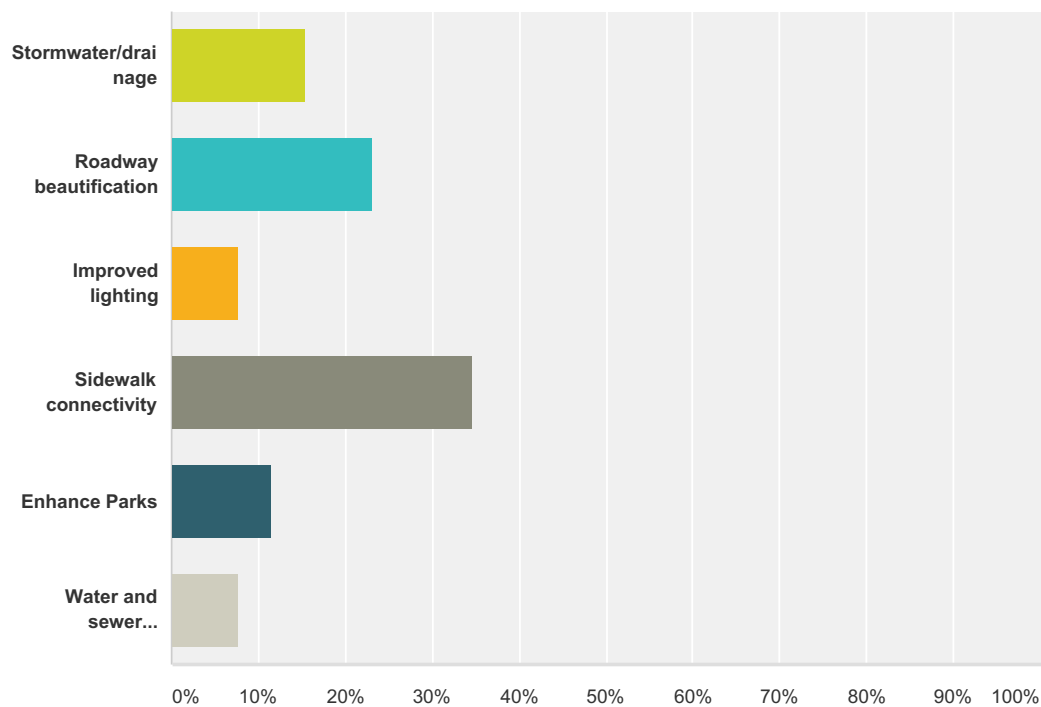
Answered: 23 Skipped: 6



| Answer Choices | Responses | |
|---|-----------|----|
| Housing that is attainable for working families | 82.61% | 19 |
| Rental housing | 26.09% | 6 |
| Short-term and seasonal rental housing | 17.39% | 4 |
| Housing for seniors and retirees | 17.39% | 4 |
| Assisted living, extended care and nursing facilities | 8.70% | 2 |
| Total Respondents: 23 | | |

Q6 Which Capital Improvement is the most important that the City of Stuart Community Redevelopment Area should prioritize?

Answered: 26 Skipped: 3



| Answer Choices | Responses | |
|------------------------------|-----------|-----------|
| Stormwater/drainage | 15.38% | 4 |
| Roadway beautification | 23.08% | 6 |
| Improved lighting | 7.69% | 2 |
| Sidewalk connectivity | 34.62% | 9 |
| Enhance Parks | 11.54% | 3 |
| Water and sewer connectivity | 7.69% | 2 |
| Total | | 26 |

Q7 Any other general comment to your specific area that you would like us to consider?

Answered: 15 Skipped: 14

Q8 What is your residential zip code?

Answered: 26 Skipped: 3

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

Meeting Date: 2/27/2017

Prepared by: Teresa Lamar-Sarno, AICP

Title of Item:

DOWNTOWN STUART STREETSCAPE MASTER PLAN

Summary Explanation/Background Information on Agenda Request:

February, 2012 the Community Redevelopment Agency adopted the "Downtown Stuart Outdoor Seating Strategy" as a pilot program. At that time, the CRA recommended that the Outdoor Seating Strategy be adopted as recommended but allow for only 8 parking spaces to be utilized for outdoor seating platforms. CRA staff has managed the Outdoor Seating program since adoption and all 8 spaces have been accounted for.

On May th, 2016 staff presented to the Community Redevelopment Agency various options for future implementation of the Outdoor Seating Strategy. At that time the Commission directed staff to evaluate revenue from the program, provide guidance on how the program should proceed with future implementation and address streetscape through a streetscape plan that would coincide with the removal of the oak trees.

Michael Houston with HCG Design, Inc., is the consultant hired to develop a streetscape master plan for the Downtown area. Michael will presenting to the board a plan which provides additional seating opportunities and enhances the downtown with a more consistent landscape palette.

Both Stuart Main Street and Downtown Business Association have reviewed these plans and have found them consistent with the vision for the downtown. DBA requests that any construction should be limited to the summer months (out of season) and sensitive to businesses along Osceola and Flagler Avenue.

Attached to the PDF of the presentation is the East Ocean Boulevard streetscape plan that was initiated by Public Works. This attachment is for informational purposes since this item has been budgeted in FY 2015.

Funding Source:

Tax Increment Funds

Recommended Action:

1. Approve implementation of Phase I of the Downtown Stuart Streetscape Master Plan.
2. Approve implementation of Phase II of the Downtown Stuart Streetscape Master Plan.
3. Alternative recommendation.

ATTACHMENTS:

| Description | Upload Date | Type |
|--|-------------|--------------|
| □ Downtown Streetscape Plan presentation | 2/21/2017 | Presentation |

Downtown Stuart Streetscape Master Plan





Legend

Total parking = 233 spaces provided between SW Colorado Ave. and SW St. Lucie Ave.

Existing Outdoor Dining Areas
 Approved Outdoor Dining Areas
 Landscape Islands

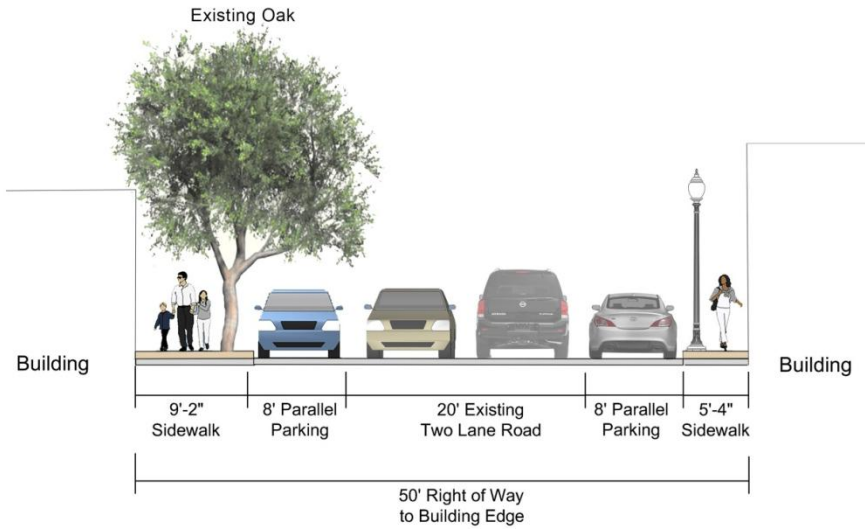
This concept shows existing and approved dining areas with all landscape islands remaining as they exist. The landscape pattern that is generated is based on these existing conditions. No parking spaces have been removed.

Downtown Stuart Streetscape Plan

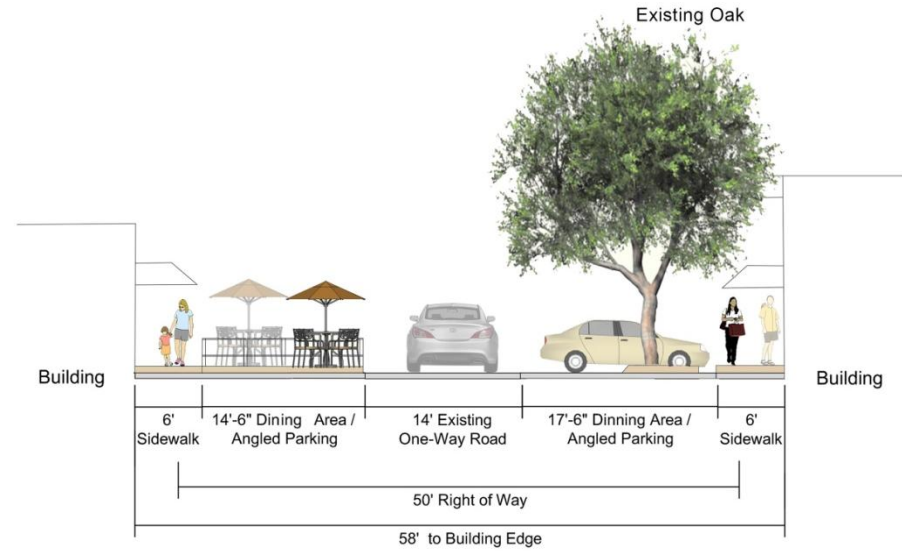
Existing Conditions and Approved Outdoor Dining



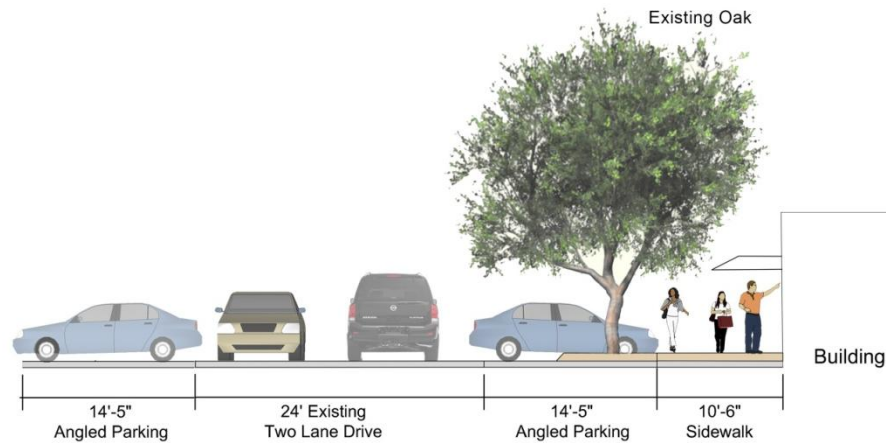
Section A - A': SW St. Lucie Ave.



Section B - B': SW Osceola St.



Section C - C': SW Flagler Ave.



Downtown Stuart Streetscape Plan

Existing Conditions



SW St. Lucie Ave.



SW Osceola St.



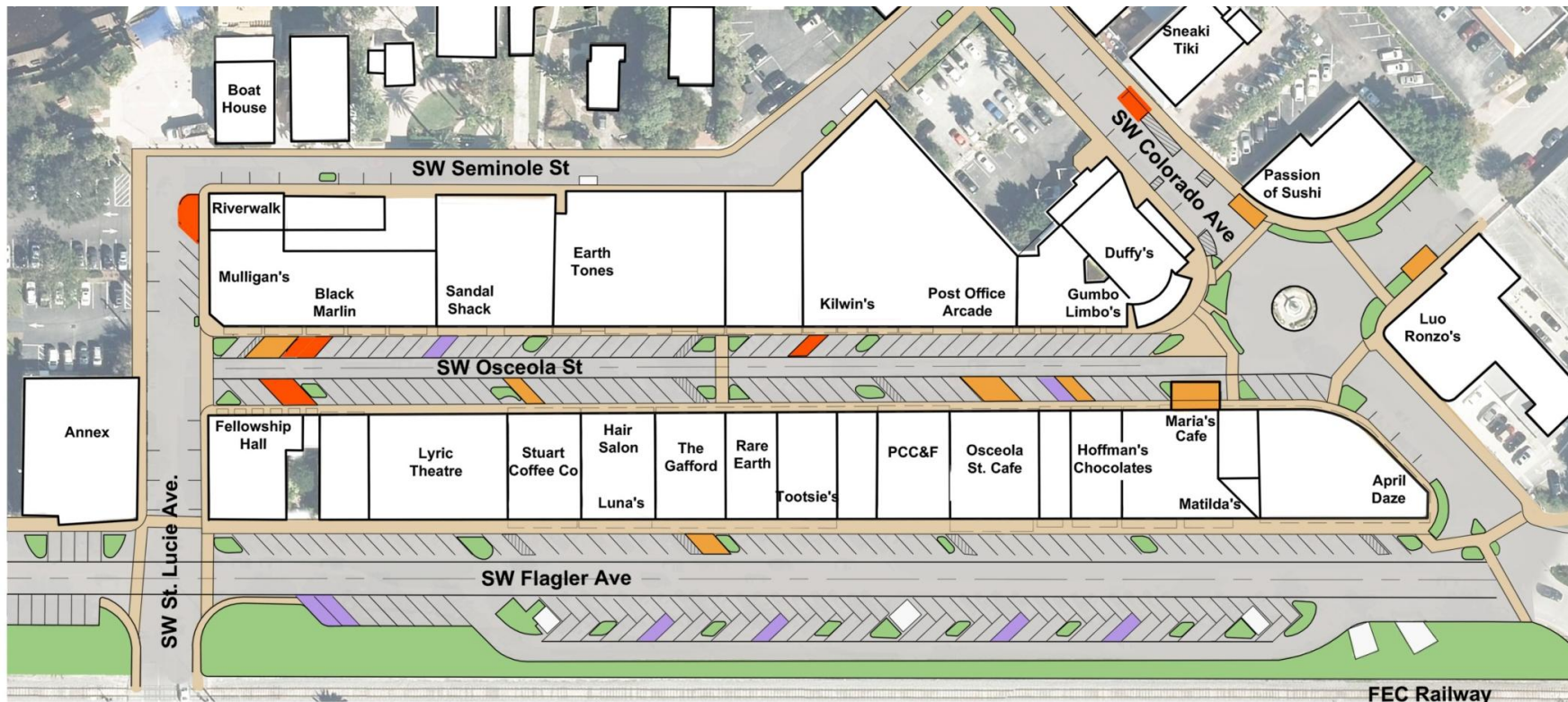
SW Flagler Ave.



Downtown Stuart Streetscape Plan

Existing Conditions





Legend

Total parking = 233 spaces provided between SW Colorado Ave. and SW St. Lucie Ave.

■ Existing / Approved Outdoor Dining Areas
 ■ Proposed Outdoor Dining Areas
 ■ Ex. Landscape Islands
 ■ Proposed Parking Spaces (8 Total)

This concept shows all existing, approved and proposed dining areas. Additional parking spaces have been shown to make up for the 6 to 8 parking spaces that would be needed accommodate these new proposed dining areas. No parking has been lost. 6 existing landscape islands have been removed and 2 new parking spaces have been created. The landscape pattern / concept is based on these conditions.

Downtown Stuart Streetscape Plan

Phase 1 – Expanded Outdoor Dining





Legend

Total parking = 217 spaces (233 spaces - 16) provided between SW Colorado Ave. and SW St. Lucie Ave.

- Existing / Approved Outdoor Dining Areas
- Proposed Outdoor Dining Areas
- Ex. Landscape Islands
- Added or Modified Landscape Islands
- Proposed Paking Spaces (7 Total)

This concept shows all existing, approved and proposed dining areas and all additional parking spaces that have been added in the Phase 1 concept. It examines the landscape pattern created in Phase 1 and suggests additional landscape islands that could be added or increased / modified in the future to create 3 new landscaped seating areas and have a more consistent and appealing landscape pattern. 16 Parking spaces have been removed as a result of this concept.

Downtown Stuart Streetscape Plan

Phase 2 – Expanded Seating and Landscape Areas





Landscape Legend



Legend

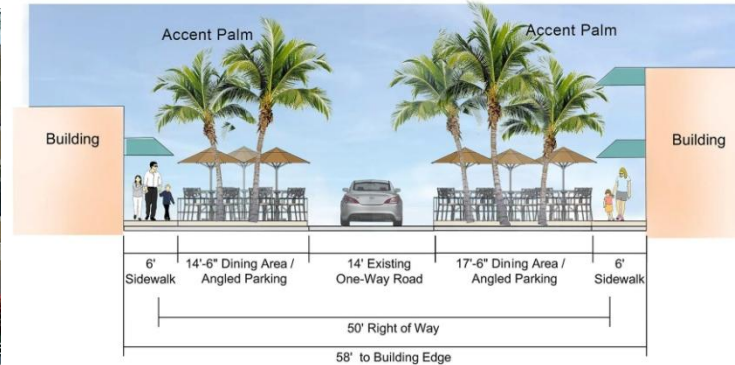
Total parking = 217 spaces provided between SW Colorado Ave. and SW St. Lucie Ave.
 - 16 parking spaces were lost.
 - 3 new landscaped seating areas created.
 - Landscape islands added and pattern established

13 total outdoor dining sites

Site Section



Coconut Palm - Streetscape Example



SW Osceola St. - Section A-A



Downtown Stuart Streetscape Plan

Phase 2 – Expanded Seating and Landscape Areas



Expanded Midblock Crosswalk & Seating Area



Downtown Stuart Streetscape Plan

Phase 2 – Osceola Street Mid-Block Crossing



- ☐ Coconut Palms _____ \$40,000.00
- ☐ Island Curb Demolition _____ \$6,000.00
- ☐ Asphalt Pavement _____ \$2,500.00
- ☐ Island Curb Construction _____ \$5,000.00
- ☐ Asphalt Removal _____ \$1,000.00
- ☐ Tree Removal not included
- ☐ Benches _____
- ☐ Pavers _____
- ☐ Accent Lighting _____

-
- ☐ Sub-Total _____ \$54,500.00
 - ☐ 10% Contingency _____ \$5,450.00
 - ☐ Total _____ \$60,000.00

Downtown Stuart Streetscape Plan

Phase 1 – Budget Estimate



| | |
|--|-------------|
| <input type="checkbox"/> Coconut Palms _____ | \$60,000.00 |
| <input type="checkbox"/> Island Curb Demolition _____ | \$10,000.00 |
| <input type="checkbox"/> Asphalt Pavement _____ | \$5,000.00 |
| <input type="checkbox"/> Island Curb Construction _____ | \$22,000.00 |
| <input type="checkbox"/> Asphalt Removal _____ | \$4,000.00 |
| <input type="checkbox"/> Tree Removal not included | |
| <input type="checkbox"/> Benches _____ | \$4,500.00 |
| <input type="checkbox"/> Pavers _____ | \$8,000.00 |
| <input type="checkbox"/> Accent Lighting _____ | \$7,500.00 |
| <input type="checkbox"/> Drainage Retrofit on Osceola Street — | \$140,000 |
| <hr/> | |
| <input type="checkbox"/> Sub-Total _____ | \$161,000 |
| <input type="checkbox"/> 10% Contingency _____ | \$16,100 |
| <input type="checkbox"/> Total _____ | \$177,100 |

Downtown Stuart Streetscape Plan

Phase 2 – Budget Estimate





Existing Haney Circle Conditions



View of Existing Fountain and Traffic Circle

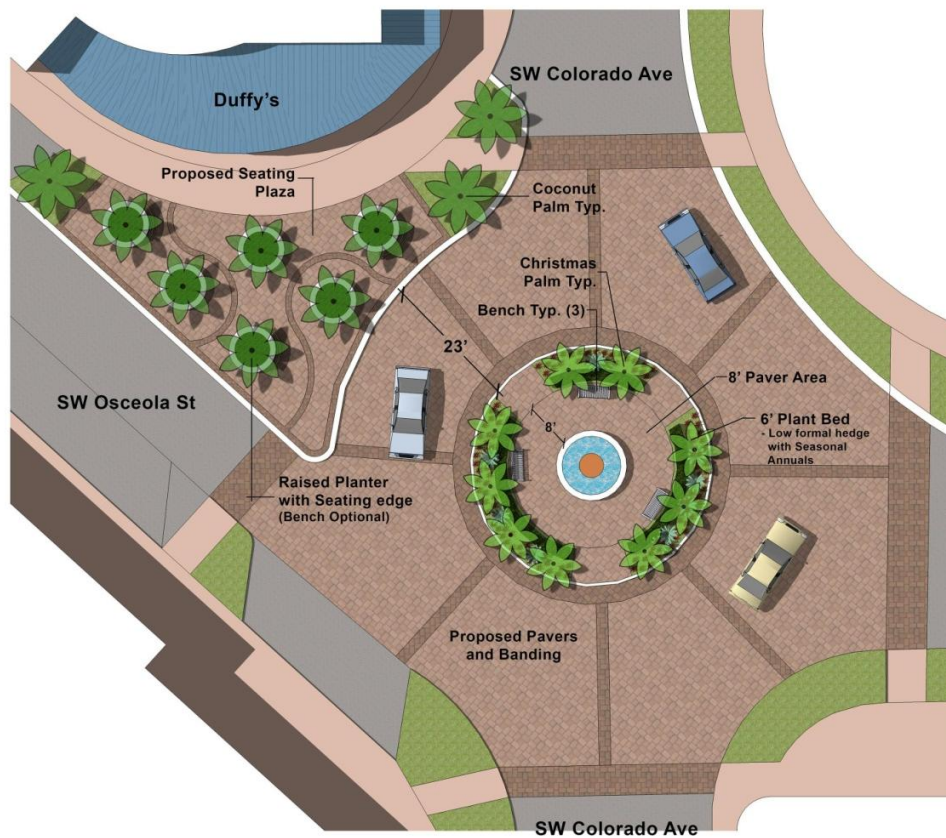


View of Existing paved Area in front of Duffy's

Downtown Stuart Streetscape Plan

Phase 2 – Detail: Haney Circle Improvements





Concept Summary

- ❑ Increase fountain plaza and decrease drive isle widths to improve pedestrian activity and safety.
- ❑ Increased pavement around fountain from 5' to 8' with added benches
- ❑ Increased planting bed from 2.5'-3' to 6' around fountain to allow for palm trees to accent fountain and provide shade.
- ❑ Drive lane width around circle decreased from 29' to 23' to help slow traffic and promote pedestrian activity.
- ❑ Proposed seating plaza provides a space for gathering with a variety of seating options and allows for a formal transit stop within the downtown.



Seating areas encourage pedestrian use



Proposed Plaza provides a space for gathering with a variety of seating and allows for a formal transit stop within the downtown.



Downtown Stuart Streetscape Plan

Phase 2 – Details: Haney Circle Improvements





Osceola Extension Problems

- ❑ Irregular Right of Way
- ❑ Overhead power line on one side of the road
- ❑ Mature healthy trees

Downtown Stuart Streetscape Plan

Phase 2 – Osceola Extension to Blue Door



East Ocean Blvd. Streetscape Plan





Existing Tabebuia and Oak Trees



Existing Medjool Date Palm



Coconut
Palm



Japanese
Blueberry
Tree



Crape
Myrtle



Glossy
Shower Tree



Christmas Palm



Triple
Christmas Palm



East Ocean Streetscape Plan

Overall View



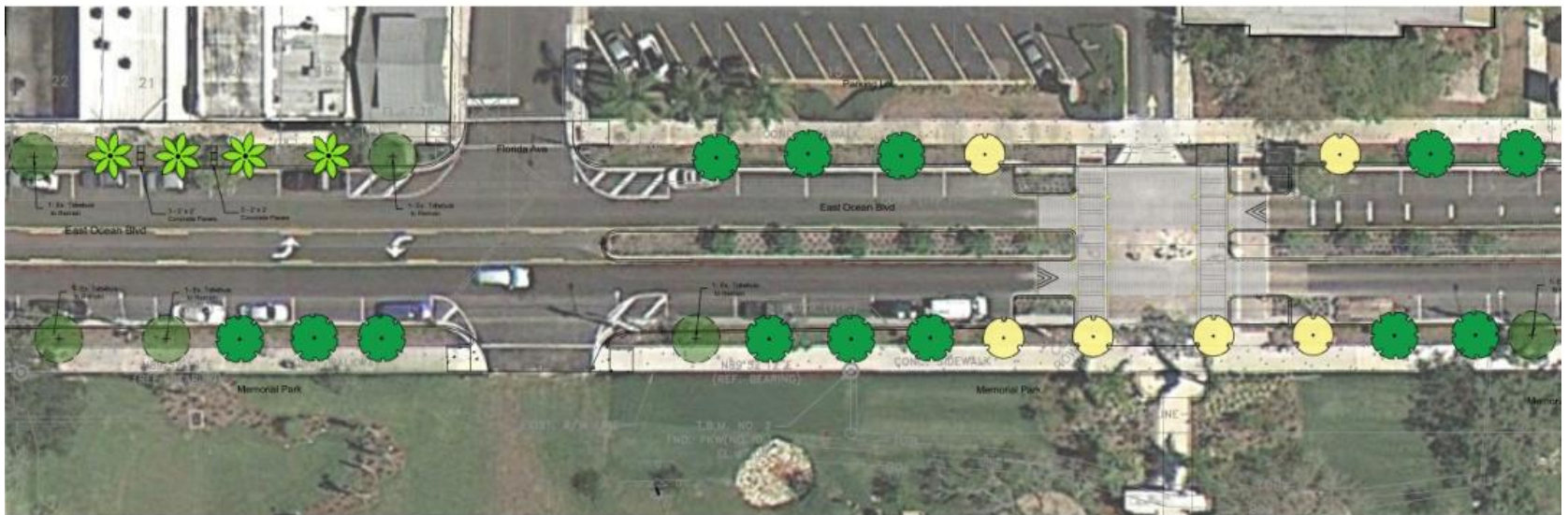
North

HJA DESIGN
STUDIO
LANDSCAPE ARCHITECTURE



East Ocean Streetscape Plan





East Ocean Streetscape Plan



Thank you.



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

Meeting Date:2/27/2017

Prepared by:C White

Title of Item:

Minutes of 01/23/2017 Joint CRA CRB CCM meeting. (RC)

Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

ATTACHMENTS:

| Description | Upload Date | Type |
|------------------------|-------------|-----------------|
| 01/23/2017 CCM CRA CRB | 2/9/2017 | Backup Material |

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD January 23, 2017
AT 4:00 PM Commission Chambers
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Eula R. Clarke
Vice Mayor Tom Campenni
Commissioner Kelli Glass Leighton
Commissioner Jeffrey A. Krauskopf
Commissioner Troy A. McDonald

COMMUNITY REDEVELOPMENT AGENCY

Chairperson Eula R. Clark
Vice Chair Tom Campenni
Board Member Jeffrey Krauskopf
Board Member Kelli Glass Leighton
Board Member Troy A. McDonald
Ex Officio Member John Gonzalez
Ex Officio Member Pete Walson (Absent)

COMMUNITY REDEVELOPMENT BOARD

Chairman - John Gonzalez
Vice Chairman - Drew Pittman (Absent)
Board Member - Chris Lewis (Absent)
Board Member - Mac Stout
Board Member - Pete Walson (Absent)
Board Member - Frank Wacha (Absent)
Board Member - Becky Bruner

ADMINISTRATION

City Manager, Paul J. Nicoletti
City Attorney, Michael Mortell
City Clerk, Cheryl White
Board Secretary, Michelle Vicat
Development Director, Terry O'Neil
Special Assistant to the City Manager, Teresa Lamar-Sarno



4:06 PM Roll Call.

Present: Kelli Glass Leighton, Jeffrey Krauskopf, Tom Campenni, Eula Clarke, Troy McDonald, John Gonzalez, Becky Bruner, Mac Stout. **ABSENT:** Drew Pittman, Chris Lewis, Frank Wacha, Pete Walson

APPROVAL OF AGENDA



4:09 PM PRESENTATIONS

COMMUNITY REDEVELOPMENT AGENCY

Teresa Lamar Sarno stated the Public Works with the CRA will be applying for grant funding to allow for the completion of connectivity from Dixie to Johnson Avenue.



4:11 PM Motion: Approve TAP Grant Application, Action: Approve, Moved by Tom Campenni, Seconded by John Gonzalez. Motion passed unanimously.



4:13 PM 1. Minutes 11/28/2016 CRA for Approval.



**4:13 PM Motion: Minutes 11/28/2016 CRA
Action: Approve Minutes 11/28/2016, Moved by Jeffrey Krauskopf, Seconded by Tom Campenni. Absent: Glass Leighton, McDonald, Walson**

2. PRESENTATION OF URBAN CENTURY DOCUMENTARY

CITY COMMISSION

CONSENT CALENDAR

ORDINANCES

COMMUNITY REDEVELOPMENT BOARD



5:23 PM ADJOURNMENT

Cheryl White, MMC, City Clerk

Eula R. Clarke, Mayor

Minutes to be approved at the Regular Commission
Meeting This 27th Day February, 2017.

CRA

Cheryl White, MMC, Secretary

Eula R. Clarke, Chairperson

Minutes to be approved at the Regular Commission
Meeting This 27th Day February, 2017.

CRB

Cheryl White, MMC, Secretary

John Gonzalez, Chairperson

Minutes to be approved at the Regular Commission
Meeting This 27th Day February, 2017.