



City of Stuart

AGENDA

COMMUNITY REDEVELOPMENT BOARD

MARCH 5, 2024

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni

Vice Chair - Nikolaus Schroth

Board Member - Mark Brechbill

Board Member - Frank McChrystal

Board Member - Bonnie Moser

Board Member - Andy Noble

Board Member - VACANT

ADMINISTRATIVE

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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 02/06/2024 CRB MINUTES

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2023

STAFF UPDATE

3. D&D OF LANDSCAPE CODE REQUIREMENTS OUTLINED UNDER SECTION 6.04.00 OF THE CITY OF STUART LAND DEVELOPMENT CODE

ADJOURNMENT

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.

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

Meeting Date: 3/5/2024

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 02/06/2024 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 02/06/2024 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 02062024 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
FEBRUARY 6, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Tom Campenni
Vice Chair - Nikolaus Schroth
Board Member - Mark Brechbill
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble
Board Member - VACANT**

ADMINISTRATIVE

**CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi**

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Brechbill, Board Member McChrystal, Board Member Moser, Board Member Noble
ABSENT: Vice Chair Schroth

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**4:01 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Bonnie Moser
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 01/09/2024 CRB MINUTES

4:01 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Andy Noble

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. MINOR URBAN CODE CONDITIONAL USE - MURAL ON A BUILDING LOCATED AT 432 SE MARTIN LUTHER KING JR. BLVD. IN EAST STUART.

RESOLUTION No. 01-2024 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 "MENTOR 2 SAVE LIVES" ON A PROPERTY LOCATED AT 432 SE MARTIN LUTHER KING JR BLVD, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR NORTH WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented the mural's location and proposed collage mural.

Ben Perez, Artist of the mural, spoke about the people who are depicted in the mural.

Ms. Gandhi-Savdas continued the presentation.

Board Members had a brief discussion on the mural and who is being depicted.

4:10 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Andy Noble

Motion approved unanimously.

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 432 SE MARTIN LUTHER KING JR. BLVD.

RESOLUTION No. 02-2024 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 KRAIG

MCHARDY, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALL OF A BUILDING LOCATED AT 432 SE MARTIN LUTHER KING JR. BLVD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

4:11 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Bonnie Moser

Motion approved unanimously.

PUBLIC COMMENT:

1. Ernestine Arrington - Palm Beach; Agrees on having Martin Luther King Jr on this mural and believes it will bring more people to the area.

4. AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM

RESOLUTION No. 05-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM BOUNDARY TO INCLUDE ALL PARCELS WITHIN THE CRA BOUNDARY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas presented the amendment and the expansion to include the entire Community Redevelopment Agency (CRA).

Board Member Brechbill asked if some murals that have been done previously could be grandfathered in and receive funding for maintenance on their murals.

Chair Campenni requested that staff bring back a Resolution for the sealant of the mural on the pharmacy.

4:20 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Andy Noble

Motion approved unanimously.

5. DISCUSSION AND DELIBERATION - PUBLIC ART PROGRAM AND TEXT AMENDMENT TO THE CITY'S LAND DEVELOPMENT CODE

Ms. Gandhi-Savdas presented the text amendments to the Land Development Code and stated that the board would be providing recommendations for the code.

Board Members had a discussion about the difference of fair market value versus vertical construction cost, making the applicant truly think about public art, and encouraging the use of local artists.

STAFF UPDATE

6. PRESENT SUMMARY OF THE DUTIES AND RESPONSIBILITIES OF THE CRB MEMBERS;

PRESENT A SUMMARY OF THE DUTIES AND RESPONSIBILITIES OF THE COMMUNITY REDEVELOPMENT BOARD ("CRB") MEMBERS PURSUANT TO SECTION 8.00.04 OF THE LAND DEVELOPMENT CODE FOR THE CITY OF STUART AND PROPOSED AMENDMENTS TO THE LDC AND CODE OF ORDINANCES RELATED TO THE CRB, AS WELL AS THE CRB BY-LAWS PREVIOUSLY ADOPTED IN 2020 BY THE CITY COMMISSION.

Ms. Gandhi-Savdas presented the duties and responsibilities of the Community Redevelopment Board.

Lee Baggett, City Attorney, spoke about the duties of the board and the changes that were being done in the by-laws and code.

Board Members had a brief discussion on the code and their responsibilities.

ADJOURNMENT

5:04 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 5th day of March, 2024.**

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

Meeting Date: 3/5/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2023

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 become available.

At the time of filing 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 Treasure Coast Palm. 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 2023 CRA Annual Report.

ATTACHMENTS:

1. CRA ANNUAL REPORT 2023

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Appendix A - Financial Summary (Unaudited)

CRA

COMMUNITY REDEVELOPMENT AGENCY

This Annual Report provides a summary of the work undertaken by the Stuart Community Redevelopment Agency (CRA) during FY 2023 as required by Chapter 163.387 (8), Florida Statute. This report sets forth the organization of the Community Redevelopment Agency along with capital improvements for the year and financial statements of investments, liabilities, income, and operating expenses.



MISSION STATEMENT

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 can 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.

ABOUT THE CRA

The 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, by Resolution No. 84-98. In 2002, the CRA boundary was expanded to include the East Stuart District by Resolution No. 131-02. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property by Ordinance No. 2076-06. In 2016, the CRA plan was amended and the boundaries of the CRA were expanded to include an additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum” by Resolution No. 09-2016. The Community Redevelopment Area contains 903.88 acres of land (including 37.16 acres of public rights of way), which comprises approximately 20% of the city.

The Stuart CRA Plan was created in 1998, and amended in 2002, 2010, 2016 and 2019. The Redevelopment Plan is designed to provide a workable program for using public resources to fund redevelopment initiatives and provide a broad vision of those initiatives. The CRA may decide to complete any activity in the Plan, however, the CRA may not undertake any activities that is not in the Plan.

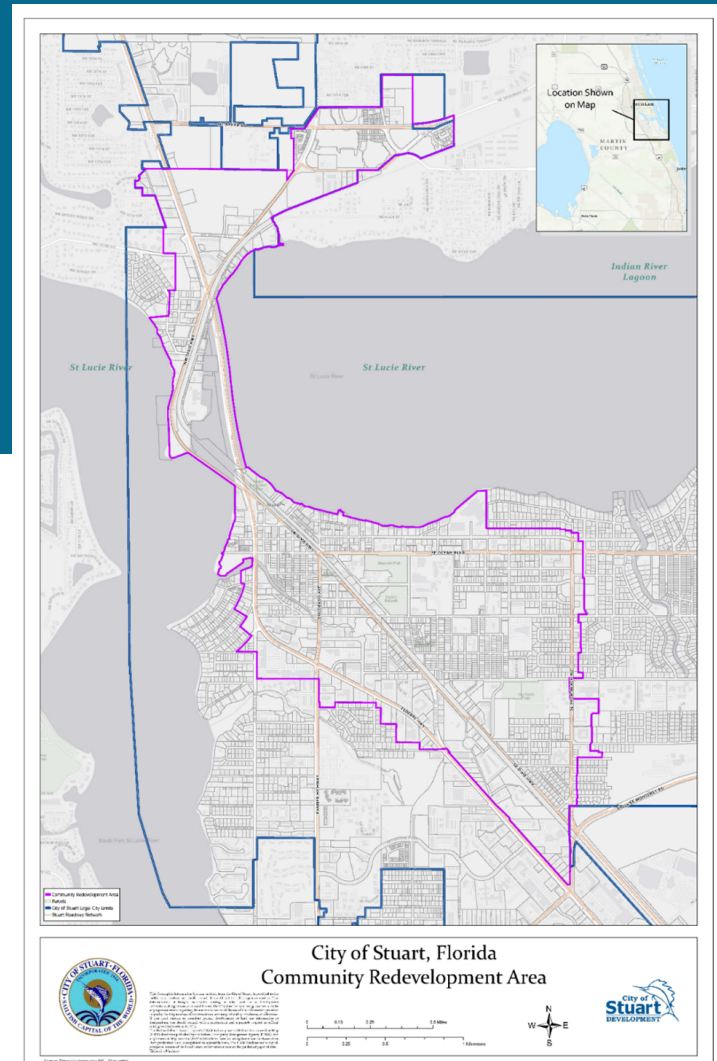
On January 22, 2024, the Community Redevelopment Board approved by Resolution No. 01-2024 CRA, amending the Redevelopment Plan to further facilitate the undertaking of programs and projects within defined CRA boundary.

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.



The Stuart CRA is generally bounded by NE Baker Road to the north, SE Monterey Road to the south, SE Palm Beach Road to the east and SE Federal Highway to the west. The total land area is approximately 903.88 acres (including 37.16 acres of public rights of way). The CRA boundary includes water, per the CRA legal description. The total boundary area including water is 923.87 acres.

The Stuart CRA is funded through the Tax Increment Financing (TIF) methodology. Incremental revenue is calculated based on the increase in taxable property values between the “base year”, and the current taxable value. Per the adopted Redevelopment Plan, the base year established for this purpose is 1998. The incremental increase is deposited into the Community Redevelopment Trust Fund as a source of funds to be used to finance the projects and programs identified in Stuart Redevelopment Plan. The CRA boundary was expanded three times since the Redevelopment Trust Fund was established in 1998, therefore, the Stuart CRA has different base years for each expanded area. The 1998 tax value for Stuart North, South, and Center was \$104,937,283 and taxable value for FY 2023 was \$465,999,594. The 2002 taxable value for East Stuart was \$6,979,363 and taxable value for FY 2023 was \$12,286,758. The 2015 taxable value for Public Safety Complex was \$0 and taxable value for FY 2023 was \$0. The 2015 taxable value for ‘2015 Expanded Area’ was \$187,337,637 and taxable value for FY 2023 was \$296,656,528.



The CRA TIF revenue in FY 1999 was \$41,192 and TIF revenue for FY 2023 was \$4,237,958.

Through the implementation of the Redevelopment Plan, Stuart CRA has achieved significant accomplishments in capital improvements. The improvements encourage investments and facilitate economic development.

Significant accomplishments of the CRA since its inception include:

- Acquire Trams and Micro-Transit System for Downtown
- SE East Avenue Improvements in East Stuart
- Colorado Avenue Complete Street Improvements
- Downtown Streetscape Improvements
- Riverwalk Shade Structure
- Kindred/Johnson Avenue Streetscape Improvements
- Green Bike Lanes on Colorado Avenue
- Habitat for Housing Homes in East Stuart
- Shepard Park Improvements
- Frazier Creek Streetscape Improvements
- Federal Highway North Median Improvements
- Wayfinding Signage Program
- Residential Neighborhood Improvement Program
- Business Improvement Reimbursement Program
- Downtown Parking Study
- Triangle District Master Plan
- Federal Highway Street Tree Program and Master Plan
- Form Based Code for East Stuart and Creek District
- Acquisition of Triangle Property (Azul Multi-Family Development)
- Acquisition of 710 MLK Blvd (f.k.a. Willie Gary Property)



COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

The City Commission, plus two members of the Community Redevelopment Board, shall be the Community Redevelopment Agency for the City. Their term of office of member of the CRA are concurrent with the terms of the City Commission or Community Redevelopment Board.



Rebecca S. Bruner
Chair



Campbell Rich
Vice Chair

During FY 2023, the CRA held public meetings on:

October 24, 2022

November 28, 2022

January 23, 2023

March 27, 2023

April 24, 2023

May 22, 2023

June 12, 2023

July 26, 2023

August 28, 2023

September 25, 2023



Eula R. Clarke



Christopher Collins



Troy McDonald



Tom Campenni



Nikolaus Schroth

COMMUNITY REDEVELOPMENT BOARD (CRB)

The CRB shall consist of seven members. Members shall be residents of the City or the owners of a business within the City. The CRB was established to serve as advisory board to the CRA by making recommendations including, but not limited to, Urban Code Conditional Use, Planned Unit Development (PUD) amendment, Historic Preservation, amendments to Special Zoning Codes, CRA Plan amendments, implement CRA Plan, review and approve public art, and Urban Planned Unit Development (UPUD) applications within the CRA.

Current CRB Members:

Tom Campenni, Chair

Nikolaus Schroth, Vice Chair

Mark Brechbill

Frank McChrystal

Bonnie Moser

Andy Noble

Vacancy

During FY 2023, the CRA held public meetings on:

November 1, 2022

December 6, 2022

January 10, 2023

March 7, 2023

May 2, 2023

June 6, 2023

July 11, 2023

August 1, 2023

September 5, 2023



CRA STAFF



Pinal Gandhi-Savdas

Executive Director

Pinal Gandhi-Savdas, joined the City of Stuart team as a Senior Planner from 2006-2011 and 2015-2018 and is the CRA Executive Director since 2018. Ms. Gandhi-Savdas is responsible for overseeing the CRA's Redevelopment Plan, budget, operations, and capital projects. She has over 15 years of planning and leadership experience within the public sector. She serves on various boards including the chair of the MPO's Bicycle and Pedestrian Advisory Committee (BPAC) and committee member of the TCRPC Comprehensive Economic Development Strategy (CEDS).

Jordan Pinkston, joined the City of Stuart team as an Executive Administrative Assistant to the Development Director and CRA Program Specialist in 2019 and became a CRA Program Manager in 2022. She has over 16 years of experience with public involvement, communications, strategic planning, event management, marketing and public relations. Ms. Pinkston manages multiple CRA funded programs and initiatives. She is the City Representative for Stuart Main Street, as well as involved with Young Professionals of Martin County and the Florida Public Relations Association.



Jordan Pinkston

CRA Program Manager

ACKNOWLEDGEMENT

Michael J. Mortell, City Manager
 Lee J. Baggett, City Attorney
 Mary R. Kindel, City Clerk
 Susej T. Meleqi, Board Secretary
 Jodi Nentwick, Development Director
 Louis Hatten, Building Official
 Peter Kunen, U&E Director
 Milton Leggett, Public Works Director
 Jim Chrulski, Community Services Director
 Louis J. Boglioli, Finance Director

CRA PROJECTS

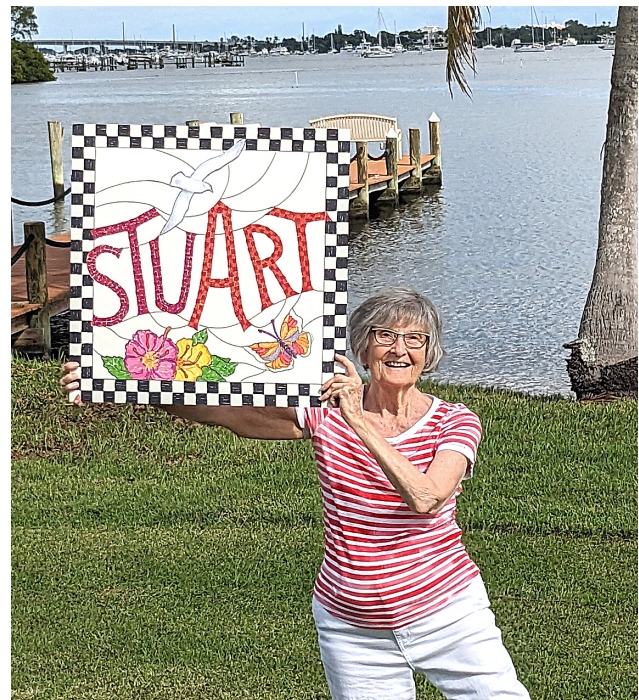
BUSINESS IMPROVEMENT REIMBURSEMENT GRANT PROGRAM

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 2023, there were 8 applications totaling \$159,554 in private investment. As of 2023, the program has awarded 50 businesses with a total private investment of \$1.8 million.



MOSIAC 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 2023, the artists installed 2 mosaics on the sidewalk. There is a total of 6 mosaics installed since the inception of the program. In FY 2023, the CRA contributed approximately \$2,000 for the program.



MURAL MATCHING GRANT PROGRAM

In FY 2023, the mural on VA Building, located at 701 SE Tarpon Avenue, in East Stuart Neighborhood was designed and painted by a local artist, Glenda Preston. The mural is named “Tribute on Tarpon” to honor the veterans and show appreciation for our veterans. The mural is a reminder of the sacrifice of veterans to protect our nation. The artwork allows the community to engage and create a sense of place in the neighborhood.

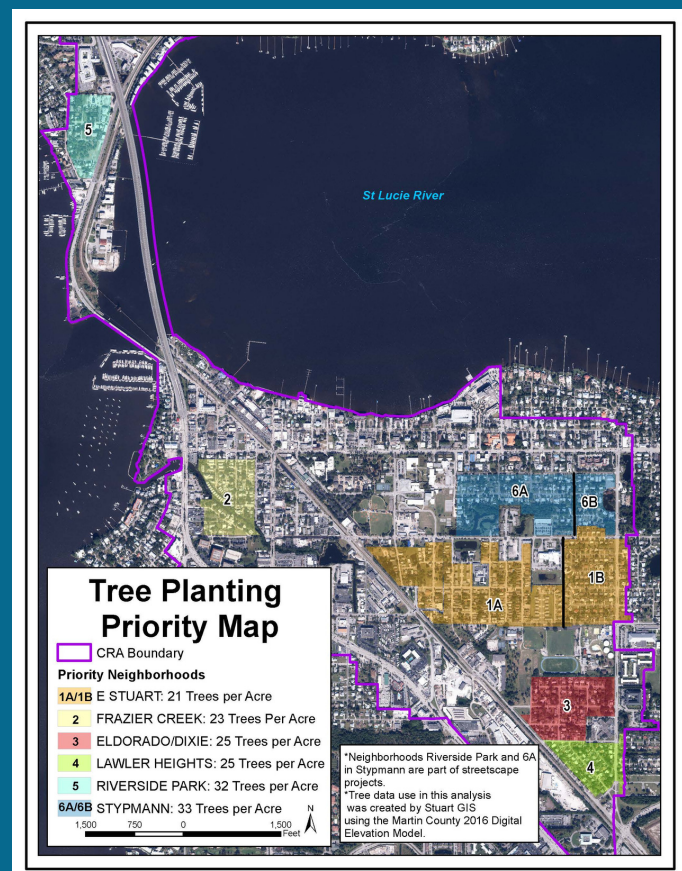


RESIDENTIAL FACADE IMPROVEMENT/ PAINT UP PROGRAM

The Residential Façade Improvement Grant Program is an incentive program to make minor structural and cosmetic exterior improvements to single-family homes and duplexes, either owner-occupied or tenant-occupied residential investment properties. The program provides a reimbursement of 50% of the total costs up to \$500. The program also provides a voucher of up to 100% (maximum of \$500) for exterior paint. In 2023, the CRA received three Paint-Up Program applications, totaling \$1,500 in reimbursement.

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. In April 2023, the CRA installed 6 trees in the East Stuart neighborhood, Priority Area 1B. The total cost of the project was approximately \$1,725.



MICRO TRANSIT SYSTEM

The CRA provided \$182,000 for the operation of the Micro Transit System. The annual ridership between January 2023 to December 2023 totaled 44,684 passengers (up 9,000 passengers from previous year). The advertising panels on the top of the tram were installed to generate revenue from selling advertisement space. In 2023, three panels with advertisements generated revenue of \$2,250. Currently, there are seven panels rented for advertisements generating approximately \$4,000 in revenue.

The city received a FDOT grant in the amount of \$35,000 for historic tours, marketing the program and to encourage ridership. In 2023, the city provided approximately 134 historic tours with 1,700 riders. This grant will expire in May 2024.

The city received grant for tram expansion program which allowed the city to add Wells Fargo location as a stop in January 2023.

The tram was rented for 3 private events that generated revenue of \$1,398. The tram service is also provided for other events (e.g. schools, daycare centers, churches, etc.) to help alleviate traffic and parking demand in downtown. The city serviced 53 events with approximately 5,500 riders.

In FY 2023, the CRA allocated \$10,000 to wrap the downtown trams to increase visibility, attract riders, and promote micro-transit system. The city wrapped one tram and the remaining trams will be wrapped in Summer 2024.



DOWNTOWN UNDERGROUNDING AND SEMINOLE STREETSCAPE

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 underground design for SW Osceola Street. To better coordinate the improvements, the underground conversion (Phases 1 and 2) will be constructed in conjunction with the streetscape project, beginning of Summer 2024. This will help alleviate conflicts between undergrounding and streetscape improvements while providing cost and schedule efficiency. The total design costs incurred are \$224,545. The project is budgeted at \$2.1 M for Seminole Streetscape Improvements and \$3.1 M for Downtown Undergrounding. The first Request for Proposal (RFP) was advertised in June 2023. The city received one submittal with no price proposal. The firm did not respond to the follow-up request to provide a price proposal, so the RFP was rejected. The second RFP was advertised in August 2023. The city received one submittal and the proposal was over budget. The second RFP was also rejected. The CRA is proposing to use Construction Management at Risk (CMAR) process for construction.



HISTORIC PROPERTIES SURVEY REPORT 2023 AND DOWNTOWN NATIONAL REGISTER OF HISTORIC PLACES

The CRA partnered with Stuart Main Street to apply for the Small Matching Grant through the Division of Historical Resources to update the 1991 historic properties survey. The application was recommended for funding and the award grant agreement between the Division and Main Street was executed. Stuart Main Street hired a consultant to work on updating the earlier survey. In 2023, the City Commission adopted the 2023 Historic Properties Survey Update Report. The survey provided the basis for the designation of Downtown Stuart as a National Register District. Stuart Main Street received another Small Matching Grant from the Division to pursue a National Register nomination for the core of the Downtown Stuart Historic District.



EAST STUART NATIONAL REGISTER OF HISTORIC PLACES DISTRICT DESIGNATION

The CRA is pursuing a National Register of Historic Places district nomination for the East Stuart community. The Division of Historical Resources determined that East Stuart is eligible for listing on the National Register of Historic Places. The CRA hired a consultant to prepare and submit the National Register nomination application. In 2023, the consultant conducted a windshield survey of the neighborhood and interviews to prepare the nomination report. The application will be submitted to the Florida Department of State by early 2024.

HISTORIC MARKER DEDICATION – MT. CALVARY MISSIONARY BAPTIST CHURCH



In celebration of Historic Preservation Month in May 2023, the CRA hosted a historic marker dedication for Mount Calvary Missionary Baptist Church located at 904 SE Bayou Avenue in East Stuart. Since its beginning, Mount Calvary has been a central piece of Stuart history.

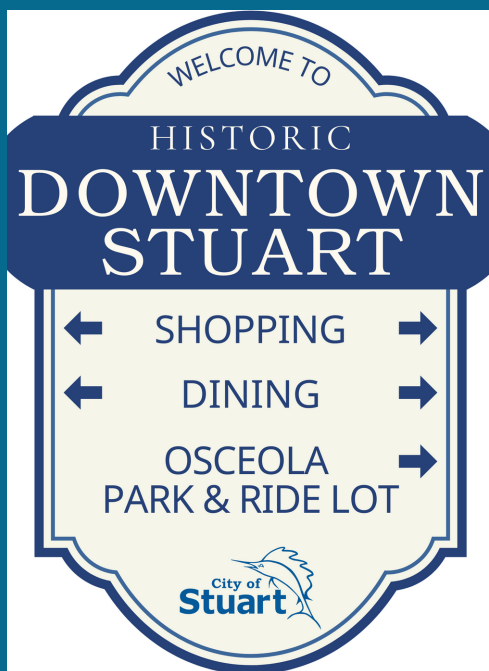


SOLAR AND ENERGY LOAN FUND (SELF) PROGRAM

The CRA collaborated with SELF to develop a Neighborhood Revitalization Program to provide grant in the amount up to \$2,500 for residential properties within the CRA, who apply for loan from SELF for energy efficiency home improvements. The program provides for coordination of grant fund and low-cost financing between the CRA, SELF and low-income owners of residential properties for improvements such as roofs, air conditioners, windows, doors, etc., and make repairs and replacement projects more affordable and attainable. In 2023, we received two potential applicants that qualified for the program and are in the process of executing an agreement.



PARKING ENFORCEMENT SYSTEM



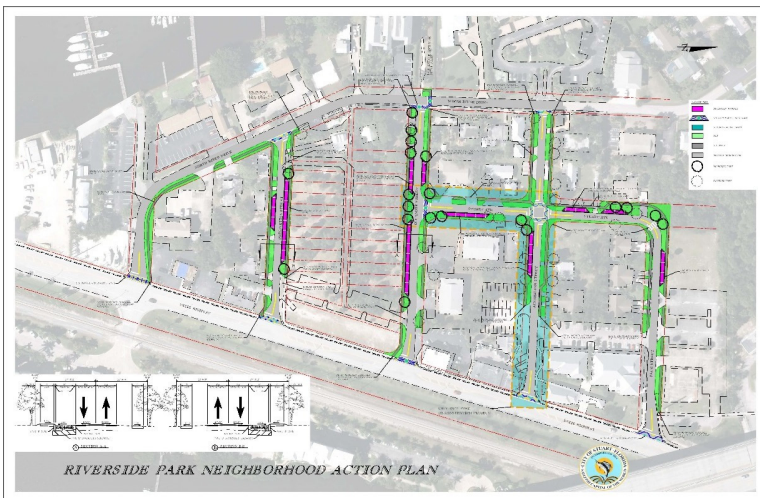
The CRA Board approved a budget amendment in the amount of \$40,000 to acquire a parking management system to efficiently track and record violations for effective enforcement of 3-hour parking in the core downtown area. The goal of the parking management system is to create a higher turnover, pushing downtown employees and long-term parkers into off-street parking facilities and on-street parking out of the core downtown area. 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. The acquisition of the system is underway and expect to put the system in effect by Fall 2024.

OLEANDER AVENUE MINI PARK IMPROVEMENTS

Oleander Avenue Mini Park is in the Riverside Park Neighborhood. The park is nestled between the condo building and single-family home. Currently, the park is underutilized with a narrow sidewalk that leads to the St Lucie River. The schematic design was completed in 2023. The park improvements will include irrigation, paved sidewalks, shade trees, benches, decorative fence, and new park signage. The proposed design will improve user experience, comfort, and safety. The improvements will be completed in conjunction with the streetscape improvements. The CRA allocated \$80,000 for the improvements.



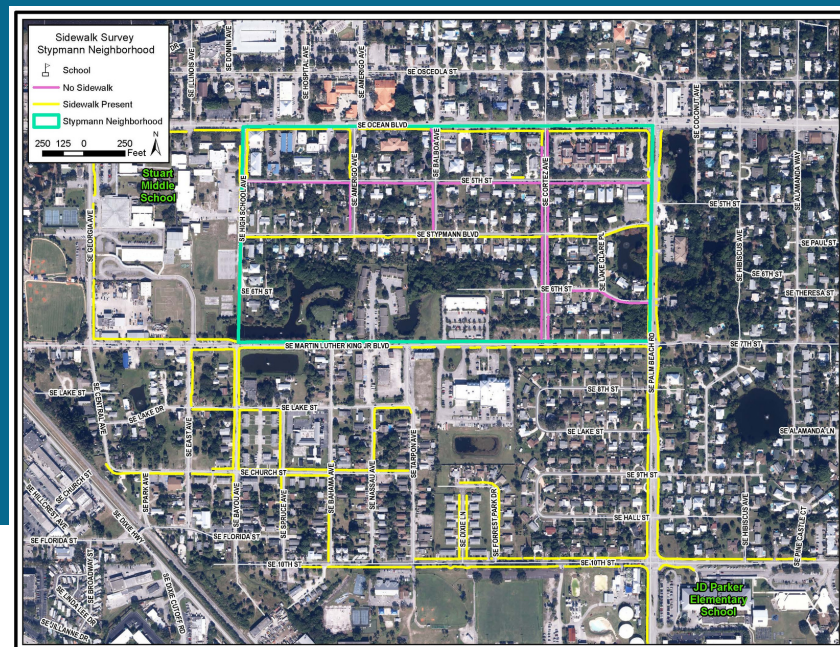
RIVERSIDE PARK NEIGHBORHOOD STREETScape IMPROVEMENTS



The CRA Board approved a budget of \$2,100,000 for the construction of the streetscape improvements projects. The improvements include sidewalks, on-street parking, high visibility crosswalks, 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 near Downtown Stuart. The City/CRA has been approved for Florida Department of Transportation (FDOT) Transportation Alternative Program (TAP) grant for this project in the amount of \$1,523,489. In 2023, the CRA met all the FDOT TAP requirements for project submittal. The project will be advertised for bid in April and award construction contract to a contractor in May/June. The construction is anticipated to begin in August 2024.

STYPMANN NEIGHBORHOOD DRAINAGE AND SIDEWALK IMPROVEMENTS

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. During the outreach meetings, the residents expressed drainage concerns in the neighborhood. Proper drainage is important and prioritized, so it does not adversely impact sidewalk improvements and usability. In 2023, the CRA completed conceptual design for drainage improvement and applied for water quality grants to address the flooding and poor water quality discharge to bodies of water. Although we did not receive a grant for this project, the CRA will continue to seek and apply for grants for this project.



WATERFRONT RESTAURANT RENOVATIONS

The Waterfront Restaurant is a city-owned property located at 131 SW Flagler Avenue and is within the Community Redevelopment Area. The structure on the property required significant repairs and improvements. The tenant invested \$1,400,000 in improvements to the property. The CRA contributed \$204,487 for structural repairs to prevent it from becoming uninhabitable and blighted and continue to serve as public gathering and entertainment space.

MARTIN LUTHER KING JR. BLVD COMPLETE STREET

The Martin Luther King Jr. Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue and pedestrian improvements extended along the north side of Martin Luther King Jr. Blvd between SE Tarpon Avenue and SE Palm Beach Road. 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 engineering design cost is \$437,465.

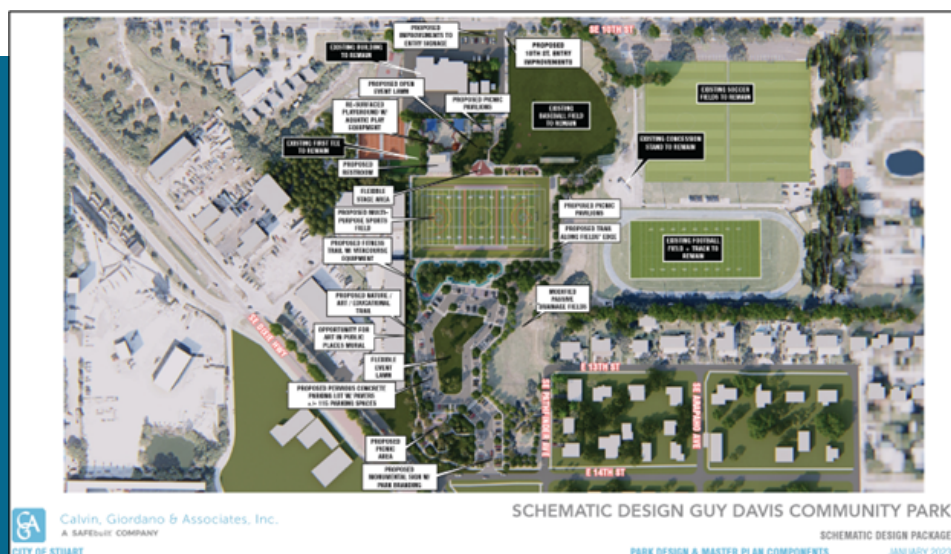
During FY 2023, 30% of construction plans were completed and reviewed by city staff for comments. The CRA met with community members who expressed concerns about converting on-street angled parking to parallel parking and loss of on-street parking with the proposed design and discuss how the project will address safety concerns. The CRA will be proposing an alternate location for the loss of on-street parking during the next neighborhood meeting. The CRA coordinated with Martin County School District and private property owners to discuss right-of-way dedication to provide sidewalk improvements on both sides of the road. A neighborhood meeting to present the final plans will be after completion of 60% plans, which is expected to be in April/May 2024. The estimated construction cost is \$5 -\$6 M.



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. The proposed 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.

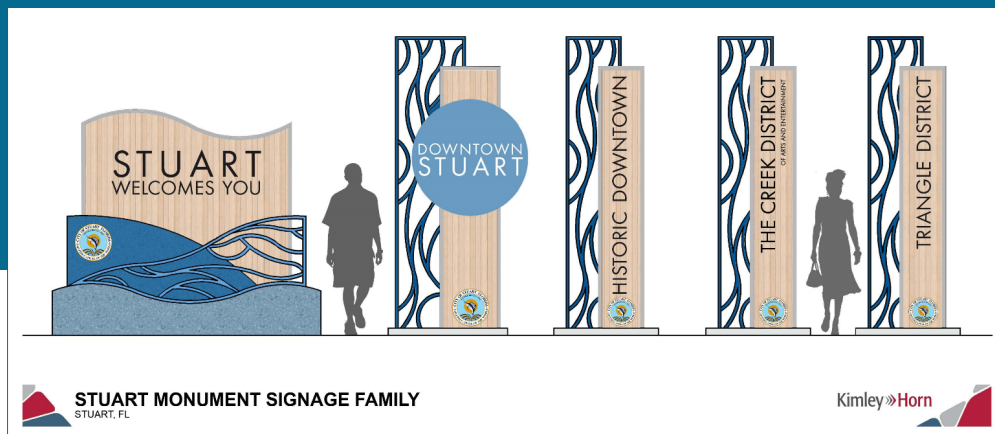
The Master Plan was presented to the East Stuart community in September 2019. The pre-design online survey was conducted in July/August 2021. The schematic design was presented at the Joint CRB, CRA, CC meeting on January 27, 2022. The design was presented to the community in March 2022. The East Stuart 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 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 final design costs are \$370,000. During FY 2023, 30% of construction plans were completed and reviewed by city staff for comments. The estimated construction cost is \$7-\$8 M.



GATEWAY AND DISTRICT SIGNAGE

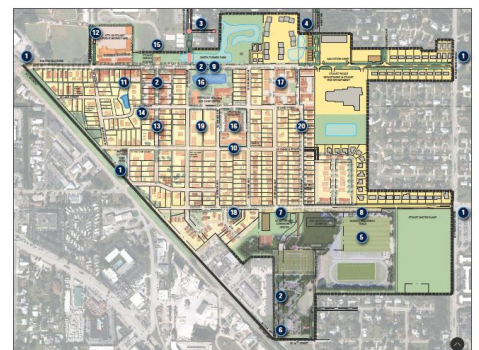
The CRA undertook the project of improving the existing gateway signage on NE and SE Federal Highway and S Kanner Highway. The existing signages at major entry points are under-scaled, providing little opportunity to attract passersby. The gateway signage project included district signage for a sense 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 cost for final design and bid documents is \$160,105. The final design for gateway and district signage was completed in 2023. The bid was advertised in January 2024. The project will be awarded to a contractor in March 2024 and fabrication/installation is anticipated to be completed by Fall 2024.

The monument style “Welcome to” signage will be installed at three different locations within FDOT Right-of-Way. The preliminary plans were submitted and approved by FDOT in January 2024. The formal FDOT permitting process can take 12-15 months. The estimated construction cost for gateway, district, and monument signages is \$350,000.



EAST STUART MASTER PLAN UPDATE

The East Stuart Master Plan was updated and adopted by Resolution 09-2023 CRA in July 2023. The outreach included interviews with residents, business owners, property owners, a Vision Update Workshop, Walking Tour, and Work-In-Progress presentations. As part of the update, the original Master Plan was re-evaluated and shifting priority from the required vertical mixed-use projects to reflecting a mixed-use neighborhood and recommitting long term planning in the neighborhood..



SE DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS – APPLIED FOR TAP GRANT

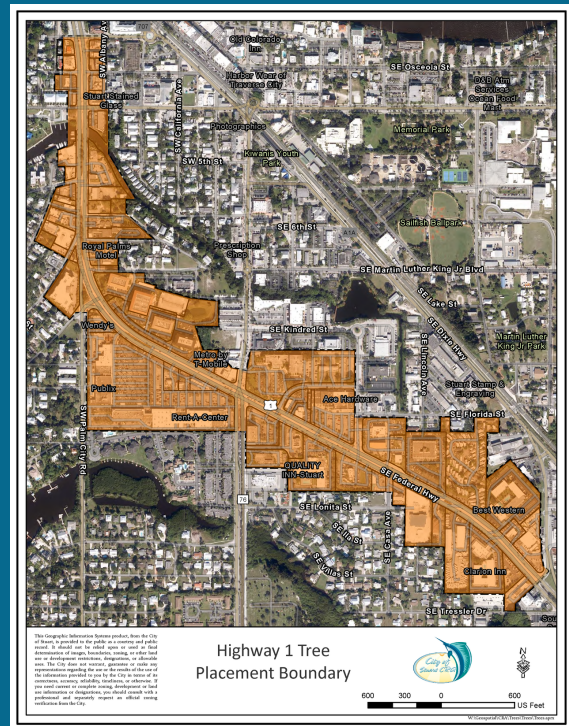
The SE Dixie Highway Streetscape Improvements will consist of reducing the existing travel lane widths, improve the sidewalk adjacent to the FEC, maximize on-street parking, improve sidewalks on the west side of the street, crosswalks, landscaping and pedestrian lighting from SW Joan Jefferson Way and 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 Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant for funding in the amount of \$481,673 for the FY 2026/2027 funding cycle. The FDOT provided an eligibility determination letter in June 2023. The funding amount will be subject to availability of funds and budget in the work program year that the project is scheduled to be committed. The kickoff meeting is scheduled in early 2025 and construction in 2027. The conceptual and final design costs are estimated at \$105,000 and the estimated construction cost is \$990,338.



FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM / LAND DEVELOPMENT CODE AMENDMENT

The CRA Board adopted the Federal Highway Street Tree Master Plan and Program to implement the goals and vision of the corridor with urban street trees and other planting material to enhance the usability of sidewalks and to beautify the gateway corridor. In conjunction, the city's Land Development Code was updated to reflect the desired expectations along the corridor with setbacks to provide a shared-use path or a wide sidewalk, shaded environment for pedestrians and bicyclists and enhance public safety.

The CRA will promote the program and coordinate with property owners along the corridor to encourage participation in the program. Continuous outreach and coordination with contiguous property owners will have the most effective and visual impact along the corridor for both vehicular traffic and pedestrians.



UTILITIES BOX WRAP PROGRAM

The CRA will be transforming traffic control boxes within the CRA by featuring images captured by a local photographer depicting the City's historic landmarks, nature, and environmental themes. The CRA is in the process of hiring a local photographer and implementing the program to create a visual pedestrian experience and transform metal boxes into public art. The CRA will coordinate with Martin County to amend the Traffic Signal Box Maintenance Agreement to include maintenance of the wrap.

COMMUNITY DEVELOPMENT BLOCK GRANT – HOUSING REHABILITATION

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 were 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 11 ranked applications will require specific environmental review and clearance and home inspection to develop scope of work to receive rehab assistance. The first top six ranked applicants have cleared environmental. The bid process has been completed and the contract has been awarded to the lowest bidder for each project. The contract signings for group #1 will be on March 13th. The next group is scheduled for a bid process in March 2024 and contract signings will depend on State site-specific environmental for each project.

COMMUNITY DEVELOPMENT BLOCK GRANT – COVID ECONOMIC DEVELOPMENT

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 appraisal was completed in February 2023. The environmental assessment was completed in December 2023. The City/CRA acquired the property for \$1,617,476 and closed on the property on January 12, 2024. The CRA awarded a contract to Kimley-Horn to provide professional engineering services for the redevelopment of 710 SE MLK Blvd, including site, architectural, and construction plans. The City/CRA will partner with Project LIFT to provide services, including skilled training programs in conjunction with job readiness and career development, at the new building. The City/CRA will prepare a Memorandum of Understanding as an agreement between the City of Stuart and Project LIFT and a lease agreement upon completion of construction of the project. The design and permitting process is anticipated to be completed by the end of 2024 and the construction will begin in 2025.

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.

In 2023, Stuart Main Street completed roughly \$15,000 in facility improvements and upgrades to the historic Flagler Center building and hosted more than 260 private, nonprofit, and public education events. Renovations to date are approximately \$180,000.

Stuart Main Street sought new ways to promote the Downtown and support small businesses. Promotions included a tourism podcast to highlight the fall season of events for the Downtown and the importance of supporting small businesses during the holidays, hosting a series of Google education classes for the Downtown businesses and sponsoring podcast interviews with entrepreneurs and downtown merchants to connect on a more personal level. In addition, they activated a new receipt raffle program for Small Business Saturday where shoppers and diners uploaded pictures of their receipts and earned the chance to win gift cards to Downtown businesses allowing Stuart Main Street to gauge spending activity in the Downtown.

To improve and beautify the Historic Downtown, Stuart Main Street hosted its first annual Downtown Cleanup in celebration of Earth Day on April 22, with more than 100 volunteers ranging from ages 13-80 years old and engaging the small local businesses to get involved. Volunteers collected more than 3,000 lbs. of trash and debris from the surrounding water, parks, streets and sidewalks, as a way to support the CRA's fourth objective of "creating an attractive pedestrian and bicycle-friendly streets complemented by building forms and enhanced by public art that strongly links the different neighborhoods". They were able to secure a local business that pressure washed the riverwalk stage and seating area.

Notably, Stuart Main Street was recognized by the Secretary of State as "Main Street program of the Month" for the month of March and featured in the annual 'Fresh From Florida' agriculture magazine, set to be published Jan 2024. Main Street also collaborated on a feature article all about Downtown Stuart, in Stuart & Jupiter Magazine set to be published in Feb 2024.

Continued...

STUART MAIN STREET PARTNERSHIP

In collaboration with the CRA, Stuart Main Street applied for and received a \$40,000 state grant to update the city's historical properties survey in September 2022. The survey included an inventory of previously surveyed properties (1991 survey) and identify and prioritize newly surveyed properties. This was completed and submitted in August of 2023 as the first step in achieving the official historic designation for the Downtown.

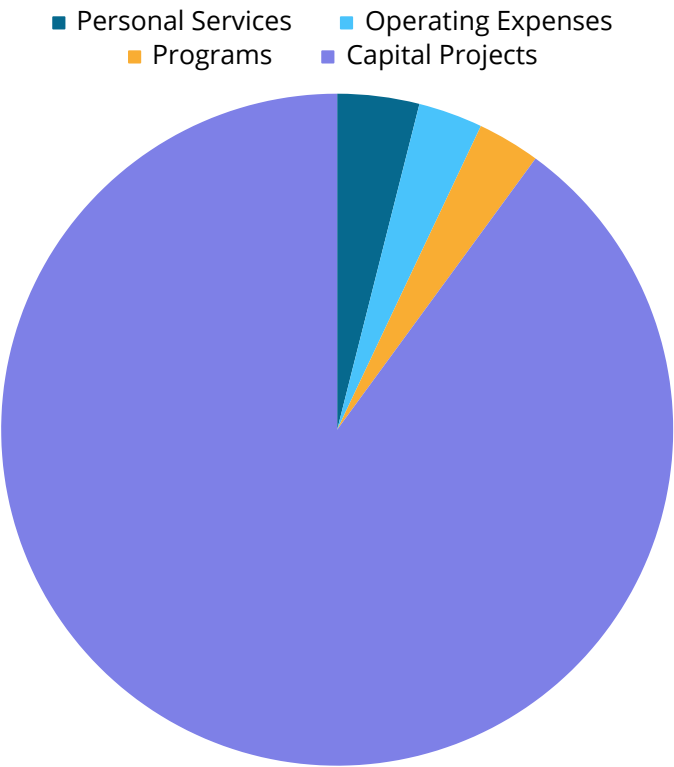
Additionally, Stuart Main Street submitted a grant application for the FL Department of State Division of Historical Resources Small Matching, on June 1, 2023. The FL-DOS has published final grant rankings and award notifications. Our application ranked #11 out of 69 and was recommended for full funding of \$25,000. They are currently awaiting state budget approval and grant contract from the State and hope to begin the project by July 2024.

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.



CRA ANNUAL BUDGET & FINANCIAL STATEMENT

On August 22, 2022, the CRA Board unanimously recommended approval of the FY2023 budget for the CRA. The City Commission approved the FY2023 budget on September 26, 2022. The CRA FY 2022 revenue budget includes estimates for increment revenue of \$4,229,672, wayfinding signage income of \$2,700, and fund balance of \$1,820,333. The CRA reserves the right to entertain any projects, funding, and supplemental appropriation throughout the year to accommodate its objectives. The table below summarizes the FY 2022 CRA budget.



CRA FY 2022 TOTAL BUDGET

Personal Services	\$203,582
Operating Expenses	\$160,117
Programs	\$156,000
Capital Projects	\$4,650,000
Total	\$5,169,699

The CRA unaudited financial statement for the fiscal year ended September 30, 2023, is attached as Appendix A.

APPENDIX A

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 1,831,255	
Ad valorem taxes received from Martin County	2,406,704	
Miscellaneous revenue	27,390	
Purpose of withdrawals:		
Regular Salaries/Wages		147,961
Special pay		3,816
Compensated Annual Leave		1,953
Taxes, Insurance & Retirement Contributions		56,632
Personal Services		210,362
Administrative expenses		37,315
Professional Services		51,220
Travel & Per Diem		120
Communication Services		937
Utility Services		3,056
Aids to Private Organizations		16,904
Property lease		35,969
Memberships and training		2,692
General Liability Insurance		15,791
Repair & maintenance		-
Printing, Office Supplies and Other Operating		31,903
Sidewalk improvements		26,884
Micro transit operations		186,145
CRA sidewalk staining		2,500
Mainstreet		70,000
Mangrove trimming		1,500
Paver brick maintenance		5,000
Sidewalk Staining		2,500
Total Operating Expense		490,436
Land Expense		9,030
Infrastructure Expense		187,248
Total Capital Expense		196,278
Rollover Professional Services		16,500
Rollover Infrastructure		189,042
Rollover Aids to Private Organizations		28,145
Total Rollover Expense from FY2022		233,687
	<u>\$ 4,265,349</u>	<u>\$ 1,130,763</u>



Pinal Gandhi-Savdas, CRA Executive Director

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Jordan Pinkston, CRA Program Manager

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WWW.CITYOFSTUART.US/CRA

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

Meeting Date: 3/5/2024

Prepared by: Kristopher McCrain

Title of Item:

D&D OF LANDSCAPE CODE REQUIREMENTS OUTLINED UNDER SECTION 6.04.00 OF THE CITY OF STUART LAND DEVELOPMENT CODE

Summary Explanation/Background Information on Agenda Request:

The Community Redevelopment Board has requested to review the landscaping requirements outlined under Section 6.04.00 of the City of Stuart Land Development Code.

Funding Source:

N/A

Recommended Action:

Staff is seeking direction from the Community Redevelopment Board on recommendations to amend the landscaping requirements outlined under Section 6.04.00 of the City of Stuart Land Development Code.

ATTACHMENTS:

1. Land Development Code Section 6.04.00 - Landscaping

6.04.00. LANDSCAPING

- A. *Title.* The provisions of this section 6.04.00 shall be known as the "Stuart Landscape Code" and "landscape code."

Sec. 6.04.01. Applicability of Stuart Landscape Code.

- A. This Stuart Landscape Code applies to new development and to a renovation development for which a building permit has been issued by the city after July 1, 1995. No certificate of occupancy shall be issued for any portion or phase of a new development or a renovation development to which this landscape code applies until all required landscaping has been installed pursuant to the requirements of this landscape code.
- B. This Stuart Landscape Code applies to a vacant development which, as of July 1, 1995, and at any time thereafter, has remained unoccupied continuously for the previous 180 days. This landscape code does not apply to a development for which a building permit was issued prior to July 1, 1995, unless such development becomes a vacant development.
- C. This Stuart Landscape Code applies to all development to which the Stuart Parking Code is applicable beginning July 1, 1995.
- D. This Stuart Landscape Code applies to all landscaping installed on public or private property after July 1, 1995.
- E. All development for which landscaping is required by this Stuart Landscape Code shall comply with the xeriscape requirements set forth below in section 6.04.05 prior to issuance of a certificate of occupancy.
- F. The development design of a renovation development or a vacant development may preclude a literal compliance with all the landscape design, installation and irrigation requirements of this landscape code. In such event, the required landscaping that may be reasonably and economically accommodated at the discretion of the city development director shall be provided.
- G. Activities relating to land clearing shall comply with the requirements of chapter V, Resource Protection Related Development Standards, of this Code.
- H. All landscaping required by this landscape code shall be installed and maintained as required by this landscape code. The failure to do so shall constitute a violation of this landscape code subject to code enforcement procedures and regulations.
- I. The provisions of this landscape code apply to properties within the Urban Code, East Stuart Code, and S.E. Ocean Boulevard Overlay Zone as provided at chapter III of this Code.

Sec. 6.04.02. General provisions.

- A. *Plant material standards.*
1. At least 50 percent of all required landscaping in the form of trees, shrubs, ground cover and grass shall collectively consist of native vegetation. No one species of tree shall exceed 25 percent of the minimum number of trees required. Neither existing trees nor trees in excess of the minimum number required shall be subject to this limitation. The native vegetation shall be selected from the following City of Stuart plant list. This list may be amended as necessary from time to time by resolution:

(Ord. No. 1826-02, § 1, 1-28-02)

a. Shade or Canopy Trees:	
Red Maple	(Acer rubrum)
American Holly	(Ilex opaca)
Southern Magnolia	(Magnolia grandiflora)
Sweet Bay	(Magnolia virginiana)
Red Bay	(Persea borbonia)
Sycamore	(Plantanus occidentalis)
Slash Pine	(Pinus elliottii)
Sweet Gum	(Liquidambar styraciflua)
Live Oak	(Quercus virginiana)
Laurel Oak	(Quercus laurifolia)
Mahogany	(Swietenia mahagoni)
Dahoon Holly	(Ilex cassine)
b. Palms:	
Paurotis Palm	(Acoelorrhaphe wrightii)
Queen Palm ¹	(Arecastrum romanzoffianum)
Chinese Fan Palm ¹	(Livistonia chinensis)
Canary Island Date Palm ¹	(Phoenix canariensis)
Alexander Palm ¹	(Ptychosperma elegans)
MacArthur Palm ¹	(Ptychosperma macarthuri)
Silver Palm	(Coccothrinax argentata)
Mexican Washington Palm ¹	(Washingtonia robusta)
c. Flowering Trees:	
Glaucous Cassia ¹	(Cassia surattensis)
Weeping Bottlebrush ¹	(Callistemon viminalis)
Lemon Bottlebrush ¹	(Callistemon lanceolata)
Queens Crepe Myrtle ¹	(Lagerstromia speciosa)
Paradise Tree	(Simaruba glauca)
Silver Trumpet ¹	(Tabebuia caraiba)
Pink Tab or Trumpet Tree ¹	(Tabebuia heterophylla)
Princess Flower Tree ¹	(Tibouchina grandiflora)
Hong Kong Orchid ¹	(Bauhinia blakeana)
d. Accent Trees:	
Myrsine	(Myrsine guianensis)
Wax Myrtle	(Myrica cerifera)
Anacahuita, White Corda ¹	(Cordia boissieri)
Geiger Tree	(Cordia sebestena)
Yellow Elder	(Tecoma stans)
Cherry Laurel	(Prunus caroliniana)
Frangipani Plumeria ¹	(Plumeria acuminata)
Princess Flower Tree ¹	(Tibouchina grandiflora)
Jamaica Caper	(Capparis cynophallophora)
East Palatka Holly	(Ilex attenuata 'EastPalatka')
Golden Dewdrop	(Duranta repens)
Loblolly Bay	(Gordonia lasianthus)
e. Shrubs:	
Florida Privet	(Forestiera segregata)

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Simpson's Stopper	(Myrcianthes fragrans)
Cocoplum	(Chrysobalanus icaco)
Buttonwood	(Conocarpus erectus)
Silver Buttonwood	(Conocarpus erectus sericeus)
Cherry Laurel	(Prunus caroliniana)
Wax Myrtle	(Myrica cerifera)
Myrsine	(Myrsine guianensis)
Gallberry	(Ilex glabra)
Walter's Virburnum	(Viburnum obovatum)
Firebush	(Hamelia patens)
f. Ground Covers:	
Lantana species	(Lantana spp.)
Coontie	(Zamia floridana)
Blue Eyed Grass	(Sysirinchium)
Cordgrass	(Spartina bakerii)
Erect Swordfern	(Nephrolepis cordifolia)
Beach Sunflower	(Helianthus debilis)
Swamp Fern	Blechnum serrulatum
Swamp Lilly	Crinum americanum
Wild Allamanda	Urechites lutea
Shiny Blueberry	Vaccinium myrsinites
Spider Lily	(Hymenocallis latifolia)
g. Vines:	
Carolina Jessamine	(Glesminum sempervirens)
Trumpet Honeysuckle	(Lonicera sempervirens)
¹ These plant materials shall not count towards the native vegetation requirements of this Code.	

2. Not less than 50 percent of all trees used to meet landscaping requirements shall be shade or canopy trees. Trees shall have a minimum height of 12 feet and a minimum spread of six feet at planting. Palm trees may be substituted for any number of the remaining trees provided that two palm trees shall be counted as one tree. Requirements of shade or canopy trees shall be mitigated when proposed locations will conflict with overhead power lines. Forms of mitigation may include: the replacement of each shade or canopy tree with three small accent trees, the planting of shade or canopy trees at an alternate site as determined by the Stuart Beautification Committee, the requirement of additional existing native trees, or other mitigation methods as determined by the city development director.
3. Plant materials used in conformance with the provisions of this landscape code shall conform to the Standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part I and Part II, 1963, State of Florida, Department of Agriculture, Tallahassee. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in bags with Florida Department of Agriculture tags attached indicating quality control program.
4. Banyan trees, Ficus trees, and Rubber trees and any other tree species identified by the city development director as likely to cause damage to public roadways, public facilities or building foundations shall not be planted closer than 12 feet thereto unless the tree root system is completely contained within a container or barrier five feet square and five feet deep and for which the construction requirements shall be four inch thick concrete reinforced with #6 road mesh (6 × 6 × 6) or equivalent.

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5. Trees of species whose canopy could be damaged by or could cause damage to overhead power lines shall not be planted closer than a horizontal distance from overhead power lines of 30 feet for large-sized trees and 20 feet for medium-sized trees. Large- and medium-sized trees shall be determined by current Florida Power and Light (FPL) guidelines. Small trees can be planted adjacent to power lines. Palm should be planted at a distance equal to or greater than the average frond length plus two feet from the power lines. Plantings near pad mounted transformers shall not restrict access to or maintenance of the transformer, and a five-foot clearance is recommended. For additional information, contact Florida Power and Light (FPL) for recommended tree lists and setbacks.
 6. Shrubs shall be a minimum of 24 inches in height and have a minimum 12-inch spread or be a three-gallon container size at planting.
 7. Hedges shall be 80 percent opaque within one year thereafter. At planting, hedge shrubs shall be not less than 24 inches in height with an 18-inch spread and shall be "full" specimens, which are fully rooted in three-gallon containers. Hedge shrubs shall be planted 24 inches on center. Unless otherwise specified, hedges shall be maintained at a minimum height of 30 inches.
 8. Vines shall be a minimum of 30 inches in height at planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements. No vines shall be planted within utility easements or within five feet of any existing or proposed utility pole, guy wire or pad-mounted transformer.
 9. Ground cover used in lieu of grass shall be planted so as to present a finished appearance and reasonable complete coverage within three months of installation. All landscaped areas shall be sodded or otherwise covered with ground cover.
 10. Grass areas shall be planted in species locally grown as permanent lawns. Grass areas may be sodded, plugged, sprigged or seeded provided solid sod shall be used in swales or other areas subject to erosion. In areas where solid sod or grass seed is not used, nurse grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

B. *Installation.*

1. All required landscaping installed pursuant to this landscape code shall be installed according to accepted good planting practices.
2. Landscaped areas shall be protected from vehicular encroachment by car stops, curbs, or other appropriate means.
3. For a major development, as defined in chapter XII, a registered landscape architect shall inspect and certify that all required landscaping has been installed in accordance with the landscape plan and the requirements of this landscape code. No certificate of occupancy or similar authorization will be issued until the required landscaping has been certified.

C. *Irrigation.*

1. Landscaped areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition. All irrigation systems shall be designed, installed and maintained in such a manner as not to be a nuisance to adjacent properties and uses and to the general public.
2. Design plans for the irrigation system must be submitted with the required landscape plan for review and approval by the city development department.
3. All irrigation systems shall include a "rain switch" to monitor rain levels and irrigation needs.
4. Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established.

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5. Natural areas and native vegetation left undisturbed by development may be excluded from the irrigation system.

D. *Existing native vegetation.*

1. All native vegetation which is not located in areas requiring their removal as reflected by an approved plan document shall be retained in an undisturbed state as provided in chapter V, Resource Protection Related Development Standards, of this Code.
2. All non-native and nuisance species shall be removed upon development as specified in chapter V, Resource Protection Related Development Standards, of this Code.
3. Existing healthy trees which have a caliper of six-inch DBH, or larger, and which are not an invasive plant species may be credited toward meeting the minimum number of required trees. Areas within a development may be designated as natural vegetation areas where the natural grade and existing native vegetation will remain undisturbed. Trees that are not an invasive plant species which are located in such areas and have a caliper of four inches DBH or larger may be credited toward meeting the minimum number of required trees.

Sec. 6.04.03. Landscape design.

- A. For a major development and minor development, a landscape plan shall be submitted and approved as part of the development approval process and prior to the issuance of a development permit. Landscape plans for a major development shall be prepared by a registered landscape architect. All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted.
- B. Landscape standards.
 1. Not less than 20 percent of the total gross area of a development site shall be landscaped. The landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen and/or historic trees as described in chapter V, Resource Protection Related Development Standards, of this Code.
 2. Not less than 50 percent of the required landscaping for a major development shall be interior landscaping as described in subsection 6.04.07 C. of this landscaping code.
 3. Impervious surfaces shall not be placed within five feet of the base of an existing tree to be preserved.
 4. Mulch shall be designed and installed in all planting areas to a depth of two to three inches. The type of mulch shall be specified on the landscape plan.
 5. Not less than 50 percent of a required shoreline protection zone, as defined in chapter XII, shall consist of native vegetation.
 6. In order to allow for flexibility and creativity in design standards, hedges may be replaced or interrupted in areas which provide for a decorative wall and berms and other creative landscape features and landscape materials may be clustered so long as the parking area remains screened from public right-of-way and adjacent private property. Such modification must be approved by the city development director in accordance with site plan review procedures and must be consistent with the intent of this landscape code.
 7. In the event the number of parking spaces to be installed exceeds the minimum number of parking spaces required by the Stuart Parking Code, the required landscaping shall be increased by 100 square feet for each additional parking space. The additional landscaping shall consist of shrubs, ground cover, grass and mulch in accordance with the standards of these regulations. For each additional 500 square

feet of impervious surface or fraction thereof, one shade tree shall be provided in addition to the shrubs, ground cover, grass and mulch.

8. Visibility triangles. All landscaping within a visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet and shall comply with the most current edition of the State of Florida DOT Roadway and Traffic Design Standards, Index 546 regarding visibility triangles. Trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed provided the location does not itself create a traffic hazard. Landscaping, except grass or ground cover shall not be located closer than three feet from the edge of any driveway pavement. Refer to Landscape Exhibit D, Visibility Triangle.

Sec. 6.04.04. Maintenance.

A. General.

1. The owner and the lawful occupant of real property landscaped as new development, renovation development or vacant development pursuant to the provisions of this landscape code are each responsible for the maintenance of all such required landscaping in a healthy, growing condition.
2. The owner and the lawful occupant of real property landscaped prior to the effective date of this landscape code are each responsible for the maintenance of all installed landscaping in a healthy, growing condition. The city shall periodically inspect all areas of required landscaping for proper maintenance. Regular maintenance includes irrigation, fertilization, and routine pruning of all trees and shrubs. The owner or lawful occupant of the real property shall be responsible to correct any deficiency reported by inspection within a reasonable time frame. Failure to comply will result in a hearing before the code enforcement magistrate.

(Ord. No. 1826-02, § 1, 1-28-02)

3. Landscaped areas shall be maintained in a neat and orderly appearance and kept free from refuse and debris. All walls and fences shall be maintained in good condition so as to present a neat and orderly appearance and shall be kept free from graffiti.
4. Trees shall be pruned only as necessary to promote healthy growth or to avoid powerlines. Trees shall not be severely pruned or "hatracked" in order to permanently maintain growth at a reduced height. Pruning shall be accomplished in accordance with current applicable National Arborists' Standards and the American National Standards Institute (ANSI) Standard A300 Pruning/Trimming Standards.

- B. *Installation and maintenance guarantee.* Prior to the issuance of a certificate of occupancy for any portion of a new development, renovation development or vacant development landscaped pursuant to the provisions of this landscape code, an installation and maintenance guarantee in a form acceptable to the city development director shall be provided to guarantee the installation and maintenance of the required landscaping and the irrigation system in accordance with the provisions of this landscape code and other applicable ordinances, and as defined in chapter XII of this Code. This guarantee shall list all required landscape materials and shall describe the irrigation system to which it pertains.

Sec. 6.04.05. Xeriscape landscaping.

- A. All development for which landscaping is required by this Code shall comply with the xeriscape requirements set forth below prior to issuance of a certificate of occupancy. For a development for which a landscape plan is required prior to issuance of a building permit, the selected design options and the accompanying points necessary to meet the following xeriscape requirements shall be clearly tabulated on the landscape plan.

- B. To obtain a development permit, an applicant shall attain a minimum of 50 points from the following table of design options. As used in the table, "list" means the list of drought tolerant species set forth in the most current South Florida Water Management District's Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscape™. A copy of the guide is available for public inspection and copying at the office of the city development department.
- C. Design options:

Option		Points
1	Utilization of moisture sensing controller other than rain switch	5
2	Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5
3	Grass:	
	25%—50% of the grass areas are made up of drought tolerant grass species from the list	5
	51% or more of the grass areas are made up of drought tolerant grass species from the list	10
4	Shrubs:	
	25%—50% of the required shrubs are made up of drought tolerant species from the list	5
	51% or more of the required shrubs are made up of drought tolerant species from the list	10
5	Trees:	
	25%—50% of the required trees are made up of drought tolerant species from the list	5
	51% or more of the required trees are made up of drought tolerant species from the list	10
6	Extra shade trees in vehicular use areas:	
	25% more than the required shade trees planted in the vehicular use area	5
	50% more than the required shade trees planted in the vehicular use area	10
7	Sod area less than 50% of landscape area	10
8	Utilization of compacted mulched (use of cypress mulch not recommended in order to protect natural cypress wetlands) planting beds at least three inches deep in all planted areas except ground cover	10

(Ord. No. 1284-93, § 6.06.03.E., 4-26-93; Ord. No. 1417-95, 7-1-95)

Sec. 6.04.06. Land use transitions and landscape buffers.

The character and aesthetics of residential neighborhoods are of special interest to the city because they provide a quality of living that makes Stuart a vibrant community. It is necessary to protect and buffer these residential neighborhoods from adverse impacts from neighboring non-residential uses and multi-family residential uses. The following regulations are intended to assist in providing a subtle transition between residential uses and neighboring non-residential uses and multi-family residential uses.

A. Applicability.

1. *Types of development.* The "transitional regulations" set forth in this section 6.04.06 apply to an application for new development, renovation development, and vacant development as those terms are defined in chapter XII of this Code.
2. *Development incompatibility.* Specifically, these transitional regulations apply to an application for non-residential development approval and to an application for single-family or multi-family residential development approval on property adjacent to an existing residential use or an adjacent residential zoning district. These regulations do not apply, however, to a proposed non-residential use adjacent to an existing non-residential use in the "R-3" residential zoning district.
3. *Conflicts.* In the event of a conflict between a transitional regulation in this section 6.04.06 and the requirements set forth in chapter III of this Code, the chapter III requirements shall prevail. Otherwise, in the event of a conflict between any transitional regulations in this section 6.04.06 and other Code sections, the transitional regulation shall prevail.

B. *Transitional regulations.*

As used herein, the term "common boundary" means the common boundary of the proposed non-residential or multi-family use and the adjacent residential use or residential zoning district. As used herein, the terms "buffer" and "buffer screen" are defined in chapter XII of this Code.

1. Except as modified below, buffer width requirements for one-story developments, including parking lots, shall be:

Type of Use	Abutting Single-Family Use or Zone		Abutting Two-family or Multi-Family Use or Zone	
	Side Yard (ft.)	Rear Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
Multi-Family, 0.5 acre or less	25	25	15	20
Multi-family, other	25	25	25	25
Commercial and other non-residential	25	25	25	25
Industrial	30	30	30	30

(Ord. No. 1453-96, 6-1-96)

2. The modification to the above buffer requirements are as follows:
 - a. For multi-story developments, the buffer width is an additional ten feet for each upper story.
 - b. A buffer of not less than 15 feet in width shall be provided along the common boundary between the side and rear of any proposed use and a residential use or residential zoning district that is separated by a street, road, or other right-of-way of less than 100 feet in width.
 - c. For sites with no native vegetation, the side and rear landscape strip shall be at least 25 feet in depth and planted with native vegetation, in accordance with section 5.04.02.A.4 of this Code.
3. The following modifications to the above buffer requirements apply to "R-3" zoning district:

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- a. The "commercial and other non-residential" side yard buffer width for an "abutting multi-family use or zone" property which is undeveloped and zoned "R-3" residential district shall be 15 and not 25 feet.
 - b. In the "R-3" residential district, the side yard buffer between proposed and existing non-residential uses shall be 12.5 feet instead of 25 feet.

(Ord. No. 1687-99, 8-9-99)

- c. A buffer of not less than 15 feet in width shall be provided along the common boundary between a proposed non-residential use in the "R-3" residential zoning district and adjacent undeveloped property in the "R-3" residential zoning district.
- 4. *Buffer use.* No structures, mechanical equipment, trash receptacles, parking areas, or internal driveways shall be located in the common boundary buffer within 15 feet of the property line.
- 5. *Buffer materials.* The following buffer landscape requirements shall apply, however, not less than one tree shall be planted every 30 linear feet of the common boundary.
 - a. A buffer shall consist of landscaping to include a landscape screen.
 - b. A buffer shall include a buffer screen the width of which is 25 percent of the width of the required buffer. The buffer screen shall include a six-foot high wall or fence with five-foot wide landscape area located along the property line. Where a proposed non-residential development will abut a residential development, the five-foot wide landscape area shall be located outside the six-foot high wall or fence.
 - c. A fence or wall included in a buffer screen shall be constructed with the side of the fence or wall with the finished appearance facing the use of lesser intensity.
 - d. An opening through a buffer area may be provided to facilitate pedestrian or vehicular traffic between developments subject to the approval of the city development director; however, no parking spaces shall be located within the buffer.

(Ord. No. 1453-96, 6-1-96)

- e. Excluding the buffer screen area, a dry retention area may be located in a buffer. Existing plant material within a dry retention area shall not be credited toward meeting the landscape requirements of this landscape code.

Refer to Landscaping Exhibit B, Typical Buffers.

Sec. 6.04.07. Parking areas for multi-family and all non-residential developments.

- A. *Parking area landscaping adjacent to streets.* On the site of a multi-family or a non-residential development which includes a parking area not entirely screened visually by an intervening building from abutting streets, landscaping shall be installed as follows:
 - 1. A landscaped strip of land not less than ten feet in width shall be located between the parking area and the abutting street.
 - 2. The landscaping provided within the landscaped strip shall include:
 - a. One tree for every 30 linear feet of required landscape strip planted singly or in clusters, not be more than 50 feet apart, located between the common lot line and the parking area; and
 - b. A hedge, wall, berm or other durable landscape barrier placed along the outside perimeter of the strip adjacent to right-of-way; and

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(Supp. No. 15)

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- c. Other landscaping, such as shrubs or vines, planted five feet on-center along the street side of a wall; and
 - d. Grass, ground cover, or other landscape treatment.
 3. Shrubs comprising a hedge shall be planted in the landscaped strip at 24 to 30 inches on-center.
 4. Not less than 25 percent of the strip shall be ground cover.
 5. Property located between the strip and parking area shall also be landscaped with grass or other ground cover at a minimum.

Refer to Landscaping Exhibit C, Example of Commercial Development.

- B. *Adjacent to private property.* On the site of a multi-family or a non-residential development which includes a parking area not entirely screened visually by an intervening building from abutting private property, landscaping shall be installed as follows:
 1. A landscaped strip of land not less than five feet in width shall be located between the parking area and the abutting private property.
 2. The landscaping provided within the landscaped strip shall include:
 - a. One tree for every 30 linear feet of required landscape strip planted singly or in clusters, not be more than 50 feet apart, located between the common lot line and the abutting private property; and
 - b. A hedge, wall, berm or other durable landscape barrier placed along the outside perimeter of the strip adjacent to property line; and
 - c. Other landscaping, such as shrubs or vines, planted five feet on-center along the street side of a wall; and
 - d. Grass, ground cover, or other landscape treatment.
 3. Shrubs comprising a hedge shall be planted in the landscaped strip at 24 to 30 inches on-center.
 4. Not less than 25 percent of the strip shall be ground cover.
 5. Property located between the strip and parking area shall also be landscaped with grass or other ground cover at a minimum.
- C. *Parking area interior landscaping.*
 1. For a major development, not less than 50 percent of the required landscaping shall be interior landscaping exclusive of required buffer. Interior landscaping shall be located around the periphery of structures and interspersed throughout parking areas.
 2. A landscaped area not less than five feet wide, consisting primarily of shrubbery, shall be provided along the sides of the building which abut a parking area. A landscaped area not less than two feet in width shall be provided along the sides and rear of a building where abutting an on-site service or access driveway. The landscaping located along the sides and rear of buildings which abut a parking area or driveways shall include a hedge, one tree for every 30 linear feet, and ground cover. This landscaping may be clustered to allow for creativity and flexibility in design with the approval of the city development director.
 3. Interior landscaping shall include not less than one tree for every 500 square feet or fraction thereof of interior landscaped area. Interior landscaped areas shall be located in such a manner as to divide and break up the expanse of paving.

(Ord. No. 1453-96, 6-1-96)

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4. Vehicles may not encroach more than two feet into any interior landscaped area. Two feet of said landscaped area may be part of the required depth of each abutting parking space.
 5. Interior landscaped islands shall be provided between every ten parking spaces. Each interior island shall be not less than six feet in width. Each interior island shall contain not less than one shade tree and a combination of shrubs, ground cover, grass, and mulch. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than 24 inches.
 6. Terminal landscaped islands shall be provided at the end of each parking row. Full terminal landscaped islands shall be not less than ten feet in width and two parking spaces in length. Other terminal landscaped islands shall be not less than ten feet in width and one parking space in length. The length of these islands may be five feet less than the required parking space length. Each terminal island shall contain not less than one shade tree per 18 feet in length and a combination of shrubs, ground cover, grass and mulch.
 7. Interior landscaped medians shall be provided between every interior row of parking spaces and not less than six feet in width. Interior medians shall be landscaped with not less than one shade tree every 20 linear feet thereof planted singly or in clusters provided that no trees shall be located more than 50 feet apart and a combination of shrubs, ground cover, grass and mulch. Trees shall be planted between parking spaces as shown on Landscaping Exhibit C, Example of Commercial Development. Any hedge materials located within an interior landscaped median shall be maintained at a height of not more than 24 inches.
 8. Not less than 50 percent of trees used in parking area interior landscaping shall be shade trees.
 9. Interior landscaped islands may be used for surface water storage under the following conditions:
 - a) Such islands shall be not less than ten feet in width.
 - b) The slope of the median shall not exceed 4:1, and no median shall be more than 1½ feet below the top of the pavement of the parking area.
 - c) Medians utilized for surface water storage shall be curbed with six-inch curbs with openings spaced to alleviate erosion of the island or median. Openings shall have erosion protection (i.e., concrete flumes with energy dissipators) installed from the top of the pavement of the parking area to the bottom of the swale.
 - d) If the median is designed for transmission of stormwater, the median shall contain raised inlets to provide retention; however, no organic mulch or small-leaf trees shall be permitted within the island or median.
 - e) Tree species planted in the median shall be proven adaptable to standing water.Otherwise, interior and terminal landscaped islands and medians shall not be utilized for surface water storage and shall be filled or crowned.
 10. Underground parking structures and multi-level parking structures shall have a landscaped buffer 20 feet in width on the front lot line. The landscaped buffer shall be measured at right angles to the property line unless a wider area is specified as part of the district regulations.

Refer to Landscaping Exhibit C, Example of Commercial Development.

Sec. 6.04.08. Development landscaping requirements.

- A. *Single-family and two-family development.* Single-family and two-family development either newly constructed or renovated at a cost of \$15,000.00 or more shall include one existing or planted tree for every

3,000 square feet of lot area or fraction thereof and per dwelling unit. At least one tree shall be located in the front yard and at least one tree shall be located in the rear yard. Trees shall be shown on a site plan.

B. *Multi-family residential development.*

1. Multi-family development shall provide a landscaped strip of land of not less than ten feet in width between the building walls and parking areas. Landscape materials shall be provided as follows:
 - a. The greater of one tree for every 20 linear feet of required landscape perimeter area, or one tree for every 200 square feet of planting area or a major portion thereof, with no less than 50 percent being shade trees, located between the building walls and parking areas; and
 - b. A hedge or other durable landscape barrier not less than three feet in height at installation placed in a continuous manner along the building walls.
2. A landscaped strip of land not less than ten feet in depth shall be located between the abutting right-of-way and parking areas. Landscape materials shall be provided as follows:
 - a. The greater of one tree for every 25 linear feet of required landscape perimeter area, or one tree for every 250 square feet of planting area or major portion thereof, with no less than 75 percent being shade trees, located between the abutting right-of-way and parking area; and
 - b. A hedge, wall, berm or other durable landscape barrier not less than three feet in height at installation placed in a continuous manner along the building walls; and
 - c. A combination of grass, ground cover, or other landscape treatment excluding paving which covers the remainder of the landscaped strip.
3. All property excluding the required landscape strip lying between the building and parking area and between the right-of-way and parking area shall be landscaped with grass or other ground cover.
4. Multi-family residential development shall provide not less than one tree for each 1,500 square feet, or fraction thereof, of development site.
5. Not less than 20 percent of the development site shall be landscaped.

Refer to Landscaping Exhibit E, Example of Multi-Family Development.

- C. *Commercial and other non-residential development.* A commercial or other non-residential development being either new development, renovation development, or vacant development shall include one existing or planted tree for every 2,500 square feet, or fraction thereof, of the development site. Not less than 20 percent of the development site shall be landscaped.
- D. *Large-Scale Commercial Development (LCD).* An LCD which requires more than 200 parking spaces shall include a landscape strip with a landscape berm between the parking area and the fronting street of a width of not less than 20 feet. The height of the berm shall be lowered at driveway entrances to accommodate a monument sign and to promote vehicle safety. All trees to be located within this strip shall be not less than 16 feet high at installation with a spread of six feet. Required landscape materials, including shrubs, may be clustered along said landscape berm.

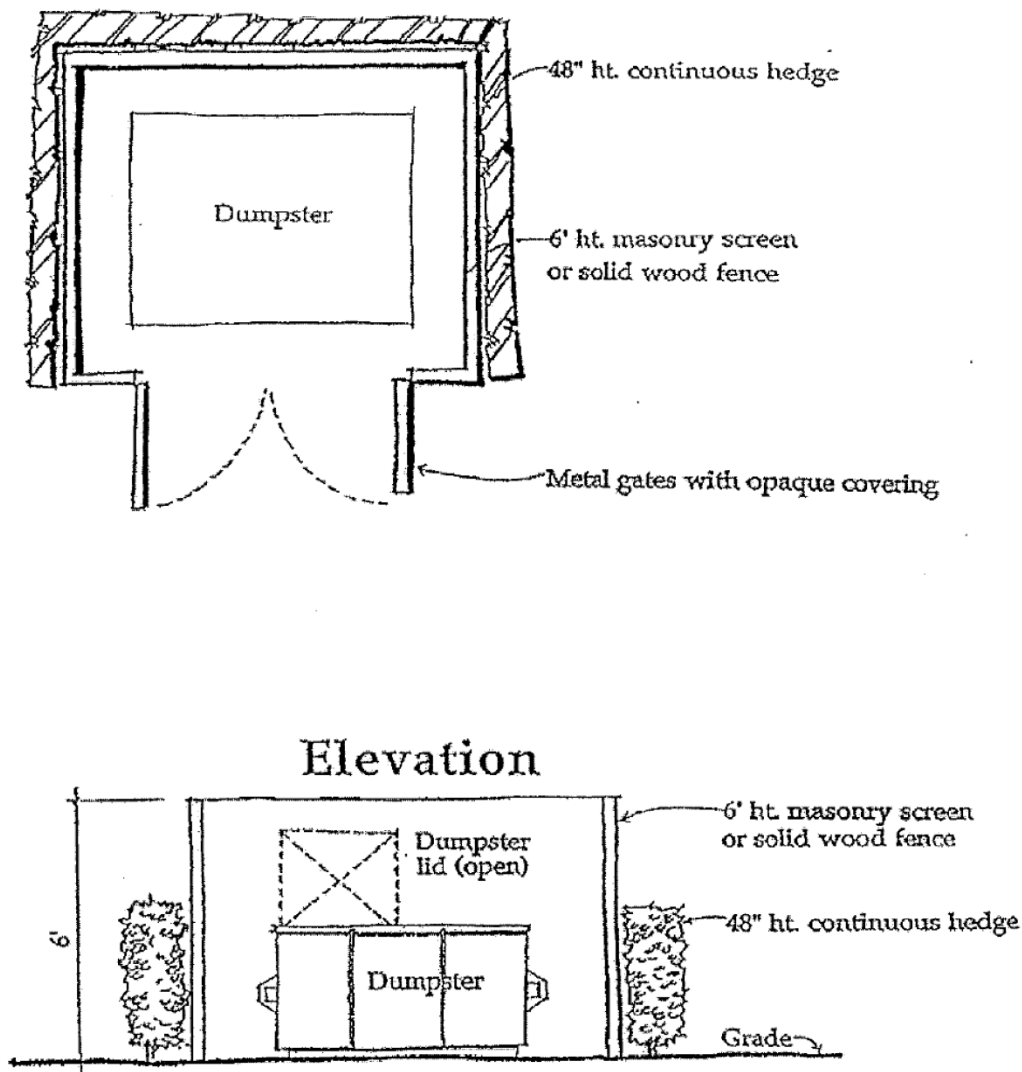
Sec. 6.04.09. Variance appeal to board of adjustment.

A variance appeal to landscape code is forth in section 8.07.00.

Sec. 6.04.10. Loading, storage, mechanical equipment, solid waste disposal facilities and other service function areas.

- A. *Purpose and intent.* The negative visual impacts of service function areas within commercial and non-residential development that may detract or affect the streetscape, landscape or the overall community image shall be minimized.
- B. *Buffering and screening.* Loading areas or docks, outdoor storage, trash collection, mechanical equipment, trash compaction, truck parking, recycling, rooftop equipment and other service function areas shall be fully screened and out of view from adjacent properties at ground view level when located along primary facades or within view of public rights-of-way or residentially zoned properties.
- C. *Materials and design.* Screening materials for and the design of service function areas shall be consistent with design treatment of the primary facades of commercial or non-residential development including its landscaping.

EXHIBIT A



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EXHIBIT B

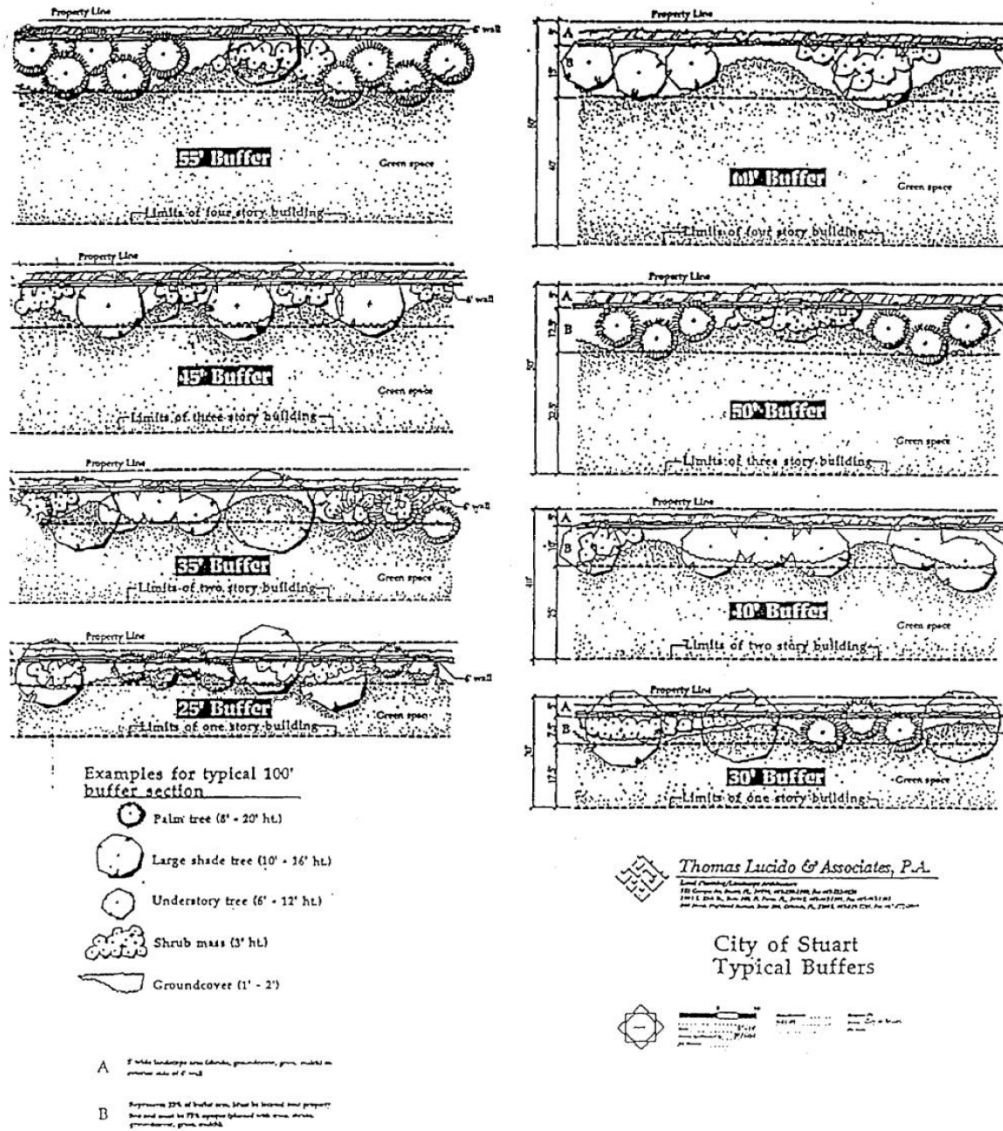
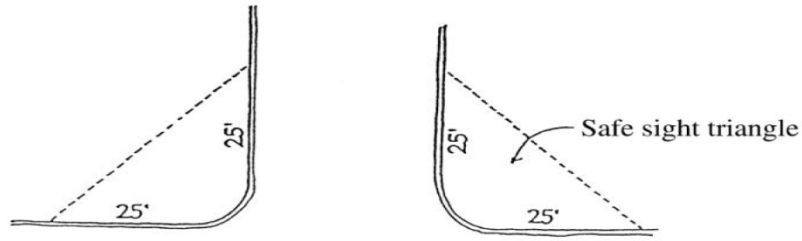


EXHIBIT C

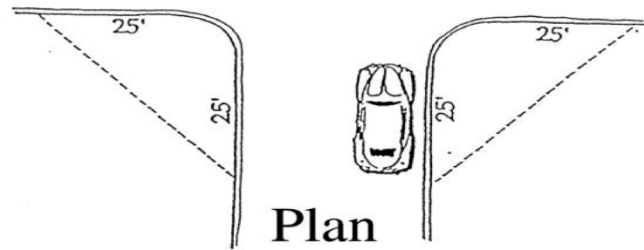
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City of Stuart
Landscape Specifications
Commercial adjacent to
commercial

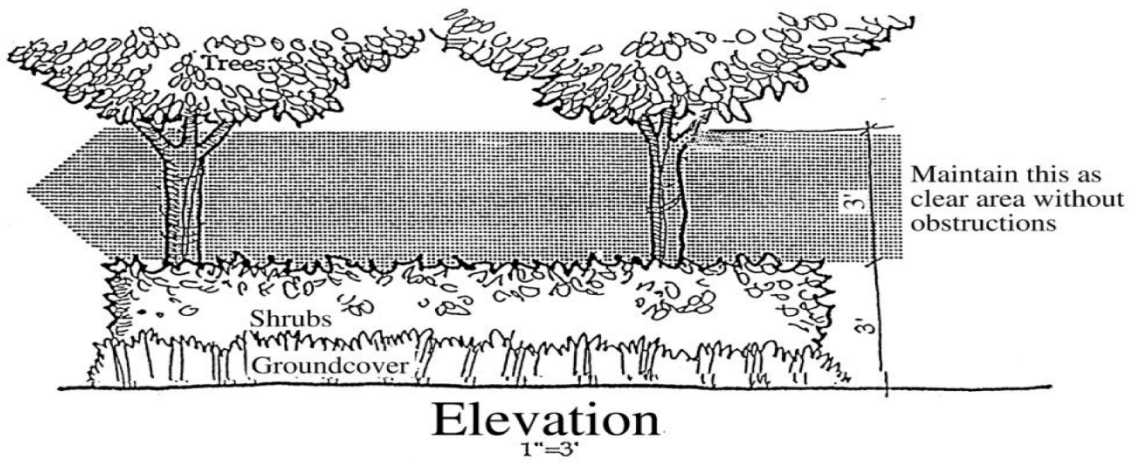
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Roadway



Plan
1"=20'



Elevation
1"=3'

EXHIBIT E

