City of Stuart

Sailfish Capital of the World

BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 16-02 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING AND ADOPTING AMENDMENTS TO THE CRA REDEVELOPMENT PLAN PURSUANT TO THE "2001 CRA PLANNING CHARRETTE."; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * *

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

SECTION 1: The Stuart Community Redevelopment Agency of the City of Stuart, Florida hereby approving and adopting amendments to the CRA Redevelopment Plan pursuant to the "2001 CRA Planning Charrette."

SECTION 2: This resolution shall take effect upon adoption.

PASSED AND ADOPTED this 12th day of August 2002.

ATTEST:

DIANNE M. O'DONNELL
SECRETARY

CHARLES S. FOSTER
CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

CARL V.M. COFFIN
CITY ATTORNEY

City of Stuart

Sailfish Capital of the World

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 138 - 02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING AND ADOPTING AMENDMENTS TO THE CRA REDEVELOPMENT PLAN PURSUANT TO THE "2001 CRA PLANNING CHARRETTE."; PROVIDING FOR AN EFFECTIVE DATE.

* * *

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The City Commission of the City of Stuart, Florida hereby approves and adopts amendments to the CRA Redevelopment Plan pursuant to the "2001 CRA Planning Charrette."

SECTION 2: This resolution shall take effect upon adoption.

PASSED AND ADOPTED this 12th day of August, 2002.

ATTEST:

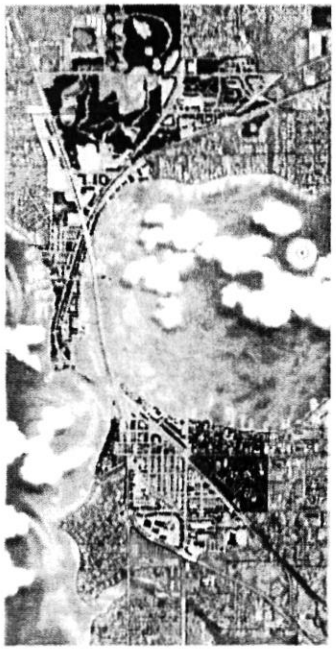
DIANNE M. O'DONNELL
CITY CLERK

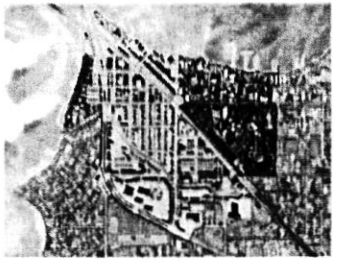
CHARLES S. FOSTER
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

CARL V.M. COFFIN
CITY ATTORNEY







COMMUNITY REDEVELOPMENT PLAN
CITY OF STUART, FLORIDA

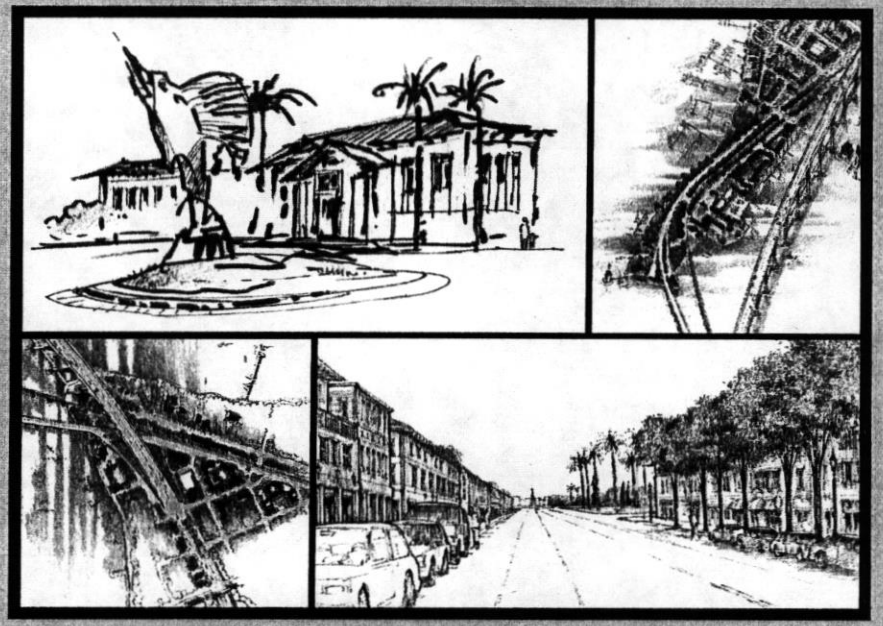
MASTER PLAN FOR THE FUTURE OF STUART

Adopted August 12, 2002

CDA
CIVIC DESIGN ASSOCIATES

CORREA VALLE

The City of Stuart, Florida
Community Redevelopment Plan



Revisions and Amendment Approved by
CRA Board of Commission Adopted Resolution # 16-02 on August 12, 2002

and City Commission Adopted Resolution # 138-02 on August 12, 2002

City of Stuart City Commission and Community Redevelopment Agency

Charles S. Foster, Mayor / Chair
Karl J. Krueger, Jr., Vice-Mayor / Vice-Chair
Jeffrey A. Krauskopf, Commissioner
Michael J. Mortell, Commissioner
Gene C. Rifkin, Commissioner

Community Redevelopment Board (CRB) (Advisory Board)

Nancy Hemphill, Chair
Mike Pescitelli, Vice-Chair
Bob Flagg
Arlene Green
Robert Skidmore, Sr.
Frank Wacha, Jr.
Meg Whitmer

Local Planning Agency

Gary Kelly, Chair
Dr. Edward Geary, Vice-Chair
Ted Astolfi
Michael Herbach
Alison Kip Kennedy
William Mathers
Rodger Osborne (non-voting member)
Ralph Parks

City of Stuart Administration

David Collier, City Manager
Carl V. M. Coffin, City Attorney
William F. Underwood, II, Director of Administrative Services
Monica Graziani, City Development Director
Kim DeLaney, City Planner

MLK, Jr. Boulevard Extension

There was considerable discussion during the public charrette of a possible extension of Martin Luther King, Jr. Boulevard across Frazier Creek to tie into US 1. While this would create greater vehicular and pedestrian interconnectivity, the Frazier Crescent neighborhood is still in the process of transitioning into a mixed-use neighborhood. The recommendation at this time is to not propose a connection but continue to evaluate the connection as redevelopment unfolds.

US 1 Highway Corridor

The US 1 corridor poses one of the greatest challenges of this redevelopment plan. Having been widened into a modern thoroughfare, the current six-lane configuration is out of scale with the surrounding areas. Traffic speeds are considerably higher than are encountered elsewhere in the study area, and the roadway carries extremely high volumes of commuter traffic in the AM and PM rush hours. Recently, the old drawbridge connection was abandoned in favor of an elevated viaduct that leaves the ground just north of Second Street, rising over the Street Lucie River and traversing the eastern shoreline of the North Point area before returning to grade at NW Wright Boulevard. The elevated portion is an imposing sight that dominates the view from many parts of Stuart.

In the southern part of the study area, development along either side of US 1 varies from one to four-story commercial office buildings that are still commercially viable to older and less intensive uses that will likely be redevelopment candidates in the future.

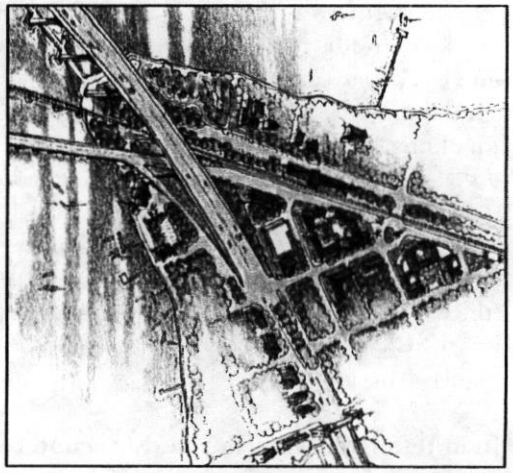
US 1 will remain a busy highway, and the proposed Urban Highway sub-district allows for the continuation of this type of highway-related commercial development.

The Arts District

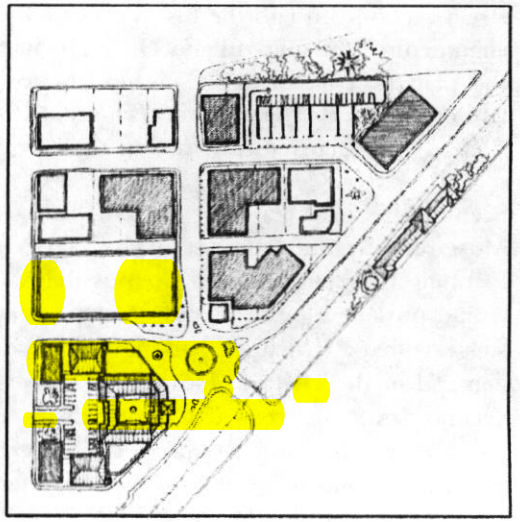
The triangular area bounded by Colorado Avenue on the west, Martin Luther King, Jr. Boulevard on the south, and Old Dixie Highway on the northeast is proposed as a live/work arts and crafts district. The proximity to the downtown area, the existing industrial character, and the many small art studios in the City of Stuart suggest that this area might be a natural focus for this type of activity. This area is depicted in Figure 4.17.

Several live/work building types are recommended for this district (Figure 4.18.) All three demonstrate the variations and flexibility possible with a principal building and a separate outbuilding located on the rear of the property. The first is a typical business start-up situation, where the living quarters are located

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Potsdam Area Figure 4.16



Potsdam Area Figure 4.16 A

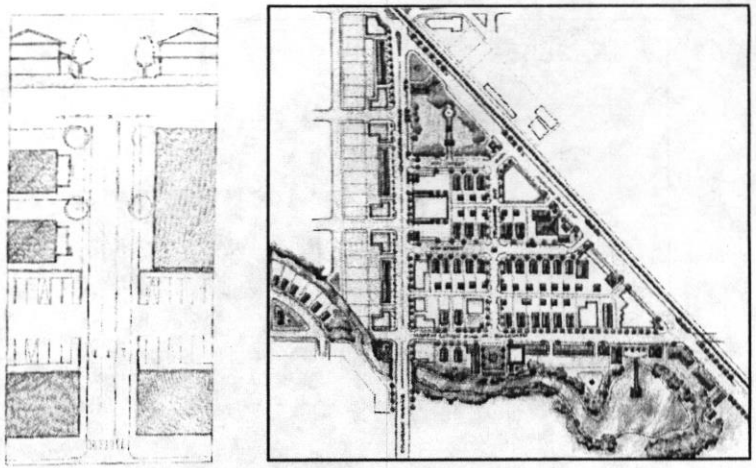
These images are for illustrative purposes only.

in the front, and the work area is located in the rear. The second is more suited to a well-established business and would have the living unit located in the rear. The third type is a combination unit that has the work area located on the ground floor of the principal building with the residential unit located above. Alternatively, building types like this offer the possibility of accommodating a secondary living unit, or "granny flat," that mingles affordable housing units within the urban fabric while generating additional revenue for the property owners.

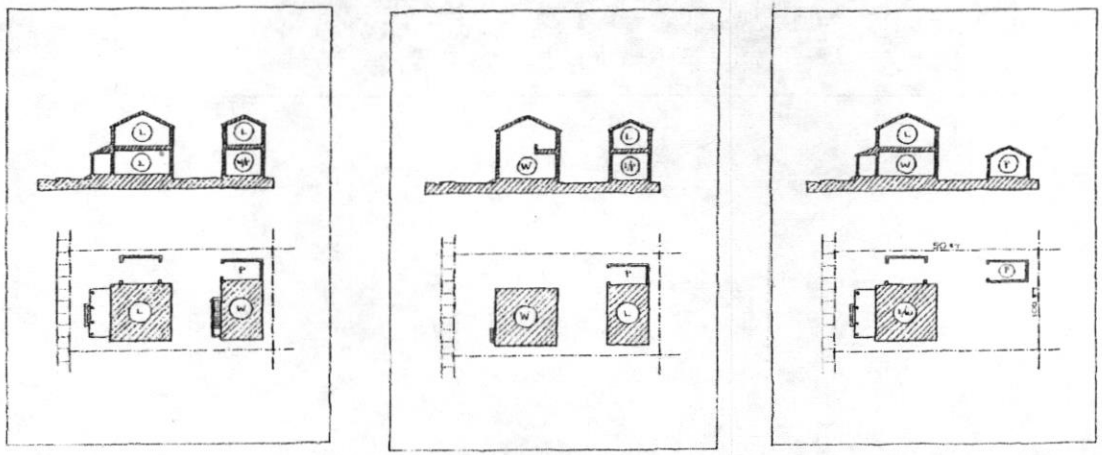
The general character of this area is illustrated in Figure 4.19. This axonometric view also shows the adjacent Frazier Creek area.

The North Point Area

The northern CRA expansion area includes a variety of different conditions, from existing residential neighborhoods to waterfront marine commercial to large tracts of undeveloped land. This area presents significant possibilities for transformation into a vibrant, mixed-use urban neighborhood. The plan for this area is shown in Figure 4.20.



Martin Luther King Boulevard Figure 4.17



District Live/Work Units Figure 4.18

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