



## **AGENDA**

### **JOINT MEETING OF THE STUART CITY COMMISSION COMMUNITY REDEVELOPMENT AGENCY AND COMMUNITY REDEVELOPMENT BOARD**

**APRIL 22, 2024 AT 4:30 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

#### **CITY COMMISSION**

**Mayor Rebecca S. Bruner  
Vice Mayor Campbell Rich  
Commissioner Eula R. Clarke  
Commissioner Christopher Collins  
Commissioner Troy McDonald**

#### **COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Rebecca S. Bruner  
Vice Chair - Campbell Rich  
Board Member - Eula R. Clarke  
Board Member - Christopher Collins  
Board Member - Troy McDonald  
Board Member - Tom Campenni  
Board Member - Mark Brechbill**

#### **COMMUNITY REDEVELOPMENT BOARD**

**Chair - Tom Campenni  
Vice Chair - Mark Brechbill  
Board Member - Anita Cocoves  
Board Member - Aaron Hawkins  
Board Member - Frank McChrystal  
Board Member - Bonnie Moser  
Board Member - Andy Noble**

#### **ADMINISTRATION**

**City Manager, Michael J. Mortell  
City Attorney, Lee J. Baggett  
City Clerk, Mary R. Kindel**

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](mailto: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 01/22/2024 JOINT CRA/CRB/CCM MINUTES
2. APPROVAL OF 03/25/2024 CRA MINUTES (CRA APPROVAL ONLY)

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

## **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

## **ACTION ITEMS**

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND THE PROPERTY OWNER OF 728 SW FEDERAL HWY (RC):

RESOLUTION No. 06-2024 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 BRIXMOR/IA DOWNTOWN PUBLIX LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURALS ON EXTERIOR WALLS OF BUILDINGS IN THE DOWNTOWN PUBLIX SHOPPING CENTER LOCATED AT 728 SW FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

4. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 11 SE OSCEOLA STREET (RC):

RESOLUTION No. 07-2024 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 DEHON BUILDING INVESTORS LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR NORTHERN WALL OF A BUILDING LOCATED AT 11 SE OSCEOLA STREET; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**STAFF UPDATE**

**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  
Joint CRA/CRB/CCM**

**Meeting Date:** 4/22/2024

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 01/22/2024 JOINT CRA/CRB/CCM MINUTES

**Summary Explanation/Background Information on Agenda Request:**

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Item.

**ATTACHMENTS:**

1. 01/22/2024 JOINT CRA CRB CCM Minutes

**MINUTES**  
**JOINT MEETING OF THE STUART JOINT CRA/CRB/CCM**  
**JANUARY 22, 2024**  
**AT 4:30 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**  
**Mayor Rebecca S. Bruner**  
**Vice Mayor Campbell Rich**  
**Commissioner Eula R. Clarke**  
**Commissioner Christopher Collins**  
**Commissioner Troy McDonald**

**COMMUNITY REDEVELOPMENT AGENCY**  
**Chair - Rebecca S. Bruner**  
**Vice Chair - Campbell Rich**  
**Board Member - Eula R. Clarke**  
**Board Member - Christopher Collins**  
**Board Member - Troy McDonald**  
**Board Member - Tom Campenni**  
**Board Member - Nikolaus Schroth**

**COMMUNITY REDEVELOPMENT BOARD**  
**Chair - Tom Campenni**  
**Vice Chair - Nikolaus Schroth**  
**Board Member - Mark Brechbill**  
**Board Member - Chris Lewis**  
**Board Member - Frank McChrystal**  
**Board Member - Bonnie Moser**  
**Board Member - Andy Noble**

**ADMINISTRATION**  
**City Manager, Michael J. Mortell**  
**City Attorney, Lee J. Baggett**  
**City Clerk, Mary R. Kindel**

**CALL TO ORDER**

4:30 PM

**ROLL CALL**

CRA PRESENT: Chair Bruner, Vice Chair Rich, Board Member Clarke, Board Member Collins, Board Member McDonald, Board Member Campenni, Board Member Schroth

CRB PRESENT: Chair Campenni, Vice Chair Schroth, Board Member Brechbill, and Board Member Noble

ABSENT: Board Member Lewis, Board Member McChrystal, and Board Member Moser

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF AGENDA**

**4:32 PM MOTION: Approve.**

**MOVED BY: Troy McDonald**

**SECONDED BY: Eula Clarke**

**Motion approved unanimously.**

### **APPROVAL OF MINUTES**

1. APPROVAL OF 10/23/2023 JOINT CRA/CRB/CCM MINUTES

2. APPROVAL OF 11/27/2023 CRA MINUTES (CRA ONLY)

**4:32 PM MOTION: Approve**

**MOVED BY: Tom Campenni**

**SECONDED BY: Troy McDonald**

**Motion approved unanimously.**

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

None.

### **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

None.

### **ACTION ITEMS**

3. AMENDMENT TO THE CRA PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS (RC):

RESOLUTION No. 01-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AMENDMENTS TO THE CITY'S COMMUNITY REDEVELOPMENT PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Executive Director, presented the CRA Plan Update. Programs that are being introduced to the plan were reviewed. CRA is seeking feedback and direction from the boards for future plan projects.

Board Member Campenni commented on having a future discussion on spending and payback opportunities and felt there should be a separate discussion at a future meeting.

CRA Board Members commented on Guy Davis Park, the Willie Gary Project, tram wrapping, etc.

There was discussion on whether there were too many CRA Projects, the urban code and doing a code review, future development, TIFF funding/revenue, outreach etc.

**5:26 PM MOTION: Approve.**  
**MOVED BY: Troy McDonald**  
**SECONDED BY: Eula Clarke**  
**Motion approved unanimously.**

**STAFF UPDATE**

**ADJOURNMENT**

5:28 PM

**CCM**

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**Mary R. Kindel, City Clerk**

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**Rebecca S. Bruner, Mayor**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 22nd day of April, 2024.**

**CRA**

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**Mary R. Kindel, City Clerk**

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**Rebecca S. Bruner, Chair**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 22nd day of April, 2024.**

**CRB**

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**Mary R. Kindel, City Clerk**

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**Tom Campenni, Chair**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 22nd day of April, 2024.**

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

**Meeting Date:** 4/22/2024

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 03/25/2024 CRA MINUTES (CRA APPROVAL ONLY)

**Summary Explanation/Background Information on Agenda Request:**

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Item.

**ATTACHMENTS:**

1. 03/25/2024 CRA Minutes

**MINUTES  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART  
MARCH 25, 2024  
AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Rebecca S. Bruner  
Vice Chair - Campbell Rich  
Board Member - Eula R. Clarke  
Board Member - Christopher Collins  
Board Member - Troy McDonald  
Board Member - Tom Campenni  
Board Member - Vacant**

**ADMINISTRATIVE**

**City Manager, Michael J. Mortell  
City Attorney, Lee J. Baggett  
CRA Executive Director, Pinal Gandhi-Savdas  
City Clerk, Mary R. Kindel**

**CALL TO ORDER**

4:00 PM

**ROLL CALL**

PRESENT: Chair Bruner, Vice Chair Rich, Board Member Clarke, Board Member Collins,  
Board Member McDonald, Board Member Campenni

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**4:01 PM MOTION: Approve.  
MOVED BY: Tom Campenni  
SECONDED BY: Troy McDonald  
Motion approved unanimously.**

**APPROVAL OF MINUTES**

1. APPROVAL OF 02/26/2024 CRA MINUTES

**4:01 PM MOTION: Approve.**  
**MOVED BY: Tom Campenni**  
**SECONDED BY: Troy McDonald**  
**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. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2023**

Pinal Gandhi-Savdas, CRA Executive Director, presented the CRA Annual Report which included CRA Members, completed projects throughout the CRA, tram system, historic properties survey report, solar and energy loan (SELF) program, parking enforcement system, downtown undergrounding and streetscape, improvements throughout the CRA, gateway and district signage, East Stuart Master Plan update, SE Dixie Highway streetscape improvements, utilities box wrap program, Community Development Block Grant's (CDBG), Stuart Mainstreet Partnership, CRA annual budget and financial statement.

Board Member McDonald commented on the impressive increase in TIF funds and thanked the Community Redevelopment Agency (CRA) department.

Board Member Clarke asked if Stuart Mainstreet has an electronic survey to engage interest from the public.

Board Members continued a brief discussion with CRA Executive Director and Mike Mortell, City Manager.

**4:21 PM MOTION: Accept the CRA Annual Report.**  
**MOVED BY: Eula Clarke**  
**SECONDED BY: Troy McDonald**  
**Motion approved unanimously. (Roll was called at 4:36 PM)**

**3. CRA BUDGET AMENDMENT #03 TO THE FY 2024 (RC):**

RESOLUTION No. 08-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2024 CRA BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR ADDITIONAL APPROPRIATION; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Ms. Pinal Gandhi-Savdas, CRA Executive Director, presented Budget Amendment #3 including Riverside Park Neighborhood Action Plan \$306,000 and New Avonlea PUD - Off-site improvements \$40,108.

**4:40 PM MOTION: Approve.**  
**MOVED BY: Troy McDonald**  
**SECONDED BY: Eula Clarke**  
**Motion approved unanimously.**

#### **STAFF UPDATE**

**\*\*\*Adjourned - 4:42 PM\*\*\***

**\*\*\*Reconvened - 4:46 PM\*\*\***

Mr. Mortell asked Chair Bruner to allow a video be played, "Massive project works to restore Florida's Everglades".

The video was played - <https://www.youtube.com/watch?v=33Fm4PgryqM>

Mr. Mortell spoke on a video that was provided by Board Member Clarke, "Bricks made from Invasive Seaweed".

The video was played - <https://www.youtube.com/watch?v=2fXiboAGQvM>

#### **ADJOURNMENT**

5:01 PM

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**Mary R. Kindel, City Clerk**

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**Rebecca S. Bruner, Chair**

**Minutes to be approved at the CRA  
Meeting this 22nd day of April, 2024.**

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

**Meeting Date:** 4/22/2024

**Prepared by:** Pinal Gandhi-Savdas

**Title of Item:**

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND THE PROPERTY OWNER OF 728 SW FEDERAL HWY (RC):

RESOLUTION No. 06-2024 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 BRIXMOR/IA DOWNTOWN PUBLIX LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURALS ON EXTERIOR WALLS OF BUILDINGS IN THE DOWNTOWN PUBLIX SHOPPING CENTER LOCATED AT 728 SW FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

**Community Redevelopment Board**

On April 2, 2024, the Community Redevelopment Board recommended approval of the proposed mural and mural matching grant in the amount of \$3,000.

**Summary**

The Mural Matching Grant Program was approved by Resolution No. 09-2017 to encourage and promote mural artwork on private and public properties within the Community Redevelopment Area.

Each fiscal year, the CRA budgets \$20,000 for the Mural Matching Grant Program. The program provides reimbursement of up to 50% of the project cost, not to exceed \$3,000, for murals on private and public property.

The applicant is requesting a matching grant in the amount of \$3,000 for the proposed murals on buildings in the Downtown Publix Shopping Center located at 728 SW Federal Highway. The total cost of the proposed project is estimated at \$15,000. The applicant is requesting reimbursement of 50% of the total cost of the project, not to exceed \$3,000.

The attached grant agreement approves the reimbursement of the maximum grant award in the amount of \$3,000.

The project is expected to begin upon execution of the grant agreement.

**Funding Source:**

Mural Matching Grant Program - \$3,000

**Recommended Action:**

Approve Resolution No. 06-2024 CRA, to award a grant in the amount of \$3,000 for the proposed mural project.

**ATTACHMENTS:**

1. Resolution No. 06-2024 CRA - Mural Grant Agreement
2. Exhibit A - Grant Agreement



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

**RESOLUTION NUMBER 06-2024 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 BRIXMOR/IA DOWNTOWN PUBLIX LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURALS ON EXTERIOR WALLS OF BUILDINGS IN THE DOWNTOWN PUBLIX SHOPPING CENTER LOCATED AT 728 SW FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS**, the Community Redevelopment Agency approved the Mural Matching Grant Program by Resolution No. 09-2018 on September 24, 2019, to encourage and promote mural artwork on private properties and public buildings within the Community Redevelopment Area; and

**WHEREAS**, the Community Redevelopment Board approved the mural by Resolution No. 02-2024 CRB on April 2, 2024, and

**NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE CITY OF STUART, FLORIDA** that:

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairman to execute an agreement between the Stuart Community Redevelopment Agency and Brixmor/IA Downtown Publix LLC, to award a grant in the amount of \$3,000 to paint murals on exterior

walls of buildings in the Downtown Publix Shopping Center located at 728 SW Federal Highway, as attached hereto as “**Exhibit A**”.

SECTION 2: This resolution shall take effect immediately upon its adoption.

Board Member \_\_\_\_\_ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member \_\_\_\_\_, and upon being put to a roll call vote, the vote was as follows:

REBECCA S. BRUNER, CHAIRPERSON  
CAMPBELL RICH, VICE CHAIRPERSON  
EULA R. CLARKE, BOARD MEMBER  
CHRISTOPHER COLLINS, BOARD MEMBER  
TROY MCDONALD, BOARD MEMBER  
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER  
VACANT, EX-OFFICIO BOARD MEMBER

| YES | NO | ABSENT | ABSTAIN |
|-----|----|--------|---------|
|     |    |        |         |
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|     |    |        |         |
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|     |    |        |         |

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
MARY KINDEL  
CITY CLERK

\_\_\_\_\_  
REBECCA S. BRUNER  
CHAIRPERSON

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
LEE J. BAGGETT, ESQ  
CITY ATTORNEY

**MURAL MATCHING GRANT AGREEMENT BETWEEN STUART COMMUNITY  
REDEVELOPMENT AGENCY AND  
BRIXMOR/IA DOWNTOWN PUBLIX, LLC, PROPERTY OWNER,  
FOR INSTALLATION OF A MURAL IN  
STUART COMMUNITY REDEVELOPMENT AREA**

THIS AGREEMENT ENTERED this \_\_\_\_ day of \_\_\_\_\_ 2024 by and between the City of Stuart Community Redevelopment Agency (hereinafter referred to as "CRA") and Brixmor/IA Downtown Publix, LLC (hereinafter referred to as "Owner").

**WITNESSETH:**

WHEREAS, in City of Stuart Chapter 62 of the City of Stuart Code of Ordinances, the City Commissioners delegated authority to the CRA to award and administer CRA grants, including contracts with property owners for CRA grants; and

WHEREAS, Owner has applied for a grant through the Stuart Community Redevelopment Agency Mural Matching Grant Program (hereinafter referred to as "Mural Program") in the amount of \$3,000.00 dollars; and

WHEREAS, the CRA has determined that Owner meets the eligibility requirements and was approved for a grant award in the amount of \$3,000.00 dollars on April 22, 2024 ("CRA Approval").

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. Owner acknowledges to the CRA that Owner has received a copy of the written guidelines and requirements of the Mural Program that Owner has read the guidelines and requirements for the Mural Program, and that Owner has had ample opportunity to discuss the Mural Program with Owner's counsel or advisor. Owner further acknowledges to the CRA that Owner understands and agrees to abide by all of the terms and conditions of the Mural Program. Owner agrees to the terms and conditions of the Mural Program, a copy of which is attached as "**Attachment 1**" and incorporated herein.

2. Owner is the business owner at property described as 728 SW Federal Highway, Stuart, Florida (hereinafter referred to as "Subject Property").

3. Owner has agreed to allow mural artist, David Lee Cardenas, to install murals (hereinafter referred to as "Subject Mural") on the exterior walls of the Subject Property pursuant to the grant application submitted to the CRA dated February 21, 2024.

4. Owner agrees to complete the Subject Mural within one year of the execution of this Agreement. Owner also agrees to responsible for 100% of the costs of the murals. The estimated cost of the Subject Mural is \$15,000.00.

5. CRA has agreed to pay the full grant amount of \$3,000.00 directly to mural artist, David Lee Cardenas. In no case will the CRA/City of Stuart be obligated to fund anything in excess of \$3,000.00 or 50% of the actual costs of the mural, whichever is lower.

6. Within forty-five (45) days after confirmation that the Subject Mural was installed pursuant to the terms of the approved application, Owner shall be issued a check, made payable to David Lee Cardenas, in the amount of the grant or reduced amount required by paragraph 5. However, if Owner fails to install the Subject Mural pursuant to the terms of the approved application, or if the project is not completed within one year from the approval of the grant, or if Owner fails to compensate the mural artist for the cost of the Subject Mural, the reimbursement shall be deemed revoked, and Owner and mural artist shall be entitled to no funding.

7. The Subject Mural funded by the Mural Program shall be maintained for a minimum of 60 months (i.e 5 years) from the date of completion of the Subject Mural and shall be the responsibility of Owner. Owner must reimburse the CRA/City for all grant funds received under this Agreement if the Subject Mural is removed prior to the 60-month term of this Agreement. The obligation to maintain the Subject Mural funded with the CRA grant will run with the land.

8. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.

9. This Agreement contains the entire agreement of the parties and their representatives and agents, and incorporates all prior understandings or representations, whether oral or written regarding the subject matter of this Agreement. No change, modification or amendment, or any representation, promise or condition, or any waiver, to this Agreement shall be binding unless in writing and signed by all parties to this Agreement.

10. This Agreement is personal to the Owner and may not be assigned or transferred by Owner or to Owner's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA. Further, the mural artist identified herein cannot be changed without written consent of the CRA.

11. Reimbursement is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA.

12. If the project is not completed within one year from the execution of this Agreement, the grant award shall expire.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

OWNER(S):

(1) \_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed/Typed Name

By: \_\_\_\_\_  
Stephen Trommsdorff, Director  
Brixmor/IA Downtown Publix LLC

\_\_\_\_\_  
Printed/Typed Name

(2) \_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed/Typed Name

COMMUNITY REDEVELOPMENT AGENCY  
STUART FLORIDA

\_\_\_\_\_  
Pinal Gandhi-Savdas, CRA Executive Director

\_\_\_\_\_  
Rebecca S. Bruner, Chair

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
Lee J. Baggett, Esq., City Attorney



**CITY OF STUART, FLORIDA  
DEVELOPMENT DEPARTMENT  
MURAL MINOR CONDITIONAL USE PERMIT**

Reviewed By: JW

Application must be legible with all relevant fields completed.

Project ID# 224020005  
(Staff Entry)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Pre-App Conference Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Application Date: <u>10/23/2023</u>        |
| Project Name: <u>Downtown Publix Murals</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                            |
| Parcel ID# <u>05-38-41-000-000-00340-20000</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Project Address: <u>748 SW Federal Hwy</u> |
| Zoning/CRA Sub-district: <u>Stuart FL 34994</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |
| Subdivision:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Lot(s):                                    |
| Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board)<br><i>(This does not include fees for public notice or any required recording fees)</i>                                                                                                                                                                                                                                                                                                                                                                 |                                            |
| A Mural Minor Conditional Use Permit shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and East Stuart Code District located within the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement. |                                            |
| <b>Submittal Requirements:</b> A completed application form, one (1) copy of all documents on a PDF formatted disc, the payment of fees, and pertinent information as required below.                                                                                                                                                                                                                                                                                                                                                      |                                            |
| <b>Approving Authority:</b> The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing.                                                                                                                                                                                                                                                                                                                                      |                                            |
| <b>Justification:</b> Please provide justification supporting the request for a Mural Conditional Use Permit including artist's resume/portfolio, proposed location of mural (photos of exterior wall), dimensions of mural (size/scale), paint colors, type of paint or other material to be used, description of the proposed mural, color rendering/drawing, and maintenance program (use additional pages if needed).                                                                                                                  |                                            |

RECEIVED

FEB 21 2024

By: [Signature]

(over)

**General Information***(Please Print or Type)*

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

|                                                          |
|----------------------------------------------------------|
| Name:<br><b>Brixmor / 1A Downtown Publix LLC</b>         |
| Title:                                                   |
| Company:                                                 |
| Company Address:<br><b>450 Lexington Ave. 13th Floor</b> |

|                                                   |
|---------------------------------------------------|
| City/State/Zip Code:<br><b>New York, NY 10017</b> |
| Telephone Number:                                 |
| Facsimile Number:                                 |
| Email Address (optional):                         |

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

|                                                                |
|----------------------------------------------------------------|
| Name:<br><b>Susan Martinez</b>                                 |
| Title:                                                         |
| Company:                                                       |
| Company Address:<br><b>9101 International Drive Suite 1152</b> |

|                                                  |
|--------------------------------------------------|
| City/State/Zip Code:<br><b>Orlando, FL 32819</b> |
| Telephone Number:<br><b>610-724-7455</b>         |
| Facsimile Number:                                |
| Email Address (optional):                        |

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

|                  |
|------------------|
| Name:            |
| Title:           |
| Company:         |
| Company Address: |

|                           |
|---------------------------|
| City/State/Zip Code:      |
| Telephone Number:         |
| Facsimile Number:         |
| Email Address (optional): |

I hereby certify that all information contained herein is true and correct.

4. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_ who is personally known to me, or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

\_\_\_\_\_  
Notary Signature

Commission expires:

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5375 Fax: (772) 288-5388

# Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Stephen Trommsdorff  
Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a mural in the City of Stuart, FL.
3. That he/she has appointed Susan Martinez to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Stephen Trommsdorff

Signature of Owner: [Signature]

Street Address

9101 International Drive, Suite 1152

P.O. Box

610-724-7455

Telephone Number

susan.martinez@brixmor.com

Email Address:

By: Name/Title

Stephen Trommsdorff, Director

City, State, Zip Code

Orlando, FL 32819

City, State, Zip Code

Fax Number

STATE OF FLORIDA, COUNTY OF Orange

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

24 day of October, 2023 By Stephen Trommsdorff

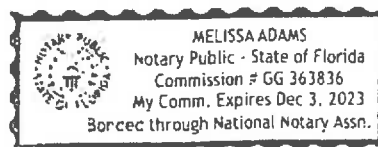
Personally Known OR Produced Identification

Type of Identification Produced:

[Signature]  
Notary Public

My Commission expires:

12/3/2023



## **Financial Responsibility Form**

*(Please Print or Type)*

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

|                                                          |                                                         |
|----------------------------------------------------------|---------------------------------------------------------|
| Name:<br>Stephen Trommsdorff                             | City/State/Zip Code:<br>Orlando, FL 32819               |
| Title:<br>Director                                       | Telephone Number:<br>610-724-7455                       |
| Company:<br>Brixmor Property Group                       | Facsimile Number:                                       |
| Company Address:<br>9101 International Drive, Suite 1152 | Email Address (optional):<br>susan.martinez@brixmor.com |

I hereby certify that all information contained herein is true and correct.

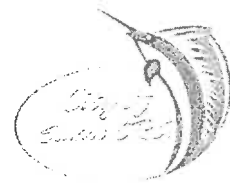
1. Signed this 24~~th~~ day of October, 2023.



Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)



## STUART COMMUNITY REDEVELOPMENT AGENCY



### MURAL MATCHING GRANT PROGRAM APPLICATION

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

#### APPLICANT INFORMATION

Name: Brixmor/IA Downtown Publix LLC (Susan Martinez)

Address: 450 Lexington Avenue, New York, NY 10017

Phone: 610-724-7455

Tax ID# 80-0831163

Email: susan.martinez@brixmor.com

Website: www.brixmor.com

#### ARTIST INFORMATION

Lead Artist Name: David Cardenas

Other Artists (if applicable):

Address: 6314 Olive Ave, Sarasota, FL 34231

Phone: 941-586-6813

Tax ID#

Email: Davidleeart66@gmail.com

Website: Davidleeart.com

#### MURAL LOCATION INFORMATION

Name of Business: Downtown Public Shopping Center

Type of Business: Developer

Property Owner Name / Phone: Brixmor Property Group (Susan Martinez) 610-724-7455

Address of Proposed Project: 746 SW Federal Highway, Stuart, FL 34994

| MURAL MATCHING GRANT PROGRAM BUDGET WORKSHEET      |                        |               |
|----------------------------------------------------|------------------------|---------------|
| <b>Project Expenses:</b>                           | <b>Notes</b>           | <b>Amount</b> |
| Artist Fees                                        |                        | 10,400        |
| Assistant Fees                                     |                        |               |
| Supplies/Materials                                 |                        | 2,000         |
| Insurance                                          |                        | 400           |
| Wall Preparation                                   |                        |               |
| Scaffolding/Ladders/Lifts                          |                        | 2200          |
| Sealing                                            |                        |               |
| Maintenance                                        |                        |               |
| Application Fees                                   |                        |               |
| Public Notice/Posting Sign                         |                        |               |
| Other                                              |                        |               |
| <b>Total Budget</b>                                |                        | 15,000        |
| <b>Match:</b>                                      | <b>Notes</b>           | <b>Amount</b> |
| <b>Cash</b>                                        |                        |               |
| Foundation Grants                                  |                        |               |
| Business Donations                                 |                        |               |
| Individual Donations                               |                        |               |
| Fundraisers                                        |                        |               |
| Other                                              |                        |               |
| <b>Total Cash</b>                                  |                        |               |
| <b>In-Kind:</b>                                    | <b>Notes</b>           | <b>Amount</b> |
| Volunteer Time                                     | Use IS Value*          |               |
| Donations of Materials                             |                        |               |
| Artist Fees                                        | Donated by lead artist |               |
| Assistant Fees                                     |                        |               |
| Wall Preparation                                   |                        |               |
| Publicity/Promotion                                |                        |               |
| Other                                              |                        |               |
| <b>Total In-Kind:</b>                              |                        |               |
| <b>Total Match:</b>                                |                        |               |
| <b>Funding Request:</b>                            |                        | 3,000         |
| <b>Does match equal or exceed funding request?</b> |                        |               |

\*Estimated value according to Independent Sector (IS), a coalition of charities, foundations, corporations, and individuals that publishes research important to the nonprofit sector.

## MURAL PROJECT SUMMARY

Please provide project concept/description, mission statement and/or mural project name (include detailed summary on a separate attachment):

As part of community engagement, we want to showcase the beautiful eco-system in Stuart. We also want to honor a local non-profit: Environmental Studies Center, whose been serving the community since 1974.

Total Project Cost:

\$ 15,000

Matching Amount Requested:

\$ 3,000

Additional Instructions: At least one month prior to submitting your Mural Matching Grant application, meet with the CRA Administrator for an initial review of the mural, location, funding and building owner's approval. Contact Pinal Gandhi-Savdas @ (772) 288-5375 or email at [pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)

Submit a completed application package to City Hall located at 121 SW Flagler Avenue, Development Department's office, which includes the following:

- Completed Mural Matching Grant Application.
- Attach the completed Budget Worksheet (use template provided).
- Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- Attach proof of ownership of the property or contract agreement for mural on private property.
- W-9 form (as applicable).
- Attach a copy of the liability insurance.
- Image(s) of a color rendering of proposed mural project.
- Image(s) of site and/or building/structure where the mural will be placed.
- Project timeline.
- If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project. Questions, please call 772-288-5375.







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

**Meeting Date:** 4/22/2024

**Prepared by:** Pinal Gandhi-Savdas

**Title of Item:**

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 11 SE OSCEOLA STREET (RC):

RESOLUTION No. 07-2024 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 DEHON BUILDING INVESTORS LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR NORTHERN WALL OF A BUILDING LOCATED AT 11 SE OSCEOLA STREET; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

**Community Redevelopment Board**

On April 2, 2024, the Community Redevelopment Board recommended approval of the proposed mural and mural matching grant in the amount of \$3,000.

**Summary**

The Mural Matching Grant Program was approved by Resolution No. 09-2017 to encourage and promote mural artwork on private and public properties within the Community Redevelopment Area.

Each fiscal year, the CRA budgets \$20,000 for the Mural Matching Grant Program. The program provides reimbursement of up to 50% of the project cost, not to exceed \$3,000, for murals on private and public property.

The applicant is requesting a matching grant in the amount of \$3,000 for the proposed mural on the Dehon Building located at 11 SE Osceola Street. The total cost of the proposed project is estimated at \$7,000. The applicant is requesting reimbursement of 50% of the total cost of the project, not to exceed \$3,000.

The attached grant agreement approves the reimbursement of the maximum grant award in the amount of \$3,000.

The project is expected to begin upon execution of the grant agreement.

**Funding Source:**

Mural Matching Grant Program - \$3,000

**Recommended Action:**

Approve Resolution No. 07-2024 CRA to award a grant in the amount of \$3,000 for the proposed mural project.

**ATTACHMENTS:**

1. Resolution No. 07-2024 CRA - Mural Grant Agreement

2. Exhibit A - Grant Agreement



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

**RESOLUTION NUMBER 07-2024 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 DEHON BUILDING INVESTORS LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR NORTHERN WALL OF A BUILDING LOCATED AT 11 SE OSCEOLA STREET; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS,** the Community Redevelopment Agency approved the Mural Matching Grant Program by Resolution No. 09-2018 on September 24, 2019, to encourage and promote mural artwork on private properties and public buildings within the Community Redevelopment Area; and

**WHEREAS,** the Community Redevelopment Board approved the mural by Resolution No. 03-2024 CRB on April 2, 2024, and

**NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE CITY OF STUART, FLORIDA** that:

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairman to execute an agreement between the Stuart Community Redevelopment Agency and Dehon

Resolution #07-2024 CRA  
Mural Matching Grant Agreement  
11 SE Osceola Street – “Old Colorado Inn Then and Now”

Building Investors LLC, to award a grant in the amount of \$3,000 to paint a mural on exterior northern wall of a building located at 11 SE Osceola Street, as attached hereto as “**Exhibit A**”.

SECTION 2: This resolution shall take effect immediately upon its adoption.

Board Member \_\_\_\_\_ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member \_\_\_\_\_, and upon being put to a roll call vote, the vote was as follows:

REBECCA S. BRUNER, CHAIRPERSON  
CAMPBELL RICH, VICE CHAIRPERSON  
EULA R. CLARKE, BOARD MEMBER  
CHRISTOPHER COLLINS, BOARD MEMBER  
TROY MCDONALD, BOARD MEMBER  
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER  
VACANT, EX-OFFICIO BOARD MEMBER

| YES | NO | ABSENT | ABSTAIN |
|-----|----|--------|---------|
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
MARY KINDEL  
CITY CLERK

\_\_\_\_\_  
REBECCA S. BRUNER  
CHAIRPERSON

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
LEE J. BAGGETT, ESQ  
CITY ATTORNEY

**MURAL MATCHING GRANT AGREEMENT BETWEEN STUART COMMUNITY  
REDEVELOPMENT AGENCY AND  
DEHON BUILDING INVESTORS, LLC, PROPERTY OWNER,  
FOR INSTALLATION OF A MURAL IN  
STUART COMMUNITY REDEVELOPMENT AREA**

THIS AGREEMENT ENTERED this \_\_\_\_ day of \_\_\_\_\_ 2024 by and between the City of Stuart Community Redevelopment Agency (hereinafter referred to as "CRA") and Dehon Building Investors, LLC (hereinafter referred to as "Owner").

**WITNESSETH:**

WHEREAS, in City of Stuart Chapter 62 of the City of Stuart Code of Ordinances, the City Commissioners delegated authority to the CRA to award and administer CRA grants, including contracts with property owners for CRA grants; and

WHEREAS, Owner has applied for a grant through the Stuart Community Redevelopment Agency Mural Matching Grant Program (hereinafter referred to as "Mural Program") in the amount of \$3,000.00 dollars; and

WHEREAS, the CRA has determined that Owner meets the eligibility requirements and was approved for a grant award in the amount of \$3,000.00 dollars on April 22, 2024 ("CRA Approval"), which is a minimum of 50 % of the costs to install the mural.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. Owner acknowledges to the CRA that Owner has received a copy of the Mural Program that Owner has read the guidelines and requirements for the Mural Program, and that Owner has had ample opportunity to discuss the Mural Program with Owner's counsel or advisor. Owner further acknowledges to the CRA that Owner understands and agrees to abide by all of the terms and conditions of the Mural Program. Owner agrees to the terms and conditions of the Mural Program, a copy of which is attached as "**Attachment 1**" and incorporated herein.
2. Owner is the business owner at property described as 11 SE Osceola Street, Stuart, Florida (hereinafter referred to as "Subject Property").
3. Owner has agreed to allow Christopher Vitale to install a mural (hereinafter referred to as "Subject Mural") on the exterior north wall of the Subject Property pursuant to the grant application submitted to the CRA dated February 21, 2024.
4. Owner agrees to complete the Subject Mural within one year of the execution of this Agreement. Owner also agrees to fund at least 100% of the costs of the mural.

5. CRA has approved a reimbursement to Owner in the amount of \$3,000.00 to be administered pursuant to the terms of this Agreement based on an estimated cost of \$7,000.00. If the actual costs to install the Subject Mural is less than the estimated costs for the Subject Mural, the reimbursement amount shall be reduced accordingly to equal the percent of the Subject Mural costs approved for funding by the CRA. In no case will the CRA/City of Stuart be obligated to fund anything in excess of the reimbursement amount.

6. Within forty-five (45) days after confirmation that the Subject Mural was installed pursuant to the terms of the approved application, Owner shall be issued a check in the amount of the grant or reduced amount required by paragraph 5. However, if Owner fails to install the Subject Mural pursuant to the terms of the approved application, or if the project is not completed within one year from the approval of the grant, or if Owner fails to fund at least 50% of the cost of the Subject Mural, the reimbursement shall be deemed revoked, and Owner shall be entitled to no funding.

7. The Subject Mural funded by the Mural Program shall be maintained for a minimum of 60 months (5 years) from the date of completion of the Subject Mural and shall be the responsibility of Owner. Owner must reimburse the CRA/city if the Subject Mural is removed prior to the terms of this Agreement. The obligation to maintain the Subject Mural funded with the CRA grant will run with the land.

8. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.

9. This Agreement contains the entire agreement of the parties and their representatives and agents, and incorporates all prior understandings or representations, whether oral or written regarding the subject matter of this Agreement. No change, modification or amendment, or any representation, promise or condition, or any waiver, to this Agreement shall be binding unless in writing and signed by all parties to this Agreement.

10. This Agreement is personal to the Owner and may not be assigned or transferred by Owner or to Owner's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA. Further, the artist cannot be changed without written consent.

11. Reimbursement is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA.

12. If the project is not completed within one year from the execution of this Agreement, the grant award shall expire.

13. IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

OWNER(S):

(1) \_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed/Typed Name

By: \_\_\_\_\_  
Steven Vitale, Property Owner  
Dehon Building Investors, LLC

\_\_\_\_\_  
Printed/Typed Name

(2) \_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed/Typed Name

COMMUNITY REDEVELOPMENT AGENCY  
STUART FLORIDA

\_\_\_\_\_  
Pinal Gandhi-Savdas, CRA Executive Director

\_\_\_\_\_  
Rebecca S. Bruner, Chair

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
Lee J. Baggett, Esq., City Attorney



## STUART COMMUNITY REDEVELOPMENT AGENCY



## MURAL MATCHING GRANT PROGRAM APPLICATION

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

## APPLICANT INFORMATION

|          |                                              |                     |
|----------|----------------------------------------------|---------------------|
| Name:    | Dehon Building Investors LLC                 |                     |
| Address: | 211 S. Colorado Ave. Suite 2 Stuart FL 34994 |                     |
| Phone:   | 772-215-3437                                 | Tax ID# 34-200 8841 |
| Email:   | SV41969@aol.com                              |                     |
| Website: |                                              |                     |

## ARTIST INFORMATION

|                                |                                                      |                          |
|--------------------------------|------------------------------------------------------|--------------------------|
| Lead Artist Name:              | Christopher O. Vitale                                |                          |
| Other Artists (if applicable): |                                                      |                          |
| Address:                       | 1935 SW Silver Pine Way Apt. 41, Palm City, FL 34990 |                          |
| Phone:                         | 772-485-3555                                         | Tax ID# SSA: 592-91-1822 |
| Email:                         | christophervitale91@gmail.com                        |                          |
| Website:                       | N/A                                                  |                          |

## MURAL LOCATION INFORMATION

|                              |                                   |
|------------------------------|-----------------------------------|
| Name of Business:            | Dehon Building                    |
| Type of Business:            | Retail/office/Restaurant          |
| Property Owner Name / Phone: | Dehon Building Investors, LLC     |
| Address of Proposed Project: | 7 SE Osceola St., Stuart FL 34994 |

## MURAL PROJECT SUMMARY

Please provide project concept/description, mission statement and/or mural project name (include detailed summary on a separate attachment):

|  |
|--|
|  |
|  |
|  |

|                            |             |
|----------------------------|-------------|
| Total Project Cost:        | \$ 7,000.00 |
| Matching Amount Requested: | \$ 3,000.00 |

**Additional Instructions:** At least one month prior to submitting your Mural Matching Grant application, meet with the CRA Administrator for an initial review of the mural, location, funding and building owner's approval. Contact Pinal Gandhi-Savdas @ (772) 288-5375 or email at [pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)

Submit a completed application package to City Hall located at 121 SW Flagler Avenue, Development Department's office, which includes the following:

- Completed Mural Matching Grant Application.
- Attach the completed Budget Worksheet (use template provided).
- Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- Attach proof of ownership of the property or contract agreement for mural on private property.
- W-9 form (as applicable).
- Attach a copy of the liability insurance.
- Image(s) of a color rendering of proposed mural project.
- Image(s) of site and/or building/structure where the mural will be placed.
- Project timeline.
- If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project. Questions, please call 772-288-5375.

| MURAL MATCHING GRANT PROGRAM BUDGET WORKSHEET      |                        |                   |
|----------------------------------------------------|------------------------|-------------------|
| <b>Project Expenses:</b>                           | <b>Notes</b>           | <b>Amount</b>     |
| Artist Fees                                        |                        | \$5,000.00        |
| Assistant Fees                                     |                        |                   |
| Supplies/Materials                                 |                        | \$1,000.00        |
| Insurance                                          |                        |                   |
| Wall Preparation                                   |                        |                   |
| Scaffolding/Ladders/Lifts                          |                        | \$750.00          |
| Sealing                                            |                        | \$250.00          |
| Maintenance                                        |                        |                   |
| Application Fees                                   |                        |                   |
| Public Notice/Posting Sign                         |                        |                   |
| Other                                              |                        |                   |
| <b>Total Budget</b>                                |                        | <b>\$7,000.00</b> |
| <b>Match:</b>                                      | <b>Notes</b>           | <b>Amount</b>     |
| <b>Cash</b>                                        |                        |                   |
| Foundation Grants                                  |                        |                   |
| Business Donations                                 |                        |                   |
| Individual Donations                               |                        |                   |
| Fundraisers                                        |                        |                   |
| Other                                              |                        |                   |
| <b>Total Cash</b>                                  |                        |                   |
| <b>In-Kind:</b>                                    | <b>Notes</b>           | <b>Amount</b>     |
| Volunteer Time                                     | Use IS Value*          |                   |
| Donations of Materials                             |                        |                   |
| Artist Fees                                        | Donated by lead artist |                   |
| Assistant Fees                                     |                        |                   |
| Wall Preparation                                   |                        |                   |
| Publicity/Promotion                                |                        |                   |
| Other                                              |                        |                   |
| <b>Total In-Kind:</b>                              |                        |                   |
| <b>Total Match:</b>                                |                        | <b>\$4,000</b>    |
| <b>Funding Request:</b>                            |                        | <b>\$3,000</b>    |
| <b>Does match equal or exceed funding request?</b> |                        | <b>Yes</b>        |

\*Estimated value according to Independent Sector (IS), a coalition of charities, foundations, corporations, and individuals that publishes research important to the nonprofit sector.



CITY OF STUART, FLORIDA  
DEVELOPMENT DEPARTMENT  
MURAL MINOR CONDITIONAL USE PERMIT

Reviewed By: \_\_\_\_\_

Application must be legible with all relevant fields completed.

Project ID# \_\_\_\_\_

(Staff Entry)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Pre-App Conference Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Application Date:                                     |
| Project Name: "Old Colorado Inn: Then & Now" Mural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                       |
| Parcel ID#: 04-38-41-015-003-00120-8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Project Address: 705 Corda St. Stuart<br>FL 34994     |
| Zoning/CRA Sub-district:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                       |
| Subdivision: Amended Plat of Chas A. Porter Addition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Lot(s): 12, 25, 26, 27, 28 and portion of 24, Block 3 |
| Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board)<br>(This does not include fees for public notice or any required recording fees)                                                                                                                                                                                                                                                                                                                                                                        |                                                       |
| A Mural Minor Conditional Use Permit shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and East Stuart Code District located within the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement. |                                                       |
| <b>Submittal Requirements:</b> A completed application form, one (1) copy of all documents on a PDF formatted disc, the payment of fees, and pertinent information as required below.                                                                                                                                                                                                                                                                                                                                                      |                                                       |
| <b>Approving Authority:</b> The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing.                                                                                                                                                                                                                                                                                                                                      |                                                       |
| <b>Justification:</b> Please provide justification supporting the request for a Mural Conditional Use Permit including artist's resume/portfolio, proposed location of mural (photos of exterior wall), dimensions of mural (size/scale), paint colors, type of paint or other material to be used, description of the proposed mural, color rendering/drawing, and maintenance program (use additional pages if needed).                                                                                                                  |                                                       |

Christopher Vitale, the artist who painted the popular "House of Refuge at Sunrise" mural, will paint a 16' x 42' mural on the other side of the same building on a large wall viewable from South Colorado Avenue, nearby the entrance to the Stuart Riverwalk. The mural will be entitled "Old Colorado Inn: Then & Now" and will feature an artistic depiction of the historic Colorado Hotel buildings as they appeared in the 1920's and as they appear today. The mural will be executed with acrylic latex exterior paint and will be sealed with a protective coating to preserve the mural against sun and weather conditions.

(over)

**General Information**

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

|                                                                |                                                  |
|----------------------------------------------------------------|--------------------------------------------------|
| Name: <u>Don Steven G. Vitale</u>                              | City/State/Zip Code: <u>Stuart FL 34994</u>      |
| Title: <u>Manager</u>                                          | Telephone Number: <u>772-215-3437</u>            |
| Company: <u>Dehon Building Investors, LLC</u>                  | Facsimile Number: <u>772-781-2299</u>            |
| Company Address: <u>211 S. Colorado Ave #2 Stuart FL 34994</u> | Email Address (optional): <u>SV41969@aol.com</u> |

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

|                  |                           |
|------------------|---------------------------|
| Name:            | City/State/Zip Code:      |
| Title:           | Telephone Number:         |
| Company:         | Facsimile Number:         |
| Company Address: | Email Address (optional): |

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

|                                                |                                                  |
|------------------------------------------------|--------------------------------------------------|
| Name: <u>Steven G. Vitale</u>                  | City/State/Zip Code: <u>Stuart FL 34994</u>      |
| Title: <u>Manager</u>                          | Telephone Number: <u>772-215-3437</u>            |
| Company: <u>Dehon Building Investors, LLC</u>  | Facsimile Number: <u>772-781-2299</u>            |
| Company Address: <u>211 S. Colorado Ave #2</u> | Email Address (optional): <u>SV41969@aol.com</u> |

I hereby certify that all information contained herein is true and correct.

4. Signed this
- 21<sup>st</sup>
- day of
- February
- , 20
- 24
- .

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of February by Steven Vitale who is personally known to me, or who has produced FL id as identification and who did/did not take an oath.

Notary Signature

Commission expires:



ALICIA KING  
Commission # HH 415665  
Expires June 28, 2027

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5375 Fax: (772) 288-5388

