



**AGENDA**

**COMMUNITY REDEVELOPMENT BOARD  
NOVEMBER 4, 2025  
AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**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**

**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](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 10/07/2025 CRB MINUTES

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

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

**ACTION ITEMS**

2. MINOR URBAN CODE CONDITIONAL USE - MURAL ON MATILDA'S BUILDING LOCATED AT 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 02-2025 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "WELCOME TO STUART: HAPPIEST SEASIDE TOWN" ON A PROPERTY LOCATED AT 15 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 07-2025 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND FIFTEEN FLAGLER LLC., WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING LOCATED AT 15 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**STAFF UPDATE**

**ADJOURNMENT**

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

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

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

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

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

**Meeting Date:** 11/4/2025

**Prepared by:**

**Title of Item:**

APPROVAL OF 10/07/2025 CRB MINUTES

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

**Funding Source:**

**Recommended Action:**

**ATTACHMENTS:**

1. 10/07/2025 Community Redevelopment Board Minutes

**MINUTES  
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART  
OCTOBER 7, 2025  
AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**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**

**ADMINISTRATIVE**

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

**CALL TO ORDER**

4:00 PM

**ROLL CALL**

PRESENT: Chair Brechbill, Vice Chair Moser, Board Member James, Board Member Laughlin, Board Member Manera, Board Member Whalen

ABSENT: Board Member Scherer

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

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

## **APPROVAL OF MINUTES**

### **1. APPROVAL OF 09/15/2025 CRB MINUTES**

**4:03 PM MOTION: Approve.  
MOVED BY: Frederick James  
SECONDED BY: Will Laughlin  
Motion approved unanimously.**

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

None.

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

Chair Brechbill

- Commented on the last meeting discussion on the Community Development Block Grant (CDBG) and feels CRB should not be involved.
- Questioned what the advantage is to the City of the CDBG. (Pinal Gandhi-Savdas, CRA Director, gave an explanation.)
- Commented that a truly historical home is a completely different building process than an older home, and the City should stay away from that type of grant.

## **ACTION ITEMS**

### **2. THE SPICE AND TEA EXCHANGE REQUESTING A MAJOR URBAN CODE CONDITIONAL USE LOCATED AT 39 SW OSCEOLA STREET. (RC)**

RESOLUTION No. 98-2025, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR URBAN CODE CONDITIONAL USE TO GLENN AND KIMBERLY GORDON WITH GORDON ENTERPRISES STUART, LLC ALSO KNOWN AS THE SPICE AND TEA EXCHANGE, TENANT AT 39 SW OSCEOLA STREET; TO ALLOW A FORMULA BUSINESS TO BE LOCATED WITHIN THE FORMULA BUSINESS AREA AND TO WAIVE THE REQUIRED 300 FOOT SEPARATION BETWEEN FORMULA BUSINESS ESTABLISHMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Chair Brechbill read the item into the Record.

Lee Baggett, City Attorney, swore in Michelle Arbusow, Jodi Kugler, Glenn Gordon, Kimberly Gordon, Marcella Cambor, and Max Ducharme

Michelle Arbusow, Development Planner, presented the item.

Ms. Cambor spoke in assistance to the applicant, reviewed the benefits of having this business here.

Glenn and Kimberly Gordon, Downtown Stuart Retail, LLC, owners of Spice and Tea, gave their background and years of experience. Provided a short video of the concept and passed out a jar of tea to each board member to experience the scents. Commented that

they are here to enhance the community, small town is their special interest, and provided names of their other locations.

City Attorney Baggett, explained the issues for having to become before the board for a Major Urban Code Conditional Use.

Board Member Laughlin

- Asked if this is a franchise of the Tea and Spice. (*Response:* They are not part of that franchise, the name is different. Spice and Tea is their business, and is a franchise as well.)
- Asked the owner of Killwins, Bill Moore, as having any problems with this. (*Response:* He is in support, not opposed.)
- Commented on a concern of the possibility that the parent company could become very large and may cause a problem in the future.

Board Member Manera asked if there were any renderings. Ms. Cambor commented that the building is in the process of an already approved renovation to the facade and will have signage that meets code. Mr. Gordon explained what they have done in Fisherman's Village to compliment other businesses.

Board Member James thanked the staff for all the information they provided. He welcomes them.

Board Member Whalen

- Asked if there have been any kickbacks, how many employees they will staff, and why in Stuart. (*Response:* Have been coming to Stuart for years, and have not received any kickbacks, they plan on employing 6 to 8 people, and they love the small downtown feel and charm of Stuart.)

Vice Chair Moser is conflicted with the location, but really appreciates the care put into our land development code. Read the code portion, "The proposed formula business will not alter the identity of the urban district in any way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings." She worries if we say yes here, what comes next.

Chair Brechbill

- Stated there are 98 franchises, and they own four (4) of the franchises and asked who will be overseeing this one. (*Response:* Will hire a local person to fill manager position and run this store.)
- Commented that their businesses are in high-end areas and asked if this is more expensive than other leases? (*Response:* No, comparable to Mt. Dora.)
- How many internet sales are there? (*Response:* Stated less than five (5) percent and explained the follow-through on an internet order process.)
- Asked what their season is? (*Response:* Stated fall and winter are the busiest, summer is the slowest.)

- Asked the hours? (*Response: Stated 10 a.m. to 6 p.m. every day. Hours are modified to fit the location.*)
- Asked staff what impact a multiple-location franchise will have on existing leasing costs.

Development Director Kugler explained what their analysis includes and explained that they look at the character, what type of sales they make, the ambiance, and if it is a formula-based business. Stated that their review does not include the costs and rent.

Chair Brechbill asked City Attorney Baggett if this request to allow a formula business and to waive the required 300 foot separation is legal.

City Attorney Baggett stated that we have factors in the code and, in this case, it is not directly in the downtown area. There is testimony from the applicant that they will comply with rules downtown regarding signage and frontage and not alter the urban community. He reviewed the statements within the presentation regarding meeting our codes.

Board Members continued discussion and made their statements.

**PUBLIC COMMENT:**

1. Bill Moore, Stuart - Owner of Killwins; Commented that we can't control free market, unconstitutional; in favor.
2. Max Ducharme - Stuart; Commented that he is a partner in the ownership group of the building; feels that sales are down, and we do need to evaluate allowing businesses like this in; in favor.
3. Robin Peters- Funky Monkey; Mom and pop store and feels if we bring in one franchise, they will all try to come; opposed.
4. Lillian Peterson - Argento Jewelry; Commented that this store is not a big franchise, not a corporate name, and will complement our downtown feel; in favor.

Chair Brechbill concluded by stating that 98 locations is considered a large franchise, and we must set a precedent, otherwise do away with the code.

**5:28 PM MOTION: Approved.**

**MOVED BY: James Frederickson**

**SECONDED BY: Bonnie Moser**

**VOTE: MOTION FAILED 4/2 5:41 p.m.**

**NO: Mark Brechbill, Bonnie Moser, Jeff Manera, Scott Whalen**

**YES: Frederick James, Will Laughlin**

**STAFF UPDATE**

None.

**ADJOURNMENT**

5:41 PM

\_\_\_\_\_  
**Susej T. Meleqi, Board Secretary**

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

**Minutes to be approved at the CRB  
Meeting this 4th day of November, 2025.**

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

**Meeting Date:** 11/4/2025

**Prepared by:** Jordan Pinkston

**Title of Item:**

MINOR URBAN CODE CONDITIONAL USE - MURAL ON MATILDA’S BUILDING LOCATED AT 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 02-2025 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED “WELCOME TO STUART: HAPPIEST SEASIDE TOWN” ON A PROPERTY LOCATED AT 15 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

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

The applicant is requesting approval of public artwork (mural) which requires a Minor Urban Code Conditional Use. The applicant is proposing a mural on the exterior southern wall of the Matilda’s Building located at 15 SW Flagler Avenue.

The proposed mural named, "Welcome to Stuart: Happiest Seaside Town" welcomes visitors downtown with vibrant nature-inspired elements unique to Florida. The mural has a lively vintage feel that complements the neighboring businesses and historic charm of the shopping district.

The proposed mural correlates well with surrounding murals in the Historic Downtown District, such as the 'House of Refuge at Sunrise' and “The Old Colorado Inn: Then and Now.” The artwork will be visible from Confusion Circle and SW Flagler Avenue.

The artwork will be executed by Cinthia Santos, who has been in the industry since 2013 and has experience working on murals of this size and quality.

The Arts Council of Martin County reviewed the proposal and has noted a concern that the “S” in Stuart gets lost in the whitespace of the leaves and bird and found it initially hard to read Stuart. The applicant will be working with the artist to make this design element easier to read.

Section 3.01.08 F. states the following:

F. *Standards for work of art.* The community redevelopment board shall be governed by the following criteria in the exercise of their discretion to approve, approve with conditions, or disapprove the proposed installation of public art. In specific cases, the board shall have the authority to exercise discretion and approve a proposal that proves to be an exceptional work of art yet does not meet all of the following criteria:

1.

The proposed art conforms to the definition of public art contained in this section;

2.

The proposed art meets or exceeds the valuation requirement as provided herein;

- The proposed art meets the location requirements; 3.
- The proposed art is visible from a public right-of-way and will enrich the open space; 4.
- The proposed art is of exceptional quality and enduring value; 5.
- The proposed art is an appropriate scale to the development site; 6.
- The proposed art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare; 7.
- The proposed art work reflects cultural diversity; 8.
- The proposed art does not constitute a safety hazard; 9.
- The proposed art does not require extraordinary maintenance. 10.

**Funding Source:**

N/A

**Recommended Action:**

In the case of a minor urban code conditional use approval, the CRB is the final decision maker. Motion to approve the proposed mural subject to conditions in Resolution 02-2025 CRB.

**ATTACHMENTS:**

1. Resolution No. 02-2025 CRB - Mural Conditional Use Approval (including Exhibits A -D)
2. Mural Conditional Use Application
3. MartinArts Review
4. Affidavit Attesting to Notification



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

**RESOLUTION NUMBER 02-2025 CRB**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED “WELCOME TO STUART: HAPPIEST SEASIDE TOWN” ON A PROPERTY LOCATED AT 15 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS**, pursuant to Section 3.01.08 of the Land Development Regulations of City of Stuart, Fifteen Flagler, LLC. (The “Applicant”) filed an application on May 20, 2025, for a Minor Conditional Use Permit to implement the public artwork (mural) project named “Welcome to Stuart: Happiest Seaside Town” on the exterior southern wall located at 15 SW Flagler Avenue and within Community Redevelopment Area (CRA); and

**WHEREAS**, the Community Redevelopment Board held a properly noticed hearing on November 4, 2025, to consider the application for public artwork (mural) as a conditional use; and

**WHEREAS**, at a public hearing the applicant has shown by substantial competent evidence that the proposed development does not create any detrimental effects on adjacent properties, within three hundred (300) feet of the proposed location; and

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

SECTION 1: Subject to the conditions attached hereto, the Community Redevelopment Board hereby grants a Minor Conditional Use Approval to Fifteen Flagler, LLC., property owner, for a mural located at 15 SW Flagler Avenue, Stuart, Florida. This conditional use is not assignable or transferable.

SECTION 2: A legal description of the Property is set forth in “**Exhibit A**” of this Resolution. A map depicting the property and location of the public artwork (mural) is attached hereto as “**Exhibit B**” and made a part hereof by reference; and

SECTION 3: The Applicant shall operate in accordance with all conditions set forth in “**Exhibit C**”, as attached.

SECTION 4: The Community Redevelopment Board approves the proposed mural rendering attached hereto as “**Exhibit D**” and shall be deemed as part of the development conditions.

SECTION 5: This resolution shall take effect immediately upon its adoption.

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

MARK BRECHBILL, CHAIRMAN  
 BONNIE MOSER, VICE CHAIRMAN  
 FREDERICK JAMES, BOARD MEMBER  
 WILL LAUGHLIN, BOARD MEMBER  
 JEFF MANERA, BOARD MEMBER  
 CLAY SCHERER, BOARD MEMBER  
 SCOTT WHALEN, BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

Resolution #02-2025 CRB  
“Welcome to Stuart: Happiest Seaside Town”  
Minor Urban Code Conditional Use Permit Application

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

ATTEST:

\_\_\_\_\_  
MARY R. KINDEL  
CITY CLERK

\_\_\_\_\_  
MARK BRECHBILL  
CHAIRMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

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

**“Exhibit A”**  
**Legal Description**

**Legal Description**

FEROE LOT 33 & ELY 23.8' OF LOT 32 (LESS R/W)

*The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.*

Parcel ID # 05-38-41-004-000-00330-0

**"Exhibit B"**  
**Location Map**



**“Exhibit C”**  
**Conditions of Approval**

- 1) The project shall comply with the attached mural rendering in “Exhibit D”.
- 2) The property owner shall be responsible for maintenance of artwork (mural) on the building located at 15 SW Flagler Avenue.

**“Exhibit D”**  
**Mural Rendering**





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

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

Application must be legible with all relevant fields completed.

Project ID# \_\_\_\_\_  
(Staff Entry)

Pre-App Conference Date:	Application Date: <b>5/20/25</b>
Project Name: <b>WELCOME TO STUART MURAL</b>	
Parcel ID#	Project Address: <b>15 SW FLAGLER AVE</b>
Zoning/CRA Sub-district:	<b>STUART, FLORIDA</b>
Subdivision:	Lot(s): <b>LOT 33 AND PARTIAL LOT 32</b>
<b>Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board)</b> <i>(This does not include fees for public notice or any required recording fees)</i>	
A Mural Minor Conditional Use Permit shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and East Stuart Code District located within the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement.	
<b>Submittal Requirements:</b> A completed application form, one (1) copy of all documents on a PDF formatted disc, the payment of fees, and pertinent information as required below.	
<b>Approving Authority:</b> The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing.	
<b>Justification:</b> Please provide justification supporting the request for a Mural Conditional Use Permit including artist's resume/portfolio, proposed location of mural (photos of exterior wall), dimensions of mural (size/scale), paint colors, type of paint or other material to be used, description of the proposed mural, color rendering/drawing, and maintenance program (use additional pages if needed).	

(over)

General Information  
(Please Print or Type)

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

Name:	DANA SMALL
Title:	OWNER
Company:	FIFTEEN FLAGLER LLC
Company Address:	15 SW FLAGLER AVE / STUART, FLORIDA 34994

City/State/Zip Code:	
Telephone Number:	772.834.1814
Facsimile Number:	
Email Address (optional):	

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

Name:	
Title:	
Company:	
Company Address:	

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

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

Name:	DANA SMALL
Title:	OWNER
Company:	FIFTEEN FLAGLER LLC
Company Address:	15 SW FLAGLER AVE / STUART, FLORIDA 34994

City/State/Zip Code:	
Telephone Number:	772.834.1814
Facsimile Number:	
Email Address (optional):	

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

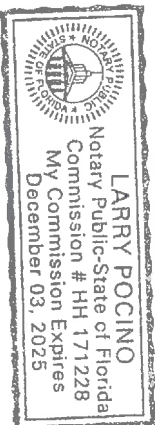
4. Signed this 21 day of JULIE, 2025.

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 21 day of JULY 2025 by DANA SMALL who is personally known to me, or who has produced FLAH# 5540165709300 as identification and who did/did not take an oath.

[Signature]  
Notary Signature

Commission expires: 12/03/2025





**Community Redevelopment Agency  
MURAL MATCHING GRANT PROGRAM  
APPLICATION**

**APPLICANT INFORMATION**

Name: <b>DANA SMALL (DAYNART, INC. DBA MATILDA'S)</b>	
Address: <b>15 SW FLAGLER AVENUE</b>	
<b>STUART, FLORIDA</b>	
Phone: <b>772.834.1814</b>	Tax ID# <b>65-0747767</b>
Email: <b>dana@matildaslifestyle.com</b>	
Website: <b>matildaslifestyle.com</b>	

**PROPERTY INFORMATION**

Lead Artist Name: <b>CINTHIA SANTOS</b>	
Other Artists (if applicable):	
Address: <b>4771 SW 5TH TERRACE MIAMI, FL 33134</b>	
Phone: <b>305.204.5923</b>	Tax ID# <b>81-0986646</b>
Email: <b>cyn@chalkandbrushdesignco.com</b>	
Website: <b>chalkandbrushdesignco.com</b>	

**MURAL LOCATION INFORMATION**

Name of Business: <b>DAYNART INC. DBA MATILDA'S</b>
Type of Business: <b>RETAIL</b>
Property Owner Name: <b>DANA SMALL, FIFTEEN FLAGLER LLC.</b>
Property Owner Phone: <b>772.834.1814</b>
Property Owner Email: <b>dana@matildaslifestyle.com</b>
Address of Proposed Project: <b>15 SW FLAGLER AVENUE</b>

**STUART, FLORIDA  
34994**



### MURAL PROJECT SUMMARY

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

*WELCOME TO STUART happiest seaside town*

*This mural has a vibrant but vintage feel and hospitable*

*approach, welcoming visitors to our beautiful town and historical shopping district, full of Florida flowers, fish and palms.*

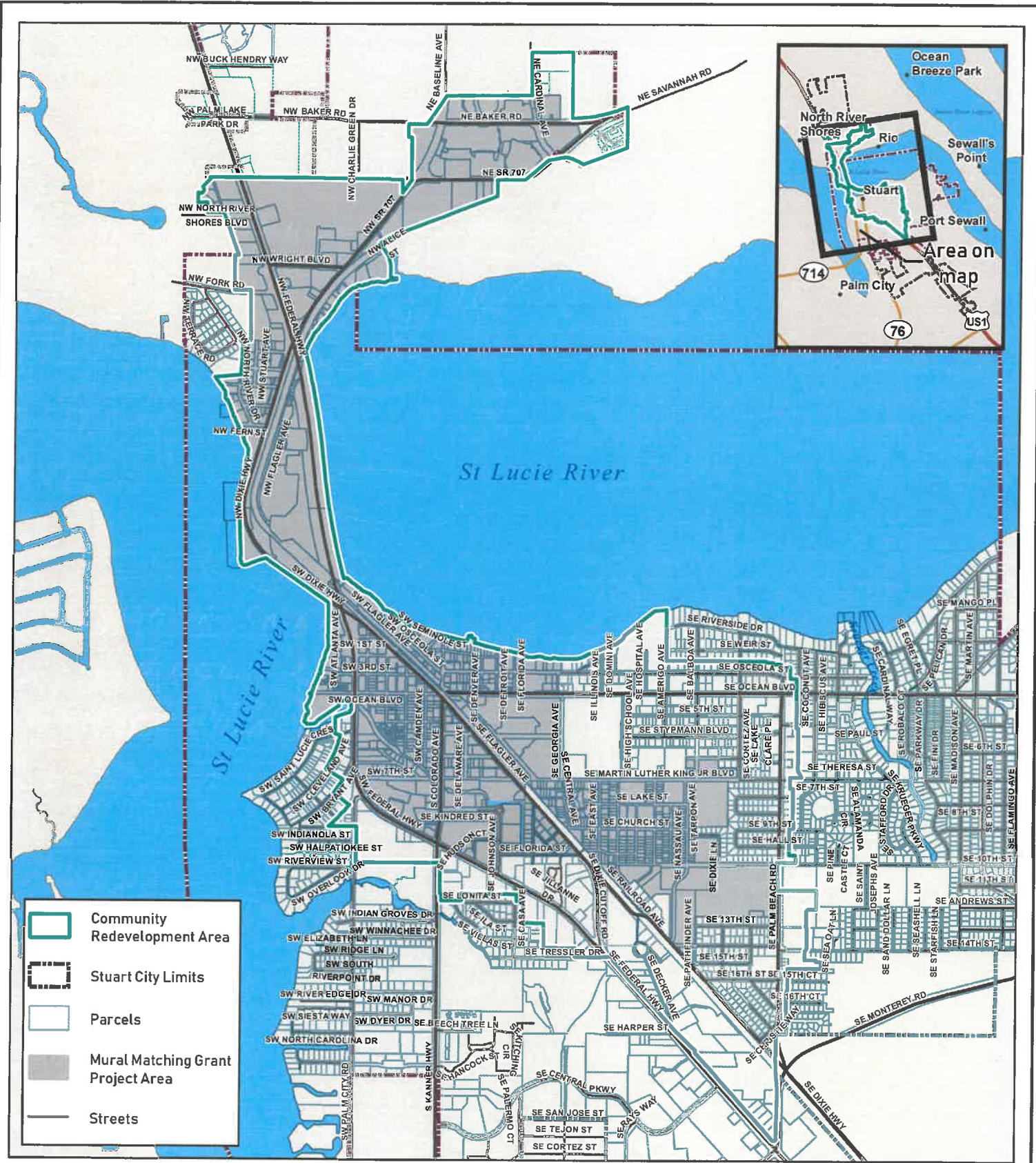
Total Project Cost:	\$ 21,836.00
Matching Amount Requested:	\$ 3,000.00

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

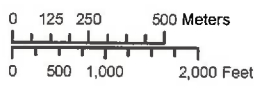
Submit a completed application package to City Hall located at 121 SW Flagler Avenue, Development Department's office, which includes the following:

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

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



## Mural Matching Grant Program Project Area City of Stuart



Mural Matching Grant Project Area boundary is maintained by the City of Stuart. This map is a conceptual planning tool only.



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

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

Mural Matching Grant Program Budget Worksheet		
<b>Project Expenses:</b>	<b>Notes</b>	<b>Amount</b>
Artist Fees		
Assistant Fees		
Supplies/Materials		
Insurance		
Wall Preparation		
Scaffolding/Ladders/Lifts		
Sealant - Clear Coat with UV Protection <sup>1</sup>	Required	
Maintenance		
Application Fees		
Public Notice/Posting Sign		
Other		
<b>Total Budget</b>		
<b>Match:</b>		
<b>Cash</b>	<b>Notes</b>	<b>Amount</b>
Foundation Grants		
Business Donations		
Individual Donations		
Fundraisers		
Other		
<b>Total Cash</b>		
<b>In-Kind</b>	<b>Notes</b>	<b>Amount</b>
Volunteer Time	Use IS Value <sup>2</sup>	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
<b>Total In-Kind</b>		
<b>Total Match</b>		
<b>Funding Request:</b>		
<b>Does match equal or exceed funding request?</b>		

<sup>1</sup> Artists are required to seal their mural before completion.

<sup>2</sup> Estimated value according to Independent Sector (IS), a coalition of charities, foundations, corporations, and individuals that publishes research important to the nonprofit sector.

**Chalk And Brush Design**  
 4771 SW 5th Ter  
 Coral Gables, FL 33134 US  
 3052045923  
 info@chalkandbrushdesignco.com



# INVOICE

**BILL TO**

Dana Smal  
 Matilda's Lifestyle  
 15 sw flagler avenue  
 stuart, florida 34994 usa

**SHIP TO**

Dana Smal  
 Matilda's Lifestyle  
 15 sw flagler avenue  
 stuart, florida 34994 usa

**INVOICE #** 1636

**DATE** 07/19/2024

**DUE DATE** 07/19/2024

**TERMS** Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/19/2024	<b>Deposit</b>	Deposit for mural for exterior facade of Matilda's located in Stuart florida.	1	10,918.00	10,918.00
07/19/2025	<b>Large Exterior Mural</b>	Design, materials and labor for large exterior mural.	1	10,918.00	10,918.00

PAID

Payment 1/2:  
 \$10,918.00- This payment is due once the invoice is received and will serve as a deposit for this project.  
 Payment 2/2:  
 10,918.00- This payment is due once the project is completed.

SUBTOTAL	21,836.00
TAX	0.00
TOTAL	21,836.00
PAYMENT	21,836.00
BALANCE DUE	<b>\$0.00</b>

TOTAL PROJECT AMOUNT: \$21,836.00

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

<b>Print or type. See Specific Instructions on page 3.</b>	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Wynwood sign painting	
	<b>2</b> Business name/disregarded entity name, if different from above. Wynwood sign painting DBA Chalk And Brush	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>	
<b>5</b> Address (number, street, and apt. or suite no.). See instructions. 4771 sw 5th ter	Requester's name and address (optional)	
<b>6</b> City, state, and ZIP code Coral gables FL 33134		
<b>7</b> List account number(s) here (optional)		

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
				-			-		
Or									
Employer identification number									
8	1	-	0	9	8	6	6	4	6

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**      Signature of U.S. person

Date 2/10/2025

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

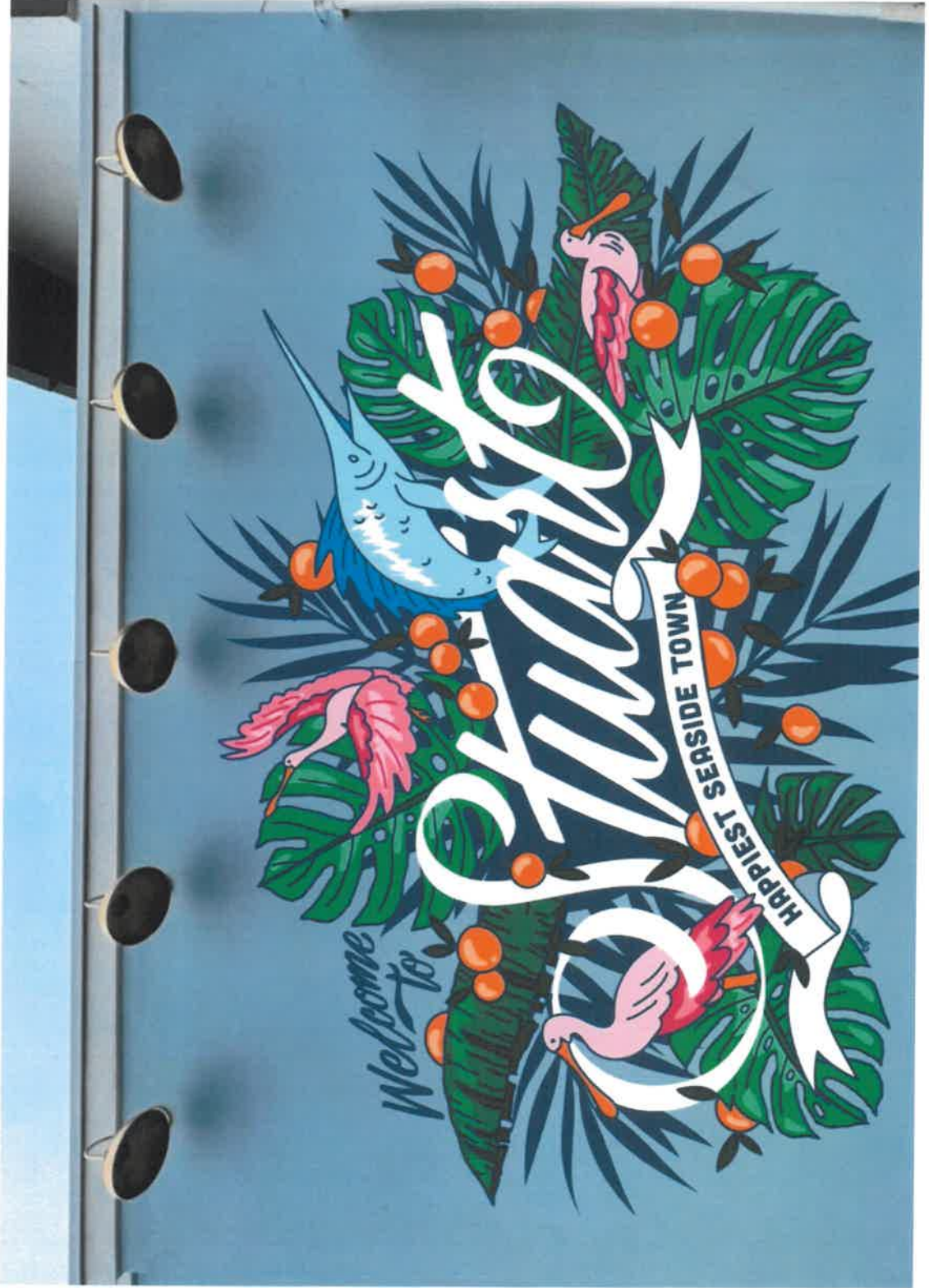
New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



**Matilda's City of Stuart Mural  
Colorway 1**







# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule A

#### Transaction Identification Data for reference only:

Commitment Number: 1232633  
Revision Number: None  
Issuing Office File Number: 21-146  
Issuing Office: 7375

Property Address: 17 SW Flagler Avenue, Stuart, FL 34994  
Loan ID Number: None  
ALTA Universal ID: None  
Issuing Agent: Robert A. Burson, P.A.

1. Commitment Date: February 23, 2022 @ 11:00 PM

2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$1,220,000.00

Proposed Insured: Fifteen Flagler, LLC, a Florida limited liability company

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Gary L. Hawken and Sandra G. Hawken, husband and wife

(PREVIOUS OWNERS)

5. The Land is described as follows:

Lot 33, and the Easterly 22.15 feet of Lot 32, the Feroe Subdivision, Stuart, Florida, as recorded in Plat Book 2, page 25, Palm Beach (now Martin) County, Florida, public records; LESS the Southerly 50 feet of said lots as conveyed to the City of Stuart for public highway purposes as set out in Deed Book 17, page 275, public records of Martin County, Florida.



Prepared by and return to:  
**Robert A. Burson**  
**Attorney at Law**  
**Robert A. Burson, P.A.**  
**Post Office Box 1620**  
**Stuart, FL 34995**  
**772-286-1616**  
File Number: 21-146  
Will Call No.: CH Box #39

Parcel Identification No. 05-38-41-004-000-00330-0

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 26th day of April, 2022 between **Gary L. Hawken and Sandra G. Hawken, husband and wife** whose post office address is **1283 NW Spruce Ridge Drive, Stuart, FL 34994** of the County of **Martin, State of Florida**, grantor\*, and **Fifteen Flagler, LLC, a Florida limited liability company** whose post office address is **17 SW Flagler Ave, Stuart, FL 34994** of the County of **Martin, State of Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

**Lot 33, and the Easterly 22.15 feet of Lot 32, the Feroe Subdivision, Stuart, Florida, as recorded in Plat Book 2, page 25, Palm Beach (now Martin) County, Florida, public records; LESS the Southerly 50 feet of said lots as conveyed to the City of Stuart for public highway purposes as set out in Deed Book 17, page 275, public records of Martin County, Florida.**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

# Bill of Sale

**This Bill of Sale**, made on **April 26, 2022**, between **Gary L. Hawken and Sandra G. Hawken, husband and wife** ("Seller"), and **Fifteen Flagler, LLC, a Florida limited liability company** ("Buyer").

**Witnesseth**, that Seller, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

### Hurricane Shutters

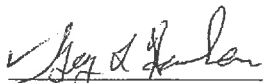
Said property being located at:

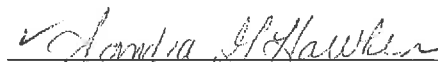
**Lot 33, and the Easterly 22.15 feet of Lot 32, the Feroe Subdivision, Stuart, Florida, as recorded in Plat Book 2, page 25, Palm Beach (now Martin) County, Florida, public records; LESS the Southerly 50 feet of said lots as conveyed to the City of Stuart for public highway purposes as set out in Deed Book 17, page 275, public records of Martin County, Florida.**

Also known as **17 SW Flagler Avenue, Stuart, FL 34994**

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

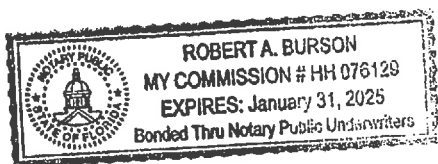
  
\_\_\_\_\_  
Gary L. Hawken

  
\_\_\_\_\_  
Sandra G. Hawken

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of April, 2022 by Gary L. Hawken and Sandra G. Hawken, husband and wife, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]





\_\_\_\_\_  
Notary Public

Printed Name: ROBERT A. BURSON

My Commission Expires: \_\_\_\_\_



## MEMORANDUM

TO: City of Stuart Community Redevelopment Agency Board  
FR: Nancy K. Turrell, Executive Director  
RE: Welcome to Stuart (15 SW Flagler Ave) Mural  
DT: September 11, 2025

### Directors

Chandler Josie  
Leslie Judd  
Andrew Hammond  
Suzy Hutcheson  
Nerissa Okiye  
Nicki van Vonno

### Ex-Officio Members

Ed Ciampi  
Stacey Hetherington  
*Martin County BOCC*  
Laura Giobbi  
*City of Stuart*  
Amy Pritchett  
*Martin County  
School Board*  
Nancy Johnson  
*Economic Council of  
Martin County*

Nancy K. Turrell  
Executive Director/CEO

**80 SE Ocean Blvd**  
**Stuart, FL 34994**  
**772-287-6676**  
**info@martinarts.org**

Per our agreement, the proposal for the Welcome to Stuart Mural project has been reviewed.

It is our opinion that the subject matter and design for the location is appropriate for the space and location. The mural that it replaced had a similar slogan and one of the murals created during a collaborative project between our organization and the City of Stuart, now only one remains on the 555 Colorado Building.

The bright flora and fauna design fits with downtown Stuart and ties into the aesthetic of the nearby retail space. Honoring the "happiest seaside town" is a positive message for all who visit downtown Stuart.

On the rendering provided, our reviewers felt the "s" in Stuart gest lost in the whitespace of the leaves and bird and found it initially hard to read Stuart. Perhaps less of a "swish" on the "s" would help this design element and make Stuart a little easier to read.

The artist, based in Miami is not personally known to MartinArts. Having reviewed their website and social media images, we can observe that the artist's body of work substantiates their ability to execute this design and, also validate that they have tackled projects that are much larger and more complicated installations that this location demands.

We recommend approval of this mural.

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

## AFFIDAVIT ATTESTING TO NOTIFICATION

Dana Small, being first duly sworn, depose(s) and say(s):

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

15 SW Flagler Avenue

That a copy of the notice was sent by regular U.S. Mail on 10/17/25  
to the property owners within 300 feet of the subject property.

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

That a photograph showing the placement of the notification sign be made a part  
of this Affidavit.

*Dana Small*  
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

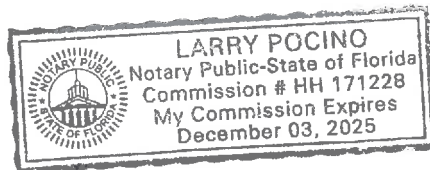
*FLDL# 8540165709300 AS 10 @*

*NA*  
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

*WARRANT COUNTY, FLORIDA*  
SWORN TO AND SUBSCRIBED before me this 20 day of OCT, 2025

*Larry Pocino*  
NOTARY PUBLIC, STATE OF FLORIDA:

My Commission Expires: 12/03/2025



MATILDA'S

**NOTICE OF PUBLIC HEARING**

MINOR URBAN CODE CONDITIONAL USE  
APPROVAL FOR PUBLIC ARTWORK (MURAL) ON  
THE EXTERIOR SOUTH WALL OF THE BUILDING  
15 SW FLAGLER AVENUE

Stuart Community Redevelopment Board  
November 4, 2025, at 4:00 P.M.

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

MATILDA'S

## Notice to Surrounding Property Owners

**Subject:** Public Hearing before the City of Stuart Community Redevelopment Board

**Petitioner:** Dana Small, Daynard Inc. DBA Matilda's

**Project Name:** Wall Mural – ‘Welcome to Stuart: Happiest Seaside Town’

**Parcel ID #:** 05-38-410-040-00003-300

**Address of Property:** 15 SW Flagler Avenue, Stuart, Florida (please refer to the attached location map)

**Proposed Request:** Request for a Minor Urban Code Conditional Use Permit Application – consider public artwork (mural) on the exterior south wall of the building on the SE corner of SW Flagler Ave and S Colorado Avenue located at 15 SW Flagler Avenue. The property is situated within the City of Stuart Community Redevelopment Area.

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the Community Redevelopment Board on **Tuesday, November 4, 2025, at 4:00 P.M.** to consider the above request.

The public hearing(s) will take place in the Stuart 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 all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Community Redevelopment Agency located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the CRA Program Manager, Jordan Pinkston, at (772) 288-5375, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

Dana Small, Owner  
Daynard Inc., DBA Matilda's

# ArcGIS Web Map



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

**Meeting Date:** 11/4/2025

**Prepared by:** Jordan Pinkston

**Title of Item:**

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 07-2025 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND FIFTEEN FLAGLER LLC., WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING LOCATED AT 15 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

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

The Mural Matching Grant Program was approved by Resolution No. 09-2018 to encourage and promote mural artwork on private and public properties within the Community Redevelopment Area.

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

The applicant is requesting a matching grant in the amount of \$3,000 for the proposed mural on Matilda's located at 15 SW Flagler Avenue. The total cost of the proposed project is estimated at \$21,836. The applicant is requesting reimbursement of 50% of the total cost of the project, not to exceed \$3,000. The attached grant agreement approves the reimbursement of the maximum grant award in the amount of \$3,000.

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

**Funding Source:**

Mural Matching Grant Program - \$3,000

**Recommended Action:**

Approve Resolution No. 07-2025 CRA to award a grant in the amount of \$3,000 for the proposed mural project.

**ATTACHMENTS:**

1. Resolution No. 07-2025 CRA - Mural Grant Agreement
2. Resolution No. 07-2025 CRA - Exhibit A - Grant Agreement
3. Resolution No. 07-2025 CRA - Exhibit A - Grant Agreement Attachment 1



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

**RESOLUTION NUMBER 07-2025 CRA**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND FIFTEEN FLAGLER LLC., WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING LOCATED AT 15 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

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

**WHEREAS**, the Community Redevelopment Board approved the mural by Resolution No. 02-2025 CRB on November 4, 2025, and

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

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

Resolution #07-2025 CRA  
Mural Matching Grant Agreement  
15 SW Flagler Avenue – “Welcome to Stuart: Happiest Seaside Town”

Flagler LLC., to award a grant in the amount of \$3,000 to paint a mural on exterior southern wall of a building located at 15 SW Flagler Avenue, as attached hereto as “**Exhibit A**”.

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

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

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



**MURAL MATCHING GRANT AGREEMENT BETWEEN STUART COMMUNITY REDEVELOPMENT AGENCY AND FIFTEEN FLAGLER, LLC., PROPERTY OWNER, FOR INSTALLATION OF A MURAL IN STUART COMMUNITY REDEVELOPMENT AREA**

THIS AGREEMENT ENTERED this \_\_\_\_ day of \_\_\_\_\_ 2025 by and between the City of Stuart Community Redevelopment Agency (hereinafter referred to as "CRA") and Fifteen Flagler, LLC. (hereinafter referred to as "Owner").

WITNESSETH:

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

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

WHEREAS, the CRA has determined that Owner meets the eligibility requirements and was approved for a grant award in the amount of \$3,000.00 dollars on November 24, 2025 ("CRA Approval"), which is a minimum of 50 % of the costs to install the mural.

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

1. Owner acknowledges to the CRA that Owner has received a copy of the Mural Program that Owner has read the guidelines and requirements for the Mural Program, and that Owner has had ample opportunity to discuss the Mural Program with Owner's counsel or advisor. Owner further acknowledges to the CRA that Owner understands and agrees to abide by all of the terms and conditions of the Mural Program. Owner agrees to the terms and conditions of the Mural Program, a copy of which is attached as "**Attachment 1**" and incorporated herein.
2. Owner is the business owner at property described as 15 SW Flagler Avenue, Stuart, Florida (hereinafter referred to as "Subject Property").
3. Owner has agreed to allow Cinthia Santos to install a mural (hereinafter referred to as "Subject Mural") on the exterior north wall of the Subject Property pursuant to the grant application submitted to the CRA dated May 20, 2025.

4. Owner agrees to complete the Subject Mural within one year of the execution of this Agreement. Owner also agrees to fund at least 100% of the costs of the mural.
5. CRA has approved a reimbursement to Owner in the amount of \$3,000.00 to be administered pursuant to the terms of this Agreement based on an estimated cost of \$21,836.00. If the actual costs to install the Subject Mural is less than the estimated costs for the Subject Mural, the reimbursement amount shall be reduced accordingly to equal the percentage of the Subject Mural costs approved for funding by the CRA. In no case will the CRA/City of Stuart be obligated to fund anything in excess of the reimbursement amount.
6. Within forty-five (45) days after confirmation that the Subject Mural was installed pursuant to the terms of the approved application, Owner shall be issued a check in the amount of the grant or reduced amount required by paragraph 5. However, if Owner fails to install the Subject Mural pursuant to the terms of the approved application, or if the project is not completed within one year from the approval of the grant, or if Owner fails to fund at least 50% of the cost of the Subject Mural, the reimbursement shall be deemed revoked, and Owner shall be entitled to no funding.
7. The Subject Mural funded by the Mural Program shall be maintained for a minimum of 60 months (5 years) from the date of completion of the Subject Mural and shall be the responsibility of Owner. Owner must reimburse the CRA/City if the Subject Mural is removed prior to the terms of this Agreement. The obligation to maintain the Subject Mural funded with the CRA grant will run with the land.
8. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.
9. This Agreement contains the entire agreement of the parties and their representatives and agents, and incorporates all prior understandings or representations, whether oral or written regarding the subject matter of this Agreement. No change, modification or amendment, or any representation, promise or condition, or any waiver, to this Agreement shall be binding unless in writing and signed by all parties to this Agreement.
10. This Agreement is personal to the Owner and may not be assigned or transferred by Owner or to Owner's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA. Further, the artist cannot be changed without written consent.
11. Reimbursement is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA.
12. If the project is not completed within one year from the execution of this Agreement, the grant award shall expire.
13. IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

OWNER(S):

(1) \_\_\_\_\_

Witness Signature

\_\_\_\_\_

Printed/Typed Name

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

Dana Small, Property Owner

Fifteen Flagler, LLC.

\_\_\_\_\_

Printed/Typed Name

(2) \_\_\_\_\_

Witness Signature

\_\_\_\_\_

Printed/Typed Name

COMMUNITY REDEVELOPMENT AGENCY  
STUART FLORIDA

\_\_\_\_\_

Pinal Gandhi-Savdas, CRA Executive Director

\_\_\_\_\_

Mark Brechbill, Chair

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_

Mary Kindel, City Clerk

\_\_\_\_\_

Lee J. Baggett, Esq., City Attorney



Community Redevelopment Agency  
**MURAL MATCHING GRANT PROGRAM**  
**GUIDELINES**



**MISSION**

The objective of the program is to use murals as a catalyst for redefining our area as a destination for arts and culture. Public art is an essential component to community revitalization. Art strengthens communities, drives tourism, and fosters an environment of creativity and innovation. Through this community revitalization effort, we aim to engage the creative sector to drive economic development within the Community Redevelopment Area.

**PROGRAM DESCRIPTION**

The applicants are eligible to receive financial assistance, in the form of a 50/50 funds match, not to exceed \$3,000, for new mural artwork that are adjacent to the public right-of-way or surface parking lots, or visible from the public right-of-way.

Murals that are funded by the Mural Matching Grant Program may be placed on public buildings and facilities and private property limited to non-residential and mixed-use buildings within the Community Redevelopment Area. (See attached CRA Boundary Map). A map depicting the city-owned public buildings and facilities is attached as a reference for potential opportunity for a mural.

Murals are considered temporary works of art. Murals funded by the Mural Matching Grant Program shall be maintained for a minimum of 5 years and shall be the responsibility of the applicant and/or artist. An agreement, which will clarify terms and conditions of the commitments including maintenance, must be signed by the property owner and the artist. This ensures that murals will continue to look like as their artists and designers intended, and it also ensures opportunities for new murals and mural artists that reflect the changing perspectives and styles of the community.

A mural may not use letters, words, numerals, figures, emblems, logos or any parts or combinations thereof to advertise goods, services, or merchandise. Commercial signs are permitted through the City's Development Department.

**ELIGIBILITY AND APPLICATION REQUIREMENTS**

- Anyone can propose a mural project including property owners, artists, organizations, neighborhood associations, and government agencies. Ideas for murals will be accepted from anyone, provided it complies with a Minor Conditional Use application review process, public art criteria and public notice requirements in accordance with Section 3.01.08 and Section 11.02.00 of the City's Land Development Code, which shall be processed in conjunction with this grant application.

- Issuance of a Minor Conditional Use Approval shall be granted by the City’s Community Redevelopment Board. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the development agreement.
- Approval shall be granted by the City’s Community Redevelopment Board and the City Commission.
- The Mural Matching Grant Program application shall be processed simultaneously with a Minor Conditional Use application approval process.
- Projects will be considered on a case-by-case basis, and any grant is contingent upon the approval by the Community Redevelopment Board.
- Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the applicant. The number of mural projects funded by the City will depend on the funding availability.

### HOW THE MATCH WORKS

The City shall provide funding for no more than 50% of the total cost of the project, not to exceed \$3,000. Grant awards shall only be used for costs related to the mural project specified in the proposal. Grant awards shall be inclusive of artist’s fees and related expenses for design, supplies, insurance, transportation, installations, minor conditional use application fees/permits and public notification. The applicant shall match the City grant through direct financial contributions, material donations (e.g. equipment, paint or other supplies) and/or volunteer time. The value of volunteer time is updated annually based on the State’s wage calculation. Contact the CRA Executive Director if you intend to use volunteer hours as part of your match.

### APPLICATION PROCESS

1. Download an application from the City’s website, or secure an application at City Hall, Community Redevelopment Agency office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application if you have any questions please call (772) 288-5375 or email [jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us).
3. Submit a completed application package to City Hall, CRA office, which includes the following:
  - Signed and completed Mural Matching Grant application
  - Signed and completed Minor Conditional Use application
  - Attach a **completed budget worksheet** (use the provided template)
  - Proof of ownership of the property (ex. tax deed) or contract agreement for mural on private property
  - W-9 form (as applicable)
  - Copy of liability insurance
  - Image(s) of a color rendering of the proposed mural

- Image(s) of site and/or building/structure where the mural will be placed
- Project timeline
- If attaching panels to a wall, include a materials list, drawing and attachment of plans must be submitted, and a building permit may be required
- Any other documentation requested by the CRA Director in the pre-application meeting

*The applicant is responsible for all application fees, public notices, building fees, other permits and fees which are associated with the proposed project.*

### **REIMBURSEMENT PROCESS**

Disbursement of grant funds shall only occur when the following documents are submitted, and all other required conditions are met: Upon project completion, the applicant contacts the CRA office by calling (772) 283-2532 with the project completion date. The applicant submits a “reimbursement package” to the CRA which includes the following:

Proof of payment for improvements (which must be at least as much as the amount indicated in the application)

- Completed reimbursement form (provided by the CRA as part of the application).
- Copies of applicable invoices must show “paid in full”; (receipts must CLEARLY show how the project was paid, i.e. check, cash must be made by cashier’s check or credit)
- Proof of payment (which must be at least as much as the amount indicated in the application); and photos of mural
- Final approval by the City staff or copies of final inspection if building permit is required.

If the project is not completed or is not approved in its final inspection within one year from the approval of the grant, the grant award shall expire.

If you have any questions regarding this application, please contact the CRA Program Manager at (772) 288-5375 or [jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us) or visit [www.cityofstuart.us/CRA](http://www.cityofstuart.us/CRA).



**Community Redevelopment Agency  
MURAL MATCHING GRANT PROGRAM  
APPLICATION**

**APPLICANT INFORMATION**

Name: **DANA SMALL (DAYNART, INC. DBA MATILDA'S)**

Address: **15 SW FLAGLER AVENUE  
STUART, FLORIDA**

Phone: **772.834.1814** Tax ID# **65-0747767**

Email: **dana@matildaslifestyle.com**

Website: **matildaslifestyle.com**

**PROPERTY INFORMATION**

Lead Artist Name: **CINTHIA SANTOS**

Other Artists (if applicable):

Address: **4771 SW 5TH TERRACE MIAMI, FL 33134**

Phone: **305.204.5923** Tax ID# **81-0986646**

Email: **cyn@chalkandbrushdesignco.com**

Website: **chalkandbrushdesignco.com**

**MURAL LOCATION INFORMATION**

Name of Business: **DAYNART INC. DBA MATILDA'S**

Type of Business: **RETAIL**

Property Owner Name: **DANA SMALL, FIFTEEN FLAGLER LLC.**

Property Owner Phone: **772.834.1814**

Property Owner Email: **dana@matildaslifestyle.com**

Address of Proposed Project: **15 SW FLAGLER AVENUE  
STUART, FLORIDA  
34994**



**MURAL PROJECT SUMMARY**

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

*WELCOME TO STUART happiest seaside town*

*This mural has a vibrant but vintage feel and hospitable*

*approach, welcoming visitors to our beautiful town and historical shopping district, full of Florida flowers, fish and palms.*

Total Project Cost: \$ *21,836.00*

Matching Amount Requested: \$ *3,000.00*

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

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

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

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



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

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

Application must be legible with all relevant fields completed.

Project ID# \_\_\_\_\_  
(Staff Entry)

Pre-App Conference Date:	Application Date: <b>5/20/25</b>
Project Name: <b>WELCOME TO STUART MURAL</b>	
Parcel ID#	Project Address: <b>15 SW FLAGLER AVE</b>
Zoning/CRA Sub-district:	<b>STUART, FLORIDA</b>
Subdivision:	Lot(s): <b>LOT 33 AND PARTIAL LOT 32</b>
<b>Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board)</b> <i>(This does not include fees for public notice or any required recording fees)</i>	
<p>A Mural Minor Conditional Use Permit shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and East Stuart Code District located within the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement.</p>	
<p><b>Submittal Requirements:</b> A completed application form, one (1) copy of all documents on a PDF formatted disc, the payment of fees, and pertinent information as required below.</p>	
<p><b>Approving Authority:</b> The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing.</p>	
<p><b>Justification:</b> Please provide justification supporting the request for a Mural Conditional Use Permit including artist's resume/portfolio, proposed location of mural (photos of exterior wall), dimensions of mural (size/scale), paint colors, type of paint or other material to be used, description of the proposed mural, color rendering/drawing, and maintenance program (use additional pages if needed).</p>	

(over)

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

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

Name:	DANA SMALL
Title:	OWNER
Company:	FIFTEEN FLAGLER LLC
Company Address:	15 SW FLAGLER AVE / STUART, FLORIDA 34994

City/State/Zip Code:	
Telephone Number:	772.834.1814
Facsimile Number:	
Email Address (optional):	

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

Name:	
Title:	
Company:	
Company Address:	

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

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

Name:	DANA SMALL
Title:	OWNER
Company:	FIFTEEN FLAGLER LLC
Company Address:	15 SW FLAGLER AVE / STUART, FLORIDA 34994

City/State/Zip Code:	
Telephone Number:	772.834.1814
Facsimile Number:	
Email Address (optional):	

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

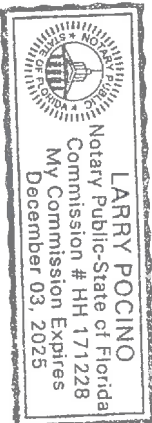
4. Signed this 21 day of JULIE, 2025.

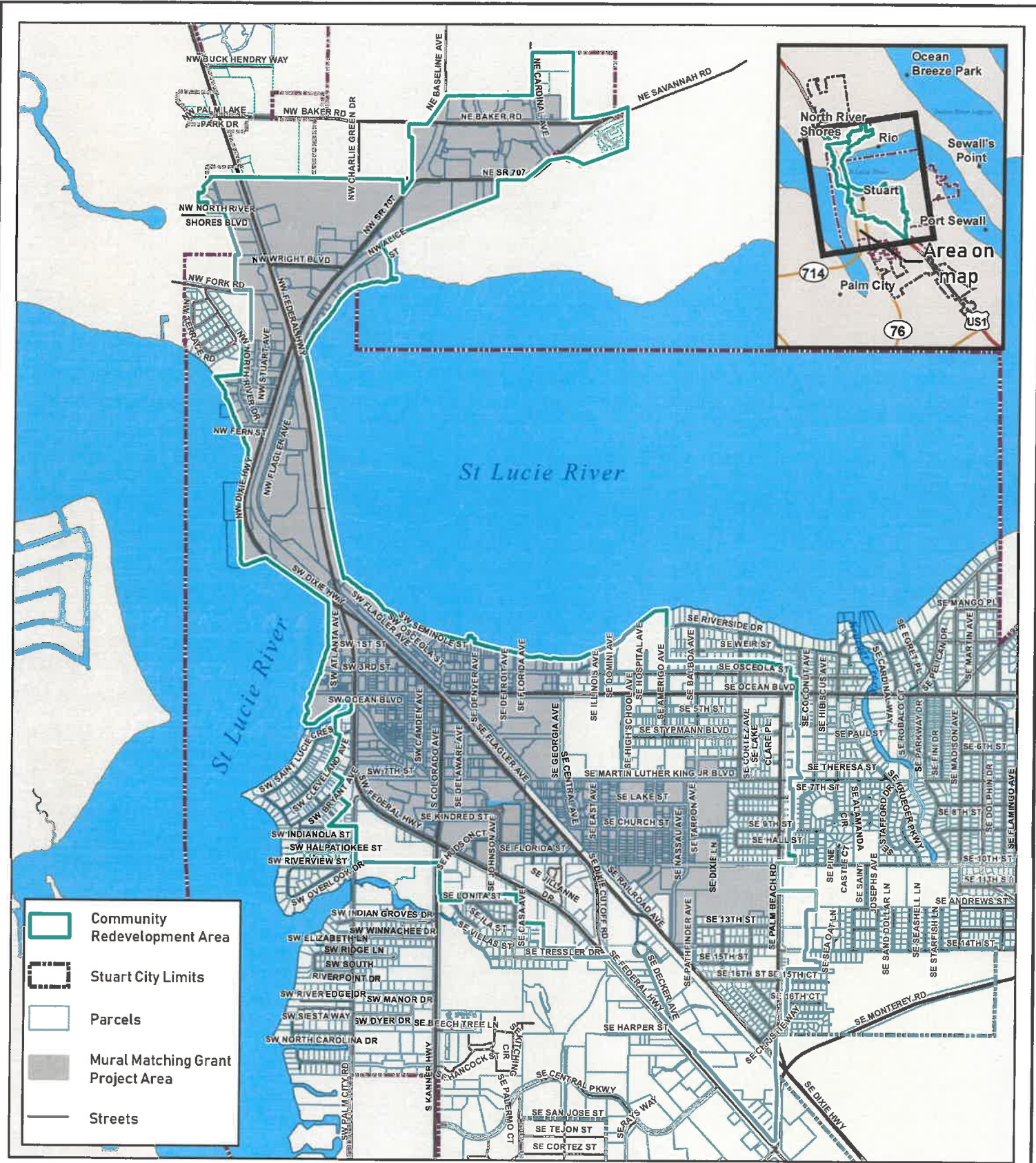
Dana Small  
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 21 day of JULY 2025 by DANA SMALL who is personally known to me, or who has produced FLAH# 5540165709300 as identification and who did/did not take an oath.

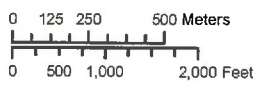
[Signature]  
Notary Signature

Commission expires: 12/03/2025





## Mural Matching Grant Program Project Area City of Stuart



Mural Matching Grant Project Area boundary is maintained by the City of Stuart. This map is a conceptual planning tool only.



Chalk And Brush Design  
 4771 SW 5th Ter  
 Coral Gables, FL 33134 US  
 3052045923  
 info@chalkandbrushdesignco.com



# INVOICE

**BILL TO**

Dana Smal  
 Matilda's Lifestyle  
 15 sw flagler avenue  
 stuart, florida 34994 usa

**SHIP TO**

Dana Smal  
 Matilda's Lifestyle  
 15 sw flagler avenue  
 stuart, florida 34994 usa

**INVOICE #** 1636

**DATE** 07/19/2024

**DUE DATE** 07/19/2024

**TERMS** Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/19/2024	<b>Deposit</b>	Deposit for mural for exterior facade of Matilda's located in Stuart florida.	1	10,918.00	10,918.00
07/19/2025	<b>Large Exterior Mural</b>	Design, materials and labor for large exterior mural.	1	10,918.00	10,918.00

Payment 1/2:  
 \$10,918.00- This payment is due once the invoice is received and will serve as a deposit for this project.  
 Payment 2/2:  
 10,918.00- This payment is due once the project is completed.

SUBTOTAL	21,836.00
TAX	0.00
TOTAL	21,836.00
PAYMENT	21,836.00
BALANCE DUE	<b>\$0.00</b>

TOTAL PROJECT AMOUNT: \$21,836.00

<b>MURAL MATCHING GRANT PROGRAM BUDGET WORKSHEET</b>		
<b>Project Expenses:</b>	<b>Notes</b>	<b>Amount</b>
Artist Fees		21,836.00
Assistant Fees		
Supplies/Materials		
Insurance		
Wall Preparation		
Scaffolding/Ladders/Lifts		
Sealing		
Maintenance		
Application Fees		250.00
Public Notice/Posting Sign		200.00
Other		
<b>Total Budget</b>		<b>\$22,286.00</b>
<b>Match:</b>	<b>Notes</b>	<b>Amount</b>
<b>Cash</b>		
Foundation Grants		
Business Donations		
Individual Donations		
Fundraisers		
Other		
<b>Total Cash</b>		
<b>In-Kind:</b>	<b>Notes</b>	<b>Amount</b>
Volunteer Time	Use IS Value*	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
<b>Total In-Kind:</b>		
<b>Total Match:</b>		<b>\$3,000</b>
<b>Funding Request:</b>		<b>\$3,000</b>
<b>Does match equal or exceed funding request?</b>		

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

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

<b>Print or type.</b> <b>See Specific Instructions on page 3.</b>	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Wynwood sign painting	
	<b>2</b> Business name/disregarded entity name, if different from above. Wynwood sign painting DBA Chalk And Brush	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>	
<b>5</b> Address (number, street, and apt. or suite no.). See instructions. 4771 sw 5th ter	Requester's name and address (optional)	
<b>6</b> City, state, and ZIP code Coral gables FL 33134		
<b>7</b> List account number(s) here (optional)		

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

<b>Social security number</b>									
				-			-		
Or									
<b>Employer identification number</b>									
8	1	-	0	9	8	6	6	4	6

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**      Signature of U.S. person

Date 2/10/2025

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

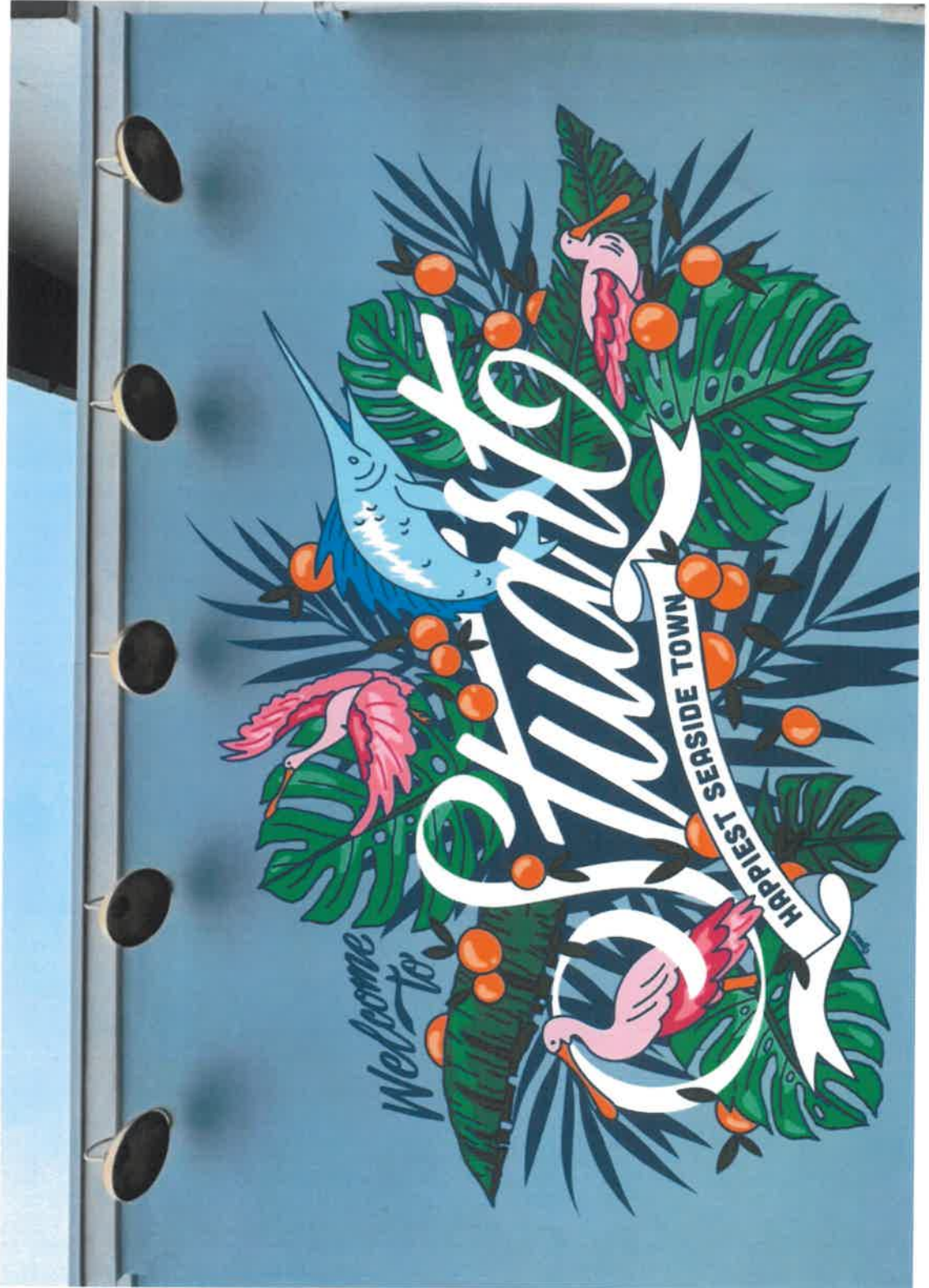
New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



**Matilda's City of Stuart Mural**  
**Colorway 1**





Welcome to

Seaside

HAPPIEST SEASIDE TOWN



# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule A

#### Transaction Identification Data for reference only:

Commitment Number: 1232633  
Revision Number: None  
Issuing Office File Number: 21-146  
Issuing Office: 7375

Property Address: 17 SW Flagler Avenue, Stuart, FL 34994  
Loan ID Number: None  
ALTA Universal ID: None  
Issuing Agent: Robert A. Burson, P.A.

1. Commitment Date: February 23, 2022 @ 11:00 PM

2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$1,220,000.00

Proposed Insured: Fifteen Flagler, LLC, a Florida limited liability company

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Gary L. Hawken and Sandra G. Hawken, husband and wife (**PREVIOUS OWNERS**)

5. The Land is described as follows:

Lot 33, and the Easterly 22.15 feet of Lot 32, the Feroe Subdivision, Stuart, Florida, as recorded in Plat Book 2, page 25, Palm Beach (now Martin) County, Florida, public records; LESS the Southerly 50 feet of said lots as conveyed to the City of Stuart for public highway purposes as set out in Deed Book 17, page 275, public records of Martin County, Florida.



Prepared by and return to:

**Robert A. Burson**  
**Attorney at Law**  
**Robert A. Burson, P.A.**  
**Post Office Box 1620**  
**Stuart, FL 34995**  
**772-286-1616**  
File Number: 21-146  
Will Call No.: CH Box #39

Parcel Identification No. 05-38-41-004-000-00330-0

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 26th day of April, 2022 between **Gary L. Hawken and Sandra G. Hawken, husband and wife** whose post office address is **1283 NW Spruce Ridge Drive, Stuart, FL 34994** of the County of **Martin, State of Florida**, grantor\*, and **Fifteen Flagler, LLC, a Florida limited liability company** whose post office address is **17 SW Flagler Ave, Stuart, FL 34994** of the County of **Martin, State of Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

**Lot 33, and the Easterly 22.15 feet of Lot 32, the Feroe Subdivision, Stuart, Florida, as recorded in Plat Book 2, page 25, Palm Beach (now Martin) County, Florida, public records; LESS the Southerly 50 feet of said lots as conveyed to the City of Stuart for public highway purposes as set out in Deed Book 17, page 275, public records of Martin County, Florida.**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

# Bill of Sale

**This Bill of Sale**, made on **April 26, 2022**, between **Gary L. Hawken and Sandra G. Hawken, husband and wife** ("Seller"), and **Fifteen Flagler, LLC, a Florida limited liability company** ("Buyer").

**Witnesseth**, that Seller, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

### Hurricane Shutters

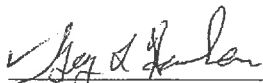
Said property being located at:

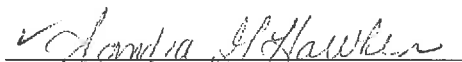
**Lot 33, and the Easterly 22.15 feet of Lot 32, the Feroe Subdivision, Stuart, Florida, as recorded in Plat Book 2, page 25, Palm Beach (now Martin) County, Florida, public records; LESS the Southerly 50 feet of said lots as conveyed to the City of Stuart for public highway purposes as set out in Deed Book 17, page 275, public records of Martin County, Florida.**

Also known as **17 SW Flagler Avenue, Stuart, FL 34994**

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

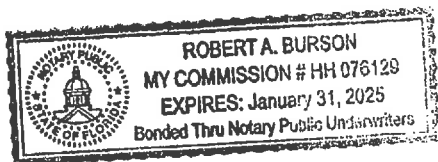
  
\_\_\_\_\_  
Gary L. Hawken

  
\_\_\_\_\_  
Sandra G. Hawken

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of April, 2022 by Gary L. Hawken and Sandra G. Hawken, husband and wife, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]





\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

**ROBERT A. BURSON**

My Commission Expires: \_\_\_\_\_