



## MINUTES

### **Federal Highway Corridor Economic Baseline and Masterplan & Gateway Triangle District Masterplan Vision Workshop**

Saturday, March 13, 2021  
9:30am to 1:00pm  
421 SE Camden Avenue, Stuart

The City of Stuart is partnering with the Treasure Coast Regional Planning Council (TCRPC) to assist in the development of a Federal Highway Commercial Corridor & Gateway Triangle District Master Plan. The study area includes commercial properties fronting Federal Highway (US-1) as it passes through the City of Stuart Community Redevelopment Area and the district east of Federal Highway and west of Dixie Highway in Downtown Stuart.

The City was seeking feedback to help inform the City's vision for the future by requesting the community to join us on a TOUR & TALK Vision Workshop. The Walking Tour and Workshop focused on US-1 south of the Roosevelt Bridge to the SE Dixie Cutoff and the Triangle District between US1 and Dixie Highway. The feedback received will be used to devise and inform strategies as part of the Master Plan.

#### **ATTENDANCE**

**Present:** Becky Bruner, Merritt Matheson, Eula Clarke, Mike Meier

**Absent:** Troy McDonald

#### **ACTION MINUTES**

**9:25am** Attendees began arriving and discussing the corridor maps.

**10:01am** Announcements were made, and Walking Tour began.

**10:11am** **Stop #1 – History of Vision Planning**

Dana Little discussed a possible event at the lyric theatre about the 1988 plan for the city.

Micah Hartman asked about the purpose of the workshop.

Eula Clarke announced that the City of Stuart has contracted with TCRPC to perform a study. She discussed the study area and that they are looking for public participation today. She continued discussing the history of development in the city.

**10:24am      Stop #2 – Mix of Uses**

The walk continued across US1 and Jessica Seymour encouraged participants to walk around the surrounding area.

Kev Freeman addressed zoning and density questions. He discussed property rights and the application process.

Mike Meier addressed the character of the current neighborhood.

Jessica Seymour discussed alternative options for the corridor.

Dana Little spoke about the route we will be taking for the rest of the tour.

Mike Meier discussed design standards along the corridor.

Jessica Seymour followed up discussing designs along the street.

Eula Clarke mentioned that the sidewalk was tight and unattractive along US-1.

**10:37am      Stop #3 – Safety**

Jessica Seymour discussed mobility issues and safety concerns. Vision Zero was discussed to the group.

Marc Brechbill made comments about safety at crosswalks.

Kristin Stanley asked if we could bring crosswalks underground.

Jessica Seymour addressed the suggestion.

**10:47am      Stop #4 – Complete Streets**

Jessica Seymour discussed complete street solutions and gave examples.

Dana Little discussed sidewalks and on street parking.

Marc Brechbill asked about traffic speed.

Dana Little addressed his question.

Jessica Seymour discussed parking and right of ways.

Kristin Stanley commented that a crosswalk needs to be relocated in the traffic circle.

Pedestrian experience and safety were further discussed in the group.

Julie Preast asked about the property under construction on the tour's route.

Marc Brechbill explained his Old Town Grill proposed project.

**10:59am Stop #5 –Train Summary**

Kim Delaney gave an update of the railroad and train.

Kev Freeman addressed questions regarding the Brightline application and parking garage proposal.

Kim Delaney addressed quiet zones.

Discussion continued about quiet zones

David Dyess discussed the costs related to a Brightline station, proposed locations, timeline, and quiet zones.

Questions were addressed about walkability, parking.

**11:38am Tour ended.**

The public visited workshop tables and discussed ideas and concerns with TCRPC and city staff, where comments were recorded.

Merritt Matheson and Becky Bruner discussed the condition of the inlaid mosaic murals in the sidewalk.

Mike Meier discussed future Brightline station locations with TCRPC.

**12: 16pm Workshop adjourned.**

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Eula R. Clarke, Mayor

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Jordan Pinkston, Board Secretary

Attest:

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Mary R. Kindel, City Clerk

Minutes to be approved at the Regular Commission Meeting this 12<sup>th</sup> day of April, 2021.