



**AGENDA**

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

**OCTOBER 27, 2025 AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Campbell Rich  
Vice Mayor Christopher Collins  
Commissioner Eula R. Clarke  
Commissioner Laura Giobbi  
Commissioner Sean Reed**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Campbell Rich  
Vice Chair - Christopher Collins  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Sean Reed  
Board Member - Mark Brechbill  
Board Member - Frederick James**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Mark Brechbill  
Vice Chair - Bonnie Moser  
Board Member - Frederick James  
Board Member - Will Laughlin  
Board Member - Jeff Manera  
Board Member - Clay Scherer  
Board Member - Scott Whalen**

**ADMINISTRATION**

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

Agenda items are available on our website at <http://www.cityofstuart.us>  
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: [mkindel@ci.stuart.fl.us](mailto:mkindel@ci.stuart.fl.us)

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**(RC)** next to an item denotes there is a City Code requirement for a Roll Call vote.  
**(QJ)** next to an item denotes that it is a quasi-judicial matter or public hearing.

## **CALL TO ORDER**

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF AGENDA**

## **APPROVAL OF MINUTES**

1. APPROVAL OF 07/28/2025 JT CRA/CRB/CCM MINUTES
2. APPROVAL OF 09/22/2025 CRA MINUTES

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

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

## **ACTION ITEMS**

3. STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE CONCEPTUAL PLAN APPROVAL (RC):

RESOLUTION No. 08-2025 CRA ; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING THE CONCEPTUAL PLANS FOR THE STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

## **STAFF UPDATE**

## **ADJOURNMENT**

**WHAT IS CIVILITY?** Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

**PUBLIC COMMENT:** If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

**CONSENT CALENDAR:** Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

**QUASI-JUDICIAL HEARINGS:** Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

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

**Meeting Date:** 10/27/2025

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 07/28/2025 JT CRA/CRB/CCM MINUTES

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

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes.

**ATTACHMENTS:**

1. 07/28/2025 JT CRA/CRB/CCM Minutes

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

**JULY 28, 2025 AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Campbell Rich  
Vice Mayor Christopher Collins  
Commissioner Eula R. Clarke  
Commissioner Laura Giobbi  
Commissioner Sean Reed**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Campbell Rich  
Vice Chair - Christopher Collins  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Sean Reed  
Board Member - Mark Brechbill  
Board Member - Frederick James**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Mark Brechbill  
Vice Chair - Bonnie Moser  
Board Member - Frederick James  
Board Member - Jeff Manera  
Board Member - Clay Scherer  
Board Member - Scott Whalen  
Board Member - VACANT**

**ADMINISTRATION**

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

**CALL TO ORDER**

**4:03 PM**

**ROLL CALL**

**PRESENT: CRA/CCM - Chair Rich, Vice Chair Collins, Board Member Clarke, Board Member Brechbill**

PRESENT: CRB - Chair Brechbill, Vice Chair Moser, Board Member Laughlin, Board Member Manera, Board Member Scherer, Board Member Whalen

ABSENT: Board Member Giobbi, Board Member Reed, Board Member James

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

1. PRESENTATION BY THE CONSULTANT, GIORDANO & ASSOCIATES, INC., FOR THE 90% DESIGN STATUS FOR THE GUY DAVIS COMMUNITY PARK

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, announced the status of the project and introduced the presenter, Dominick Mack.

Dominick Mack, CGA, Inc. Landscape Architect, presented on the Guy Davis Community Park design status and provided a timeline that included submitting the application to the South Florida Water Management District (SFWMD) by August 14th.

The Board Members discussed timeline, funding, submittal (skate park being submitted together or separately), tree mitigation and proposed locations, concession stand, parking, and bike racks.

Mr. Mack reviewed the stormwater basin plans.

**PUBLIC COMMENT:**

1. Jordan Showe - Stuart; Commented on the kid-friendly areas of the plan, public art donations.
2. Helen McBride - Stuart; Commented on the East Stuart community members being pushed aside.
3. Betty Brinkley - Stuart; Stated East Stuart is excluded from survey participation and disrespected; The East Stuart Historical Advisory Committee (ESHAC) wanted the park before the skate park.
4. James Christie - Stuart, Commented that this is a pattern of City making decisions about East Stuart that nobody wants; it is wrong and they are taking action.

**5:23 PM MOTION: Approve that we remain on course in terms of prioritizing skate park first, hold off on the less parking, allow the overall project to be submitted for permit by SFWMD, and add Bonnie's recommendation regarding more trees, true canopy shade trees, correct species, incorporate her comments into the overall plan.**

**MOVED BY: Christopher Collins**

**SECONDED BY: Mark Brechbill**

**Motion approved unanimously. 6:15 PM**

**\*\*\* Recessed at 6:15 p.m. \*\*\***

**\*\*\* Reconvened at 6:27 p.m.\*\*\***

**APPROVAL OF AGENDA**

**6:27 PM MOTION: Approve.**  
**MOVED BY: Mark Brechbill**  
**SECONDED BY: Christopher Collins**  
**Motion approved unanimously.**

**APPROVAL OF MINUTES**

2. APPROVAL OF 04/28/2025 JOINT CRA/CRB/CCM MINUTES

**6:28 PM MOTION: Approve.**  
**MOVED BY: Mark Brechbill**  
**SECONDED BY: Christopher Collins**  
**Motion approved unanimously.**

3. APPROVAL OF 05/27/2025 CRA MINUTES

**6:28 PM MOTION: Approve.**  
**MOVED BY: Mark Brechbill**  
**SECONDED BY: Christopher Collins**  
**Motion approved unanimously.**

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

None.

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

Board Member Manera

- Commented that he is glad to be here.

**ACTION ITEMS**

4. BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2025 CYCLE #2 (RC):

RESOLUTION No. 05-2025 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025 CYCLE #2; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**6:31 PM MOTION: Approve.**  
**MOVED BY: Christopher Collins**  
**SECONDED BY: Eula Clarke**  
**Motion approved unanimously.**

5. CRA BUDGET AMENDMENT #03 TO FY 2025 - CDBG CV - PROJECT LIFT (RC):

RESOLUTION No. 01-2025 CRA; A RESOLUTION OF THE BOARD OF

COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FISCAL YEAR (FY) 2025 CRA BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR PROJECT LIFT OF EAST STUART DEMOLITION AND NEW CONSTRUCTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Michael Mortell, City Manager, gave an explanation on the budget amendment being an approval contingent upon the funding coming in as to not delay the CRA, the documentation has not yet been received and is asking the Board to approve conditioned upon receiving \$4 million dollars.

**6:39 PM MOTION: Approve.**  
**MOVED BY: Christopher Collins**  
**SECONDED BY: Eula Clarke**  
**Motion approved unanimously.**

**STAFF UPDATE**

**ADJOURNMENT**

6:39 PM

**CCM**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Campbell Rich, Mayor

**Minutes to be approved at the Joint CRA/CRB/CCM  
Meeting this 27th day of October, 2025.**

**CRA**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Campbell Rich, Chair

**Minutes to be approved at the Joint CRA/CRB/CCM  
Meeting this 27th day of October, 2025.**

**CRB**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Mark Brechbill, Chair

**Minutes to be approved at the Joint CRA/CRB/CCM  
Meeting this 27th day of October, 2025.**

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

**Meeting Date:** 10/27/2025

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 09/22/2025 CRA MINUTES

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

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes.

**ATTACHMENTS:**

1. 09/22/2025 CRA Minutes

**MINUTES  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART  
SEPTEMBER 22, 2025  
AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Campbell Rich  
Vice Chair - Christopher Collins  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Sean Reed  
Board Member - Mark Brechbill  
Board Member - Frederick James**

**ADMINISTRATIVE**

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

**CALL TO ORDER**

4:02 PM

**ROLL CALL**

PRESENT: Chair Rich, Vice Chair Collins, Board Member Clarke, Board Member Reed, Board Member Brechbill, Board Member Giobbi (late, arrived 4:06 PM)  
ABSENT: Board Member James

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**4:02 PM MOTION: Approve.  
MOVED BY: Eula Clarke  
SECONDED BY: Christopher Collins  
Motion approved unanimously.**

**APPROVAL OF MINUTES**

**1. APPROVAL OF 08/25/2025 CRA MINUTES**

Mark Brechbill stated that his comment on the 08/25/2025 Community Redevelopment Agency (CRA) meeting was cut short, and he would like the whole comment to show on record in the minutes. His clarification of what he said is as follows: "I made a comment about not wanting to move the rollback, not want to roll back the millage rate, but instead

making whatever improvements or changes we could make but take the tax savings from that and rebate it to our consumers and our citizens through fee reduction. Because doing it with the way it is, the big developers are going to get the biggest benefit out of the tax break and the little guys aren't, so I wanted to do that. I wanted to make clear that that was what I was saying.

Mary Kindel, City Clerk, confirmed she will revisit the tape recording of the CRA meeting on 08/25/2025 and adjust the comment to continue with his words from that tape.

**4:04 PM MOTION: Approve with modification requested on board member comment.**

**MOVED BY: Mark Brechbill**

**SECONDED BY: Eula Clarke**

**Motion approved unanimously.**

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

1. Robin Cartwright - Stuart; Commented on the Hamilton Project and the responsibility of the Board.

4:06 PM Commissioner Giobbi arrived.

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

Commissioner Reed

- Commented on Item #3, the Community Development Board (CDBG) Housing Rehabilitation Grant Program and hoping to resolve it, with no time limit on presentations or discussions.

Vice Mayor Collins

- Commented that he was hopeful that each presentation would be respectful and the task at hand be addressed efficiently and professionally.

### **ACTION ITEMS**

2. CRA BUDGET AND CIP FOR FY 2026 (RC):

RESOLUTION No. 06-2025 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, 2025, AND ENDING SEPTEMBER 30, 2026, AND APPROPRIATING CAPITAL BUDGET FOR FY 2026 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.

Pinal Gandhi-Savdas, CRA Director, presented the CRA FY2026 Budget; reviewed the contributions, CRA - Tax Increment Financing (TIF), CRA Budget Revenue FY2026, total CRA Revenue of \$20.5 million, CRA Appropriations, and Capital Improvement Project (CIP) Budget Summary.

**4:25 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Christopher Collins**

**Motion approved unanimously.**

**3. CDBG HOUSING REHABILITATION GRANT PROGRAM**

Chair Rich announced and received board consensus, to allow Hamilton's to present first.

Olga Hamilton, owner of the 1895 Church of Stuart, presented the item, provided timelines and gave the history and historical value of their construction project.

City Manager Mortell addressed procurement issue in the CDBG grant process and the scope of work. He proposed that the scope of work be agreed upon and have Mr. and Mrs. Hamilton sign the scope of work and go out for bid, then if McKee Construction submits the bid and qualifies, they can then be selected. If they do not qualify, that is the time for Hamilton's to raise the issue.

The City Manager, Commissioners and Mr. and Mrs. Hamilton, discussed the issues and current status.

Mr. Antonio Jenkins, Guardian Representative, commented on the raised/cobra ridge vent on the roof being discussed among Commissioners and Hamilton's and confirmed on record it will be in the new scope of work.

Mr. Hamilton stated they are agreeable to the scope of services but are not willing to sign the waiver.

Mayor Rich concluded the meeting by stating the City will wait for Hamilton's to sign the scope of service.

**STAFF UPDATE**

None.

**ADJOURNMENT**

6:02 PM

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**Mary R. Kindel, City Clerk**

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**Campbell Rich, Mayor**

**Minutes to be approved at the Regular Commission  
Meeting this 13th day of October, 2025.**

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

**Meeting Date:** 10/27/2025

**Prepared by:** Pinal Gandhi-Savdas

**Title of Item:**

STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE CONCEPTUAL PLAN APPROVAL (RC):

RESOLUTION No. 08-2025 CRA ; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING THE CONCEPTUAL PLANS FOR THE STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

The Stypmann Neighborhood was added to the CRA in 2015 due to a lack of infrastructure in the area. The Stypmann Neighborhood Sidewalk Improvements project was initiated in 2022 to improve sidewalk connectivity within the neighborhood and to connect to the existing sidewalk network, providing a safe walking route to schools nearby.

The project scope includes new sidewalks, repairs or replacement of existing sidewalks, yield streets, landscaping where feasible, streetlights, and drainage improvements. The project area is bounded by SE Ocean Blvd to the north, SE High School Avenue to the west, SE Palm Beach Road to the east, and SE Martin Luther King Jr. Blvd to the south. It is located in close proximity to Downtown Stuart, Stuart Middle School, and JD Parker Elementary School.

The CRA has held a total of four neighborhood meetings since the initiation of the project, in July 2022, May 2023, May 2025, and September 2025. Throughout the process, the residents have expressed concerns regarding the sidewalk placement on the south side of SE 5<sup>th</sup> Street, particularly close to homes and driveway impacts. The residents prefer the sidewalk to be installed on the north side of SE 5<sup>th</sup> Street, where there are commercial properties to minimize impact on the residential side.

Residents have also consistently requested a yield street concept to encourage slower vehicle speeds and improve neighborhood traffic safety. The project was presented to the CRB at the Joint Meeting in July 2023. Due to a lack of consensus and a limited budget, the board ultimately denied moving the project forward.

During the outreach meetings, the residents expressed concerns about drainage issues in the neighborhood. The drainage project was prioritized to ensure it does not adversely affect future sidewalk improvements. In August 2023, the City/CRA applied for a Department of Environmental Protection (DEP) Water Quality Grant to address these concerns. Although the initial application was not selected for funding, the City/CRA was given the opportunity to strengthen and resubmit it for consideration. Following the second re-submittal, in March 2025, the project was awarded \$1,674,285 for drainage improvements.

In the meantime, stop signs were installed along SE Cortez Avenue to address the speeding concerns. Following the grant award, the CRA held two neighborhood meetings (in May 2025 and September 2025) to inform residents of the award and provide an opportunity for them to share their input on the desired sidewalk. Completing the drainage and sidewalk improvements together would be cost-effective, minimize disruptions, and enhance overall infrastructure efficiency.

The consensus remained the same – residents preferred the sidewalk to be located on the north side of

SE 5<sup>th</sup> Street and supported the yield street concept on SE 5<sup>th</sup> Street, SE Stypmann Blvd, and SE Cortez Avenue. Residents also requested that stop signs be installed at all neighborhood intersections to address cut-through traffic and speeding concerns, particularly following the opening of the Boys and Girls Club. The additional stop signs were installed in June 2025 and have proven effective in improving neighborhood safety.

Staff requests approval of the conceptual plan, which addresses residents' request for sidewalk and drainage improvements, and authorization to advance to the preparation of final construction plans.

**Funding Source:**

The Florida Department of Environmental Protection (DEP) awarded a grant of \$1,674,285 for drainage improvements. Since it is a reimbursement grant, the CRA has budgeted \$4 M in FY 2026 to cover both the sidewalk and drainage improvement projects.

**Recommended Action:**

Motion to approve Resolution No. 08-2025 CRA.

**ATTACHMENTS:**

1. R08-2025 CRA - Stypmann Neighborhood Sidewalk and Drainage Conceptual Plan
2. R08-2025 CRA - Exhibit A
3. Letter of Support\_Meg and Rick Ponte



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

**RESOLUTION No. 08-2025 CRA**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING THE CONCEPTUAL PLANS FOR THE STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE IMPROVEMENTS PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

\* \* \* \* \*

**WHEREAS**, the Community Redevelopment Agency recognizes the need to improve pedestrian connectivity and drainage within the Stypmann Neighborhood; and

**WHEREAS**, the conceptual plans have been prepared for the Stypmann Neighborhood Sidewalk and Drainage Improvements Project, which includes new sidewalks, repair or replacement of existing sidewalks, yield streets, landscaping where feasible, streetlights, and drainage improvements; and

**WHEREAS**, the Community Redevelopment Agency has reviewed the conceptual plans and finds them to be in the public interest and consistent with the Community Redevelopment Agency's goals for neighborhood infrastructure improvements.

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

**SECTION 1:** The above recitals are hereby incorporated as of fully set forth herein.

RESOLUTION No. 08-2025 CRA  
 STYPMANN NEIGHBORHOOD STREETScape AND DRAINAGE

**SECTION 2:** The conceptual plans for the Stypmann Neighborhood Sidewalk and Drainage Improvements Project, attached hereto as Exhibit A, are hereby approved.

**SECTION 3:** The Community Redevelopment Agency authorizes the City Manager and appropriate city staff to move forward with the project, including final design, permitting, and bidding, consistent with the approved conceptual plans.

**SECTION 4:** 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:

CAMPBELL RICH, CHAIRPERSON  
 EULA R. CLARKE, BOARD MEMBER  
 CHRISTOPHER COLLINS, BOARD MEMBER  
 LAURA GIOBBI, BOARD MEMBER  
 SEAN REED, BOARD MEMBER  
 FREDERICK JAMES, EX-OFFICIO BOARD MEMBER  
 MARK BRECHBILL, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

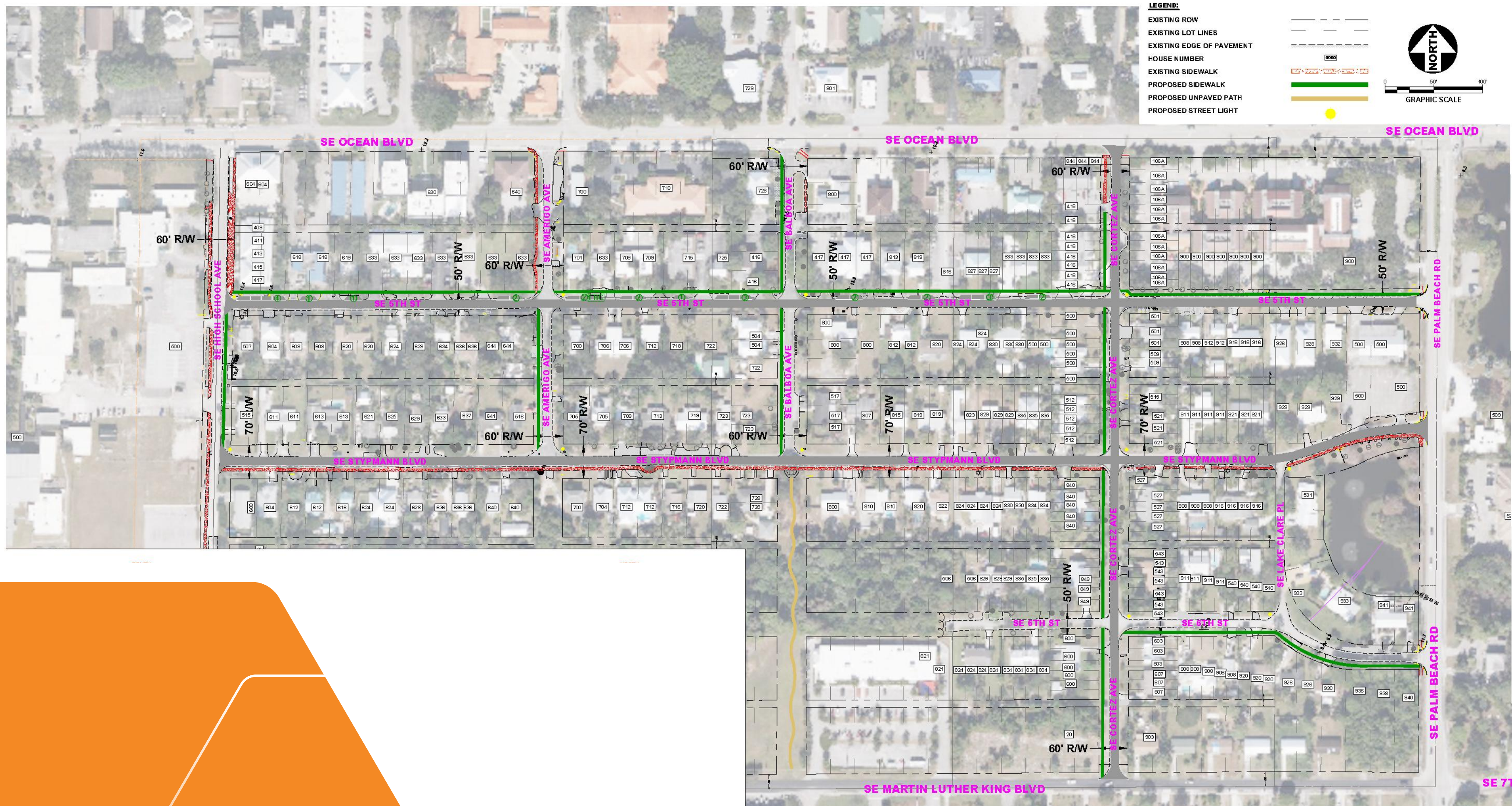
ATTEST:

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

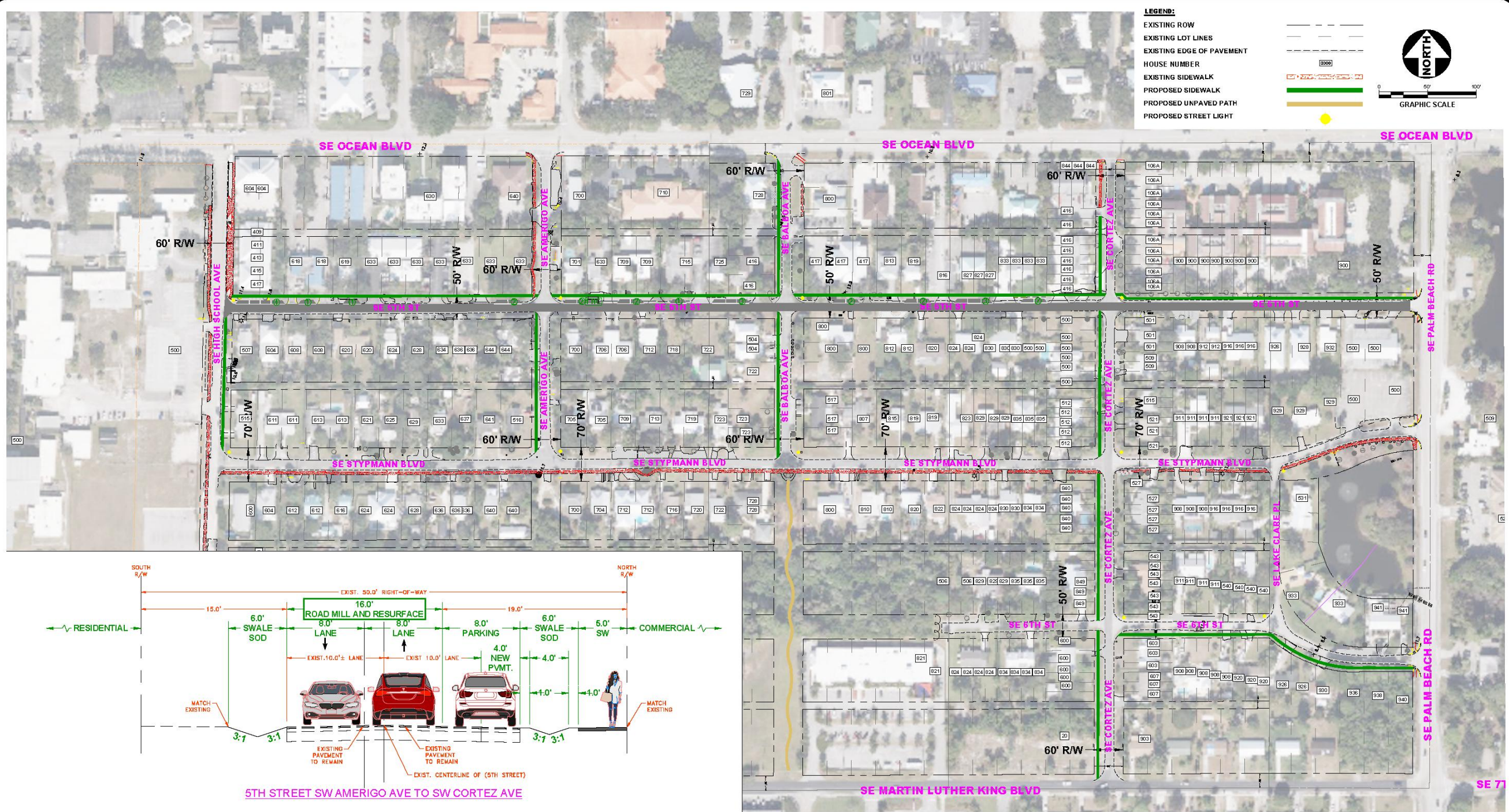
\_\_\_\_\_  
 CAMPBELL RICH  
 CHAIRPERSON

APPROVED AS TO FORM  
 AND CORRECTNESS:

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



# SIDEWALK LAYOUT AND 5<sup>TH</sup> STREET WITH YIELD STREET (16' PAVEMENT)

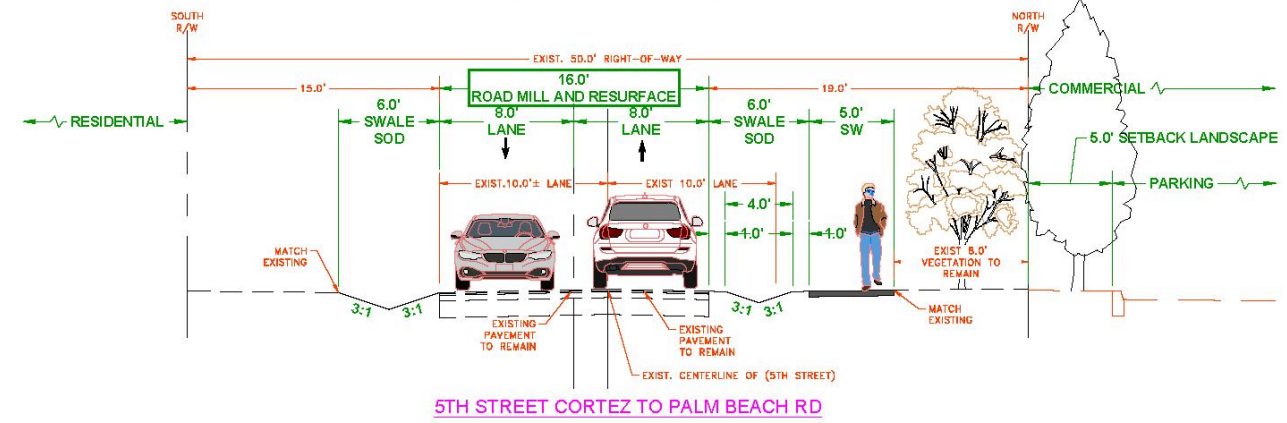
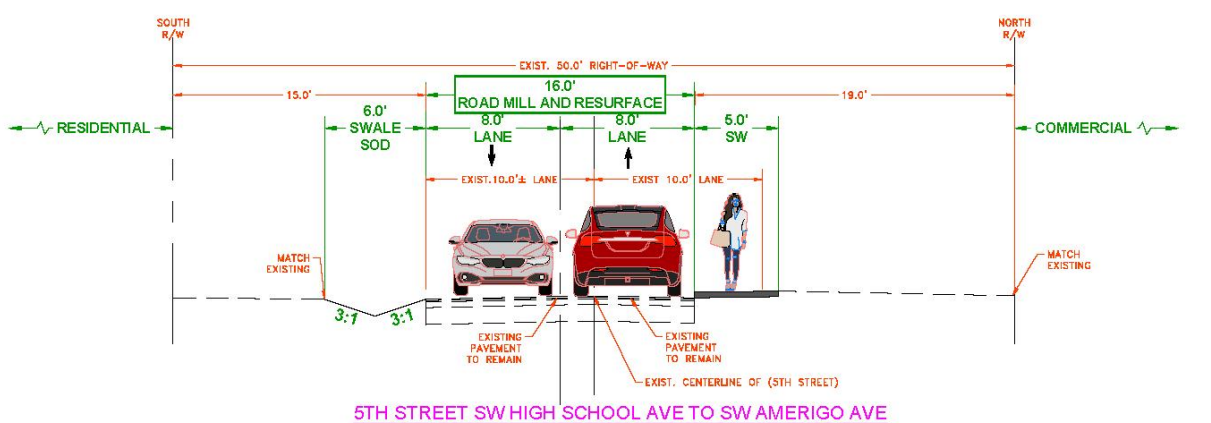
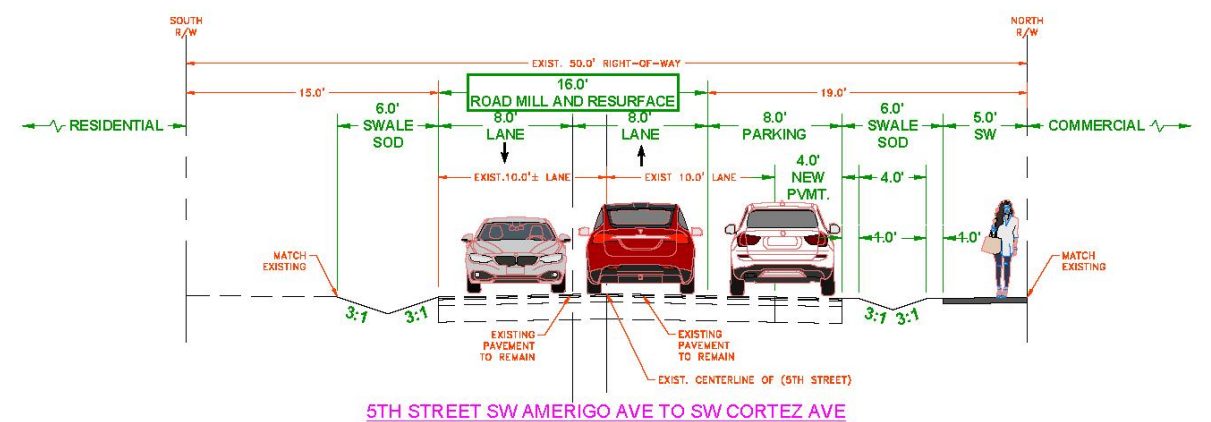


**LEGEND:**

- EXISTING ROW
- EXISTING LOT LINES
- EXISTING EDGE OF PAVEMENT
- HOUSE NUMBER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED UNPAVED PATH
- PROPOSED STREET LIGHT

GRAPHIC SCALE: 0 50 100'

NORTH



301 N.W. Flagler Ave.  
Stuart, Florida 34994  
Phone: (772) 892-4344  
Fax: (772) 892-4311

**CAPTEC**  
Engineering, Inc.  
Civil Engineering Professionals

DATE: 10/07/22  
DRAWN BY: BC  
DESIGNED BY: ADOB  
CHECKED BY: JWC  
PROJECT NO.: 1783.23.1  
HORIZ. SCALE: 1" = 100'  
VERT. SCALE: N/A

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION  
SOLID BAR IS EQUAL TO ONE INCH ON DRAWING. ALL DIMENSIONS ACCORDINGLY.

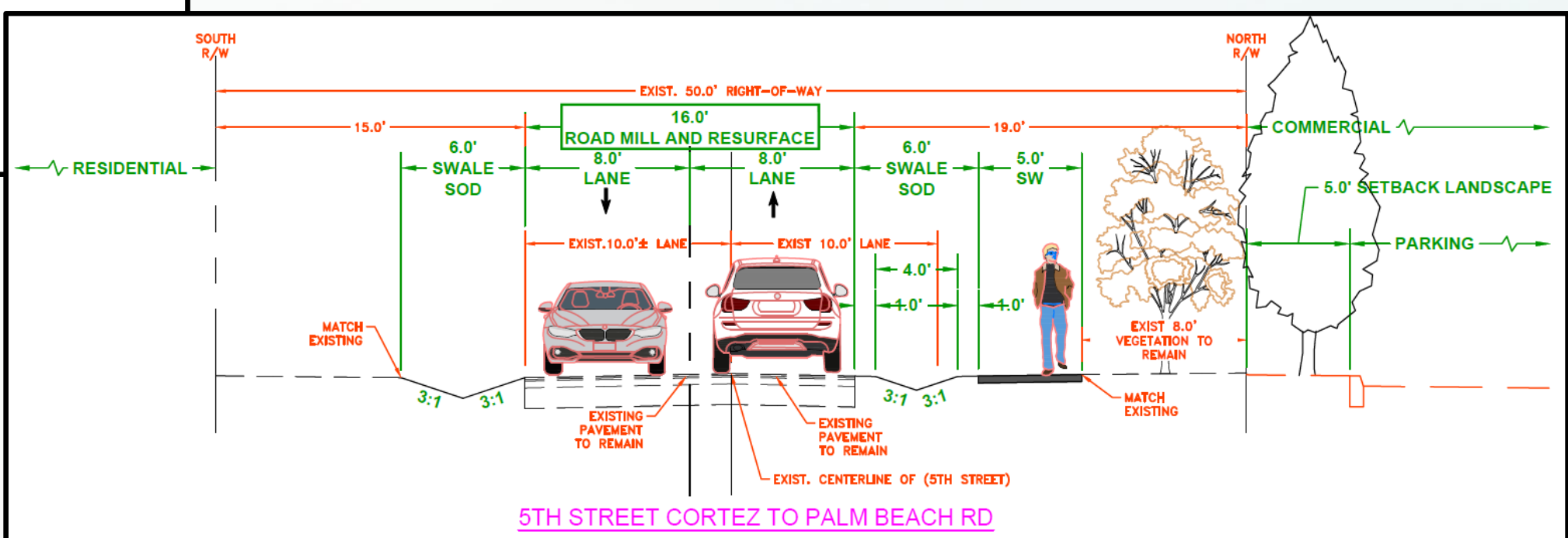
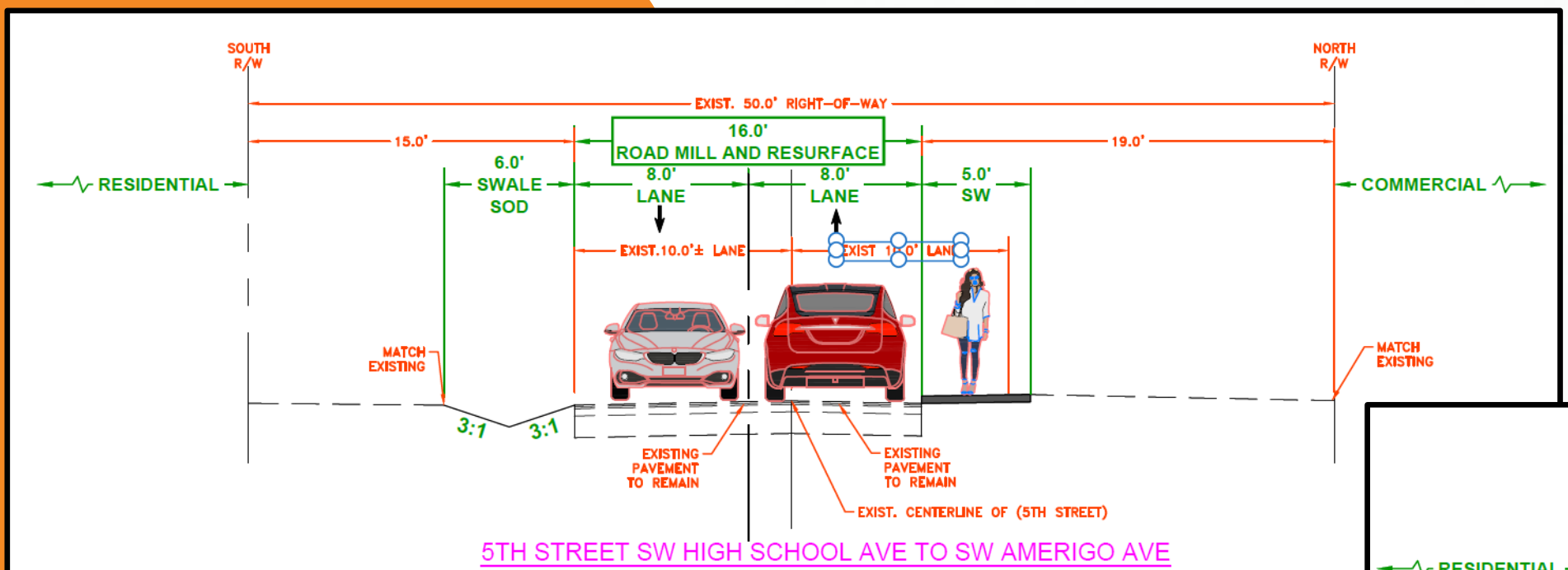
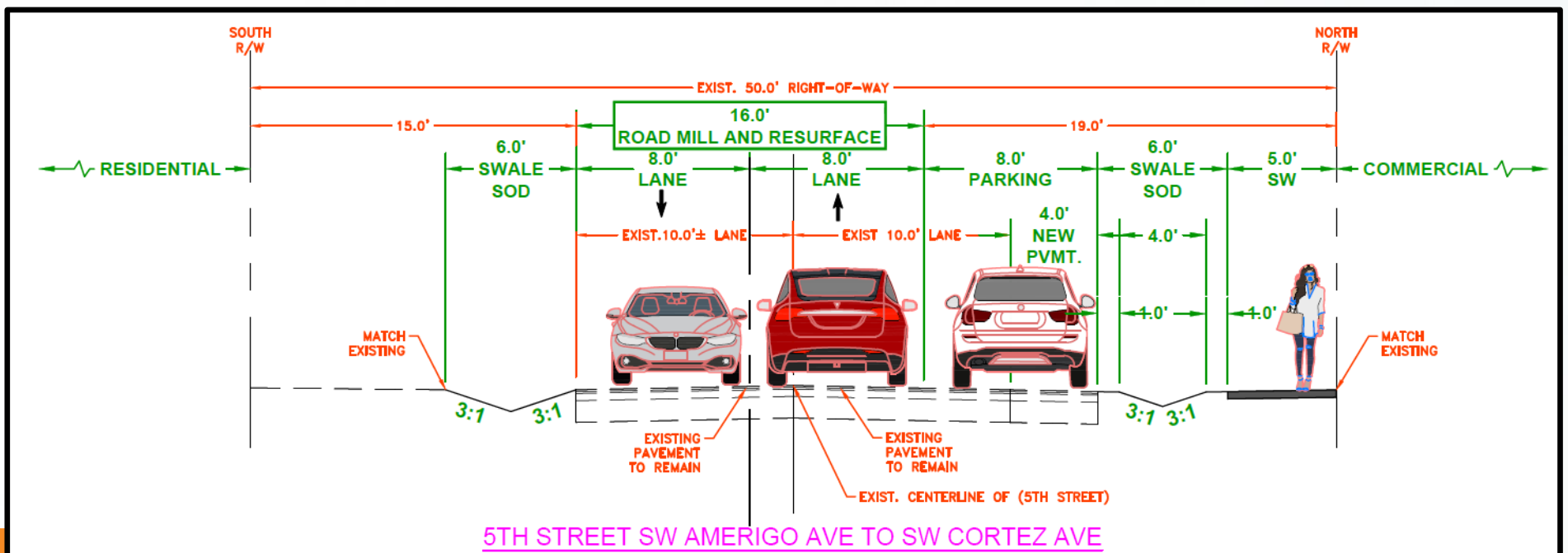
**STYPMANN NEIGHBORHOOD SIDEWALK IMPROVEMENTS**  
CITY OF STUART, FLORIDA

**OVERLAY EXHIBIT**

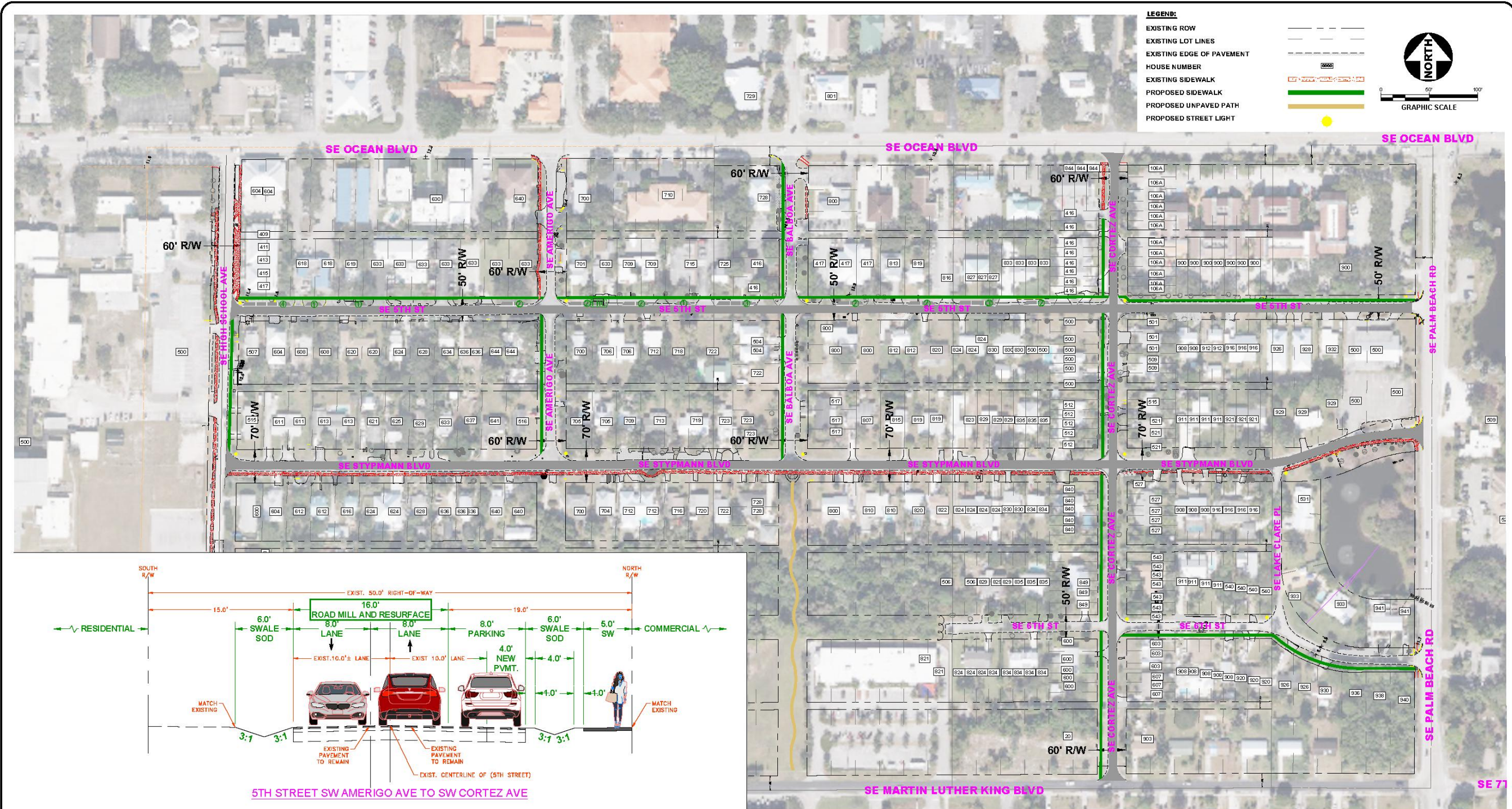
JOSEPH W. CAPRA  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date: \_\_\_\_\_  
JOB No. **1783.23.1**  
SHEET  
**1 OF 2**

# SIDEWALK LAYOUT AND 5<sup>TH</sup> STREET WITH YIELD STREET (16' PAVEMENT)

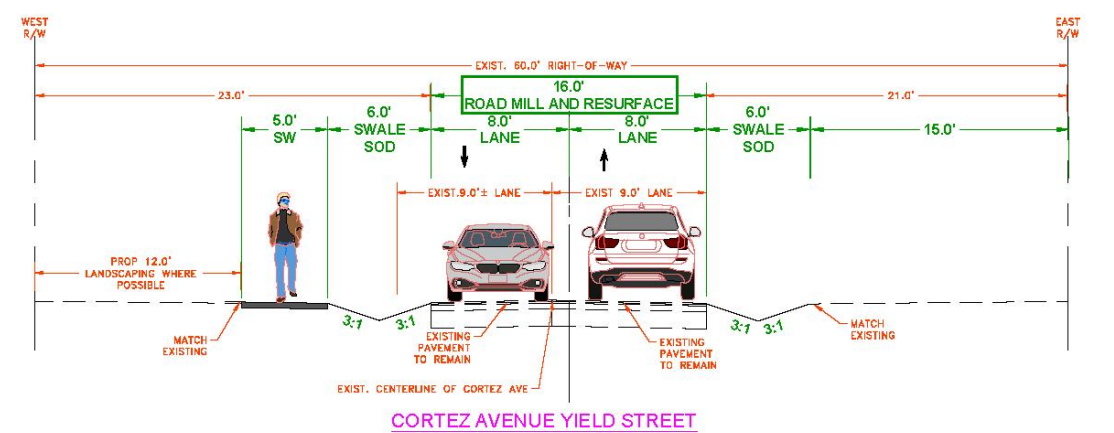
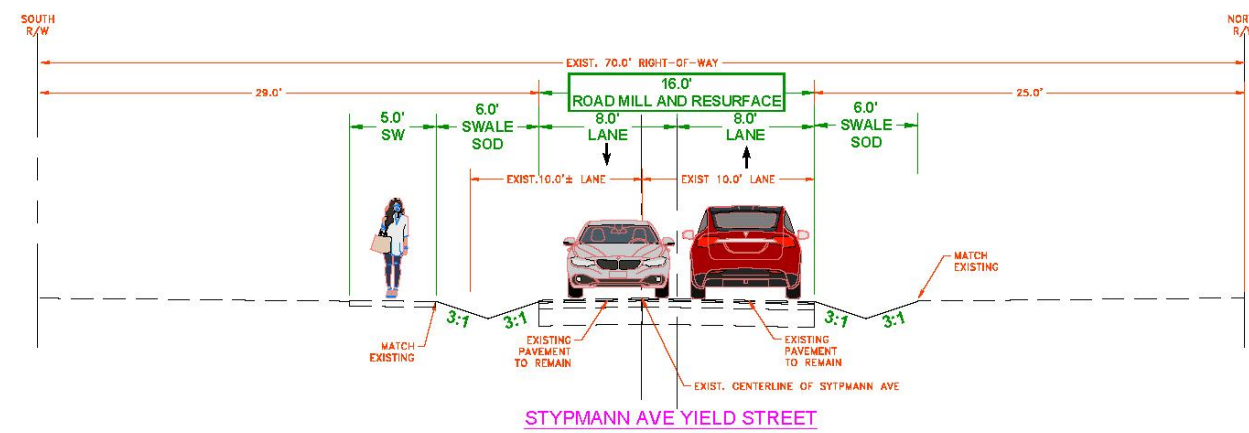
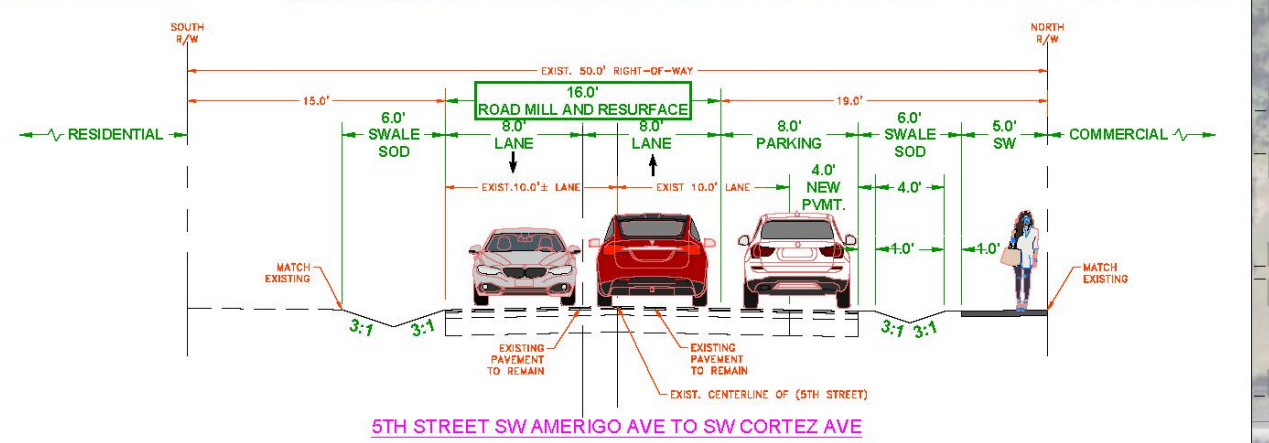


# SIDEWALK LAYOUT AND 5<sup>TH</sup> STREET / STYPMANN BLVD / CORTEZ AVE WITH YIELD STREET (16' PAVEMENT)



**LEGEND:**  
 EXISTING ROW  
 EXISTING LOT LINES  
 EXISTING EDGE OF PAVEMENT  
 HOUSE NUMBER  
 EXISTING SIDEWALK  
 PROPOSED SIDEWALK  
 PROPOSED UNPAVED PATH  
 PROPOSED STREET LIGHT

**GRAPHIC SCALE**  
 0 50 100  
 NORTH



**CAPTEC Engineering, Inc.**  
 Civil Engineering Professionals  
 301 N.W. Flagler Ave.  
 Stuart, Florida 34954  
 Phone: (772) 892-4344  
 Fax: (772) 892-4341  
 No. EB-00076527

**DATE:** 11/14/22  
**DESIGNED BY:** RC  
**CHECKED BY:** JWC  
**PROJECT NO.:** 1783.23.1  
**HORIZ. SCALE:** 1" = 100'  
**VERT. SCALE:** N/A

NO.	DATE	BY	REVISIONS

**SCALE VERIFICATION**  
 1  
 SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ALL DIMENSIONS ACCORDINGLY.

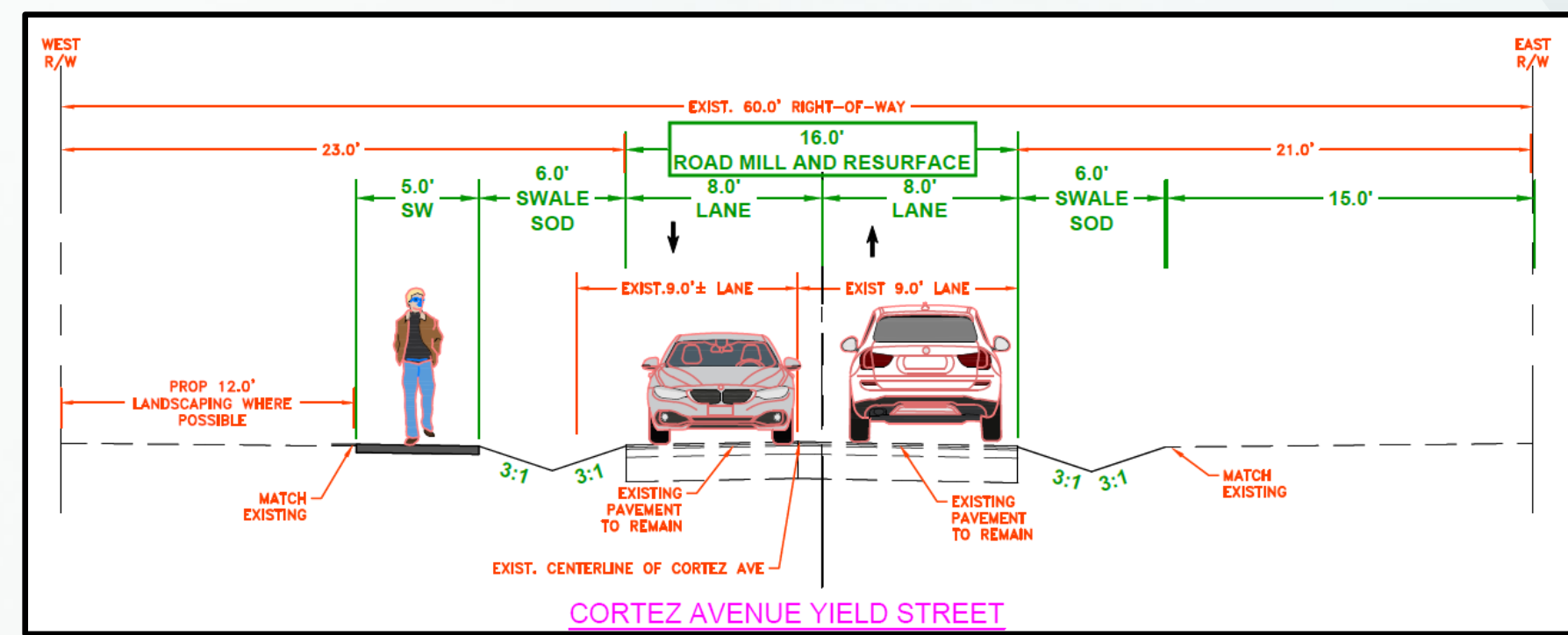
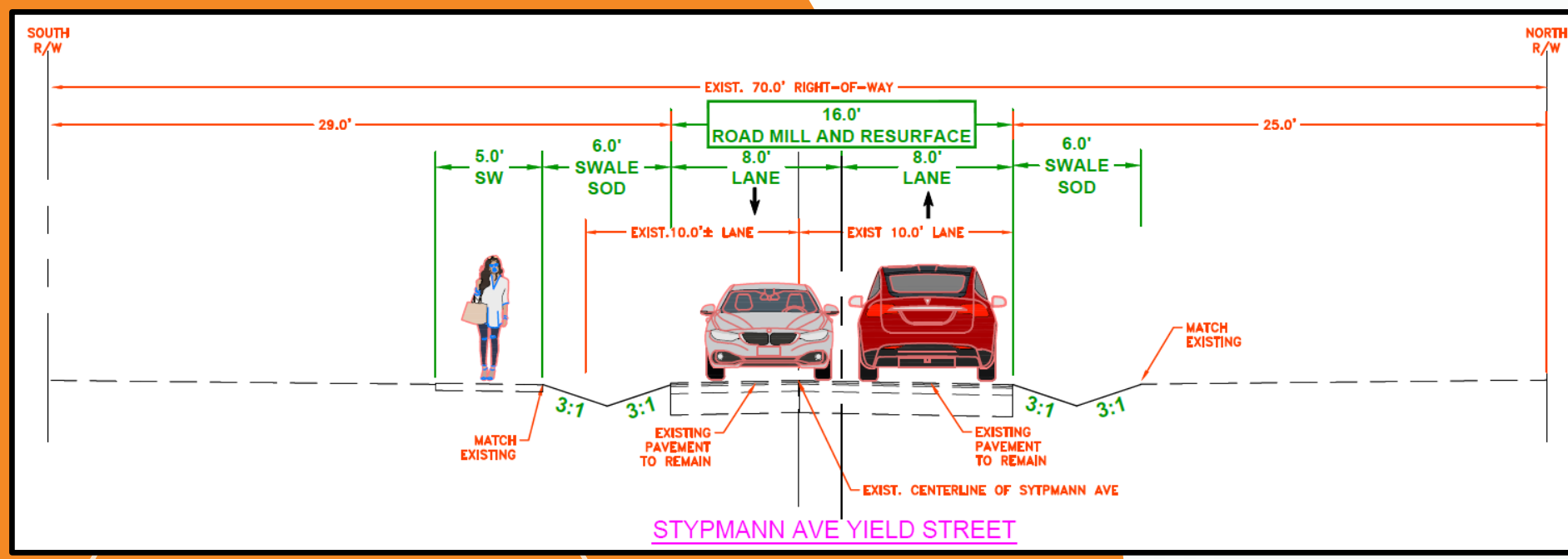
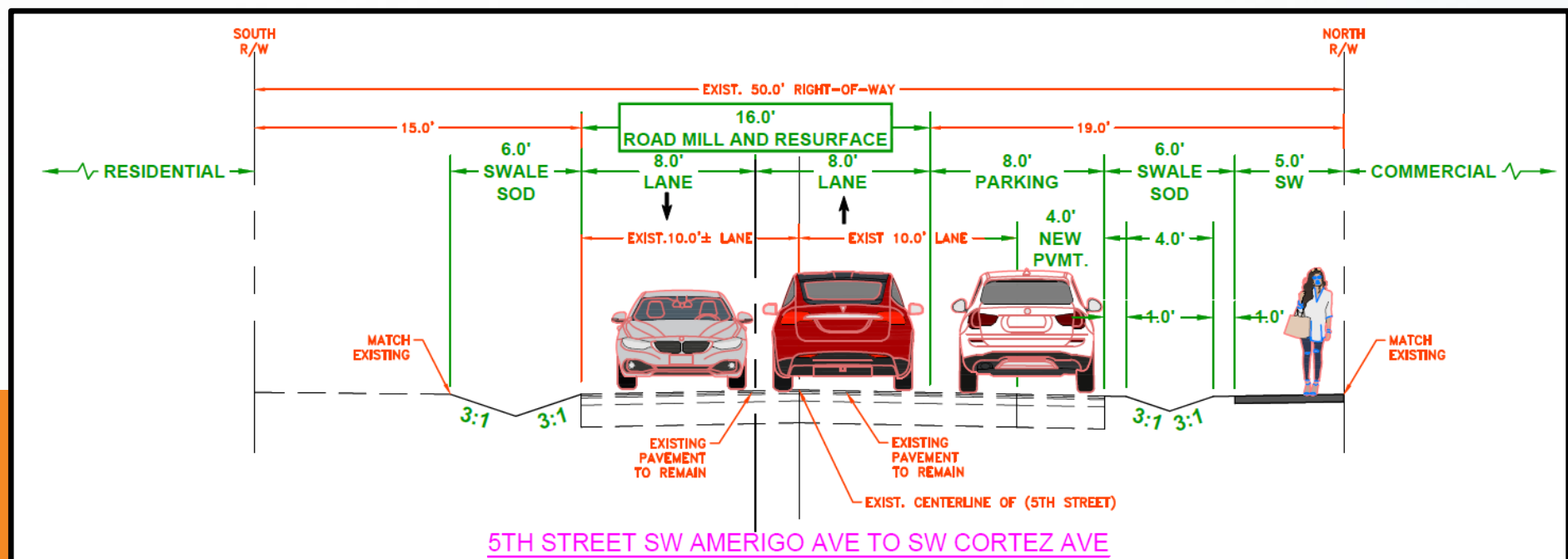
**STYPMANN NEIGHBORHOOD SIDEWALK IMPROVEMENTS**  
 CITY OF STUART, FLORIDA

**OVERLAY EXHIBIT**

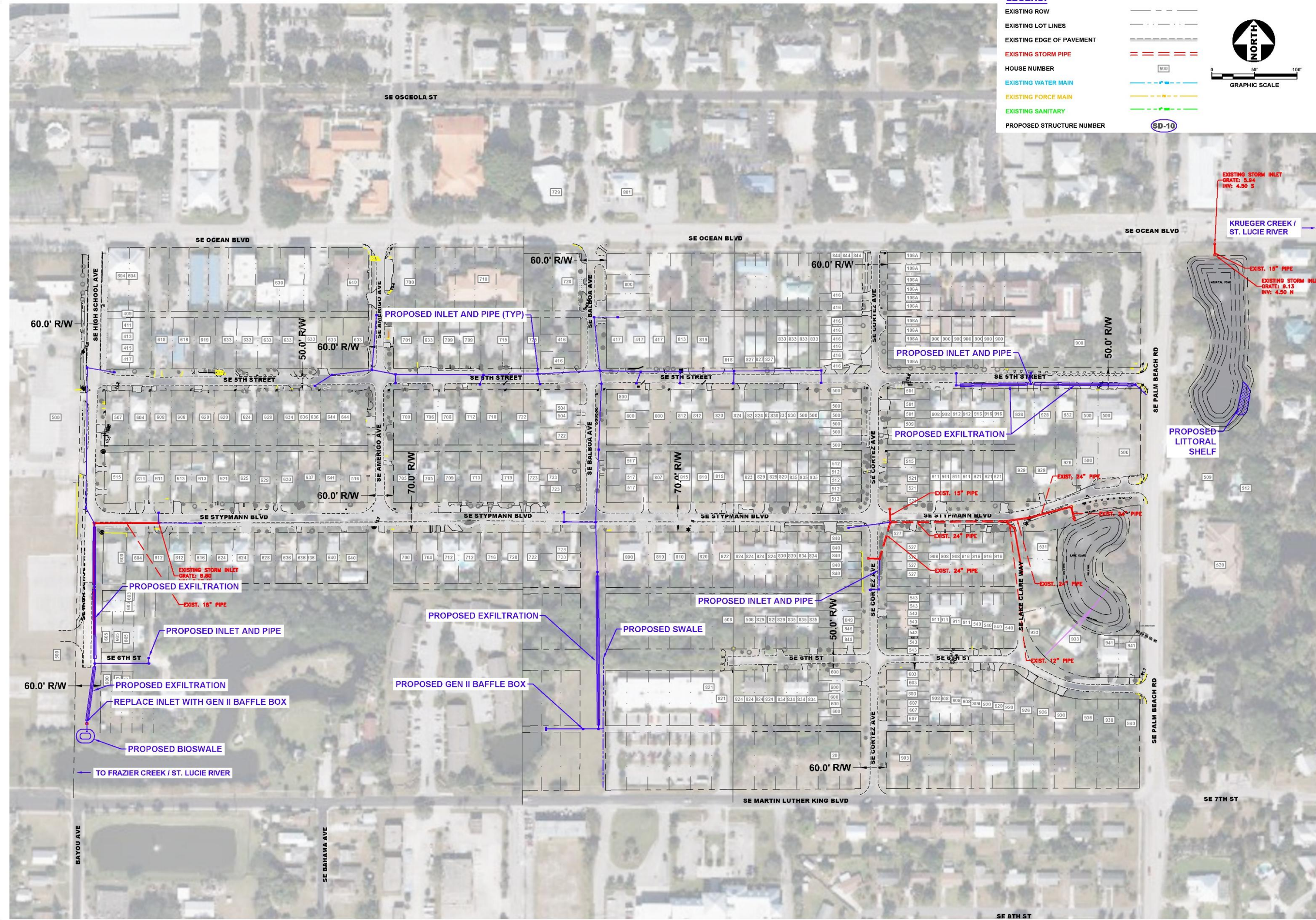
JOSEPH W. CAPRA  
 301 N.W. Flagler Ave.  
 Stuart, Florida 34954  
 P.E. No. 37638

Printed Date:  
**JOB No. 1783.23.1**  
 SHEET  
**1 OF 1**

# SIDEWALK LAYOUT AND 5<sup>TH</sup> STREET / STYPMANN BLVD / CORTEZ AVE WITH YIELD STREET (16' PAVEMENT)



# STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS



**LEGEND:**

- EXISTING ROW
- EXISTING LOT LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- HOUSE NUMBER
- EXISTING WATER MAIN
- EXISTING FORCE MAIN
- EXISTING SANITARY
- PROPOSED STRUCTURE NUMBER

SD-10

**CAPTEC**  
Engineering, Inc.  
Civil Engineering Professionals

301 N.W. Flagler Ave.  
Stuart, Florida 34994  
Phone: (772) 892-4344  
Fax: (772) 892-4341

Engineering Business  
No. EB-0001057

DATE: 02/18/23

DRAWN BY: RC  
DESIGNED BY: TA  
CHECKED BY: JWC  
PROJECT NO.: 2067  
HORZ. SCALE: 1" = 100'  
VERT. SCALE: N/A  
CADD FILE: Overlay Drainage.dwg

NO.	DATE	BY	REVISIONS

**SCALE VERIFICATION**

1" = 1'

SOLID BAR IS EQUAL TO ONE INCH ON DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY.

**STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS**  
CITY OF STUART, FLORIDA

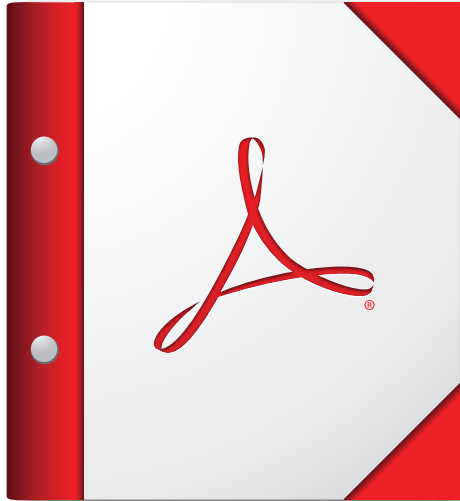
**OVERLAY DRAINAGE EXHIBIT**

JOSEPH W. CAPRA  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date:

JOB No.: **2067**  
SHEET  
**1** OF **1**

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