



AGENDA

**COMMUNITY REDEVELOPMENT BOARD
SEPTEMBER 3, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Tom Campenni
Vice Chair - Mark Brechbill
Board Member - Aaron Hawkins
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 08/06/2024 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. SW DIXIE HIGHWAY STREETScape IMPROVEMENTS CONCEPTUAL PLAN (RC):

RESOLUTION No. 74-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING CONCEPTUAL DESIGN FOR SW DIXIE HIGHWAY STREETScape IMPROVEMENTS FROM SW JOAN JEFFERSON WAY TO S COLORADO AVENUE/SE OCEAN BOULEVARD AND SAFETY IMPROVEMENTS WITHIN THE TRIANGLE DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. 55 S.E. OSCEOLA STREET - FLAMINIA, LLC MAJOR URBAN CODE CONDITIONAL USE (QJ):

RESOLUTION No. 87-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR FLAMINIA, LLC LOCATED AT 55 SE OSCEOLA STREET, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING RELIEF TO DEVIATE FROM CERTAIN CODE REQUIREMENTS, INCLUDING REQUIRED PARKING, PAYMENT IN LIEU OF PARKING (PILOP), SIDEWALKS, BUILDING SETBACKS, POOL LOCATION, DRIVEWAY WIDTH, FENCE HEIGHT, AND ARCHITECTURAL STANDARDS FOR THE PROFESSIONAL OFFICE BUILDING AND PROPOSED SINGLE-FAMILY DWELLING; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS, PAYMENT IN LIEU OF PARKING (PILOP) PROGRAM, AND VARIOUS DESIGN STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

4. CRA BUDGET AND CIP FOR FY 2025 (RC):

RESOLUTION No. 11-2024 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND APPROPRIATING CAPITAL BUDGET FOR FY 2025 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE

DATE; AND FOR OTHER PURPOSES.

5. PRESENTATION OF ART/VINYL WRAPPING ON TRAFFIC CONTROL BOXES
WITHIN THE CRA

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
Community Redevelopment Board**

Meeting Date: 9/3/2024

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 08/06/2024 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 08/06/2024 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

1. 08062024 CRB Minutes

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

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**

ADMINISTRATIVE

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

CALL TO ORDER

4:01 PM

ROLL CALL

PRESENT: Chair Campenni, Vice Chair Brechbill, Board Member Hawkins (late), Board Member McChrystal, Board Member Moser, Board Member Noble (late)
ABSENT: Board Member Cocoves

PLEDGE OF ALLEGIANCE

4:01 PM Board Member Hawkins and Board Member Noble arrived.

APPROVAL OF AGENDA

Chair Campenni requested that the items be rearranged and be heard in the order of 1, 4, 3, 2.

4:02 PM MOTION: Approve to modify agenda as being presented.

MOVED BY: Mark Brechbill

SECONDED BY: Andy Noble

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 07/02/2024 CRB MINUTES

4:02 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Aaron Hawkins

Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4. PRESENTATION OF MAIN STREET BUCK PROGRAM BY CANDACE CALLAHAN

Candace Callahan, Executive Director of Main Street presented what is main street, history, objectives, mission, projects, community events, impact, downtown gift cards, benefits, investment, and letters of support.

Pinal Gandhi-Savdas, CRA Executive Director, stated this item will come back in the budget for \$30,000 and that is when the Board Members will make a motion to approve/deny the program.

Board Member Hawkins stated he is a Board Member on Main Street and stated he would excuse himself at the time of voting.

Vice Chair Brechbill asked how many empty businesses there are in Downtown Stuart currently. Ms. Callahan stated there are currently four, but there are two that are under contract.

Board Members continued to share their opinions.

4:24 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Andy Noble

VOTE: MOTION PASSES 4/1/1

YES: Tom Campenni, Mark Brechbill, Bonnie Moser, Andy Noble

NO: Frank McChrystal

ABSTAIN: Aron Hawkins

3. 710 MARTIN LUTHER KING BOULEVARD - REZONE TO BUSINESS AND MIXED-USE (BMU) ZONING DISTRICT (RC):

ORDINANCE No. 2532-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO REZONE A 2.4-ACRE PARCEL; LOCATED AT 710 MARTIN LUTHER

KING BOULEVARD, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO BUSINESS AND MIXED-USE (BMU) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, presented public notice, location, zoning map, land use map, and required board presentation.

Ms. Gandhi-Savdas spoke about the CDBG grant the City received, Project LIFT, workshops that took place, and grant obligations - timeline.

Shelby Graziani, Civil Engineer in Training, presented the design plans of Project LIFT. Scott Hughes, Architect presented the floor plan and elevations.

Bob Zaccheo, CEO of Project LIFT provided history of himself, the mission of Project LIFT, and the daily routine of those in the program.

Board Members asked what trade programs they have, what the zoning difference is from what it currently is to what it will be, and who would be paying for the construction of the building.

Board Members continued discussion.

PUBLIC COMMENT:

1. James Christie - Port St. Lucie; Stated there is opposition for this project from the East Stuart Community, he believes there needs to be an economic engine in that plaza and stated the community is coming up with an alternative plan for that location.

4:58 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Andy Noble

VOTE: MOTION PASSES 5/1

YES: Tom Campenni, Mark Brechbill, Bonnie Moser, Andy Noble, Aaron Hawkins

NO: Frank McChrystal

2. 710 MARTIN LUTHER KING BOULEVARD MAJOR CODE CONDITIONAL USE - PROJECT LIFT (RC):

RESOLUTION No. 75-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR CODE CONDITIONAL USE APPROVAL TO THE CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE PROPERTY LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, CONSISTING OF 2.4 ACRES; TO ALLOW THE USE OF VOCATION TRAINING FACILITY, RELIEF FROM ON-STREET LANDSCAPING, RIGHT-OF-WAY THOROUGHFARES, AND OFF-STREET PARKING REQUIREMENTS FOR PROJECT LIFT; PROVIDING FOR

AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT;
PROVIDING FOR CONDITIONS OF APPROVAL AND FOR OTHER PURPOSES.

Ms. Kugler presented public notice, project location, zoning map, major code conditional use, exemptions being requested, and staff recommendation.

Ms. Graziani presented the items they are requesting relief from and why.

Board Members had discussions on the landscape plan, future MLK Blvd plans, parking, and working together with the community instead of against each other.

PUBLIC COMMENT:

1. Betty Brinkley - Nassau Ave; Stated East Stuart did not want the Form Based Code and reminded the board that East Stuart is a community.

5:28 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Andy Noble

VOTE: MOTION PASSES 5/1

YES: Tom Campenni, Mark Brechbill, Bonnie Moser, Andy Noble, Aaron Hawkins

NO: Frank McChrystal

Vice Chair Brechbill asked if in the near future there could be a workshop on form-based codes. Ms. Gandhi-Savdas stated that form-based code has been in place for a year, and she will be doing a presentation of updates in the near future.

STAFF UPDATE

ADJOURNMENT

5:34 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 3rd day of September, 2024.**

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Community Redevelopment Board

Meeting Date: 9/3/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

SW DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS CONCEPTUAL PLAN (RC):

RESOLUTION No. 74-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING CONCEPTUAL DESIGN FOR SW DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS FROM SW JOAN JEFFERSON WAY TO S COLORADO AVENUE/SE OCEAN BOULEVARD AND SAFETY IMPROVEMENTS WITHIN THE TRIANGLE DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On January 23, 2023, the City Commission adopted Resolution No. 06-2023 and authorized the Community Redevelopment Agency to apply for the 2023 Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) application to the Martin Metropolitan Planning Organization (MPO) for SW Dixie Highway Streetscape Improvements from SW Joan Jefferson Way to S Colorado Avenue/SE Ocean Boulevard in the Triangle District within the Community Redevelopment Area. The Florida Department of Transportation has determined that the project is eligible for funding. The funding amount is subject to availability of funds and budget in the work program year that the project is scheduled to be committed.

On August 7, 2024, the CRA held a public outreach meeting to get input on the proposed conceptual design options and develop a final proposed conceptual plan. The conceptual plan will be presented to the Community Redevelopment Board and the City Commission for feedback and approval. The final conceptual plan will be presented to the MPO Board on October 21, 2024, for feedback and approval. The final engineering design will be completed in 2025 and construction is anticipated in 2026/2027.

The design options will be presented to the board at the meeting.

Funding Source:

CRA TIF MATCH - PROJECT IS IDENTIFIED IN THE CRA CAPITAL IMPROVEMENT PLAN (CIP) FOR FY 2026.

Recommended Action:

Approve Resolution No. 74-2024, approving the conceptual plan for SW Dixie Highway Streetscape Improvements from SW Joan Jefferson Way to S Colorado Avenue/SE Ocean Boulevard.

ATTACHMENTS:

1. R74-2024 Approve Dixie Highway Improvements Conceptual
2. Dixie Highway - Site Plan
3. Dixie Highway - Before and After



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 74-2024

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF STUART, FLORIDA APPROVING
CONCEPTUAL DESIGN FOR SW DIXIE HIGHWAY
STREETSCAPE IMPROVEMENTS FROM SW JOAN
JEFFERSON WAY TO S COLORADO AVENUE/SE
OCEAN BOULEVARD AND SAFETY IMPROVEMENTS
WITHIN THE TRIANGLE DISTRICT; PROVIDING AN
EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, on January 23, 2023, the City Commission adopted Resolution No. 06-2023 and authorized the Community Redevelopment Agency to apply for the 2023 Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) application to the Martin Metropolitan Planning Organization (MPO) for SW Dixie Highway Streetscape Improvements from SW Joan Jefferson Way to S Colorado Avenue/SE Ocean Boulevard in the Triangle District within the Community Redevelopment Area; and

WHEREAS, the Florida Department of Transportation has determined that the project is eligible for funding; and

WHEREAS, the Community Redevelopment Agency held public outreach meeting to get input on proposed conceptual design options and develop the final proposed conceptual plan.

WHEREAS, on September 3, 2024, the Community Redevelopment Agency held duly noticed public hearing to consider the conceptual plan; and

RESOLUTION NUMBER 74-2024
APPROVE DIXIE HIGHWAY CONCEPTUAL DESIGN

WHEREAS, the City Commission held duly noticed public hearing on September 23, 2024 to consider the conceptual plan and provide public participation.

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

SECTION 1: The City Commission hereby approves the final proposed SW Dixie Highway Conceptual Design, as attached hereto in Exhibit “A”, which will further enhance the aesthetics, safety, and promote economic opportunities within the Triangle District.

SECTION 2: This Resolution shall be effective immediately upon adoption.

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

REBECCA S. BRUNER, MAYOR
CAMPBELL RICH, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
TROY MCDONALD, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

RESOLUTION NUMBER 74-2024
APPROVE DIXIE HIGHWAY CONCEPTUAL DESIGN

ADOPTED this ____ day of _____, 2024.

ATTEST:

MARY R. KINDEL
CITY CLERK

REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

Dixie Highway Improvement Project - Site Plan



Dixie Highway Improvement Project



Before



After

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

Meeting Date: 9/3/2024

Prepared by: Kristopher McCrain

Title of Item:

55 S.E. OSCEOLA STREET - FLAMINIA, LLC MAJOR URBAN CODE CONDITIONAL USE (QJ):

RESOLUTION No. 87-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR FLAMINIA, LLC LOCATED AT 55 SE OSCEOLA STREET, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING RELIEF TO DEVIATE FROM CERTAIN CODE REQUIREMENTS, INCLUDING REQUIRED PARKING, PAYMENT IN LIEU OF PARKING (PILOP), SIDEWALKS, BUILDING SETBACKS, POOL LOCATION, DRIVEWAY WIDTH, FENCE HEIGHT, AND ARCHITECTURAL STANDARDS FOR THE PROFESSIONAL OFFICE BUILDING AND PROPOSED SINGLE-FAMILY DWELLING; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS, PAYMENT IN LIEU OF PARKING (PILOP) PROGRAM, AND VARIOUS DESIGN STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On February 29, 2024, the property owner submitted a Minor Development Plan application for review and Administrative approval to subdivide the subject parcel and construct a single-family dwelling fronting SE Seminole Street, while retaining the existing professional office building and twenty-five (25) off-street parking spaces. A concurrent application for a Major Urban Code Conditional Use was submitted for approval from the City Commission to deviate from six (6) required parking spaces and to waive the payment in lieu of providing up to three (3) required parking spaces for the existing professional office building; and to allow for certain deviations to Land Development Code for the proposed single-family dwelling, including building setbacks, driveway width, sidewalks, balconies, pool location, and fence height.

Land Development Code (LDC) Waiver	Required	Proposed
Front Setback (SE Seminole Street) <i>LDC Sec. 3.01.03.A.1.a</i>	The front building facade shall be constructed parallel to the street along the front property line with a required build-to line of zero feet.	7.34 feet - 10.22 feet
Side Setback (SE Denver Avenue) <i>LDC Sec. 3.01.03.A.1.b</i>	The side setbacks may be zero feet.	6.84 feet
Side Setback (west side) <i>LDC Sec. 3.01.03.A.1.b</i>	The side setbacks may be zero feet.	3.50 feet
Rear Setback <i>LDC Sec. 3.01.03.A.1.c</i>	The rear setback may be zero	5.58 feet (west corner) 4.00 feet (east corner)

	feet.	
Driveway Width <i>LDC Sec. 3.01.03.A.1.d</i>	A ten (10) foot-wide driveway may be allowed if no alley access is available to the rear or side of the lot.	13.5 feet at the edge of the road 22.1 feet on-site
Construction of sidewalks along Public Streets <i>LDC Sec. 3.01.04.I</i>	minimum 6-foot width	A 4-foot-wide sidewalk exists today; a 2-foot-wide easement will be provided for the City of Stuart.
Balconies Along Street Facades <i>LDC Sec. 3.01.03.A.4.a</i>	50% street frontage	<50% (set back from street)
Pool - Accessory Structure <i>LDC Sec.6.09.02.c.1</i>	Front Setback: Not Allowed Side Setback (west): 5 feet Side Setback (east): 10 feet Rear Setback: 5 feet	Front Setback: 9.26 feet Side Setback (west): 42.07 feet Side Setback (east): 45.56 feet Rear Setback: 39.79 feet
Fence Height (front): <i>LDC Sec. 3.01.04 (H) & (P)</i>	4-foot maximum	5-feet

The 0.60-acre property is developed with an existing 2-story 10,895 square-foot professional office building fronting SE Osceola Street and SE Denver Avenue and forty-one (41) on-site parking spaces. The applicant is seeking to remove 16 existing on-site parking spaces adjacent to SE Seminole Street and SE Denver Avenue to construct a two-story 5,570-square-foot single-family dwelling, subject to the approval of the requested Major Urban Code Conditional Use petition and subsequent administrative approval of a Minor Development Plan application by the Development Director. As a condition of the Minor Development Plan application, a plat will require City Commission approval before the issuance of a building permit for the single-family dwelling.

Funding Source:

N/A

Recommended Action:

The City of Stuart Development Department has reviewed the Major Urban Code Conditional Use petition and recommends the applicant pay a fee to the "Stuart Payment in Lieu of Parking Trust Fund" for up to three (3) required parking spaces to enable the City of Stuart to construct additional parking spaces within the Community Redevelopment Area (CRA). Additionally, the applicant shall be required to construct a six (6) foot-wide continuous sidewalk adjacent to the future lot fronting S.E. Seminole Street and S.E. Denver Avenue and dedicate a two (2) foot-wide sidewalk easement to the City of Stuart for pedestrian access to the future lot fronting S.E. Seminole Street and S.E. Denver Avenue and dedicate a two (2) foot-wide sidewalk easement to the City of Stuart for pedestrian access.

ATTACHMENTS:

1. Staff Report
2. Draft Resolution 87-2024
3. Application
4. Justification Statement
5. Maps
6. Site Pictures
7. Site Plan

8. Landscape Plan
9. Survey
10. PILOP Fee Calculation
11. Parking Affidavit & Exhibit A
12. Traffic Statement
13. Floor Plan
14. Building Elevations
15. Public Notice Affidavit



To: Community Redevelopment Board (CRB)
Through: Jodi Kugler, Development Director
From: Kristopher McCrain, Principal Planner
Date: September 3, 2024
Subject: Flaminia, LLC – *Major Urban Code Conditional Use (Project No.: Z24020009)*

GENERAL INFORMATION:

**Property Owner:
& Applicant** Flaminia, LLC
John E. Maiucci, Esq.
55 S.E. Osceola Street
Stuart, FL 34994

**Representing
Agent of Record:** Morris A. Crady
Lucido & Associates
Stuart, FL 34994

Location: 55 S.E. Osceola Street, Stuart FL 34994

Parcel I.D.: 04-38-41-006-000-00100-9

Existing Zoning: Urban Center (UC)

Existing Land Use: Downtown

Parcel Size: 0.60-acre (25,941 ft²)

Existing Use: Professional Office Building and 41 ancillary off-street surface parking

Proposed Use: Professional Office Building and 25 ancillary off-street surface parking and removal of 16 off-street parking spaces & new detached single-family dwelling

Overlay District: Urban Overlay Subdistrict
Community Redevelopment Area (CRA)

A. Project Background

The professional office building, also known as the Forum Building, is located at 55 SE Osceola Street and was purchased by the limited liability company, Flaminia LLC, in 2008. John Maiucci is the Managing Member of Flaminia LLC, and the professional office building has been in the Maiucci family since 1989. The 0.60-acre property is developed with an existing 2-story 10,895 ft² professional office building constructed in 1989 on

the corner of S.E. Osceola Street and S.E. Denver Avenue. There are forty-one (41) existing parking spaces, including eight (8) standard spaces within the first-floor building envelope and two (2) ADA parking stalls.

B. Project Description

On February 29, 2024, the Development Department received applications for Minor Development Plan and Major Urban Code Conditional Use from Lucido & Associates on behalf of Flaminia, LLC, to subdivide the property at 55 S.E. Osceola Street and construct a single-family dwelling. The proposed subdivision and single-family development require review and administrative approval by the Development Director following Commission review and approval of the Major Urban Code Conditional Use requested for deviation of various Land Development Code standards and requirements.

The proposed detached single-family dwelling will be located within a portion of the existing off-street surface parking lot, encompassing sixteen (16) parking spaces for the professional office building on the northeast corner of S.E. Osceola Street and S.E. Denver Avenue. The applicant proposes to provide twenty-five (25) off-street parking spaces for the 10,895 ft² professional office building.

The Major Urban Code Conditional Use petition requested by the applicant requires review from the Community Redevelopment Board (CRB) and recommendation to be forwarded to the City Commission for deviation from the following Land Development Code requirements:

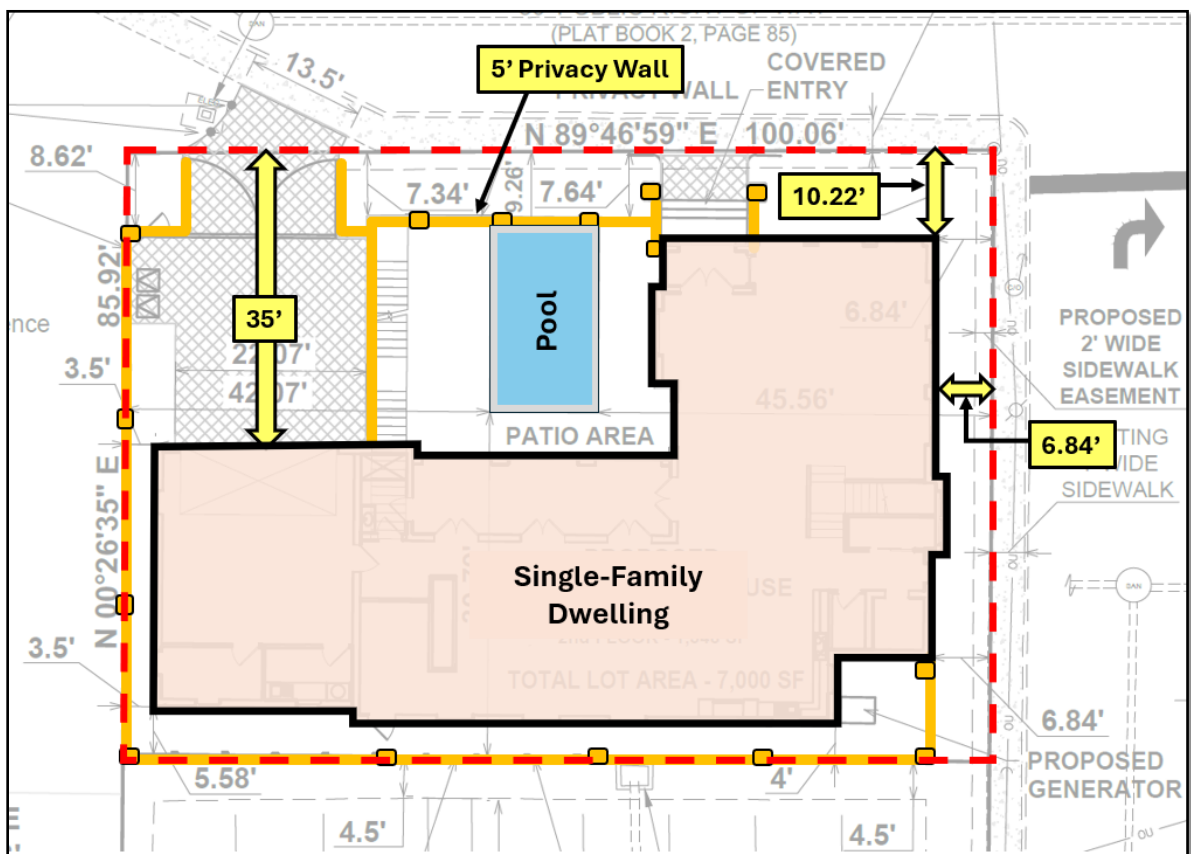
1. **3.03.01(F)(2)(a) – Urban Standards & Regulations for Designated Urban Subdistricts:** Business or Professional Office uses require a minimum of one parking stall per 350 ft² of gross floor area (GFA).
 - ***Applicant's Request:*** Reduce the required number of parking spaces by six (6), for a total of twenty-five (25) parking stalls for the existing 10,895 ft² structure.
2. **6.01.19 – Payment in Lieu of Parking Program (PILOP):** Instead of providing up to three (3) parking spaces required for any use located within the Community Redevelopment Area (CRA), a developer may pay into the "Stuart Payment in Lieu of Parking Trust Fund" a sum of money that is the product of the number of parking spaces required but not provided and the current cost to provide a single parking space in the CRA.
 - ***Applicant's Request:*** The applicant requests the City Commission to waive the PILOP requirement and fee(s) for up to three (3) parking spaces into the "Stuart Payment in Lieu of Parking Trust Fund".
3. **Section 3.01.03(A)(1)(d) – Urban Standards & Regulations for Designated Urban Subdistricts:** A ten-foot driveway may be allowed if no alley access is available in the rear or side of the lot.
 - ***Applicant's Request:*** Allow a 13.5' wide driveway apron on S.W. Seminole Street and up to twenty-two (22) foot wide driveway on site.
4. **Section 3.01.03(A)(4)(a) – Urban Standards & Regulations for Designated Urban Subdistricts:** Balconies are required along all street facades for all buildings. The aggregate length of balconies shall

not be less than 50 percent of the building facade from which it projects on each floor level.

- **Applicant's Request:** Allow balconies to overlook the proposed single-family dwelling patio and pool courtyard, instead of along the street facades for S.E. Seminole Street and S.E. Denver Avenue.

5. **Section 3.01.03(A)(1)(a) – Urban Standards & Regulations for Designated Urban Subdistricts:** The front building facade shall be constructed parallel to the street along the front property line with a required build-to line of zero feet.

- **Applicant's Request:** Allow a minimum 7.34' front yard setback, as measured from the proposed 5' tall privacy wall; a 10.22' front yard setback, as measured from the northeast corner of the proposed single-family dwelling; and an approximate 33' front yard setback, as measured from the northwest corner of the proposed attached garage.



6. **Section 3.01.04(I) – Architectural Standards & Regulations:** The owner shall be responsible for installing a minimum six (6) foot-wide, continuous sidewalk along the entire length of the parcel frontage that abuts a public street.

- **Applicant's Request:** Waive sidewalk requirements and dedicate a two (2) foot-wide easement along the future parcel frontage on S.E. Seminole Street and S.E. Denver Avenue.

7. **Section 3.01.04(P) – Architectural Standards & Regulations:** Fences located in the front yard shall have a maximum height of four (4) feet along the front and side property lines to the front facade of the principal building

- **Applicant's Request:** Allow a decorative wall and columns between four (4) to five (5) feet in height along the S.W. Seminole Street frontage.
8. **Section 6.09.02(C)(1) – General Standards & Requirements:** Accessory structures shall not be located between the front facade of the principal building and the front property line and shall only be permitted in the side and rear yards, subject to a minimum five (5) foot side yard and five (5) foot rear yard setback from the property line. On corner lots the side yard setback shall be ten (10) feet.
- **Applicant's Request:** Allow a pool to be constructed between the front facade of the principal building within the interior courtyard of the proposed single-family dwelling.

C. Maps

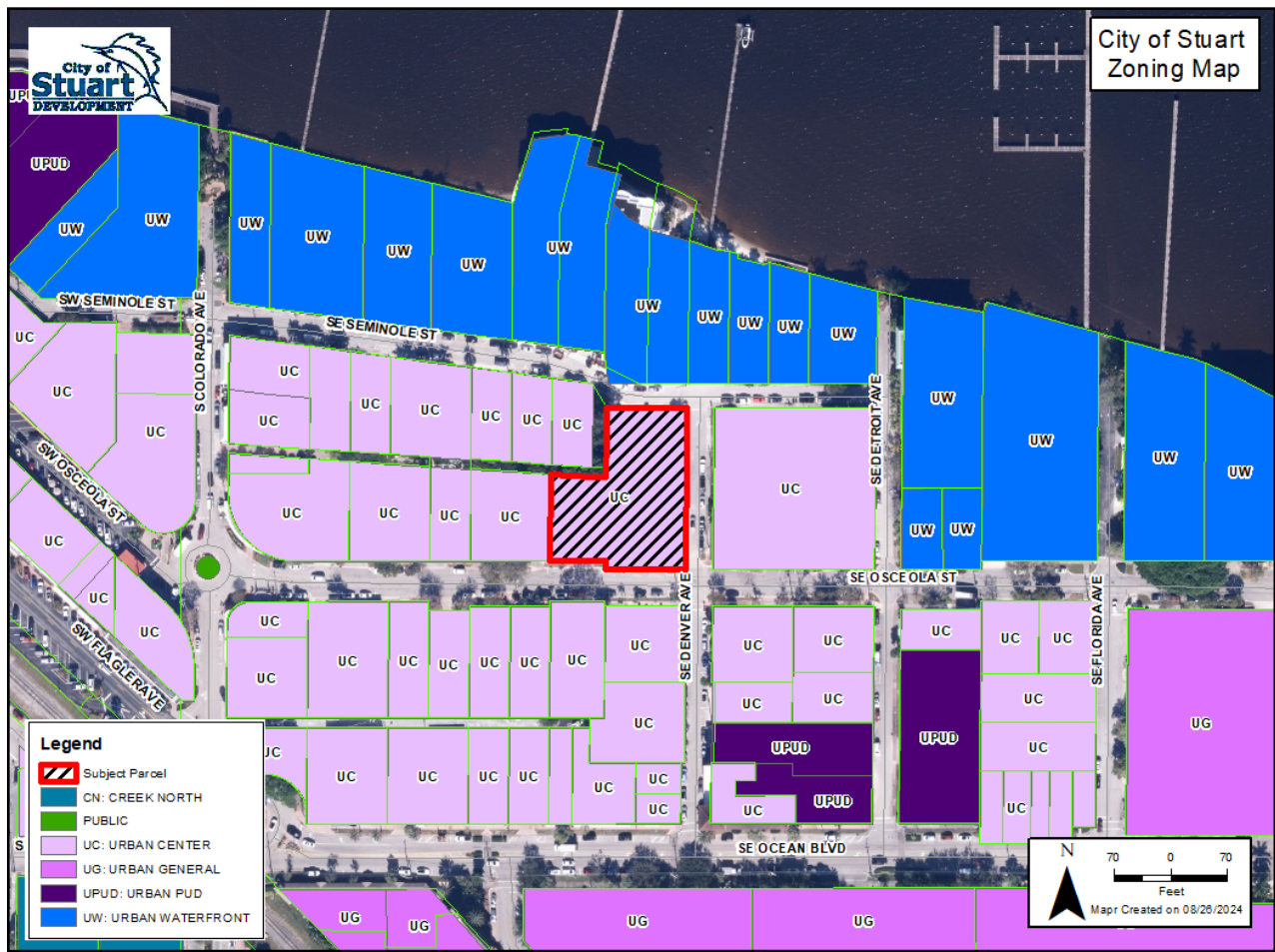
LOCATION & AERIAL MAP



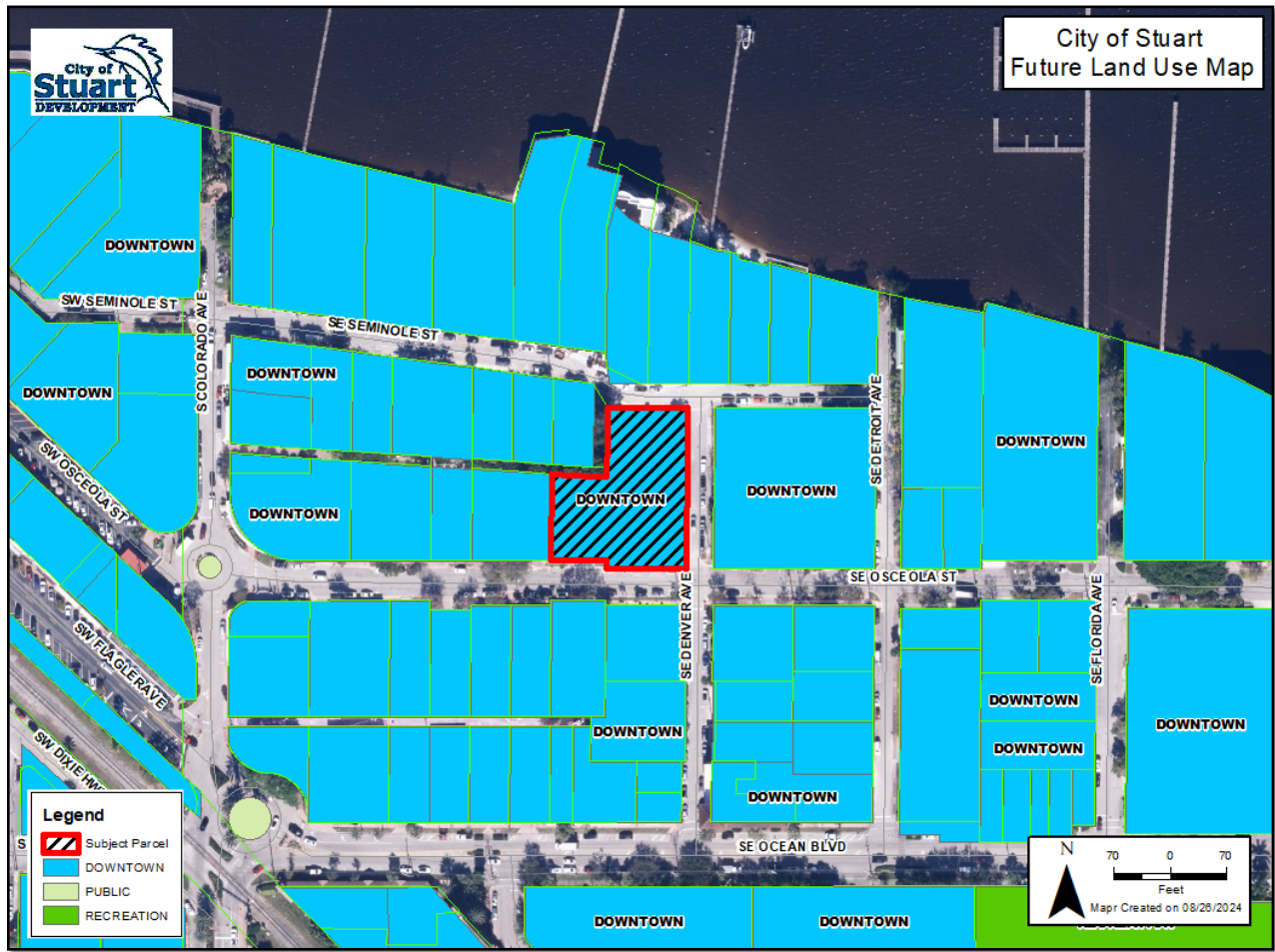
ADJACENT LAND USE & ZONING

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		Urban Center (UC)	Downtown	Business & Professional Office
Adjacent Parcels	North	Urban Waterfront (UW) & S.E. Seminole Street right-of-way	Downtown	Residential Condominiums
	South	Urban Center (UC) & S.E. Osceola Street right-of-way	Downtown	Retail & Restaurant, Convenience
	East	Urban Center (UC)	Downtown	Medical Office
	West	Urban Center (UC)	Downtown	Office & Single-Family

ZONING MAP



FUTURE LAND USE MAP

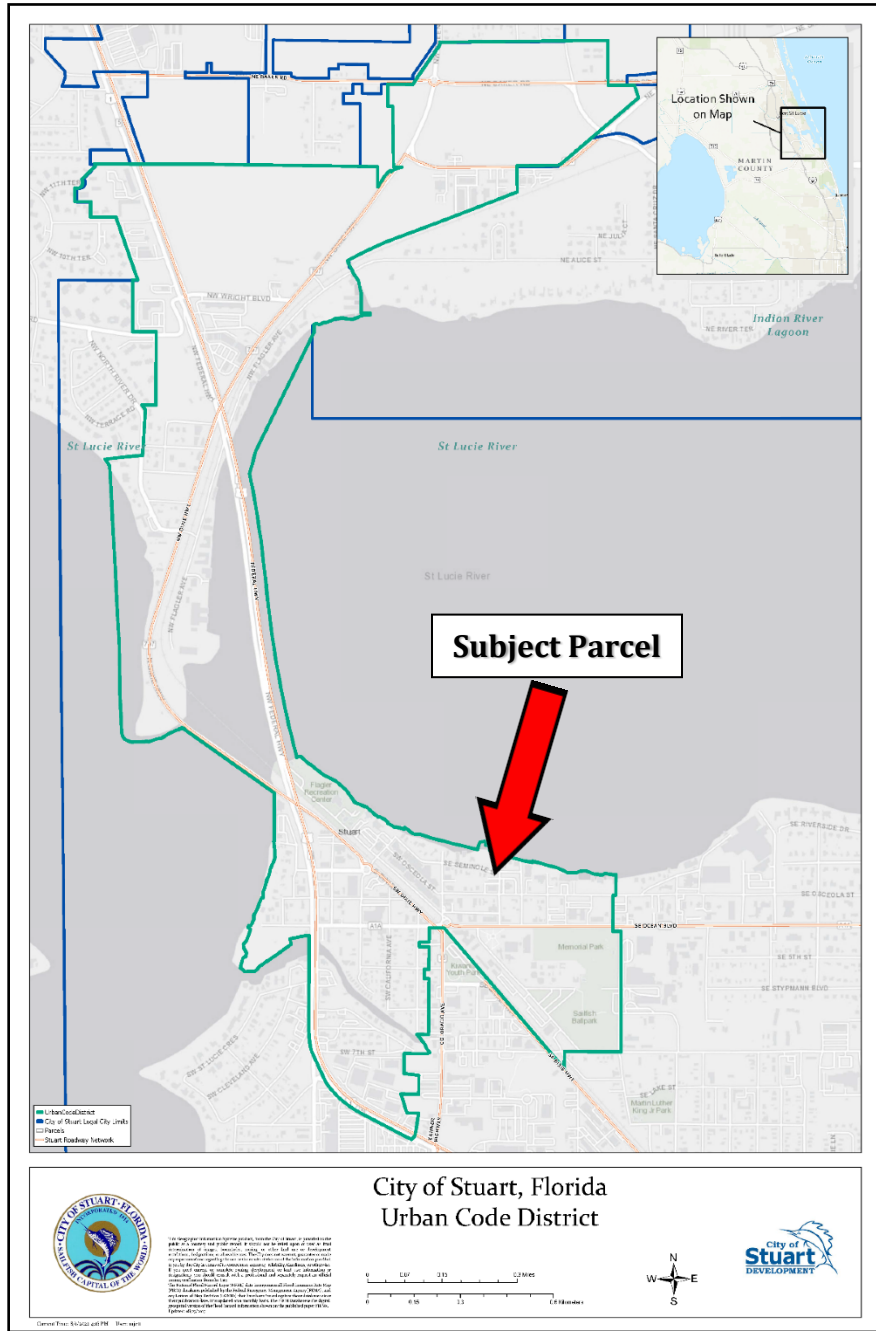


D. City of Stuart Urban Code

Urban Code Intent, Purpose & Applicability *Land Development Code Section 3.01.00*

The purpose of the Urban Code is to encourage redevelopment, historic restoration, and infill development to promote a sense of place within the Urban Code district, by providing standards and development incentives that are not otherwise available, including the promotion of traditional building types with arcades, balconies, railings, and porches, and the enabling of social interaction on downtown streets. The Urban Code provides for mandated building alignments to define coherent street spaces, the location of outbuildings at the rear of lots for affordable housing, the visual protection of the streetscape from parking lots, and traditional, historically relevant, durable construction which is harmonious with the architectural heritage of Historic Downtown Stuart.

The City of Stuart's Urban District is depicted below in green; however, the following map exhibit was cropped for this report. The full City of Stuart Urban Code map is available under Land Development Code Section 3.01.01(B), or by clicking the [Link](#).



According to Section 3.01.01(C) of the City of Stuart Land Development Code, the Urban Code applies to all new development, new construction, and substantial renovation and no building or development permit shall be issued by the Development Director unless all provisions of the Urban Code have been met, including conditional use approvals, based on the development review and approval process,

**Major Urban Code Conditional Use
Design Objectives
Land Development Code Section 3.01.06**

The submitted Major Urban Code Conditional Use petition was reviewed under the Design Objections outlined in Section 3.01.06(A)(2)(b) of the Land Development Code. Certain design objectives are established within the Urban Code to promote superior site and building design and must be applied to development within the City of Stuart. The City Commission may impose development conditions and operational requirements to satisfy the following design objectives:

- 1. BUILDING HEIGHT: The proposed building is proportional to and complimentary to the surrounding buildings in the area.***

Staff Findings:

According to the development standards outlined under Land Development Code Section 3.03.01(A)(2)(a), the maximum allowable building height within the Urban Center Zoning Subdistrict is three (3) stories or thirty-five (35) feet. The minimum allowable building height is two (2) stories or twenty-six (26) feet. If 25% or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four (4) story building is forty-five (45) feet.

According to the submitted architectural building elevations, the single-family dwelling will be constructed to a maximum height of two (2) stories and thirty-five (35) feet. The existing professional office building is two (2) stories and approximately twenty-five (25) feet in height.

The professional office building and single-family dwelling to the west are one story and approximately fifteen (15) feet. The professional office to the east is two (2) stories and approximately twenty-five (25) feet. The retail and restaurant buildings to the south are one-story and approximately fifteen (15) feet. The residential condominium to the north includes two and three-story buildings with heights varying between twenty-three (23) feet and thirty-five (35) feet.

The proposed single-family dwelling structure is proportionate in scale with the existing professional office buildings to the south and east and the residential condominium to the north. The proposed single-family dwelling is also compatible with the existing single-family use to the east.

2. **ADDITIONAL BUILDING SETBACKS:** *Three- and four-story buildings have an additional five-foot setback on each side.*

URBAN CENTER – REQUIRED SETBACK STANDARDS

LDC Section 3.03.01 – Urban Standards and Regulations for Designated Urban Subdistricts		
Urban Center	Required	Proposed
Front Setback	Build-to-line of zero foot	7.34' - 10.22' – 35'
West Side Setback (Denver Ave)	Maybe zero feet	6.84'
East Side Setback	Maybe zero feet	3.50'
Rear Setback	Maybe zero feet	5.58' (West Corner) 4.00' (East Corner)

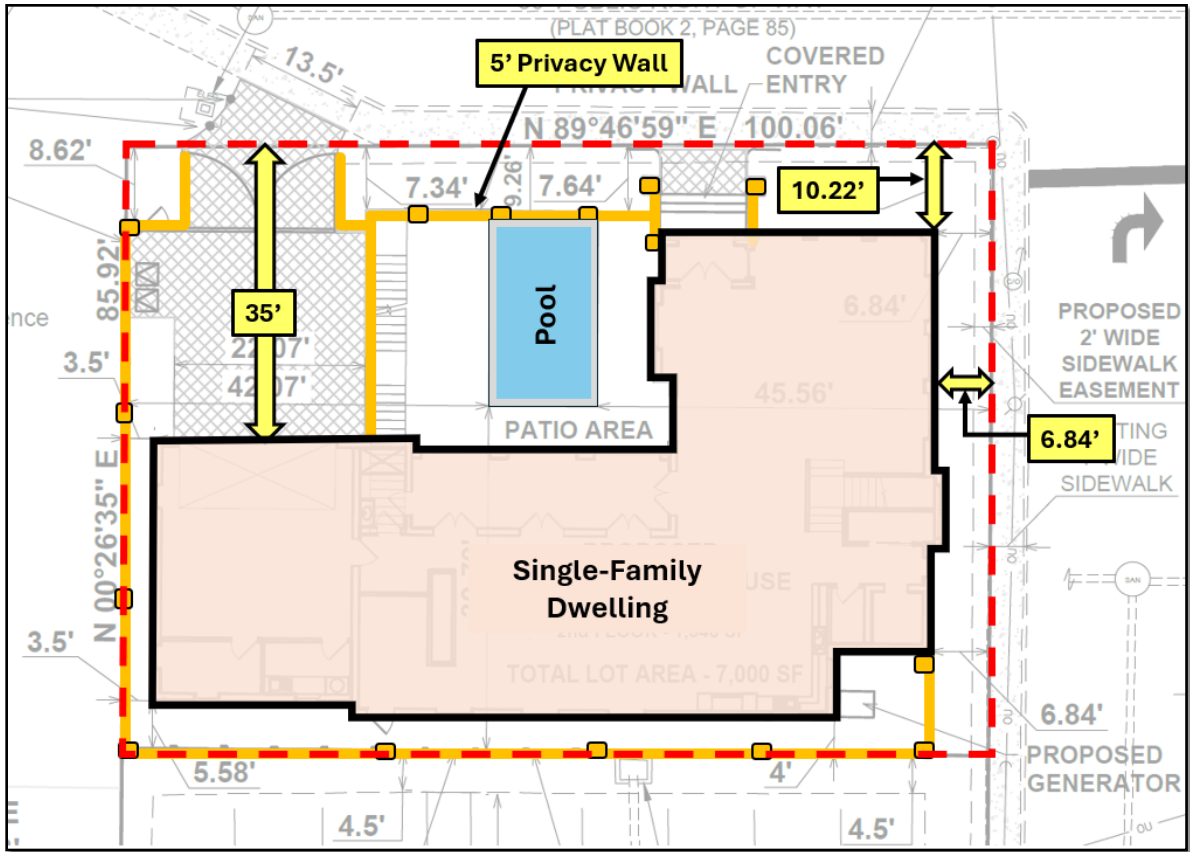
Staff Findings:

According to the standards and regulations for the Urban Subdistricts outlined under Section 3.01.03(A) of the Land Development Code, the Urban Center (UC) zoning designation requires the front building façade to be constructed parallel to the street along the front property line with a required build-to-line of zero feet.

The subject parcel fronting the southeast corner of Seminole Street and Denver Avenue is required to construct the proposed single-family dwelling parallel to the street along the front property line; however, the applicant is requesting to deviate from this requirement and instead is proposing to provide a 6.84' setback from S.E. Denver Avenue; the building façade adjacent to S.E. Seminole Street will provide varying façade setbacks, including 10.22' as measured from the northeast corner of the SFD, 7.34' as measured from the five (5) foot privacy wall, and approximately thirty-five (35) feet as measured from the attached garage (west).

The proposed single-family dwelling will be constructed at two stories and a maximum height of thirty-five (35) feet. Due to the increased building height for the proposed two-story single-family dwelling, the structure will be setback 3.5' from the west property line and 6.84' from the east property line.

This will provide additional separation between the adjacent single-family dwelling to the west and allow additional landscaping to be planted between the proposed single-family dwelling and the sidewalk adjacent to S.E. Denver Avenue.



3. **MIXED RESIDENTIAL UNIT TYPES:** *The proposed development includes a mix of one and two-bedroom rental apartments 1,000 square feet or less of gross floor area.*

Staff Findings:

This standard does not apply as the proposed development does not include a mix of one-bedroom or two-bedroom rental apartments with a gross floor area of 1,000 ft² or less.

4. **ARCHITECTURAL TREATMENTS:** *Architectural treatments on the principal building facade should be continued around all sides of the building that are visible from the public realm.*

Staff Findings:

Spanish Mediterranean architecture is proposed for the single-family dwelling, including a tiled roof, stucco facades, arches, and wood accents. A privacy wall and columns are included as an architectural extension of the front facade of the building and to provide screening for the pool and courtyard areas from the S.E. Seminole Street right-of-way.

View from S.E. Seminole Street



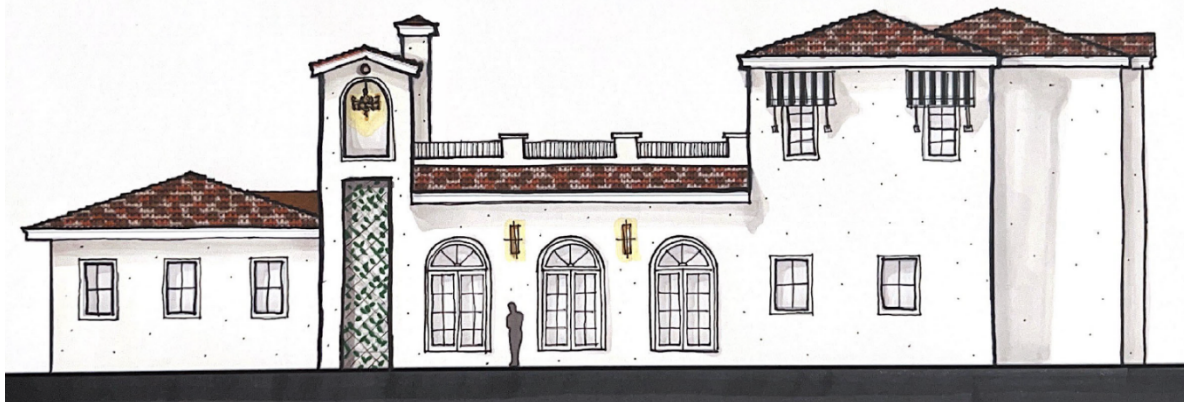
View from S.E. Denver Avenue



View from the west



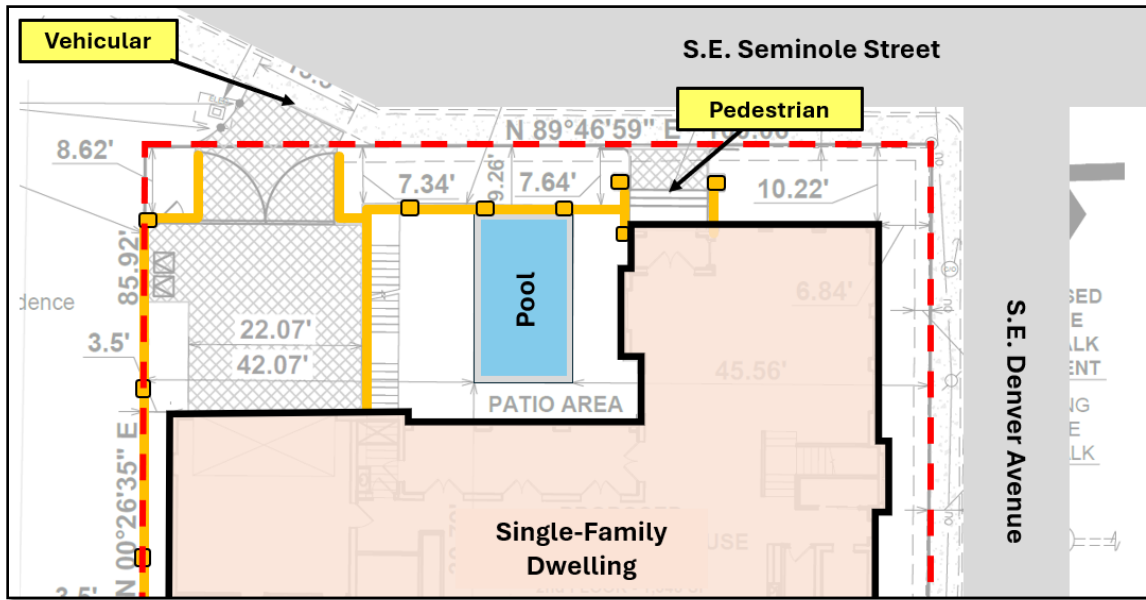
View from Professional Office Site



5. **DEFINED ENTRANCE:** *The primary building entrance is a prominent feature that is well-lit visible and directly accessible from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.*

Staff Findings:

The 0.60-acre site includes four (4) existing points of access; one (1) driveway on S.E. Osceola Street, two (2) driveways on S.E. Denver Avenue, and one (1) driveway on S.E. Seminole Street. The proposed single-family dwelling will eliminate one driveway curb cut on S.E. Denver Avenue and relocate the curb cut on S.E. Seminole Street for a 13.5-foot-wide driveway leading to the single-family attached garage. Pedestrian access will also be accessible to the single-family dwelling on S.E. Seminole Street.



6. **PEDESTRIAN AMENITIES:** Pedestrian amenities in the form of benches, potted plants, flower boxes, outdoor patio area, murals, or other acceptable forms of amenities located adjacent to a public sidewalk or right-of-way.

Staff Findings:

The applicant is not proposing any changes to the existing professional office building and the Development Department has determined the amenity requirements do not apply to the professional office use; however, the future lot fronting S.E. Seminole Street & S.E. Denver Avenue and the proposed single-family dwelling are subject to compliance with the standards and requirements of the Urban Code.

The applicant is requesting relief from the requirements of constructing a six (6) foot-wide sidewalk adjacent to the proposed lot and has agreed to dedicate a two (2) foot-wide easement for a future sidewalk to be constructed by the City of Stuart. The City of Stuart Development Department and Community Redevelopment Agency (CRA) do not support this petition and would request the applicant construct the additional sidewalk width adjacent to the existing four (4) foot-wide sidewalk and dedicate a two (2) foot-

wide easement to the City of Stuart.

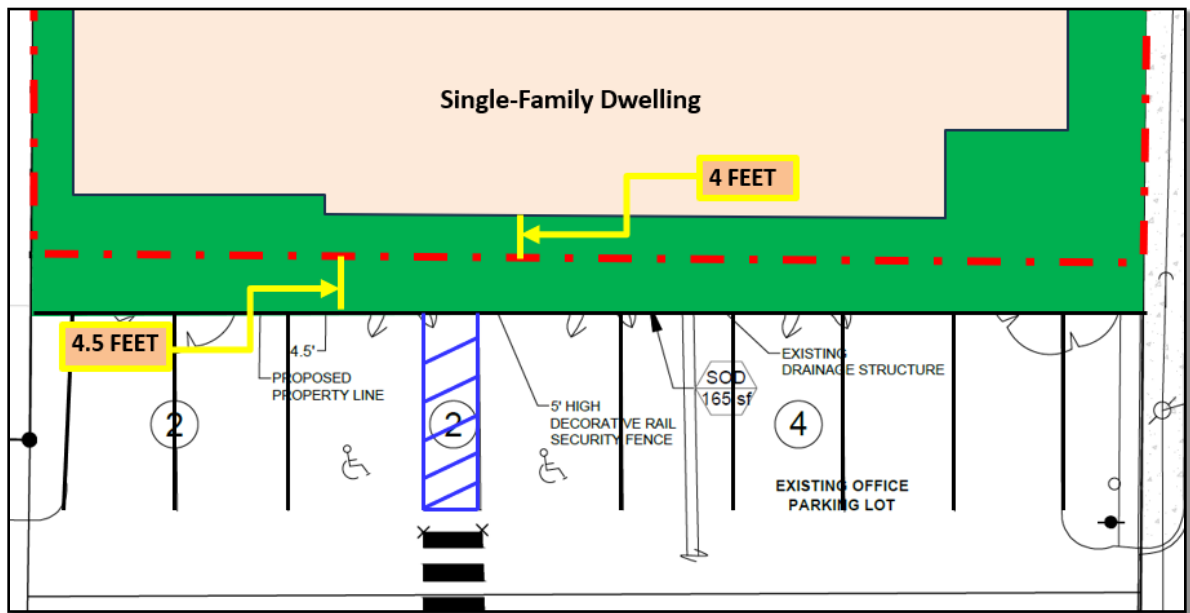
The requested two (2) foot-wide easement would not affect the land area for density calculation or the measurement of the minimum building setbacks.

7. **PATIO GARDENS:** *The proposed structure incorporates gardens which include a mixture of flower boxes, arbors, trellis, flowering vines, and other landscaping materials.*

Staff Findings:

The proposed development will meet and exceed the minimum landscape requirements for single-family development within the Urban District. Additional landscape plantings and trees will be included on the east side of the lot fronting S.E. Denver Avenue.

The single-family dwelling will be setback four (4) feet from the rear property boundary adjacent to the parking lot for the professional office building. Additionally, after the subdivision of the 0.60-acre parcel, the professional office parcel will include a 4.5' landscape buffer between the rear of the single-family lot and the edge of pavement for the professional office building parking lot. This area will be retained as a shared landscape buffer with a five (5) foot-tall decorative fence and to also maintain the drainage flow between the two (2) parcels.



8. **VARYING ROOF LINES:** *Roofs shall have three or more roof slope planes per primary facade, sloping roofs, or vertical roof changes with a minimum change in elevation of two feet.*

Staff Findings:

According to the submitted architectural elevations, the proposed single-family dwelling provides three or more roof slopes on the primary façade and vertical changes in roof elevation of more than two (2) feet.



9. **ELEVATION PLANE VARIATION:** *The elevation plane variation is identified as the exterior wall of a structure or building. For planes 50 feet or less, the secondary plane shall project at least two feet from the primary plane and makeup at least five percent of the entire elevation. For planes larger than 50 feet, the secondary plane shall project at least two feet from the primary plane and makeup at least 30 percent of the entire elevation.*

Staff Findings:

The proposed two-story single-family structure provides a variation of elevations and articulated building faces to emphasize the Spanish-Mediterranean architecture, including an outdoor terrace and balconies overlooking the interior courtyard, patio, and pool.

As depicted in the submitted architectural elevations, proposed balconies facing S.E. Seminole Street and S.E. Denver Avenue are set back on the second floor in a manner that will overlook the pool/patio area and not the street facades. The privacy wall and columns have been designed as an architectural extension of the front building facade to screen the pool and courtyard areas from views along the public street.

10. **BLANK WALLS:** *Long, windowless, uninterrupted walls shall be avoided. Transparent windows or faux windows or shutters shall comprise at least 30 percent of the street and waterside exterior elevations and blank wall areas shall not exceed 10 feet in the vertical direction and 20 feet in the horizontal direction of any facade.*

Staff Findings:

No changes are being proposed to the existing professional office building. The existing two-story office building includes window treatments along the first and second-story façades fronting S.E. Osceola Street. Additionally, window treatments extend around all sides of the second-story building façade.

The proposed single-family dwelling includes window treatments on all building elevations, continuing the Spanish Mediterranean architectural theme throughout the dwelling.

11. ENHANCED LANDSCAPING: *Landscaping shall be planted over and above city code requirements with respect to size, quantity, and quality.*

Staff Findings:

The existing professional office building site is developed and is not subject to compliance with the landscaping requirements, as the applicant is not proposing any changes to the site at this time.

According to the current Landscape plan submitted for the proposed single-family lot on the southeast corner of Seminole Street and Denver Avenue, approximately 12 trees and 370 shrubs are being planted on-site, and includes minimal native vegetation; however, Land Development Code Section 6.04.02(A)(1) requires at least 50% of the required landscaping in the form of trees, shrubs, ground cover, or grass shall collectively consist of native vegetation and no one tree species may exceed 25% of the minimum number of required trees. Before approval for the Minor Development Plan application, the applicant will be required to revise the landscape plan to comply with the minimum landscape requirements for native vegetation.

The submitted landscape plan demonstrates compliance with the City's Xeriscape requirements, under Section 6.04.05 of the Land Development Code. Proposed Xeriscape standards include:

- At least 51% of the grass areas are made up of drought-tolerant grass species.
- At least 51% of the required shrubs are made up of drought-tolerant species.
- At least 51% of the required trees are made up of drought-tolerant species.
- Utilization of moisture sensing controller other than a rain-sensor override device.
- Landscape plan indicates low, moderate, and high-water usage zones.
- Utilization of compacted mulch with a 3" minimum depth in all planted areas except ground cover.

12. IMPROVEMENTS TO THE SURROUNDING NEIGHBORHOOD: *The applicant proposes to make improvements such as burying utility lines, replacing existing sidewalks with stamped concrete or pavers, providing pedestrian walkways constructed of stamped concrete or pavers, or other improvements.*

Staff Findings:

The existing 0.60-acre site includes a continuous four (4) foot sidewalk along the parcel frontage of S.E.

Seminole Street, S.E. Denver Avenue, and S.E. Osceola Street. No improvements are being proposed within the future 0.44-acre lot encompassing the existing professional office building and therefore, no improvements are required for the adjacent four (4) foot sidewalks; however, the proposed 0.16-acre parcel and construction of a single-family dwelling requires the owner to install a minimum six (6) foot-wide, continuous sidewalk along the entire length of the parcel frontage abutting a public street.

The applicant is requesting the Commission to waive the requirement to construct a six (6) foot-wide, continuous sidewalk adjacent to S.E. Seminole Street and S.E. Denver Avenue and has agreed to dedicate a two (2) foot-wide easement to the City of Stuart for future sidewalk construction by the City at the time of future streetscape improvements for S.E. Seminole Street. The City of Stuart Development Department and Community Redevelopment Agency (CRA) do not support this request, as there are no plans at this time to improve S.E. Seminole Street right-of-way.

13. GREEN SPACE: The development preserves open space.

Staff Findings:

The existing 0.60-acre parcel is developed and includes a 10,895 ft² two-story office building and forty-one (41) ancillary off-street surface parking spaces. The applicant proposes to remove sixteen (16) parking spaces and the existing landscape buffers encompassing approximately 0.16 acres (7,000 ft²) of the total 0.60-acre parcel. Redevelopment of the existing surface parking lot for a single-family dwelling will decrease the impervious surface by approximately 1.2%.

TOTAL LOT AREA CALCULATIONS:

Total Site Area: 25,941 ft² 0.60 ac				
Impervious	Existing		Proposed	
Total	21,907 ft²	0.51 ac (84.4%)	21,584 ft²	0.50 ac (83.2%)
Office Building	7,102 ft ²	0.16 ac	7,102 ft ²	0.16 ac
Single-Family Home	0 ft ²	0 ac	4,222 ft ²	0.09 ac
Office Vehicular Use	14,549 ft ²	0.33 ac	8,925 ft ²	0.21 ac
Single-Family Driveway	0 ft ²	0 ac	1,079 ft ²	0.03 ac
Office Sidewalks	256 ft ²	0.01 ac	256 ft ²	0.01 ac
Pervious				
Total	4,034 ft²	0.09 ac (15.6%)	4,357 ft²	0.10 ac (16.8%)
Landscape	4,034 ft ²	0.09 ac	4,357 ft ²	0.10 ac

PROFESSIONAL OFFICE LOT AREA CALCULATIONS:

Impervious	Existing		Proposed	
Total	21,907 ft²	0.51 ac (84.4%)	16,283 ft²	0.37 ac (86%)
Office Building	7,102 ft ²	0.16 ac	7,102 ft ²	0.16 ac
Office Vehicular Use	8,925 ft ²	0.33 ac	8,925 ft ²	0.21 ac
Office Sidewalks	256 ft ²	0.01 ac	256 ft ²	0.01 ac
Pervious				
Total	4,034 ft²	0.09 ac (15.6%)	2,658 ft²	0.06 ac (14%)
Landscape	4,034 ft ²	0.09 ac	2,658 ft ²	0.10 ac

Subdivision of the 0.60-acre parcel and subsequent development of the 0.16-acre single-family lot will provide a +1.2% increase in pervious surface coverage for the combined parcels; however, the +1.2% pervious coverage increase to the 0.16-acre single-family parcel ultimately results in a decrease of pervious area coverage for the 0.44-acre parcel by -1.6%.

RESIDENTIAL LOT AREA CALCULATIONS:

Impervious	Existing		Proposed	
Total	5,624 ft²	0.13 ac (80%)	5,301 ft²	0.12 ac (75.7%)
Single-Family Home	0 ft ²	0 ac	4,222 ft ²	0.09 ac
Office Vehicular Use	5,624 ft ²	0.33 ac	0 ft ²	0 ac
Single-Family Driveway	0 ft ²	0 ac	1,079 ft ²	0.03 ac
Pervious				
Total	1,376 ft²	0.09 ac (20%)	1,699 ft²	0.10 ac (24.3%)
Landscape	1,376 ft ²	0.09 ac	1,699 ft ²	0.10 ac

- 14. DECORATIVE PAVING:** *The development includes the use of brick pavers or stamped or colored concrete, by city specifications, on the site.*

Staff Findings:

The applicant is proposing to install brick pavers within the vehicular driveway and pedestrian walkways to accent the Spanish-Mediterranean architecture style.

E. Traffic Impacts

Although the applicant submitted a traffic statement for the proposed single-family dwelling, Section 4.04.01 of the City of Stuart Land Development Code indicates developments within the Transportation Concurrency Exception Area (TCEA) are exempt from the standards and requirements for transportation concurrency review.

Construction of the single-family home does not have the potential to increase the net peak hour trips and will have a de minimis effect on traffic; therefore, a concurrency review exception certificate will be issued for the proposed and existing developments, per Section 4.04.02 of the Land Development Code.

F. Development Reviews

The requested Major Urban Code Conditional Use petition does not require development reviews. The proposed development will be reviewed and approved by the Development Director under the concurrent Minor Development Plan application. Before the issuance of a site permit or building permit, the applicant will be required to demonstrate compliance with the City of Stuart Land Development Code, Comprehensive Plan, and Code of Ordinance.

City of Stuart Building Department:

The Building Department has reviewed and conceptually approved the Major Urban Code Conditional Use application. Any additional comments will be provided during the review of the site and building permits.

- All building plans must comply with the Florida Building Code (FBC) and Florida Fire Protection Code (FFPC) in effect at the time permit application(s) are submitted.
- All plans must be submitted as one PDF file.
- Separate permits are required for the site, building, dumpster enclosures, fire line, fire sprinkler, fire alarm, kitchen hood, and suppression systems.
- The applicant must schedule a pre-construction meeting before the issuance of a building or site permit.
- The development must provide the required number of ADA parking spaces, in compliance with FAC 208

City of Stuart Fire Rescue:

The City of Stuart Fire Rescue has reviewed and conceptually approved the Major Urban Code Conditional Use application. Any additional comments will be provided during the review of the site and building permits.

- All building plans must comply with the Florida Fire Protection Code (FFPC) in effect at the time permit application(s) are submitted.

City of Stuart Public Works - Utilities:

The Public Works Department has reviewed and conceptually approved the Major Urban Code Conditional Use application. Any additional comments will be provided during the review of the site and building permits.

Engineering Review:

There are no comments regarding the proposed Major Urban Code Conditional Use petition. The applicant will be required to submit preliminary construction plans for review and approval under the Minor Development Plan application. Final construction plans are required to be submitted by the applicant at the time of review for the site permit and building permits. The applicant will be responsible for obtaining all State, Federal, and local permits that may be required as part of this project.

The City of Stuart Public Works, Utilities, and Fire Departments will review the site for water, sewer, dumpster, fire hydrant, fire lane, utility separation requirements, and accessibility.

Environmental Review:

The site is improved and developed, and an environmental review is not applicable. Before the issuance of a site permit or building permit, the applicant, property owner, or successor is required to obtain any required State, Federal, or local permits for development.

G. Staff Recommendation

The City of Stuart Development Department has reviewed the Major Urban Code Conditional Use petition and recommends the applicant be required to pay the fee for up to three (3) required parking spaces into the "Stuart Payment in Lieu of Parking Trust Fund" so the City of Stuart may construct additional parking spaces in the CRA, and to construct the six (6) foot-wide continuous sidewalk adjacent to the future lot fronting S.E. Seminole Street and S.E. Denver Avenue and dedicate a two (2) foot-wide sidewalk easement to the City of Stuart for pedestrian access.



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 87-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE FOR FLAMINIA, LLC LOCATED AT 55 SE OSCEOLA STREET, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING RELIEF TO DEVIATE FROM CERTAIN CODE REQUIREMENTS, INCLUDING REQUIRED PARKING, PAYMENT IN LIEU OF PARKING (PILOP) FEES, SIDEWALKS, BUILDING SETBACKS, POOL LOCATION, DRIVEWAY WIDTH, FENCE HEIGHT, AND ARCHITECTURAL STANDARDS FOR THE EXISTING PROFESSIONAL OFFICE BUILDING AND PROPOSED SINGLE-FAMILY DWELLING; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS, PAYMENT IN LIEU OF PARKING (PILOP) PROGRAM, AND VARIOUS DESIGN STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, on September 3, 3034, the Community Redevelopment Board (CRB) held a properly noticed public hearing to consider the Major Urban Code Conditional Use petition, requested by Lucido & Associates (Representative), on behalf of Flaminia, LLC (owner), for the

0.60-acre parcel of land known, and voted to forward a recommendation of approval/denial to the City Commission; and

WHEREAS, on September 23, 2024, the City Commission held a properly noticed public hearing to consider the Major Urban Code Conditional Use petition, requested by Lucido & Associates (Representative), on behalf of Flaminia, LLC (owner), for the 0.60-acre parcel of land; and

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the Major Urban Code Conditional Use petition; and

WHEREAS, the applicant has committed to the City that its development will comply with all codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this Resolution; and

WHEREAS, at the public hearing the applicant showed by substantial competent evidence that the Major Urban Code Conditional Use petition is consistent with the City of Stuart Comprehensive Plan, Land Development Code, and the procedural requirements of law; and

WHEREAS, the Major Urban Code Conditional Use approval shall run with the land;

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

SECTION 1: The legal description of the 0.60-acre parcel, as outlined in **Exhibit "A"** attached hereto and made a part hereof by reference. A map depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The Conditions of Approval for the development are attached hereto as **Exhibit "C"** and made a part hereof by reference.

SECTION 2: The following documents on file as public records of the City of Stuart, at the City Clerk's office in City Hall, shall be deemed a part of the conditions applicable to the existing professional office building known as the "Forum Building" and the proposed single-family dwelling, also known as the Flaminia, LLC development:

1. **Site Plan**, prepared by Lucido & Associates, dated February 14, 2024 (revised through July 22, 2024).
2. **Landscape Plan (Sheets 1-3)**, prepared by Lucido & Associates, dated February 8, 2024, revised on June 27, 2024.
3. **Boundary & Topographic Survey**, prepared by Bowman Consulting Group, LTD., Inc., Richard E. Barnes Jr., PSM (PSM#7473), dated September 14, 2022.
4. **Single-Family Dwelling Architectural Plans and Elevations**, prepared by Sparc Design, Sean Patrick Sukhu.
5. **Single-Family Dwelling Floor Plan**, prepared by Sparc Design, Sean Patrick Sukhu, dated July 12, 2024.
6. **Traffic Statement**, prepared by Lucido & Associates, Morris A. Crady, AICP.
7. **Payment in lieu of Parking (PILOP) Fee Calculations** by Lucido & Associates, Morris A. Crady, AICP.

SECTION 3: The Applicant is requesting Major Urban Code Conditional Use approval to provide relief from certain provisions of the Land Development Code (LDC), including:

1. Reduce the required number of parking spaces by six (6), for a total of twenty-five (25) parking stalls for the existing 10,895 square foot structure, pursuant to Land Development Code Section 3.03.01(F)(2)(a) – Urban Standards & Regulations for Designated Urban Subdistricts; and
2. Waive the PILOP requirement and fee(s) for up to three (3) parking spaces into the "Stuart Payment in Lieu of Parking Trust Fund", pursuant to Land Development Code Section 6.01.19 – Payment in Lieu of Parking Program (PILOP); and
3. Allow a 13.5' wide driveway apron on S.W. Seminole Street and up to twenty-two (22) foot wide driveway on site, pursuant to Land Development Code Section 3.01.03(A)(1)(d) – Urban Standards & Regulations for Designated Urban Subdistricts; and
4. Allow balconies to overlook the proposed single-family dwelling patio and pool courtyard, instead of along the street facades for S.E. Seminole Street and S.E. Denver Avenue, pursuant to Land Development Code Section 3.01.03(A)(4)(a) – Urban Standards & Regulations for Designated Urban Subdistricts.

5. Allow a minimum 7.34' front yard setback, as measured from the proposed 5' tall privacy wall; a 10.22' front yard setback, as measured from the northeast corner of the proposed single-family dwelling; and an approximate 33' front yard setback, as measured from the northwest corner of the proposed attached garage, pursuant to Land Development Code Section 3.01.03(A)(1)(a) – Urban Standards & Regulations for Designated Urban Subdistricts.
6. Waive sidewalk requirements and dedicate a two-foot-wide easement along the future parcel frontage on S.E. Seminole Street and S.E. Denver Avenue, pursuant to Land Development Code Section 3.01.04(I) – Architectural Standards & Regulations.
7. Allow a decorative wall and columns between four (4) to five (5) feet in height along the S.W. Seminole Street frontage, pursuant to Land Development Code Section 3.01.04(P) – Architectural Standards & Regulations.
8. Allow a pool to be constructed between the front facade of the principal building within the interior courtyard of the proposed single-family dwelling, pursuant to Land Development Code Section 6.09.02(C)(1) – General Standards & Requirements.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code and Major Urban Code Conditional Use approval for Flaminia, LLC.

SECTION 5: All Resolutions, or parts of Resolutions, in conflict with this Resolution or any part thereof is hereby repealed to the extent of such conflict. If any provision outlined within this Resolution conflicts with any contractual provision between the City and the applicant, developer, or successor, this Resolution shall prevail.

SECTION 6: If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared severable.

SECTION 7: Following the adoption and acceptance of this Resolution by the owner, developer, or successor, and in addition to any other action for failure to otherwise comply with

the Approved Documents, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date, and location of the hearing, along with specific notice of the alleged breach. At the public hearing before the City Commission, the owner, developer, or successor may appear and contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Approved Documents and therefore, the Resolution(s) adopting the same, the City Commission may impose or do any or all of the following:

- a. Initiate the process to amend or repeal this or any other Resolution pertaining to the development.
- b. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this Major Urban Code Conditional Use Resolution by the owner, developer, or successor shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 8: This Resolution shall be effective upon adoption by the City Commission, and proper execution and acceptance by the owner.

SECTION 9: The City Clerk is directed to record a Certified Copy of this Resolution in the public records of Martin County, Florida, within thirty (30) days of City Commission approval.

Passed on the _____ day of _____, 2024.

Commissioner _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

CAMPBELL RICH, MAYOR
EULA R. CLARKE, VICE MAYOR
CHRISTOPHER COLLINS, COMMISSIONER
SEAN REED, COMMISSIONER
LAURA GIOBBI, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ATTEST:

MARY R. KINDEL
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE BAGGETT, ESQ.
CITY ATTORNEY

CITY’S ACKNOWLEDGMENT

The above Resolution was acknowledged before me through ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by Campbell Rich, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

Exhibit “A” Legal Description

PER TITLE POLICY REFERENCING OFFICIAL RECORDS BOOK 02329, PAGE 0097
(INSTRUMENT #2084804)

ALL OF LOT 18, BLOCK 3, AND THAT PORTION OF THE 16.00’ WIDE PRIVATE ROAD
LYING ADJACENT TO SAID LOT 18, BLOCK 3, ACCORDING TO THE AMENDED PLAT
OF CHARLES A. PORTER ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 75,
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

AND

LOTS 10, 11, 12, AND 13, LESS THE SOUTH 10.00 FEET OF SAID LOT 13 AS DEEDED
TO THE CITY OF STUART, IN DEED BOOK 211, PAGE 179, PALM BEACH (NOW
MARTIN) COUNTY, FLORIDA PUBLIC RECORDS, ACCORDING TO THE PLAT OF
HIGH SCHOLL SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 85, PALM
BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS.

PARCEL I.D. NUMBER: 04-38-41-006-000-00100-9

PROPERTY ADDRESS: 55 S.E. Osceola Street, Stuart FL. 34994

Exhibit “B” Map:

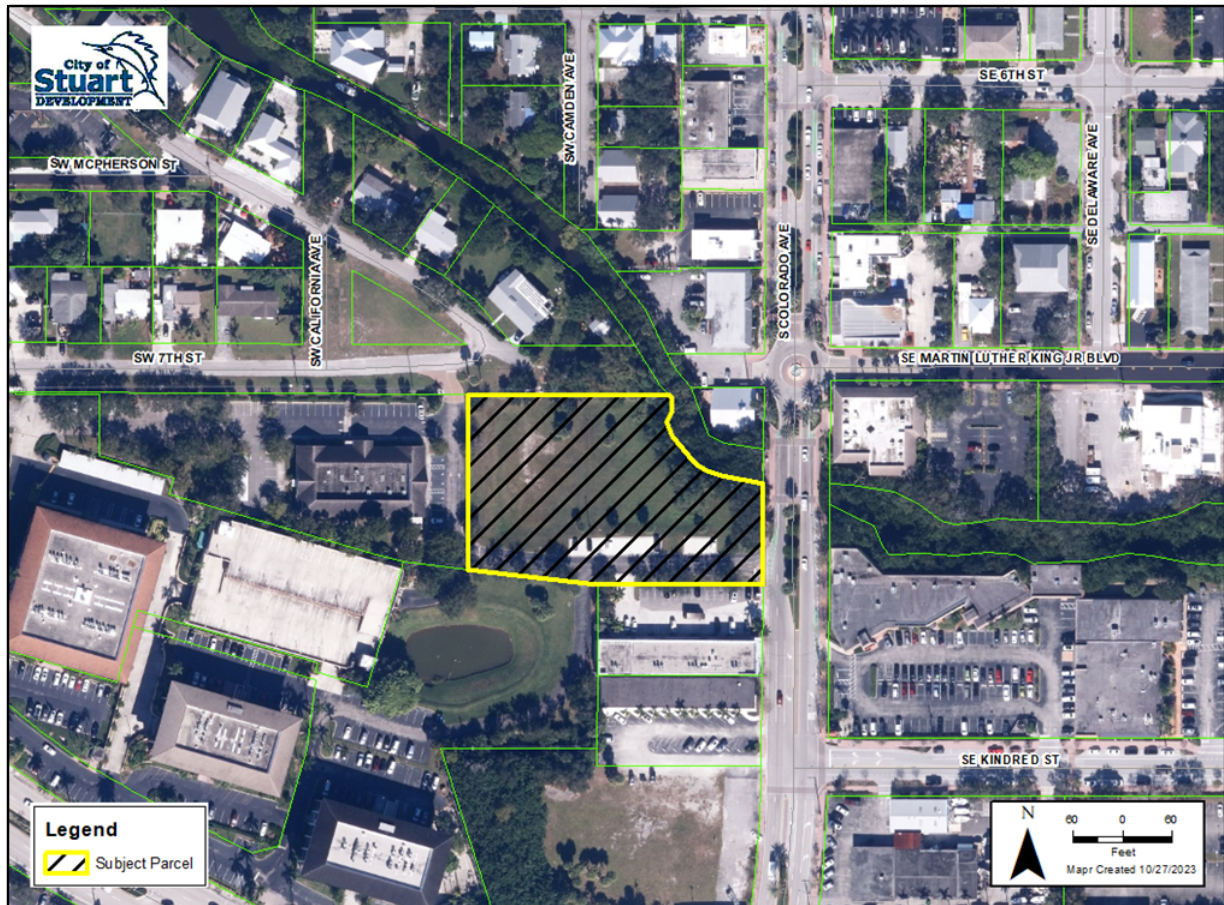
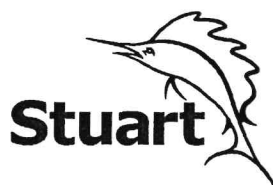


Exhibit “C” Conditions of Approval

DRAFT



City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: _____

Reviewed by: _____

Urban Code Conditional Use Application

Project ID# *staff entry*

Pre-App Conference Date: April 10, 2023	Application Date: February 26, 2024
---	-------------------------------------

SITE INFORMATION

Project Name: Flaminia LLC	Parcel ID#: 04-38-41-006-000-00100-9
Site Address: 55 SE Osceola Street, Stuart, FL 34994	
Subdivision: High School & Charles A. Porter Addition	Lot(s)10,11,12,13 of High School Plat & Lot 18 of Porter
Site Acreage: 0.6269 acre	Flood Zone/Base Flood Elevation:
Current Zoning District / CRA Subdistrict (if applicable):	
Current Comprehensive Plan Future Land Use Designation: Downtown	
Existing Land Use: See attached project narrative	Proposed Land Use:
Proposed Square Footage (if applicable):	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Flaminia LLC	Phone Number / Email Address: 772-221-0333
Property Owner's Mailing Address: 55 SE Osceola St., Stuart, FL 34994	maiucci@aol.com
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address: Same as above	
Agent/Contact Person: Morris A. Crady, Lucido & Associates	Phone Number / Email Address: 772-220-2100
Agent's Mailing Address: 701 SE Ocean Blvd., Stuart, FL 34994	mcrady@lucidodesign.com
Architect:	Engineer:
Planner/Surveyor: Bowman Consultants, Richard Barnes	Landscape Architect: Same as agent

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared John E. Maiucci, Managing Member of Flaminia, LLC 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 Minor Development Plan Application in the City of Stuart, FL.
3. That he/she has appointed Morris A. Crady of Lucido & Associates to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Flaminia, LLC

Signature of Owner: [Signature]

John E. Maiucci, Managing Member

By: Name/Title

Street Address: 55 SE Osceola St., 200

City, State, Zip Code: Stuart, FL 34994

772-221-0333

Telephone Number

City, State, Zip Code

maiucci@aol.com

Email Address

Fax Number

STATE OF FLORIDA, COUNTY OF Martin

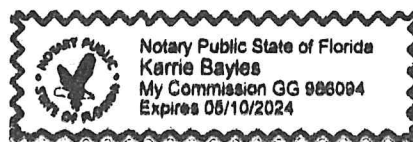
Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

20 day of February, 2024 By John E. Maiucci

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public

My Commission expires:



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: John E. Maiucci
Title: Managing Member of Flaminia, LLC
Company: Flaminia, LLC
Company Address: 55 SE Osceola St., 200

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772-221-0333
Facsimile Number:
Email Address (optional): maiucci@aol.com

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

1. Signed this 20th day of FEBRUARY, 20 24.

John E. Maiucci, Managing Member, Flaminia LLC.
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

Application Requirements

Fee:

- \$1,598.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)
- \$532.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board)

Amendment of Conditions attached to Major UCCU (City Commission)

(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)

- A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.
- A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.

Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing (if required) followed by a recommendation to the City Commission.

Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).

See Project Narrative

(over)



INSTR # 2084804
OR BK 02329 PG 0097
Pgs 0097 - 98 (2 pgs)
RECORDED 05/19/2008 04:17:45 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY S Phoenix

Return to Preparer
THIS INSTRUMENT PREPARED BY:

LAWRENCE E. CRARY III, Esquire
CRARY, BUCHANAN, BOWDISH, BOVIE,
BERES, ELDER & WILLIAMSON, CHARTERED
555 S.W. Colorado Avenue, Suite 1
Post Office Drawer 24
Stuart, Florida 34995-0024
(561) 287-2600

Parcel ID# 04-38-41-006-000-00100.9

WARRANTY DEED

THIS INDENTURE, made this 14th day of May, 2008, between John E. Maiucci, a single man, grantor*, and Flaminia, LLC, a Florida limited liability company, whose post office address is 55 E. Osceola Street, Suite 200, Stuart, FL 34994, grantee*,

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, and grantee's heirs and assigns forever, all that certain land situate in Martin County, Florida, to-wit:

All of Lot 18, Block 3, and that portion of the 16.00' wide private road lying adjacent to said Lot 18, Block 3, according to the Amended Plat of CHARLES A. PORTER ADDITION as recorded in Plat Book 2, Page 75, Palm Beach (now Martin) County, Florida, public records,

and

Lots 10, 11, 12, and 13, less the South 10.00 feet of said Lot 13 as deeded to the City of Stuart, in Deed Book 211, page 179, Palm Beach (now Martin) County, Florida public records, according to the plat of HIGH SCHOOL SUBDIVISION as recorded in Plat Book 2, Page 85, Palm Beach (now Martin) County, Florida public records.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2008 and subsequent years.

THIS PROPERTY is not the homestead of the grantor and is not contiguous thereto.

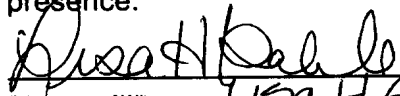
THIS DEED was prepared without the benefit of title examination.

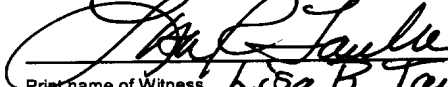
**"Grantor" and "grantee" are used for singular and plural, as context requires.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Print name of Witness Lisa H Bable

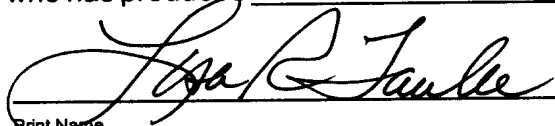

Print name of Witness Lisa R Taube

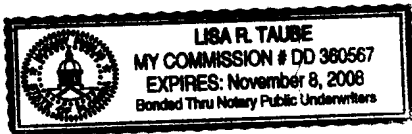

JOHN E. MAIUCCI

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 14th day of May, 2008, by JOHN E. MAIUCCI, ☒ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Seal)


Print Name _____
Notary Public State of Florida
Commission No. _____
My Commission Expires: _____



Project Narrative
Flaminia LLC
Revised Minor Development Plan and
Conditional Use Application

June 24, 2024
Rev. July 22, 2024

Introduction

The professional office building known as the Forum Building, which is located at 55 SE Osceola Street, has been owned by the limited liability company, Flaminia LLC, since 2008. John Maiucci is the Managing Member of Flaminia LLC, and the professional office building has been in the Maiucci family since 1989. The 0.60-acre property is fully developed with an existing 2-story professional office building on the corner of SE Osceola Street and SE Denver Avenue. There are 25 parking spaces adjacent to the building including 2 handicapped spaces and 8 spaces under a portion of the building. In addition, there are 16 paved parking spaces located north of the building at the corner of SE Seminole Street and SE Denver Avenue with driveways on both streets.

Project Description

During the 34 years of family ownership, the 16 parking spaces on the north property have been rarely used and must be constantly monitored for illegal parking activities. John Maiucci would like to redevelop the north parking area and build a single-family home for his use and enjoyment. To accommodate the redevelopment, the 0.60-acre property would be legally split into two separate properties, one lot containing the existing 2-story professional office building including required parking on approximately 18,491 sf (0.42 acres), and the other lot containing the proposed single-family home on approximately 7,000 sf (0.16 acres). Access to the single-family lot would be limited to SE Seminole Street.

SE Seminole Street is a narrow, one-way street with much of the existing development being residential. In fact, the proposed single-family lot and future residence would be adjacent to a recently renovated single-family home.

Other than the lot split and redeveloping the unused parking, no changes to the existing office building that fronts on the corner of SE Osceola Boulevard and SE Denver Avenue are proposed or required.

Single-family Property Zoning Requirements

The zoning of the property is Urban Center which allows for single-family uses. The required and proposed building placement requirements are as follows:

Urban Center Principal Building Placement Requirements (Section 3.01.03)			
Section	Description	Required	Proposed
A.1.a	Front Setback	Build-to line of Zero Feet	Varies 7.3-10.2'
A.1.b	Side Setback	May be Zero Feet	3.5' on west side, 6.8' on east side
A.1.c	Rear Setback	May be Zero Feet	5.58' on west corner, 4' on east corner

A.1.d	Front Street Facade; Driveway	Not less than 80% of lot width; 10' wide driveway may be allowed	SE Seminole St: 92% SE Denver Ave: 85% 13.5' at road edge, 22.1' at garage face
A.1.e	Pedestrian Access	Not Applicable	Not Applicable
A.1.f	Public Courtyard Option	Not Applicable	Not Applicable

Accessory Structures (Pool) - Section 6.09.02(C)(1)			
Setbacks (Pool)	Required	Proposed	
Front	Not allowed	9.26'	
Side (corner)	10 feet	45.56'	
Side (west)	5 feet	42.07'	
Rear	5 feet	39.79'	

Professional Office Parking Requirements

With the proposed elimination of the north parking area (16 spaces) for the single-family residence, the on-site parking would be reduced to 25 on-site parking spaces. For a professional office use under Section 3.01.03.F.2. Urban Code District Uses, the parking code requires 1 parking space per 350 square feet, which yields a requirement of 31 parking spaces.

Urban Code Parking (Section 3.01.03.F.2)				
Existing Use	Parking Rate	Total SF	Parking Required	Parking Provided
Office, business or professional	1 per 350 SF	10,895 SF	31 spaces	25 spaces

Occupancy/Parking Study and Affidavit

Based on 100% occupancy of the building as described in the enclosed Affidavit submitted by the applicant/property owner, who is also a tenant of the building, only 47% of the available 25 on-site parking spaces adjacent to the office building are being occupied. This finding is based on actual leasable area (8,910 sf) and direct observations by the owner during peak morning and afternoon hours from January 31, 2024 through March 20, 2024. As confirmed by the owner, the 25 on-site parking spaces have been more than sufficient for the 8,910 sf of actual leasable area for the past 34 years.

Proposed Parking Rate				
Existing Use	Parking Rate	Leasable SF	Parking Required	Parking Provided
Office, business or professional	1 per 350 SF	8,910 SF	25 spaces	25 spaces

The Payment in Lieu of Parking (PILOP) program is not applicable in this case because the office building is existing and has been occupied by the same owner/landlord for the past 34 years. Clear and convincing evidence has been provided that confirms the existing 25 parking spaces surrounding the office building are sufficient without reliance on the public parking spaces on the street.

To ensure compliance with the existing parking rate supported by the Affidavit, which equates to one parking space per 350 square feet of “net leasable area”, the following note has been added to the Revised Minor Development Plan:

“The proposed parking rate for the existing office building is supported by Affidavit of John E. Maiucci, Managing Member, Flaminia, LLC as recorded in OR Bk___, Pg___, and shall remain in full force and effect for the life of the existing building.”

Section 3.01.06 – Urban Code Conditional Use Requirements- Justification

To be consistent and compatible with adjacent properties and to create a safe and aesthetically pleasing environment for the proposed single-family residence, approval of an Urban Code Conditional Use is required to address setbacks, location of driveway/parking and architectural requirements. As demonstrated in the architectural renderings of the building and on the proposed landscape plan, the proposed conditional use criteria meet and exceed the design objectives of the urban code as reasonably applied to a single-family residence, and as further described below:

Building Setbacks:

Section 3.01.03A.1.a. requires a 0’ setback from the public street frontage on SE Seminole.

The proposed building setback along Seminole Street is approximately 7.3’ between the covered entry to the home and the proposed paver brick driveway. The building setback expands to approximately 10.2’ from the covered entry to the intersection of SE Denver Avenue.

In both cases, the setback begins at the existing public sidewalk that is currently 4 feet wide. To facilitate a 6’ wide sidewalk, the applicant has agreed to provide a 2’ sidewalk easement.

The balance of the building setback between the public sidewalks and the proposed single-family home will be landscaped in accordance with the proposed landscape plans to create shade along the sidewalks, enhance the architectural design of the building and provide appropriate screening of window openings and the pool/patio area along SW Seminole Street. The additional setback at the home’s entry is needed to provide safe access to and from the residence.

As per Section 3.01.03A.1.b. and c., the side and rear setbacks “may” be zero feet. The side setback along SE Denver Avenue is proposed at approximately 6.8 feet including the proposed 2’ sidewalk easement. The increased setback will allow for tree plantings along the sidewalk and enhanced landscaping to complement the architectural design of the building.

The proposed side setback along the west parcel boundary, which is adjacent to an existing single-family residence, is 3.5 feet. The proposed setback matches the existing setback for the garage that was added to the adjacent house in 2022. The proposed setback is sufficient for the maintenance of the structures on each adjoining property.

The minimum rear setback (adjacent to the office parking lot) from the proposed lot line is 4 feet on the single family lot side and 4.5 feet from the existing parking lot. This area will be retained as a shared landscape buffer and drainage area between the 2 properties.

The proposed setbacks are consistent and compatible with the setbacks of existing single-family homes along SW Seminole Street

Driveway Width:

Section 3.01.03.A.1.d. requires a 10' wide driveway if no alley access is available in the rear or side of the lot. The existing parking lot has an approximately 11' wide asphalt driveway on SE Seminole Street and an additional 11' driveway on SE Denver Avenue. The redevelopment plan will eliminate the asphalt driveway on SE Denver in favor of a 13.5' wide paver brick driveway on SW Seminole Street, which will provide access to the single-family home garage. The driveway width expands to 22 feet inside the decorative gates adjacent to the face of the garage. The proposed driveway is equal to or less than the width of the single-family driveway that was recently constructed on the adjacent residential lots.

Buffers:

Subsection 3.01.03.G.1.a. provides the following exception to the landscaping requirements in Section 6.04.00 of the landscape code:

"The width of the landscape buffers shall be determined by the required side and rear setbacks as described in this Urban Code, and buffer screens shall be 25% of those setbacks."

The rear setback (adjacent to the office parking) for the single-family home is 0 feet. The proposed lot line will provide a minimum of 4 feet of landscaping on the single family lot and 4.5 feet of landscaping along the existing parking lot. This area will be retained as a shared landscape buffer to provide landscaping and a 5' high decorative rail fence designed to maintain drainage flows between the two properties.

Sidewalk Along Public Streets:

Section 3.01.04.I. requires the construction of a minimum 6' sidewalk along the frontage of SW Seminole Street and SW Denver Avenue. The existing sidewalk is approximately 4 feet wide. To accommodate a future 6' wide sidewalk the applicant has agreed to dedicate a 2' wide public sidewalk easement along the frontage of Seminole Street and Denver Avenue.

Fences:

Section 3.01.04.H. and P. prohibits fences greater than 4 feet along the public street frontage. The proposed decorative wall and columns along the frontage of SW Seminole Street vary in height from 4 to 5 feet and is set back approximately 7.6 feet from the existing sidewalk. The privacy wall has been designed as an architectural extension of the building to screen the pool area from public view. The privacy wall will be further enhanced with landscaping between the existing sidewalk and wall, consistent with landscaping along the front building facade.

Balconies:

Section 3.01.04.M. requires a balcony for corner lots to "extend along two street facades, but it does not have to be continuous". As shown on the architectural elevations, balconies are proposed facing SW Seminole Street and SW Denver Avenue but are set back on the second floor in a manner that will overlook the pool/patio area, not the street facades

Accessory Structures (Pool):

Section 6.09.02(C)(1). prohibits accessory structures in the front setback. Since the pool is considered an accessory structure, it is not permitted between the front façade of the principal building and the property line. A pool may be permitted in the side and rear yards subject to a minimum 5' setback. For corner lots, the side setback is 10 feet.

As depicted on the architectural elevations, the proposed pool is designed within an interior courtyard with a decorative wall and columns along the frontage of SW Seminole Street that varies in height from 4 to 5 feet and is set back approximately 7.6 feet from the existing sidewalk. The privacy wall and columns have been designed as an architectural extension of the front facade of the building to screen the pool and courtyard areas from views along the public street.

The privacy wall will be further enhanced with landscaping between the existing sidewalk and wall, consistent with the landscaping along the front building facade. The proposed pool location otherwise greatly exceeds the minimum required side and rear setbacks.

Open Space/Drainage/Landscape Area

By converting the existing paved parking to a single-family residence, the amount of open space and landscape area will increase and overall drainage will be maintained.

Traffic Impact

According to the ITE Traffic Manual a single-family home will generate an average of 10 daily trips. The addition of a single-family home will allow the owner of the office building to live where he works. Given these circumstances, the traffic generated by the project is de minimis.

Potable Water and Wastewater Treatment

Prior to the issuance of a building permit for the single-family home, the existing service agreement with the City of Stuart, which provides service to the office building, will be modified as needed to provide service to the proposed single-family home.

Proposed Lot Split

Upon approval of the revised site plan and prior to the submittal of a building permit application for the single-family lot, a legal lot split or replat will be recorded into the official records.

Current Aerial Map

Martin County, FL



Date: 2/15/2024

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County, GIS
Copyright: Copyright 2015

Parcel Assessment Map

Martin County, FL



Date: 1/31/2023
 This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
 Copyright: Copyright-2015

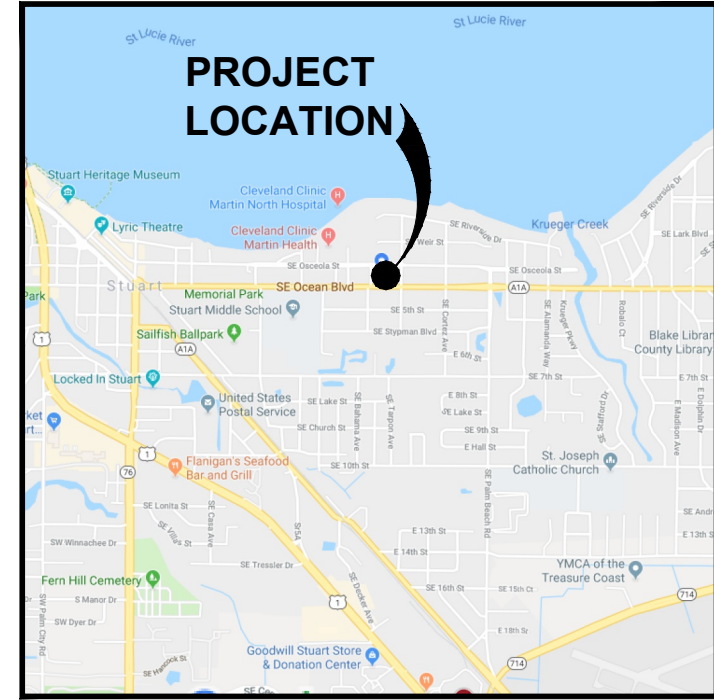








Key / Location:



Project Team:

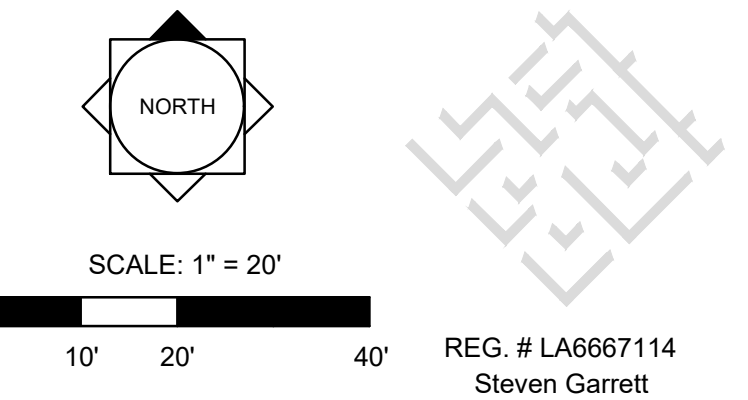
Client & Property Owner:	Flaminia, LLC 55 SE Osceola Street Stuart, Florida 34994
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994
Surveyor:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994

Flaminia LLC

City of Stuart, Martin County, Florida

Revised
Minor Development Plan

Date	By	Description
2.14.24	S.L.S.	Initial Submittal
6.27.24	S.L.S.	1st Resubmittal
7.22.24	S.L.S.	2nd Resubmittal



Designer	---	Sheet
Manager	MC	
Project Number	22-080	
Municipal Number	---	
Computer File	22-080 - 55 SE Osceola - Site Plan.dwg	

Building Data

Gross Floor Area:	
Existing Office Building:	10,895 sf
First Floor:	3,793 sf
Second Floor:	7,102 sf
Proposed Single Family Home:	5,570 sf
First Floor:	4,222 sf
Second Floor:	1,348 sf

Maximum Height:	35 feet, 3-stories
Proposed Height:	35 feet, 2-stories

Waiver Table

Section 3.01.06 - Urban Code Conditional Use Criteria
For Single Family Lot Development

Building Setbacks	Urban Code	Proposed
Front (Seminole Street): Section 3.01.03A.1.a.	0'	7.34' to 10.22'
Side (Denver Avenue): Section 3.01.03A.1.b.	0'	6.84'
Side (west side): Section 3.01.03A.1.b	0'	3.50'
Rear: Section 3.01.03A.1.c.	0'	5.58' (West Corner) 4.00' (East Corner)
Driveway Width: Section 3.01.03A.1.d.	10'	13.5' @ edge of road 22.1' inside gate
Sidewalk Width Along Public Streets: Section 3.01.03.04(I).	6'	4' existing with 2' Wide Sidewalk Easement
Balconies Along Street Facades: Section 3.01.03A.4.a.	50% street frontage	<50% (set back from street)
Accessory Structures (Pool): Section 6.09.02 (c) (1)		
Front Setback:	Not Allowed	9.26'
Side Setback (West):	5'	42.07'
Side Setback (East):	10'	45.56'
Rear Setback:	5'	39.79'

Building Height:	Maximum	Proposed
Section 3.01.03A.2.a.	35' / 3 stories	35' / 2 stories
Fence Height (front): Section 3.01.04 (H) and (P)	4 feet	5 feet with landscaping

Parking Requirements
(Section 3.01.03.F.2.)

Proposed Single Family Home:
Required Parking: 1.5 spaces
Parking Provided: 3 (2 in garage, 1 in driveway)

Existing Professional Office (Gross Floor Area)
First floor: 3,793 sf
Second Floor: 7,102 sf
Total: 10,895 sf
Required Parking @ 1 space / 350 sf: 31 spaces

Existing Professional Office (Net Leaseable Area)
First Floor: 3,200 sf
Second Floor: 5,710 sf
Total: 8,910 sf
Required Parking @ 1 space / 350 sf: 25 spaces
Parking Provided: 25 spaces including 2 Handicap Spaces

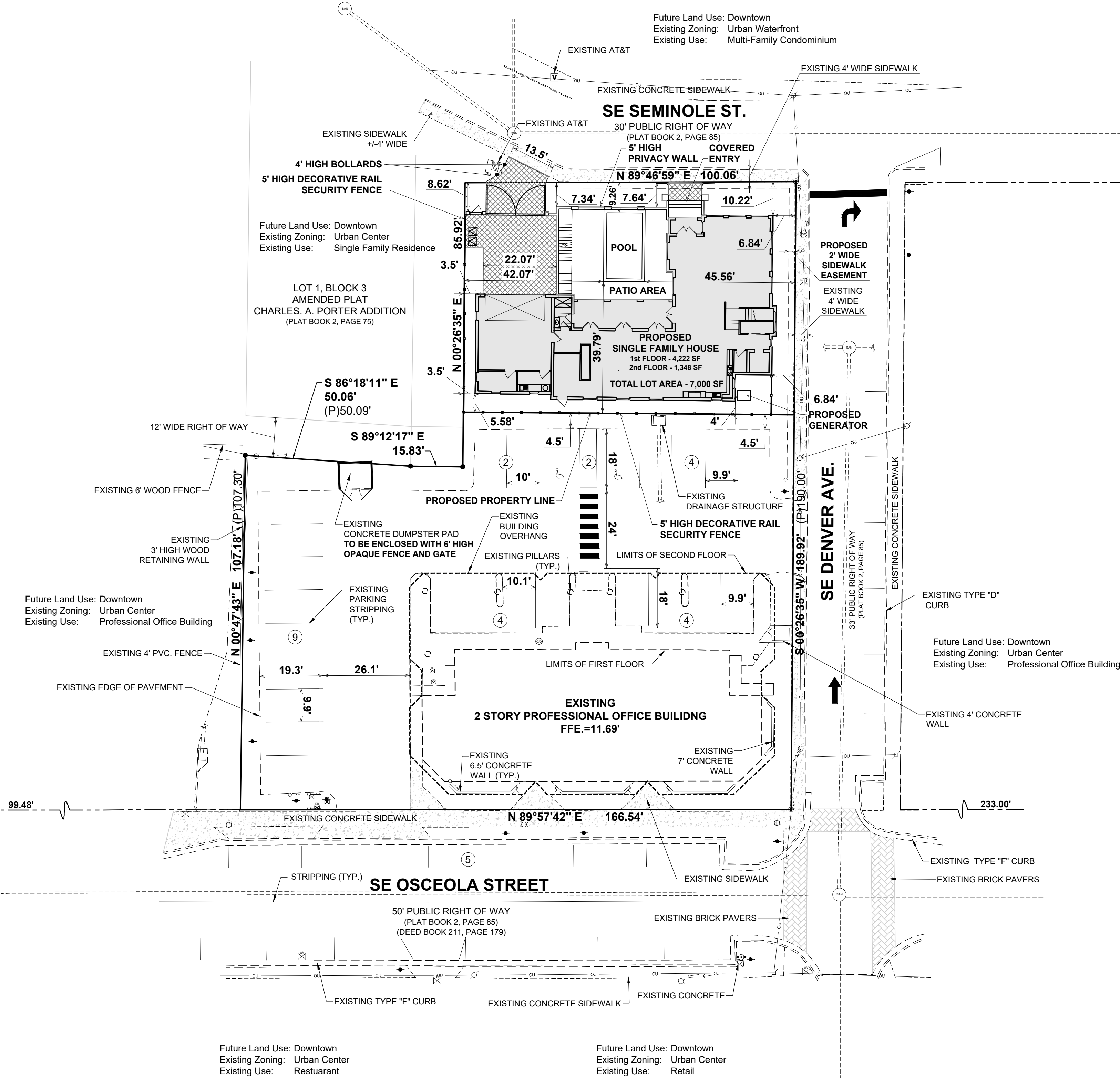
Note:
The proposed parking rate for the existing office building is supported by Affidavit of John E. Maiucci, Managing Member, Flaminia, LLC as recorded in OR Bk __, Pg __, and shall remain in full force and effect for the life of the existing building.

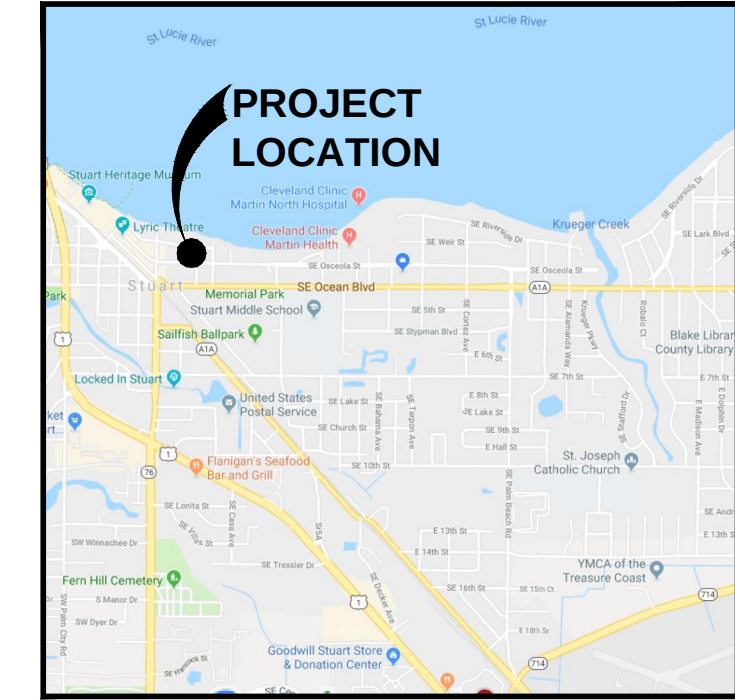
Site Data

Total Area:	25,941 sf	0.60 ac
Existing Use:	Office	
Existing Zoning:	Urban Center	
Existing Future Land Use:	Downtown	
Parcel I.D. Number:	04-38-41-006-000-00100-9	

Site Areas

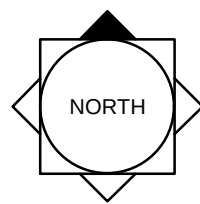
Total Site Area:	25,941 sf	0.60 ac		
Impervious	Existing	21,907 sf	0.51 ac 84.4%	Proposed
Total	21,907 sf	0.16 ac	7,102 sf	0.50 ac 83.2%
Office Building:	7,102 sf	0.16 ac	7,102 sf	0.16 ac
Single Family Home:	0 sf	0 ac	4,222 sf	0.09 ac
Office Vehicular Use:	14,549 sf	0.33 ac	8,925 sf	0.21 ac
Single Family Driveway:	0 sf	0 ac	1,079 sf	0.03 ac
Office Sidewalks:	256 sf	0.01 ac	256 sf	0.01 ac
Pervious	Total	4,034 sf	0.09 ac 15.6%	4,357 sf
Landscape:	4,034 sf	0.09 ac	4,357 sf	0.10 ac 16.8%
Office Lot Area:	18,941 sf	0.44 ac		
Impervious	Existing	16,283 sf	0.37 ac 86.0%	Proposed
Total	16,283 sf	0.16 ac	7,102 sf	0.37 ac 86.0%
Office Building:	7,102 sf	0.16 ac	7,102 sf	0.16 ac
Office Vehicular Use:	8,925 sf	0.33 ac	8,925 sf	0.21 ac
Office Sidewalks:	256 sf	0.01 ac	256 sf	0.01 ac
Pervious	Total	2,658 sf	0.06 ac 14.0%	2,658 sf
Landscape:	2,658 sf	0.06 ac	2,658 sf	0.06 ac 14.0%
Residential Lot Area:	7,000 sf	0.16 ac		
Impervious	Existing	5,624 sf	0.13 ac 80.0%	Proposed
Total	5,624 sf	0 ac	4,222 sf	0.12 ac 75.7%
Single Family Home:	0 sf	0 ac	4,222 sf	0.09 ac
Office Vehicular Use:	5,624 sf	0.33 ac	0 sf	0.0 ac
Single Family Driveway:	0 sf	0 ac	1,079 sf	0.03 ac
Pervious	Total	1,376 sf	0.09 ac 20.0%	1,699 sf
Landscape:	1,376 sf	0.09 ac	1,699 sf	0.10 ac 24.3%





Client & Property Owner:	Flammia, LLC 55 SE Osceola Street Stuart, Florida 34994
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994
Surveyor:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994

Landscape Plan

[illegible]

SCALE: 1" = 10'

Designer --- Sheet
Manager MC **LA-1**
Project Number 22-080
Municipal Number ---
Computer File 

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Future Land Use: Downtown
Existing Zoning: Urban Waterfront
Existing Use: Multi-Family Condominium

SE SEMINOLE ST.
EXISTING 4' WIDE SIDEWALK
PROPOSED 2' WIDE SIDEWALK EASEMENT

ANN 83
SOD 72
CD 1

GIF 36
CHR 5
FD 1
AC 1
LS 16

STEPPING STONES, TYP. (BY OTHERS)

DRIVEWAY

POOL & PATIO AREA

COVERED LOGGIA

GARAGE

#57 CRUSHED GRAVEL OVER FILTER FABRIC WEED BARRIER (BY OTHERS)

PROPOSED SINGLE FAMILY HOME
1st FLOOR - 4,222 SF
2nd FLOOR - 1,348 SF
TOTAL LOT AREA - 7,000 SF

GENERATOR, TYP.

BOU 15
TI 1
RHI 106

SE DENVER AVE.

PROPOSED 2' WIDE SIDEWALK EASEMENT
EXISTING 4' WIDE SIDEWALK

EXISTING SINGLE FAMILY HOME

Residence

4.5' PROPOSED PROPERTY LINE

5' HIGH DECORATIVE RAIL SECURITY FENCE

EXISTING DRAINAGE STRUCTURE

EXISTING OFFICE PARKING LOT

2

4

SAN

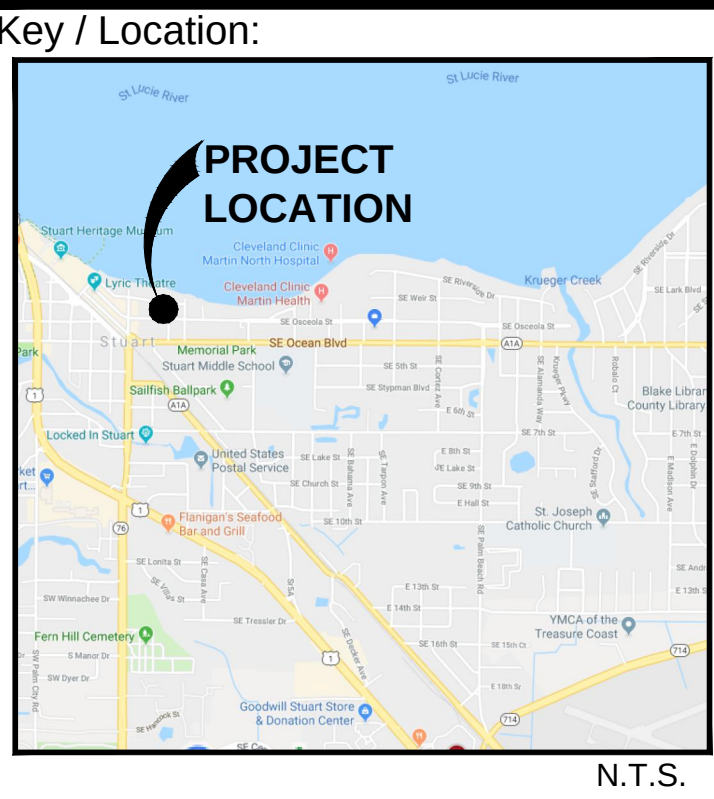
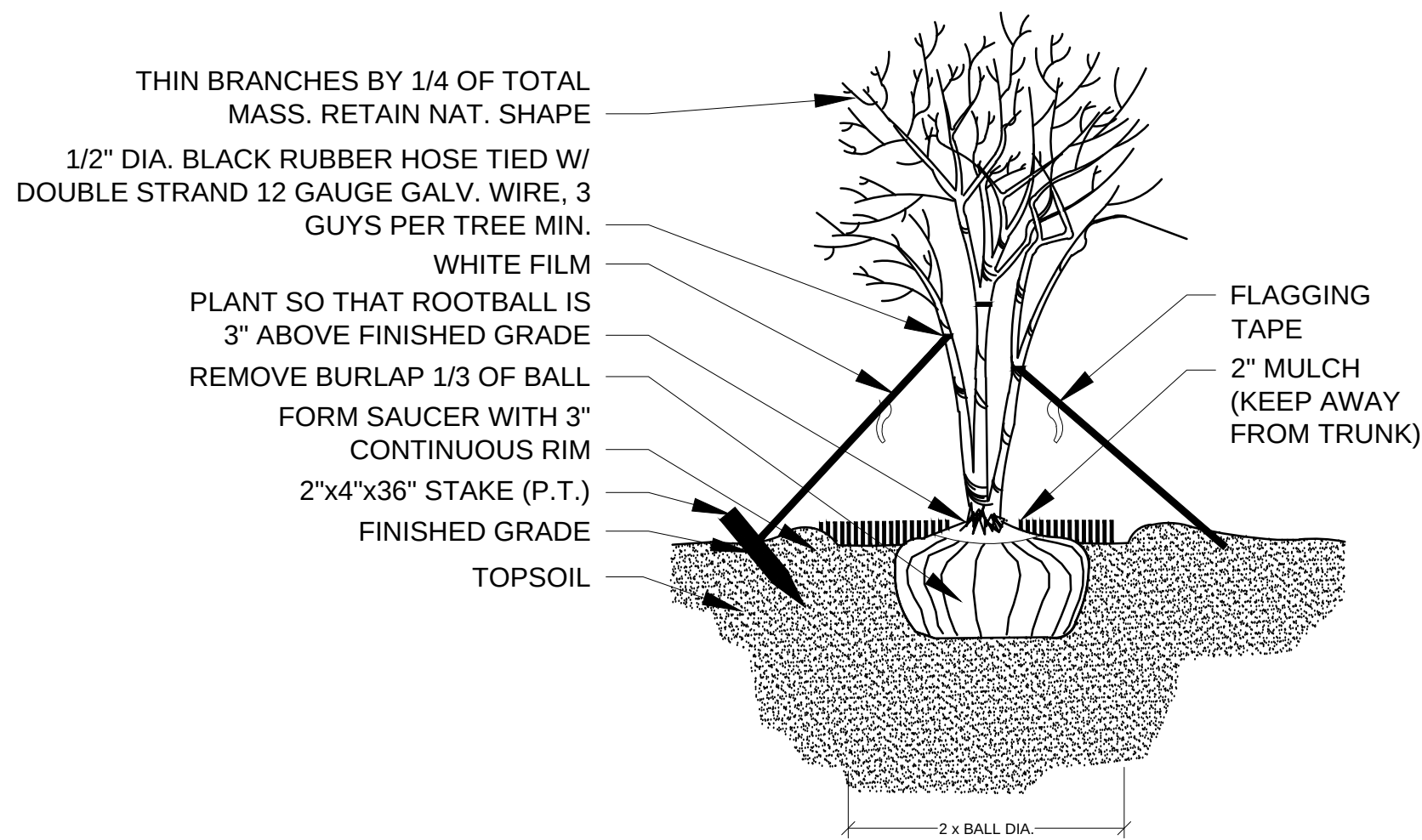
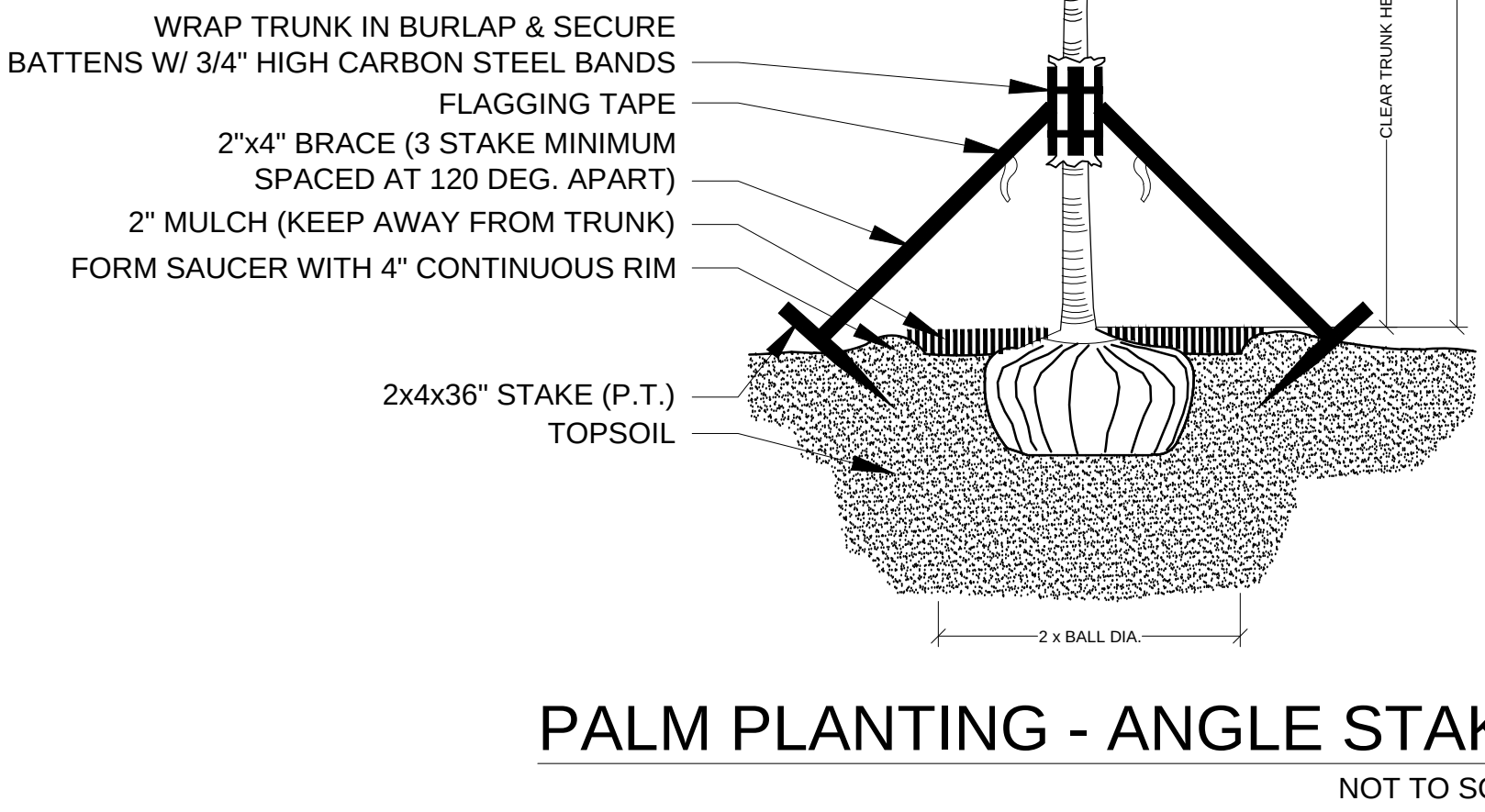
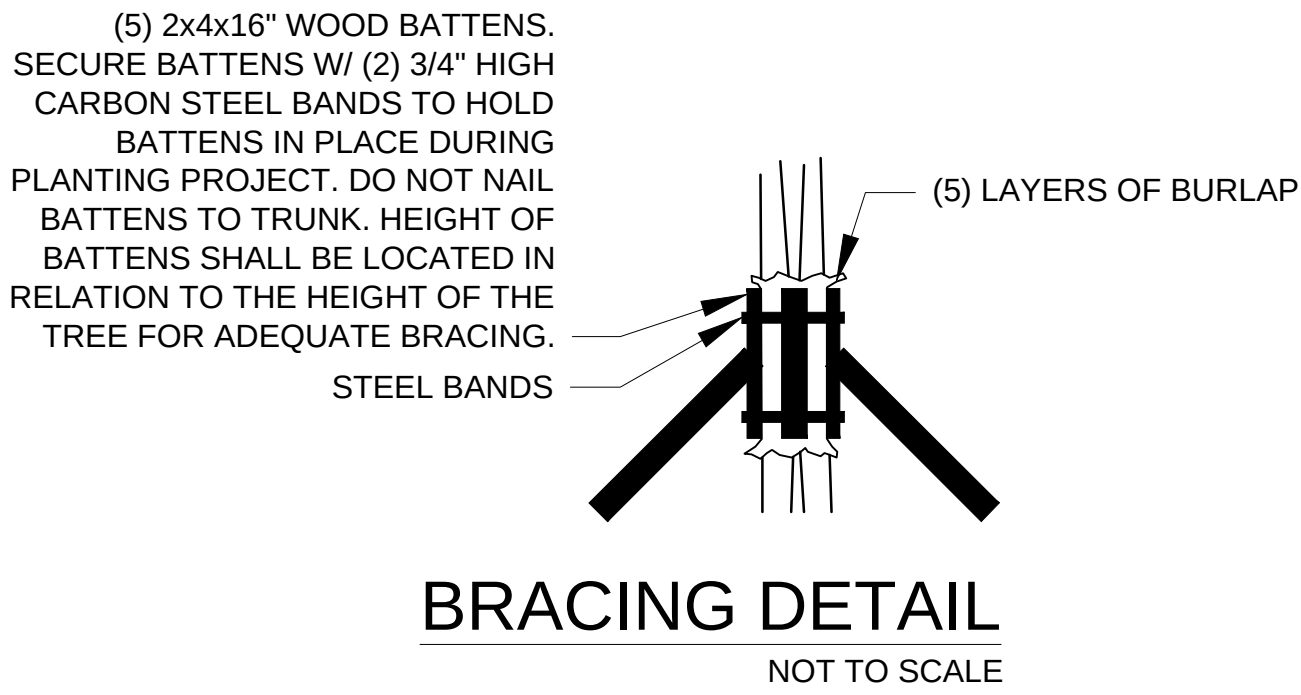
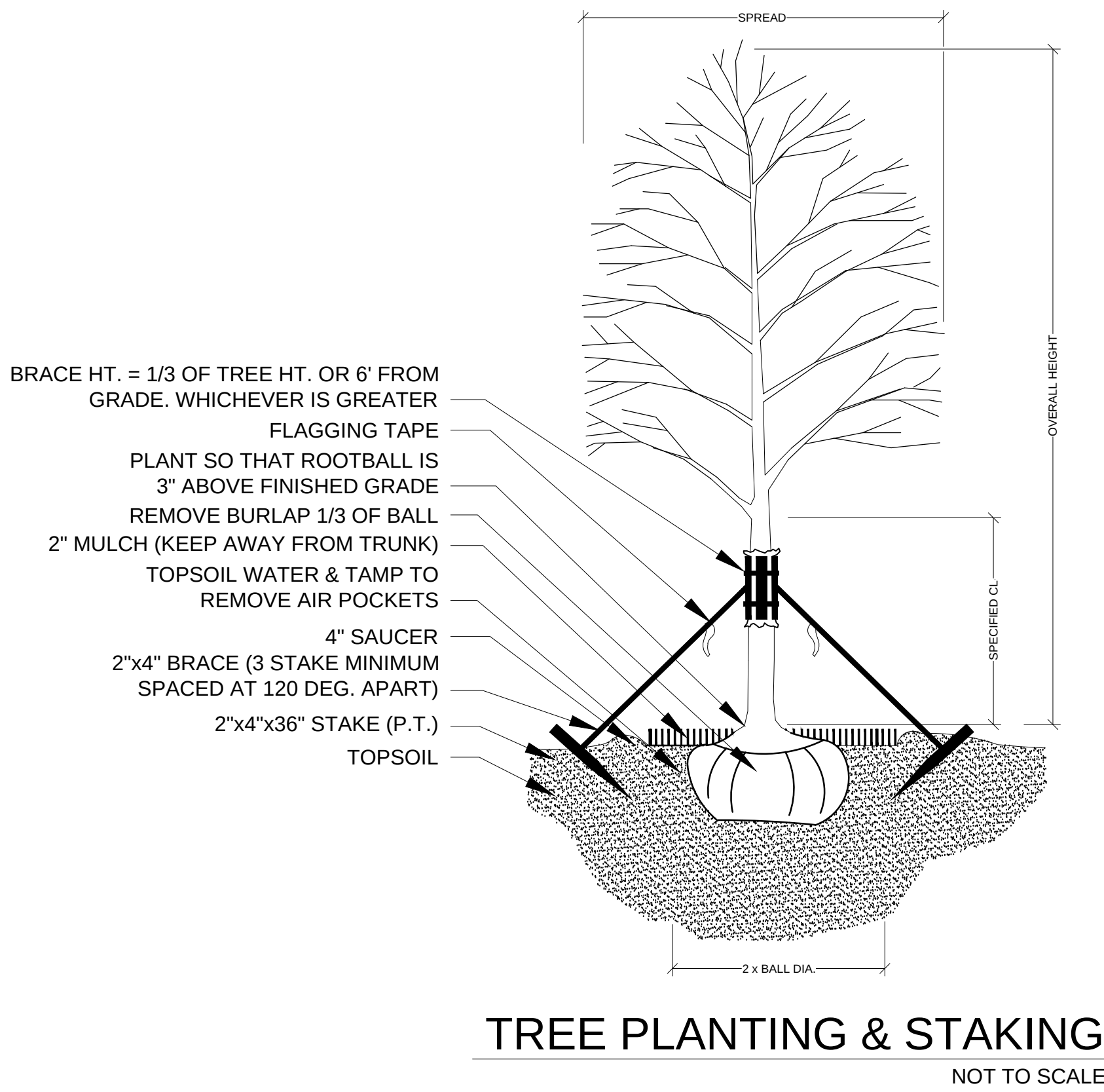
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH	
CD	1	Coccoloba diversifolia	Pigeon Plum	45G	12' HT	6' SPR	STD, F, SP	Native	2.5" DBH	
FD	1	Filicium decipiens	Japanese Fern Tree	FG	12' HT	8' SPR	STD, F, SP	Non-native	3.5" DBH	
RE	2	Rhapis excelsa	Lady Palm	15G	5'-6' OA		F, SP, SHADE GROWN	Non-native		
TI	2	Tabebuia impetiginosa	Purple Trumpet Tree	FG	12' HT	6'W	STD, F, SP	Non-native	2.5" DBH	
VM	6	Veitchia montgomeryana	Montgomery Palm	FG	14-18' OA HT		SGL, FH, SP	Non-native		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	
AL	6	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear	7G	3' HT	3' W	SP, F, SHADE GROWN	Non-native		
AC	3	Alocasia odora 'California'	California Elephant Ear	7G	3-4' OA		SP, F, SHADE GROWN	Non-native		
BOU	15	Bougainvillea	Purple Bougainvillea	3G	2-3' HT	1'-2' SPR	TRL, F, PLANT ON WALL	Non-native		
CHR	25	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native		
CAQ	1	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native		
GIF	182	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12"W	Full	Non-native		
FP	8	Ficus pumila	Creeping Fig	3G	2-3' HT	1'-2' SPR	TRL, F, PLANT ON WALL	Non-native		
LS	16	Liriope muscari 'Super Blue'	Super Blue Lilyturf	3G	1' HT	1' SPR		Non-native		
RHI	106	Rhaphiolepis indica	Dwarf Indian Hawthorn	1G	10" HT	12"W	Full	Native		
VS	7	Viburnum suspensum	Sandankwa Viburnum	3G	24" HT	18"W	F	Non-native		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
ANN	102	Annuals sp	Seasonal Annuals	1G	12" OA		Full			12" o.c.
SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
SOD	313	Zoysia x 'Empire'	Empire Zoysia	SOD						12" o.c.

1. Encroachment into required buffers and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the storage of construction materials.
2. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies, it shall be replaced with equivalent vegetation. The replacement of dead or dying plants and trees, which subsequently die, shall be replaced by the required number of trees according to the standards established in the City of Stuart Landscape Code.
3. Landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, pruning, watering, fertilizing, mulching, and other maintenance practices necessary to maintain the appearance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
4. If required maintenance is not performed, the applicant may be required to replace, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan
5. All required tree species shall be planted in accordance with the standards of the City of Stuart and approved by the City of Stuart Management Department prior to installation.
6. All prohibited exotic species must be removed and all required landscape improvements must be inspected and approved by the City of Stuart prior to the issuance of a Certificate of Occupancy and approval of the City of Stuart.
7. No Cypress Mulch or Red Mulch is to be used on soil. Eucalyptus or Melaleuca Mulch is to be used in a 3' consistent layer in all planting beds.
8. All required landscaping beyond minimum requirements will conform to all applicable sections of the City of Stuart Landscape Code. As-built drawings will be submitted to City of Stuart Growth Management with Certification of Landscaping Installation and Maintenance.
9. The plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the right tree in the Right Place".
10. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
11. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the property line.
12. Medium trees (height at maturity between 20' and 30') shall be planted at least 20' and small trees (height at maturity less than 20') require no offset.
13. Nerve sprouts, legumes, or vines shall be planted within 5' of an existing or proposed utility pole, guy wire, or pad-mounted transformer.
14. Palms should be planted at a distance equal to or greater than the average trunk length plus two (2) feet from power lines.
15. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

1. Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
2. Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
3. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

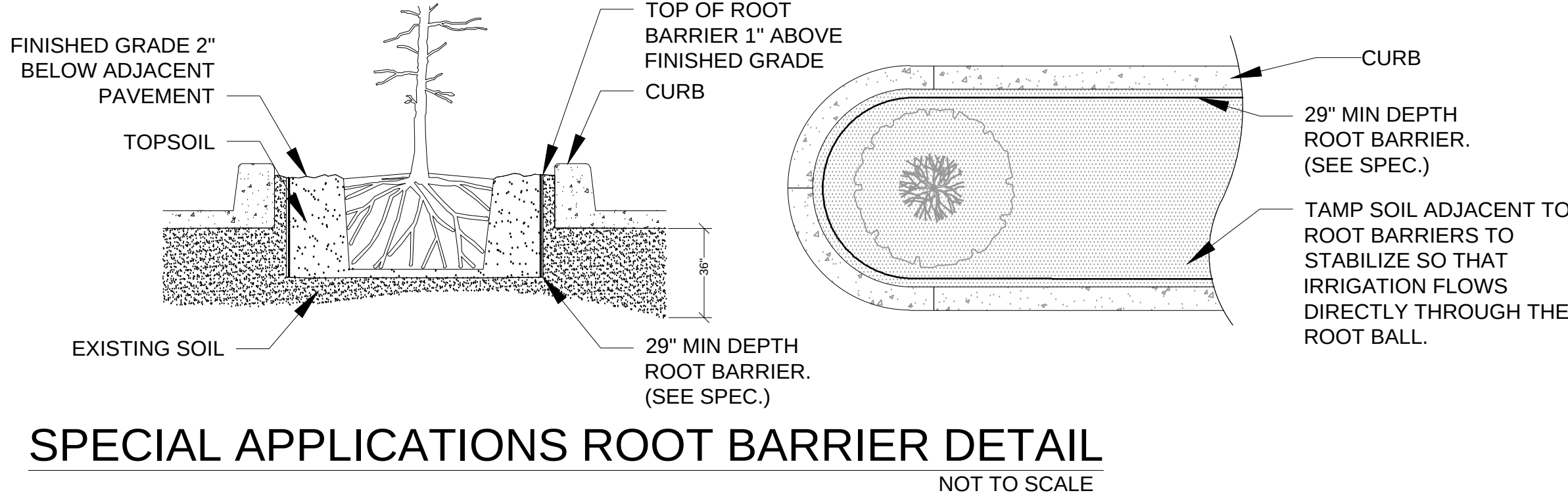
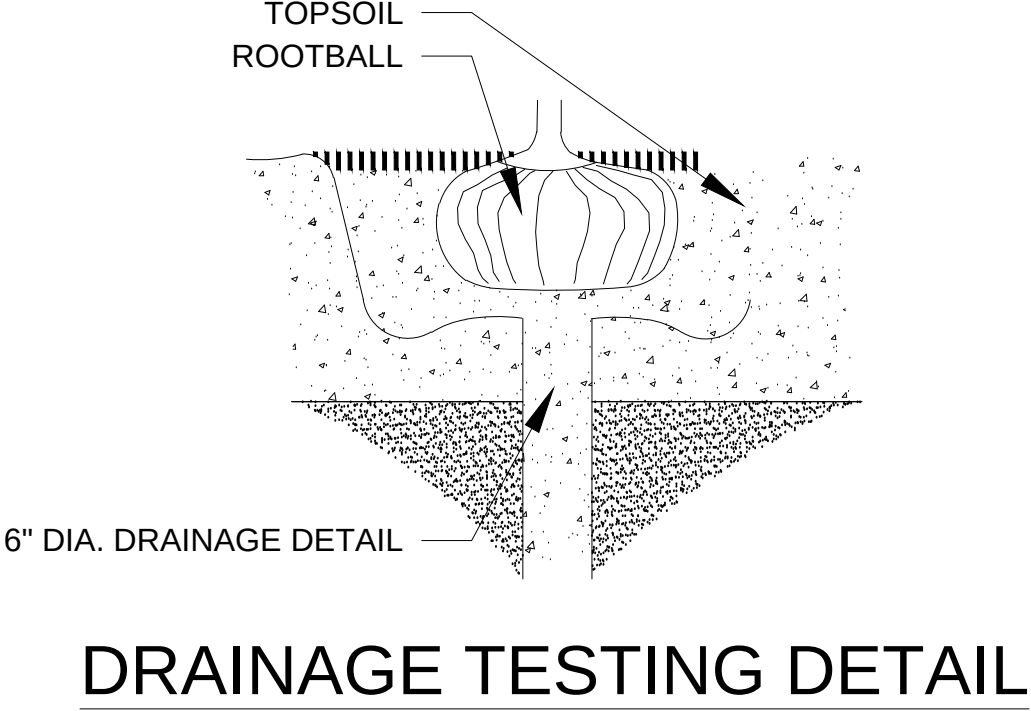
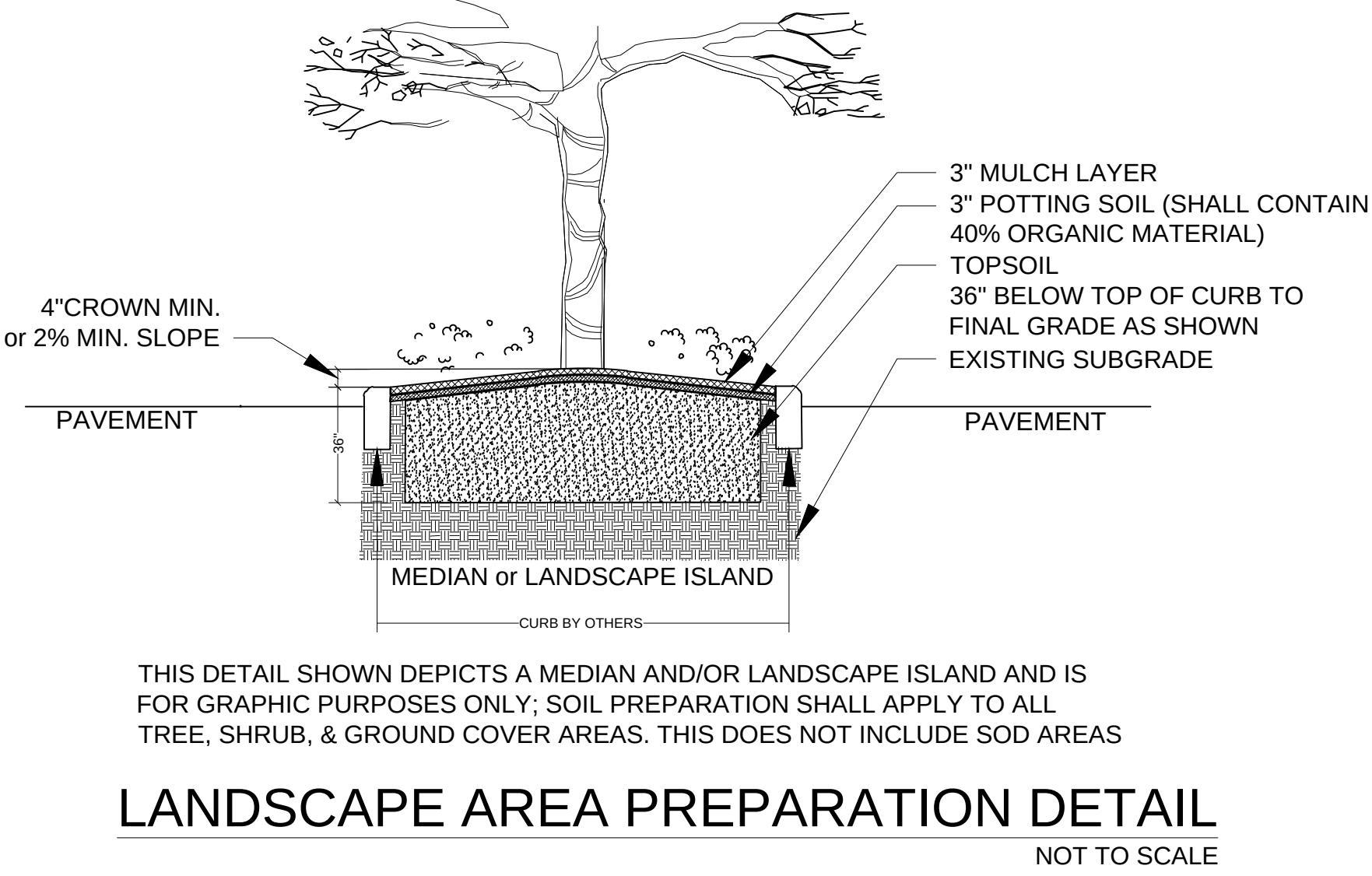
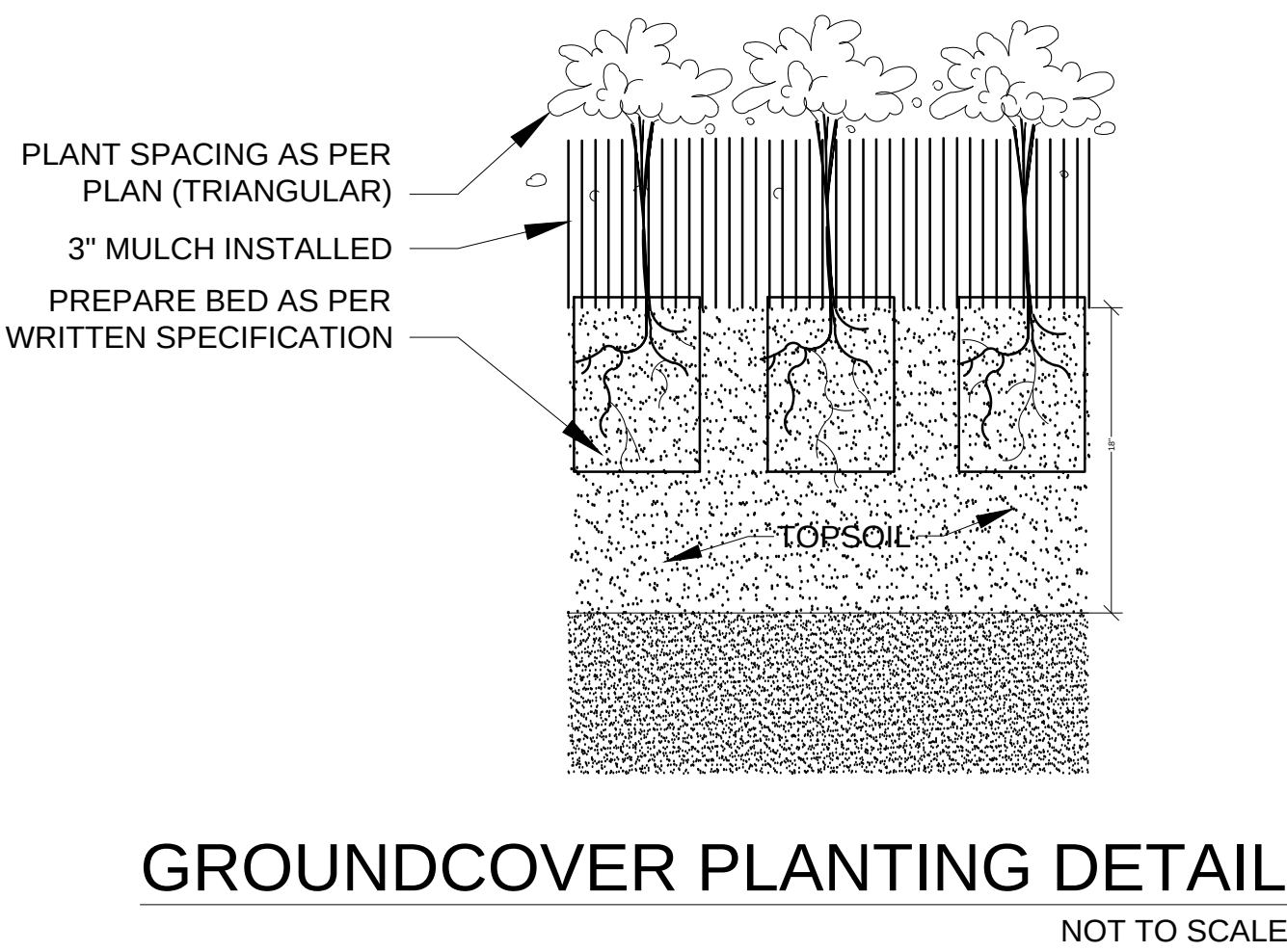
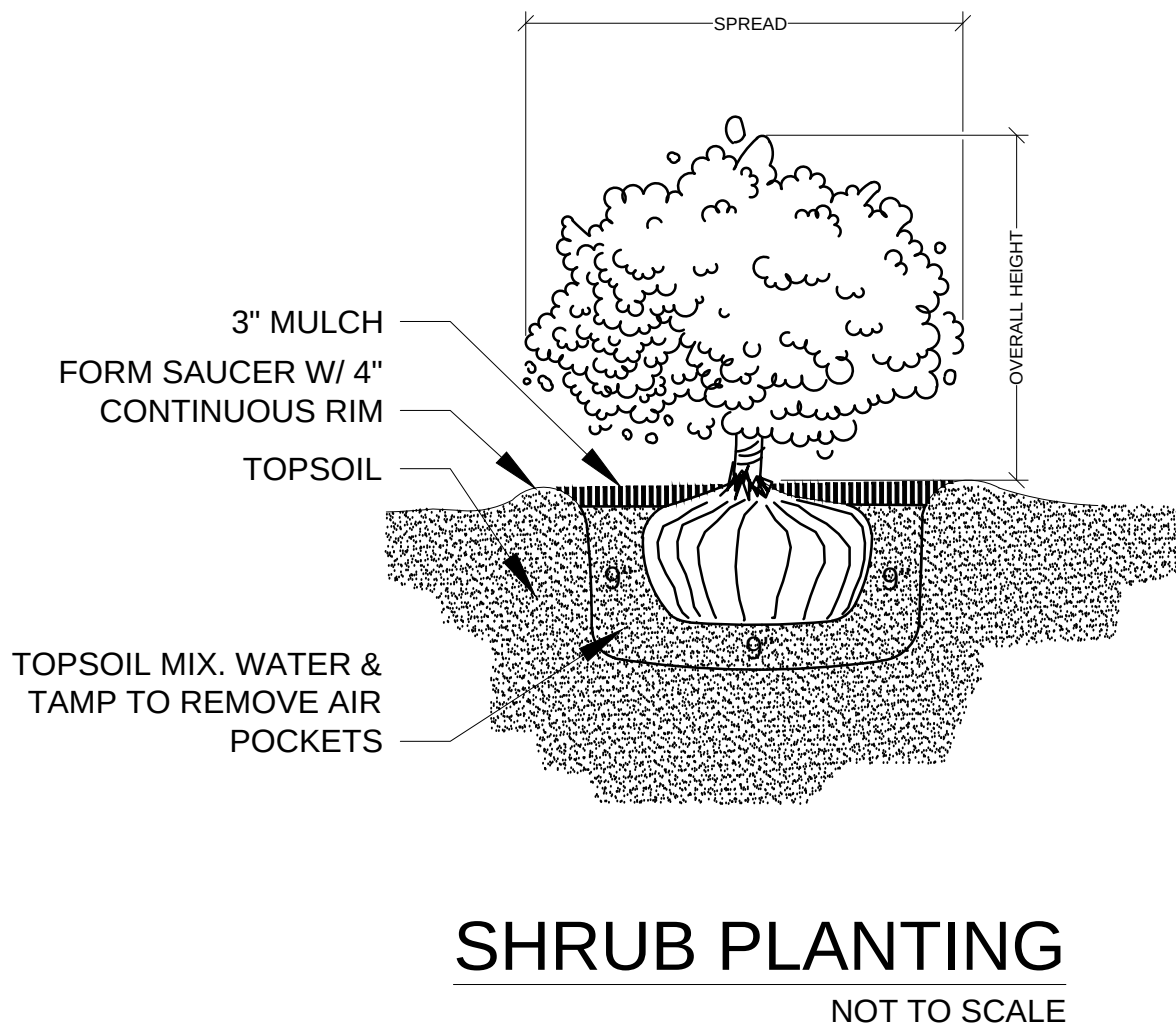
At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Plan submitted with low, moderate and high water usage zones indicated on the landscape plan*	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

*Refer to Irrigation Notes for water usage zones



Project Team:

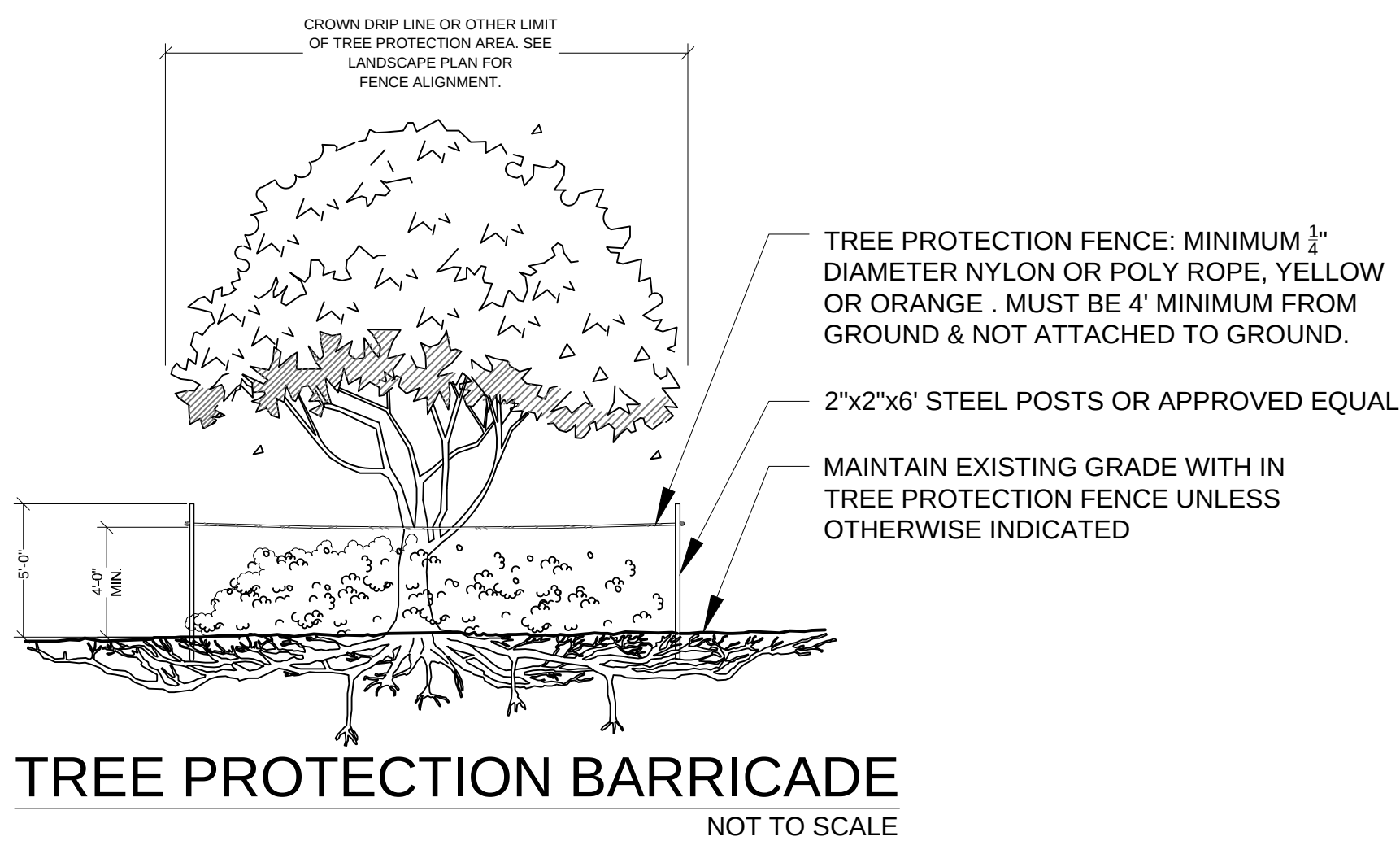
Client & Property Owner:	Flaminia, LLC 55 SE Osceola Street Stuart, Florida 34994
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994
Surveyor:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994



NOTES:

1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.

2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



NOTES:

1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.

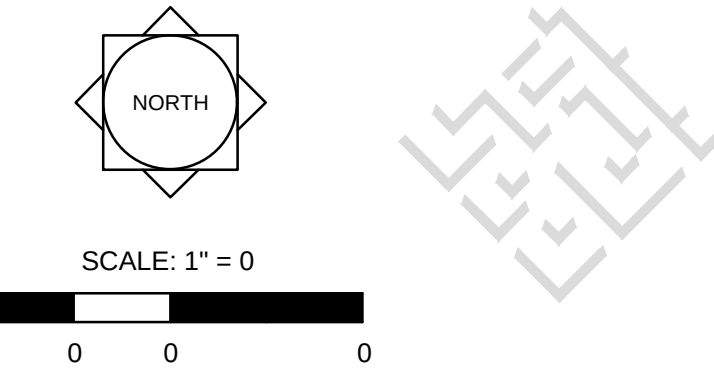
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



Designer	---	Sheet
Manager	MC	
Project Number	22-080	
Municipal Number	---	
Computer File	---	

LA-2

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- | | | |
|------|----|--|
| 1.01 | A. | SCOPE:
The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans. |
| 1.02 | A. | AGENCY STANDARDS:
Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida. |
| 1.03 | A. | SITE EXAMINATION:
The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work. |
| 1.04 | A. | ERRORS AND OMISSIONS:
The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings. |
| B. | | The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query. |
| C. | | If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended. |
| 1.05 | A. | EXECUTION OF THE WORK:
The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner. |
| B. | | The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced. |
| C. | | The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor. |
| 1.06 | A. | PROTECTION OF PUBLIC AND PROPERTY:
The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables. |
| 1.07 | A. | CHANGES AND EXTRAS:
The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion. |
| 1.08 | | GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance. |
| B. | | At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive. |
| 1.09 | A. | CARE AND MAINTENANCE:
The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect. |
| B. | | The Owner agrees to execute the instructions for such care and maintenance. |
| 1.10 | A. | SAFETY:
It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work. |
| B. | | It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.). |
| 1.11 | A. | CONTRACTOR QUALIFICATION:
The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name. |
| 1.12 | A. | INSURANCE AND BONDING:
The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site. |
| B. | | The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract. |
| 1.13 | A. | PERMITS AND CERTIFICATES:
All contractors shall secure and pay for all permits and certificates required for his/her class of work. |

PART 2: MATERIALS

- | | |
|------|--|
| 2.01 | PLANT MATERIALS: |
| A. | A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern. |
| B. | Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings. |
| C. | All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. |
| D. | All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition. |
| E. | Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable. |
| F. | The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner. |

2.02 INSPECTION

- | | | | | | | | | | |
|-----------------------------|--|-----------------------------|----------------------|-----------------------------|----------------------|--------------------------|----------------------|--------------------|-----------|
| | <p>The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.</p> | | | | | | | | |
| 2.03 | PROTECTION OF PLANT MATERIALS: | | | | | | | | |
| A. | Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped. | | | | | | | | |
| B. | Plants with broken, damaged or insufficient rootballs will be rejected. | | | | | | | | |
| C. | All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants. | | | | | | | | |
| D. | Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted. | | | | | | | | |
| 2.04 | STORAGE | | | | | | | | |
| A. | All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent. | | | | | | | | |
| B. | No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner. | | | | | | | | |
| C. | The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications. | | | | | | | | |
| D. | All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner. | | | | | | | | |
| 2.05 | PROTECTION DURING PLANTING: | | | | | | | | |
| A. | Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails | | | | | | | | |
| 2.06 | TOP SOIL: | | | | | | | | |
| A. | Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees) | | | | | | | | |
| B. | Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in <u>all</u> landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to <u>all</u> definitions of "Topsoil" (see Landscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. <i>East Coast Recycling Inc.</i> is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil. | | | | | | | | |
| | Existing soils must meet <u>all</u> definitions of "Topsoil" as described above in <u>all</u> planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the "Landscape Area Preparation" detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08. | | | | | | | | |
| 2.07 | FERTILIZER: | | | | | | | | |
| A. | Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected. | | | | | | | | |
| B. | Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil. | | | | | | | | |
| C. | Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates: | | | | | | | | |
| | <table> <tr> <td>1 gallon container</td><td>1 tablet</td></tr> <tr> <td>3 gallon container</td><td>2 tablets</td></tr> <tr> <td>5 gallon container</td><td>3 tablets</td></tr> <tr> <td>7 gallon container</td><td>5 tablets</td></tr> </table> | 1 gallon container | 1 tablet | 3 gallon container | 2 tablets | 5 gallon container | 3 tablets | 7 gallon container | 5 tablets |
| 1 gallon container | 1 tablet | | | | | | | | |
| 3 gallon container | 2 tablets | | | | | | | | |
| 5 gallon container | 3 tablets | | | | | | | | |
| 7 gallon container | 5 tablets | | | | | | | | |
| | Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer. | | | | | | | | |
| 2.08 | MULCH: | | | | | | | | |
| A. | Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited. | | | | | | | | |
| B. | All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction. | | | | | | | | |
| PART 3 | EXECUTION | | | | | | | | |
| 3.01 | DIGGING: | | | | | | | | |
| A. | The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work. | | | | | | | | |
| 3.02 | GRADING: | | | | | | | | |
| A. | Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others. | | | | | | | | |
| B. | It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified. | | | | | | | | |
| 3.03 | PLANTING: | | | | | | | | |
| A. | Planting shall take place during favorable weather conditions. | | | | | | | | |
| B. | The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them. | | | | | | | | |
| C. | Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor. | | | | | | | | |
| D. | Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams". | | | | | | | | |
| E. | A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements. | | | | | | | | |
| F. | Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail; <table> <tr> <td>1 Gallon material (1 gal.):</td> <td>12" x 12" x 12" min.</td> </tr> <tr> <td>3 Gallon material (3 gal.):</td> <td>20" x 20" x 18" min.</td> </tr> <tr> <td>Lerio material (7 gal.):</td> <td>30" x 30" x 24" min.</td> </tr> </table> Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min. | 1 Gallon material (1 gal.): | 12" x 12" x 12" min. | 3 Gallon material (3 gal.): | 20" x 20" x 18" min. | Lerio material (7 gal.): | 30" x 30" x 24" min. | | |
| 1 Gallon material (1 gal.): | 12" x 12" x 12" min. | | | | | | | | |
| 3 Gallon material (3 gal.): | 20" x 20" x 18" min. | | | | | | | | |
| Lerio material (7 gal.): | 30" x 30" x 24" min. | | | | | | | | |
| G. | No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep. | | | | | | | | |
| H. | Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines. | | | | | | | | |

- | | |
|------|--|
| | All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in. |
| J. | All flagging ribbon shall be removed from trees and shrubs before planting. |
| K. | Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner. |
| L. | All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner. |
| 3.04 | PRUNING: |
| A. | Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character. |
| B. | Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted. |
| C. | Trees shall not be poled or topped. |
| D. | Remove all trimming from site. |
| 3.05 | GUYING: |
| A. | All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail. |
| B. | Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart. |
| C. | Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree. |
| D. | Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires. |
| 3.06 | WATER: |
| A. | Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect. |
| B. | Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so. |
| 3.07 | SOD: |
| A. | The Landscape Contractor shall sod all areas indicated on the drawings. |
| B. | It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris. |
| C. | The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris. |
| D. | Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions. |
| E. | 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod. |
| F. | Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface. |
| G. | The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf. |
| H. | If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in. |
| 3.08 | SEEDING: |
| A. | The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre. |
| B. | Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions. |
| C. | Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre. |
| D. | Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding. |
| 3.09 | CLEANING UP: |
| A. | The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work. |
| 3.10 | MAINTENANCE: |
| A. | Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations. |
| B. | Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly. |
| C. | Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance. |
| D. | In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them. |
| E. | Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds. |
| 3.11 | COMPLETION, INSPECTION AND ACCEPTANCE: |
| A. | Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor. |
| B. | Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor. |
| C. | All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance. |
| D. | After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee. |
| E. | All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting. |



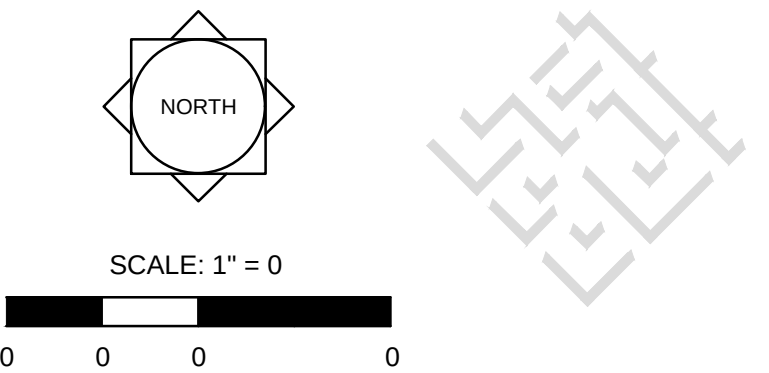
Project Team:

Client & Property Owner:	Flaminia, LLC 55 SE Osceola Street Stuart, Florida 34994
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994
Surveyor:	Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994

Single Family Lot

City of Stuart, Martin County, Florida

Landscape Specifications

[illegible]

Designer --- Sheet
 Manager MC
 Project Number 22-080
 Municipal Number ---
 Computer File 

LA-3

55 Osceola Street, Stuart FL 34994
Forum Office Building

Calculation of fee per parking space *(for parcels located within 1,000 feet)*
(Assessed land value and ft² based on Martin County Property Appraiser 2024 data)

Parcel	Assessed Land Value		Square Feet		Value per ft ²	Average Assessed Value per ft ²
1	\$147,200	÷	9,200 ft ²	=	\$16.00	
2	\$177,600	÷	11,099 ft ²	=	\$16.00	
3	\$143,210	÷	5,449 ft ²	=	\$26.28	
4	\$131,760	÷	6,930 ft ²	=	\$19.01	
5	\$456,000	÷	38,001 ft ²	=	\$12.00	
Grand Total =					\$89.29 ÷ 5 =	\$17.86

Fee per parking space calculation:

Estimated cost to construct parking lot <i>(Per PW Director)</i>		Land Value = (7,200) square feet X average assessed value per square foot (\$17.86)		Total cost of parking lot		Number of parking spaces (22)		Fee per parking space
\$49,000	+	\$128,592	=	\$177,592	÷	22	=	\$8,072.36

10,895 sf GFA Professional Office (@ 1 per 350 sf) = 31 spaces

Total required parking based on gross floor area = 31 spaces

Total parking spaces on site: 25 (6 spaces needed)

6 parking spaces @ \$8,072.36 = \$48,434.16

Martin County, FL



Date: 8/11/2024
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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**AFFIDAVIT OF JOHN E. MAIUCCI, MANAGING MEMBER, FLAMINIA LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

I, John E. Maiucci, Managing Member, Flaminia LLC, and not personally, the undersigned, who being first duly sworn upon oath, deposes and says under penalty of perjury:

The tenant information and parking counts in the "Parking Lot Data and Analysis" attached as Exhibit "A" were prepared by me and submitted to Lucido and Associates. They are an accurate representation of existing tenants and parking conditions on the dates indicated thereon.

This affidavit is signed by John Emil Maiucci in his capacity as managing member of Flaminia LLC, a Florida Limited Liability Company and not personally.

I certify the above facts to be true and correct to the best of my knowledge.

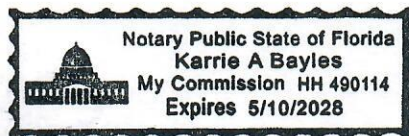

John E. Maiucci, Managing Member,
Flaminia LLC, a Florida limited liability
company and not individually

STATE OF FLORIDA)

COUNTY OF MARTIN)

The foregoing instrument was acknowledged before me this 13th day of June, 2024, by John E. Maiucci, Managing Member, Flaminia LLC, who is personally known to me and who did take an oath and who stated that the facts contained herein are true and correct.

Notary Seal




Notary Public
My Commission Expires:

Exhibit "A"
Parking Lot Data and Analysis
Forum Professional Building
55 SE Osceola Street
June 10, 2024

CURRENT OCCUPANCY (100%):

Office Suite(s)	Leasable Area	Actual Tenant Use
100/102-1 st Floor	3,200 sf	Stuart Law Group
200 - 2 nd Floor	460 sf	Attorney/Property Owner
201 - 2 nd Floor	1,480 sf	Seacoast Service Partners (plumbing/HVAC)
202 - 2 nd Floor	1,370 sf	Cain & Firley, P.A., C.P.A. (public accountant)
203 - 2 nd Floor	1,300 sf	Marc J. Gannon Optometrist, P.A.
204 - 2 nd Floor	1,100 sf	Sholtes Law
Total Leasable Area:	8,910 sf	

PARKING DATA:

1. Wednesday, January 31, 2024; 10:35 am

Back lot: 2

Front lot: 12

Total spaces occupied: 14 spaces

Total spaces available: 25 spaces (front lot)

56% occupied

2. Wednesday, January 31, 2024; 2:53 pm

Back lot: 2

Front lot: 12

Total spaces occupied: 14 spaces

Total spaces available: 25 spaces (front lot)

56% occupied

3. Thursday, February 1, 2024; 10:40 am

Back: 1

Front: 9

Total spaces occupied: 10 spaces

Total spaces available: 25 spaces (front lot)

40% occupied

4. Thursday, February 1, 2024; 1:50 pm

Back: 0

Front: 10

Total spaces occupied: 10 spaces

Total spaces available: 25 spaces (front lot)

40% occupied

5. Tuesday, February 6, 2024; 1:45 pm

Back: 2

Front: 8

Total spaces occupied: 10 spaces

Total spaces available: 25 spaces (front lot)

40% occupied

6. Thursday, February 8, 2024; 1:00 pm

Back: 2

Front: 10

Total spaces occupied: 12 spaces

Total spaces available: 25 spaces (front lot)

48% occupied

7. Thursday, February 8, 2024; 2:40 pm

Back: 2

Front: 9

Total spaces occupied: 11 spaces

Total spaces available: 25 spaces (front lot)

44% occupied

8. Monday, February 12, 2024; 12pm

Back: 2

Front: 10

Total spaces occupied: 12 spaces

Total spaces available: 25 spaces (front lot)

48% occupied

9. Tuesday, February 13, 2024; 3:35pm

Back: 2

Front: 10

Wednesday, February 14, 2024; 2:50pm

Total spaces occupied: 12 spaces

Total spaces available: 25 spaces (front lot)

48% occupied

10. Wednesday, February 14, 2024; 2:50pm

Back: 3

Front: 10

Total spaces occupied: 13 spaces

Total spaces available: 25 spaces (front lot)

52% occupied

11. Friday, February 16, 2024; 2:10pm

Back: 2

Front: 9

Total spaces occupied: 11 spaces

Total spaces available: 25 spaces (front lot)

44% occupied

12. Tuesday, February 20, 2024; 1:45pm

Back: 1

Front: 8

Total spaces occupied: 9 spaces

Total spaces available: 25 spaces (front lot)

36% occupied

13. Wednesday, February 21, 2024; 12:30pm

Back: 2

Front: 10

Total spaces occupied: 12 spaces

Total spaces available: 25 spaces (front lot)

40% occupied

14. Friday, February 23, 2024; 9:35am

Back: 2

Front: 10

Total spaces occupied: 12 spaces

Total spaces available: 25 spaces (front lot)

48% occupied

15. Monday, February 26, 2024; 3:20pm

Back: 2

Front: 11

Total spaces occupied: 13 spaces

Total spaces available: 25 spaces (front lot)

52% occupied

16. Monday, March 4, 2024; 3:45 pm

Back: 2

Front: 12

Total spaces occupied: 14 spaces

Total spaces available: 25 spaces (front lot)

56% occupied

17. Friday, March 8, 2024; 1:15 pm

Back: 2

Front: 8

Total spaces occupied: 10 spaces

Total spaces available: 25 spaces (front lot)

40% occupied

18. Wednesday, March 20, 2024; 11:50 am

Back: 2

Front: 14

Total spaces occupied: 16 spaces

Total spaces available: 25 spaces (front lot)

64% occupied

PARKING RATE ANALYSIS:

Average Parking Occupancy based on 18 data points and 25 available parking spaces: 47%

Actual Parking Rate based on 100% occupancy of leasable area (8,910 sf): 1 space per 742 sf

Proposed Parking Rate based on 25 available parking spaces: 1 space per 356 sf



TRAFFIC IMPACT STATEMENT

Introduction

The professional office building known as the Forum Building, which is located at 55 SE Osceola Street, has been owned by the limited liability company, Flaminia LLC, since 2008. John Maiucci is the Managing Member of Flaminia LLC, and the professional office building has been in the Maiucci family since 1989. The 0.60-acre property is fully developed with an existing 2-story professional office building on the corner of SE Osceola Street and SE Denver Avenue. There are 26 parking spaces adjacent to the building including 2 handicapped spaces and 8 spaces under a portion of the building. In addition, there are 17 paved parking spaces located north of the building at the corner of SE Seminole Street and SE Denver Avenue with driveways on both streets.

Project Description

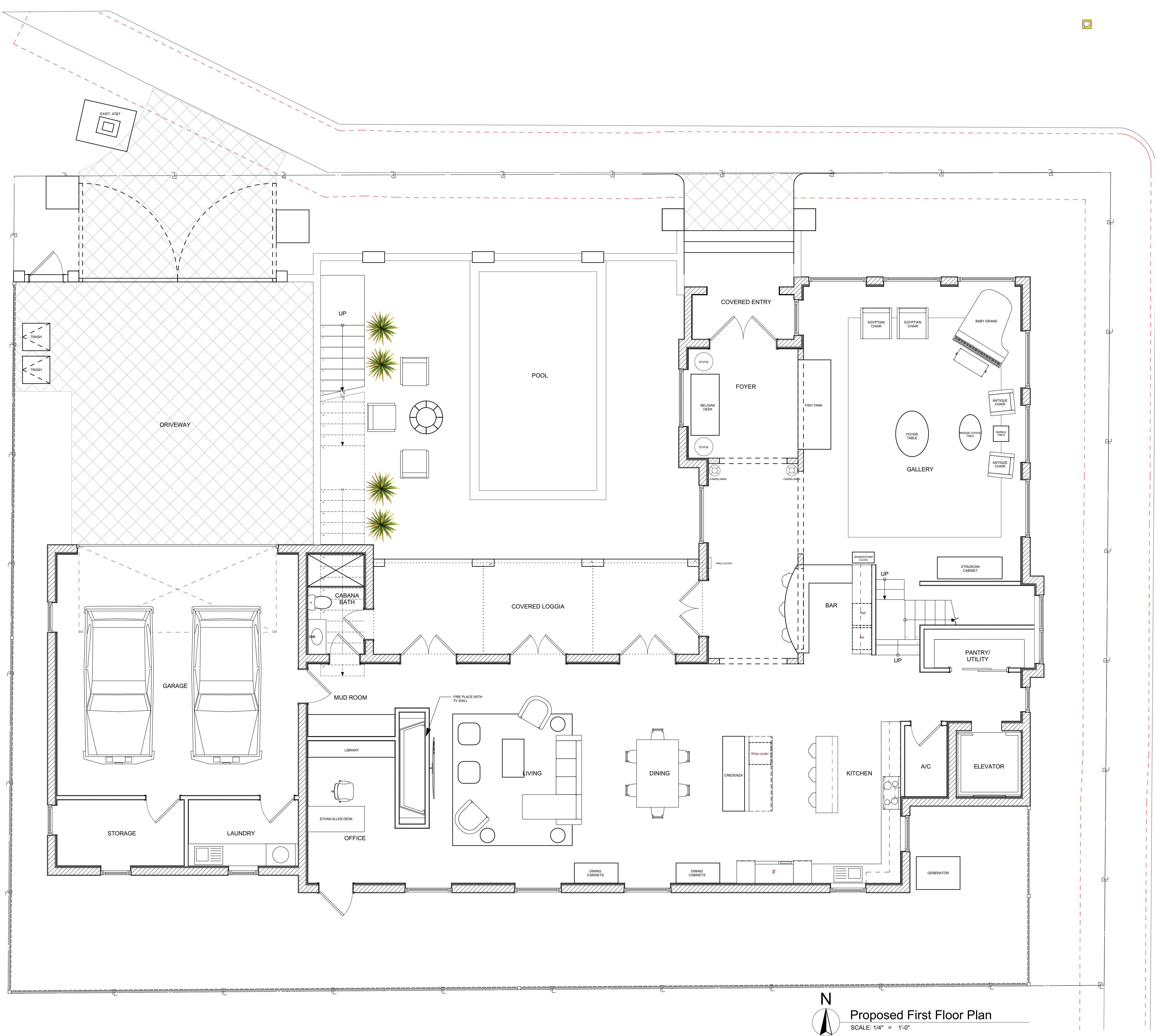
John Maiucci would like to redevelop the 17 excess parking spaces and build a single-family home for his use and enjoyment. To accommodate the redevelopment, the 0.60-acre property would be legally split into two separate properties, one lot containing the existing 2-story professional office building including required parking on approximately 18,491 sf (0.42 acres), and the other lot containing the proposed single-family home on approximately 7,450 sf (0.08 acres). Access to the single-family lot would be limited to SE Seminole Street.

SE Seminole Street is a narrow, one-way street with much of the existing development being residential. In fact, the proposed single-family lot and future residence would be adjacent to a recently renovated single-family home.

Other than the lot split and redeveloping the unused parking, no changes to the existing office building that fronts on the corner of SE Osceola Boulevard and SE Denver Avenue are proposed or required.

Net Traffic Impact

Since the construction of a single-family home does not have the potential to increase net peak hour trips and is such a low intensity as to have a de minimis effect on traffic, a concurrency review exception certificate is requested in accordance with *Section 4.04.02. – De minimis*.



Proposed First Floor Plan

SCALE: 1/4" = 1'-0"

sparc
design

Architecture · Planning · Interiors
www.sparcdesign.us

sparcdesign

Jupiter Commerce Park
3021 Jupiter Park Circle
Suite 102
Jupiter, FL 33458
t 561.203.7539

SEAN PATRICK SUKHU
A07488

AA24003806

This item has been electronically signed
and sealed by Sean Sukhu, R.A., on
the date and/or time stamp shown
using a digital signature

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MAIUCCI RESIDENCE
NEW CONSTRUCTION
55 SE OSCEOLA STREET
SUITE 200
STUART, FL 34994

PROJECT ISSUE DATES:

SHEET NAME

Proposed First
Floor Plan

Project Number: 2023.130

DATE: 2024.07.12

SHEET NUMBER

A-101

sparcdesign
Jupiter Commerce Park
3021 Jupiter Park Circle
Suite 102
Jupiter, FL 33458
t 561.203.7539

SEAN PATRICK SUKHU
AR97488

[illegible]

This item has been electronically signed
and sealed by Sean Sukhu, R.A. on
the date and/or time stamp shown
using a digital signature

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MAIUCCI RESIDENCE
NEW CONSTRUCTION
55 SE OSCEOLA STREET
SUITE 200
STUART, FL 34994

PROJECT ISSUE DATES:

SHEET NAME

Proposed Second Floor Plan

Project Number: 2023.130

DATE: 2024.07.12

SHEET NUMBER

A-102



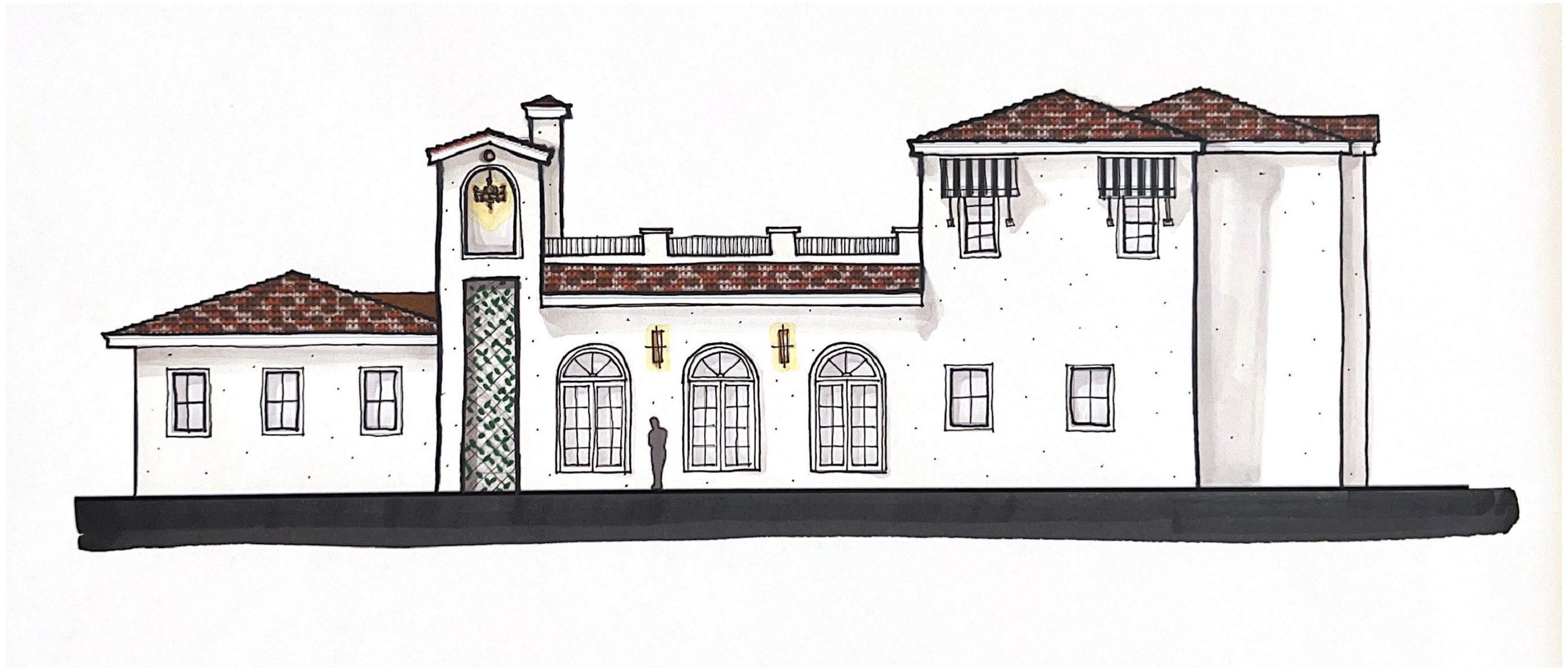


MAIUCCI RESIDENCE
MASTERPLAN STUDY
FRONT ELEVATION



MAIUCCI RESIDENCE
MASTERPLAN STUDY
LEFT ELEVATION

sparc
design



MAIUCCI RESIDENCE
MASTERPLAN STUDY
REAR ELEVATION



MAIUCCI RESIDENCE
MASTERPLAN STUDY
RIGHT ELEVATION

sparc
design

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

I, MORRIS CRADY, being first duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

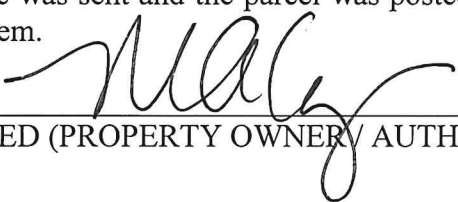
Parcel I.D.: 04-38-41-006-000-00100-9
55 SE Osceola Street, Stuart, FL, 34994
Major Urban Code Conditional Use (Project # Z24020009)

A copy of the notice was sent by regular U.S. Mail on August 19, 2024 to all owners of real property located within 300 feet of the subject property; and

A list of the property owners and their addresses is on file with the City of Stuart; and

A photograph showing the placement of the notification sign be made a part of this Affidavit; and

Notice was sent and the parcel was posted 15+ days prior to the scheduled public hearing(s) for this item.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

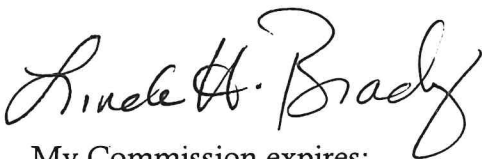
STATE OF FLORIDA, COUNTY OF MARTIN

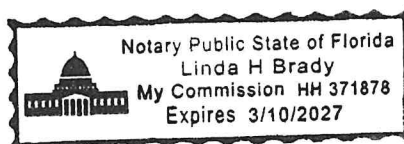
Sworn and subscribed before me by means of ✓ physical presence or online notarization, this 19 day of August, 2024 by MORRIS CRADY.

Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of Florida
(Notary Seal)


My Commission expires:



Sign Specifications

Pursuant to Ordinance 2266-2013

Sections 11.01.08.6.A.2, 11.01.08.9.A.3, 11.01.09.6.B, 11.01.09.9.B, and 11.02.02

The City of Stuart requires a notification by posting for the public hearing required for your application. The following is a representation of the sign that is required for proper notification.

Please have a sign created and installed to the following specifications:

- The sign shall be installed perpendicular to, and clearly visible from, the nearest public street in a location approved by the Development Department in advance of installation.
- The sign shall not be less than 24" by 36" in dimension when adjacent to non-arterial roads.
- The sign shall have a uniform "City blue" background.
- The sign shall have white lettering and a legible font size.
- The sign shall be double-sided and waterproof.

The sign must be installed at least fifteen (15) days before the public hearing, or before **Monday, August 19, 2024**. After installation of the sign, please complete the included Affidavit Attesting to Notification by Posting form and return it to the City of Stuart Development Department. Please include a photo of the sign after it has been installed.

Failure to provide posted notice continuously from the time posted notice is to commence until the Public Hearing or the hearing which is the subject of the notice shall not be deemed as failure to give notice required by this code and action taken by the City subsequent to such notice shall not be deemed void for lack of posted notice. Lost signs or signs which become illegible for any reason shall be replaced by the applicant or petitioner as reasonably soon as possible upon notification to do so by the City. Signs shall be removed within five days of the conclusion of the noticed public hearing or hearing.

Should you have any questions regarding the posted sign, please contact Kris McCrain, Principal Planner, at (772) 600-1268, or by email at kmccrain@ci.stuart.fl.us.

Sign Specifications

(36" Non-Arterial Road)

NOTICE OF PUBLIC HEARING

Major Urban Code Conditional Use for Professional Office Building & Single-Family Dwelling (Project #Z24020009)

The applicant requests Major Urban Code Conditional Use approval to deviate from parking requirements, payment in lieu of parking, sidewalks, building setbacks, pool location, driveway width, fence height, and architectural standards, per Sections 6.01.00 and 3.01.00 of the Land Development Code.

COMMUNITY REDEVELOPMENT BOARD

September 3, 2024 at 4:00 P.M.

CITY COMMISSION

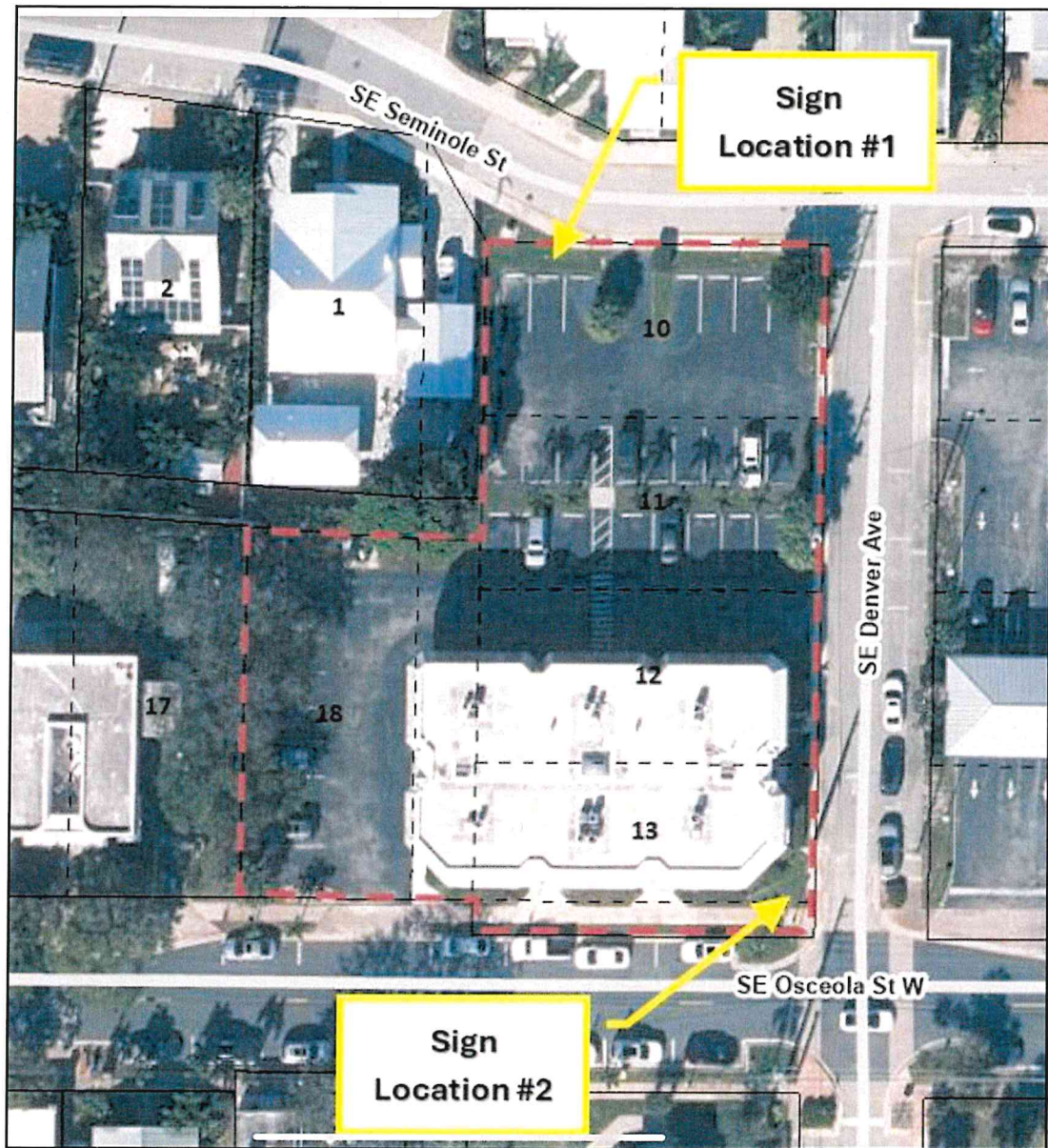
September 23, 2024 at 5:30 P.M.

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM-4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

(24" Non-Arterial Road)

Sign Location







Sign 1- SE Seminole Street- Side 1



Sign 1- SE Seminole Street- Side 2



Sign 2- SE Osceola Street- Side 1



Sign 2- SE Osceola Street- Side 2

Notice to Surrounding Property Owners

Public Hearing(s): Community Redevelopment Board (CRB)
City Commission

Petitioner: Flaminia, LLC

Parcel I.D. No.: 04-38-41-006-000-00100-9

Property Address: 55 SE Osceola Street, Stuart, Florida 34994

Petition: Major Urban Code Conditional Use (Project # Z24020009)

Proposed Request: The applicant is requesting Major Urban Code Conditional Use approval to deviate from parking requirements, payment in lieu of parking, sidewalks, building setbacks, pool location, driveway width, fence height, and architectural standards for a single-family dwelling and professional office building, per Sections 6.01.00 and 3.01.00 of the Land Development Code.

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the **Community Redevelopment Board (CRB) on Tuesday, September 3, 2024, beginning at 4:00 P.M.**, and before the **City Commission on Monday, September 23, 2024, beginning at 5:30 P.M.**, to consider the above-referenced Major Urban Code Conditional Use petition.

The public hearing will take place in the City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application submittal is available for review at the City Development Department office located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please contact Kris McCrain, Principal Planner, at (772) 600-1268 or by email at Kmcrcrain@ci.stuart.fl.us.

Sincerely,

Kris McCrain

Kris McCrain
Principal Planner

Location Map



Land Development Code Waiver Table:

Code Waiver	Required	Proposed
Front Setback:	Build-to-line of 0'	7.34' to 10.22'
Side Setback (Denver Ave):	0'	6.84'
Side Setback (West):	0'	3.50'
Rear Setback:	0'	5.58' (West Corner) 4.00' (East Corner)
Driveway Width:	10' wide	13.5' @ Edge of Road 22.1' On-Site
Sidewalk:	6'	4'
Balconies:	50% Street Frontage	<50% (Setback from Street)
Pool:	Front Setback: Not Permitted Side Setback (West): 5' Side Setback (East): 10' Rear Setback: 5'	9.26' 42.07' 45.56' 39.79'
Parking:	31	25
Payment in Lieu of Parking:	3 parking stalls	0 Parking Stalls

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

Meeting Date: 9/3/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CRA BUDGET AND CIP FOR FY 2025 (RC):

RESOLUTION No. 11-2024 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND APPROPRIATING CAPITAL BUDGET FOR FY 2025 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The proposed FY 2025 CRA budget is prepared using the proposed millage rate of 6.5730 for the County and 5.0000 for the City of Stuart. The CRA has the responsibility to budget and appropriate funds for capital improvement projects it proposes to implement within the CRA boundaries. The CRA has appropriated funds for capital projects as set forth in a five-year Capital Improvement Plan (CIP) for capital projects within the CRA boundaries.

The City's taxable value is \$883,953,346 million for FY 2025, which represents a \$109,010,466 million increase in the CRA incremental value from FY 2024. The current estimate of combined ad valorem revenues generated from the incremental tax base throughout the CRA will be approximately \$6,332,516 million for FY 2025 compared to \$5,240,143 million for FY 2024.

Staff seeks approval of Resolution No. 11-2024 CRA adopting the FY 2025 CRA budget based on preliminary budgets prepared and presented and CRA Capital Improvement Plan for Fiscal Years 2025-2029. The plan is consistent with current and ongoing projects, as well as future potential projects that would be funded from Tax Increment Revenues.

Funding Source:

Tax Increment Financing (TIF) Revenue and Grants

Recommended Action:

Approve Resolution No. 11-2024, adopting the CRA budget for FY 2025 and Capital Improvement Plan (CIP) for Fiscal Years 2025-2029.

ATTACHMENTS:

1. R11-2024 CRA - Adopt Budget for FY 2025
2. R11-2024 Exhibit - CRA Budget Detail - CRA Revenues, Appropriations, and CIP



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

RESOLUTION No. 11-2024 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND APPROPRIATING CAPITAL BUDGET FOR FY 2025 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, it is necessary and proper, and in some instances required by Florida law, to establish the budgetary spending plans (annual budgets) for the CRA funds of the City of Stuart for the fiscal year beginning October 1, 2024, and ending September 30, 2025, to properly reflect anticipated revenues and required appropriations.

WHEREAS, CRA has the responsibility for financial planning of comprehensive five-year Capital Improvement Plan for capital projects within the Community Redevelopment Area boundaries.

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

RESOLUTION No. 11-2024 CRA
ADOPT CRA BUDGET for FY 2025 AND CIP

SECTION 1: The CRA of the City of Stuart hereby adopts the budget, attached hereto, for the FY beginning October 1, 2024, and ending September 30, 2025, as follows:

(a) There is hereby appropriated from the CRA of the City of Stuart for the above-described FY the total sum of Twenty-Three Million, Eight Hundred Three Thousand, and Forty (\$23,803,040) Dollars to provide for the annual budget of the CRA Fund.

SECTION 2: The CRA hereby adopts its FY 2025 capital budget setting forth a five-year Capital Improvement Plan for projects within the Community Redevelopment Area boundaries.

SECTION 3: This Resolution shall be effective immediately upon 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
MARK BRECHBILL, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

RESOLUTION No. 11-2024 CRA
ADOPT CRA BUDGET for FY 2025 AND CIP

ADOPTED this _____ day of _____, 2024.

ATTEST:

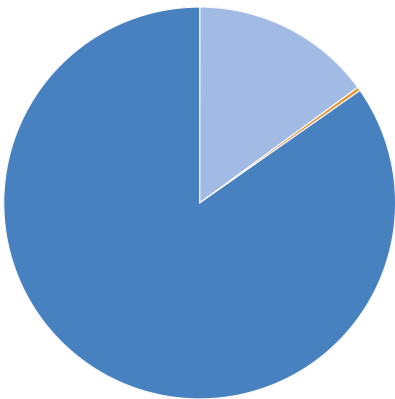
MARY KINDEL
CITY CLERK

REBECCA S. BRUNER
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

107 Community Redevelopment Agency Revenues



- 32 - Permits, Fees, and Special Assessments
- 33 - Intergovernmental Revenues
- 36 - Miscellaneous Revenues
- 38 - Other Sources

Object Category (Re)	FY2025
2025 Budget	\$23,803,040.00
32 - Permits, Fees, and Special Assessments	\$2,700.00
33 - Intergovernmental Revenues	\$3,555,195.00
36 - Miscellaneous Revenues	\$75,000.00
38 - Other Sources	\$20,170,145.00

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
32900	Other Permits and Assessments	\$2,700.00	\$2,700.00		\$2,700.00			\$0.00	\$0.00
33890	Other Local Revenues	\$3,052,771.00	\$3,052,771.00		\$3,555,195.00			\$502,424.00	\$0.165
						\$3,555,195.00	MC BOCC @ 6.5730 Mills - \$3,052,771 Initial		
36110	Interest	\$0.00	\$0.00		\$75,000.00			\$75,000.00	
36400	Disposition of Assets	\$0.00	\$0.00		\$0.00			\$0.00	
36600	Contributions from Private	\$0.00	\$0.00		\$0.00			\$0.00	
38000	Other Sources	\$4,625,520.81	\$8,197,101.00		\$13,000,000.00			\$8,374,479.19	\$1.81
						\$0.00	FDOT TAP Grant (Riverside Park Neighborhood Improvements)		
						\$274,007.00	DEP EPA 319 Water Quality Grant (Seminole Street Project)		
						\$500,000.00	State Appropriation for Guy Davis Park construction		
						\$4,000,000.00	Undergrounding		
						\$1,725,993.00	Seminole Streetscape (Not Completed in FY 2024)		
						\$6,500,000.00	Guy Davis Park project not funded by State Appropriation		
38100	Interfund Transfers In	\$7,000,521.00	\$5,400,521.00		\$7,170,145.00			\$169,624.00	\$0.024
						\$2,777,321.00	General Fund @5.0000 Mills \$2,259,521 Initial		
						\$4,392,824.00	From CDBG Project Lift		

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
		\$14,681,512.81	\$16,653,093.00		\$23,803,040.00	\$23,725,340.00		\$9,121,527.19	\$1.999

107-117 CRA Appropriations



Object Category (Ex)	FY2025
2025 Budget	\$23,803,040.00
10 - Personal Services	\$277,494.00
30 - Operating Expenses	\$1,022,158.00
60 - Capital Outlay	\$18,192,824.00
80 - Grants and Aids	\$190,000.00
90 - Other Uses	\$4,120,564.00

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
51512	Regular Salaries/Wages	\$180,271.00	\$190,667.00		\$195,984.00			\$15,713.00	\$0.087
51515	Special Pay	\$4,440.00	\$4,440.00		\$4,440.00			\$0.00	\$0.00
51521	FICA Taxes	\$13,791.00	\$14,587.00		\$14,993.00			\$1,202.00	\$0.087
51522	Retirement Contributions	\$48,431.00	\$51,156.00		\$52,846.00			\$4,415.00	\$0.091
51523	Life and Health Insurances	\$8,466.00	\$8,848.00		\$8,848.00			\$382.00	\$0.045
51524	Workers' Compensation	\$351.00	\$383.00		\$383.00			\$32.00	\$0.091
53531	Professional Services	\$200,000.00	\$340,000.00		\$340,000.00			\$140,000.00	\$0.70
						\$50,000.00	Professional Services - Planning and Design Services for CRA Small-Scale Projects		
						\$150,000.00	Downtown Master Plan and Charrette - City Hall/Garage Site/City/CRA-Owned Parcels		
						\$110,000.00	Form Based Code		
						\$30,000.00	Dixie Highway Improvements Final Design (additional appropriation for TAP deliverables)		
53540	Travel and Per Diem	\$3,000.00	\$3,000.00		\$3,000.00			\$0.00	\$0.00
53541	Communication Services	\$1,500.00	\$1,500.00		\$1,500.00			\$0.00	\$0.00
						\$1,500.00	Phones		
53542	Freight & Postage Services	\$2,000.00	\$2,000.00		\$2,000.00			\$0.00	\$0.00
53543	Utility Services	\$500.00	\$0.00		\$0.00			\$-500.00	\$-1.00

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
						\$0.00	Internal-UB		
53544	Rentals and Leases	\$35,000.00	\$35,000.00		\$35,000.00			\$0.00	\$0.00
						\$35,000.00	FEC RR Crossing Leases		
53545	Insurance - General Liability	\$15,792.00	\$3,895.00		\$3,895.00			\$-11,897.00	\$-0.753
53546	Repair & Maintenance	\$204,487.33	\$204,488.00		\$204,488.00			\$0.67	\$0.00
53547	Printing and Binding	\$8,000.00	\$11,000.00		\$11,000.00			\$3,000.00	\$0.375
						\$11,000.00	Outreach, Public Notices/Ads in Newspaper		
53548	Promotional Activities	\$3,000.00	\$3,000.00		\$3,000.00			\$0.00	\$0.00
53549	Other Current Charges	\$112,408.00	\$377,300.00		\$367,300.00			\$254,892.00	\$2.268
						\$10,000.00	Arts & Entertainment Creek District (Mosaic Artwork, Misc.)		
						\$2,500.00	Chamber Welcome Guide		
						\$3,800.00	FEC Parking Property Tax		
						\$8,000.00	Shop Local/Misc		
						\$300,000.00	REDA Agreements (Avonlea, Atlantic Point Marina, Elizabeth)		
						\$40,000.00	Mainstreet Downtown Dollars/Bonus Bucks Program		
						\$13,000.00	East Stuart Promotional Activities		
						\$-10,000.00	Mainstreet Downtown Dollars/Bonus Bucks Program (Board Direction)		

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
53551	Office Supplies	\$2,000.00	\$2,000.00		\$2,000.00			\$0.00	\$0.00
53552	Operating Supplies	\$45,000.00	\$45,000.00		\$45,000.00			\$0.00	\$0.00
						\$20,000.00	Miscellaneous Community Improvements		
						\$25,000.00	Wrapping Traffic Control Boxes		
53554	Books and Memberships	\$2,975.00	\$2,975.00		\$2,975.00			\$0.00	\$0.00
						\$500.00	APA Membership Fees		
						\$175.00	District Fees for CRA		
						\$1,000.00	FL Redevelopment Association Conference		
						\$1,200.00	FRA Membership Fees		
						\$100.00	Young Professional of Martin County Membership		
53555	Training	\$1,000.00	\$1,000.00		\$1,000.00			\$0.00	\$0.00
56561	Land Expense	\$1,600,000.00	\$0.00		\$0.00			\$-1,600,000.00	\$-1.00
56562	Buildings Expense	\$0.00	\$0.00		\$800,000.00			\$800,000.00	
						\$800,000.00	Brightline Train Station (Design Portion)		
56563	Infrastructure Expense	\$7,996,000.00	\$17,392,824.00		\$17,392,824.00			\$9,396,824.00	\$1.175

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
						\$4,392,824.00	Project LIFT at 710 SE MLK Blvd; Demo and Construction (Includes \$1.5 M pending formal approval letter) - Reimbursed for acquisition; engineering; appraisals, environmental; admin fees		
						\$4,000,000.00	Undergrounding Utilities in Downtown (Not Completed in FY 2024)		
						\$2,000,000.00	Seminole Streetscape (Not Completed in FY 2024)		
						\$7,000,000.00	Guy Davis Community Park		
56564	Machinery & Equipment Expense	\$10,000.00	\$0.00		\$0.00			\$-10,000.00	\$-1.00
58581	Aids to Other Governments	\$0.00	\$0.00		\$0.00			\$0.00	
58582	Aids to Private Organizations	\$148,262.00	\$190,000.00		\$190,000.00			\$41,738.00	\$0.282
						\$50,000.00	Business Improvement Reimb Program (BIRP)		
						\$20,000.00	Brush With Kindness/Self Program		
						\$20,000.00	Mural Matching Grant Program		
						\$20,000.00	Residential Street Tree Program		
						\$20,000.00	Residential Facade Improvement/Paint Up Program		
						\$25,000.00	Heirs' Property Assistance Program		
						\$25,000.00	Landscape Improvement Grant Program		

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
59591	Intragovernmental Transfers	\$3,290,060.00	\$803,610.00		\$953,610.00	\$10,000.00	Stuart Training School Documentary	\$-2,336,450.00	\$-0.71
						\$70,000.00	Mainstreet Service Agreement		
						\$1,500.00	Mangrove Trimming		
						\$50,700.00	Misc Maintenance of CRA Projects		
						\$5,000.00	Sidewalk Staining in the CRA		
						\$194,860.00	Tram Service		
						\$18,000.00	US1 Median Maintenance from Wright Blvd to Baker Rd		
						\$150,000.00	Federal Hwy Street Tree Planting Program Implementation (Joan Jefferson to Kanner Hwy/Colorado)		
						\$230,000.00	Monument and Vertical Signage on US-1 North and South		
						\$20,000.00	Outdoor Dining Deck Repairs		
						\$20,000.00	Parking Management System Software Support - Recurring Expense		
						\$193,550.00	Riverside Park Neighborhood Improvements (approved in FY2024 budget amendment but was not spent)		
59595	Proprietary - Other Uses	\$0.00	\$0.00		\$0.00			\$0.00	
59596	Contingencies	\$0.00	\$0.00		\$194,151.00			\$194,151.00	
59599	Other Uses	\$0.00	\$0.00		\$2,925,000.00			\$2,925,000.00	

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
						\$2,925,000.00	TIF Funds to Fund Balance		
59999	Indirect Costs (Net)	\$47,803.00	\$47,803.00		\$47,803.00			\$0.00	\$0.00
		\$13,984,537.33	\$19,736,476.00		\$23,803,040.00	\$23,064,209.00		\$9,818,502.67	\$0.738

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Project Total
Guy Davis Community Park 21045901											
Phase I Site Plan		\$344,517									\$344,517
Phase II Final Design				\$370,000							\$370,000
Construction						\$7,000,000					\$7,000,000
Downtown Undergrounding											
Phase I Design - Seminole Street - 20038901	\$49,991										\$49,991
Phase II Design - Osceola - 22038902			\$174,554								\$174,554
Construction of Phase I and II - 22038903						\$4,000,000					\$4,000,000
Seminole Streetscape Improv 20042701											
Design	\$75,000										\$75,000
Construction						\$2,000,000					\$2,000,000
Riverside Park NBHD Improv 20041801											
Conceptual	\$21,500										\$21,500
Design	\$100,000										\$100,000
Construction (TAP Grant Reimb)					\$2,506,450	\$193,550					\$2,700,000
Gateway Markers/Features 20040901											
Conceptual	\$29,600										\$29,600
Design			\$75,000								\$75,000
Construction					\$178,900	\$80,000					\$258,900
Oleander Park Improv 050201											
Conceptual				\$5,000							\$5,000
Construction					\$103,493						\$103,493

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Project Total
Willie Gary Prop Acq., Demo, New Const.											
Acquisition (CDBG-CV Grant Reimb) - 048901					\$1,617,476						\$1,617,476
Appraisals, Environ, Eng, Admin, Demo, Const. (CDBG-CV Grant Reimb) - 048902					\$280,700	\$4,392,284					\$4,672,984
Triangle District 21046801											
SE Dixie Highway Conceptual			\$44,500								\$44,500
SE Dixie Highway Design			\$60,500			\$30,000					\$90,500
SE Dixie Highway Construction (TAP Grant Reimb)								\$1,500,000			\$1,500,000
Brightline Train Station/Parking Lot											
Design						\$800,000					\$800,000
Construction							\$10,000,000				\$10,000,000
MLK Blvd Complete Street 21045001											
Conceptual	\$20,000										\$20,000
Design			\$450,000								\$450,000
Construction								\$5,000,000			\$5,000,000
TOTAL BUDGET FOR FISCAL YEARS	\$296,091	\$344,517	\$804,554	\$375,000	\$4,687,019	\$18,495,834	\$10,000,000	\$6,500,000	\$0	\$0	\$41,503,015

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Board

Meeting Date: 9/3/2024

Prepared by: Jordan Pinkston

Title of Item:

PRESENTATION OF ART/VINYL WRAPPING ON TRAFFIC CONTROL BOXES WITHIN THE CRA

Summary Explanation/Background Information on Agenda Request:

SUMMARY

The Traffic Box Art Wrap initiative enhances the community's character and celebrates the City of Stuart's natural beauty. Under this program, vinyl photographs are planned to be printed and installed on twelve traffic control boxes dispersed throughout the city's CRA.

The initiative transforms traffic signal controller boxes from functional infrastructure into colorful and inspired works of art revolving around the city's environment and nature. The traffic control box art is meant to contribute to the vitality and attractiveness of our community, enhance neighborhood identity, turn ordinary spaces into creative landmarks, and promote community dialogue.

As part of the CRA's continuous mission to advocate and promote public art in the City of Stuart, the CRA reached out to multiple local photographers seeking sample portfolio images that would best represent the vision for the boxes. Steven Martine was selected to provide the final artwork and staff will be using Ampersand to fabricate and install the vinyl wraps on each box.

The City of Stuart has 37 traffic boxes and warning beacons within the city limits. Of the total, there are 25 traffic boxes within the Community Redevelopment Area. However, Martin County staff has advised us that some of those within the CRA are warning beacons and do not have cabinets to wrap and others are being reserved for a partnership with FDOT to provide pedestrian safety messages on the cabinet wraps at key intersections along Federal Highway. The CRA will be moving forward with wrapping twelve boxes within the Community Redevelopment Agency.

Currently, Martin County owns and operates the boxes and approved the City wrapping the boxes. However, the maintenance agreement (see attached) is in the process of being amended to reflect that it will be the City's responsibility to maintain the wraps in a reasonable condition.

BACKGROUND

Many cities and counties are brightening their communities by enhancing the dull, metal-plated traffic signal boxes with colorfully themed photographs using a vinyl wrapping method. In the past few years, a similar project was completed in Palm City, Martin County. The project was initiated by the County Commissioner of that district.

The "bird theme" photographs were donated to the County by a local business owner in Palm City to implement the project. Other neighboring cities such as the City of Port St Lucie and City of Fort Pierce have also implemented similar projects.

The City of Stuart has 37 traffic boxes within the city limits. Of the total, there are 25 traffic boxes within the Community Redevelopment Area. The goal is to add attractive and creative artwork along the CRA

corridors and enhance the experience of residents and visitors. Beautification of the traffic signal boxes is consistent with the CRA plan and within the purview of the Board.

In 2020, Commissioner Eula Clarke requested staff to undertake research regarding the potential of using vinyl wrapping (artwork) to enhance traffic signal boxes within the city limits. The wraps did not receive support from fellow commissioners at the time, but direction was given to keep it in the long-range plan.

In 2023, the Community Redevelopment Agency gave staff direction to move forward with the process of designing and wrapping the traffic utility boxes within the Community Redevelopment Agency.

Funding Source:

\$25,000 has been allocated in FY 2024 budget to implement the Traffic Control Box Wrapping project.

Recommended Action:

Provide staff with feedback on the proposed images for each traffic box wrap to reflect the city's natural beauty.

ATTACHMENTS:

1. Traffic Box Wrap Proposal_ CRB Presentation
2. Stuart CRA Signal Cabinet to Wrap Map

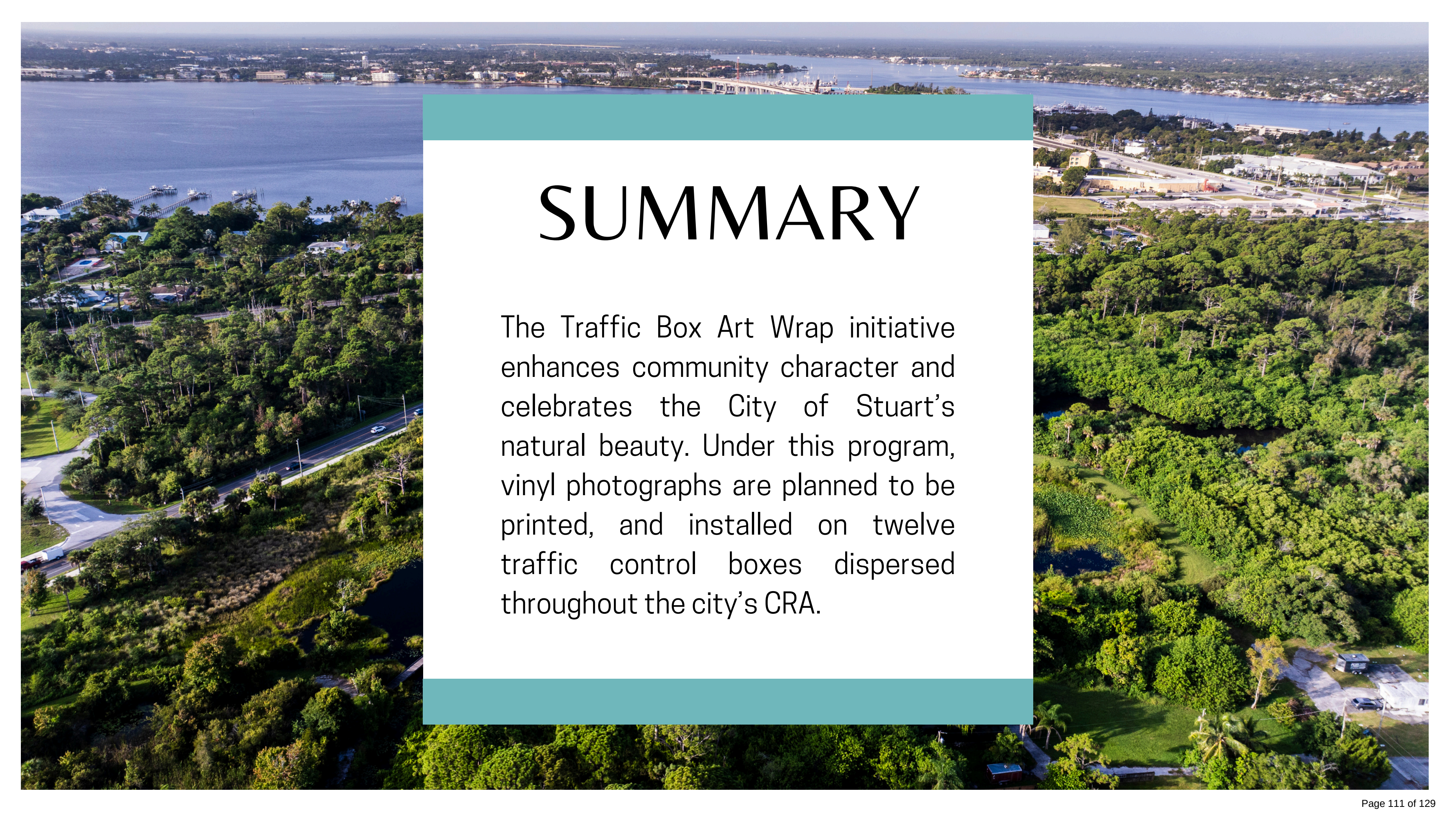
COMMUNITY REDEVELOPMENT BOARD

SEPTEMBER 3, 2024

TRAFFIC SIGNAL BOXES

WRAP PROPOSAL

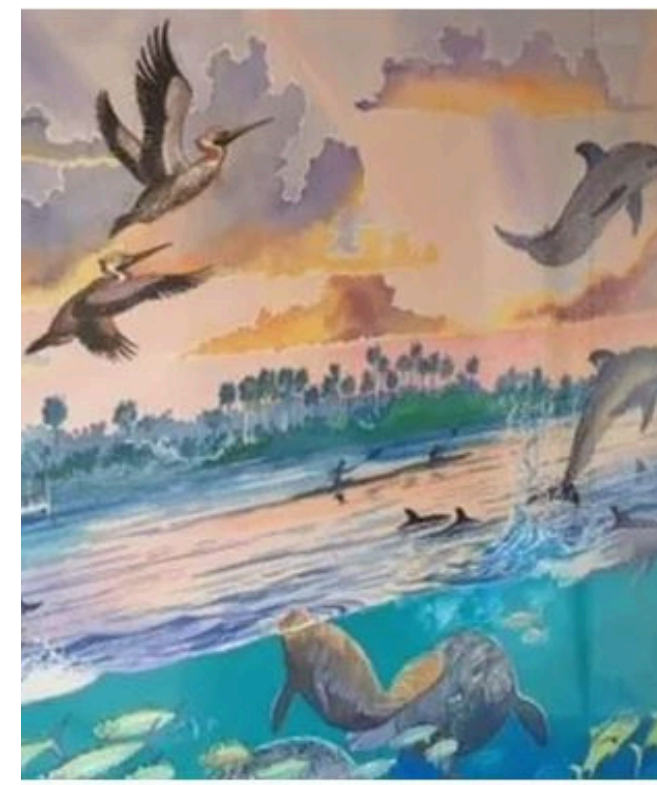
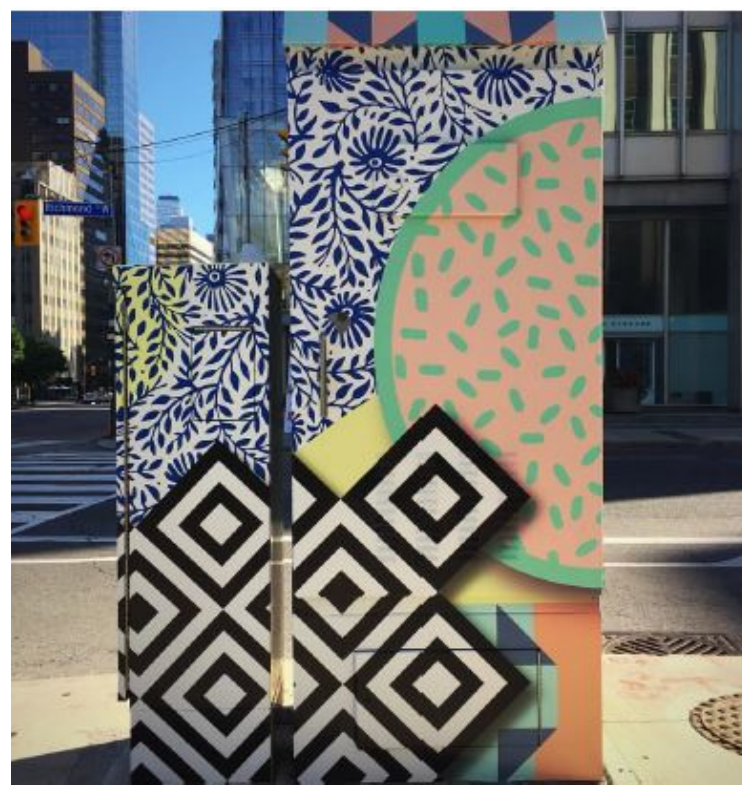




SUMMARY

The Traffic Box Art Wrap initiative enhances community character and celebrates the City of Stuart's natural beauty. Under this program, vinyl photographs are planned to be printed, and installed on twelve traffic control boxes dispersed throughout the city's CRA.

BACKGROUND





PHOTOGRAPHER

STEVEN MARTINE



FABRICATION & INSTALLATION

AMPERSAND GRAPHICS



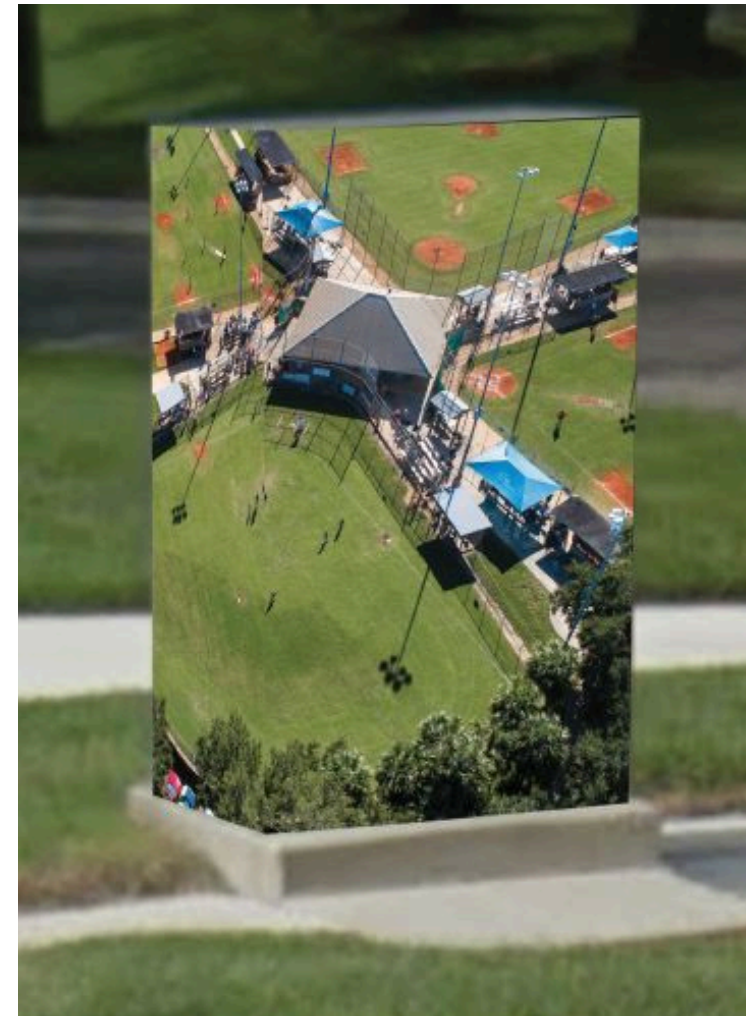
MAINTENANCE

INTERLOCAL AGREEMENT WITH
MARTIN COUNTY

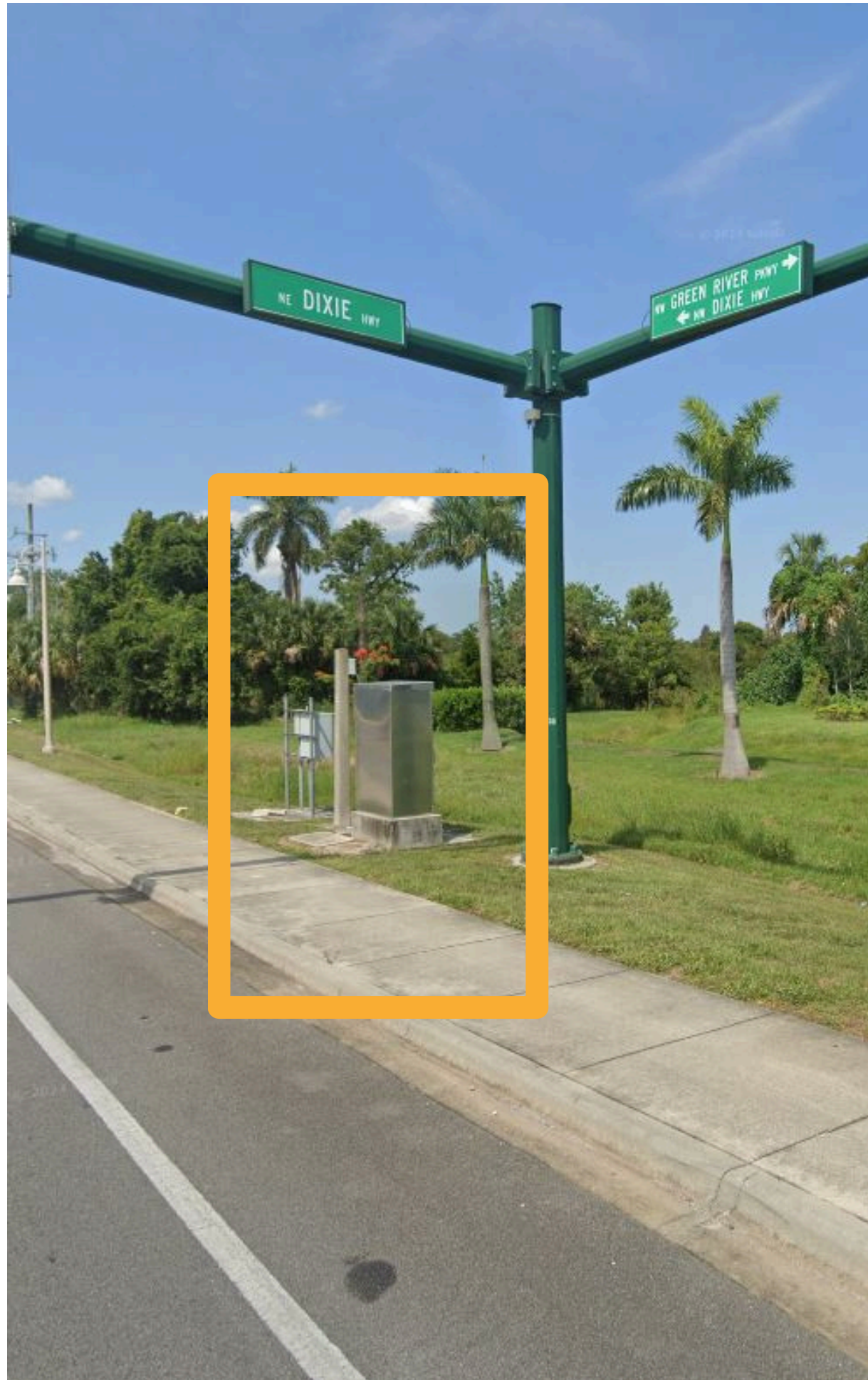
PROPOSED LOCATIONS



WRAP EXAMPLES

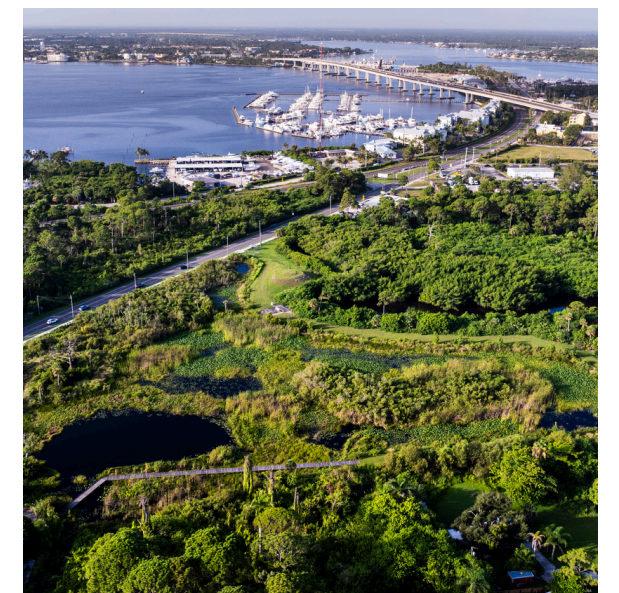


NW GREEN RIVER PARKWAY & DIXIE HIGHWAY



DESCRIPTION:

- Haney Creek Preserve provides this area with nature trails, lush landscape and wildlife.
- The bee and bluebonnet flower photograph was taken at Haney Creek.

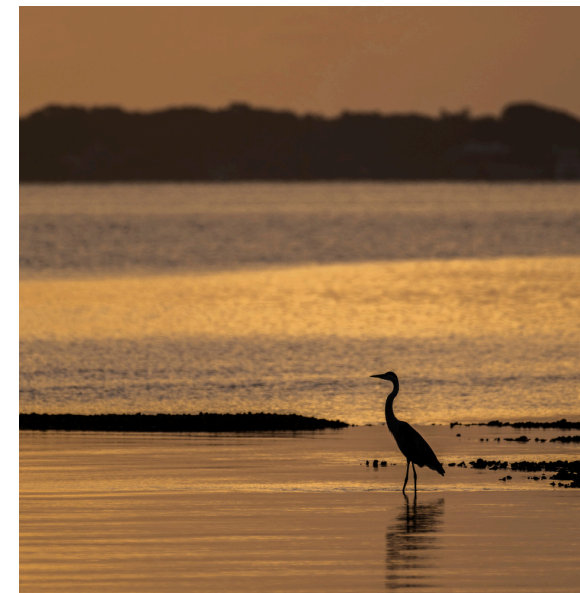


NW DIXIE HIGHWAY & NW WRIGHT BLVD.

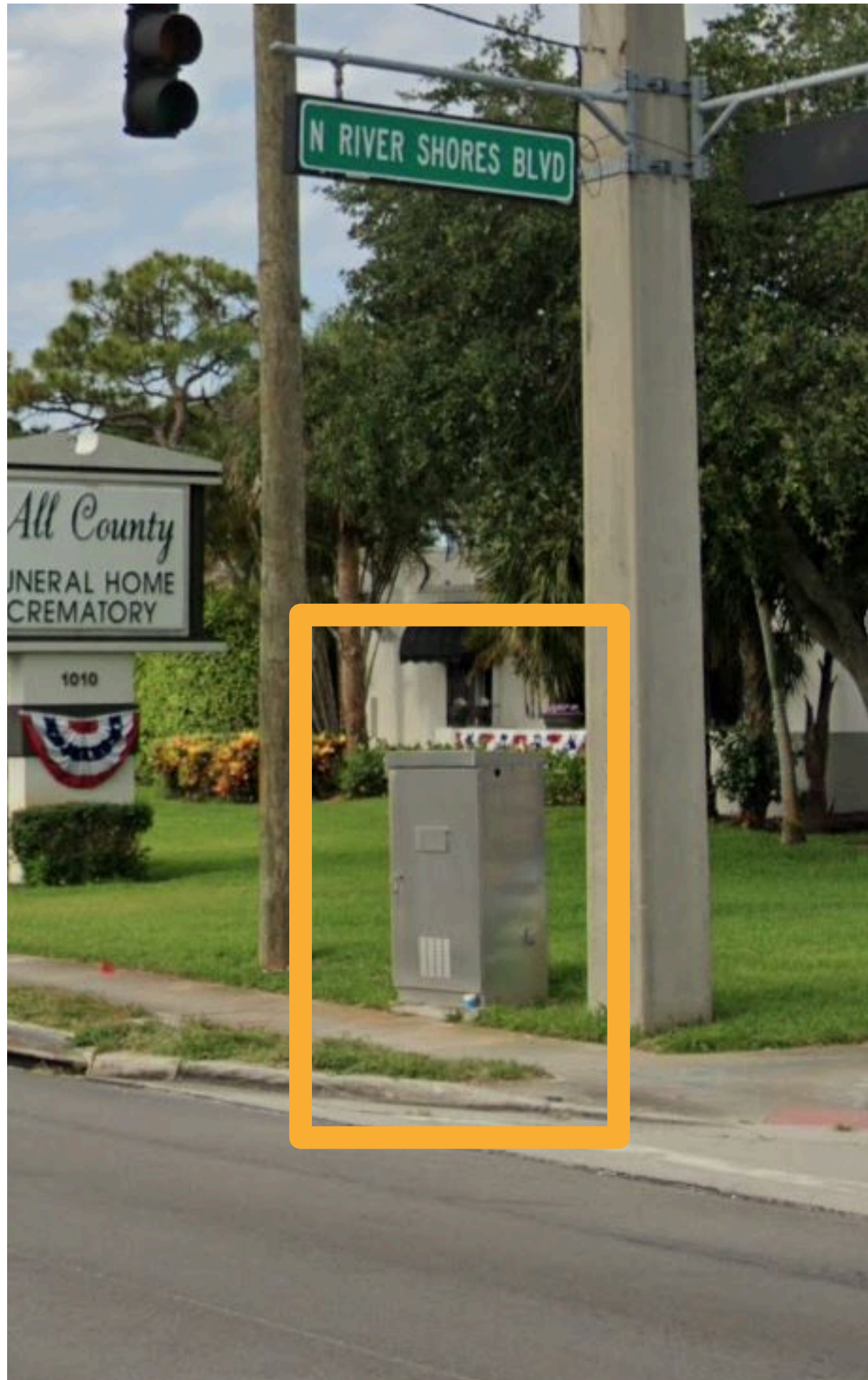


DESCRIPTION:

- Adjacent to nautical landscapes and marinas.

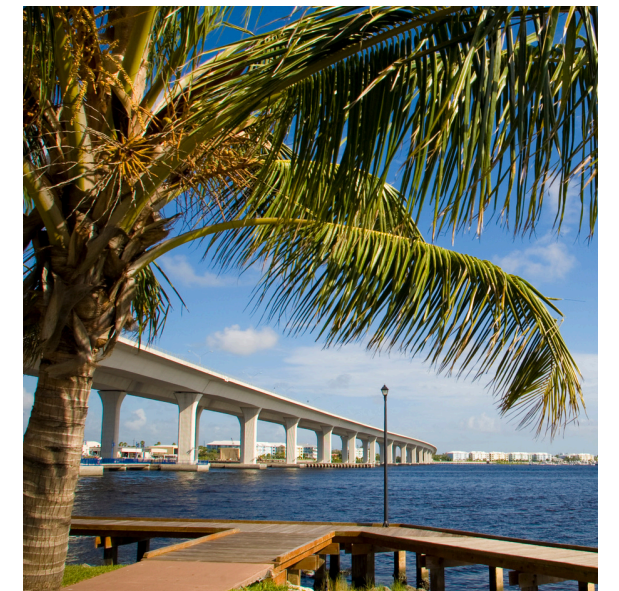
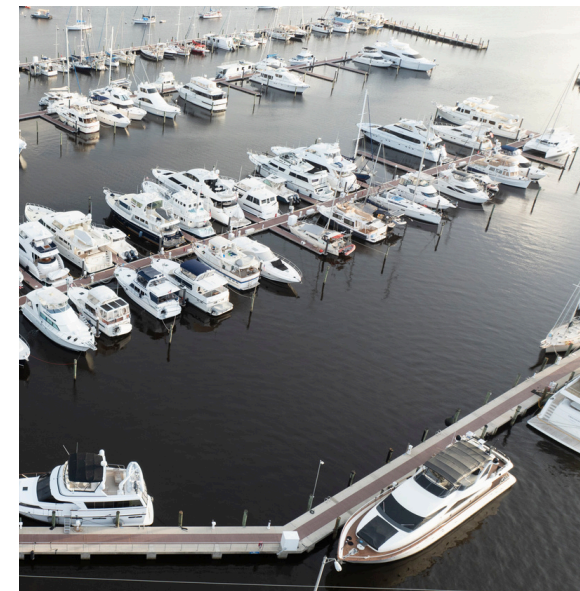


NW FEDERAL HIGHWAY & NW NORTH RIVER BLVD.

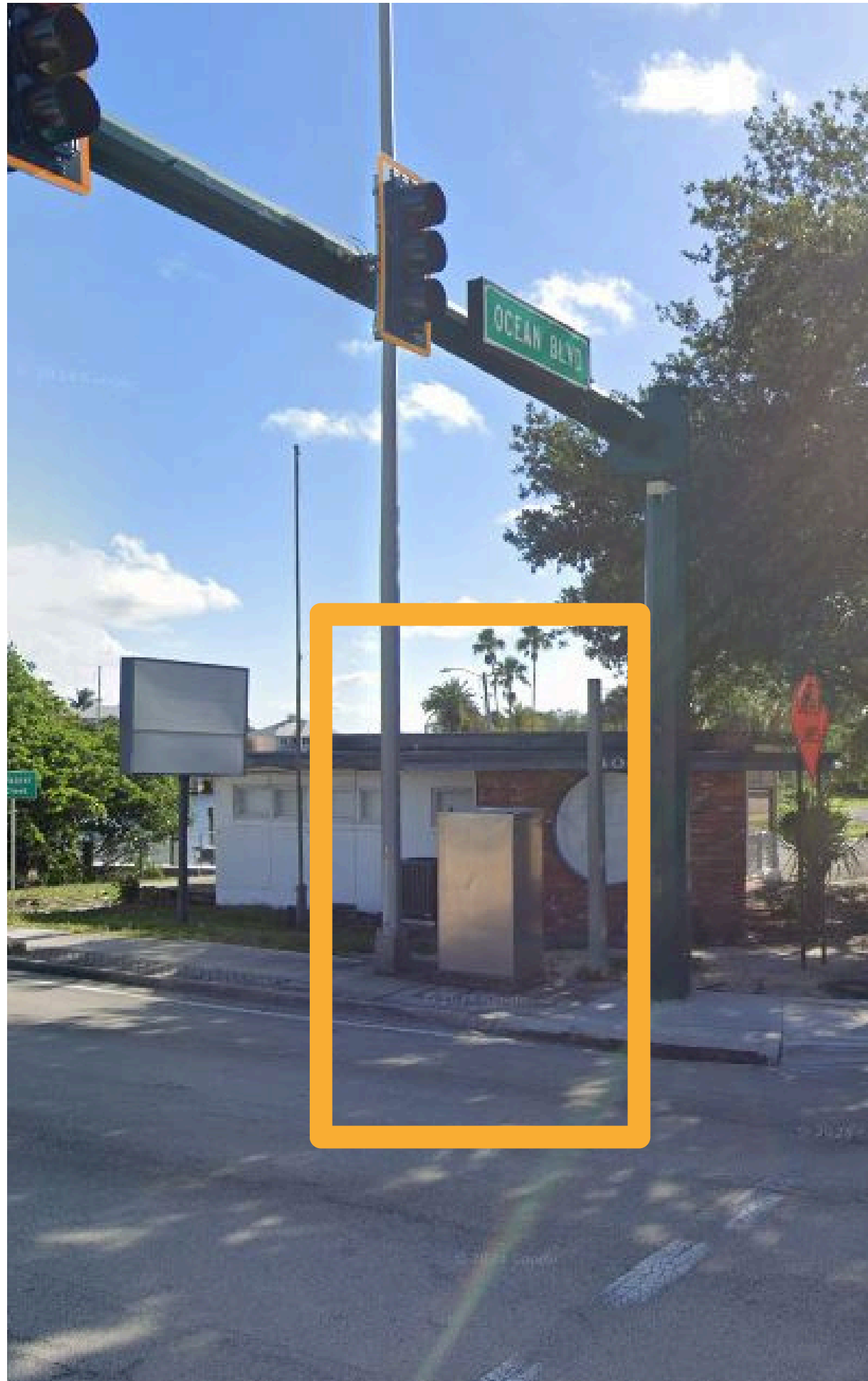


DESCRIPTION:

- Entryway to the Roosevelt Bridge which overlooks the waterway and marina.

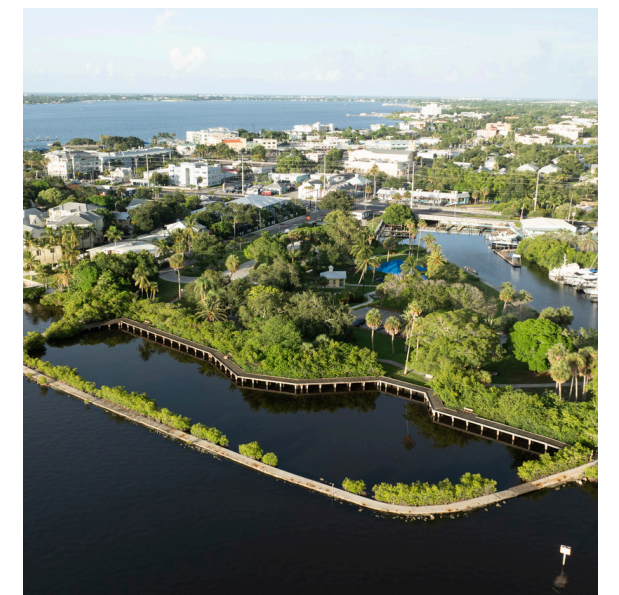


NW FEDERAL HIGHWAY & SW OCEAN BLVD.



DESCRIPTION:

- Abuts to Shepard's Park. This location has water views, with boats and mangroves.

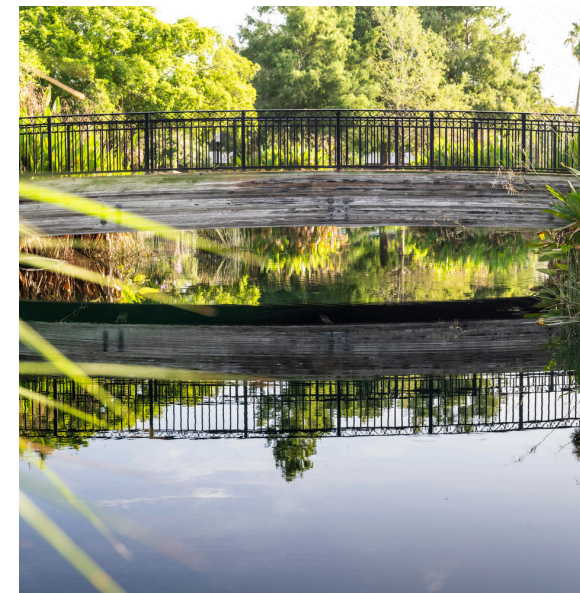


SE OCEAN BLVD. & SE GEORGIA AVENUE



DESCRIPTION:

- Closest location to Memorial Park.
- Banyan Trees are a staple in this area and should be showcased.

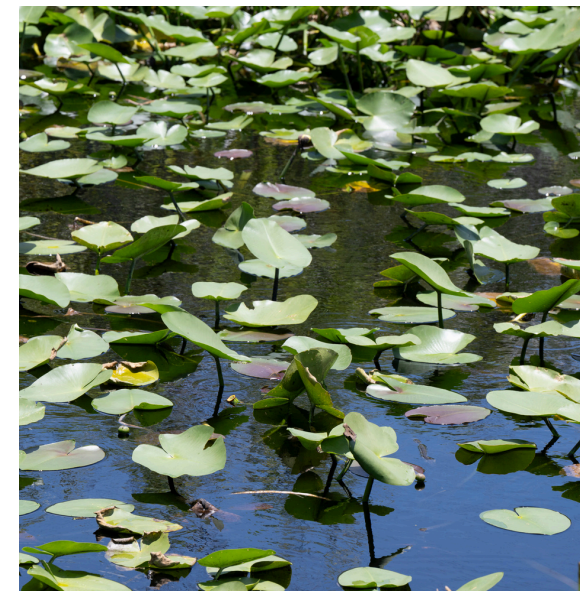


SE MARTIN LUTHER KING JR. BLVD. & SE LAKE STREET

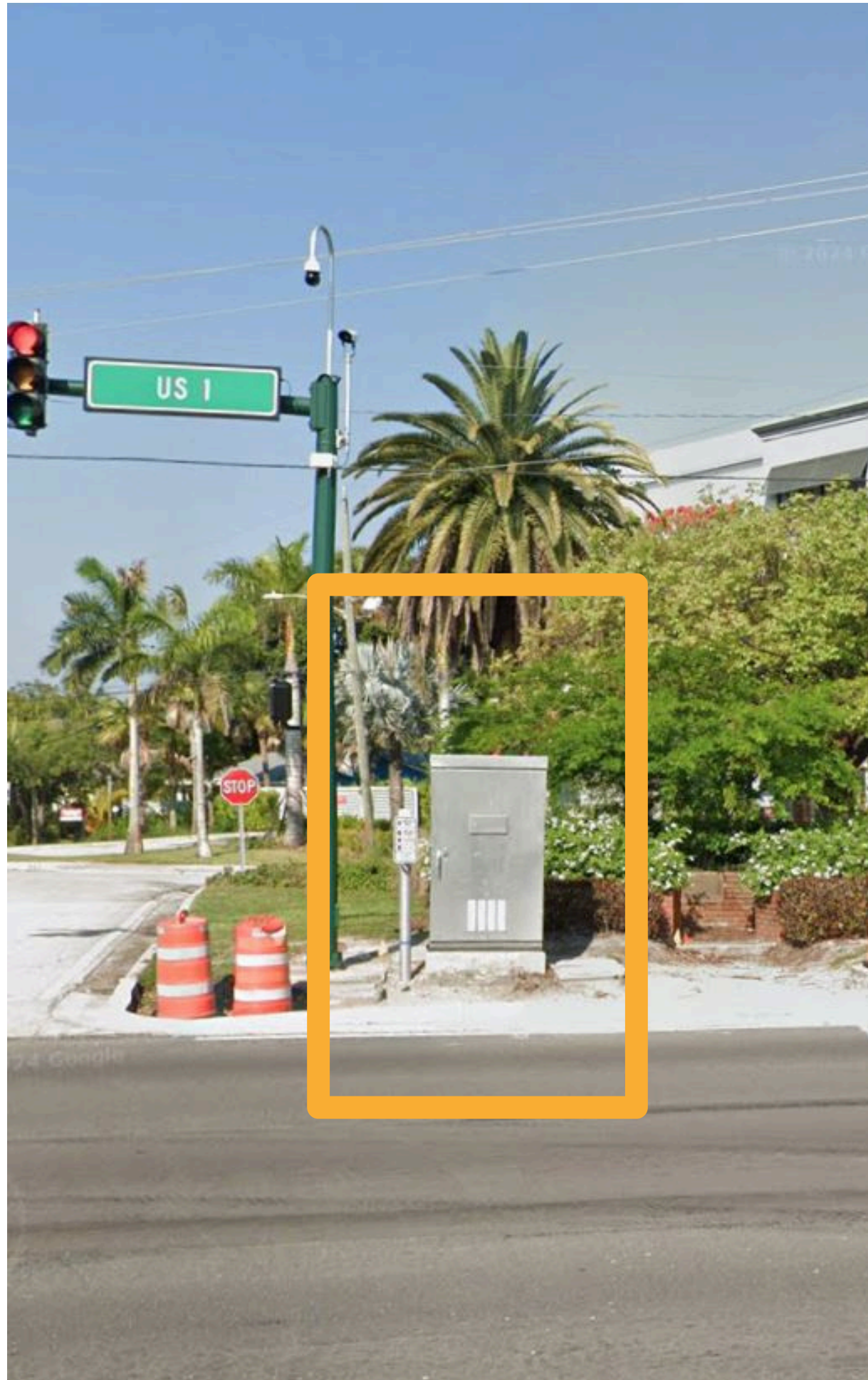


DESCRIPTION:

- Gateway into the East Stuart Community.
- Reflect on the importance of local sports and the Sailfish Ballpark.



SW FEDERAL HIGHWAY & PALM CITY ROAD



DESCRIPTION:

- Natural flowers and greenery will be cohesive with the surrounding backdrop.
- A Great Egret is a native bird to this area and will blend with the natural environment.
- The Stuart Feed Store is an important landmark in the city.

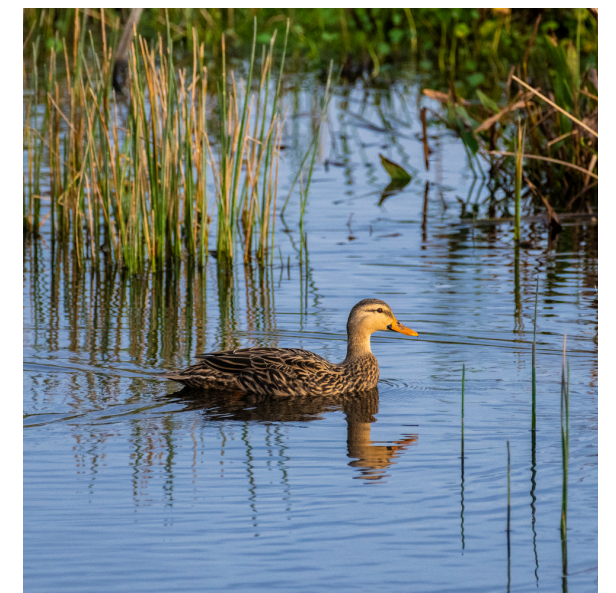


SW FEDERAL HIGHWAY & JOHNSON AVENUE

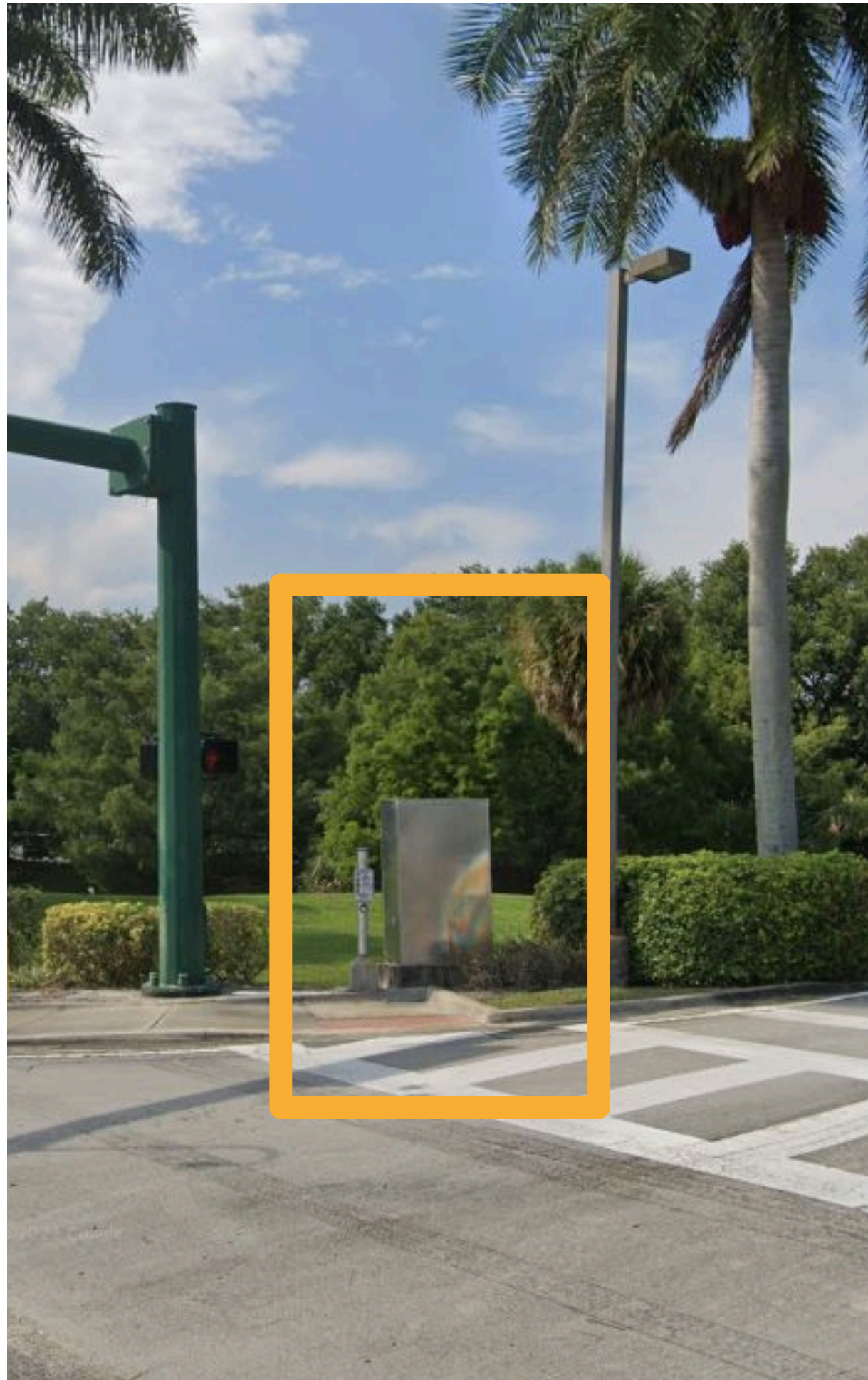


DESCRIPTION:

- The Creek Arts & Entertainment District.
- Jonson Avenue has a direct view of the water tower in the distance.



SW FEDERAL HIGHWAY & SE CENTRAL PARKWAY



DESCRIPTION:

- Outside of the Martin County School District building.
- Pink bougainvillea brings a pop of color to a green landscape.



SE DIXIE HIGHWAY & SE CHRISTIE WAY



DESCRIPTION:

- A Great Egret is a native bird to this area and will blend with the natural environment.



SE DIXIE HIGHWAY & SE FLORIDA STREET



DESCRIPTION:

- Location is closest to the airport. Birds in flight simulate planes in the sky.
- Flowers from 10th Street Garden.
- White Ibises birds are native to the area.



SE PALM BEACH ROAD & 10TH STREET



DESCRIPTION:

- These flowers were photographed in the 10th Street Garden down the street.
- The orange flowers complimented the brick on the corresponding wall.





THANK YOU



Signal Cabinets Available to Wrap

Yes

Traffic Signal Cabinets to Wrap by Stuart CRA