



AGENDA

COMMUNITY REDEVELOPMENT BOARD

MARCH 3, 2026

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Frank McChrystal

Vice Chair - Bonnie Moser

Board Member - Philip DeBerard

Board Member - Frederick James

Board Member - Will Laughlin

Board Member - Jeff Manera

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

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

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 02/03/2026 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2025
3. PRESENTATION ON COMMUNITY REDEVELOPMENT BOARD ROLES, FLORIDA STATUTES CHAPTER 163.387, TIF EXPENDITURES, CAPITAL IMPROVEMENT PROJECTS
4. LEONARD LEWIS, 433 SE LAKE CIRCLE DRIVE - EAST STUART MAJOR URBAN CODE CONDITIONAL USE PERMIT (RC)(QJ):

RESOLUTION No. 16-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A EAST STUART MAJOR CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 433 SE LAKE CIRCLE DRIVE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO ALLOW AN OUTBUILDING TO EXCEED THE MAXIMUM SIZE OF 700 SQUARE FEET, TO ALLOW THE REDUCTION OF A REAR SETBACK REQUIREMENT, TO ALLOW THE MAXIMUM OF FIVE (5) DENSITY UNITS, AND TO CONFIRM THE IMPERVIOUS AND PERVIOUS REQUIREMENTS; GRANTING APPROVAL AND ALLOWING THE APPLICANT TO OBTAIN A REVOCABLE RIGHT-OF-WAY PERMIT FOR THE USE OF THE CITY'S RIGHT-OF-WAY FOR THE EXISTING PAVED ACCESS FOR SE LAKE CIRCLE DRIVE; PROVIDING FOR 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 Board**

Meeting Date: 3/3/2026

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 02/03/2026 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 02/03/2026 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 02032026 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
FEBRUARY 3, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Frank McChrystal
Vice Chair - Bonnie Moser
Board Member - Philip DeBerard
Board Member - Frederick James
Board Member - Will Laughlin
Board Member - Jeff Manera
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 McChrystal, Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin, Board Member Manera, Board Member Whalen

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. APPROVAL OF 01/06/2026 CRB MINUTES

**4:02 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Scott Whalen
Motion approved unanimously.**

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Vice Chair Mose spoke about Helen McBride's passing and Board Member James prayed.

Chair McChrystal stated that, as this is a newly seated board, he would like staff to provide a presentation at the next meeting to help the board clearly understand its role and authority.

He requested that the presentation address the following items:

- A clear explanation of the Board's role and responsibilities, including:
 - What authority, if any, is granted to the Board by the City Charter.
 - Any relevant language in the Comprehensive Plan and Land Development Code that defines the Board's role and authority.
 - A plain-language summary of what the Board can and cannot do.
- A high-level overview of applicable Florida Statutes related to allowable uses of CRA funds.
- A list of current projects in the CRA pipeline that are not yet approved or in design, noting that the top 15 projects would be sufficient, to provide a starting point for the Board to begin setting priorities.

Chair McChrystal emphasized that the goal of the presentation is to clearly define the Board's role and empower the Board to meaningfully set priorities, rather than function in a purely performative or perfunctory manner. He requested that the presentation be limited to approximately 20 minutes and focus on key points without excessive detail.

Chair thanked staff and the Board for their cooperation.

ACTION ITEMS

2. 400 S.E. OSCEOLA STREET REZONE TO COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2549-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING A +/-0.45 ACRE PARCEL LOCATED AT 400 S.E. OSCEOLA STREET WITHIN THE COMMUNITY REDEVELOPMENT AREA SPECIAL DISTRICT, FOR PROPERTY LEGALLY DESCRIBED AS LOTS 23, 24 AND 25, BLOCK 1, STYPMANN'S SUBDIVISION, FROM R-3 – RESIDENTIAL MULTI-FAMILY/OFFICE ZONING DESIGNATION TO COMMERCIAL PLANNED UNIT DEVELOPMENT DESIGNATION AND ADDING BARBERSHOP, BEAUTY SALONS, AND SPECIALTY SALONS AS ALLOWABLE

USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, swore in three (3) people - Jodi Kugler, Development Director, Michael Benedetti, applicant, and Paige Gallagher, applicant.

Jodi Kugler, Development Director presented the public notice, project location, allowable uses, R-3 zoning, history of the property, daily trips, landscape plan, and staff recommended approval.

Staff reported that no objections or opposition were received and recommended approval, finding the request consistent with applicable standards and policies.

The Board asked questions regarding neighborhood compatibility, objections received, residential density implications, and the distinction between a text amendment and a site-specific PUD. Staff and the City Attorney clarified that the rezoning would apply only to the subject parcel and would not amend the R-3 zoning district citywide.

4:26 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Scott Whalen
Motion approved unanimously.

3. AVONLEA COMMERCIAL CORNERS EAST MAJOR AMENDMENT TO THE NEW AVONLEA PUD FOR PARCEL D (LOT 11)

ORDINANCE No. 2550-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, PROVIDING FOR THE THIRD AMENDMENT OF THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT, AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, FOR PROPERTY LEGALLY DESCRIBED BY EXHIBIT "A" ATTACHED; AMENDING THE COMMERCIAL PLANNED UNIT DEVELOPMENT TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA COMMERCIAL EAST PARCEL D (LOT 11) TO BE IDENTIFIED AS AVONLEA COMMERCIAL CORNERS EAST; PROVIDING FOR THE APPROVAL OF THE MASTER SITE OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PLANNED UNIT DEVELOPMENT; PROVIDING FOR REVISED AND NEW DEVELOPMENT CONDITIONS APPROVAL FOR PARCEL D (LOT 11); PROVIDING FOR AMENDED AND NEW TIMETABLES FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Attorney Baggett swore in three (3) people, Jodi Kugler, Development Director, Nik Schroth, Avonlea Applicant, and George Missimer, Coulter & Hearing.

Ms. Kugler presented notice requirements, location, 2015 New Avonlea PUD requires site plans for individual parcels to be processed as major amendments, the proposal does **not** increase overall PUD density or intensity and is consistent with the 2015 master plan, the proposed one-story commercial building would accommodate a mix of uses, required parking is provided, and open space exceeds the minimum requirement, traffic review and landscape review were completed, with staff noting minor technical adjustments recommended during later plan phases, architectural elements are included as required, and public art will be processed as a separate application, staff recommends approval.

Mr. Missimer reviewed the request and noted that the project met all development standards and noted a correction to the property elevations noted in the City's presentation. Introduced Avonlea property developer, Nik Schroth provided the history of the property and the past approvals, reviewed the current parcels and explained the proposal of the Lot 11, parcel D. Mr. Missimer resumed his presentation and reviewed parking, ingress/egress, public art murals and a sculpture piece to be brought back before the board.

The Board asked questions regarding the scope of the request versus previously approved maximum square footage, any objections received (none reported), tree canopy vs. palms and wetland setback compliance (no wetland setback variance requested), tenant viability and traffic counts, public art funding responsibility (developer) and the Board's authority over public art approvals, clarification that any "to be populated at first reading" items reflect final ordinance population based on conditions/recommendations.

5:08 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

STAFF UPDATE

4. ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

Mary Kindel, City Clerk, provided an orientation presentation for Board members covering the definition of public records and applicability to appointed board members, retention obligations and best practices (including forwarding records to City email, screenshots of texts, and handling social media communications), Sunshine Law requirements and cautions regarding communications outside of noticed meetings, Public records request procedures and potential legal implications for noncompliance, financial disclosure requirements (Form 1 initial and annual filing; Form 1F upon leaving the board).

Staff responded to Board questions about whether non-response communications still constitute public records (yes), Costs/fees associated with extensive public record request,

applicability of public records obligations to City business outside CRA/CRB matters, and best practices to avoid inadvertent Sunshine violations via social media.

ADJOURNMENT

5:40 PM

Susej T. Meleqi, Board Secretary

Frank McChrystal, Chair

Minutes to be approved at the CRB Meeting this 3rd day of March, 2026.

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

Meeting Date: 3/3/2026

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2025

Summary Explanation/Background Information on Agenda Request:

As set forth in Chapter 163, Part III, Florida Statutes, the Community Redevelopment Agency of the City of Stuart must file with the governing body on or before March 31st of each year, a report of its activities for the preceding fiscal year from October 1st through September 30th. The statute also requires the report to contain a financial statement setting forth the Agency's income and expenses, amount of tax increment funds collected, and accomplishments for each fiscal year. Please note that the financial statement provided in the report is unaudited and does not reflect the actual expenses for the fiscal year. The audit typically occurs after the filing deadline, so the report will be updated when the audited financial statement becomes available.

At the time of filing a financial report, the Agency is required to publish in the newspaper of general circulation a notice to the effect that such report has been filed with the City and the report is available for inspection during business hours in the City Clerk's Office and in the Office of Community Redevelopment Agency. A notice of this report was published in the Treasure Coastal Palm. A copy of the approved report will be mailed to the County's Administrator and other taxing authorities, including the Martin County Property Appraiser's Office, Martin County Tax Collector, and Martin County School District to ensure financial transparency, accountability, and operational efficiency. These reports verify the achievements of goals, justify tax increment financing (TIF) use, and ensure compliance with state laws.

Funding Source:

N/A

Recommended Action:

Approve the filing of the 2025 CRA Annual Report

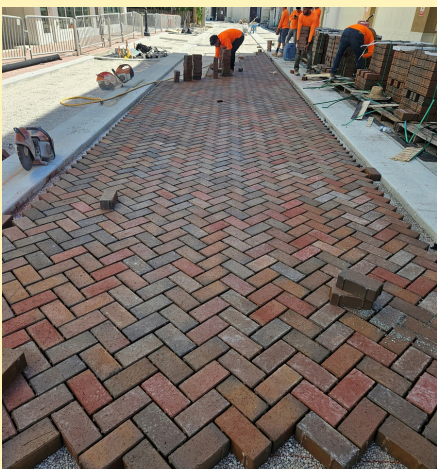
ATTACHMENTS:

- 1. CRA ANNUAL REPORT 2025_Final

2025

ANNUAL REPORT

COMMUNITY REDEVELOPMENT AGENCY



FISCAL YEAR ENDED SEPTEMBER 30, 2025



Table of Contents



3

Mission Statement

4

About the CRA

7

Community Redevelopment Agency Board

8

Community Redevelopment Board

9

CRA Staff and Acknowledgements

10

CRA Projects

34

CRA Annual Budget & Financial Statement

35

Appendix A - Financial Summary (Unaudited)

CRA

COMMUNITY REDEVELOPMENT AGENCY

This Annual Report provides a summary of the work undertaken by the Stuart Community Redevelopment Agency (CRA) during FY 2025 as required by Chapter 163.387 (8), Florida Statute. This report sets forth the organization of the Community Redevelopment Agency along with capital improvements for the year and financial statements of investments, liabilities, income, and operating expenses.



MISSION STATEMENT

To plan for a sustainable economic future while protecting and enhancing the unique character of the city.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses can achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize, and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.

ABOUT THE CRA

The Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. The CRA was re-established, and a Redevelopment Trust Fund was created in 1998, by Resolution No. 84-98. In 2002, the CRA boundary was expanded to include the East Stuart District by Resolution No. 131-02. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property by Ordinance No. 2076-06. In 2016, the CRA plan was amended and the boundaries of the CRA were expanded to include an additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum” by Resolution No. 09-2016. The Community Redevelopment Area contains 903.88 acres of land (including 37.16 acres of public rights of way), which comprises approximately 20% of the city.

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

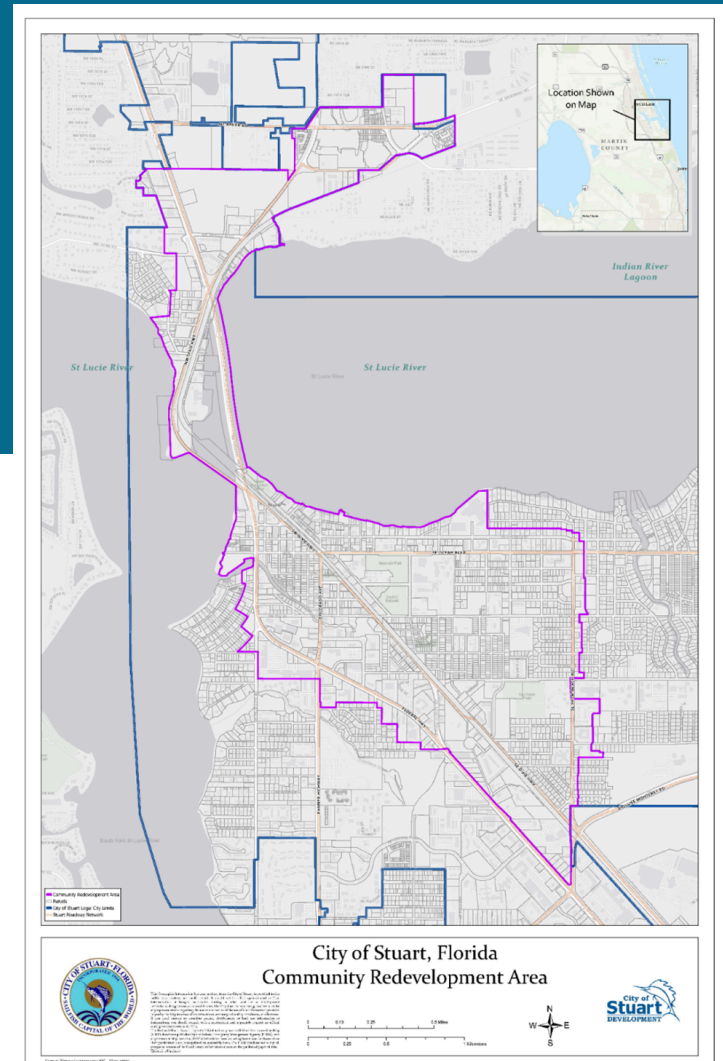
On January 22, 2024, the Community Redevelopment Board approved by Resolution No. 01-2024 CRA, amending the Redevelopment Plan to further facilitate the undertaking of programs and projects within defined CRA boundary.

The Stuart CRA, established on June 8, 1998, by Resolution No. 84-98, was set to sunset in 2028; however, it was extended for 30 years from the date of the adoption of the amended CRA Plan by the City Commission in 2019. Subsequently, the life of the Agency was extended to September 9, 2050, in accordance with Resolution No. 68-2019.



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

The Stuart CRA is funded through the Tax Increment Financing (TIF) methodology. Incremental revenue is calculated based on the increase in taxable property values between the “base year”, and the current taxable value. Per the adopted Redevelopment Plan, the base year established for this purpose is 1998. The incremental increase is deposited into the Community Redevelopment Trust Fund as a source of funds to be used to finance the projects and programs identified in Stuart Redevelopment Plan. The CRA boundary was expanded three times since the Redevelopment Trust Fund was established in 1998, therefore, the Stuart CRA has different base years for each expanded area. The 1998 tax value for Stuart North, South, and Center was \$104,937,283 and taxable value for FY 2024 was \$542,417,611. The 2002 taxable value for East Stuart was \$6,979,363 and taxable value for FY 2024 was \$13,907,310. The 2006 taxable value for Public Safety Complex was \$0 and taxable value for FY 2024 was \$0. The 2015 taxable value for ‘2015 Expanded Area’ was \$187,337,637 and taxable value for FY 2024 was \$329,136,569.



The CRA TIF revenue in FY 1999 was \$41,192 and TIF revenue for FY 2025 was \$6,437,358.

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

Significant accomplishments of the CRA since its inception include:

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



COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

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



Campbell Rich
Chair



Christopher Collins
Vice Chair



Eula R. Clarke



Sean Reed



Laura Giobbi



Frederick James



Mark Brechbill

During FY 2025, the CRA held public meetings on:

October 28, 2024

November 25, 2024

January 27, 2025

March 24, 2025

April 28, 2025

July 28, 2025

August 25, 2025

September 22, 2025

COMMUNITY REDEVELOPMENT BOARD (CRB)

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

Current CRB Members:

Mark Brechbill, Chair

Bonnie Moser, Vice Chair

Jeff Manera

Will Laughlin

Clay Scherer

Scott Whalen

Frederick James

During FY 2025, the CRB held public meetings on:

October 1, 2024

November 5, 2024

February 4, 2025

March 4, 2025

April 1, 2025

May 6, 2025

June 3, 2025

July 1, 2025

September 15, 2025



CRA STAFF



Pinal Gandhi-Savdas

Executive Director

Pinal Gandhi-Savdas, joined the City of Stuart team as a Senior Planner from 2006-2011 and 2015-2018 and is the CRA Executive Director since 2018. Ms. Gandhi-Savdas is responsible for overseeing the CRA's Redevelopment Plan, budget, operations, and capital projects. She has over 16 years of planning and leadership experience within the public sector. She serves on various boards including the chair of the MPO's Bicycle and Pedestrian Advisory Committee (BPAC) and committee member of the TCRPC Comprehensive Economic Development Strategy (CEDs).

Jordan Pinkston, joined the City of Stuart team as an Executive Administrative Assistant to the Development Director and CRA Program Specialist in 2019 and became a CRA Program Manager in 2022. She has over 17 years of experience with public involvement, communications, strategic planning, event management, marketing and public relations. Ms. Pinkston manages multiple CRA funded programs and initiatives. She is the City Representative for Stuart Main Street, as well as involved with Young Professionals of Martin County and the Florida Public Relations Association.



Jordan Pinkston

CRA Program Manager

ACKNOWLEDGEMENT

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

CRA PROJECTS

BUSINESS IMPROVEMENT REIMBURSEMENT GRANT PROGRAM

The Stuart Community Redevelopment Agency Business Improvement Grant Program is an incentive program designed to encourage visible exterior improvements to existing commercial properties and to encourage private investment in the Stuart Community Redevelopment Area. The program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. Funds are appropriated annually by the CRA.

In 2025, there were 6 applications totaling \$56,151 in project costs funded through the program. The program encourages property owners to invest their own money for improvements. The business owners invested \$215,887 of their own money for projects funded in FY 2025. As of 2025, the program has awarded 61 business with a total private investment of \$2 million with an additional CRA contribution of \$444,000.



COMMERCIAL LANDSCAPE IMPROVEMENT GRANT PROGRAM

The CRA recognized that many properties within the Community Redevelopment Area were constructed before the adoption of the City’s current landscape code. This has left the CRA with many commercial properties that provide little, if any, aesthetic appeal. It is the intent of the CRA to correct this situation by encouraging all eligible applicants to upgrade landscaping along the perimeter of a commercial property that abuts a public right-of-way and interior parking lot landscaping to enhance the visible appearance of the property and provide shade along streets to improve walkability, promoting economic vitality within the CRA.

The City of Stuart Community Redevelopment Agency (CRA) created the Commercial Landscape Improvement Program (CLIP) as an incentive program designed to encourage visible, exterior landscape improvements and irrigation to commercial businesses in the Stuart Community Redevelopment Area to meet the City of Stuart’s Land Development Code requirements. The program provides a 50% matching grant reimbursement for eligible landscape improvements, up to \$5,000.



LANDSCAPE IMPROVEMENT
Grant Program

The City of Stuart Community Redevelopment Agency (CRA) Commercial Landscape Improvement Grant Program is designed to facilitate the enhancement of existing commercial properties within the Stuart Community Redevelopment Area.

Commercial Landscape Improvements



Parking Lot Islands



Irrigation



Asphalt Removal

Purpose:
The intent of the program is to substantively improve the landscape appearance of the existing commercial properties within the redevelopment area. The program will provide financial assistance to existing businesses in the form of a grant intended to reduce the costs for landscaping improvements that result in more visually appealing commercial properties in accordance with the Stuart Community Redevelopment Plan.

Eligible Projects:

- ✔ Irrigation Installation
- ✔ Parking Lot Islands
- ✔ Green spaces
- ✔ Demolition and removal of asphalt, concrete impervious surfaces

*Irrigation for landscaping is a requirement for funding.

Funding :

- ✔ 50% matching grant for eligible improvements, up to \$5,000
- ✔ Funds are distributed on a first come, first served basis
- ✔ This is a year-round program, and funding is subject to availability

For more information please contact:
Jordan Pinkston, CRA Program Manager
jpinkston@ci.stuart.fl.us or 772.288.5375

WWW.STUARTFL.GOV/CRA

Scan the QR code with your phone to apply now!



CRA TREE FILL IN PROGRAM

The CRA is developing a Tree In-Fill Program through the preparation of a Master Plan that will identify locations within the CRA's public right-of-way where additional trees can be planted to supplement the existing tree canopy. The program is intended to function as an annual tree in-fill initiative, supporting the long-term goal of strategically increasing tree canopy coverage throughout the CRA.

The Master Plan will evaluate existing canopy conditions using GIS imagery to identify and map areas with tree coverage, limited coverage, and gaps in coverage. As an initial step in this assessment, an existing tree canopy coverage diagram will be prepared to illustrate current conditions, areas lacking canopy, and locations with potential for enhancement. The Master Plan will also identify priority areas within the CRA where new tree plantings would most immediately benefit the community and will include a list of preferred tree species for implementation.

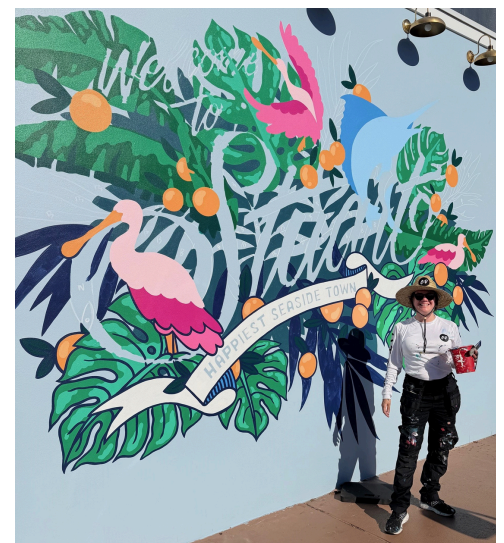
Once priority areas are established, field surveys will be conducted to assess site-specific conditions during each phase, including potential conflicts with overhead and underground utilities, drainage infrastructure, streetlights, and available planting space. Following the field evaluations, the CRA will prepare a bid package, advertise for bids, award a contract, and implement the project in phases.

In 2025, the scope of work was established, and the consultant is currently preparing the Master Plan and identifying preferred tree species. The completed plan will be presented to the Board for review and direction on prioritizing implementation areas.

MURAL MATCHING GRANT PROGRAM

The Mural Matching Grant Program provides financial assistance to create murals on an exterior wall that is visible from the public right of-way or parking lot. The program is available to private property owners limited to commercial and mixed-use buildings within the Urban District, East Stuart District and "The Creek" Arts & Entertainment District. The program provides a reimbursement of 50% of the mural artwork up to \$3,000.

In fall of 2025, the "Welcome to Stuart: Happiest Seaside Town" mural was approved on the exterior southern wall of the Matilda's Building located at 15 SW Flagler Avenue. The mural was completed in February of 2026.



WAYFINDING SIGNAGE PROGRAM

The Downtown Wayfinding Signage Program was initiated in 2018 to promote downtown businesses, encourage tourism and pedestrian activity, and strengthen the area’s sense of place. Since its inception, the signage has improved navigation for visitors—particularly pedestrians—by making downtown businesses easier to locate.

Phase I of the program was implemented in the Old Downtown District in June 2018, followed by an expansion along South Colorado Avenue in 2020. In 2025, the program was expanded again to include additional wayfinding poles on Ocean Boulevard and SE Denver Avenue, as well as SW Osceola Street and SE Detroit Avenue.

The addition of wayfinding signage along Osceola Street east of Colorado Avenue will help draw visitors beyond the primary downtown corridors by improving visibility for businesses located slightly off the main pedestrian routes. These signs will direct foot traffic toward restaurants, shops, and services along Osceola Street, supporting business exposure, increasing walkability, and strengthening connections between adjacent downtown areas.

MOSAIC ARTWORK

The Mosaic Artwork Program was created to install artwork within the public right-of-way along sidewalks throughout “The Creek” Arts and Entertainment District. The sidewalk artwork provides an opportunity to create a unique and engaging experience for residents and visitors as they stroll through the district, helping to increase foot traffic, foster a vibrant urban environment, enhance appreciation for mosaic art and local artists, and improve the overall attractiveness of the city’s public realm.

Since the program’s implementation, the CRA has installed ten mosaic artworks throughout the district, further strengthening the area’s identity as a destination for arts and culture. In FY 2025, additional four mosaics were installed, continuing the CRA’s commitment to placemaking and cultural enhancement within the Arts and Entertainment District.

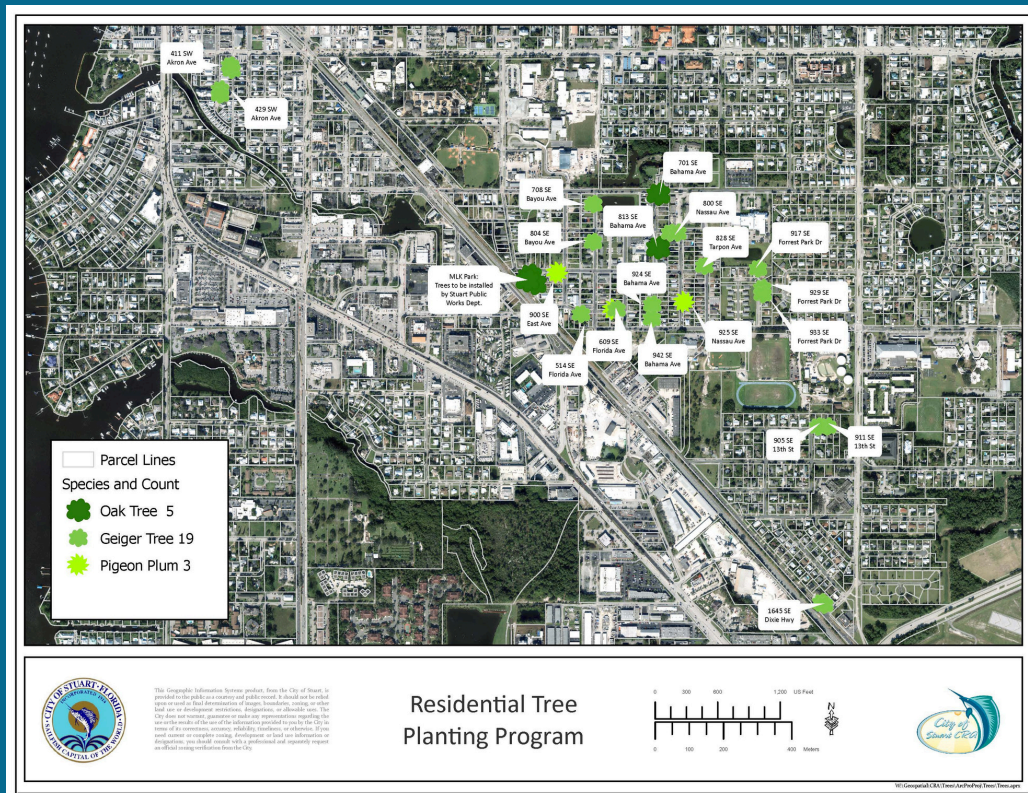


RESIDENTIAL FACADE IMPROVEMENT/ PAINT UP PROGRAM

The Residential Façade Improvement Grant Program is an incentive program to make minor structural and cosmetic exterior improvements to single-family homes and duplexes, either owner-occupied or tenant-occupied residential investment properties. The program provides a reimbursement of 50% of the total costs up to \$500. The program also provides a voucher of up to 100% (maximum of \$500) for exterior paint. In 2025, the CRA received three Façade Improvement Program applications and Paint-Up Program applications totaling \$3,000 in reimbursement.

RESIDENTIAL STREET TREE PROGRAM

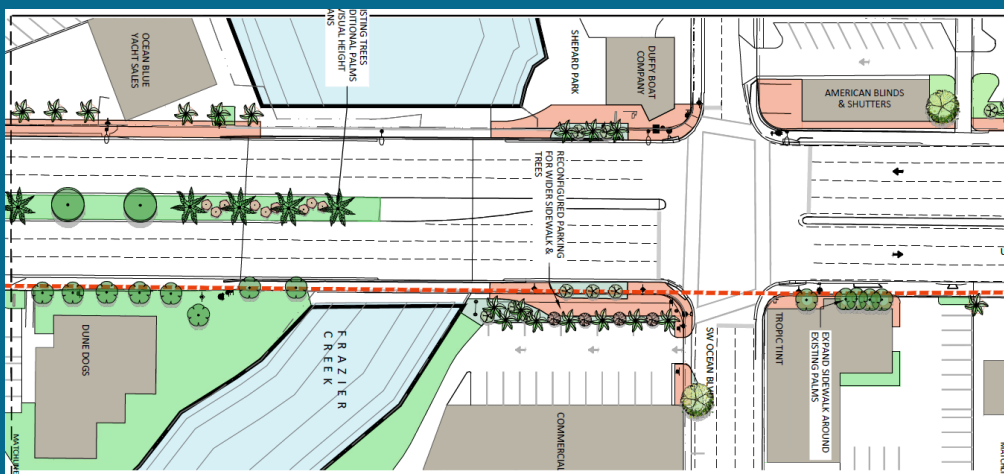
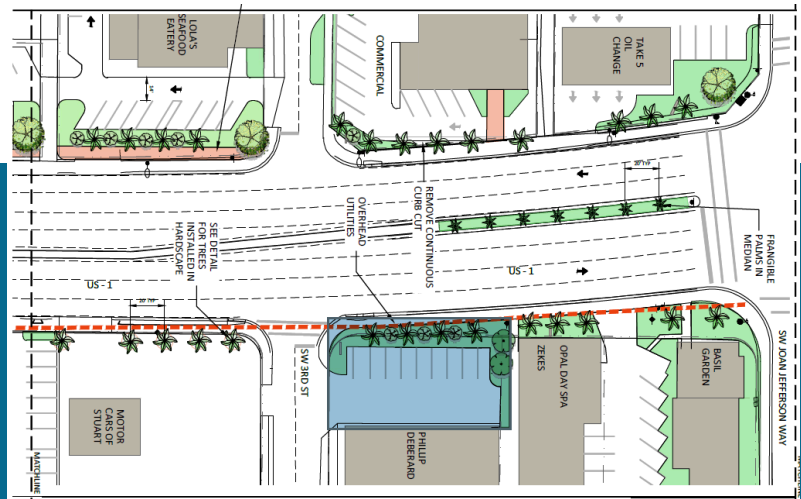
The Residential Street Tree Program was developed to expand the City’s tree canopy, provide shade, enhance residential and public streetscapes, and deliver long-term environmental, social, and health benefits. The program was implemented in phases, with neighborhood prioritization based on existing tree canopy and tree count data. In 2025, the Community Redevelopment Agency (CRA) expanded the program to include all residential properties within the CRA boundary. In April 2025, the CRA installed 27 trees at a total project cost of approximately \$9,210.



FEDERAL HIGHWAY STREET TREE PROGRAM

The CRA Board adopted the Federal Highway Street Tree Master Plan and Program to implement the goals and vision for the corridor through the installation of urban street trees and complementary landscaping. These improvements are intended to enhance sidewalk usability, create a more comfortable pedestrian environment, and beautify this important gateway corridor. In conjunction with this effort, the city updated its Land Development Code to reflect the desired development standards along the corridor, including increased setbacks to accommodate shared-use paths or wider sidewalks, provide shade for pedestrians and bicyclists, and enhance overall public safety.

The CRA is working toward implementing a demonstration project that will include participation from seven parcels. The initial phase will identify opportunities along the west side of US-1 between St. Lucie Crescent and SW Joan Jefferson, covering approximately 1,200 linear feet. This effort will include completing field surveys and developing preliminary plans illustrating how each parcel could be configured to accommodate expanded pedestrian and bicycle facilities and landscaped areas. Following development of the preliminary plans, the CRA will coordinate with property owners to secure the necessary easements to advance the vision outlined in the US-1/Federal Highway Street Tree Master Plan and Program.



HEIRS PROPERTY ASSISTANCE PROGRAM

The CRA’s Heirs’ Property Assistance Program, now in its second year, was launched to help heirs’ property owners clear title to their properties so they can fully exercise their property rights. These rights include negotiating with lenders to refinance, qualifying for bank loans to invest in their properties, obtaining homeowners’ insurance, securing property tax homestead exemptions, and accessing local, state, and federal grants for home improvements.

Over its first year, the program has focused on revitalizing neighborhoods by providing legal assistance to families with uncontested rightful ownership who need support removing clouds on title that resulted from a lack of probate in the past. The program provides legal assistance of up to \$3,000 per probate case, not to exceed \$9,000 per property.

In 2025, the CRA received one application for a property located at 1620 Arapaho Avenue. The CRA coordinated with legal counsel to assist the heirs in clearing title and are currently in the process of opening probates for the case.

HEIRS’ PROPERTY ASSISTANCE PROGRAM



The City of Stuart’s Community Redevelopment Agency (CRA) is offering **FREE** legal support to families who do not contest to rightful ownership of their home but need assistance clearing their property title. The CRA is partnering with legal services to assist heir’s property owners with appropriate legal proceeding to clear the title on their property.



WHAT IS HEIR’S PROPERTY: Heir’s property is a family-owned property inherited by multiple family members without clear ownership.

WHY IT MATTERS: Without a clear title, heirs do not have collateral for refinancing, mortgage, or bank loans. They cannot receive homestead exemption benefits or federal and state home improvement grants.

- ELIGIBILITY:**
- ✓ Properties located within the Stuart Community Redevelopment Agency Area
 - ✓ The heirs’ property has an assessed value of \$300,000 or less
 - ✓ Legal assistance will be limited to a maximum of \$3,000 per property.



Scan the QR code with your phone for more information.

**This is a voluntary program.



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WWW.CITYOFSTUART.US/CRA

UTILITIES BOX WRAP PROGRAM

The CRA launched the Traffic Box Wrap Program, an innovative traffic control box wrap initiative designed to transform standard traffic signal controller boxes from purely functional infrastructure into colorful, inspired works of public art. Centered on the City's environment and natural character, the program reimagines everyday streetscape elements as creative landmarks that contribute to the vitality, beauty, and identity of the community.

The Traffic Box Wrap Program enhances the pedestrian experience by adding unexpected moments of beauty along neighborhood corridors, reinforcing a sense of place while promoting environmental awareness. What were once overlooked metal boxes are now vibrant expressions of civic pride and stewardship.

The program encompasses twelve traffic control boxes within the Community Redevelopment Agency boundary. To ensure long-term sustainability, the CRA coordinated with Martin County to amend the Traffic Signal Box Maintenance Agreement to include ongoing upkeep of the art wraps. Fabrication and installation were completed in Spring 2025, solidifying the program as a lasting example of how infrastructure, art, and environmental appreciation can work together to beautify and inspire the community.

SE Federal & SE Central Pkwy



SW Federal & Johnson Ave.



Dixie & SE Christie Way



NW Green River & Dixie

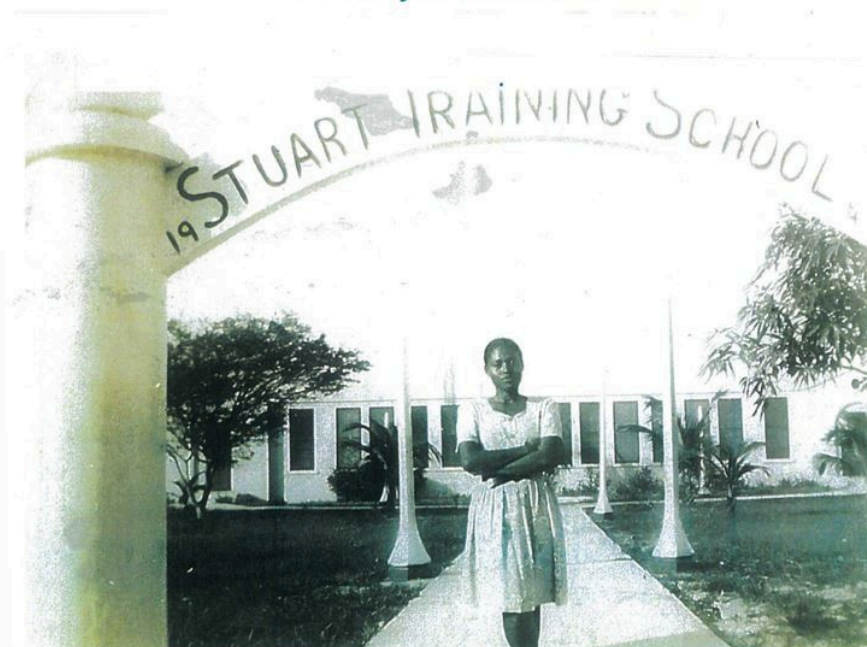


EAST STUART (LINCOLN PARK) NATIONAL REGISTER OF HISTORIC PLACES DISTRICT DESIGNATION

The CRA is pursuing a National Register of Historic Places district nomination for the East Stuart community (Lincoln Park). The Division of Historical Resources determined that East Stuart is eligible for listing on the National Register of Historic Places. The CRA hired a consultant to prepare and submit the National Register nomination application. In 2023, the consultant conducted a windshield survey of the neighborhood and interviews to prepare the nomination report. The application was submitted to the Florida Department of State in Fall 2024. The state is in the process of reviewing the nomination documents and will conduct a public meeting with the community in March 2025. The National Register Review Board (NRRB) will hold a meeting on May 7th to review and make recommendations on whether the district should be listed on the National Register of Historic Places. The final decision will be forwarded to the National Park Services (NPS) for official listing.

Lincoln Park Historic District

The Story of East Stuart



Founded in 1913, Lincoln Park, now known as the East Stuart Community, is the City of Stuart's most prominent historically black neighborhood.

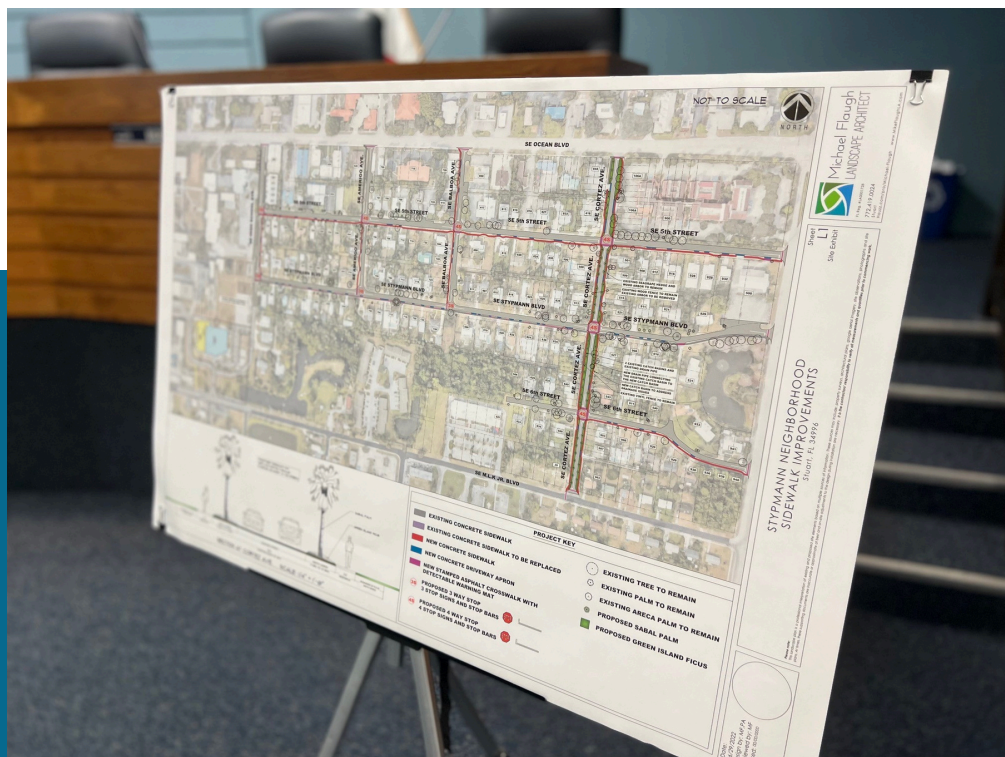
STYPMANN NEIGHBORHOOD DRAINAGE AND SIDEWALK IMPROVEMENTS

The project area is bounded by SE Ocean Boulevard to the north, SE High School Avenue to the west, SE Palm Beach Road to the east, and SE Martin Luther King Jr. Boulevard to the south. During community outreach meetings, residents expressed concerns regarding drainage within the neighborhood. Addressing drainage is a priority to ensure that sidewalk improvements function properly and remain accessible and usable.

In August 2023, the City/CRA applied for a Florida Department of Environmental Protection (DEP) Water Quality Grant to address these concerns. While the initial application was not selected for funding, the City/CRA was invited to strengthen and resubmit the proposal. Following the second submittal, the project was awarded \$1,674,285 in March 2025 to fund drainage improvements.

The project scope includes the construction of new sidewalks, repair or replacement of existing sidewalks, yield streets, landscaping where feasible, street lighting, and drainage improvements.

On October 27, 2025, the CRA Board approved the conceptual plans for the Stypmann Neighborhood Sidewalk and Drainage Improvements Project and authorized staff to proceed with the development of final construction plans. The CRA is currently preparing construction documents and anticipates beginning construction in Fall 2026, with completion expected by May 2027.



MEMORIAL PARK PHASE IV

Memorial Park Phase 4 Improvements to Memorial Park consist of the construction of an outdoor Amphitheater and supporting infrastructure located within the City of Stuart Veteran Memorial Park. Located at the southwest corner of SE Ocean Boulevard and SE Georgia Avenue, the Amphitheater will be an outdoor event complex with an estimated event capacity of more than 2,500 persons.

The project will feature a covered stage area, lawn seating, architectural entry way with plaza area, a green room, monument entry, brick paver walkways, landscaping, site lighting, benches, bicycle racks and other park amenities. Infrastructure improvements will include access roads, driveways, and utilities such as water, sewer, power, drainage and irrigation.

The estimates cost of the project is \$2,700,000. The CRA appropriated \$1,078,483 for Memorial Park Phase 4 Improvements and the remaining balance will be paid with American Rescue Plan Act (ARPA) grant funding.

Construction for Phase 4 improvements began in March 2025 and is anticipated to be completed in March 2026.



MICRO TRANSIT SYSTEM

The CRA provided \$194,860 to support the operation of the Micro-Transit System. From January through December 2025, the system recorded a total annual ridership of approximately 39,000 passengers.

In 2025, the City conducted approximately 76 historic tours, serving 895 riders.

The City also received a grant for a tram expansion pilot program that enabled the addition of the Wells Fargo location as a new stop. Although the pilot grant concluded in November 2025, the stop generated approximately 500 riders during the year.

The tram was rented for four private events, generating \$1,300 in revenue. In addition, tram service was provided for community events such as schools, daycare centers, and churches to help alleviate traffic congestion and parking demand in the downtown area. The City supported 31 events, serving approximately 6,715 riders.

To enhance visibility, attract riders, and promote the micro-transit system, the CRA allocated \$10,000 for downtown tram wraps. The City completed the wrapping of all six trams in FY 2025.



DOWNTOWN UNDERGROUNDING AND STREETScape

The improvements include a comprehensive streetscape project along Seminole Street, as well as an underground utility conversion project along the following corridors:

- SW Seminole Street, from SW St. Lucie Avenue to S Colorado Avenue
- SW Osceola Street, from SW St. Lucie Avenue to S Colorado Avenue
- SW St. Lucie Avenue, from SW Seminole Street to SW Flagler Avenue
- S Colorado Avenue, from SW Seminole Street to SW Flagler Avenue

These improvements will enhance utility reliability—particularly following storm events—while also providing significant aesthetic and placemaking benefits to the downtown area.

The project was initially anticipated to be completed in two phases. Phase 1, which included the undergrounding of utilities on Seminole Street, was originally planned to be constructed concurrently with the Seminole Streetscape project in the summer of 2022. However, Florida Power & Light's (FPL) plan to harden power lines on SW Osceola Street occurred earlier than anticipated. As a result, the City and the Community Redevelopment Agency (CRA) agreed to expedite the underground utility design for SW Osceola Street.

To better coordinate construction activities and minimize conflicts between utility undergrounding and streetscape improvements, it was ultimately determined that the underground conversion work for Phases 1 and 2 would be constructed concurrently with the streetscape project. This approach provides both cost and schedule efficiencies.

Due to the complexity of the project and the need for cost control and transparency, Construction Management at Risk (CMAR) was selected as the project delivery method. In June 2024, the CRA contracted with Burkhardt Construction to develop a Guaranteed Maximum Price (GMP) for the project. In October 2024, the CRA Board approved the CMAR contract, awarding construction services to Burkhardt Construction in the amount of \$8,756,347.

Additionally, the CRA was awarded a Florida Department of Environmental Protection (FDEP) Water Quality Grant in the amount of \$354,000. The grant supports the use of permeable paver blocks on roadway and on-street parking surfaces to help filter stormwater runoff as part of the streetscape improvements.

The total project budget is \$9.2 million.

Continued...

DOWNTOWN UNDERGROUNDING AND STREETScape

Construction began in April 2025 and is anticipated to be completed in November 2026. Demolition, clearing and grubbing, earthwork, base work, curbs, and paver installation are completed along Seminole Street. Sidewalks are complete except in locations where underground utility work or overhead utility pole removal is still required. All conduits work for undergrounding has been completed, and the project will proceed with energizing the underground system and transitioning customers from overhead to underground service. Once customers are switched over, all overhead lines will be removed by FPL, Comcast, and AT&T, following by removal of all FPL poles. After the poles are removed, final restoration work will begin, including milling and resurfacing and crosswalk replacement on Osceola Street and Flagler Avenue.

Landscape and irrigation installation on Seminole Street will be completed following the removal of overhead utility poles.



BURKHARDT
CONSTRUCTION, INC.

Downtown Stuart
Undergrounding & Seminole Streetscaping

SMITH
AERIAL
PHOTOS 1-6-2

RIVERSIDE PARK NEIGHBORHOOD STREETScape IMPROVEMENTS



The Riverside Park Neighborhood Improvements Project includes the construction of new sidewalks, on-street parking, high-visibility crosswalks, street lighting, landscaping, and milling and resurfacing improvements. The project area is bounded by NW Fern Street to the south, SE Dixie Highway to the east, the North Fork of the St. Lucie River to the west, and NW Palm Street to the north, and is located near Downtown Stuart.

The Community Redevelopment Agency (CRA) was awarded a Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant in the amount of \$1,523,489 to support this project. The project was advertised for bid in April 2024, and a construction contract was awarded in the amount of \$1,985,996. Additional project costs include contingency, Martin County administrative fees, construction engineering and inspection (CEI) services, and post-design services, resulting in a total project cost of \$2,506,449.

Construction began in August 2024 and was completed in November 2025.

OLEANDER AVENUE MINI PARK IMPROVEMENTS

Oleander Avenue Mini Park is in the Riverside Park Neighborhood. The park is nestled between the condo building and single-family home. Currently, the park is underutilized with a narrow sidewalk that leads to the St Lucie River.

The park improvements include irrigation, paved sidewalks, shade trees, benches, decorative fence, and new signage. The proposed design enhances user experience, comfort, and safety and complements the recently completed Riverside Park Neighborhood Streetscape Improvements project.

The total project cost is \$100,000. The construction began in November 2025 and was completed in February 2026.



MARTIN LUTHER KING JR. BLVD COMPLETE STREET

The Martin Luther King Jr. Blvd Complete Street Project extends from SE Dixie Highway to SE Tarpon Avenue, with pedestrian improvements continuing along the north side of MLK Blvd between SE Tarpon Avenue and SE Palm Beach Road. The project will include shared-use paths for pedestrians and bicyclists, on-street parking, bike racks, high-visibility crosswalks, a mid-block plaza area, street lighting, and landscaping.

The project provides numerous community benefits, including improved pedestrian mobility, safer parking, slower vehicular traffic along MLK Blvd, enhanced stormwater quality treatment, a community gathering space, and improved streetscape aesthetics.

In October 2021, the conceptual design was presented to the East Stuart community. The CRA conducted a vision survey to prioritize corridor elements, activities, and street functions. The project was presented at the Joint CRA, CRB, and City Commission meeting in April 2022, and approval was granted to proceed with final engineering design plans. The engineering design cost is \$437,465.

During FY 2023, 30% of the construction plans were completed and reviewed by city staff. The CRA engaged with community members who expressed concerns regarding the conversion of angled on-street parking to parallel parking and potential loss of parking. Strategies to address these safety and access concerns were discussed, and an alternate location for lost on-street parking will be presented at the next neighborhood meeting.

The CRA coordinated with the Martin County School District and private property owners to discuss right-of-way dedication to provide sidewalk improvements on both sides of the road. The project is progressing toward 60% design completion.

The City Commission authorized the CRA to apply for the Better Utilizing Investments to Leverage Development (BUILD) Grant to support the project. A neighborhood meeting to present the final plans will be held following the completion of 60% design, anticipated in Summer 2026. The total estimated project cost is \$5–\$6 million.



GUY DAVIS COMMUNITY PARK IMPROVEMENTS

The 10th Street Community Park is a well-used facility and serves as the centerpiece of the East Stuart community. The park currently features a small recreation center, soccer field, baseball field, football field, basketball court, tennis courts, running track, and a children's playground.

The proposed improvements aim to expand and enhance the community center and park to create a vibrant public space for people of all ages. The improvements will be completed in phases:

- Phase 1 will include a new multipurpose sports field, linear trail, picnic area, shaded pavilion areas, multipurpose stage area, flexible central lawn for events, fitness trail loop with exercise equipment, playground with aquatic play features, concession/restroom/storage building, monument signage, parking area, landscaping, and art in public places to celebrate the history of East Stuart.
- Phase 2 will include a dog park, skate park with integrated public art (funded privately), lawn activity areas in the northern section of the park, a linear park with streetscape and parking improvements along 10th Street, and community-wide wayfinding to highlight historic Black-owned businesses.

The Master Plan was first presented to the East Stuart community in September 2019. A pre-design online survey was conducted in July–August 2021. The schematic design was presented at the Joint CRB, CRA, and City Commission meeting on January 27, 2022, and again to the community in March 2022.

The East Stuart Historical Advisory Committee was formed to guide the development of arts in public places to celebrate the history of East Stuart. Throughout 2022, the consultant, staff, committee, and community members collaborated to develop art concepts, which were incorporated into the schematic design presented at the Joint CRA, CRB, and City Commission meeting in January 2023.

The project was approved to move forward with final design and construction plans. The final design costs are \$370,000, and final design plans are currently underway. The project scope was amended to include the skate park, which will be integrated into Phase 1 improvements.

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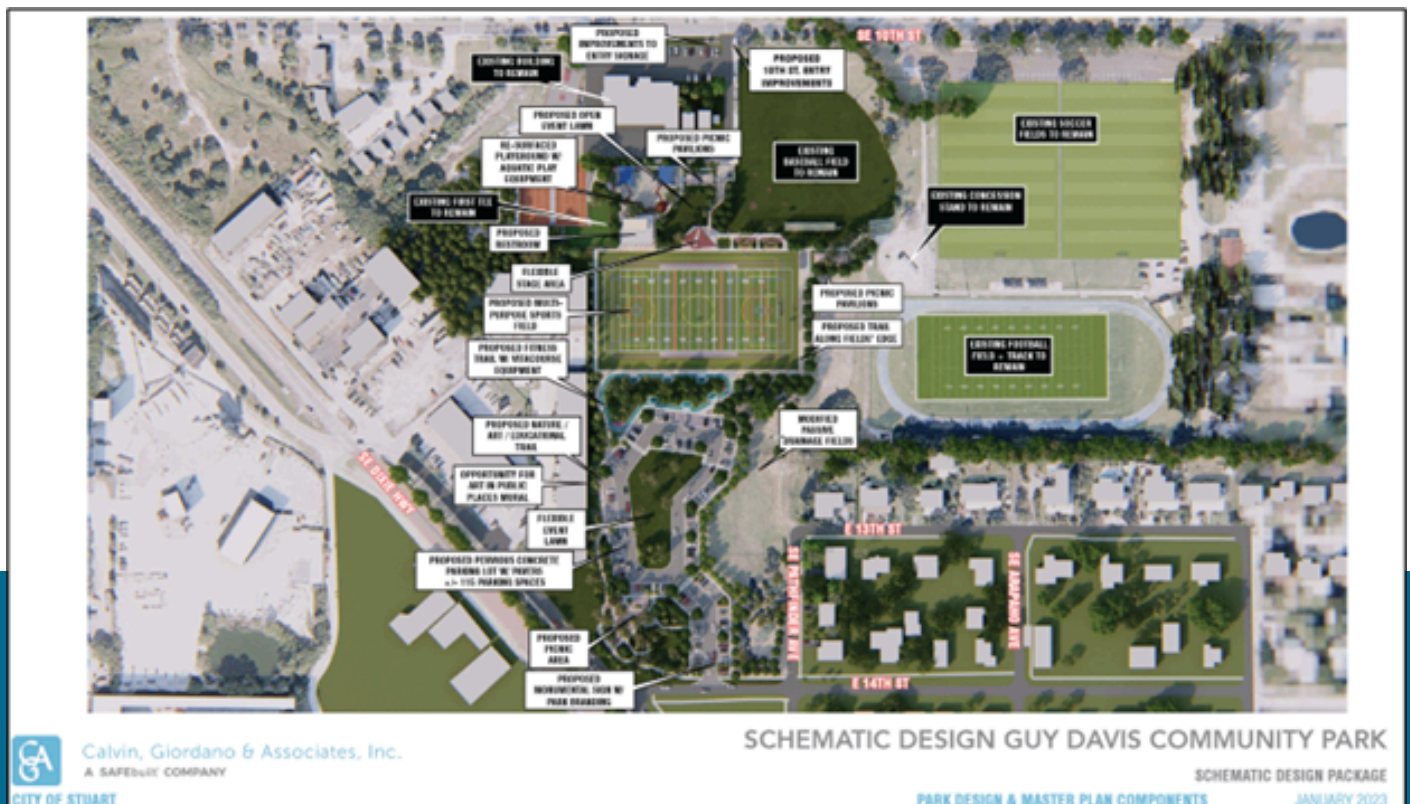
GUY DAVIS COMMUNITY PARK IMPROVEMENTS

The City/CRA received \$500,000 in state appropriation for the project during the FY 2024 Legislative Session.

The consultant is finalizing the 90% plans and advancing them to 100% plans where feasible. The skatepark is advancing to 100% construction documents. FPL has finalized their design for pole relocation and permit has been issued. And easement will be required to complete the relocation.

Comments have been received from the South Florida Water Management District (SFWMD), and the consultant is addressing these comments with responses and revisions as needed. Minor modifications are also required due to City's upcoming well-fields improvements in the park.

The total estimated cost of the project is \$10.5 million.



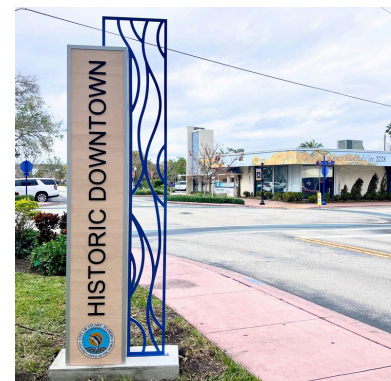
GATEWAY AND DISTRICT SIGNAGE

The CRA undertook a project to improve existing gateway signage along NE and SE Federal Highway and S Kanner Highway. The existing signs at major entry points were under-scaled, limiting their ability to attract attention and convey a sense of arrival.

The gateway signage project included the development of a signage family for gateway, downtown, and district identification, creating a cohesive visual identity for the area. To gather public input, the CRA conducted three online surveys in 2021–2022, all of which indicated a preference for the “Wave” themed concept. Based on these results, the Board directed staff to proceed with final design plans for the “Wave” themed signage family.

The final design and bid documents cost \$150,105. The project was divided into two phases. Phase 1, which included the design of eight gateway and district signs, was completed in 2023. The project was advertised for bid in January 2024, awarded to a contractor in March 2024, and fabrication and installation was completed by Spring 2025. The total project cost for phase 1 was \$228,895.

Phase 2 includes the installation of four horizontal “Welcome to” monument-style signs and two vertical signs at various locations within FDOT or Martin County rights-of-way. Because the signs are within the state or county rights-of-way, Phase 2 requires FDOT and Martin County permitting, which extended the project timeline. The project was advertised for bid in July 2023, awarded to a contractor in September 2025, and fabrication and installation is anticipated to be completed by Summer 2026. The total project cost for Phase 2 is \$115,000.



SE DIXIE HIGHWAY STREETScape IMPROVEMENTS

The SE Dixie Highway Streetscape Improvements project will include reducing existing travel lane widths, enhancing the sidewalk adjacent to the FEC, maximizing on-street parking, improving sidewalks on the west side of the street, and adding crosswalks, landscaping, and pedestrian lighting from SW Joan Jefferson Way to SE Ocean Blvd. This project was recommended in the Triangle District Master Plan that was adopted in September 2021.

CRA staff met with individual property owners in September and October 2022 to gather feedback on the conceptual plan. In January 2023, the CRA applied for the Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant for funding in the amount of \$436,900 for the FY 2026/2027 funding cycle. FDOT provided an eligibility determination letter in June 2023. Funding will be subject to availability in the work program year when the project is scheduled to be committed.

In August 2024, the CRA held a public outreach meeting to collect additional feedback from property owners on the proposed plans. The project was presented to the CRB and City Commission in September 2024 and to the MPO Board in October 2024 for review and approval.

The FDOT kickoff meeting was held in February 2025. Final design and grant deliverables are expected to be completed during 2025–2026, with construction anticipated to begin in early 2027. The estimated costs are \$135,000 for conceptual and final design, with \$1,500,000 budgeted for construction in the Capital Improvement Plan for FY 2027.

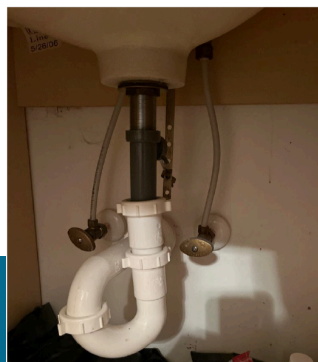


COMMUNITY DEVELOPMENT BLOCK GRANT – HOUSING REHABILITATION

The CRA applied for the FY 2019 Community Development Block Grant (CDBG) for the Housing Rehabilitation category activities in the amount of \$750,000 to assist low to moderate income households within the City of Stuart. The Tax Increment Financing (TIF) funds in the amount of \$50,000 were approved as a matching contribution for the CDBG application. The CDBG application was submitted to the Florida Department of Economic Opportunity (FDEO) in November 2020. The city received the grant award for \$750,000 in July 2021. The Authority to Use Grant Funds approval letter was received in February 2022.

The CRA received 15 applications and were ranked based on program criteria. The top 11 ranked applications required specific environmental review and clearance and home inspection to develop scope of work to receive rehab assistance. The first top six ranked applicants cleared environmental. The bid process was completed, and the contract was awarded to the lowest bidder for each project.

Seven projects have been completed. One project, involving demolition and replacement, is currently under construction. Two projects were withdrawn due to fire and insurance claim, and one application did not meet site specific environmental requirements. Additionally, one project is awaiting approval of the scope of work, as well as clearance from the State Historic Preservation Office (SHPO) and Florida Commerce. The closeout of all projects and the grant is anticipated in August 2026.



COMMUNITY DEVELOPMENT BLOCK GRANT – COVID ECONOMIC DEVELOPMENT

The CRA applied for the FY 2021 Community Development Block Grant (CDBG) COVID Program to support the acquisition and rehabilitation of the Willie Gary Building, located at 710 SE Martin Luther King, Jr. Boulevard in East Stuart, for use as a business incubator and job training center. The City was awarded \$4.79 million for the project, and the award agreement was executed in January 2023. An appraisal was completed in February 2023, followed by the completion of the environmental assessment in December 2023.

The City/CRA acquired the property for \$1,617,476 and closed on January 12, 2024. Subsequently, the City/CRA received an additional \$1,500,000 in funding, bringing the total project award amount to \$6,291,000.

The CRA awarded a contract to Kimley-Horn to provide professional engineering services for the redevelopment of 710 SE MLK Boulevard, including site, architectural, and construction plans. The City/CRA will partner with Project LIFT to provide services at the new facility, including skilled training programs in conjunction with job readiness and career development.

In April 2024, the City Commission approved a Memorandum of Understanding (MOU) between the City of Stuart and Project LIFT to meet program objectives focused on creating new jobs and employment opportunities, improving the City's economy, and enhancing the local marketplace. A lease agreement will be executed prior to the completion of construction.

The design and development review process for the project was completed in 2024. The project was advertised for bid in December 2024, with bid proposals due in February 2025. Three bids were received, with the lowest bid totaling \$6,474,356.85. At that time, available funding was insufficient to award the construction contract.

As a result, an additional \$4,000,000 in funding was requested, increasing the total project budget to \$10,291,000. Upon receipt of additional funding from Florida Commerce, the construction contract was awarded to Proctor Construction. Construction is anticipated to be completed by August 2026.



STUART MAIN STREET PARTNERSHIP

Established in 1987, Stuart Main Street (SMS) has served as the community revitalization organization for Downtown Stuart for more than 35 years. Operating within the National Main Street Center's Four-Point Approach—Organization, Design, Economic Vitality, and Promotion—Stuart Main Street focuses on community vision, unique local assets, and market realities to build a vibrant and inclusive downtown for residents, businesses, and visitors.

Stuart Main Street hosts a variety of highly visible and well-loved community events, including the weekly Rock'n Riverwalk concert series and the Downtown's farmers market, Market on Main, Hobgoblins on Main Street, Christmas on Main Street community tree lighting, and several annual art and craft festivals. Collectively, these events attract more than 150,000 visitors to Downtown Stuart each year and play a vital role in supporting local businesses and activating public spaces.

Stuart Main Street has expanded its programming over the years to further support local businesses and community engagement. Initiatives such as the "Love Stuart" Receipt Raffle for Valentine's Day and Small Business Saturday, the annual "Sweep'n the Streets" downtown cleanup, free small business education workshops, and the youth-focused "Kids Market" entrepreneur program all contribute to a strong, supportive environment for both existing and emerging businesses.

SMS acts as the primary liaison for the CRA, marketing incentive programs to property owners and increasing public understanding of redevelopment benefits. SMS ensures business continuity while supporting the CRA's objective to create a pedestrian-friendly urban core fully supporting the Seminole Streetscape & Undergrounding which directly supports the CRA's goal of attracting private investments and reducing commercial vacancies. To date, SMS has helped generate \$2,688,094.00 of public investment, and \$12,318,367.00 private investments, creating more than 175 jobs and 64 new businesses.

Supporting several CRA objectives, Stuart Main Street is actively pursuing grant funding to install a public art mural at Flagler Park, home to the weekly Market on Main farmer's market. The mural will celebrate local history and highlight the importance of water quality conservation, while complementing the multi-million-dollar private investments made by surrounding businesses and stakeholders. Public art initiatives such as this enhance urban spaces, promote safety, and foster community well-being. The RFP for the art mural project was posted on the SMS website in August 2025. Artists were ranked, and an artist was chosen in September 2025.

Stuart Main Street continues to invest in exterior and interior improvements to the historic Flagler Center, bringing total renovations to approximately \$192,000. The venue hosts more than 250 private, nonprofit, and public education events, further reinforcing its role as a key community gathering space in Downtown Stuart.

Continued...

STUART MAIN STREET PARTNERSHIP

In collaboration with the CRA, Stuart Main Street submitted a grant application to the Florida Department of State Division of Historical Resources Small Matching Program on June 1, 2023, to fund a National Register of Historic Places nomination for the Downtown Stuart area. The grant was awarded in the amount of \$25,000, and Stuart Main Street facilitated a formal Request for Proposals process to select Historical Property Associates to complete the nomination. The project is currently underway, with an anticipated completion date of June 15, 2025. In May 2025, Stuart Main Street, in collaboration with Historical Property Associates, LLC, completed and submitted the National Register Nomination (NRHP) application for the Downtown Stuart area and it is under review and pending community meeting.

The Designation on the National Register of Historic Places provides significant benefits to the City of Stuart, including increased tourism, enhanced eligibility for grant funding, higher property values, and a strengthened sense of community pride and identity. The CRA continues to work closely with Stuart Main Street as both organizations remain committed to economic growth, historic preservation, and community engagement, ensuring a vibrant and prosperous future for Historic Downtown Stuart.

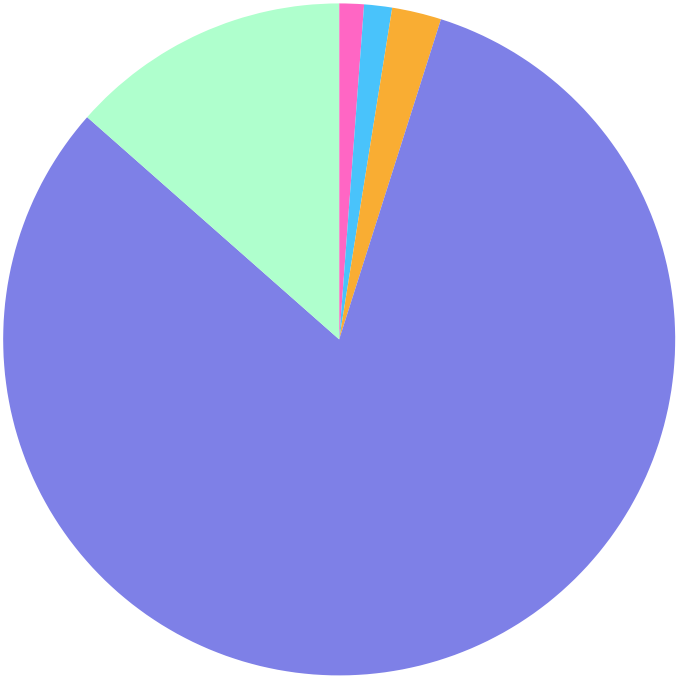
In May of 2025 Stuart Main Street applied for another Florida Department of State Division of Historical Resources Small Matching Program grant to help provide recommendations for the creation of Design Guidelines for the Historic Downtown. Their application is ranked 17th out of 35 applications. The top 32 applications were recommended for funding and now waiting on legislative funding. Design Guidelines will help ensure that the downtown's "Old Florida" charm is protected from incompatible development while remaining economically vibrant establishing architectural consistency and enhanced livability.



CRA ANNUAL BUDGET & FINANCIAL STATEMENT

On September 23, 2024, the CRA Board unanimously recommended approval of the FY 2025 budget for the CRA. The City Commission adopted the final budget for FY 2025 on September 23, 2024. The CRA FY 2025 revenue budget included estimates for increment revenue of \$6,332,516, wayfinding signage income of \$2,700, grant amount of \$5,166,831, interest in the amount of \$75,000, and fund balance of \$12,225,993. The CRA reserves the right to entertain any projects, funding, and supplemental appropriation throughout the year to accommodate its objectives. The table below summarizes the FY 2025 CRA budget.

- Personal Services
- Operating Expenses
- Grants & Aids
- Capital Projects
- Other Uses



CRA FY 2025 TOTAL BUDGET

Personal Services	\$277,494
Operating Expenses	\$314,858
Grants & Aids	\$557,300
Professional Services	\$340,000
Capital Projects	\$19,146,434
Other Uses	\$3,166,954
Total	\$23,803,040

The CRA unaudited financial statement for the fiscal year ended September 30, 2025, is attached as Appendix A.

APPENDIX A

CRA 2025 CRA SUMMARY - UNAUDITED

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 2,777,321	
Ad valorem taxes received from Martin County	3,660,037	
Federal grant	914,626	
Investment income	55,675	
CDBG funding	94,513	
Miscellaneous revenue	3,264	
Purpose of withdrawals:		
Salaries and benefits		283,301
Administrative expenses		49,753
Property lease		39,900
Memberships and training		1,650
Insurance		3,577
Repair & maintenance		
Printing, office supplies and other operating		
Other projects		
Micro transit operations		
Mainstreet		
Parking management system		
Economic development grants		175,729
Underground utilities		
Guy Davis Backstop		
Gateway signage		
710 SE Martin Luther King Jr Street		
Riverside park		
	<u>\$ 7,505,436</u>	<u>\$ 553,910</u>



Pinal Gandhi-Savdas, CRA Executive Director

(772) 283-2532 pgandhi@stuartfl.gov

Jordan Pinkston, CRA Program Manager

(772) 288-5375 jpinkston@stuartfl.gov

WWW.STUARTFL.GOV/CRA

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

Meeting Date: 3/3/2026

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION ON COMMUNITY REDEVELOPMENT BOARD ROLES, FLORIDA STATUES
CHAPTER 163.387, TIF EXPENDITURES, CAPITAL IMPROVEMENT PROJECTS

Summary Explanation/Background Information on Agenda Request:

Presentation on Community Redevelopment Board Roles, Florida Statues, TIF Expenditures, and Capital Improvement Projects.

The CRA Plan has been attached for your review. It was originally adopted in 1998 by the City Commission and has been amended several times since. The Plan is updated periodically to incorporate new programs and projects as they are identified to help reduce and eliminate slum and blight conditions. It serves as a guiding document to help catalyze redevelopment activities within the CRA boundary.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

1. Resolution 01-2024 CRA Plan_Executed
2. Board's Role and Responsibilities Presentation



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

RESOLUTION No. 01-2024 CRA

**A RESOLUTION OF THE BOARD OF COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF
STUART, FLORIDA, APPROVING AMENDMENTS
TO THE CITY'S COMMUNITY REDEVELOPMENT
PLAN TO UPDATE AND ADD NEW PROGRAMS AND
PROJECTS; PROVIDING AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, by the adoption of Ordinance No. 1193 effective November 26, 1990, the Stuart City Commission determined to carry out the objectives of Chapter 163, Florida Statutes, as they relate to community redevelopment and therefore created the Stuart Community Redevelopment Agency (the "Stuart CRA"); and

WHEREAS, by adoption of Resolution No. 61-98 on April 13, 1998, the City Commission found and declared that there existed in the city a blighted area more particularly described therein and designated the blighted area as a community redevelopment area; and

WHEREAS, the findings, determinations, declarations and actions set forth in Resolution No. 61-98 were supported by competent substantial evidence and were proper and that said findings, determinations, declarations and actions were and continue to be valid, and

therefore, the City Commission readopted, ratified and reaffirmed the findings, determinations, declarations and actions set forth in said resolutions; and

WHEREAS, on June 8, 1998, the City Commission of the City of Stuart, Florida adopted Resolution No.83-98 by which it declared itself the "Community Redevelopment Agency" in the City of Stuart and vested in itself all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by the Act; and

WHEREAS, the City Commission adopted Resolution No. 84-98 on June 8, 1998, and enlarged the area within the jurisdiction of the Stuart CRA and adopted a plan for the redevelopment of the enlarged community redevelopment area (the "CRA Plan"); and

WHEREAS, the City Commission adopted Ordinance No. 1642-98 effective June 22, 1998, to establish the Community Redevelopment Trust Fund (the "Trust Fund") pursuant to Florida Statutes, Chapter 163, Part III to provide for the deposit of tax increment finances derived from the enlarged community redevelopment area for use in community redevelopment pursuant to the CRA Plan; and

WHEREAS, on July 22, 2002, the City Commission adopted Resolution No. 131-02 by which it found and declared that there existed in the city a blighted area being a portion of "East Stuart" more particularly described therein and designated a blighted area to be included in the community redevelopment area within the jurisdiction of the Stuart CRA; and

WHEREAS, on July 24, 2006, the City Commission adopted Ordinance No. 2076-06 by which it found and declared that there existed in the City a blighted area being the "Stuart Fire/EMS & Police Department Property" more particularly described therein and designated a blighted area to be included in the community redevelopment area within the jurisdiction of the Stuart CRA; and

WHEREAS, on August 9, 2010, the City Commission adopted Resolution No. 82-2010 amended 2002 City of Stuart Community Redevelopment Plan and renamed it “2010 City of Stuart Community Redevelopment Plan”; and

WHEREAS, on October 12, 2015, the City Commission of the City of Stuart, Florida adopted Resolution No. 94-2015 by which it found and declared that there existed in the city a blighted area being the "2015 CRA Expansion Area", more particularly described therein and designated a blighted area to be included in the community redevelopment area within the jurisdiction of the Stuart CRA; and

WHEREAS, on January 25, 2016, the CRA Board adopted Resolution No. 09-2016 by which it recommended that the CRA Plan be amended to expand the boundary of the community redevelopment area to include the 2015 CRA Expansion Area; and

WHEREAS, the CRA Board adopted Resolution No. 01-2016 CRA on January 25, 2016 by which it revised the “2010 City of Stuart Community Redevelopment Plan” to expand the boundary of the community redevelopment area to include the 2015 CRA Expansion Area; and

WHEREAS, on August 26, 2019, the CRA Board adopted Resolution No. 07-2019 CRA, amending the CRA Plan; and

WHEREAS, on January 22, 2024, by Resolution No.01-2024 CRA, the CRA Board adopted the amended CRA Plan; and

WHEREAS, the CRA Plan should be regularly reviewed and updated to reassess and amend the CRA Plan as necessary; and

WHEREAS, the purpose of the CRA Plan Amendment is to update the CRA Plan and add new programs and projects that address community needs and conditions of blight, for the rehabilitation and redevelopment area by private enterprise.

WHEREAS, pursuant to Section 163.361(3)(a), Florida Statutes, notice of this proposed action has been given by registered mail to each taxing authority which levies ad valorem taxes on real property within the boundaries of the community redevelopment area.

WHEREAS, pursuant to Section 163.361(2), Florida Statutes, a public hearing was held after notice by publication in a newspaper of general circulation.

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

SECTION 1: The CRA Plan is modified by adding thereto new programs and projects as set forth in the attached “**Exhibit A**” pursuant to the requirements of Section 163.361, Florida Statutes, and the CRA finds that the plan amendment meets the requirements of the said section.

SECTION 2: Upon adoption of the CRA Plan amendment by this Resolution, the CRA Plan amendment shall be deemed part of the official redevelopment plan for the Stuart Community Redevelopment Area and shall be carried out in accordance with its terms.

SECTION 3: This resolution shall take effect upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			
Y			
Y			

ADOPTED this 22nd day of January, 2024.

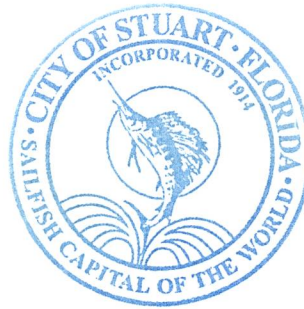
ATTEST:


 MARY R. KINDEL 1/25/2024
 CITY CLERK


 REBECCA S. BRUNER
 CHAIR

APPROVED AS TO FORM
 AND CORRECTNESS:


 LEE J. BAGGETT, ESQ
 CITY ATTORNEY

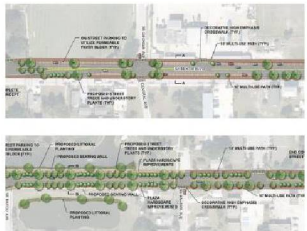




CITY OF STUART

COMMUNITY REDEVELOPMENT PLAN

2024



VD COMPLETE STREET CONCEPT PLAN Kit



ACKNOWLEDGEMENT

City of Stuart City Commission

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

Community Redevelopment Board (CRB)

Tom Campenni, Chair
Nikolaus Schroth, Vice Chair
Mark Brechbill
Chris Lewis
Frank McChrystal
Bonne Moser
Andy Noble

East Stuart Historical Advisory Committee

Faye James, Chair
Charlene Thompson, Vice Chair
Albert Brinkley
Betty Brinkley
Joseph Cooper
Kimberly McHardy Grant
Philip Harvey

Community Redevelopment Agency

Rebecca S. Bruner – Chair
Campbell Rich – Vice Chair
Eula R. Clarke
Christopher Collins
Campbell Rich
Tom Campenni
Nikolaus Schroth

Local Planning Agency (LPA)

Kelly Laurine, Chair
Margaret Bromfield, Vice Chair
William Mathers
Ryan Strom
Laura Giobbi
Mark Sechrist
Sean Forbes
Vacancy

City of Stuart Administration

Michael J. Mortell, City Manager
Lee J. Baggett, City Attorney
Mary R. Kindel, City Clerk
Pinal Gandhi-Savdas, CRA Executive Director
Jordan Pinkston, CRA Program Manager
Jodi Nentwick, Development Director
Peter Kunen, U&E Director
Milton Leggett, Public Works Director
Louis J. Boglioli, Finance Director

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

TABLE OF CONTENTS

INTRODUCTION	1
EXECUTIVE SUMMARY	2 - 5
MAPS	6 - 11
VISION AND MISSION	12
COMMUNITY REDEVELOPMENT AREA	13 - 16
EXISTING CONDITIONS	17 - 19
REDEVELOPMENT STRATEGIES	20
CRA ACCOMPLISHMENTS	21 - 23
PROGRAM ACTIVITY	24 - 37
CAPITAL IMPROVEMENTS PLAN	38 - 39
APPENDIX A: CRA BOUNDARY SKETCH AND LEGAL DESCRIPTION	40 - 50

INTRODUCTION

The City of Stuart is a thriving waterfront community located on Florida's Treasure Coast. From the mid-1980's, the City of Stuart CRA has been instrumental in implementing various initiatives and programs to revitalize and improve the quality of life in the downtown area and its surrounding neighborhoods.

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. In 1989 Duany Plater-Zyberk completed a plan for the original CRA and developed Urban Codes. Duany created a plan designed to re-establish the area into human-scaled, pedestrian-friendly urban neighborhoods and introduced street parking, traffic calming and streetscape improvements. Much of the Duany plan was successfully implemented in the Historic Downtown area of the city.

The CRA was re-established, and a Redevelopment Trust Fund was created in 1998. It was designed to channel funding toward improvements in the CRA.

The CRA operates within the City of Stuart government and is charged with the undertaking of redevelopment functions in the designated community redevelopment districts.

Since the adoption of the 2002 CRA Plan, the downtown has welcomed several new mixed-use projects, with a mix of retail, office space and luxury condominiums. The CRA's most visible successes have included streetscaping, infrastructure improvements, public safety complex, improved parking, acquisitions, and increased dockside access.

Building on these successes the city will move forward with new and innovative proposals to continue to improve and enhance the CRA for existing and future generations.

EXECUTIVE SUMMARY

This Stuart Community Redevelopment Agency (CRA) Redevelopment Plan will serve as a road map and provide guidance for implementation of redevelopment strategies in the CRA area. These redevelopment strategies are about improving economic conditions and quality of life. The objectives and implementation actions in this plan will focus on economic development, connectivity, infrastructure, neighborhoods, and redevelopment support. In this effort, the CRA has partners with Downtown Business Association, Stuart Main Street, the County, Business Development Board, Metropolitan Planning Organization and Treasure Coast Regional Planning Council.

In the last five years, the Stuart CRA has seen a change in their demographics with additional younger generations and families moving into the area. Although retirees have always been attracted to the city, these new residents want to live close to the vitality of the downtown. With the changing demographics, the downtown will need to add more cultural events and activities to keep these new residents satisfied with the quality of life in Stuart CRA. Downtown is the heart of the entire city, and there are projects desired by the public that are important to improve the area. These include increased public access, more activity on the waterfront, downtown parking solutions, including a new multi-level garage, adding other mobility modes like bike paths, and providing alternative means of transportation, such as a train station.

CRA Plan Approach

The redevelopment objectives of this plan, which are intended to reduce and eliminate the blight conditions that exist in the redevelopment area, are organized to drive the increment revenue necessary for plan implementation.

Economic Development

- Reduce blight in the CRA areas and address issues identified in the findings of necessity when the CRA was expanded in 2015.
- Identify and create appropriate commercial corridors within the CRA areas.
- Support “target” properties that have been vacant or underutilized within the CRA.
- Incorporate cultural arts and recreation as critical components of Economic Development.

Connectivity

- Coordinate roadway, sidewalk, landscape, infrastructure, open space, and community enhancement improvements.
- Encourage alternative means of transportation (e.g., downtown train station).

EXECUTIVE SUMMARY

Infrastructure

- Identify location and support downtown parking garage.
- Support Stormwater and Drainage.
- Other Public Infrastructure.

Neighborhoods

- Support neighborhood improvement initiatives to reduce slum and blight conditions in residential neighborhoods.
- Work with the private sector to create a “Healthy Mix” of affordable workforce, market rate, luxury, and mixed-income housing.

Redevelopment Support

- Encourage and support redevelopment-friendly zoning and land-use regulations within the CRA (e.g., Form Based Code).
- Provide economic development incentives.
- Use powers of borrowing and land acquisition to further the redevelopment goals.

Opportunities

There are specific projects and programming in Stuart CRA that can collaborate on and support to reposition the area for reinvestment and revitalization.

- 1. Stuart Waterfront:** Capitalize on the beautiful waterfront views. Promote development of hotels, restaurants, and tourist attractions along the waterway. Encourage the use of waterfront land that supports public assembly, recreation, and public access.
- 2. Downtown Parking:** Construct a parking garage strategically placed to encourage smart, urban development. The design of the parking garage should be in keeping with the character of the downtown. A parking garage could be incorporated into private mixed-use development (public-private partnership).
- 3. Beautification:** The CRA should continue efforts to complete beautification projects. This effort should capitalize on location and city’s assets (e.g., boardwalk, waterfront, park, historic district).
- 4. Public Private Partnerships:** Continue to create a thriving downtown through public-private partnerships to encourage retail, restaurants, cultural and business environment serving Stuart residents and visitors.

EXECUTIVE SUMMARY

5. **Connectivity:** Encourage and assist with the development of Brightline Station in downtown Stuart. The goal is to Improve mobility and connectivity, providing alternative modes of transportation for residents to travel to work and other nearby cities, while reducing emissions.
6. **Tourism:** Stuart offers activities for both residents and visitors, bringing many different people into the downtown and surrounding areas. A train station near downtown will bring new visitors and spending to the area all year round. It will advance the long-term future of our thriving downtown.
7. **Implementation:** The CRA should prioritize implementation of this plan and be able to respond to opportunities as they arise immediately.

Conclusion

Successful redevelopment is accomplished through the generation of Tax Increment Revenue, which is then reinvested into the area through the implementation of the Redevelopment Plan. The Redevelopment Plan should identify initiatives that will foster economic development and drive the growth of Tax Increment Revenue. This plan outlines programs and projects that will drive successful redevelopment and generation of increment revenue.

Redevelopment Areas

The Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. The CRA was re-established, and a Redevelopment Trust Fund was created in 1998, by Resolution No. 84-98. In 2002, the CRA boundary was expanded to include the East Stuart District by Resolution No. 131-02. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property by Ordinance No. 2076-06. In 2016, the CRA plan was amended and the boundaries of the CRA were expanded to include an additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum” by Resolution No. 09-2016. The Community Redevelopment Area contains 903.88 acres of land (including 37.16 acres of public rights of way), which comprises approximately 20% of the city.

EXECUTIVE SUMMARY

Amendment to the CRA Plan

The Stuart CRA Plan was created in 2002, and amended in 2010, 2016 and 2019. This amendment to the Plan was adopted by the Community Redevelopment Agency Board on January 22, 2024. It is a document that acts as a strategy for long range goals and opportunities that exist within the CRA boundary.

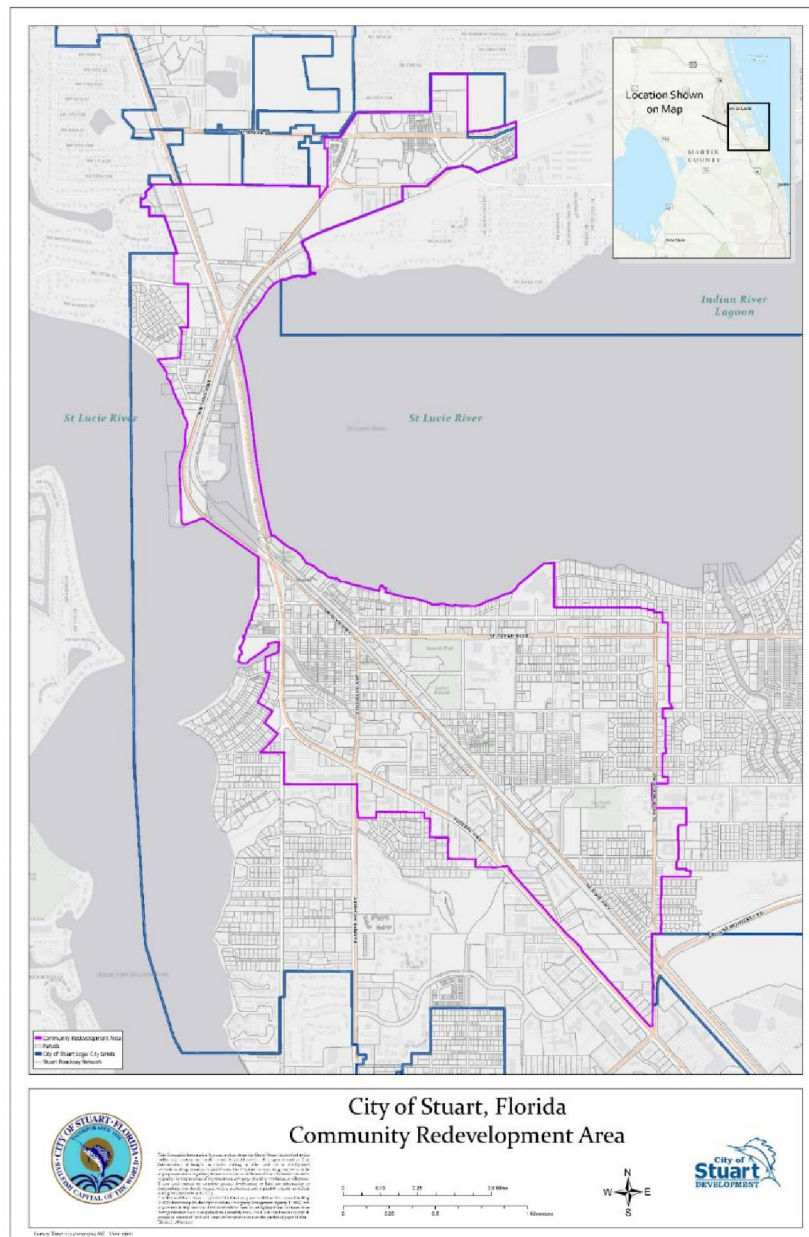
CRA Sunset Date

The Stuart CRA, established on June 8, 1998, by Resolution No. 84-98, was set to sunset in 2028; however, it was extended for 30 years from the date of the adoption of the amended CRA Plan by the City Commission in 2019. Subsequently, the life of the Agency was extended to September 9, 2050, in accordance with Resolution No. 68-2019.

MAPS

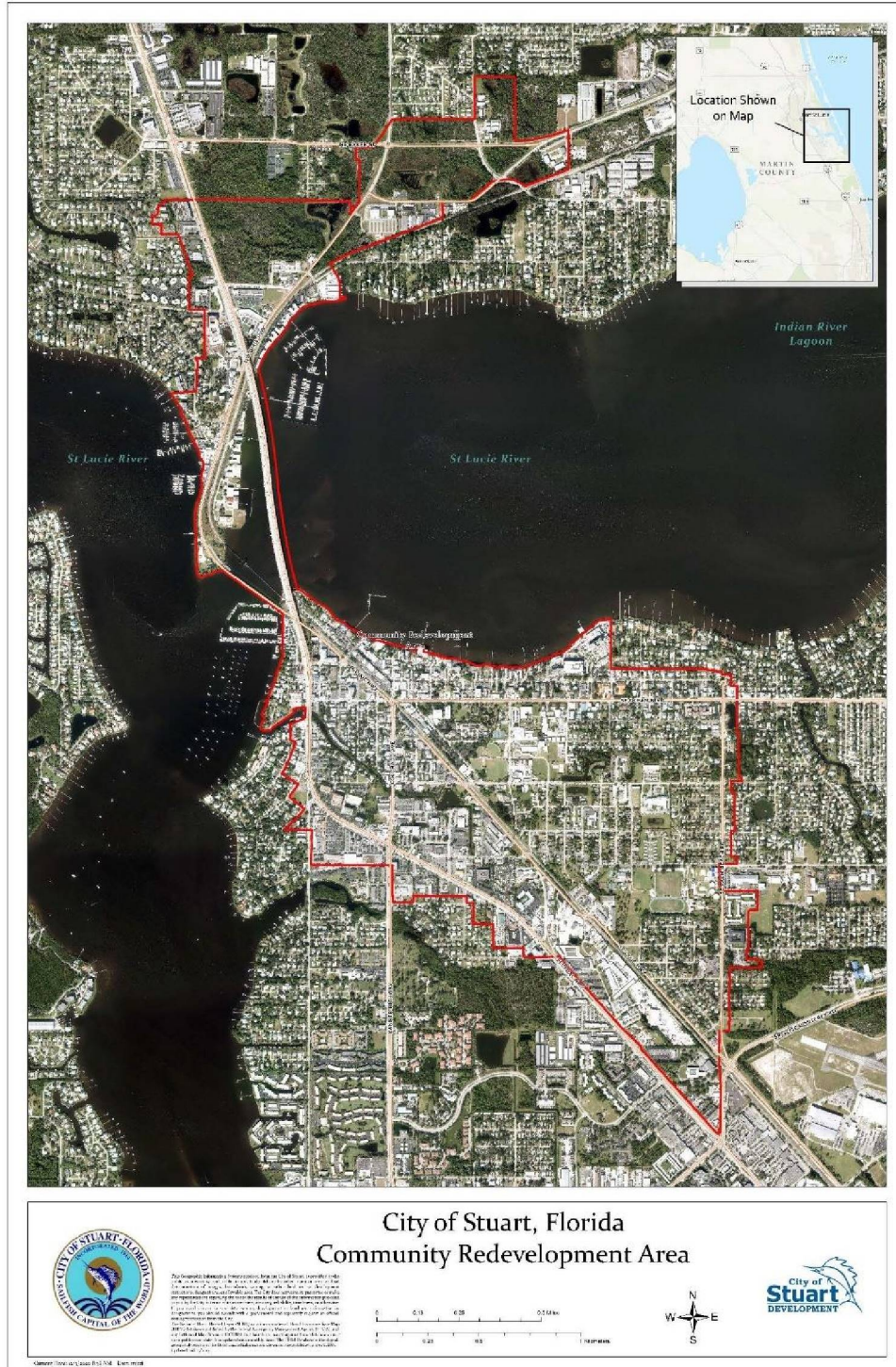
Stuart CRA Boundary Map

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



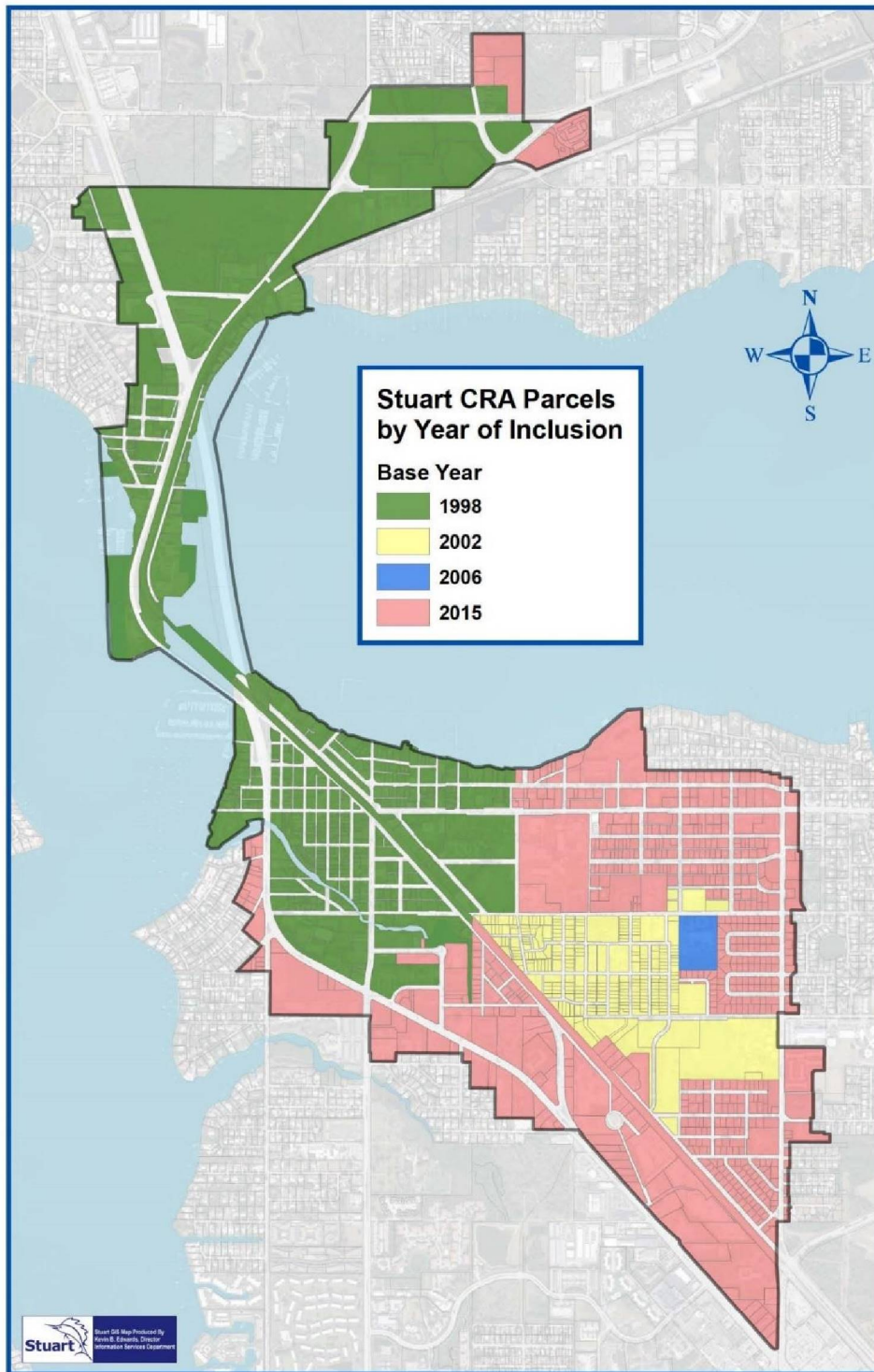
MAPS

Stuart CRA Aerial Map



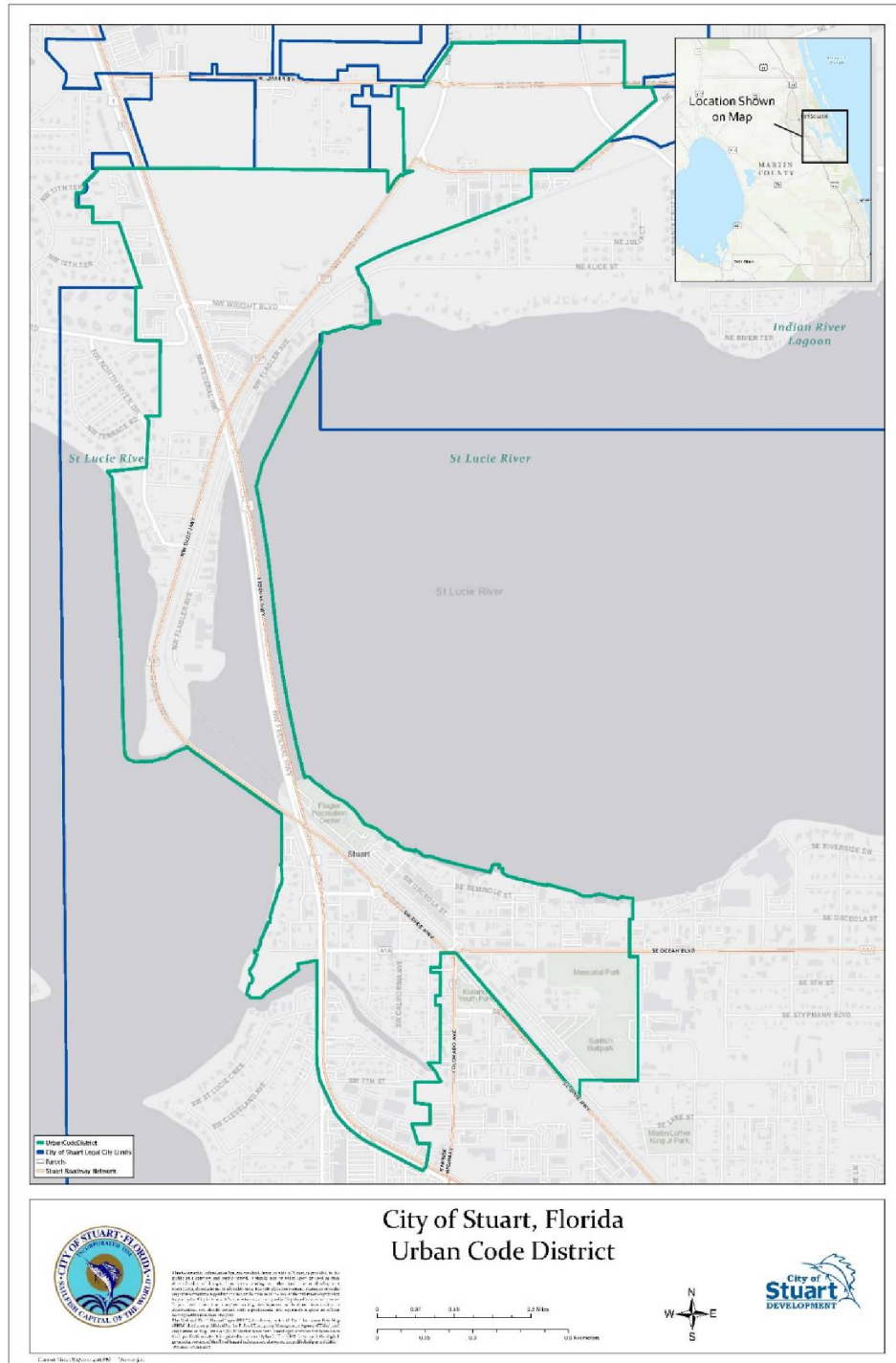
MAPS

Stuart CRA Expansion Map by Year of Inclusion



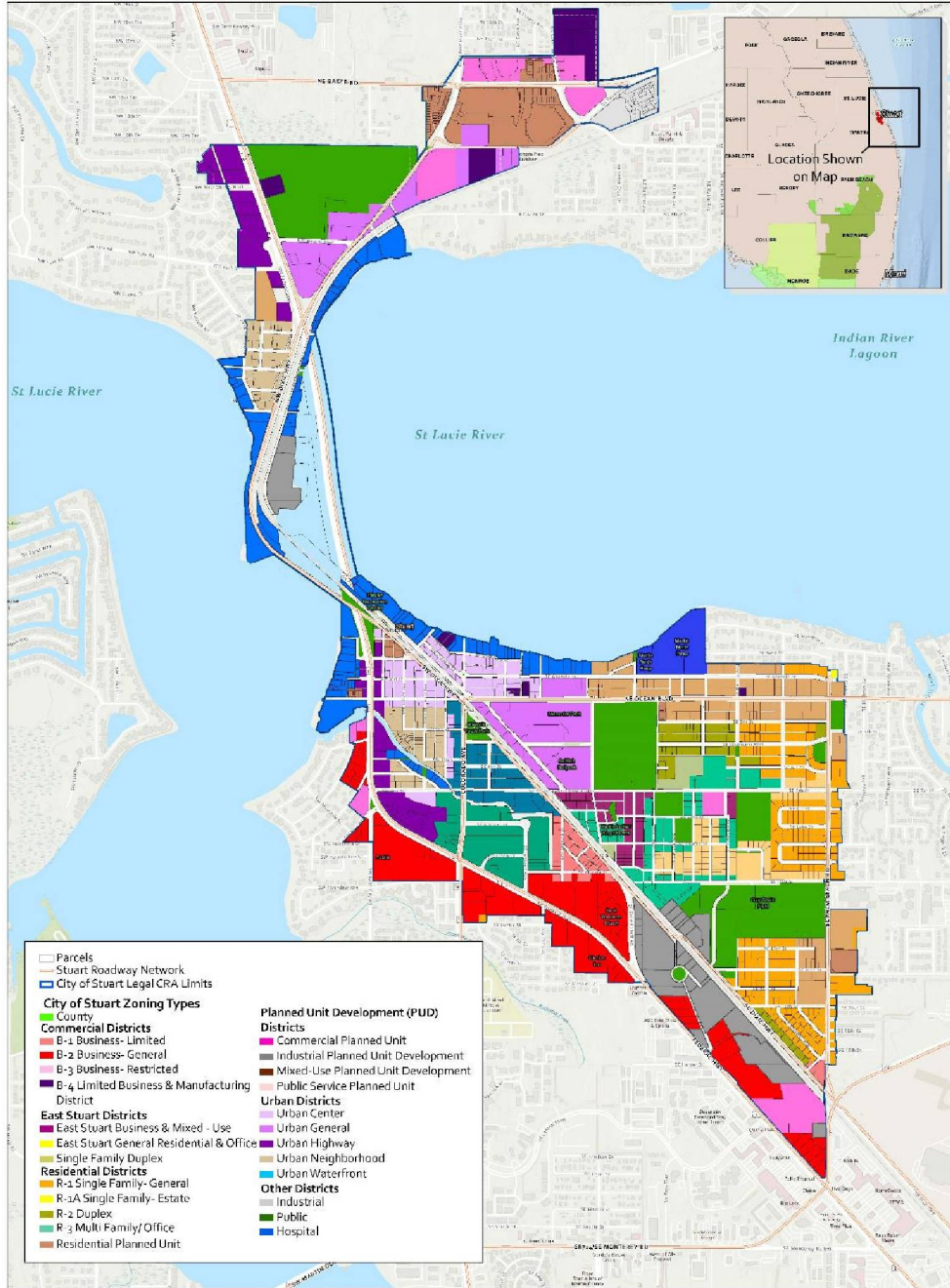
MAPS


Stuart CRA Urban Code District Map



MAPS


Stuart CRA Zoning Map







City of Stuart, Florida
Community Redevelopment Area
Zoning

0 0.25 0.5 0.75 1 Miles



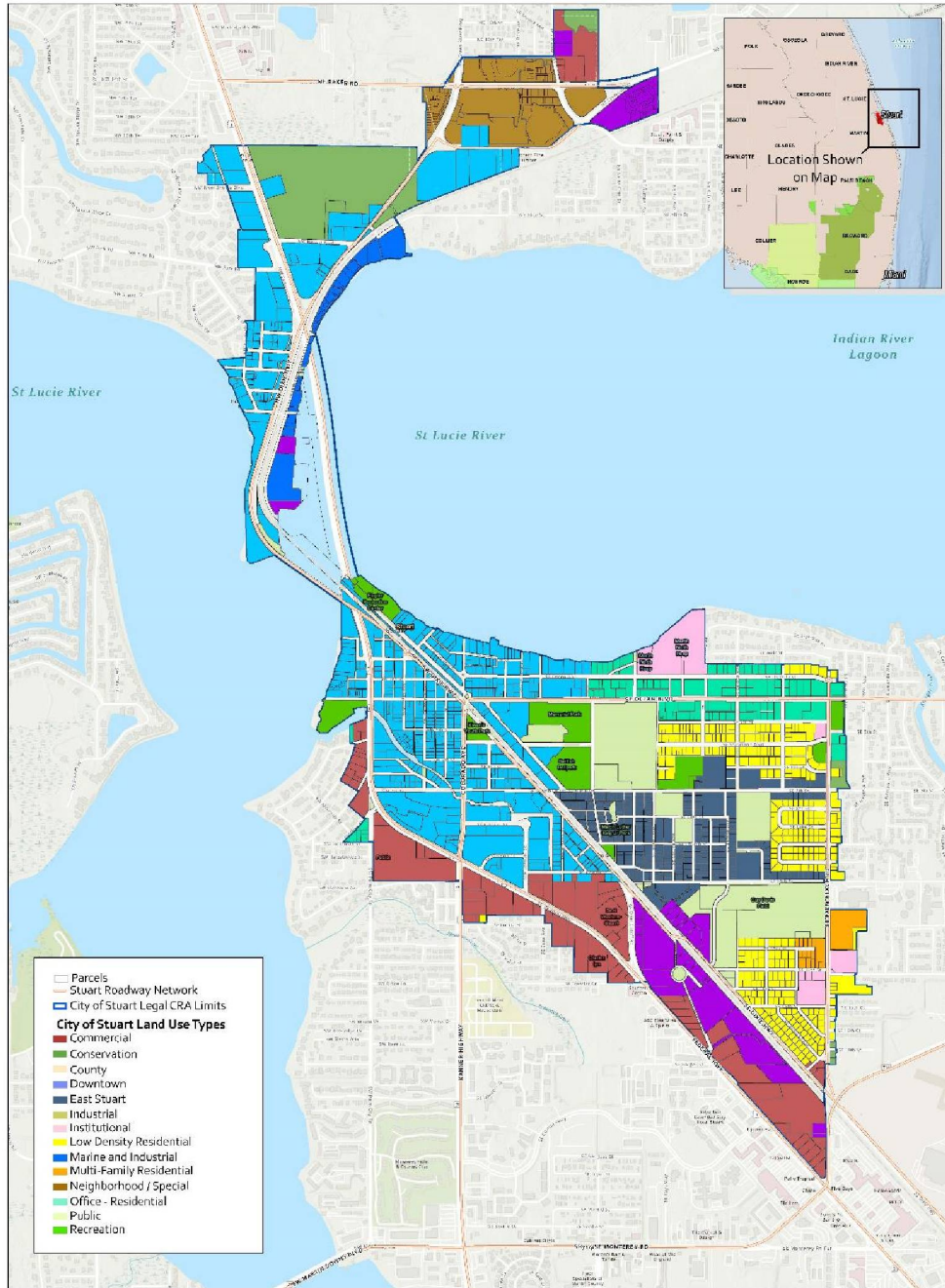




This map is a reference tool only. The City of Stuart is not responsible for any errors or omissions. The City of Stuart is not responsible for any errors or omissions. The City of Stuart is not responsible for any errors or omissions.

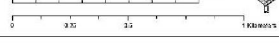
MAPS

Stuart CRA Future Land Use Map



This Geographic Information System product was prepared by the City of Stuart, Florida, and is the property of the City of Stuart, Florida. It is intended for use by the City of Stuart, Florida, and its authorized personnel only. It is not to be used for any other purpose without the express written consent of the City of Stuart, Florida. The City of Stuart, Florida, is not responsible for any errors or omissions in this product. It is intended for use by the City of Stuart, Florida, and its authorized personnel only. It is not to be used for any other purpose without the express written consent of the City of Stuart, Florida.

City of Stuart, Florida Community Redevelopment Area Land Use



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CRA VISION AND MISSION

VISION

To preserve, unify and enhance the historic character of the City of Stuart CRA while encouraging economic growth and redevelopment.

MISSION

To plan for a sustainable economic future while protecting and enhancing the unique character of the city.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses can achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize, and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.

COMMUNITY REDEVELOPMENT AREA

The Community Redevelopment Area

Pursuant to State Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The City of Stuart Community Redevelopment Agency generally consists of the older central core of the city, which has deteriorated due to age, obsolescence, and a lack of investment. Unfortunately, a deteriorating area is self-propagating and as conditions worsen, residents and private businesses become less willing to put in their financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slums and blight without public assistance.

This plan updates and amends the City of Stuart Redevelopment Plan adopted by the City of Stuart Commission in August 2019. Any projects, programs, undertakings, and actions that are being implemented or are in progress at the time of the adoption of this document will not be stopped, curtailed, limited, or restricted in the implementation of those projects, programs, undertakings, and actions under the adopted plan, unless expressly stated herein to that effect.

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with the redevelopment plan which has been approved by the City Commission. Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document which must be evaluated and amended on a regular basis to accurately reflect changing conditions and community objectives. All redevelopment financed by tax increment revenues shall be completed by the sunset date of September 2050.

Consistency with the City's Comprehensive Plan

Florida Statutes require that the Community Redevelopment Plan be consistent with the City's Comprehensive Plan. To remain current in the fast-paced actions of the City and CRA, the Community Redevelopment Plan will have to be amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To maintain consistency with the City's Comprehensive Plan, a two-tiered approach will be used during the amendment process.

The first step in the process is an administrative determination by the City Manager, or his designee, as to whether the proposed amendment is procedural/technical (e.g., changes to dates, amount of project funding, updating program, etc.) or substantive (e.g., the adoption of a new program). Under the former determination, the amendment would go directly to the City Commission accompanied by a written staff finding. Under the latter, the amendment would first be reviewed by the Local Planning Agency/Planning Advisory Board (LPA/PAB) for determination

COMMUNITY REDEVELOPMENT AREA

of consistency with the City's Comprehensive Plan and then forwarded to the City Commission with recommendations.

Since amendments to the City's Comprehensive Plan require a time-consuming process, the Community Redevelopment Plan may not be completely assimilated into the Comprehensive Plan. Those portions of the CRA Plan and subsequent amendments, which involve only the resources of the CRA, will not be included in the City's Comprehensive Plan. However, whenever significant City participation is part of a CRA project and participation has not been addressed in the Comprehensive Plan, it may be necessary to process a Comprehensive Plan Amendment prior to action by the city. Generally, it will be necessary to amend the Comprehensive Plan to accommodate the following:

- Those portions of the CRA Plan which would otherwise be in conflict or inconsistent with the Comprehensive Plan as it is now written.
- To provide City financing, or financial assistance, to projects identified in the CRA Plan which are not already in the Comprehensive Plan.
- To reassess and modify existing policies in the Land Use Element call for joint CRA/City participation.

There are no conflicts with the Comprehensive Plan and the CRA Plan.

Neighborhood Impacts or Redevelopment Efforts

The following section describes the potential impacts of redevelopment efforts on the residential neighborhoods of the Community Redevelopment Area and surrounding areas. While neighborhood impacts have been considered for the specific redevelopment actions recommended in this Plan, it should be noted that some of these projects are in the early stages of planning. Therefore, some impacts resulting from their implementation may yet to be determined. As these projects become more clearly defined, and additional impacts are identified, this section of the Plan will be amended. Other actions described in the Plan for subsequent years are subject to further refinement and elaboration in the intervening period and are consequently not included in the consideration of the short-range impacts.

A. Relocation of Displaced Residents and Businesses

If existing or future CRA lead agency projects do require relocation of residents, a relocation plan will be submitted as a component of the project package prior to official action on the project. It is also important to note that through the combined efforts of the Community Redevelopment Agency, the city and private development community, the neighborhood

COMMUNITY REDEVELOPMENT AREA

housing stock will be expanded and thereby provide opportunities for the relocation of residents elsewhere in the neighborhood.

To protect the residents within the Community Redevelopment Area, the CRA shall formally adopt a relocation policy containing procedures for relocation. When required by redevelopment actions, the relocation of residents within the Community Redevelopment Area will follow these procedures. Expenses and financial assistance by these procedures shall become the responsibility of the Community Redevelopment Agency.

i. Relocation Policy

Each redevelopment program adopted by the CRA which shall cause the temporary or permanent displacement of persons from housing facilities within the Community Redevelopment Area will contain an element and provision for the providing or replacement of housing for such persons in decent, safe, and sanitary dwelling accommodations within their means and without undue hardships to such families, which such relocation assistance shall include but not be limited to the following methods:

1. All affected residents will receive timely written notice of the CRA's intent to acquire their property.
2. The CRA will identify reasonable alternative housing opportunities for such displaced families which shall be reasonably comparable to the property being taken in size, price, rent and quality.
3. The CRA may provide moving expenses in a reasonable amount for each displaced family.
4. The CRA may elect to provide subsidies to displaced families in cases where suitable replacement housing, reasonably equivalent to the property being taken, is not available to make other replacement housing available within the displaced family's means.
5. The CRA may permit a former owner or tenant to occupy the property after acquisition for a period either with or without rent and any such rent charge shall not exceed the fair market rent for such occupancy; the fair market rent should comply with rent specified under Federal Regulations that are used in the Rent Subsidy Programs.

COMMUNITY REDEVELOPMENT AREA

Traffic Circulation

The major redevelopment projects contained within this plan are generally adjacent to major transportation corridors and are not anticipated to degrade traffic circulation within the residential areas of the Community Redevelopment Area.

Implementation of individual redevelopment projects may require improvements or modifications to the existing roadway network, these localized impacts will be reviewed when specific project designs are undertaken. It is also recommended that architectural and site-specific design solutions be considered to mitigate potential traffic and parking impacts of specific projects on adjacent residential neighborhoods.

Projects that provide infrastructure benefits and pass the dual rational nexus test for impact fees, as articulated in state law may be eligible to offset the impact fees. This may occur where proposed new development contributes funding to, or provides, additional capital facilities that are required to support the impact of the new development.

Environmental Quality

The redevelopment actions proposed in the Plan are intended to improve the environmental quality within the Community Redevelopment Area. Programs, such as the Façade Improvement Program, allow residents and businesses in the area to make exterior improvements to their properties which they could not otherwise afford. It is expected that improvements associated with these programs will foster a new sense of community pride and spur additional revitalization efforts throughout the area, thus reducing slum and blighted conditions.

Streetscape and landscape improvements associated with many of the redevelopment projects will, when completed, upgrade the overall appearance of the area. Projects involving removal of existing uses, followed by full-scale redevelopment, will improve the appearance of the City of Stuart's Community Redevelopment Area. The plan also promotes pedestrian-friendly land use patterns and multiple modes of transportation which ideally reduce reliance on single-occupant vehicular travel and thereby increase air quality.

Availability of Community Facilities and Services

Since the Community Redevelopment Area contains the oldest sections of the city, it has the availability of the full range of community services and facilities associated with urbanized areas. Implementation of individual redevelopment projects and streetscape beautification projects will address the existing issues relating to the age of some facilities and obsolete designs.

EXISTING CONDITIONS

The Community Redevelopment Agency oversees revitalization projects in the downtown and adjacent historic neighborhoods and in East Stuart as well as in neighborhoods south of the historic core and North of the Roosevelt Bridge.

Existing Land Use

The primary employment industries are Health Care and Social Assistance, Educational Services, Retail, Hotels, Restaurants, and Public Administration. The highest job density is centered around the hospital, the courthouse, Downtown Stuart, the Martin County Administrative Center, and the US-1 corridor.

Historic Preservation

Stuart takes great pride in its history and has several examples of successful private and public preservation projects benefitting the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building, and the Lyric Theatre. The city engages with community partners such as Stuart Main Street and the Stuart Heritage Museum on preservation efforts to revitalize blighted communities, preserve unique heritage, and draw tourists.

Existing Housing

The housing stock is aging, with many homes built between 1970 and 1989. Apart from Rio, Stuart has the oldest median housing age of any Martin County area. Many of the homes require rehabilitation and renovation. They also require hardening to comply with the updated building code standards to meet the severity of storms impacting the area.

The 2017 Housing Action Plan recommends strategies that will further the goal of supporting economic growth and development while providing housing that is appropriate, affordable, and sustainable for its workforce. The recommendations include:

- Education programs for elected officials to learn about the role and legal responsibilities in addressing affordable/workforce housing, which is critical to the community and economic development.
- Housing Symposium- learn about new ideas and concepts in housing to be able to offer diverse housing choices that appeal to wide range of incomes, ages, culture, and lifestyles.

EXISTING CONDITIONS

- A survey of top employers should be undertaken to determine housing needs for current and future employees (rental, for-sale, amenities).
- Loan pool for buyer assistance/renovation – Local lenders should be approached about creating a loan pool to provide funding for down payment assistance and renovation and encourage lenders to offer products like FHA’s 203K or Fannie Mae’s Homestyle products renovation loans to support the City’s older housing stock.
- Transit Oriented Development (TOD) – focus on the development of new housing in areas adjacent to employment centers and transportation option will help build walkable, urban living environment to which millennials and young professionals are attracted.
- Model affordable/workforce housing codes – Offer incentives to developers who are willing to include a percentage of below market rate units as part of their residential projects.
- Continued support of CRA redevelopment activities – Use TIF to support economic development efforts, e.g., increase variety of housing options, street level neighborhood improvements, paint up and façade improvement programs to order for housing stock to remain viable, offer grants/loans for historic façade restoration.

Downtown Parking

The need for a multi-level parking garage is continuously expressed by downtown businesses and stakeholders. In 2018, Walker Parking Consultants completed a Downtown Parking Study, and a Downtown Parking Study Implementation Plan was created. The plan included short-term, mid-term, and long-term recommendations. The recommendation are on-going programs to achieve the strategies for managing the demand. The CRA/City have successfully implemented the following action items:

- Redesigned the Downtown Stuart Tram service to have a fixed route for reliability.
- Repurposed parking space for ride-hailing service/Geofence area for pick-up and drop-off.
- Encourage alternative modes of travel to and from the downtown core – Implemented Bicycle storage racks/Bicycle Parking Program.
- Extended 3-hour parking hours to 8 PM for on-street parking in core downtown.
- Expanded 3-hour parking boundary.
- Identified Wells Fargo Parking Lot as Park and Ride Location.

EXISTING CONDITIONS

- Future Dixie Highway Streetscape Improvements Project will address the redesign of parking along S Dixie Highway between South Colorado Avenue and SW St. Lucie Avenue and implement 3-hour parking.
- Parking Management System to efficiently track and record violations for effective enforcement of 3-hour parking in the downtown core area.

The CRA should continue moving forward to support strategies in the Stuart Parking Study Implementation Plan. Create efficient and attractive parking to support downtown businesses and activities in the redevelopment area.

REDEVELOPMENT STRATEGIES

When considering redevelopment strategies, it is important to note that the CRA cannot fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses available for redevelopment efforts, the Agency must be careful not to spread it too thin by attempting to do too much at once. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures.

Since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the agency's overall goals and implemented accordingly.

Within the Community Redevelopment Area, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions.

All identified projects will be funded by Tax Increment Financing (TIF) Funding, Bonding, Grants and/or General Funds.

Tax Increment Funding (TIF) is a method to pay for redevelopment of a slum or blighted area through the increased ad valorem tax revenue resulting from that redevelopment. It has been used in many states since the late 1940s and early 1950s to pay for redevelopment projects.

The funds deposited in the redevelopment trust fund may be expended only in the redevelopment area pursuant to the approved redevelopment plan in conformance with the requirements of Section 163.387(6) of the Florida Statutes.

CRA ACCOMPLISHMENTS

The CRA has invested its tax increment revenue into the construction and maintenance of public improvements and other redevelopment programs since 1998.

Infrastructure/Capital Improvements

- Kiwanis Park Parking Lot and Construction
- FEC Lease for on-street Parking and Construction
- Sailfish Parking Lot
- Osceola Street Parking Lot
- Purchase trams
- Redesign of MLK Jr. Blvd with Parking and Streetscaping
- SE East Avenue Improvements in East Stuart
- Infrastructure and streetscaping improvements within the East Stuart neighborhood
- Floating Dock
- Parking along Flagler
- Frazier Creek Improvements
- Atlanta Avenue improvements
- Various Streets Resurfacing Projects
- MLK Jr. Blvd. and Dixie Hwy intersection Improvements
- East Stuart Welcome Sign
- Woodlawn Park Neighborhood Improvements
- Contribution to Public Safety Complex
- Riverwalk Shade Structure
- Colorado Avenue Commercial Corridor Improvements
- Downtown Streetscape
- Frazier Crescent Sewer Improvements
- Frazier Crescent Neighborhood Improvements
- Kindred/Johnson Streetscape
- Shepard Park Decking Replacement
- Lyric Theatre Façade Improvements
- Green Bike Lanes on Colorado
- Habitat for Humanity Homes in East Stuart
- Riverside Decking Replacement
- Federal Highway North Median Improvements
- Dixie Highway/Florida Street Sidewalk Extensions
- East Stuart/Dixie Hwy Resurfacing, High Visibility Crosswalks and Sharrows
- Riverwalk Handrail Replacement
- Shepard Park Improvements

CRA ACCOMPLISHMENTS

Incentive and Partnership Programs

- Green Incentive Grant
- East Stuart Community Garden
- Entrepreneurial Training Program
- Neighborhood Clean-up
- Business Improvement Reimbursement Grant
- Paint Up Grant
- Historic Preservation Initiatives
- Tram Program
- Special Events Grant
- Small Business Recognition Program
- Downtown Outdoor Dining Program
- Historic Marker Dedication
- Historic Downtown Directional Signage
- Bike Rack Program
- Downtown Informational Kiosks
- Downtown Valet Parking Program
- Real Estate Development Accelerator Program
- Wayfinding Signage Program
- Mural Matching Grant Program
- Residential Façade Improvement Program
- Residential Street Tree Program
- Mosaic Artwork on Sidewalk
- CDBG – Housing Rehabilitation Program
- Neighborhood Revitalization Program (Brush with Kindness/Solar Energy Loan Fund (SELF) Program)
- Partnership with Main Street; DBA – Shop Local; Afro American Citizens of East Stuart – MLK and Black Heritage Events

Master Plan and Studies

- East Stuart Charette
- Updating CRA Plan
- Outdoor Seating Strategy
- Economic Development Strategy Report
- Housing Report
- Downtown Parking Study
- Triangle District Master Plan
- Federal Highway Street Tree Program and Master Plan
- Form Based Code for East Stuart and Creek District
- East Stuart Master Plan Update
- Historic Properties Survey Update

CRA ACCOMPLISHMENTS

Acquisitions

- North Pointe Property
- Dockside Property
- Triangle Property Acquisition
- 325 SE Ocean Blvd and 330 SE Osceola Blvd (adjacent to Wells Fargo Building)
- Pending contract – Willie Gary Property in East Stuart

PROGRAM ACTIVITY

HISTORIC PRESERVATION PROGRAM

Historic downtowns and neighborhoods possess those elements that create livable, viable communities by encouraging mixed-use and more compact development. Historic neighborhoods have traditionally proved themselves to stabilize and increase property values.

Stuart has several examples of both private and public historic preservation projects that are successful and benefit the character of the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building, and the Lyric Theatre. The following subdivisions or areas are considered historic districts: Kitchings Addition, Potsdam, Frazier Addition, Historic Downtown, Feroe Subdivisions, Woodlawn Park, and Porters Addition.

The program's intent is to educate the public as to the benefits of historic preservation to generate support for the CRA's preservation activities and to encourage preservation both in the neighborhoods as well as the commercial areas.

Program Objectives

- Preserve the heritage of Stuart.
- Use historic preservation as a tool for economic restructuring.
- Utilize historic preservation to combat and eliminate blight.
- Encourage restoration and maintenance of historic buildings.
- Maintain and restore all public historic buildings.
- Encourage the compatibility of historic structures and new structures in residential and commercial areas.
- Utilize the historical architectural styles of Stuart as a reference for new construction styles.
- Provide sites for historic buildings displaced by redevelopment.

The City shall continue to encourage the protection of identified historic resources through the application of historic preservation standards in the City's Land Development Code.

PROGRAM ACTIVITY

NEIGHBORHOOD IMPROVEMENT INITIATIVE

The well-being of the neighborhoods is critical to maintaining the character of the city. The City has therefore established the revitalization of neighborhoods as a primary goal with the Neighborhood Improvement Program being an important tool in aiding the revitalization process. To date this program has proved to be one of the most successful of the CRA's programs, contributing to revitalization of the downtown.

Program Objectives

- Elimination of blighting influences.
- Physical and economic revitalization of the neighborhoods.
- Redevelopment of the historic commercial areas.
- Promote historic preservation and maintain the historic character of the neighborhoods.
- Provide sites for historic buildings displaced by redevelopment.
- Improve the safety and appearance of the area.
- Improve the livability of the neighborhoods.
- Encourage neighborhood identity or themes.
- Improve public space, including streets, parks, and other improvements, to encourage private investments.

Program Description

- Acquire problem properties, rehabilitate, and resell.
- Establish a maintenance and clean-up program to eliminate trash, unsightly structures, and other blighting influences.
- Establish added security for the neighborhoods with the police department and neighborhood associations.
- Provide grants and loans for correcting code issues in existing buildings.
- Acquire single-family and multi-family structures for conversion to single-family home ownership.
- Provide grants and loans to homebuyers for rehabilitating blighted and/or historic residential structures for home ownership.
- Provide architectural assistance for new construction and rehabilitation of existing structures.
- Establish a program for developing and installing themed signs, landscaping and other.
- Provide architectural and engineering design technical assistance for residential and commercial structures.
- Provide matching funds with the private sector for public improvements.

PROGRAM ACTIVITY

RESIDENTIAL FAÇADE IMPROVEMENT AND PAINT-UP PROGRAM

The Residential Façade Improvement and Paint-Up Program is designed to help preserve and improve the exterior of homes and encourage investment in residential properties within the City of Stuart CRA.

Program Objectives

- Enhance the physical appearance of residential structures within the CRA District.
- Eliminate and prevent the spread of slum and blighted conditions.
- Increase property values in residential neighborhoods within the CRA District.
- Stimulate private investment in residential areas within the CRA District.
- Stabilize residential areas within the CRA District by encouraging owner-occupancy and long-term tenancy.

BRUSH WITH KINDNESS – HABITAT FOR HUMANITY

The Community Redevelopment Agency is dedicated to the elimination of slums and blight within the Community Redevelopment Area. To improve compliance and diminish blight in neighborhoods, the Code Enforcement Neighborhood Services Division will be evaluating properties in each neighborhood for code violations. Rather than citing and enforcing the city's building and property maintenance codes, the division collaborates with Habitat for Humanity and their Brush of Kindness program to assist homeowners in correcting the code violations. Through the Brush of Kindness program, Habitat for Humanity works directly with homeowners, matching CRA funds with homeowner 'sweat equity'.

Program Objectives

- Improve compliance and diminish blight in neighborhoods.
- Actively enhance neighborhoods and promote economic development by addressing the problems that contribute to blight.

PROGRAM ACTIVITY

SOLAR AND ENERGY LOAN FUND (SELF)

The Community Redevelopment Agency partnered with Solar and Energy Loan Fund of St Lucie County, Inc., a Florida not-for-profit corporation (SELF), to provide grants for residential properties within the CRA who apply for loans from SELF for energy efficiency home improvements. The program provides for coordination of grant funds and low-cost financing between the CRA, SELF, a certified Community Development Financial Institution, and homeowner of residential properties to make repairs and replacements projects more affordable and attainable. The grants will provide a financing solution to overcome the downpayment costs of implementing energy-saving projects. The homeowner will be able to invest in long term, clean energy improvement that can generate positive cash flow and environmental benefits.

Program Objectives

- Eliminate and prevent blighted conditions and support community revitalization.

BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

The Business Improvement Reimbursement Program provides a 50% matching funds for visible, exterior improvements to commercial properties in the CRA and encourages private investment in making significant improvements to building exterior. Improvements made are expected to return public benefits such as enhanced corridor aesthetics, improved pedestrian comfort and public safety.

Program Objectives

- The elimination of blighted influences.
- Physical and economic revitalization of the neighborhoods and commercial areas.
- The promotion of historic preservation and maintenance of the historic character of both the neighborhood and commercial areas.
- To improve the appearance of the area; and
- Improve visual appearance of existing structures.

PROGRAM ACTIVITY

MURAL MATCHING GRANT PROGRAM

The Mural Matching Grant Program is designed to encourage outdoor murals at key locations in Downtown Stuart to enhance and enrich the existing cultural fabric of our community, thereby attracting more art related activities, businesses, and events.

Program Objectives

- Create a sense of local community culture and history.
- Improve the appearance of blank or underutilized building walls.
- Attract residents and visitors to the downtown area.
- Create a sense of belonging and ownership for participating artists and youth.
- Promote arts and artists through ArtWalk program.
- Create Arts & Entertainment District.

DOWNTOWN WAYFINDING SIGNAGE PROGRAM

The CRA created the Downtown Wayfinding Signage Program to make it easier for visitors and residents to navigate downtown and find desired destinations. The program is available to businesses in the Old Downtown District, Downtown East (SE Ocean Blvd and SE Osceola Street), and the Creek District. As the downtown area continues to grow, the Wayfinding Signage Program should be expanded in other areas and districts.

Program Objectives

- Support and promote a distinct identity for Downtown.
- Economic Development – Increase awareness of downtown businesses, helping to increase sales tax revenues, general interest in the community and investment within the downtown area.
- Increase the success and market potential for retail, dining, arts, entertainment, and economic growth and redevelopment in downtown.
- Support the city's commitment to downtown economic growth and redevelopment.

PROGRAM ACTIVITY

SIDEWALK MOSAIC PROGRAM

The Mosaic Program was created to provide our local artist community an opportunity to create mosaic artwork to be installed on the sidewalk and create more public art in our community.

Program Objectives

- Enhance public right-of-way with mosaic tile artwork on the sidewalk.
- Create a unique experience as patrons stroll the streets of downtown.
- Create interest and increase foot traffic in the urban environment.

RESIDENTIAL STREET TREE PROGRAM

The Residential Street Tree Program was created to encourage homeowners to apply for a free tree increase shade, promote the cooling of streets and sidewalks, replace tree canopy lost and create more livable communities. As these trees mature and grow, they will form canopies over the streets, shaded homes, and sidewalks, and add value to homes.

Program Objectives

- Increase shade and walkability.
- Help stabilize the environment.
- Enhance residential neighborhoods and public streets.

DOWNTOWN OUTDOOR DINING PROGRAM

The Downtown Outdoor Dining Program was a creative initiative to allow restaurants to use the City's public rights-of-way directly in front of, or adjacent to, their physical location, for outdoor dining activity.

Program Objectives

- Emphasize the vibrancy and distinctiveness of downtown.
- Assist downtown restaurants increase capacity and strengthen opportunity for business retention and growth.
- Create a thriving downtown to nourish the community and greater sociability.

PROGRAM ACTIVITY

MAINSTREET PROGRAM

The Main Street organizations have been operating as a 501(c) (3), non-profit corporation. The CRA's approach to revitalization will be one of supporting, assisting, and funding programs of Stuart Main Street.

Program Objectives

- Create a strong downtown which will influence revitalization efforts in the adjoining neighborhoods.
- Physical and economic revitalization of the downtown.
- Enhance the pedestrian nature of downtown streets.
- Assist in promoting downtown as a destination.
- Recruit businesses to relocate in the downtown.
- Market the unique qualities of Stuart downtown.

REAL ESTATE DEVELOPMENT ACCELERATOR PROGRAM

The Real Estate Development Accelerator (REDA) Program will enable the CRA to engage in a public-private partnership to promote development and redevelopment opportunities that have public benefit. The CRA will utilize tax increment finance (TIF) that will generate from development itself, to leverage private real estate investment opportunities. It is intended to attract large-scale development projects valued at over \$1 million in the Urban Code District and \$250,000 in the East Stuart Neighborhood District to serve as a catalyst to attract additional private investment within the CRA.

Program Objectives

- Economic Development - attract, retain, or expand businesses; create new jobs, new services, and amenities.
- Rehabilitation or renovation of underutilized buildings (Repurposing).
- Encourage mixed-use development.
- Extraordinary development/redevelopment related costs such as environmental remediation/cleanup (brownfield sites), demolition, public infrastructure, off-site improvements, streetscape, etc.

PROGRAM ACTIVITY

FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM

The Federal Highway Street Tree Master Plan and Program was developed for Federal Highway from SW Joan Jefferson Way to Kanner Highway/Colorado Avenue to enhance the usability of sidewalks as well as beautify the downtown gateway corridor. The program identifies opportunities for new tree plantings adjacent to the right-of-way and recommendations of a limited plant palette for consistency of tree species along the corridor. The Property Owner may choose to participate in implementing the Master Plan and in return receive free tree(s) and streetscape improvements on the Federal Highway frontage as part of the program.

Program Objectives

- Improve sidewalks with shade for pedestrians and bicyclists.
- Beautify the corridor to benefit existing businesses and property owners and increase property values.
- Define the roadway to reduce vehicular speeding and driver stress.
- Environmental benefits include improving air quality, reducing noise, helping conserve energy, reducing the heat island effect, and reducing stormwater runoff.

HEIRS' PROPERTY ASSISTANCE PROGRAM

The Heirs' Property Assistance Program is to increase neighborhood stability by growing individual wealth and access to property ownership through assisting owners of heirs' properties to gain clear titles to their homes.

Program Objectives

- Achieve clear title to the property.
- Enable homeowners to negotiate with lenders for bank loans/mortgage refinancing, obtain homeowner's insurance, obtain property tax homestead exemption.
- Prevent involuntary loss of property.

PROGRAM ACTIVITY

TRAM WRAP PROGRAM

The Tram Wrap Program was created to enhance the look of the downtown trams and increase visibility of the micro-transit system to promote ridership.

Program Objectives

- Transform trams into eye-catching vehicles to increase ridership.
- Increase tram awareness and tram use as alternative modes of transportation to downtown destinations.
- Unique branding will generate curiosity and encourage residents and visitors to use the trams and bring returning riders.

UTILITY BOX WRAP PROGRAM

The Utility Wrap Program will transform traffic control boxes into pieces of art depicting the city's iconic landmarks, nature, wildlife, and environment. Through this program, the city will work with local stakeholders (i.e., neighbors, businesses, non-profits, etc.) to develop a sense of community pride and ownership that helps transform Stuart into a vibrant city.

Program Objectives

- Reduce blight along the corridors by transforming a utility box into a piece of art.
- Enhance the experience of all those visiting the corridors and discourage vandalism.
- Showcase the unique character of the city and its neighborhoods.
- Promote a sense of community.

PROGRAM ACTIVITY

SITE AND BUILDING DEVELOPMENT PROGRAM

The Site and Building Development Program helps with site development on a case-by-case basis for private development and redevelopment projects, including site design and engineering.

To preserve the City's, the CRA may provide grants for the relocation of structures. These grants may be paid to the property owner in annual installments, equal to a percentage of the tax increment revenue received by the CRA due to the increased assessment on the property where the structure has been relocated. The CRA Board will maintain policy guidelines regarding grant limits, annual payment amounts (based on percentage of TIF revenue) and time frame over which the grant is to be paid.

To assist larger redevelopment projects, the CRA may also provide the following:

- Grants to developers paid in annual installments, equal to a percentage of the tax increment revenue, received by the CRA due to the increased assessment of the property.
- Credit enhancement to developers wherein the CRA pledges its full faith and credit to the developer's lender for payment of a portion of the loan. The enhancement may be a percentage of the loan amount or a pledge to provide adequate debt service coverage.
- To qualify for either the grant or the credit enhancement a redevelopment project must reinforce the overall CRA redevelopment effort. This may occur by creating jobs, increasing surrounding property values, preserving a historical structure, providing a cultural amenity or by another means approved by the CRA Board.
- The use of the allocated funds for individual projects shall be solely at the discretion of the CRA. The Board may set up a series of policies and guidelines for the program.
- Grant and loan programs for the improvement of commercial structures within the CRA Redevelopment Area.
- Provide architectural design fees to projects selected by the Board. The CRA Board will maintain policy guidelines regarding grant limits, annual payment amounts and time frame over which grant is to be paid.
- Provide a grant for or perform directly structural analyses, fire code deficiencies, handicap accessibility issues, and other building code issues, or repair of items found in the analysis of existing buildings selected by the CRA.
- Provide parking and traffic analysis of selected projects and provide subsidies including financial assistance for construction and maintenance. Part of the criteria for selecting a project for assistance is the ability to jointly share the use of parking by the public during off-peak times.
- Provide grants and loans for utility relocation if the relocation is deemed critical to the economic feasibility of the project and if the relocation results in an enhanced site design.

PROGRAM ACTIVITY

- Provides grants and loans to businesses for the purpose of attracting business to the CRA area and for moving existing businesses due to expansion or because the moving results in attracting additional business for the CRA area.
- Provide water, sewer, impact, and connection fee payment assistance for selected projects.
- Provide environmental clean-up assistance for selected projects.

Program Objectives

- Encourage private redevelopment initiatives by helping overcome technical, administrative, and economic obstacles to site development of selected projects within CRA.
- Increase investment within CRA.
- Provide economic stimulation and increase investment in the CRA.

PROGRAM ACTIVITY

COMMERCIAL PROPERTY DEVELOPMENT PROGRAM

The commercial property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of commercial (including small businesses) and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels, underutilized commercial properties, or groups of parcels, and to promote, through financial partnerships with private developers, the construction of residential accommodation above commercial units. The CRA will provide planning and site design services. The program will include provision of CRA and City resources and staff time to negotiate acquisitions and public-private partnerships with potential developers and to provide planning and site design services.

Commercial Property Development Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed-use redevelopment purposes.	Project Specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for commercial and/or mixed-use development projects. Including the CRA acting as developer.	Project Specific funding in respect of development and/or site preparation work.
Planning and Site Design	Provide planning, engineering, design, and processing services.	Project specific staff time and/or funding for consultant design service.

PROGRAM ACTIVITY

RESIDENTIAL PROPERTY DEVELOPMENT PROGRAM

The residential property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of residential and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels or groups of parcels. The redevelopment of such parcels will be promoted with the creation of ready to build plans (architectural plans) and development documents (HOA documents, PUD agreements and other related documents).

Residential Property Development Program		
Category	Description	Costs
Land Acquisition	Property acquisition for redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors in respect of residential development projects, including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, design and application processing services.	Project specific staff time and/or funding for consultant design service.
House Plans	Assemble a pre-approved architect designed catalogue of acceptable housing types.	Up to \$5,000 per plan set.
Development Code Update	Creation of zoning regulations that allow bungalow and infill development.	Staff time.

PROGRAM ACTIVITY

DOWNTOWN PARKING PROGRAM

This program will aim to provide parking facilities, shared, surface and/or multi-level parking garage within the CRA. Additional parking facilities are required to enable and accommodate the redevelopment of commercial and residential uses within the CRA. The parking program will support the implementation of multi-modal (pedestrian, bicycle, trolley, bus, and boat taxi) transportation throughout the CRA, which will target downtown as the main destination. The program will allow the CRA to acquire or be partner in the acquisition of property for construction of centralized parking facilities, the parking lots/facilities constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both, therefore in some cases funding will be recovered or rolled over. Options for multi-level parking will consider the integration of commercial units to provide a revenue source or partnership with private section redevelopment activities.

The CRA parking program will, in addition to land acquisition, promote land assembly, real estate development, public-private partnerships and other incentives to provide parking facilities. The program will include provision of CRA and City resources and public/private partnerships with potential developers and to provide planning and site design services.

CRA Parking Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed-use redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for parking capacity projects. Including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, engineering, design, and processing services.	Project specific staff time and/or funding for consultant design service.

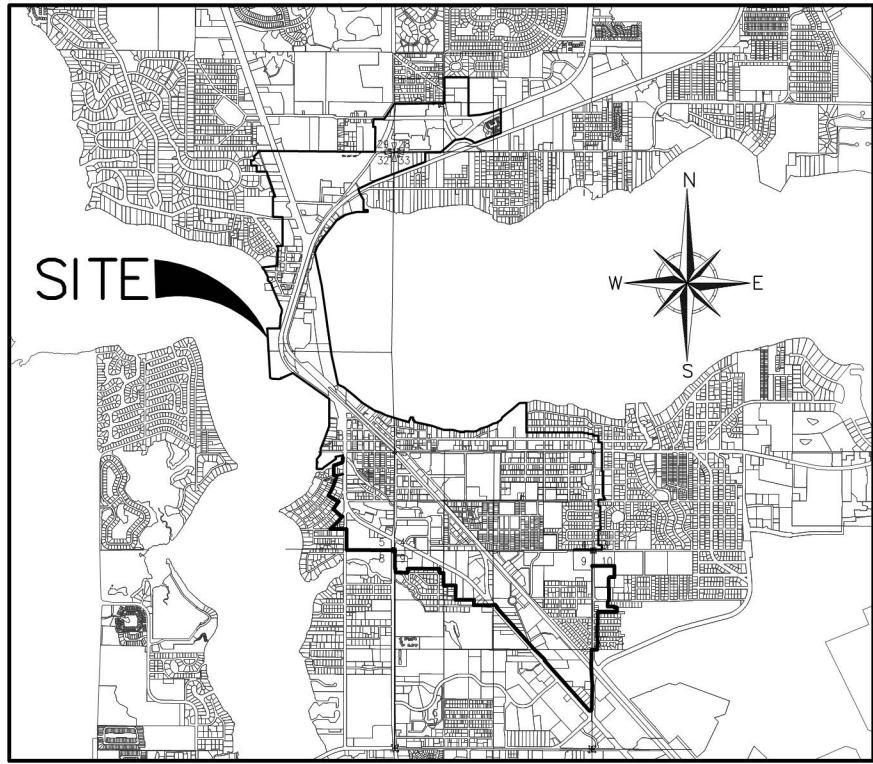
CAPITAL IMPROVEMENTS PLAN

STUART CRA POTENTIAL PROJECTS AND ESTIMATED COSTS FY 2024-2030			
PROJECT ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED COST	POTENTIAL FUNDING SOURCES
Downtown Undergrounding of Utilities	Design: Completed Construction: FY 2024 - 2025	\$3,500,000	CRA
Seminole Streetscape	Design: Completed Construction: FY 2024 - 2025	\$2,500,000	CRA, FDEP Grant
Riverside Park Streetscape	Design: Completed Construction: FY 2024-2025	\$2,500,000	CRA, FDOT TAP Grant
Oleander Neighborhood Park	Design: Completed Construction: FY 2024-2025	\$80,000	CRA
Gateway and District Signage	Design: Completed Construction: FY 2024-2025	\$350,000 - \$500,000	CRA
Willie Gary Property Acquisition and New Construction	Design: FY 2024 Construction: FY 2025-2026	\$4,791,000 - \$6,291,000	CDBG
Guy Davis Community Park	Design: FY 2023-2024 Construction: FY 2025-2026	\$7,000,000	CRA, Grants
Stypmann Drainage Improvements	Conceptual: Completed Design: FY 2024 Construction: FY 2025-2026	\$1,500,000 - \$2,000,000	CRA, FDEP Grants
Stypmann Sidewalk Improvements	Conceptual: Completed Design and Construction: FY 2025-2026	TBD	CRA, Grants

CAPITAL IMPROVEMENTS PLAN

STUART CRA POTENTIAL PROJECTS AND ESTIMATED COSTS FY 2024-2030			
PROJECT ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED COST	POTENTIAL FUNDING SOURCES
SE Dixie Highway Streetscape (SW Joan Jefferson Way to Colorado Ave) – Triangle District	Conceptual: Completed Design: FY 2025 Construction: FY 2026-2027	\$1,500,000	CRA, FDOT TAP Grant
Martin Luther King Jr. Blvd Streetscape	Conceptual: Completed Design: FY 2023-2025 Construction: FY 2026-2027	\$6,000,000	CRA, Grants
Downtown Parking Garage	FY 2024 - 2030	\$10,000,000	CRA – Public/Private, Grants, Bonds or Loans, Public/Private
Brightline Train Station	FY 2024 -2030	TBD	CRA – Public/Private, Grants, Bonds or Loans
City Hall Redevelopment	FY 2024 - 2030	TBD	CRA – Public/Private
Osceola Street Extension	FY 2024 - 2030	TBD	CRA – Public/Private
SW Ocean Blvd Streetscape (SW Federal Hwy to SW Dixie Hwy) – Triangle District	FY 2024 - 2030	\$6,000,000	CRA, Grants
Stormwater Improvements	FY 2024 – 2030	TBD	CRA, City, Grants
Property Acquisition	FY 2024 – 2030	TBD	CRA, City

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LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°54'12"E ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 11 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

ABBREVIATIONS

CCR	CERTIFIED CORNER RECORD	P.L.S.	PROFESSIONAL LAND SURVEYOR
CL	CENTERLINE	RNG.	RANGE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	RIGHT OF WAY
NO.	NUMBER	SD	SUBDIVISION
O.R.B.	OFFICIAL RECORDS BOOK	SEC.	SECTION
P.B.	PLAT BOOK	S.R.	STATE ROAD
PG.	PAGE	TWP.	TOWNSHIP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 12, 2023 AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON December 14, 2023



SHEET NO. <u>1</u>
OF <u>11</u> SHEETS
PROJECT NO. <u>02-62</u>

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF
STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
CRA 2023

DATE <u>12/12/2023</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

B BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

DESCRIPTION OF CRA BOUNDARY (DECEMBER 2023)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AND SECTIONS 3 AND SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS
 FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF N.W., FERN STREET, ACCORDING TO THE PLAT OF RIVERSIDE PARK AS RECORDED IN PLAT BOOK 4, PAGE 98 OF THE PUBLIC RECORDS OF ST. LUCIE, (NOW MARTIN) COUNTY, FLORIDA. WITH THE MEAN HIGH WATER LINE OF THE NORTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDER NORTHWESTERLY ALONG THE SAID MEAN HIGH WATER LINE OF THE NORTH FORK OF THE ST. LUCIE RIVER, A DISTANCE OF 776 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SUNSET COVE CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 521, PAGE 457 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID MEAN HIGH WATER LINE, THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SUNSET COVE CONDOMINIUM TO THE EASTERLY RIGHT-OF-WAY LINE OF N.W. NORTH RIVER DRIVE; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 8. TERRACE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 66, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 8 AND ALONG THE EASTERLY PROJECTION THEREOF TO THE EAST LINE OF TERRACE GARDENS CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 536, PAGE 48 OF THE PUBLIC RECORDS OF MARTIN COUNTY. FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF TERRACE GARDENS CONDOMINIUM TO THE NORTH RIGHT-OF-WAY LINE OF N.W. FORK ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF 800 PLACE CONDOMINIUM AND THE WEST LINE OF THAT PARCEL OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 748, PAGE 195 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST LINE OF 800 PLACE CONDOMINIUM AND ALONG SAID WEST LINE PER OFFICIAL RECORD BOOK 748, PAGE 195, TO THE SOUTH LINE OF NORTH RIVER SHORES, SECTION 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 88, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PLAT TO THE SOUTHWEST CORNER OF BLOCK 'C' OF SAID PLAT-OF NORTH RIVER SHORES, SECTION 6; THENCE NORTHWESTERLY ALONG THE WEST LINE OF „SAID BLOCK "C" TO THE NORTHWEST CORNER OF SAID BLOCK C"; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY PROJECTION OF THE WEST LINE OF BLOCK "C", TO, THE SOUTHWEST CORNER OF BLOCK "A" OF SPLIT PLAT; AND THE- NORTH RIGHT-OF-WAY LINE OF NM, RIVER SHORES BOULEVARD; -THENCE WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF LOTS 29 AND 28, BLOCK 24, OF SAID PLAT TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 28 TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 27 AND A PORTION OF LOT 26 TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 24; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 20 TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE EASTERLY AND NORTHERLY ALONG THE NORTH LINE OF SAID LOT 20 AND THE WEST LINE OF LOT 19, BLOCK 24, AND THE WEST LINE OF LOT 18, BLOCK 24, TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOT 17 , BLOCK 24, TO THE NORTH LINE OF SAID NORTH RIVER SHORES SECTION 6, AND THE NORTH LINE OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE EASTERLY ALONG NORTH LINE OF SAID SECTION 32 A DISTANCE OF 3,131 FEET MORE OR LESS TO THE EAST LINE OF OFFICIAL RECORDS BOOK 1623, PAGE 2142 OF THE PUBLIC RECORDS OF MARTIN COUNTY. FLORIDA; THENCE NORTHWESTERLY ALONG SAID EAST LINE, FOR THREE COURSES, TO THE SOUTH RIGHT-OF-WAY LINE OF N.W. BAKER ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, 282 FEET. MORE OR LESS, TO THE SOUTHWESTERLY PROJECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF N.W. BASELINE AVENUE; THENCE NORTHEASTERLY ALONG SAID PROJECTION AND ALONG SAID EASTERLY RIGHT-OF-WAY FINE OF N.W. BASELINE AVENUE TO THE SOUTH RIGHT-OF-WAY LINE OF N.E 15TH STREET (FORMERLY NORTH STREET) ACCORDING TO THE PLAT OF THE MAP OF NORTHWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE NORTHEASTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF N.E. CARDINAL AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST (ALSO KNOWN AS THE EAST RIGHT OF WAY LINE OF NE. CARDINAL AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF NE 1/4 OF THE SW 1/4 TO AN INTERSECTION WITH THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF THE SW 1/4 OF SAID SECTION 28; THENCE SOUTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE NE. BAKER ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 726, PAGE 1921, PUBLIC

CONTINUED ON SHEET 3 OF 11

SHEET NO. <u>2</u>
OF <u>11</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF
 STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
 CRA 2023

DATE <u>12/12/2023</u>
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 LICENSED BUSINESS NO. 6852

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LEGAL DESCRIPTION

CRA 2023 CITY OF STUART
CONTINUED FROM SHEET 2 OF 11

RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NE. SAVANNAH ROAD ACCORDING TO PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE PLAT OF INDUSTRIAL PARK AT AVONLEA AS RECORDED IN PLAT BOOK 16, PAGE 53, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID EAST LINE AND IT'S NORTHERLY EXTENSION TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF INDUSTRIAL PARK AT AVONLEA; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT OF INDUSTRIAL PARK AT AVONLEA; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID WESTERLY LINE AND IT'S WESTERLY EXTENSION TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF S.R. 707; ; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF S.R. 707 AND ALONG THE SOUTHWESTERLY PROJECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 707 THEREOF, TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 28, A DISTANCE OF 400 FEET, MORE OR LESS, TO THE NORTHERLY PROJECTION OF THE EAST LINE OF THAT PARCEL OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 645, PAGE 1134 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID EAST LINE ALSO BEING THE EAST LINE OF THE WEST 100 FEET OF THE EAST 600 FEET OF GOVERNMENT LOT 4, SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST (F.E.C.) RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO AN INTERSECTION WITH THE WESTERLY MEAN HIGH WATER LINE OF AN UN-NAMED CREEK, LYING IN GOVERNMENT LOT 1. SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID WESTERLY MEAN HIGH WATER LINE TO THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG THE SAID MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF S.R. NO. 5, (ROOSEVELT BRIDGE) PER FDOT R/W MAP SECTION 89010-2548; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, CROSSING OVER THE ST LUCIE RIVER TO THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE, TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF HILDABRAD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 64 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE CENTERLINE OF THE 10.00 FOOT WIDE ALLEY IN BLOCKS 6 THROUGH 8 OF SAID PLAT OF HILDABRAD PARK; THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 3, BLOCK 2 OF THE PLAT OF RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF LOT 4, BLOCK 3 OF SAID PLAT OF RIVER RIDGE; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. PALM BEACH ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 2, BLOCK 2 OF THE PLAT OF SECTION ONE, ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 70 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 2 AND ALONG THE WESTERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 2 AND LOT 1 OF SAID PLAT OF SECTION ONE, ST. LUCIE ESTATES AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. OSCEOLA BLVD.; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. COCONUT AVE. (FORMERLY COCONUT ROW), A PARTIALLY OPEN RIGHT OF WAY OF THE PLAT OF SECTION TWO, ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 22 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 770.57 FEET TO A POINT 34.60 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SE. 5TH ST. EAST; THENCE EASTERLY TO AN INTERSECTION WITH A POINT ON THE CENTERLINE OF SAID SE. COCONUT AVE.; THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. MARTIN LUTHER KING JR. BLVD.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 3, BLOCK 2 OF THE PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID PROJECTION AND ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE EAST ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF LAKE CHARLOTTE SECTION OF ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

CONTINUED ON SHEET 4 OF 11

SHEET NO. <u>3</u>
OF <u>11</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION CRA 2023

DATE <u>12/12/2023</u>
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B	BETSY LINDSAY, INC.
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7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852	

S:\02 PROJECTS\02-62cos-cra\CRA-REV-2023BL.dwg, CRA2023(3), 12/14/2023 3:15:16 PM

LEGAL DESCRIPTION

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 532.50 FEET; THENCE WESTERLY TO AN INTERSECTION WITH A LINE BEING 13.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF BLOCK 3 OF SAID PLAT OF LAKE CHARLOTTE SECTION OF ST. LUCIE ESTATES; THENCE SOUTH ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 9TH STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LOTS 7 THROUGH 10, BLOCK 5 OF THE AFOREMENTIONED PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE SOUTH ALONG THE NORTHERLY PROJECTION AND ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF LOTS 11 & 12 OF SAID PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 12, BLOCK 4 OF SAID PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 10TH STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION THE WEST RIGHT OF WAY LINE OF PALM BEACH ROAD; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF A PARCEL DESCRIBED OFFICIAL RECORDS BOOK 2713, PAGE 234. THE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EASTERLY LIMITS OF SAID PARCEL; THENCE SOUTHERLY ALONG SAID EASTERLY LIMITS TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTHEASTERLY TO THE NORTH EAST CORNER OF LOT 1 OF MILLERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 85 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTHWESTERLY TO NORTHWEST CORNER OF LOT 11, BLOCK 1 OF THE PLAT OF COLONIAL PARK ADDITION TO COLONIAL PARK SECTION OF ST. LUCIE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 11 TO THE SOUTH LINE OF LOT 11, THENCE EAST ALONG THE SOUTH LINE OF LOTS 11 THROUGH 14 OF SAID BLOCK 1 TO AN INTERSECTION WITH A LINE BEING 25.00 WESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF LOT 28, BLOCK 1 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE SOUTH 28 FEET TO AN INTERSECTION WITH A LINE BEING 105.00 NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1; THENCE EASTERLY ALONG SAID PARALLEL LINE TO EAST LINE OF LOT 29 OF SAID BLOCK 1; THENCE SOUTHERLY TO THE SOUTH LINE OF SAID BLOCK 1; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 OF THE PLAT OF PINEWOOD PARK SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 87 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND IT'S SOUTHERLY PROJECTION TO THE NORTHEAST CORNER OF LOT 16 OF SAID PLAT OF PINEWOOD PARK SECTION TWO; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 16 TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTHWESTERLY TO AN INTERSECTION WITH THE NORTHEAST CORNER OF LOT 1 OF THE PLAT OF PINEWOOD PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 45 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 1 AND 18 OF SAID PLAT TO THE SOUTHEAST CORNER OF LOT 18; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 OF LAWLER GARDENS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 20 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 22 OF SAID LAWLER GARDENS. THENCE SOUTHERLY ALONG THE EASTERLY LIMIT OF SAID LOT 22 TO THE NORTHEAST CORNER OF LOT 21 OF SAID PLAT OF LAWLER GARDENS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21 TO THE SOUTH LINE OF SAID LOT 21; THENCE WESTERLY ON THE SOUTH LINE OF 21 AND ITS WESTERLY EXTENSION TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF PALM BEACH ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF MONTEREY ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO 1 (S.R. NO. 5); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF NE TRESSLER DRIVE; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST LINE OF OFFICIAL RECORDS BOOK 895, PAGE 1656 PER THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG SAID SOUTH LINE FOR 493.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF OFFICIAL RECORDS BOOK 1964, PAGE 2704 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 380 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST LINE OF CASA TERRACE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE SAID EAST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF LONITA STREET, PER SAID PLAT BOOK 1, PAGE 35; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SE CASA AVENUE PER SAID PLAT BOOK 1, PAGE 35; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION

CONTINUED ON SHEET 5 OF 11

SHEET NO. <u>4</u>
OF <u>11</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF
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SKETCH AND LEGAL DESCRIPTION
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LEGAL DESCRIPTION

WITH THE NORTH LINE OF SAID PLAT BOOK 1, PAGE 35; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF LOT 6, BLOCK 1, OF SAID PLAT BOOK 1, PAGE 35; THENCE SOUTH ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE LONITA STREET, PER SAID PLAT BOOK 1, PAGE 35; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF LOT 1, BLOCK 1 OF SAID PLAT BOOK 1, PAGE 35; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE EASTERLY RIGHT OF WAY LINE OF S. KANNER HIGHWAY (STATE ROAD 76); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 486.95 FEET TO THE SOUTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SW PALM CITY ROAD AND ALSO BEING THE WEST LINE OF OFFICIAL RECORDS BOOKS 2288, PAGE 841 OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF INDIANOLA STREET PER THE PLAT OF HALPATIOKEE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. PINE AVENUE, PER THE PLAT OF H.W. BESSEY'S 2ND ADDITION AS RECORDED IN PLAT BOOK 5, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA. THENCE ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTH LINE OF LOT 158, PER PLAT BOOK 5, PAGE 52; THENCE NORTHWESTERLY ALONG SAID EXTENSION, THE SOUTH LINE OF LOT 158 AND LOT 147 TO THE EASTERLY RIGHT OF WAY LINE OF SW BRYANT AVE PER PLAT BOOK 5, PAGE 52; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY PROJECTION OF THE SOUTH LINE OF LOT 118 OF THE PLAT OF H.W. BESSEY ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY) FLORIDA; THENCE NORTHWESTERLY ALONG THE SAID SOUTHEASTERLY PROJECTION AND THE SOUTH LINE OF LOT 118 AND LOT 98 TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SW CLEVELAND AVENUE PER SAID PLAT BOOK 2 AT PAGE 14; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY TO THE NORTHWEST CORNER OF LOT 106 PER SAID PLAT BOOK 2 AT PAGE 14; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF LOT 6 OF SAID PLAT BOOK 2 AT PAGE 14; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE MEAN HIGH WATER LINE OF FRAZIER CREEK; THENCE MEANDER NORTHEASTERLY ALONG SAID MEAN HIGH WATERLINE TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY MEAN HIGH WATER LINE OF FRAZIER CREEK; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE MEAN HIGH WATER LINE OF FRAZIER CREEK, TO THE MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE NORTHERLY ALONG THE MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707 / SW DIXIE HIGHWAY (FORMERLY U.S. HIGHWAY NO. 1, AND STATE ROAD NO. 5 PER FDOT ROAD PLAT MAP SECTION 89010-2554); THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.R. 707 / DIXIE HIGHWAY, CROSSING THE ST. LUCIE RIVER TO THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE WESTERLY ALONG THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER AND NORTHERLY ALONG THE MEAN HIGH WATER LINE OF THE NORTH FORK OF THE ST. LUCIE RIVER TO THE NORTH RIGHT-OF-WAY LINE OF N.W. FERN STREET ACCORDING TO THE PLAT OF RIVERSIDE PARK AS RECORDED IN PLAT BOOK 4, PAGE 98 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY AND THE POINT OF BEGINNING.

CONTAINING 1,175 ACRES, MORE OR LESS.

SHEET NO. <u>5</u>
OF <u>11</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF
 STUART, MARTIN COUNTY, FLORIDA

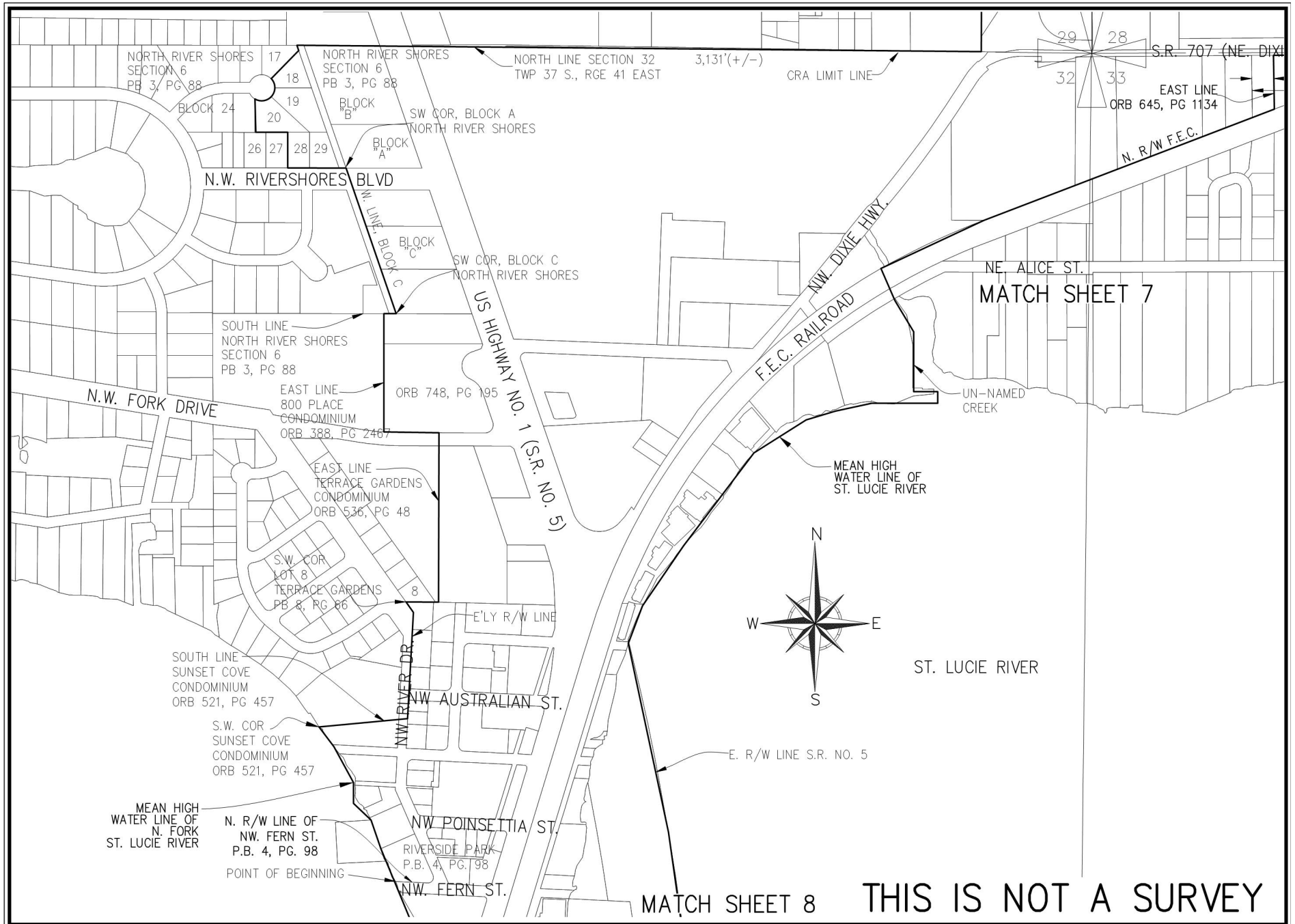
SKETCH AND LEGAL DESCRIPTION
 CRA 2023

DATE <u>12/12/2023</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

B BETSY LINDSAY, INC.
 A DIVISION OF HALEY WARD, INC.

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
 (772)286-5753 (772)286-5933FAX
 LICENSED BUSINESS NO. 6852

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SHEET NO. <u>6</u>
OF <u>12</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

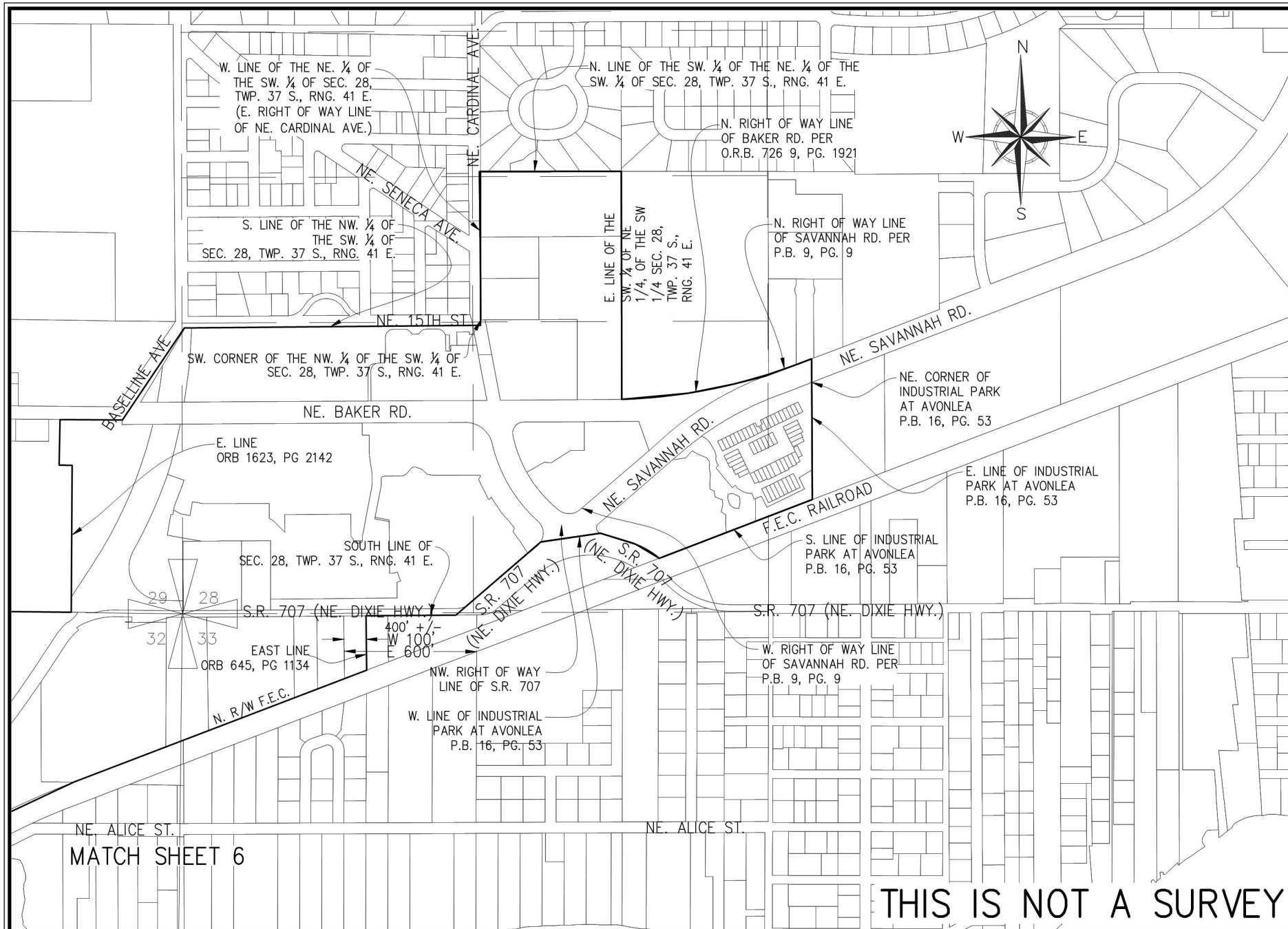
COMMUNITY REDEVELOPMENT AREA CITY OF
STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
CRA 2023

DATE	<u>12/12/2023</u>
SCALE	<u>1" = 600'</u>
FIELD BK.	
DRAWING BY	<u>D.B.</u>
CHECKED BY	<u>E.A.L.</u>

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LICENSED BUSINESS NO. 6852



SHEET NO. <u>7</u>
OF <u>11</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

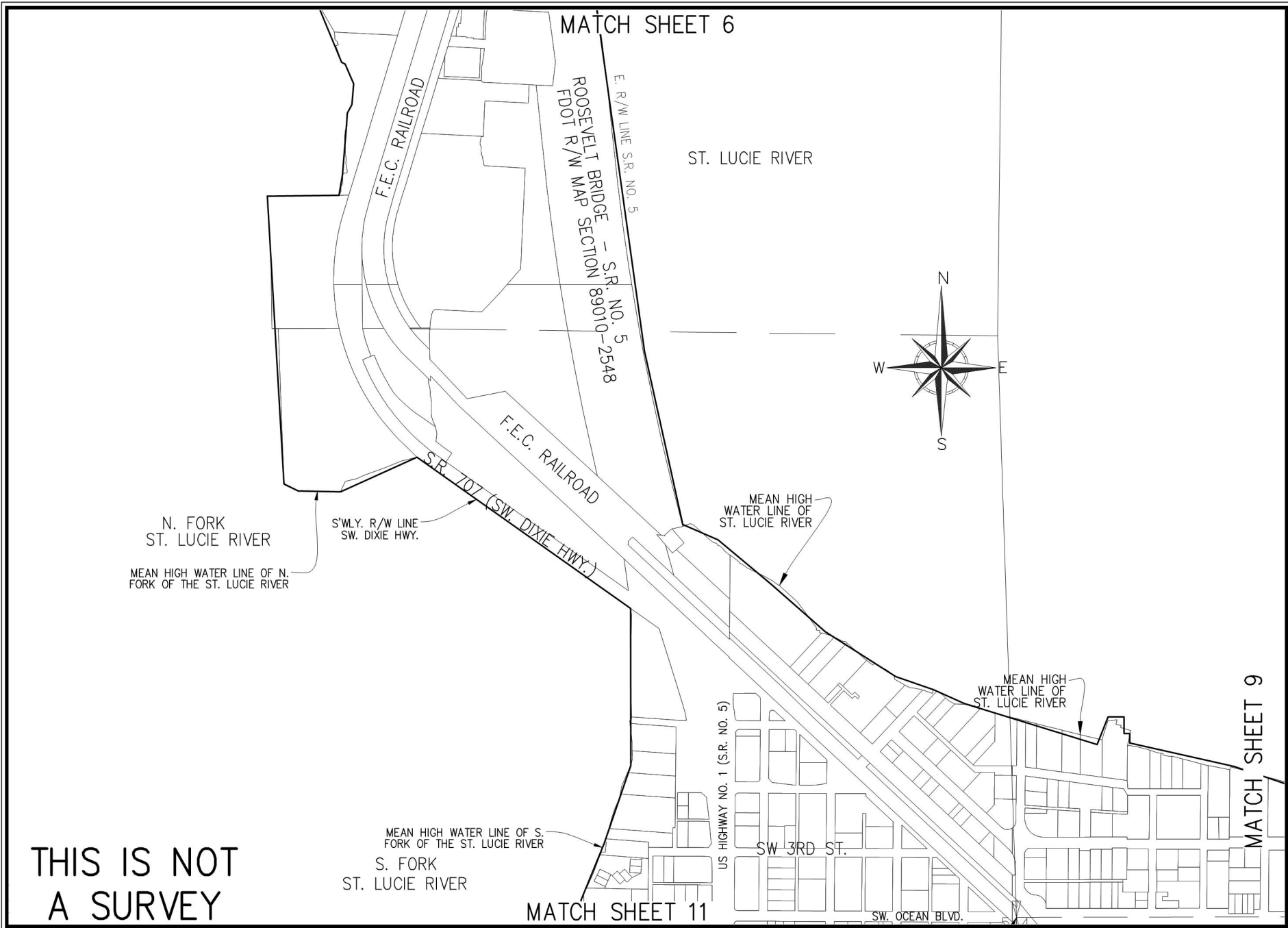
COMMUNITY REDEVELOPMENT AREA CITY OF
STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
CRA 2023

DATE	<u>12/12/2023</u>
SCALE	<u>1" = 600'</u>
FIELD BK.	
DRAWING BY	<u>D.B.</u>
CHECKED BY	<u>E.A.L.</u>

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SHEET NO. <u>8</u>
OF <u>11</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

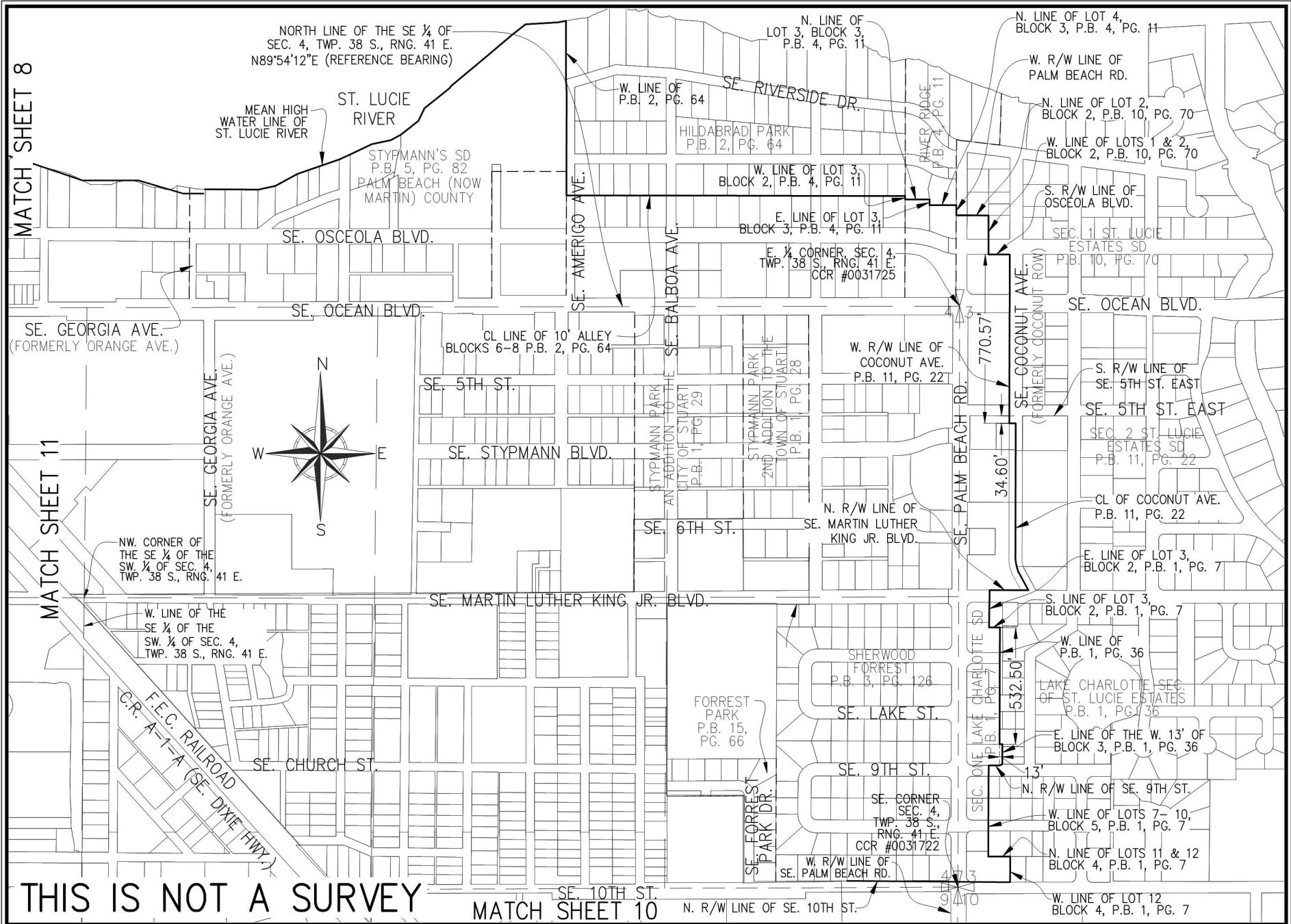
COMMUNITY REDEVELOPMENT AREA CITY OF
STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
CRA 2023

DATE	<u>12/12/2023</u>
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THIS IS NOT A SURVEY

MATCH SHEET 10

SHEET NO. 9
OF 12 SHEETS
PROJECT NO. 02-62

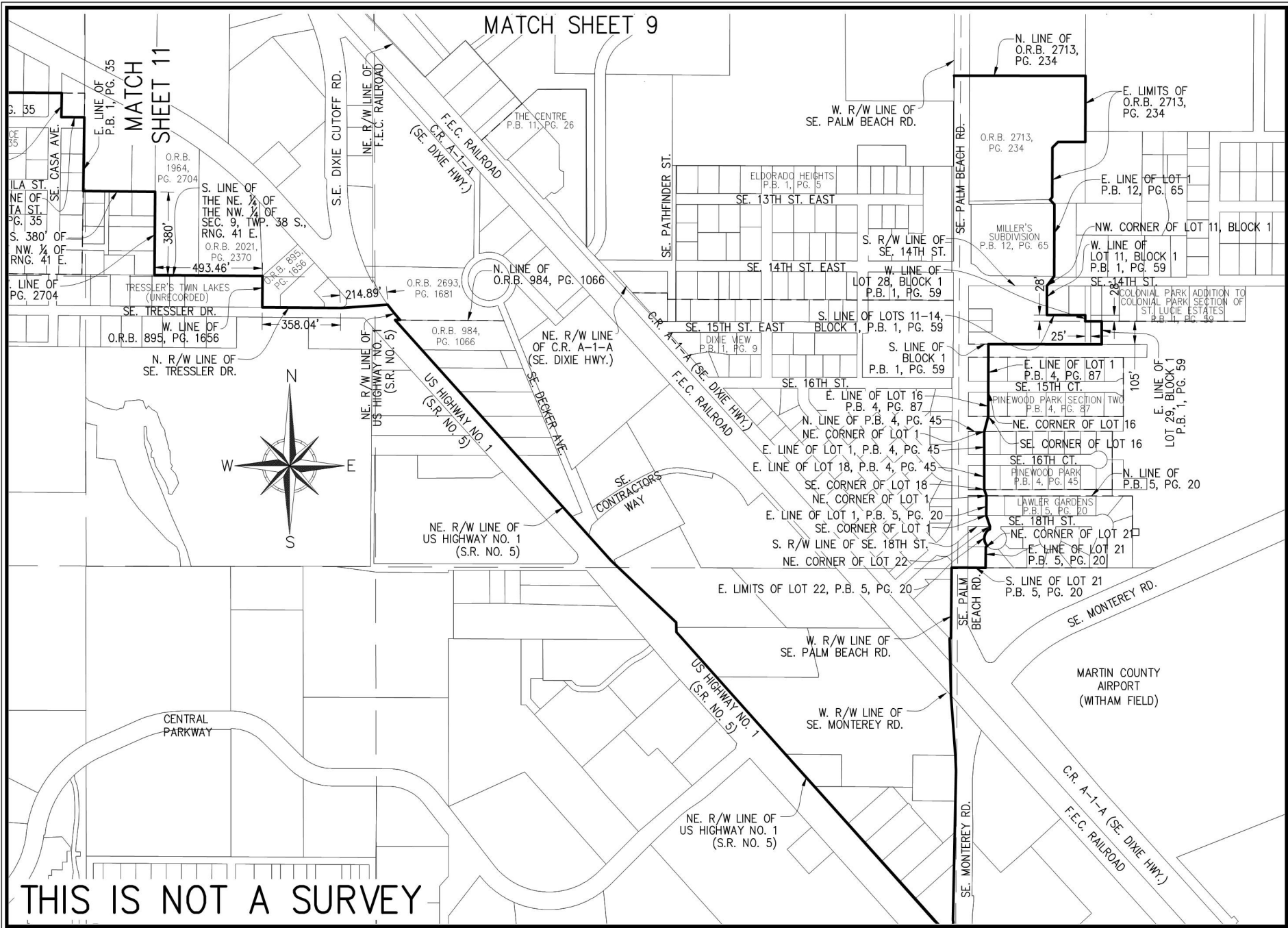
DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
CRA 2023

DATE 12/12/2023
SCALE 1" = 600'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

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SHEET NO. 10
OF 11 SHEETS
PROJECT NO.
02-62

DATE	REVISIONS

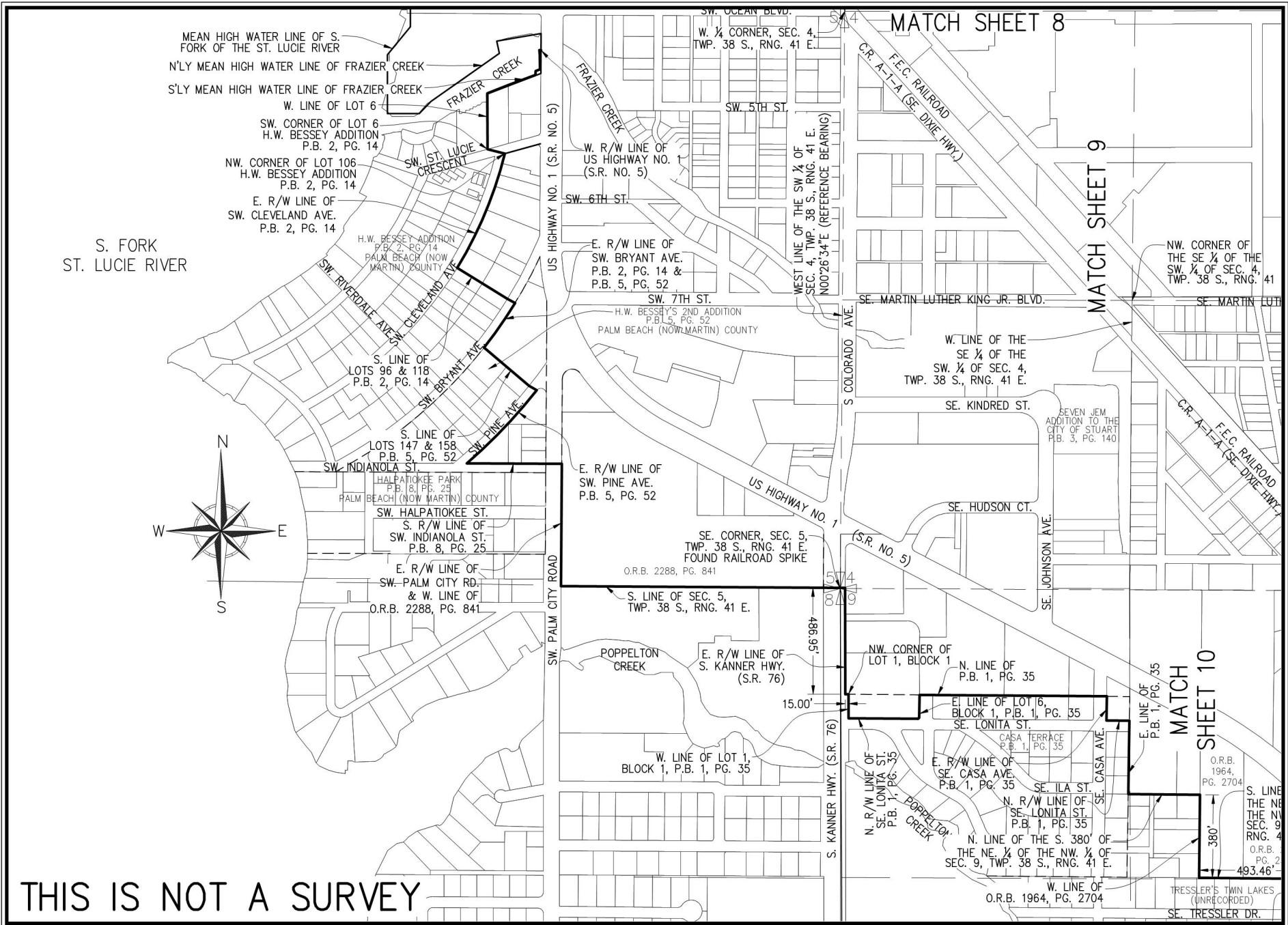
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SHEET NO. 11
OF 11 SHEETS
PROJECT NO.
02-62

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF
STUART, MARTIN COUNTY, FLORIDA

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LICENSED BUSINESS NO. 6852

CITY OF STUART CRB MEETING

Roles, Florida Statutes, TIF Expenditures, Capital Improvement Projects



March 3, 2026



What is a Community Redevelopment Agency?

A Community Redevelopment Agency is established under **Florida Statutes, Chapter 163, Part III** to address areas of slum and blight and promote economic revitalization.

Primary Objectives:

- Strengthen economic conditions
- Improve infrastructure
- Encourage private investment
- Enhance quality of life
- Support redevelopment efforts



City of Stuart Code of Ordinances

ARTICLE IV. - BOARDS AND COMMITTEES

Sec. 4.01. - Boards and committees

The commission may create boards and committees as it deems necessary. The members of all boards and committees shall serve without pay, shall consult with and advise the commission and the various departments, and shall perform all duties and powers prescribed by ordinance or resolution.



City of Stuart Code of Ordinances
Sec. 2-106. General.

(a) Name and purpose. The community redevelopment board ("CRB") shall be an advisory board to the city commission and the city administration in performing the duties and responsibilities described herein. In addition, the CRB shall provide quasi-judicial proceedings as set forth in the City of Stuart Land Development Code.



City of Stuart Code of Ordinances
Sec. 2-107. Membership; officers and staff.

(a) Number. The CRB shall consist of seven members. Each city commissioner shall appoint a single member to the CRB. The two remaining CRB members shall be selected by the majority vote of the city commission.

(b) Staff liaison. The city's CRA director, or his/her designee, shall serve as the staff person to the CRB.

(c) Secretary. The city clerk, or his/her designee, shall be the secretary for the CRB, and as such, shall prepare CRB agendas, be the custodian of all books and records of the CRB, keep the minutes and a recording of all votes in all CRB meetings, and send out all notices of meetings and shall perform such other duties as may be requested by the CRB.

(d) Officers. Regular officers of the CRB shall include a chair and a vice-chair who shall be appointed by the CRB at its annual reorganization meeting. The chair shall preside at all CRB meetings and shall execute instruments in the name of the CRB as may be required. The vice-chair, in the absence, disqualification, resignation or death or disability of the chair or at the chair's discretion, shall exercise the functions of the chair. Upon vacancy in the office of chair and/or vice-chair, the CRB members shall select one of them to fill the position at the next regular meeting following the creation of vacancy.



City of Stuart Code of Ordinances
Sec. 2-108. Duties and responsibilities.

(a) The CRB shall:

- (1) Review, hold a hearing, approve, approve with conditions or deny applications for minor urban code conditional use;
- (2) Review development applications which pertain to historic buildings and recommend approval, approval with conditions, or denial of an application for such development to the city commission;
- (3) Review all proposed amendments to the urban code, including proposed amendments on its own volition, and recommend approval, approval with conditions, or denial to the city commission;



City of Stuart Code of Ordinances
Sec. 2-108. Duties and responsibilities.

(4) Review all proposed amendments to the community redevelopment plan and recommend approval, approval with conditions, or denial to the city commission;

(5) Review and recommend programs, projects, plans and grant applications to implement the community redevelopment plan to the city commission;

(6) Review, hold a hearing and make recommendations to the city commission on applications for zoning changes for properties within the community redevelopment area as proscribed in section 3.00.00 of the city land development code;



City of Stuart Code of Ordinances
Sec. 2-108. Duties and responsibilities.

(7) Review, hold a hearing and make recommendations to the city commission on major amendment applications to previously adopted planned unit development ordinances for properties within the community redevelopment area as proscribed in section 3.00.00 of the city land development code;

(8) Review, hold a hearing and approve, approve with conditions, or deny applications for public art, as provided in section 3.01.00 of the city land development code; and

(9) Conduct such hearings and workshops as may be necessary to perform the foregoing duties and responsibilities.

City of Stuart Code of Ordinances
Sec. 2-109. Meetings; conduct of business.

(a) Regular meetings shall be held on the first Tuesday of each month. No meeting will be convened in the event there is no matter to be considered by the board. Special meetings may be held at the discretion of the board as necessary. Special meetings may be called by the chairperson, the request by any two members of the board to the city's CRA director, or by the city's CRA director.

(b) A quorum of the CRB shall be four members and an affirmative vote of a majority of those present shall be necessary to conduct business. If any meeting cannot be conducted because a quorum is not present, the members present may receive information only, and take no action other than to adjourn the meeting to a date/time certain and notice of such adjourned meeting shall be given to each member.



City of Stuart Code of Ordinances

Sec. 2-109. Meetings; conduct of business.

(c) The city's CRA director shall provide the personnel, equipment and materials necessary to enable the CRB to conduct its business.

(d) Decisions of the CRB in matters that are quasi-judicial in nature shall be based upon the evidence presented to the board at a quasi-judicial hearing. The board shall make findings of fact and conclusions of law in making its advisory decision. The decisions or orders of the board shall be promptly reduced to writing and signed by the chairperson and secretary.



Key Roles and Responsibilities

The Board is responsible for:

- Amending and implementing the Community Redevelopment Plan
- Reviewing and recommending approval of budgets and expenditures
- Managing capital improvement projects within the CRA
- Overseeing incentive programs
- Supporting economic development initiatives



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

RESOLUTION No. 01-2024 CRA

**A RESOLUTION OF THE BOARD OF COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF
STUART, FLORIDA, APPROVING AMENDMENTS
TO THE CITY'S COMMUNITY REDEVELOPMENT
PLAN TO UPDATE AND ADD NEW PROGRAMS AND
PROJECTS; PROVIDING AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, by the adoption of Ordinance No. 1193 effective November 26, 1990, the Stuart City Commission determined to carry out the objectives of Chapter 163, Florida Statutes, as they relate to community redevelopment and therefore created the Stuart Community Redevelopment Agency (the "Stuart CRA"); and

WHEREAS, by adoption of Resolution No. 61-98 on April 13, 1998, the City Commission found and declared that there existed in the city a blighted area more particularly described therein and designated the blighted area as a community redevelopment area; and



CRA Plan Approach

The redevelopment objectives of this plan, which are intended to reduce and eliminate the blight conditions that exist in the redevelopment area, are organized to drive the increment revenue necessary for plan implementation.

Economic Development

- Reduce blight in the CRA areas and address issues identified in the findings of necessity when the CRA was expanded in 2015.
- Identify and create appropriate commercial corridors within the CRA areas.
- Support “target” properties that have been vacant or underutilized within the CRA.
- Incorporate cultural arts and recreation as critical components of Economic Development.

Connectivity

- Coordinate roadway, sidewalk, landscape, infrastructure, open space, and community enhancement improvements.
- Encourage alternative means of transportation (e.g., downtown train station).



CRA Plan Approach

Infrastructure

- Identify location and support downtown parking garage.
- Support Stormwater and Drainage.
- Other Public Infrastructure.

Neighborhoods

- Support neighborhood improvement initiatives to reduce slum and blight conditions in residential neighborhoods.
- Work with the private sector to create a “Healthy Mix” of affordable workforce, market rate, luxury, and mixed-income housing.

Redevelopment Support

- Encourage and support redevelopment-friendly zoning and land-use regulations within the CRA (e.g., Form Based Code).
- Provide economic development incentives.
- Use powers of borrowing and land acquisition to further the redevelopment goals.



Permitted TIF Expenditures

In Florida, Community Redevelopment Agencies (CRAs) are authorized under Chapter 163, Part III, Florida Statutes (Community Redevelopment Act), to spend Tax Increment Financing (TIF) funds exclusively on projects within a designated redevelopment area that eliminate blight and align with an approved redevelopment plan.

TIF funds are generally restricted to infrastructure, land acquisition, site preparation, and redevelopment planning.

Key Details on TIF Expenditures (Florida Statutes 163.387):

Purpose: Funds must directly benefit the redevelopment area for items specified in the plan.



Permitted TIF Expenditures

Permissible Uses:

- Administrative costs
- Infrastructure improvements
- Streetscape enhancements
- Utility and drainage upgrades
- Parking facilities
- Affordable and workforce housing
- Property acquisition
- Site clearance
- Public space improvements
- Economic development programs
- Debt service on redevelopment projects



Ineligible Uses:

TIF funds generally cannot be used for:

- Routine government operations
- General maintenance not tied to redevelopment
- Projects outside the CRA boundary
- Expenses inconsistent with the Redevelopment Plan



Private/Non-Profit Funding:

While CRAs cannot usually provide direct grants to businesses for operational costs, they can enter into agreements with private parties or non-profits for specific, authorized redevelopment projects or infrastructure improvements.

Funding Non-Profits:

CRAs can fund non-profit organizations, but only if the expenditure serves a public purpose outlined in the redevelopment plan (e.g., building a community center, creating affordable housing, or improving public infrastructure). The funding must be tied to tangible, physical development rather than general operational support.



Measuring CRA Success

Indicators of successful redevelopment include

- Growth in taxable property value
- New business activity
- Job creation
- Increased housing opportunities
- Improved mobility
- Enhanced aesthetics and public spaces

CAPITAL IMPROVEMENTS PLAN

STUART CRA POTENTIAL PROJECTS AND ESTIMATED COSTS FY 2024-2030			
PROJECT ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED COST	POTENTIAL FUNDING SOURCES
Downtown Undergrounding of Utilities	Design: Completed Construction: FY 2024 - 2025	\$3,500,000	CRA
Seminole Streetscape	Design: Completed Construction: FY 2024 - 2025	\$2,500,000	CRA, FDEP Grant
Riverside Park Streetscape	Design: Completed Construction: FY 2024-2025	\$2,500,000	CRA, FDOT TAP Grant
Oleander Neighborhood Park	Design: Completed Construction: FY 2024-2025	\$80,000	CRA
Gateway and District Signage	Design: Completed Construction: FY 2024-2025	\$350,000 - \$500,000	CRA
Willie Gary Property Acquisition and New Construction	Design: FY 2024 Construction: FY 2025-2026	\$4,791,000 - \$6,291,000	CDBG
Guy Davis Community Park	Design: FY 2023-2024 Construction: FY 2025-2026	\$7,000,000	CRA, Grants
Stypmann Drainage Improvements	Conceptual: Completed Design: FY 2024 Construction: FY 2025-2026	\$1,500,000 - \$2,000,000	CRA, FDEP Grants
Stypmann Sidewalk Improvements	Conceptual: Completed Design and Construction: FY 2025-2026	TBD	CRA, Grants

CAPITAL IMPROVEMENTS PLAN

STUART CRA POTENTIAL PROJECTS AND ESTIMATED COSTS FY 2024-2030			
PROJECT ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED COST	POTENTIAL FUNDING SOURCES
SE Dixie Highway Streetscape (SW Joan Jefferson Way to Colorado Ave) – Triangle District	Conceptual: Completed Design: FY 2025 Construction: FY 2026- 2027	\$1,500,000	CRA, FDOT TAP Grant
Martin Luther King Jr. Blvd Streetscape	Conceptual: Completed Design: FY 2023-2025 Construction: FY 2026- 2027	\$6,000,000	CRA, Grants
Downtown Parking Garage	FY 2024 - 2030	\$10,000,000	CRA – Public/Private, Grants, Bonds or Loans, Public/Private
Brightline Train Station	FY 2024 -2030	TBD	CRA – Public/Private, Grants, Bonds or Loans
City Hall Redevelopment	FY 2024 - 2030	TBD	CRA – Public/Private
Osceola Street Extension	FY 2024 - 2030	TBD	CRA – Public/Private
SW Ocean Blvd Streetscape (SW Federal Hwy to SW Dixie Hwy) – Triangle District	FY 2024 - 2030	\$6,000,000	CRA, Grants
Stormwater Improvements	FY 2024 – 2030	TBD	CRA, City, Grants
Property Acquisition	FY 2024 – 2030	TBD	CRA, City

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Guy Davis Community Park 21045901											
Phase I Site Plan		\$344,517									
Phase II Final Design				\$370,000							
Park Construction							\$10,000,000				
Skate Park							\$700,000				
Downtown Undergrounding											
Phase I Design - Seminole Street - 20038901	\$49,991										
Phase II Design - Osceola - 22038902			\$174,554								
Construction of Phase I and II - 22038903						\$6,042,620					
CEI						\$313,620					
Building Permit and Utilities Fees						\$53,151	\$498,821				
Riverside Park NBHD Improv 20041801											
Conceptual	\$21,500										
Design	\$100,000										
Construction (TAP Grant Reimb)					\$2,506,450		\$193,550				
Willie Gary Prop Acq., Demo, New Const.											
Acquisition (CDBG-CV Grant Reimb) - 048901					\$1,617,476						
Appraisals, Environ, Eng, Admin, Demo, Const. (CDBG-CV Grant Reimb) - 048902				\$30,700	\$269,424	\$6,805,624	\$1,896,649				
Stypmann Drainage and Sidewalk Improv											
Design				\$152,000			\$30,000				
Construction							\$4,000,000				
Tree Canopy Enhancement Program Within ROW											
Evaluation/Data/Master Plan							\$100,000				
Landscape Plan by Planning Area							\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Capital Improvement Projects (CIP) Budget Summary

Construction							\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Triangle District 21046801											
SE Dixie Highway Conceptual			\$44,500								
SE Dixie Highway Design			\$60,500			\$30,000					
SE Dixie Highway Construction (TAP Grant Reimb)								\$1,500,000			
Osceola Street Extension											
Design								\$100,000			
Construction									\$1,000,000		
MLK Blvd Complete Street 21045001											
Conceptual	\$20,000										
Design			\$450,000								
Construction									\$5,000,000		
Bayou Pedestrian Bridge											
Design								\$100,000			
Construction									\$2,000,000		
Triangle District Streetscape - Phasing											
Design								\$400,000			
Construction										\$4,000,000	\$4,000,000
East Stuart Neighborhood Streetscape - Phasing											
Design								\$400,000			
Construction										\$2,000,000	\$2,000,000
10th Street Community Center - Rehab											
Design									\$150,000		
Construction											\$2,000,000

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
10th Street Streetscape/Gateway Signage											
Design									\$200,000		
Construction											\$3,000,000



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

Meeting Date: 3/3/2026

Prepared by: Jodi Nentwick

Title of Item:

LEONARD LEWIS, 433 SE LAKE CIRCLE DRIVE - EAST STUART MAJOR URBAN CODE
CONDITIONAL USE PERMIT (RC)(QJ):

RESOLUTION No. 16-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A EAST STUART MAJOR CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 433 SE LAKE CIRCLE DRIVE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO ALLOW AN OUTBUILDING TO EXCEED THE MAXIMUM SIZE OF 700 SQUARE FEET, TO ALLOW THE REDUCTION OF A REAR SETBACK REQUIREMENT, TO ALLOW THE MAXIMUM OF FIVE (5) DENSITY UNITS, AND TO CONFIRM THE IMPERVIOUS AND PERVIOUS REQUIREMENTS; GRANTING APPROVAL AND ALLOWING THE APPLICANT TO OBTAIN A REVOCABLE RIGHT-OF-WAY PERMIT FOR THE USE OF THE CITY'S RIGHT-OF-WAY FOR THE EXISTING PAVED ACCESS FOR SE LAKE CIRCLE DRIVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On March 26, 2025, the applicant, Lewis Leonard, the property owner of the property located at 433 SE Lake Circle Drive, Stuart, Florida, within the East Stuart Neighborhood Special District of the City of Stuart.

The parcel is 0.29 acres in size and has a Business Mixed Use (BMU) zoning designation. Permitted uses within the BMU zoning designation in the relevant part include single-family dwelling unit, duplex dwelling unit, multifamily dwelling unit, and accessory dwelling unit. However, accessory dwelling units must comply with the development standards identified in Section 3.02.04.F.04 of the East Stuart Neighborhood zoning designation within the City of Stuart's Land Development Code.

the Applicant, Lewis Leonard, is requesting an East Stuart Major Code Conditional Use to request approval of the following deviations from the East Stuart Neighborhood Code to be allowed and approved by the City Commission:

1. To allow the one existing outbuilding on the property to exceed the maximum size of one outbuilding of 700 square feet and instead allow the existing outbuilding on the property pursuant to Section 3.02.04.F.04 and Figure ESN-30 in the East Stuart Neighborhood Code, and
2. To confirm, as demonstrated by the survey provided, that the impervious and pervious requirements are satisfied as to the property with all existing structures, including one outbuilding pursuant to Section 3.02.04, specifically Figure ESN-09-Development Standards in the East Stuart Neighborhood Code, and
3. To allow the rear setback for the existing outbuilding to be five feet (5') as currently built, instead of the ten feet (10') required pursuant to Section 3.02.04, specifically Figure ESN – 09 – Development Standards within the East Stuart Neighborhood Code, and
4. To allow the maximum residential density allowed on the property to be a maximum density of five (5) units pursuant to Section 2.03.07. – Table 3 of the City of Stuart and Section 3.02.04, specifically Figure ESN - 09 – Development Standards within the East Stuart Neighborhood Code; and

5. To approve and allow a revocable right-of-way (ROW) permit for the use of the City's ROW for the currently existing paved driveway access.

Funding Source:

N/A

Recommended Action:

Staff is requesting that the Community Redevelopment Board (CRB) to forward a recommendation to the City Commission.

ATTACHMENTS:

- 1. CRB - Draft Resolution 16-2026
- 2. CRB - Staff Report
- 3. CRB - Application
- 4. CRB - Conceptual Floor Plan
- 5. CRB - Narrative and Justification



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

RESOLUTION NUMBER 16-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING AN EAST STUART MAJOR URBAN CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 433 SE LAKE CIRCLE DRIVE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO ALLOW OUTBUILDING TO EXCEED THE MAXIMUM SIZE OF 700 SQUARE FEET, TO ALLOW THE REDUCTION OF A REAR SETBACK REQUIREMENT, TO ALLOW THE MAXIMUM OF FIVE (5) DENSITY UNITS, AND TO CONFIRM THE IMPERVIOUS AND PERVIOUS REQUIREMENTS; GRANTING APPROVAL AND ALLOWING THE APPLICANT TO OBTAIN A REVOCABLE RIGHT-OF-WAY PERMIT FOR THE USE OF THE CITY'S RIGHT-OF-WAY FOR THE EXISTING PAVED ACCESS FOR SE LAKE CIRCLE DRIVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission has adopted the City's Comprehensive Plan within which goals, objectives and policies related to zoning and land development are included; and

WHEREAS, on February 13, 2023, the City Commission adopted Ordinance Number 2507-2023, amending and restating the City's Land Development Code; more specifically amending Chapter III Special Zoning Codes for the "East Stuart Neighborhood" zoning district, and

WHEREAS, on February 13, 2023, the City Commission adopted Ordinance Number 2499-2023, amending the City’s Official Zoning Map to assign “East Stuart Neighborhood” Zoning and made changes for consistency with the Future Land Use Map, and

WHEREAS, on March 20, 2025, and April 16, 2025, the City Commission adopted Ordinance Number 2539-2025, amending and restating the City’s Land Development Code Chapter II Zoning Districts Uses Allowed, Density, Intensity, Chapter III Special Zoning Codes, Chapter V Resource Protection related Development Standards which were determined during the “Zoning in Progress” under Section 1.04.04, City of Stuart’s Land Development Code; and

WHEREAS, pursuant to Section 3.04.01(J.) of the City’s Land Development Code, requests for conditional use approvals are subject to the procedures for major conditional use review described in 11.01.11 of the Land Development Code; and

WHEREAS, the Applicant, Lewis Leonard, is the property owner of the subject property which is located at 433 SE Lake Circle Drive, Stuart Florida, within the East Stuart Neighborhood Special District of the City of Stuart; and

WHEREAS, the subject parcel is 0.29 acres in size and has a Business Mixed Use (BMU) zoning designation. Permitted uses within the BMU zoning designation, in relevant part, include single-family dwelling unit, duplex dwelling unit, multi-family dwelling unit, and accessory dwelling unit. However, accessory dwelling units must comply with the development standards identified in Section 3.02.04.F.04 of the East Stuart Neighborhood zoning designation within the City of Stuart’s Land Development Code; and

WHEREAS, the City Commission has adopted and administers Section 3.02.01 – Procedure and process of the City of Stuart Land Development Code; and

WHEREAS, the Applicant, Lewis Leonard, is requesting an East Stuart Major Code Conditional Use to request approval of the following deviations from the East Stuart Neighborhood Code to be allowed and approved by the City Commission:

1. To allow the one existing outbuilding on the property to exceed the maximum size of one outbuilding of 700 square feet and instead allow the existing outbuilding on the property pursuant to Section 3.02.04.F.04 and Figure ESN-30 in the East Stuart Neighborhood Code, and
2. To confirm, as demonstrated by the survey provided, that the impervious and pervious requirements are satisfied as to the property with all existing structures, including one outbuilding pursuant to Section 3.02.04, specifically Figure ESN-09-Development Standards in the East Stuart Neighborhood Code, and
3. To allow the rear setback for the existing outbuilding to be five feet (5') as currently built, instead of the ten feet (10') required pursuant to Section 3.02.04, specifically Figure ESN – 09 – Development Standards within the East Stuart Neighborhood Code.
4. To allow the maximum residential density allowed on the property to be a maximum density of five (5) units pursuant to Section 2.03.07. – Table 3 of the City of Stuart and Section 3.02.04, specifically Figure ESN - 09 – Development Standards within the East Stuart Neighborhood Code.
5. To approve and allow a revocable right-of-way (ROW) permit for the use of the City's ROW for the currently existing paved driveway access.

WHEREAS, at the hearing the Applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses, within three hundred (300) feet of the proposed location; and

WHEREAS, the conditional use exception shall be for the original Applicant only and shall not run with the land or be conveyed or transferred to any other applicant or business; and

WHEREAS, the City’s Community Redevelopment Board (“CRB”) held a properly noticed hearing at a regularly scheduled CRB meeting to consider the request of the application of the Petitioner and recommended *(approval/denial)* of the East Stuart Major Urban Code Conditional Use on March 3, 2026; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Petitioner and *(approve/denied)* the East Stuart Major Urban Code Conditional Use on XXXXX.

WHEREAS, the conditional use approval shall run with the land; and

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

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

SECTION 2: Subject to the conditions attached hereto, the City Commission hereby approves the East Stuart Major Code Conditional Use approval for Leonard Lewis, owner of certain real property located at 433 SE Lake Circle Drive, as detailed within the attached legal description.

SECTION 3: A legal description of the Property is set forth in “**Exhibit A**” attached hereto and made a part hereof by reference. The location of the subject property on a map is set forth in “**Exhibit B**” attached hereto and made a part hereof by reference.

SECTION 4: The conditions of approval are attached hereto as “**Exhibit C**” and made part hereto by reference and shall constitute one of the Development Documents as described herein.

SECTION 5: The following documents on file as public records of the City of Stuart, at the office of the Development Department in City Hall, and attached hereto as “**Exhibit D**”, applicable to the subject property and shall replace any earlier approvals:

1. Narrative and Justification Letter (27 Pages) dated February 19, 2026, and prepared by Audra R. Creech, Esq. with McCarthy Summers Wood Norman Melby Schultz Wood & VanValkenburgh, P.A.
2. Conceptual Site Plan (1 Page) prepared by Braden & Braden, A1A, PA.
3. Boundary Survey prepared by Stephen J. Brown, Inc.

SECTION 6: This resolution shall take effect immediately upon its adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2026.

ATTEST:

MARY R. KINDEL
CITY CLERK

CHRISTOPHER COLLINS
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE BAGGETT, ESQ.
CITY ATTORNEY

Exhibit "A" - Legal Description

ALL OF LOTS 18 AND 19, AND A PORTION OF LOT 17, BLOCK 9, OF THE AMENDED PLAT OF MCDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 9, OF THE AMENDED PLAT OF MCDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE NORTH 00°08'00" EAST, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, BLOCK 9, AND THE POINT OF BEGINNING OF SAID PARCEL

THENCE NORTH 00°08'00" EAST, ALONG THE EAST LINE OF SAID LOTS, FOR A DISTANCE OF 106.67 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 90°00'00" WEST, FOR A DISTANCE OF 118.25 FEET; THENCE SOUTH 08°31'51" WEST, FOR A DISTANCE OF 26.97 FEET; THENCE SOUTH 01°25'56" WEST, FOR A DISTANCE OF 40.01 FEET; THENCE SOUTH 09°55'34" EAST, FOR A DISTANCE OF 40.61 FEET, TO THE SOUTHERLY LINE OF SAID LOT 19; THENCE NORTH 90°00'00" EAST, ALONG SAID SOUTHERLY LINE OF LOT 19, FOR A DISTANCE OF 116.00 FEET, TO THE SOUTHEAST CORNER OF LOT 19, AND THE POINT OF BEGINNING OF SAID PARCEL.

DESCRIBED PARCELED CONTAINING 12,893.86 SQUARE FEET, 0.296 ACRES, +/-.

PARCEL I.D. NUMBER: 04-38-41-013-009-00170-0

PROPERTY ADDRESS: 435 SE Lake Circle Drive, Stuart FL. 34994

Exhibit “B” - Location Map

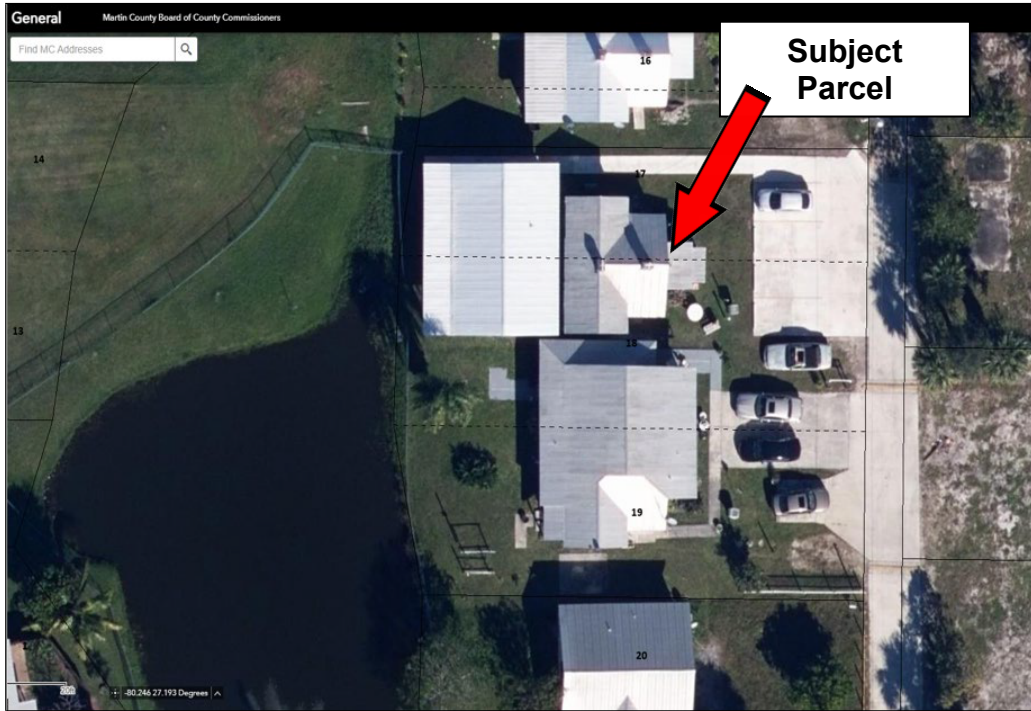


Exhibit “C” - Development Documents

The following "Development Documents" are on file as public records of the City of Stuart, at the office of the Development Department in City Hall, and shall be deemed a part of the conditions applicable to the 433 SE Lake Circle Drive, and shall replace any earlier approvals:

1. Narrative and Justification Letter (27 Pages) dated February 19, 2026, and prepared by Audra R. Creech, Esq. with McCarthy Summers Wood Norman Melby Schultz Wood & VanValkenburgh, P.A.
2. Conceptual Site Plan (1 Page) prepared by Braden & Braden, A1A, PA.
3. Boundary Survey prepared by Stephen J. Brown, Inc.

Exhibit “D” - Conditions of Approval

1. Each parcel located at 433 SE Lake Circle Drive and 437 SE Lake Circle Drive must establish all applicable utility accounts with the City of Stuart Customer

Service Division. Applicable utility services include water, sewer, sanitation, and stormwater.

2. Any construction work— including interior remodeling; exterior structural modifications to walls; and changes to electrical, plumbing, mechanical, utility, or fire protection systems—will require a permit. Most permits will require signed and sealed architectural and/or engineered drawings, as applicable.
3. A Revocable Permit must be obtained for the proposed driveway access through the City of Stuart prior to final Certificate of Occupancy.



TO: Community Redevelopment Board
FROM: Jodi Kugler, Development Director
MEETING DATE: Tuesday, March 3, 2026
SUBJECT: Lewis Leonard, 433 SE Lake Circle Drive
East Stuart Major Code Conditional Use (*Project #: ESCU-25-1*)

AGENDA REQUEST:

The property owner, Lewis Leonard, has submitted an application for an East Stuart Major Conditional Use to request approval from the City Commission to grant the following certain deviations from the East Stuart Neighborhood Code. The subject property is located at 433 SE Lake Circle Drive, Stuart, Florida 34994.

GENERAL INFORMATION:

Property Owner/Applicant: Leonard J. Lewis
433 SE Lake Drive
Stuart, FL 34994

Location: 433 SE Lake Circle Drive

Parcel ID#: 04-38-41-013-009-00170-0

Parcel Size: +/-0.29-acres

Existing Future Land Use: East Stuart

Existing Zoning: BMU – Business and mixed-use

Existing Use: Multi-family (8 units)

BACKGROUND

The property owner, Lewis Leonard, has submitted an application for an East Stuart Major Conditional Use to request approval from the City Commission to grant the following certain deviations from the East Stuart Neighborhood Code. The subject property is located at 433 SE Lake Circle Drive, Stuart, Florida 34994.

1. To allow the one existing outbuilding on the property to exceed the maximum size of one outbuilding of 700 square feet and instead allow the existing outbuilding on the property pursuant to Section 3.02.04.F.04 and Figure ESN-30 in the East Stuart Neighborhood Code.
2. To confirm, as demonstrated by the survey provided, that the impervious and pervious requirements are satisfied as to the property with all existing structures, including one outbuilding pursuant to Section 3.02.04, specifically Figure ESN-09-Development Standards in the East Stuart Neighborhood Code.
3. To allow the rear setback for the existing outbuilding to be five feet (5') as currently built, instead of the ten feet (10') required pursuant to Section 3.02.04, specifically Figure ESN – 09 – Development Standards within the East Stuart Neighborhood Code.

4. To allow the maximum residential density allowed on the property to be a maximum density of five (5) units pursuant to Section 2.03.07. – Table 3 of the City of Stuart and Section 3.02.04, specifically Figure ESN - 09 – Development Standards within the East Stuart Neighborhood Code.
5. To approve and allow a revocable right-of-way (ROW) permit for the use of the City’s ROW for the currently existing paved driveway access.

Location Map



LAND USE AND ZONING

The subject site currently has a City of Stuart Future Land Use Designation of East Stuart, and a City of Stuart Zoning Designation of BMU Business and Mixed-Use. The existing uses, zoning districts, and future land use designations of the adjacent properties are summarized in Table 1 below.

Table 1. Existing Use, Zoning and Land-Use Designations

Location		Zoning District	Future Land Use	Existing Land Use
<i>Subject Property</i>		<i>BMU – Business and Mixed-Use</i>	<i>East Stuart</i>	<i>Multi-family (8 units)</i>
Adjacent Parcels	North	BMU	East Stuart	Multi-family
	South	BMU	East Stuart	Single-family
	East	BMU	East Stuart	Water
	West	BMU	East Stuart	Single-family

Future Land Use: The existing Future Land Use designation of the subject property is East Stuart.

Policy 1.A7.1.K: The East Stuart future land use designation applies only to land area within the Stuart Community Redevelopment Area. The designation is specific to the historic African American district and adjacent land areas. General uses permitted include low density residential, multi-family residential, office, commercial, recreation and mixed-use projects. Also, public facilities and electric distribution substations are allowed.

Current Zoning: Business and mixed-use zoning district (BMU). The BMU zoning district encompasses East Stuart’s traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern of business and office uses with proximity to residential uses promotes a vibrant mixed-use neighborhood.

In accordance LDC Section 3.02.01.A. – The purpose of the East Stuart Neighborhood Code is to encourage redevelopment, infill development, small business development, affordable housing, historic preservation and restoration, and to promote stability within the East Stuart Neighborhood. The code provides development incentives, allows for the replication of historic buildings and calls for historically relevant, durable construction which is harmonious with the architectural heritage of East Stuart.

Conditional use: The review of a conditional use shall follow the procedures set forth in LDC Section 11.01.11 for a major conditional use review. A conditional use shall be granted if the applicant demonstrates that the request:

- *Is consistent with the East Stuart Neighborhood Code and the City’s Comprehensive Plan;*
- *Will further the implementation of the CRA Redevelopment Plan;*
- *Will measurably improve the form and function of traditional neighborhood characteristics; and*
- *Has satisfied site qualitative design development standards set forth in LDC Section 6.00.04.*

The City Commission may impose development conditions and operational requirements including, but not limited to:

1. Pedestrian amenities. Pedestrian amenities in the form of benches, courtyards, shared-use paths, pedestrian lighting, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.
2. Green development. On-site renewable energy generation, indoor and outdoor water use reduction or green development as outlined in LDC Section 5.09.00.
3. Improvements to the surrounding neighborhood. The applicant proposes to make improvements such as replacing existing sidewalks with integral color concrete or pavers on the surrounding neighborhood.
4. Require existing overhead utilities to be placed underground.
5. Neighborhood open space. Neighborhood open space as provided by as described in LDC Section 3.04.04.F.2.
6. Historic preservation. Preservation, relocation or a monetary contribution is made to the relocation of historic buildings fund for historic structures as defined within LSC Section 5.09.00.

In accordance with LDC 11.01.11.a., the Community Redevelopment Board (*CRB*) shall hear from all interested parties regarding whether the application complies with the requirements of this Code and the Comprehensive

Plan. The CRB shall consider the application, written comments of each responding department, consultant, and agency, as well as the compliance recommendation of the Development Department.

Specifically, the CRB and City Commission shall consider the following criteria:

a. The proposed use is not contrary to the established land uses in the immediate area.

The applicant's narrative stated that directly south of the property is a single-family home with Business Mixed Use (BMU) zoning designation. Directly north of the property is a single-family home with BMU zoning designation. Directly west of the property is a lake and directly east of the property is an existing concrete driveway serving the property and the property's northern and eastern neighbor's single-family homes.

The applicant's narrative stated, within approximately 100 feet northeast of the Property adjacent to Lake Street there is a duplex. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulaevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All other lots within a 250-foot radius of the property are either vacant residential or single-family homes.

Given the nature of the established land uses within the "immediate area" of the Property, the proposed property having a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit are not contrary to the established land uses within the immediate area.

b. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.

The applicant's narrative stated as previously discussed in subsection "A" directly above, within approximately 100 feet northeast of the Property adjacent to Lake Street is a duplex. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the corner of Martin Luther King Boulaevard and SE East Avenue is a Multifamily apartment building with Ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake to the Southwest, is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All other lots within a 250-foot radius of the property are without conditional use approval, the Property, by right, would be allowed up to 4 residential units based on the East Stuart Neighborhood Code.

Given the nature of the established densities and intensities within the surrounding area of the Property, the proposed Property having an approved density of 5.0 residential units, only one unit more than already allowed, does not significantly depart from the established densities and intensities that are either already built or already exist as entitlements by right, in the surrounding area.

Also, Given the nature of the established densities and intensities within the surrounding area of the property, the proposed Property having an approved density of 5.0 residential units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit does not significantly increase the load on public facilities such as schools, utilities and streets and other public infrastructure, especially since the Property without conditional use approval is deemed by the East Stuart Neighborhood Code, to be allowed 4 residential units of load on public facilities.

- c. **The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies, and objectives of the Comprehensive Plan.**

The applicant's narrative stated the Future Land Use Designations of the Property is East Stuart Special District (also known as the East Stuart Special Studies District). Pursuant to Goal Statement 1.D of the City of Stuart Comprehensive Plan, and Objective 1.D1. states as follows:

GOAL STATEMENT 1.D

The goal of establishing an East Stuart Overlay Zone District is to address the unique and special land use and related development issues of this neighborhood. This item is included as Goal 3.C in the Housing Element.

OBJECTIVE 1.D1. – *[East Stuart Special Studies District.] To reduce substandard housing conditions, increase affordable housing opportunities, improve infrastructure and safety conditions, and provide for land use regulations that reflect and strengthen the neighborhood character of East Stuart.*

- *Replace substandard housing with code compliant housing;*
- *Create accessible and safe neighborhood;*
- *Encourage a mix of housing types;*
- *Encourage neighborhood infrastructure, such as sidewalks and walkway linkages.*

Given the goals stated by the City of Stuart Comprehensive Plan Goal Statement 1.D and Objection 1D.1, as well as the Property being located within the BMU Zoning designation within the East Stuart Neighborhood Code, the Applicant's Amended Application for Conditional Use is not contrary to the Land Use nor adverse to the goal, objectives and policies of the City of Stuart Comprehensive Plan.

Also, given the stated goals of the City of Stuart Comprehensive Plan Goal Statement 1.D and Objection 1D.1 the proposed Property having an approved density of 5.0 residential units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit is not contrary to the Land Use nor adverse to the goal, objectives and policies of the City of Stuart Comprehensive Plan.

- d. **The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

The applicant's narrative stated from the Applicant's perspective, we believe this factor is not an applicable part of the analysis as the

existing district boundaries are not within the vicinity of the Property and the boundaries, as they currently are, are in logical relation to the existing conditions of the Property, and the proposed change, as illustrated by the below excerpted City Land Use and Zoning map:

- e. **The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.**

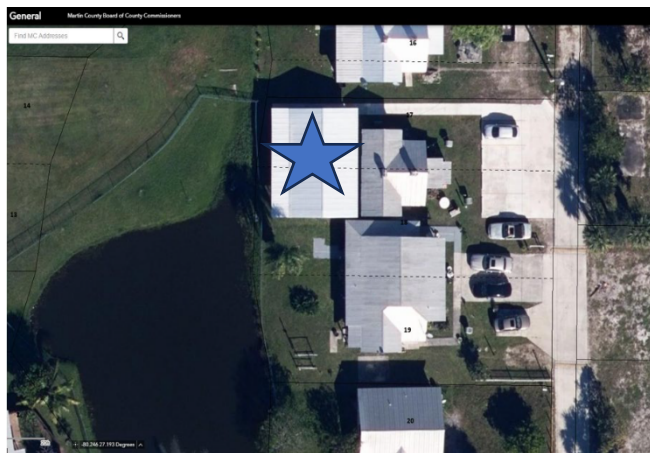
The applicant’s narrative stated within approximately 100 feet northeast of the Property adjacent to Lake Street is a duplex, representing a minimum of two vehicles. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units, representing at minimum 10 vehicles. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet from the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street, and representing a minimum of two vehicles. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church, representing at least six residentially generated vehicles. All other lots within a 250-foot radius of the property are either vacant residential or single-family homes.

Under the current land use and zoning of the Property, up to four (4) units are allowed without conditional use approval. The applicant is only requesting one additional unit, up to 5.0 units on the Property, with this Conditional Use Application and the use is remaining residential in character.

Given the nature of the established land uses surrounding the Property, the Property having a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit will not create or excessively increase traffic congestion or otherwise affect public safety.

- f. **The proposed use will not create drainage or a storm water quality problem.**

The applicant’s narrative stated as identified previously in this Narrative and Justification, the building that will encapsulate the various requests of this Conditional Use Approval on the Property, already exists, and has existed since 2022, as identified by the star symbol below:



The Applicant has received no information, notices, other documentation or observed any facts that would indicate that any drainage or stormwater quality issue or problem has arisen due to the existing structure, driveways, or parking areas. As a part of this Conditional Use Application, a survey demonstrating that the Impervious versus Pervious Areas supports the observation that no drainage or stormwater issue has arisen due to an excess of impervious surface area.

Given the lack of drainage and stormwater quality issues on the Property from 2022 to present day, the granting of the Applicant's Conditional Use Application will not create a drainage or stormwater quality problem.

g. The proposed use will not significantly reduce light or air to adjacent areas.

The applicant's narrative stated, as identified in Subsection F directly above, the existing structure that will benefit from most, if not completely from the granting of this Conditional Use Permit is one story tall and has existed in its current form from 2022 through present day. The structure does not significantly reduce light or air to the adjacent areas. Granting the Applicant's Conditional Use Application to allow the Property to have a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit will also not significantly reduce light or air adjacent to the Property.

h. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.

The Applicant's narrative stated, as discussed in prior sections of the Narrative and Justification, the Property has a Business Mixed Use (BMU) zoning designation.

Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All the multi-family residential and commercial uses exemplified in the immediate vicinity of the site are indicative of what is permitted within the BMU Zoning designation, which is much denser and more intense than what the Applicant in this Conditional Use Approval is requesting.

Therefore, granting the Applicant's Conditional Use Application to allow the Property to have a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit will be less burdensome on neighboring properties and on public infrastructure than the commercial uses that are permitted by right in the district.

i. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.

The applicant's narrative stated, to reiterate, directly south of the Property is a single-family home with Business Mixed Use (BMU) zoning designation. Directly north of the Property is a single-family home

with BMU zoning designation. Directly west of the Property is a lake with a zoning designation of “Water.” Directly east of the Property is an existing concrete driveway serving the Property and the Property’s northern and eastern neighbor single-family homes.

Within approximately 100 feet northeast of the Property adjacent to Lake Street there is a duplex. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulaevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard.

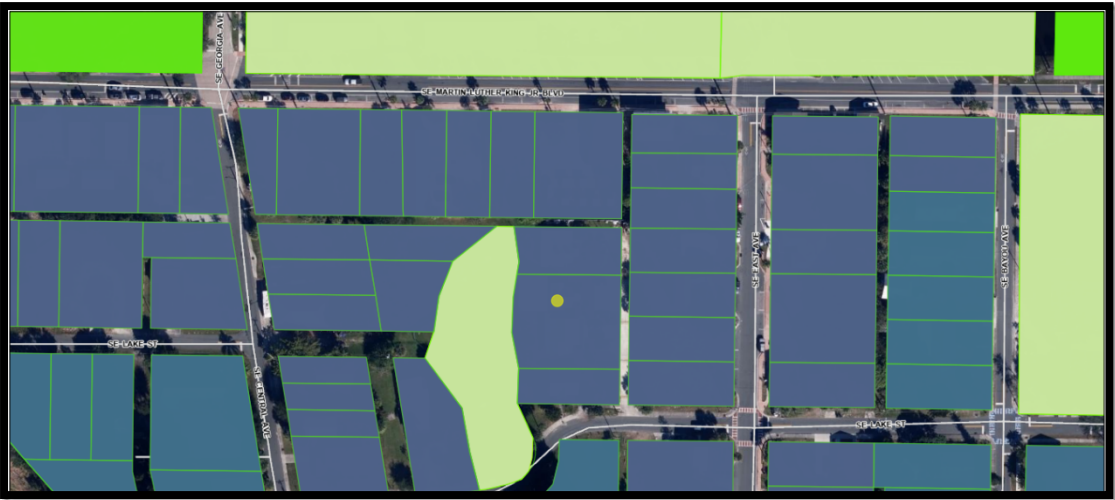
Within approximately 210 feet of the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All other lots within a 250-foot radius of the property are either vacant residential or single-family homes.

Given the permitted uses, and the existing uses, as identified, within the district and within the immediate vicinity of the Property, granting the Applicant’s Conditional Use Application to allow the Property to have a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit would not be out of scale with the uses permitted and/or existing in the district and neighborhood.

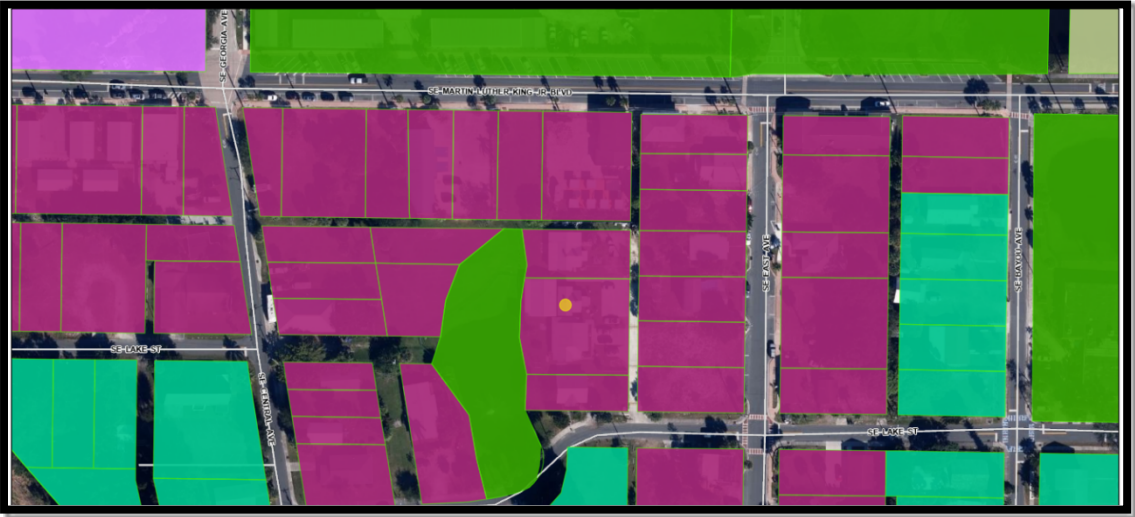
- j. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by within the city.**

The applicant’s narrative stated, under the current land use and zoning of the Property, up to four (4) units are allowed without conditional use approval. The Applicant is requesting one additional unit, up to 5.0 units on the Property, with this Conditional Use Application and is an adequate site for the proposed use in the district. Nowhere in the district is 5.0 units allowed on a .29-acre site without Conditional Use Approval. Therefore, there is “no other adequate site” within the district where 5.0 units would be by right on a similarly sized property. Similarly, there is “no other adequate site” within the district where the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit would be by right on a similarly sized property without a Conditional Use Approval to allow those deviations from the East Stuart Neighborhood Code.

City of Stuart Existing Future Land Use Map



City of Stuart Existing Zoning Designation



STAFF RECOMMENDATION

Staff is requesting that the Community Redevelopment Board (CRB) forward a recommendation to the City Commission.



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

Received by: _____
 Reviewed by: _____
 Approved by: _____

Application for Conditional Use Permit

Project ID# ESCU-25-1
(Staff Entry)

Pre-App Conference Date: <small>Not Applicable</small>	Application Date: <small>Original March 28, 2025, Amended February 3, 2026</small>
--	--

SITE INFORMATION

Project Name: <small>Lewis Leonard Conditional Use</small>	Parcel ID#: <small>04-38-41-013-009-00170-0</small>
Site Address: <small>433 SE Lake Circle Drive, Stuart, FL 34997</small>	
Subdivision: <small>McDonalds</small>	Lot(s): <small>a portion of Lot 17 of Block 9 and all of Lots 18 & 19 of Block 9</small>
Site Acreage: <small>0.29 acres</small>	Flood Zone/Base Flood Elevation:
Current Zoning District / CRA Subdistrict (if applicable): <small>Business Mixed Use - BMU7 East Stuart Neighborhood Code</small>	
Current Comprehensive Plan Future Land Use Designation: <small>East Stuart Neighborhood Special District</small>	
Existing Land Use: <small>East Stuart Neighborhood Special District</small>	Proposed Land Use: <small>East Stuart Neighborhood Special District</small>
Proposed Square Footage (if applicable): <small>Total of 3 Buildings = 4,830 Sqft</small>	Proposed Density (if applicable): <small>4 proposed units</small>

PETITIONER INFORMATION

Property Owner: <small>Lewis J. Leonard</small>	Phone Number / Email Address:
Property Owner's Mailing Address: <small>433 SE Lake Circle Drive, Stuart FL</small>	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address: <small>433 SE Lake Circle Drive, Stuart FL</small>	
Agent/Contact Person: <small>Audra R. Creech, Esq.</small>	Phone Number / Email Address: <small>772-286-1700 arc@mccarthysummers.com</small>
Agent's Mailing Address: <small>2400 S.E. Federal Highway, Fourth Floor, Stuart, Florida 34994</small>	
Architect:	Engineer:
Planner:	Landscape Architect:

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Lewis Leonard

Who, being by me first duly sworn, on oath deposed and says:

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

Name of Owner: Lewis Leonard

Lewis Leonard Signature of Owner: By: owner Name/Title

Street Address City, State, Zip Code

P.O. Box City, State, Zip Code

Telephone Number Fax Number

Email Address:

STATE OF FLORIDA, COUNTY OF Martin

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

4 day of February, 2026 By Lynn G. Croft

Personally Known OR Produced Identification Type of Identification Produced:

Lynn G. Croft Notary Public

My Commission expires: _____



LYNN G. CROFT
Commission # HH 679848
Expires May 27, 2029

Financial Responsibility Form

(Please Print or Type)

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

Name: <i>Lewis Leonard</i>
Title: <i>Owner</i>
Company:
Company Address:

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

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

1. Signed this 3 day of February, 2026.

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

Application Requirements

Fee: \$1,598.00 – Major Conditional Use Permit

Fee: \$532.00 - Minor Conditional Use Permit

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

Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit). The data requirements for a site plan and a concept plan are available at the Development Department.

Note: An application for a Conditional Use Permit may not be filed if the City Commission has denied an application for a Conditional Use Permit for the subject property within the previous two years.

The applicant has the burden of proof to demonstrate to the City Commission that the following standards are met:

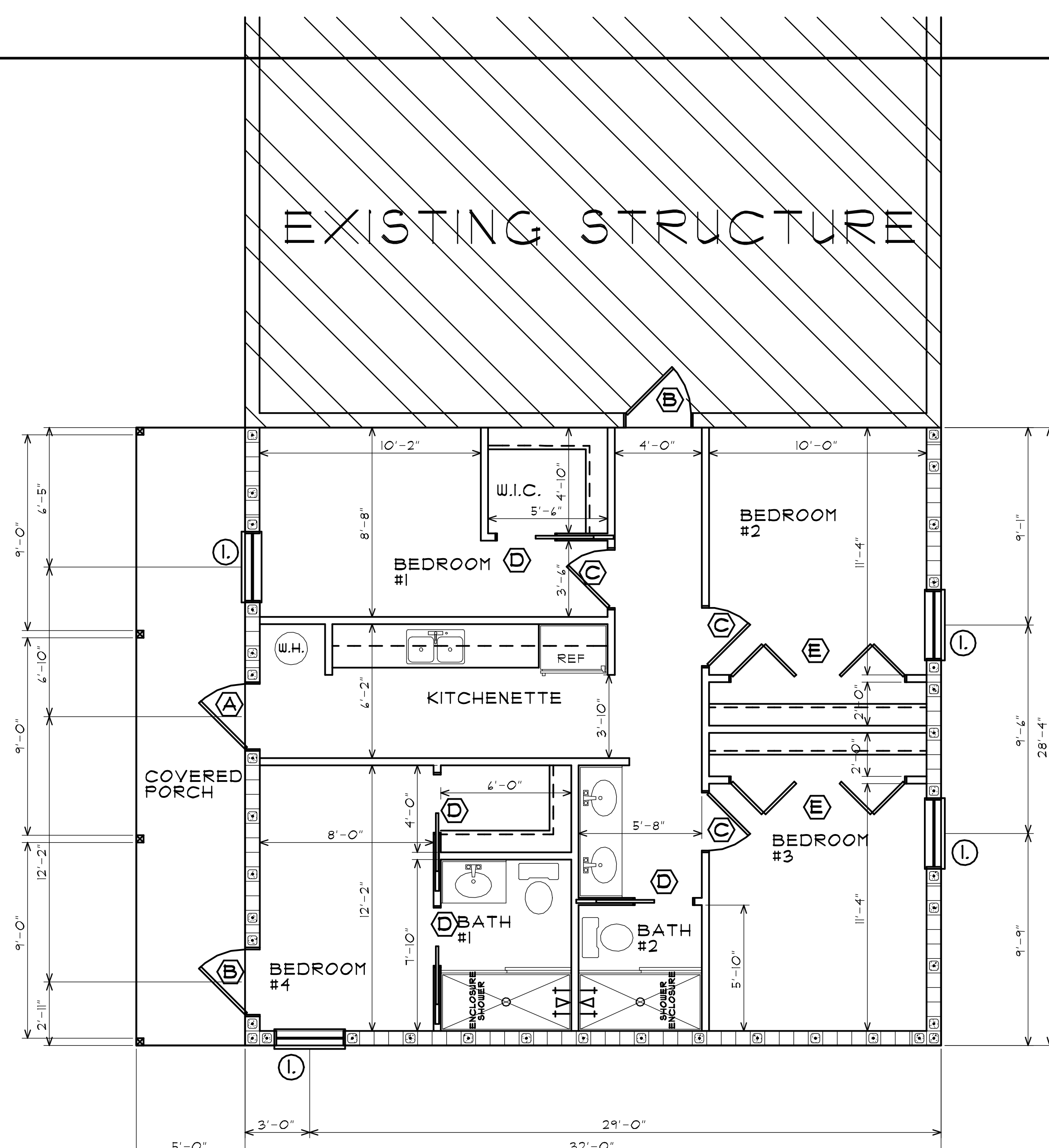
1. The proposed use is not contrary to the established land uses in the immediate area;
2. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.
3. The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan;
4. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
5. The proposed use will not create or excessively increase traffic congestion or otherwise affect Public Safety;
6. The proposed use will not create drainage or a storm water quality problem;
7. The proposed use will not significantly reduce light or air to adjacent areas;
8. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district;
9. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and
10. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the City.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the City Commission public hearing.

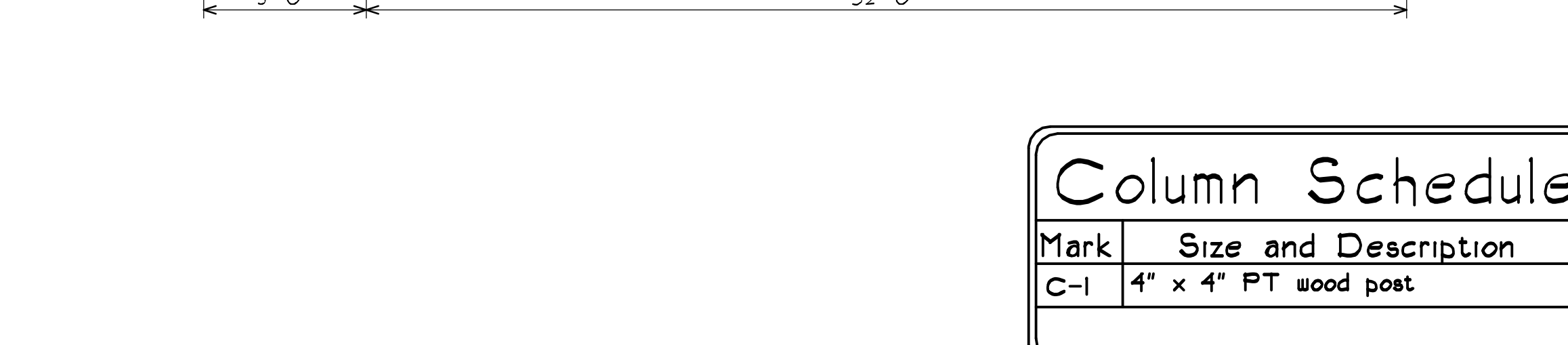
Justification: Please provide justification supporting the request for a Conditional Use Permit *(include additional pages if needed)*:

Please see the Narrative included with this application.

(over)



EXISTING STRUCTURE



FLOOR PLAN

TYPICAL NOTES:

- Contractor to verify ALL notes and dimensions prior to proceeding with work
- Contractor to STRICTLY enforce ALL OSHA Requirements.
- ALL Lumber to be used as Beam, Rafters, etc... to have a min. 1,500 psi fiber bending stress.
- No dissimilar metals to touch.
- Drywall at ceilings shall be leveled and attached to bottom chord of trusses with screws per FBC R102.3.5.
- ALL wood in contact with concrete shall be pressure treated.
- ALL wall dimensions are nominal and not finished wall or stud dimensions.
- ALL plumbing fixtures to be low flow.
- Lowest finished floor to be set by others - Surveyor to set in field.
- Separation between residence and garage shall be per FBC R302.6
- Door between garage and residence shall be 1-3/4" 20 min. rated door
- Wall and Ceiling shall have a flame-spread classification of not greater than 200 per FBC R302.9.1
- Wall and ceiling finishes shall have a smoke-developed index of not greater than 450 per FBC R302.9.2
- All exposed attic insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt per square centimeter. Exposed foam plastic insulation materials exposed on the underside of the roof deck or on the attic walls shall comply with F.B.C. R316 - see permit info box of code edition
- Gypsum board material shall conform to ASTM C36, C19, C415, C514, C630, C931, C940, C1002, C1041, C1177, C1178, C1278, C1395, or C1396 and shall be installed according to the following: (FBC R102.3.5) See table below for attachment
- ALL ceramic tile surfaces installed shall conform to ASTM A108.1 thru A108.6, A108.1, A118.1, A118.3, A136.1 and A137.1

(W.H.) = Water Heater in pan where required with drain per FBC Plumbing

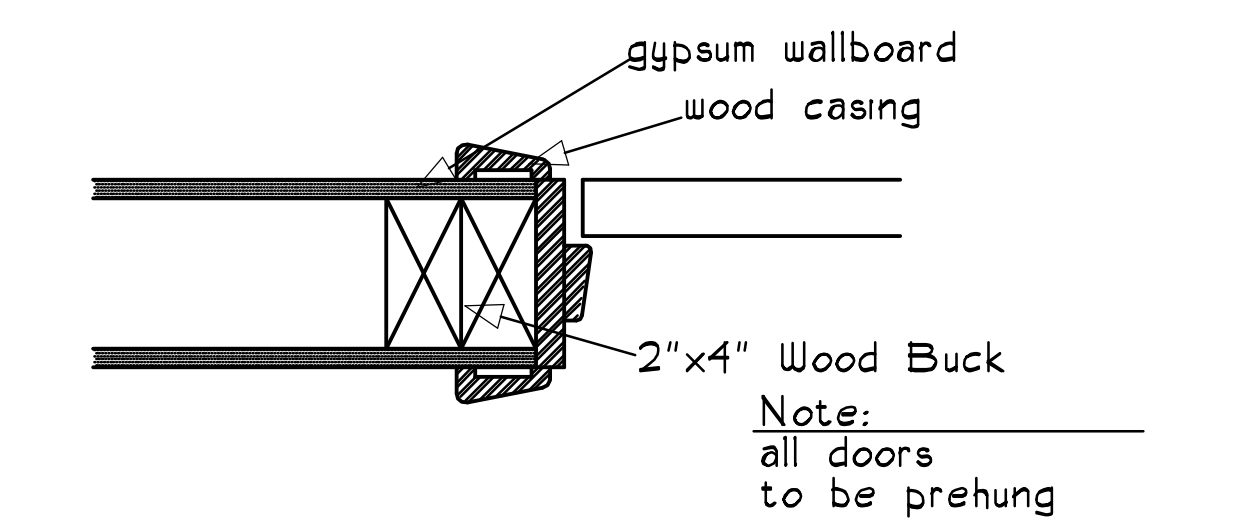
Window Schedule		
Mark	Size	Window Description
I.	3'-1" x 5'-3"	SINGLE HUNG - IMPACT
<ul style="list-style-type: none"> ALL Windows to be white ESP aluminum windows with tint. Provide muntins and structural mullions per elevations. See product approval chart for window manufacturer information. ALL windows to withstand Pressures stated in Permit Information Box on these plans. ALL windows in bathrooms to be tempered ALL windows within 18" of finished floor to be tempered unless impact rated. verify all masonry/rough opening sizes prior to ordering windows. 		

Door Schedule		
Mark	Size	Door Description
A	3'-0" X 4'-8"	FRENCH DOOR
B	3'-0" X 4'-8"	FIBERGLASS DOOR
C	2'-8" X 4'-8"	SOLID CORE - WOOD
D	2'-8" X 4'-8"	POCKET DOOR - SOLID CORE - WOOD
E	5'-0" X 4'-8"	BIFOLD - SOLID CORE - WOOD
<ul style="list-style-type: none"> ALL exterior doors including garage doors to withstand pressures stated in permit information box on these plans. verify all masonry/rough opening sizes prior to ordering windows. See product approval chart on these plans for exterior door manufacturer information (including garage door) Provide one exit door (swing type) that is 3'-0" wide minimum and one emergency escape door (not shuttered). If escape door has glazing then it must be impact resistant and shall NOT be thru garage. This may be the same door if it meets both criteria listed above. 		

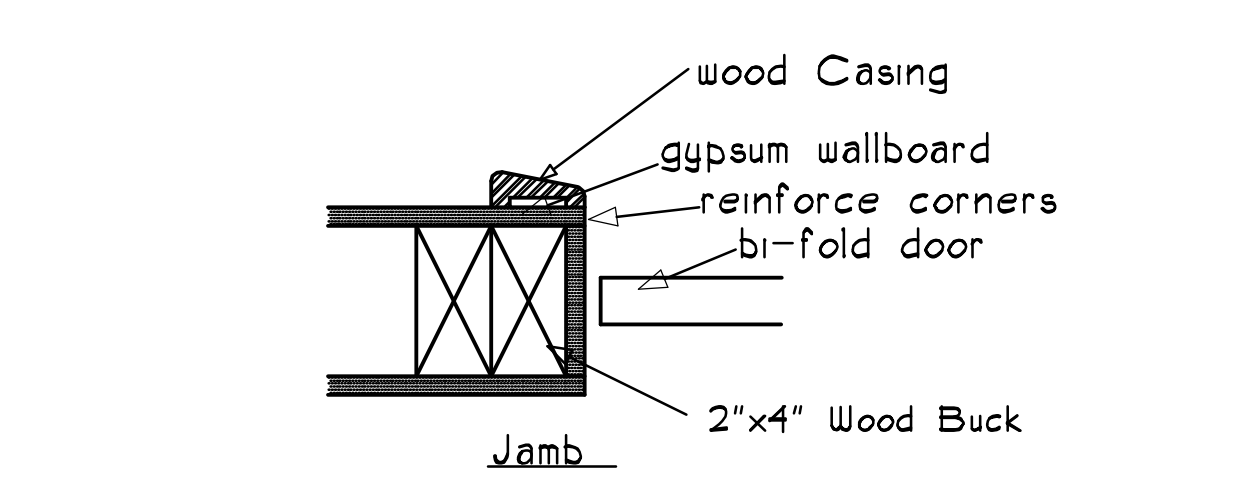
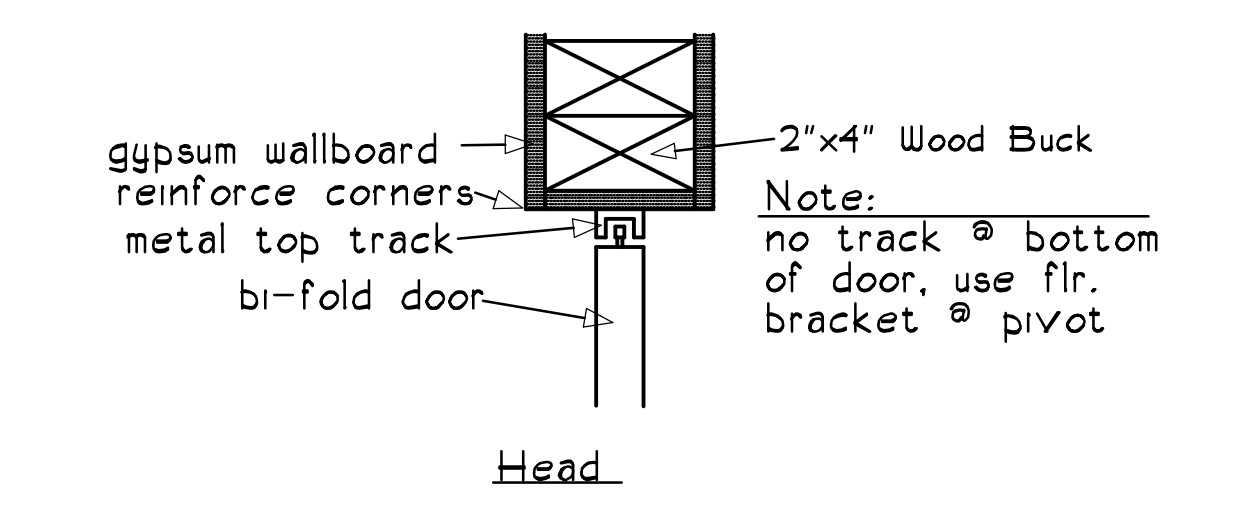
WALL SYMBOL LEGEND

- CBS walls - Fill cells solid with concrete and (I) #5 bar vert. at 32" o.c. for walls up to 10'-0" high. Space 32" o.c. for walls up to 15'-0" x For walls over 10'-0" a special inspection is required by any licensed structural engineer to review and approve the vert. steel installation in the footings, in the wall cavity and into beam.
- 2" x 4" non-bearing stud walls - see sections. Insulate with R-11 batts at bathrooms & between A/C and Non-A/C spaces

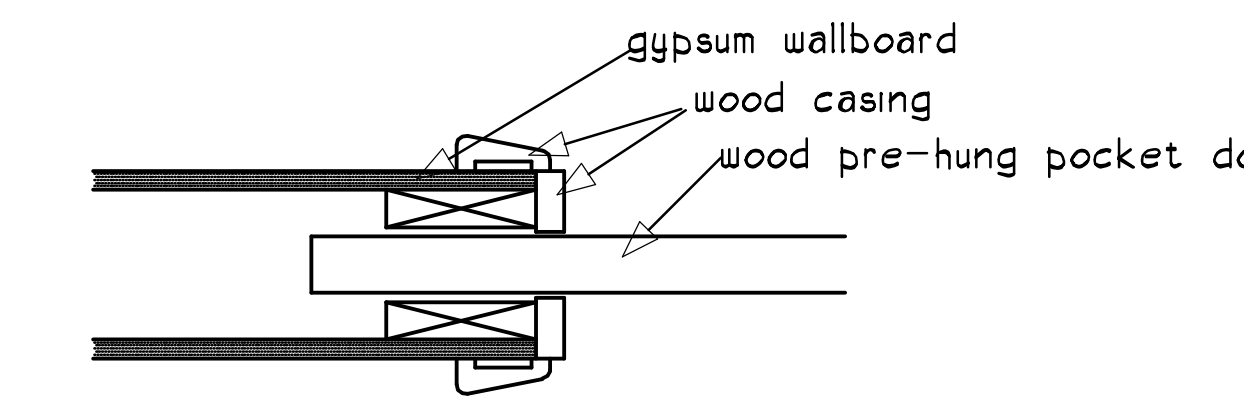
Square Footage Breakdown	
Total A/C Space =	909 sq. ft.
Covered Porch Total =	142 sq. ft.
Under Roof Total =	1,051 sq. ft.



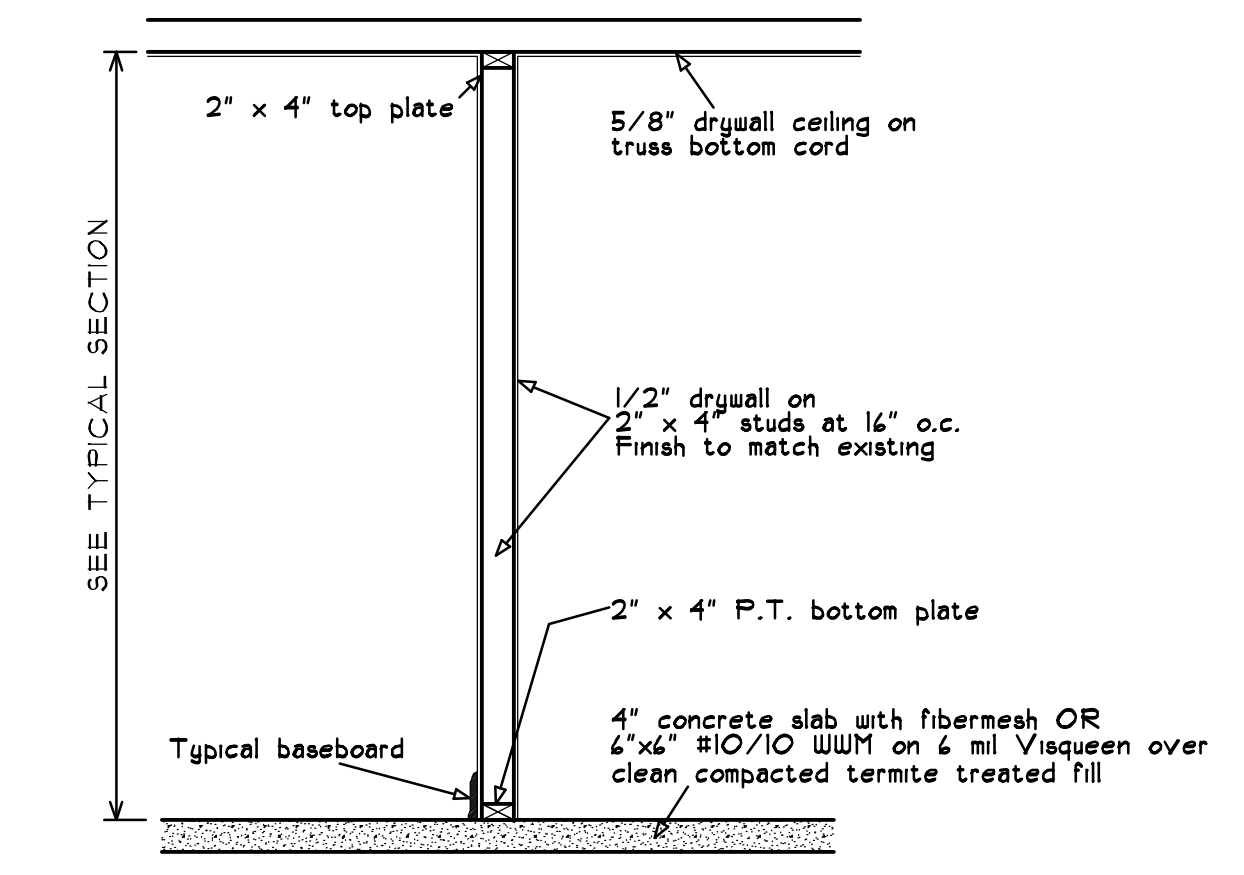
Typical Interior Door Detail
NTS



Typical Bi-Fold Door Detail
NTS



Typical Pocket Door Detail
NTS

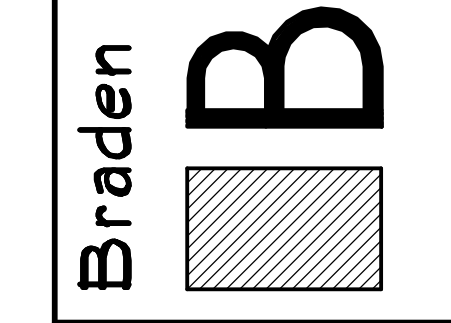


Interior Non-Bearing Partition
Scale: 1/2" = 1'-0"

Revisions :
Date Drawn: 1-21-21
Drawn by: D.R.B.
Checked by: N.T.C.
D.R.B.

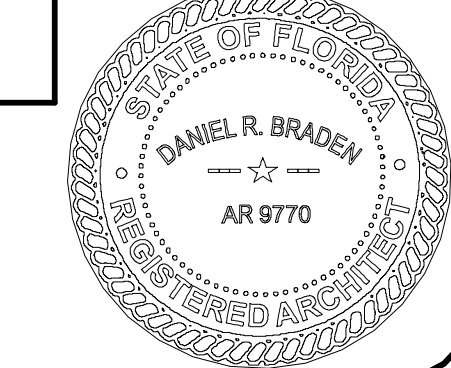
Accessory Building
Mr. & Mrs. Leonard
Address: 437 SE LAKE STREET, STUART FL

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (112) 281-8258
Fax : (112) 281-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032



SHEET NO:
2
OF 6.

JOB NUMBER:
21-30



February 19, 2026

Ms. Jodi Nentwick
Director of Development
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

Mr. Lee Bagett
City Attorney
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

**Re: COVERLETTER AND NARRATIVE OF AMENDED CONDITIONAL
USE APPROVAL**

**Project Name: Lewis Leonard Amended East Stuart Conditional Use
Approval Application**

Property Address: 433 SE Lake Circle Drive, Stuart, Florida

PCIN Numbers: 04-38-41-013-009-00170-0 (the “Property”)

City of Stuart Project Number: ESCU-25-1

Dear Jodi,

Our firm has the privilege of representing the applicant, Mr. Lewis Leonard, the property owner of the Property located at 433 SE Lake Circle Drive, Stuart Florida, within the East Stuart Neighborhood Special District of the City of Stuart (the “Applicant” or “Owner”).

Introduction and Parcel Information

The Parcel is .29 acres in size and has a Business Mixed Use (BMU) zoning designation. Permitted uses within the BMU zoning designation, in relevant part include single-family dwelling unit, duplex dwelling units, multi-family dwelling units, and accessory dwelling unit. However, accessory dwelling units must comply with the development standards identified in Section 3.02.04 F.04 of the East Stuart Neighborhood Code.

Terence P. McCarthy¹
Robert P. Summers¹
Steven J. Wood²
Kenneth A. Norman
Nicola J. Melby^{3,4}
Owen Schultz
Margaret E. Wood^{5,6}
Jessica M. VanValkenburgh

Audra R. Creech
Of Counsel

Kimberly A. Ryan⁶
Loren N. Esposito
Ross C. Alagna
Liane S. LaBouef

¹Board-Certified Specialist in
Real Estate Law by the Florida Bar

²Board-Certified Specialist in
*Wills, Trusts & Estates Law
by the Florida Bar*

³Board-Certified Specialist in
Elder Law by the Florida Bar

⁴Certified Elder Law Attorney
by National Elder Law Foundation

⁵Board-Certified
*Estate Planning Law Specialist
by Estate Law Specialist Board, Inc.*

⁶Accredited Estate Planner
*by National Association of Estate
Planners & Councils*

February 19, 2026

Page 2

Amended Conditional Use Approval Application

The Applicant submits this amended application for Conditional Use Approval, upon City direction, to request approval of the following deviations from the East Stuart Neighborhood Code to be allowed and approved by the City Commission:

1. To allow the one existing outbuilding on the property to exceed the maximum size of one outbuilding (700 sqft), and instead allow the existing outbuilding to be compliant at 900 sqft, with a prohibition of any future second outbuilding on the property pursuant to Section 3.02.04.F.04 and Figure ESN-30 in the East Stuart Neighborhood Code;
2. To confirm, as demonstrated by the enclosed survey, that the impervious/previous requirements are satisfied as to the Property with all existing structures, including the one outbuilding pursuant to Section 3.02.04, specifically Figure ESN – 09 – Development Standards in the East Stuart Neighborhood Code;
3. To allow the rear setback for the existing outbuilding to be five feet (5') as currently built, instead of the ten feet (10') required pursuant to Section 3.02.04, specifically Figure ESN – 09 – Development Standards in the East Stuart Neighborhood Code;
4. To allow the maximum residential density allowed on the Property to be 5.0 units pursuant to Section 2.03.07. Table 3 of the City of Stuart Code and Sections 3.02.04, specifically Figure ESN – 09 – Development Standards, in the East Stuart Neighborhood Code;
5. To approve and allow a revocable right-of-way permit for the use of the City's ROW for the currently existing paved driveway apron.

Permit History of Property and City of Stuart Land Development Code

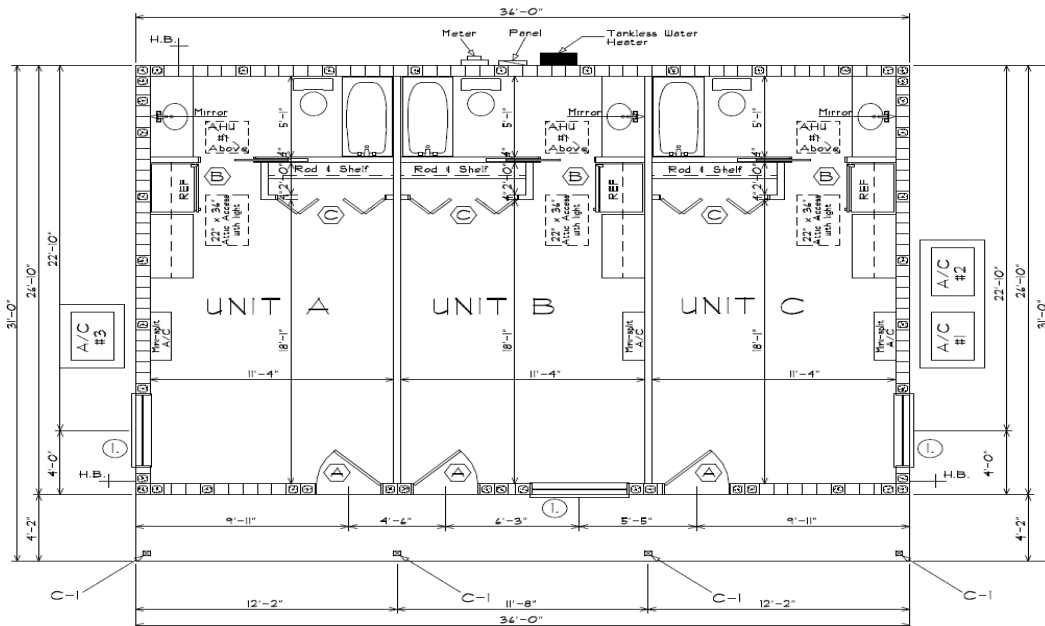
Building permit number 21050055 was issued as of December 2, 2021 for the building of an outbuilding on the Property with three distinct rooms. Permit 21050055 was issued with multiple plan review comments, one of which stating that the permit was still "Pending zoning approval" dated November 24, 2021. Because the permit was issued on December 2, 2021, the Applicant mistakenly thought the comment dated November 24, 2021 had been resolved in favor of granting of the permit. The issued permit allowed a building commensurate to the

McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 19, 2026

Page 3

following excerpted Floor Plan to be built and construction was completed, after a full set of inspections, in 2022.



FLOOR PLAN

Section 3.02.04 F.04 of the East Stuart Neighborhood Code requires rear setbacks within the BMU zoning designation to be a minimum of 10 feet (10'); the impervious area cannot exceed a maximum of 75% of the lot area; and residential density was, back in 2021, capped at a maximum of 17 units per acre or 30 units to an acre with conditional use approval by the City Commission.

Additionally, Figure ESN-30 as to Outbuildings, states:

“ 3. Only two outbuildings per principal building are permitted. 4. Outbuildings shall not exceed a maximum building footprint of 700 square feet, each”

Pursuant to a zoning in progress instituted in the City of Stuart in the last half of 2024, and resulting Ordinance Number 2539-2025, various parts of the East Stuart Neighborhood Code were revised, specifically, the original residential density maximum of 17 units per acre or 30 units to an acre with conditional use approval by the City Commission, went to only 20 units an acre with conditional use approval.¹

¹ Said Land Development Code change was further complicated by SB 180 Emergencies (Chapter no. 2025-190) which came into effect on July 1, 2025.

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February 19, 2026
Page 4

On or about March 26, 2025, upon instruction from the City of Stuart, the Applicant applied for Conditional Use Approval, for the following items:

“Conditional use to allow for 7 units on .29 acres which is 24 units per acre.

*RELIEF FROM PARKING currently 7 parking spaces
RELIEF FROM Density
RELIEF FROM Porch Requirements*

Permit 21050055 was issued SEE ATTACHED FOR INSPECTIONS COMPLETED.”

However, due to the impact of Ordinance Number 2539-2025, the Applicant’s Conditional Use Approval application could not be processed as the original application did not address all the outstanding issues.

Therefore, the Applicant submits this amended application for Conditional Use Approval, once again, upon City direction, to request the following modifications from the East Stuart Neighborhood Code to be allowed and approved by the City Commission:

6. To allow the one outbuilding on the property to exceed the maximum size of one outbuilding, and instead allow the one outbuilding to be 900 sqft, with no second outbuilding to be located on the property;
7. To confirm, as demonstrated by enclosed survey, that the impervious/previous requirements are satisfied as to the Property;
8. To allow the rear setback for the outbuilding to be five feet (5’) as currently built, instead of the ten feet (10’) required;
9. To allow the maximum residential density allowed on the Property to be 5.0 units, and
10. To approve and allow a revocable right-of-way to permit for the use of the City’s ROW for the currently existing paved driveway apron of the Property.

**Factors To Be Reviewed During Determination of
Conditional Use Approval Applications**

In reviewing the amended application for Conditional Use Approval, the City Commission or Community Redevelopment Board, must review the application based on the following factors pursuant to Section 11.01.11 of the Land Development Code of the City of Stuart:

- a. The proposed use is not contrary to the established land uses in the immediate area.*
- b. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.*
- c. The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies, and objectives of the Comprehensive Plan.*
- d. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
- e. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.*
- f. The proposed use will not create drainage or a storm water quality problem.*
- g. The proposed use will not significantly reduce light or air to adjacent areas.*
- h. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.*
- i. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.*
- j. There are no other adequate sites for the proposed use in districts in*

*which the proposed use is permitted by right within the city.
[Italics Added]*

**Items to Be Considered During Weighing Factors in
Determination of Conditional Use Approval Applications**

To make determinations and findings as to the above factors, the City of Stuart Land Development Code states specifically the items that the City Commission or Community Redevelopment Board will consider as follows:

- a. *Ingress and egress to the property and the proposed structures to be located thereon, if any, including considerations of automotive and pedestrian safety and convenience, of traffic flow and control, and of access in case of fire or catastrophe.*
- b. *Off-street parking and loading areas including consideration of the economic impact thereof on adjacent properties and of any noise and glare created by the location of off-street parking and loading areas on adjacent and nearby properties.*
- c. *Refuse and service areas including consideration of the economic impact thereof on adjacent properties and of any noise and odor created by the location of refuse and service areas on adjacent and nearby properties.*
- d. *Utilities including consideration of hook-up locations and availability and compatibility of utilities for the proposed uses.*
- e. *Screening and buffering including consideration of the type, dimensions, and character thereof to preserve and improve compatibility and harmony among the proposed uses and structures specially permitted and the uses and structures of adjacent and nearby properties.*
- f. *Signage and exterior lighting including consideration of glare, traffic safety, and economic effects thereof on adjacent and nearby properties.*
- g. *Required yards and open spaces.*
- h. *Height of proposed structures including consideration of the effects thereof on adjacent and nearby properties.*

**Justification and Brief Statement of Facts
in Support of a Finding of Compliance**

A. *“The proposed use is not contrary to the established land uses in the immediate area.”*

Directly south of the Property is a single-family home with Business Mixed Use (BMU) zoning designation. Directly north of the Property is a single-family home with BMU zoning designation. Directly west of the Property is a lake with a zoning designation of “Water.” Directly east of the Property is an existing concrete driveway serving the Property and the Property’s northern and eastern neighbor single-family homes.

Within approximately 100 feet northeast of the Property adjacent to Lake Street there is a duplex. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulaevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All other lots within a 250-foot radius of the property are either vacant residential or single-family homes.

Given the nature of the established land uses within the “immediate area” of the Property, the proposed property having a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit are not contrary to the established land uses within the immediate area.

B. *“The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.”*

As previously discussed in subsection “A” directly above, within approximately 100 feet northeast of the Property adjacent to Lake Street is a duplex. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the corner of Martin Luther King Boulaevard and SE East Avenue is a Multifamily apartment building with Ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake to the Southwest, is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All other lots within a 250-foot radius of the property are either vacant residential or single-family homes.

February 19, 2026

Page 8

Without conditional use approval, the Property, by right, would be allowed up to 4 residential units based on the East Stuart Neighborhood Code.

Given the nature of the established densities and intensities within the surrounding area of the Property, the proposed Property having an approved density of 5.0 residential units, only one unit more than already allowed, does not significantly depart from the established densities and intensities that are either already built or already exist as entitlements by right, in the surrounding area.

Also, Given the nature of the established densities and intensities within the surrounding area of the Property, the proposed Property having an approved density of 5.0 residential units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit does not significantly increase the load on public facilities such as schools, utilities and streets and other public infrastructure, especially since the Property without conditional use approval is deemed by the East Stuart Neighborhood Code, to be allowed 4 residential units of load on public facilities.

C “The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan.”

The Future Land Use Designations of the Property is East Stuart Special District (also known as the East Stuart Special Studies District). Pursuant to Goal Statement 1.D of the City of Stuart Comprehensive Plan, and Objective 1.D1. states as follows:

GOAL STATEMENT 1.D

The goal of establishing an East Stuart Overlay Zone District is to address the unique and special land use and related development issues of this neighborhood. This item is included as Goal 3.C in the Housing Element.

OBJECTIVE 1.D1. – [East Stuart Special Studies District.]

To reduce substandard housing conditions, increase affordable housing opportunities, improve infrastructure and safety conditions, and provide for land use regulations that reflect and strengthen the neighborhood character of East Stuart.

- *Replace substandard housing with code compliant housing;*
- *Create accessible and safe neighborhood;*
- *Encourage a mix of housing types;*
- *Encourage neighborhood infrastructure, such as sidewalks and*

February 19, 2026
Page 9

walkway linkages.

Given the goals stated by the City of Stuart Comprehensive Plan Goal Statement 1.D and Objection 1D.1, as well as the Property being located within the BMU Zoning designation within the East Stuart Neighborhood Code, the Applicant's Amended Application for Conditional Use is not contrary to the Land Use nor adverse to the goal, objectives and policies of the City of Stuart Comprehensive Plan.

Also, given the stated goals of the City of Stuart Comprehensive Plan Goal Statement 1.D and Objection 1D.1 the proposed Property having an approved density of 5.0 residential units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit is not contrary to the Land Use nor adverse to the goal, objectives and policies of the City of Stuart Comprehensive Plan.

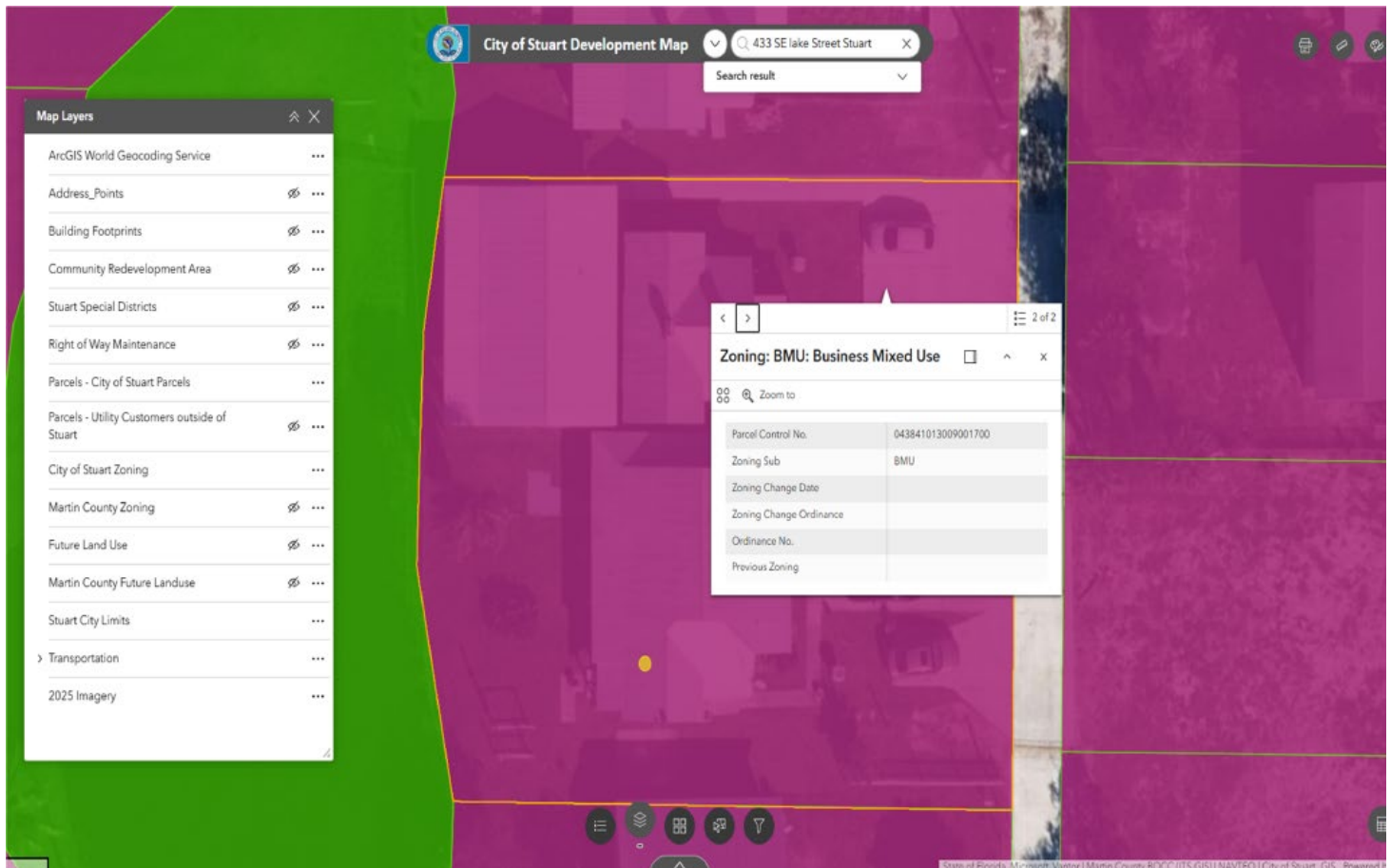
D. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

From the Applicant's perspective, we believe this factor is not an applicable part of the analysis as the existing district boundaries are not within the vicinity of the Property and the boundaries, as they currently are, are in logical relation to the existing conditions of the Property, and the proposed change, as illustrated by the below excerpted City Land Use and Zoning map:

McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 19, 2026
Page 10





E. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.

Within approximately 100 feet northeast of the Property adjacent to Lake Street is a duplex, representing a minimum of two vehicles. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units, representing at minimum 10 vehicles. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street, and representing a minimum of two vehicles. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church, representing at least six residentially generated vehicles. All other lots within a 250-foot radius of the property are either vacant residential or single-family homes.

McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
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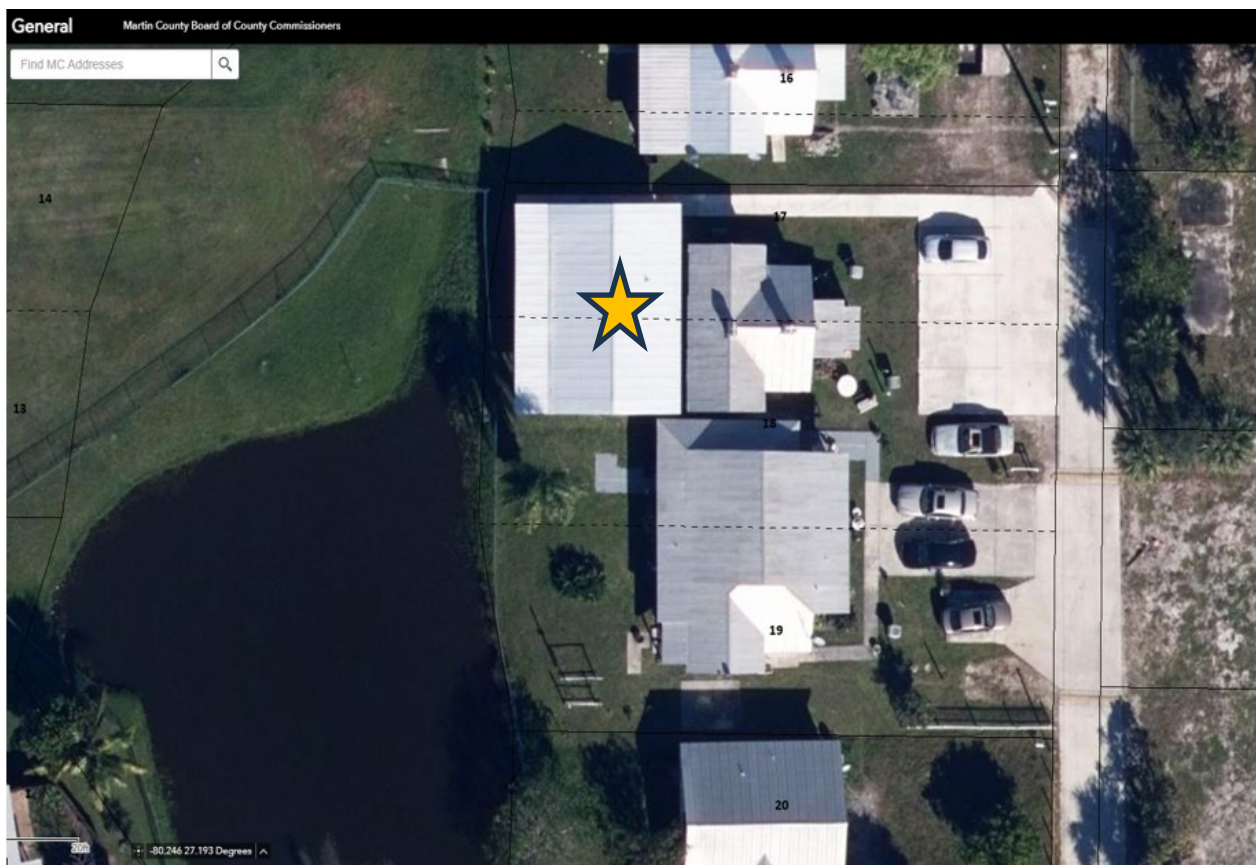
February 19, 2026
Page 12

Under the current land use and zoning of the Property, up to four (4) units are allowed without conditional use approval. The applicant is only requesting one additional unit, up to 5.0 units on the Property, with this Conditional Use Application and the use is remaining residential in character.

Given the nature of the established land uses surrounding the Property, the Property having a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit will not create or excessively increase traffic congestion or otherwise affect public safety.

F. The proposed use will not create drainage or a storm water quality problem.

As identified previously in this Narrative and Justification, the building that will encapsulate the various requests of this Conditional Use Approval on the Property, already exists, and has existed since 2022, as identified by the star symbol below:



McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 19, 2026
Page 13

The Applicant has received no information, notices, other documentation or observed any facts that would indicate that any drainage or stormwater quality issue or problem has arisen due to the existing structure, driveways, or parking areas. As a part of this Conditional Use Application, a survey demonstrating that the Impervious versus Pervious Areas supports the observation that no drainage or stormwater issue has arisen due to an excess of impervious surface area.

Given the lack of drainage and stormwater quality issues on the Property from 2022 to present day, the granting of the Applicant's Conditional Use Application will not create a drainage or stormwater quality problem.

g. The proposed use will not significantly reduce light or air to adjacent areas.

As identified in Subsection F directly above, the existing structure that will benefit from most, if not completely from the granting of this Conditional Use Permit is one story tall and has existed in its current form from 2022 through present day. The structure does not significantly reduce light or air to the adjacent areas. Granting the Applicant's Conditional Use Application to allow the Property to have a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit will also not significantly reduce light or air adjacent to the Property.

h. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.

As discussed in prior sections of the Narrative and Justification, the Property has a Business Mixed Use (BMU) zoning designation.

Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All the multi-family residential and commercial uses exemplified in the immediate vicinity of the site are indicative of what is permitted within the BMU Zoning designation, which is much denser and more intense than what the Applicant in this Conditional Use Approval is requesting.

Therefore, granting the Applicant's Conditional Use Application to allow the Property to have a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit will be less burdensome on neighboring

McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 19, 2026

Page 14

properties and on public infrastructure than the commercial uses that are permitted by right in the district.

- i. *The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.*

To reiterate, directly south of the Property is a single-family home with Business Mixed Use (BMU) zoning designation. Directly north of the Property is a single-family home with BMU zoning designation. Directly west of the Property is a lake with a zoning designation of “Water.” Directly east of the Property is an existing concrete driveway serving the Property and the Property’s northern and eastern neighbor single-family homes.

Within approximately 100 feet northeast of the Property adjacent to Lake Street there is a duplex. Approximately 150 feet due North of the Property adjacent to Martin Luther King Boulevard there is a Mixed Use/Store/Office. Within Approximately 190 feet of the Property at the Corner of Martin Luther King Boulevard and SE East Avenue is a Multifamily apartment building with ten (10) residential units. Approximately 230 feet northwest of the Property is a Mortuary/Cemetery/Crematorium adjacent to Martin Luther King Boulevard. Within approximately 210 feet of the Property, across the lake, to the Southwest is a Duplex, also adjacent to SE Lake Street. To the South and across SE Lake Street, there is a Quadplex and Duplex and a church. All other lots within a 250-foot radius of the property are either vacant residential or single-family homes.

Given the permitted uses, and the existing uses, as identified, within the district and within the immediate vicinity of the Property, granting the Applicant’s Conditional Use Application to allow the Property to have a residential density of 5.0 units, the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit would not be out of scale with the uses permitted and/or existing in the district and neighborhood.

- j. *There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.*

Under the current land use and zoning of the Property, up to four (4) units are allowed without conditional use approval. The Applicant is requesting one additional unit, up to 5.0 units on the Property, with this Conditional Use Application and is an adequate site for the proposed use in the district. Nowhere in the district is 5.0 units allowed on a .29-acre site without Conditional Use Approval. Therefore, there is “no other adequate site” within the district where 5.0 units would be by right on a similarly sized property. Similarly, there is “no other adequate site” within the district where the changing of the rear setback, the allowance of one larger outbuilding, and a revocable right of way use permit would be by right on a similarly sized property without a Conditional Use Approval to allow those deviations from the East Stuart Neighborhood Code.

A Conditional Use Shall be Granted

Pursuant to Section 3.02.01, Figure ESN-05 – Major Development Projects Matrix, specifically subsection J Conditional use, of the East Stuart Neighborhood Code, a conditional use is to be reviewed pursuant to the procedures of Section 11.01.10 under the major Conditional Use Review:

. . . a conditional use shall be granted if the applicant can demonstrate that the request:

- *is consistent with this Code and the city's comprehensive plan;*
- *will further the implementation of the CRA redevelopment plan;*
- *will measurably improve the form and function of traditional neighborhood characteristics; and*
- *has satisfied site qualitative design development standards set forth in section 6.00.04.*

Site Qualitative Design Development Standards – Section 6.00.04

While the first three listed items directly above have been addressed through the “Justification and Brief Statement of Facts in Support of a Finding of Compliance” section in this Narrative and Justification, the fourth listed item directly above bears more discussion to be initially demonstrated.

Section 6.00.04, in summation, states a general set of standards to be applied to residential development plans within the City of Stuart and lists important qualities to be factored into a residential property to increase the overall quality of residential development within the City of Stuart, as follows:

1) Harmonious and efficient organization; 2) Preservation of Natural Conditions; 3) Screening and Buffering; 4) Enhancement of Residential Privacy; 5) Emergency Access; 6) Access to public and private ways; 7) Pedestrian circulation; 8) Location and design of access drives; 9) Coordination of on-site and off-site coordination; 10) Location and design of on-site ways; 11) Drainage, and 12) Exterior Lighting.

As indicated in the enclosed survey of the Property, not only does the Property, as it currently exist comply with the design criteria Section 3.02.04, specifically Figure ESN – 09 – Development Standards in the East Stuart Neighborhood Code as to Pervious and Impervious area, except for the exception regarding setbacks identified as a part of this Conditional Use Application, but also otherwise comports with the requirements of Section 6.00.04 as well.

February 19, 2026
Page 17

Specifically, the placement of the “One-Story Dwelling” in the Northwest Corner of the Property, the Outbuilding in this Application, is a harmonious and efficient use of space and this neighborhood and on this property. This Property was already cleared and developed as residential property prior to the building being built in 2022 and thus conditions have been preserved, and any “Natural Conditions” were already removed long before 2022. Screening and buffering are not required for the Outbuilding pursuant to City of Stuart and East Stuart Neighborhood Code.

As indicated in the included aerial, the included current Floor plan for the Outbuilding, the conceptual floor plan submitted with this application and the survey also included herein the outbuilding as currently configured, and as configured in the future, shall not inherently decrease residential privacy and will serve the City of Stuart and East Stuart Neighborhood goals of providing more opportunity for quality housing within the East Stuart Neighborhood.

As identified in the enclosed survey, there is emergency access, access to public and private ways, pedestrian circulation to and from all buildings on the Property, including the subject Outbuilding via SE Lake Circle Drive, associated and connecting driveways and concrete walkways.

Pursuant to the survey and aerials provided, the efficient and cohesive location and design of access drives, parking and City right-of-way allows for necessary off-street parking to support the 5 dwelling units requested under this Conditional Use Application and allows convenient and safe two-way access to all buildings on the Property without anymore impervious surface area than necessary. On and off-site coordination currently exists in a seamless form and shall be memorialized, upon approval of this Conditional Use Approval by revocable right of way use permit applied for by the applicant and hopefully approved by the City of Stuart.

As discussed in more detail earlier in this Narrative and Justification, requirements and proper installation of drainage and exterior lighting on the Property exist. As of the date of this application, there are and have been no negative drainage and water quality effects due to the existing Outbuilding. Similarly, no negative effects have arisen from the existing Outbuilding due to excessive or deficient exterior lighting.

Conclusion, Applicant’s Request and Potential Determinations

The City Commission and/or Community Redevelopment Board can find that the application is “In Compliance,” “In Compliance subject to stated Conditions or Modifications,” or “Not in Compliance.”

The Applicant, through the analysis of the above required factors, the facts and justification presented, would respectfully ask that the City find the Property In Compliance as to this Conditional Use

McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 19, 2026
Page 18

Approval Application.

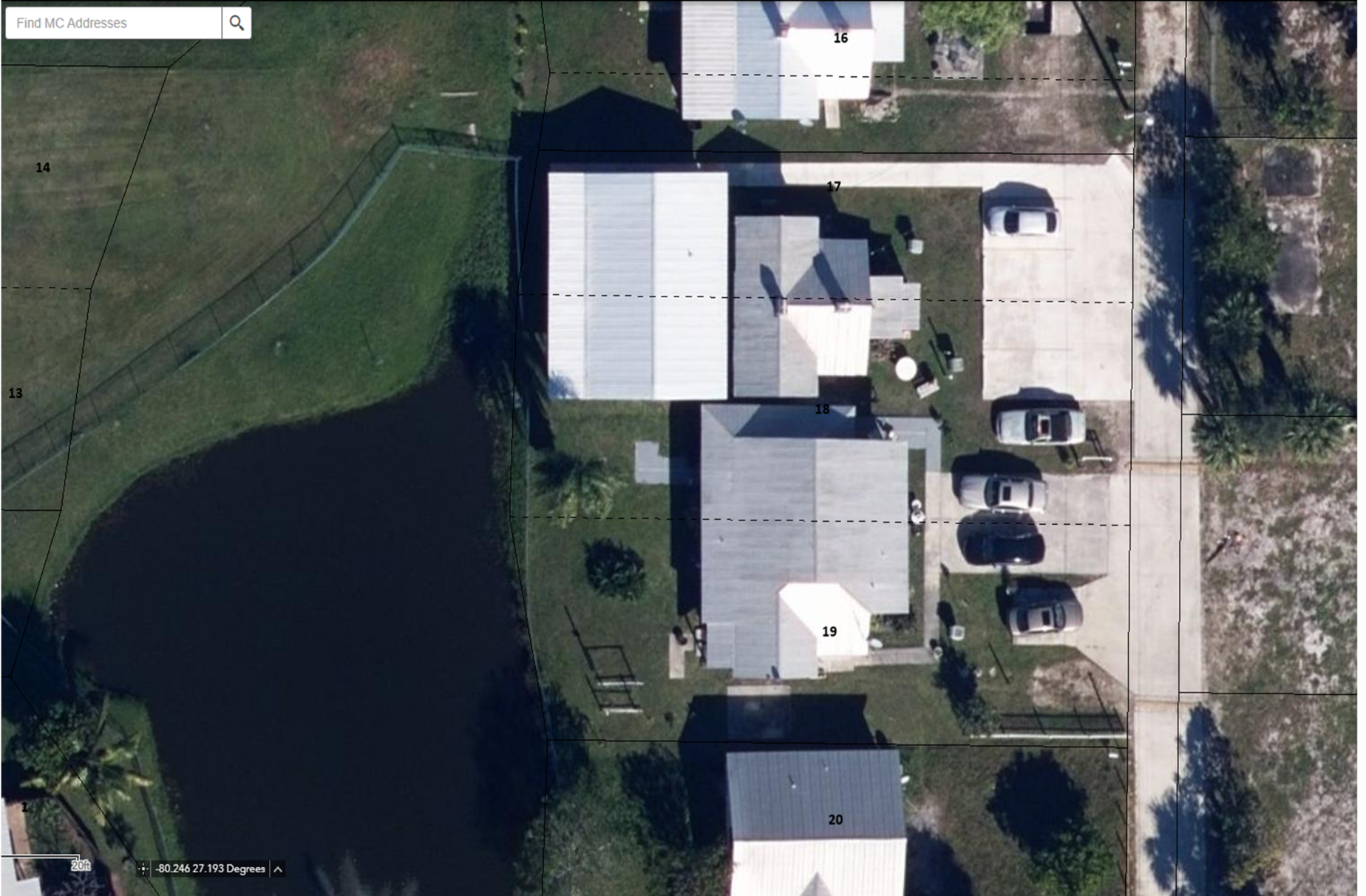
Please feel free to contact me regarding any questions or documentation required regarding this Application.

We look forward to working with City of Stuart Staff on this matter.

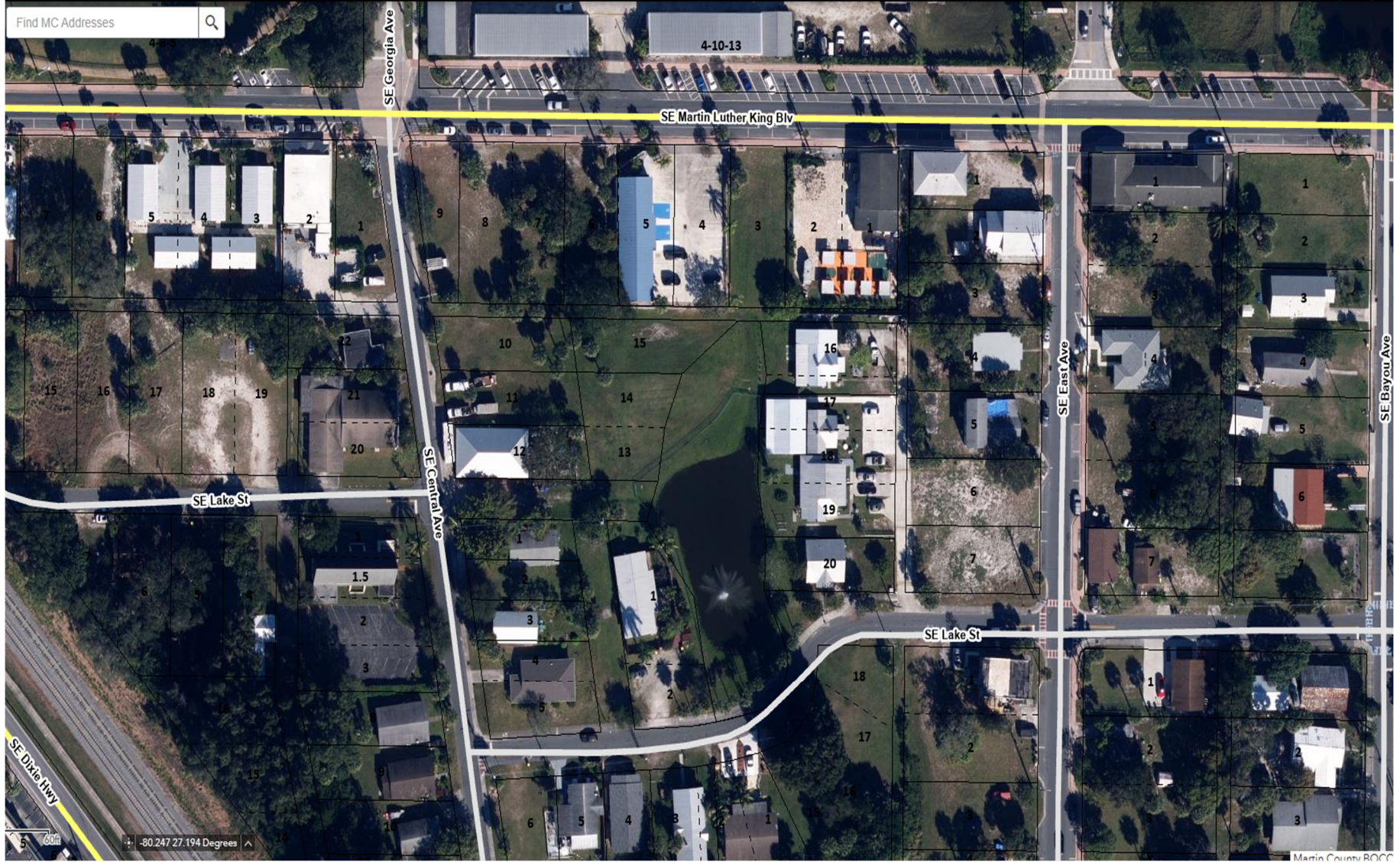
Sincerely,

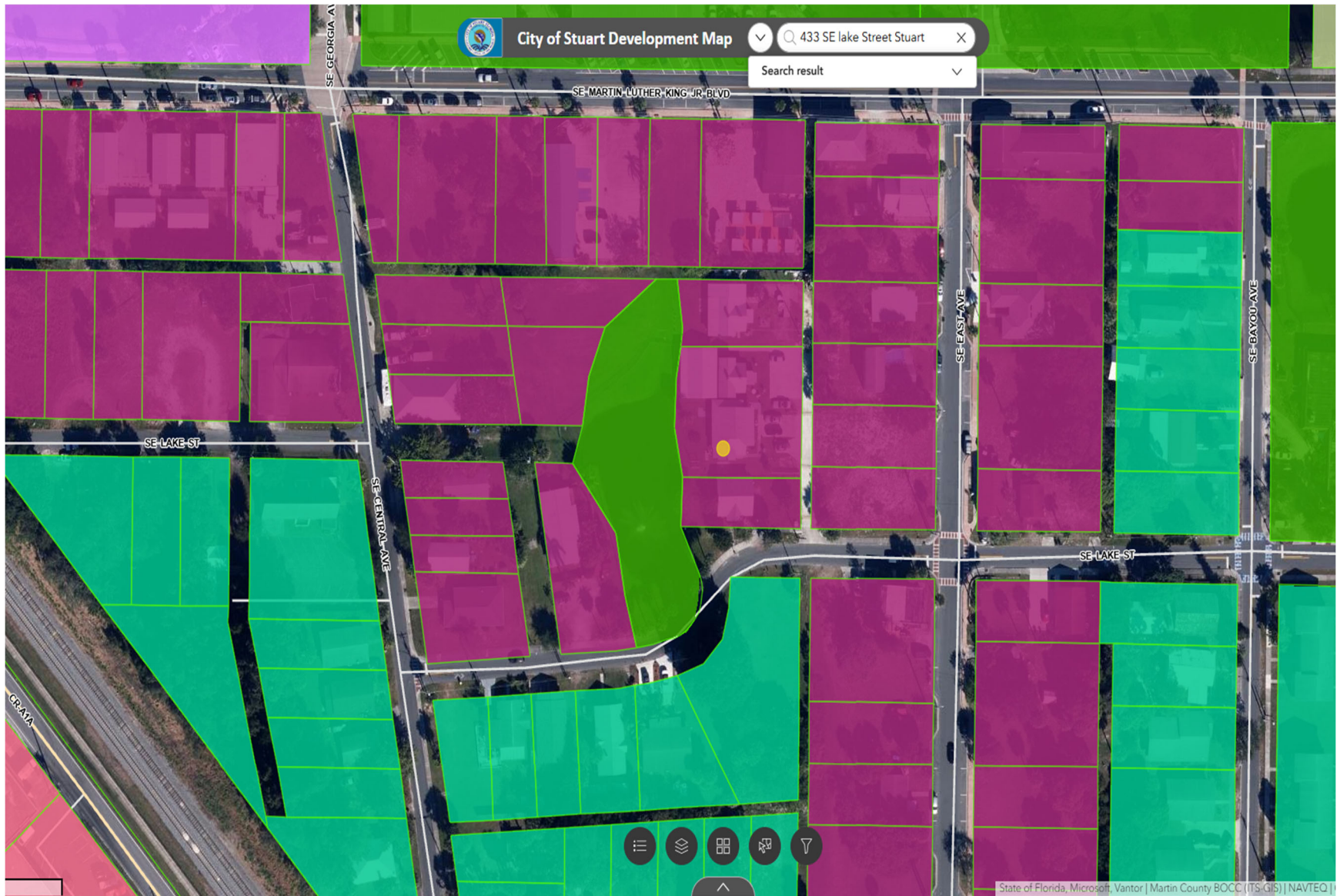
S/ Audra R. Creech, Esq.

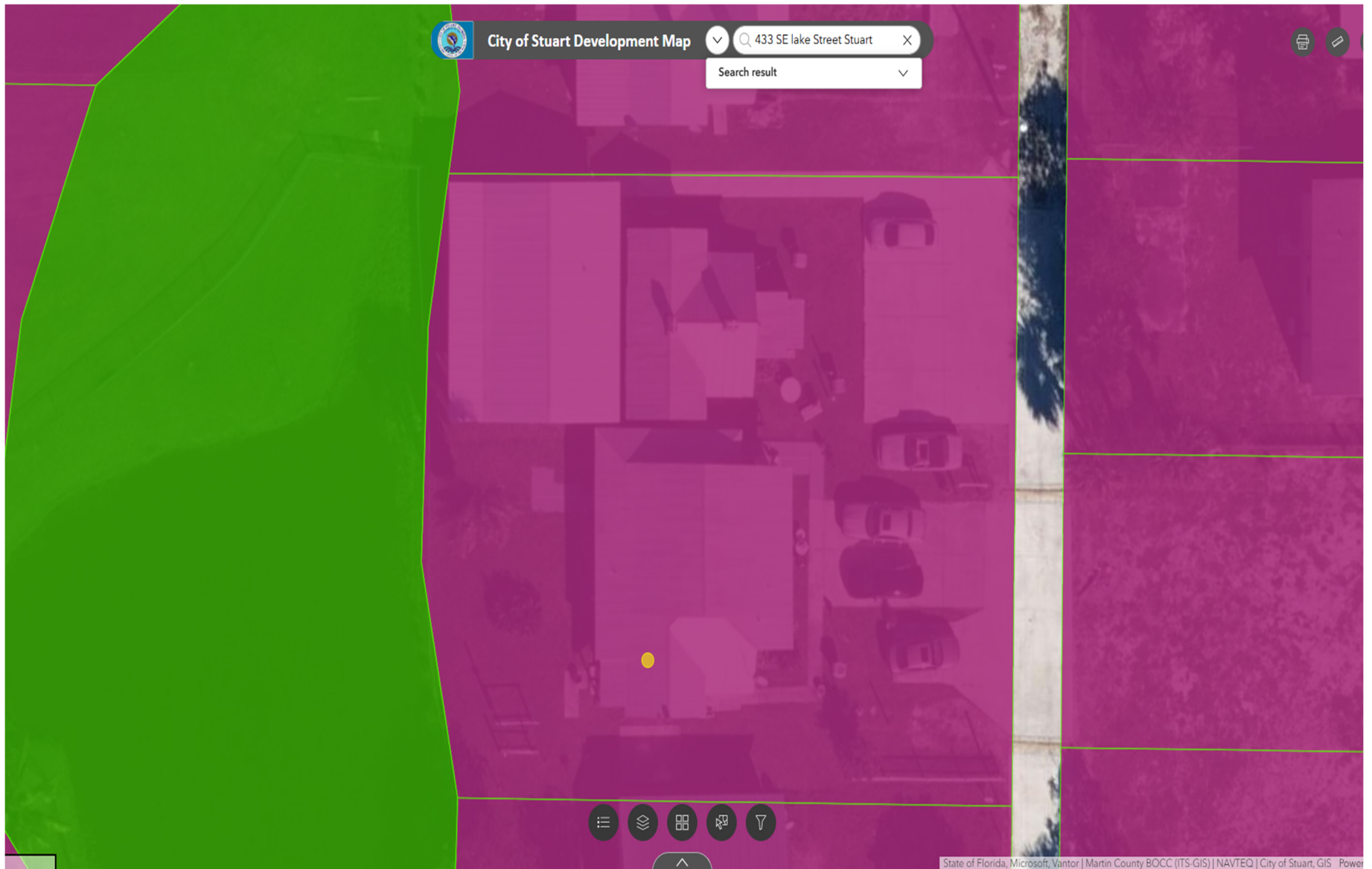
Find MC Addresses



Find MC Addresses







City of Stuart Development Map

433 SE lake Street Stuart

Search result

Map Layers

- ArcGIS World Geocoding Service ...
- Address_Points ...
- Building Footprints ...
- Community Redevelopment Area ...
- Stuart Special Districts ...
- Right of Way Maintenance ...
- Parcels - City of Stuart Parcels ...
- Parcels - Utility Customers outside of Stuart ...
- City of Stuart Zoning ...
- Martin County Zoning ...
- Future Land Use ...
- Martin County Future Landuse ...
- Stuart City Limits ...
- > Transportation ...
- 2025 Imagery ...

City of Stuart Parcels:
043841013009001700

Zoom to

Site Address: 433 SE LAKE ST , STUART FL 34997

Owner(s): LEONARD LEWIS J

Mailing Address: 433 SE LAKE ST, STUART FL 34994

Parcel Acres: 0.29

Land Use Description: 0804 Quadriplex income prod

20 ft

State of Florida, Microsoft, Vantrol, Martin County, BOCC, IITS, GIS1, NAVTEQ, City of Stuart, GIS, Power



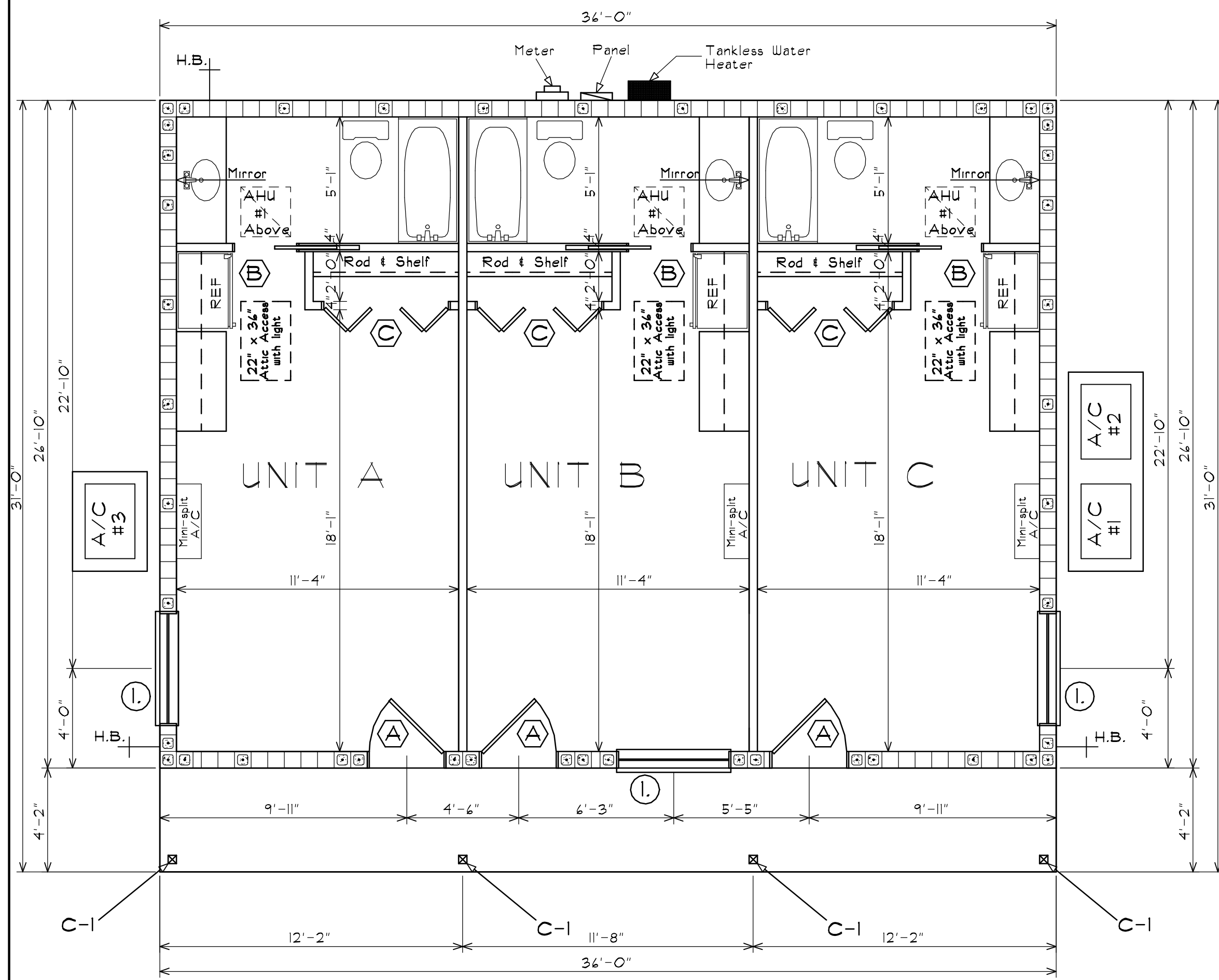
- Map Layers**
- ArcGIS World Geocoding Service ...
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 - Martin County Zoning ...
 - Future Land Use ...
 - Martin County Future Landuse ...
 - Stuart City Limits ...
 - > Transportation ...
 - 2025 Imagery ...

Zoning: BMU: Business Mixed Use

Zoom to

Parcel Control No.	043841013009001700
Zoning Sub	BMU
Zoning Change Date	
Zoning Change Ordinance	
Ordinance No.	
Previous Zoning	





FLOOR PLAN

TYPICAL NOTES:

- Contractor to verify ALL notes and dimensions prior to proceeding with work
- Contractor to STRICTLY enforce ALL OSHA Requirements.
- ALL Lumber to be used as Beam, Rafters, etc... to have a min. 1,500 psi fiber bending stress.
- No dissimilar metals to touch.
- Drywall at ceilings shall be leveled and attached to bottom chord of trusses with screws per FBC R102.3.5.
- ALL wood in contact with concrete shall be pressure treated.
- ALL wall dimensions are nominal and not finished wall or stud dimensions.
- ALL plumbing fixtures to be low flow.
- Lowest finished floor to be set by others - Surveyor to set in field.
- Separation between residence and garage shall be per FBC R302.6
- Door between garage and residence shall be 1-3/4" 20 min. rated door
- Wall and Ceiling shall have a flame-spread classification of not greater than 200 per FBC R302.9.1
- Wall and ceiling finishes shall have a smoke-developed index of not greater than 450 per FBC R302.9.2
- All exposed attic insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt per square centimeter. Exposed foam plastic insulation materials exposed on the underside of the roof deck or on the attic walls shall comply with F.B.C. R316 - see permit info box of code edition
- Gypsum board material shall conform to ASTM C36, C19, C415, C514, C630, C931, C940, C1002, C1041, C1177, C1178, C1218, C1395, or C1396 and shall be installed according to the following: (FBC R102.3.5) See table below for attachment
- ALL ceramic tile surfaces installed shall conform to ASTM A108.1 thru A108.6, A108.1, A118.1, A118.3, A136.1 and A137.1

WALL SYMBOL LEGEND

- ◻ = CBS walls - Fill cells solid with concrete and (I) #5 bar vert. at 32" o.c. for walls up to 10'-0" high. Space 32" o.c. for walls up to 15'-0" high. For walls over 10'-0" a special inspection is required by any licensed structural engineer to review and approve the vert. steel installation in the footings, in the wall cavity and into beam.
- = 2" x 4" non-bearing stud walls - see sections. Insulate with R-11 batts at bathrooms & between A/C and Non-A/C spaces

Column Schedule

Mark	Size and Description
C-1	4" x 4" PT wood post

Window Schedule

Mark	Size	Window Description
I	4'-5" x 4'-2"	SINGLE HUNG - IMPACT

- ALL Windows to be white ESP aluminum windows with tint. Provide muntin's and structural Mullions per elevations. See product approval chart for window manufacturer information.
 - ALL windows to withstand Pressures stated in Permit Information Box on these plans.
 - ALL windows in bathrooms to be tempered
 - ALL windows within 18" of finished floor to be tempered unless impact rated.
 - verify all masonry/rough opening sizes prior to ordering windows.

Door Schedule

Mark	Size	Door Description
A	3'-0" x 4'-8"	FRENCH DOOR
B	2'-6" x 4'-8"	SOLID CORE - WOOD - 2 PANEL - POCKET
C	5'-0" x 4'-8"	SOLID CORE - WOOD - 2 PANEL - BIFOLD

- ALL exterior doors including garage doors to withstand pressures stated in permit information box on these plans.
 - verify all masonry/rough opening sizes prior to ordering windows.
 - See product approval chart on these plans for exterior door manufacturer information (including garage door)
 - Provide one exit door (swing type) that is 3'-0" wide minimum and one emergency escape door (not shuttered). If escape door has glazing then it must be impact resistant and shall NOT be thru garage. This may be the same door if it meets both criteria listed above.

Square Footage Breakdown
 Total A/C Space = 966 sq. ft.
 Covered Porch Total = 150 sq. ft.
 Under Roof Total = 1,116 sq. ft.

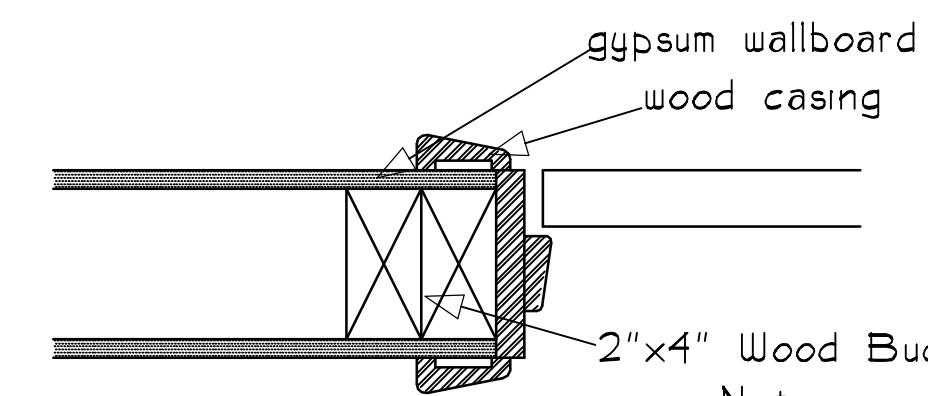
SCALE 1/4" = 1'-0"

- Cement, fiber-cement or glass mat gypsum backers in accordance with ASTM C1288, C1325, OR C1178 and installed I.A.W. manufacturers recommendations shall be used as backer for the wall tile in tub areas and wall panels in shower areas.
- Insulation including facings such as retarders or vapor permeable members installed within floor-ceiling assemblies, roof-ceiling assemblies, wall, crawl spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84. Insulation shall comply with F.B.C. R316.

Drywall Attachment Table FBC R102.3.5

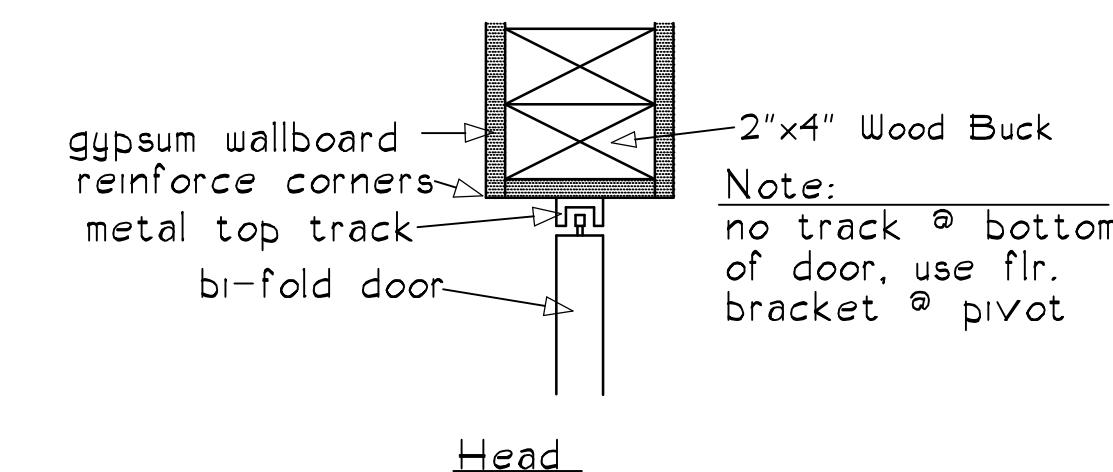
Drywall Thickness	Location	Orientation	Framing Member Spacing Maximum	Max. spacing of fasteners		Nail sizing options for installation of drywall into wood framing members 2" x min. thickness
				Nails	Screws	
1/2"	Ceiling	Perpendicular	24"	7"	12"	13ga 1 3/8" long with 19/64" head OR 0.098" diameter x 1 1/4" long annular-ringed or 5d cooler nail
	Walls	Either Direction	16"	8"	16"	0.080" dia. x 1 5/8" long with 15/64" head OR Gypsum board nail 0.084" dia. x 1 5/8" with 9/32" head.
5/8"	Ceiling	Perpendicular	24"	7"	12"	13ga 1 5/8" long with 19/64" head OR 0.098" diameter x 1 3/8" long annular-ringed or 4d cooler nail
	Walls	Either Direction	16"	8"	16"	0.092" dia. x 1 7/8" long with 1/4" head OR Gypsum board nail 0.0915" dia. x 1 7/8" with 19/64" head.

(W.H.) = Water Heater in pan where required with drain per FBC Plumbing



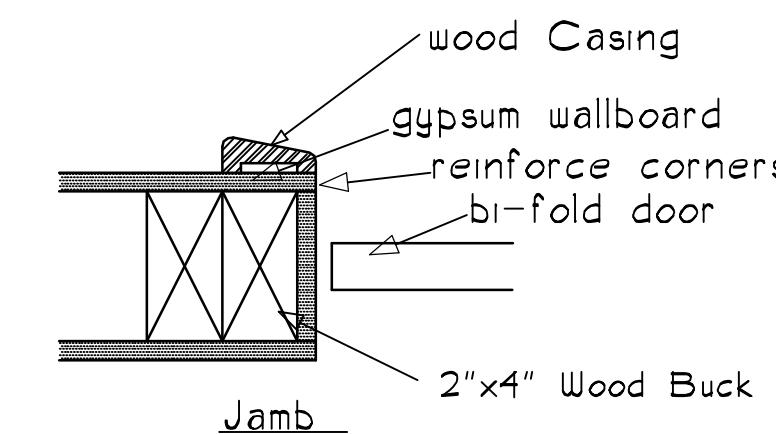
Typical Interior Door Detail

NTS



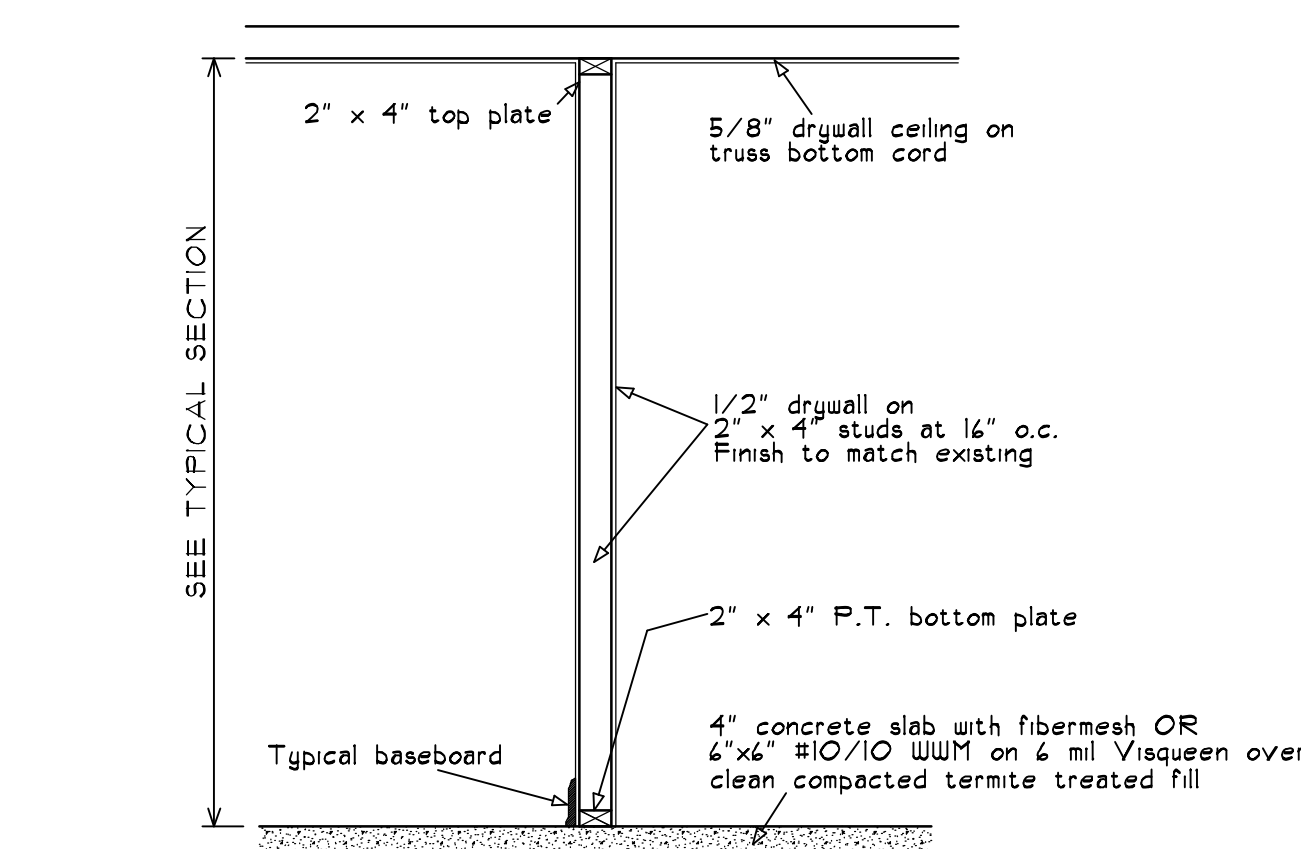
Typical Bi-Fold Door Detail

NTS



Typical Pocket Door Detail

NTS



Interior Non-Bearing Partition
 Scale: 1/2" = 1'-0"

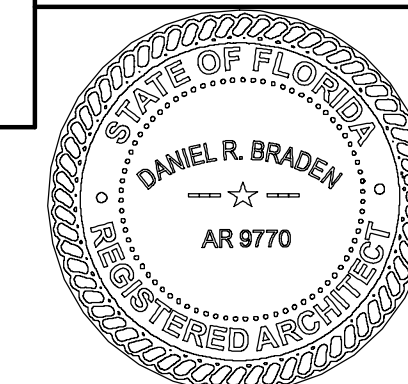
Revisions: 11-9-21 Permit Info Revised

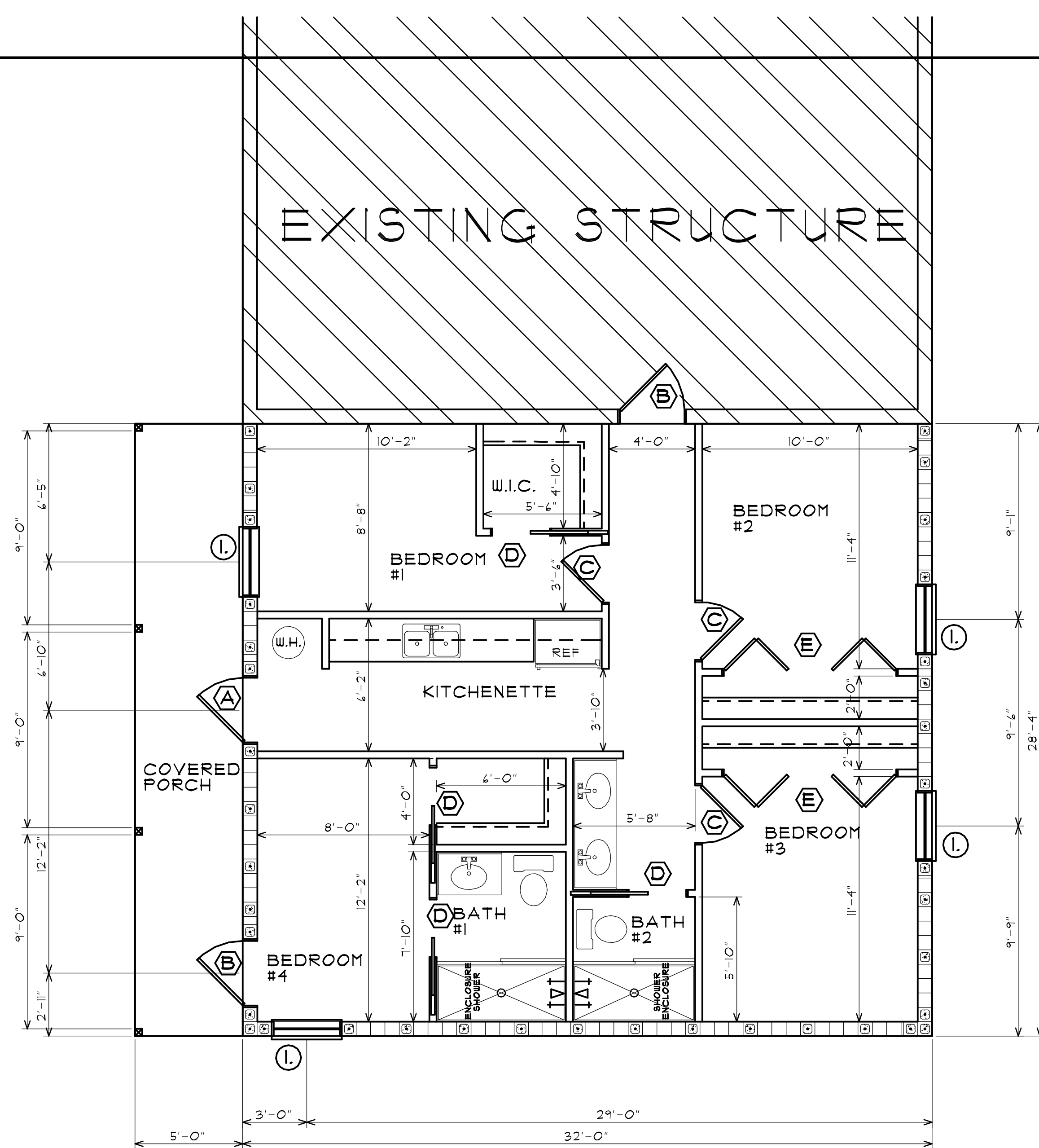
Date Drawn: 10-13-21
 Drawn by: T.E.R.P.
 N.T.C.
 Checked by: D.K.B.

Accessory Building
 Mr. & Mrs. Leonard

Braden & Braden
 ARCHITECTS - PLANNERS
 417 S.E. COCONUT AVENUE
 Tel: (772) 281-8258
 Fax: (772) 281-8283
 Website: www.bradenarchitects.com
 Stuart, FL 34996 #AAC000032

SHEET NO:
 2
 OF 5
 JOB NUMBER:
 21-30





EXISTING STRUCTURE

Mark	Size and Description
C-1	4" x 4" PT wood post

FLOOR PLAN

TYPICAL NOTES:

- Contractor to verify ALL notes and dimensions prior to proceeding with work
- Contractor to STRICTLY enforce ALL OSHA Requirements.
- ALL Lumber to be used as Beam, Rafters, etc... to have a min. 1,500 psi fiber bending stress.
- No dissimilar metals to touch.
- Drywall at ceilings shall be leveled and attached to bottom chord of trusses with screws per FBC R102.3.5.
- ALL wood in contact with concrete shall be pressure treated.
- ALL wall dimensions are nominal and not finished wall or stud dimensions.
- ALL plumbing fixtures to be low flow.
- Lowest finished floor to be set by others - Surveyor to set in field.
- Separation between residence and garage shall be per FBC R302.6
- Door between garage and residence shall be 1-3/4" 20 min. rated door
- Wall and Ceiling shall have a flame-spread classification of not greater than 200 per FBC R302.9.1
- Wall and ceiling finishes shall have a smoke-developed index of not greater than 450 per FBC R302.9.2
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- Gypsum board material shall conform to ASTM C36, C19, C415, C514, C630, C931, C940, C1002, C1041, C1177, C1178, C1278, C1395, or C1396 and shall be installed according to the following: (FBC R102.3.5) See table below for attachment
- ALL ceramic tile surfaces installed shall conform to ASTM A108.1 thru A108.6, A108.1, A118.1, A118.3, A136.1 and A137.1

Mark	Size	Window Description
I.	3'-1" x 5'-3"	SINGLE HUNG - IMPACT

- ALL Windows to be white ESP aluminum windows with tint. Provide muntins and structural mullions per elevations. See product approval chart for window manufacturer information.

- ALL windows to withstand Pressures stated in Permit Information Box on these plans.

- ALL windows in bathrooms to be tempered

- ALL windows within 18" of finished floor to be tempered unless impact rated.

- verify all masonry/rough opening sizes prior to ordering windows.

Mark	Size	Door Description
A	3'-0" X 4'-8"	FRENCH DOOR
B	3'-0" X 4'-8"	FIBERGLASS DOOR
C	2'-8" X 4'-8"	SOLID CORE - WOOD
D	2'-8" X 4'-8"	POCKET DOOR - SOLID CORE - WOOD
E	5'-0" X 4'-8"	BIFOLD - SOLID CORE - WOOD

- ALL exterior doors including garage doors to withstand pressures stated in permit information box on these plans.

- verify all masonry/rough opening sizes prior to ordering windows.

- See product approval chart on these plans for exterior door manufacturer information (including garage door)

- Provide one exit door (swing type) that is 3'-0" wide minimum and one emergency escape door (not shuttered). If escape door has glazing then it must be impact resistant and shall NOT be thru garage. This may be the same door if it meets both criteria listed above.

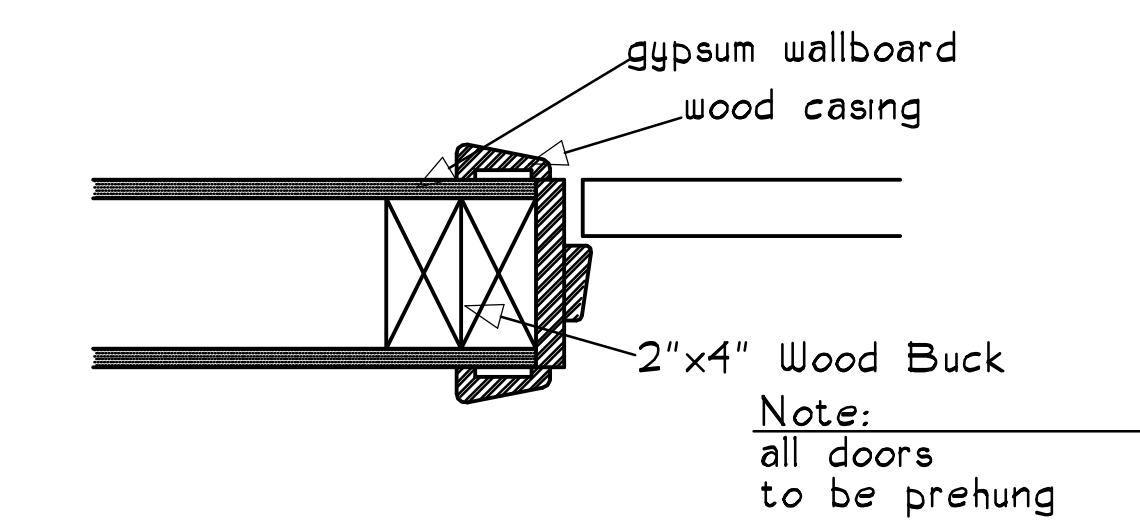
WALL SYMBOL LEGEND

- [Symbol] = CBS walls - Fill cells solid with concrete and (I) #5 bar vert. at 32" o.c. for walls up to 10'-0" high. Space 32" o.c. for walls up to 15'-0" x For walls over 10'-0" a special inspection is required by any licensed structural engineer to review and approve the vert. steel installation in the footings, in the wall cavity and into beam.
- [Symbol] = 2" x 4" non-bearing stud walls - see sections. Insulate with R-11 batts at bathrooms & between A/C and Non-A/C spaces

Square Footage Breakdown

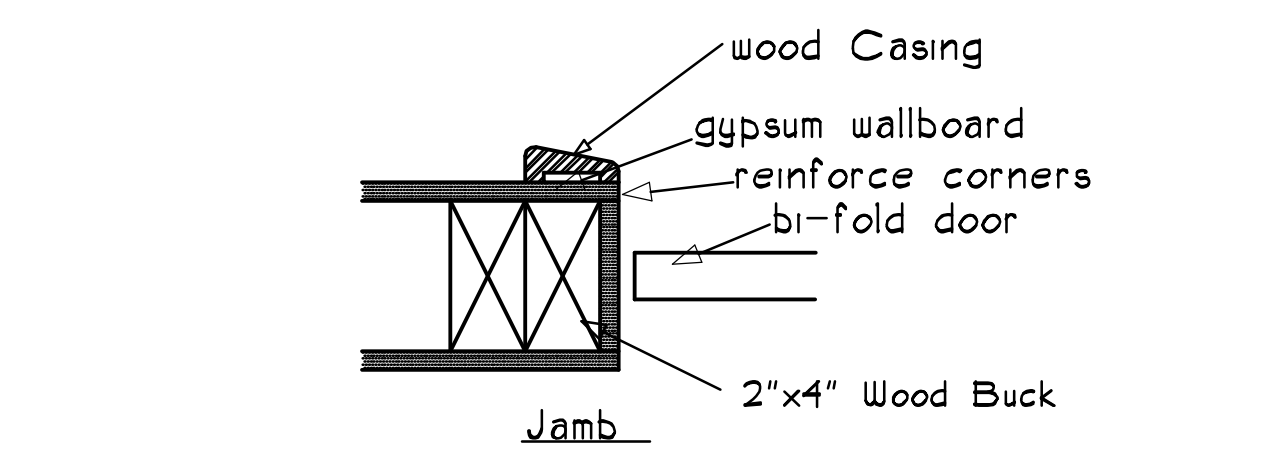
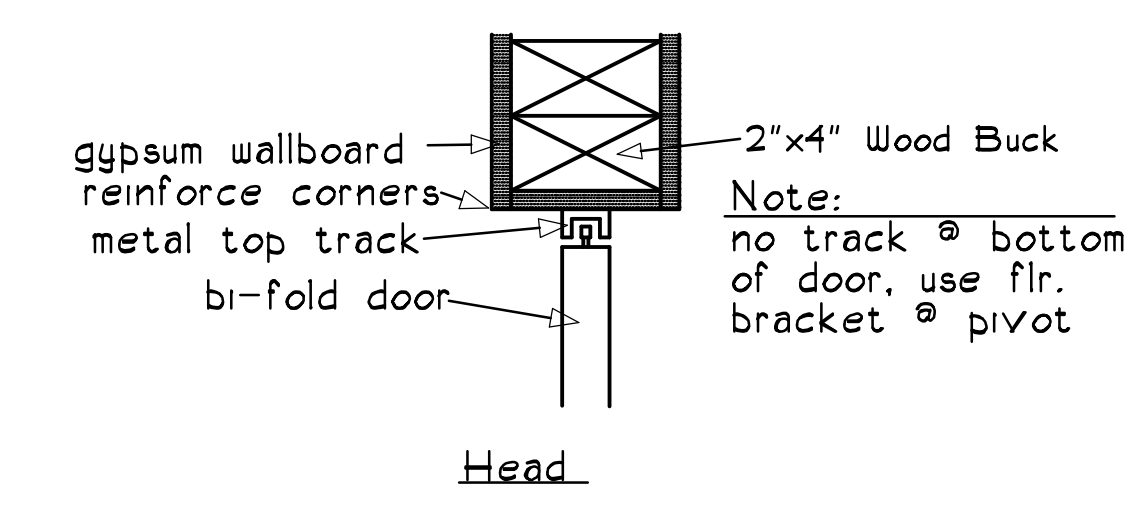
Total A/C Space =	909 sq. ft.
Covered Porch Total =	142 sq. ft.
Under Roof Total =	1,051 sq. ft.

(W.H.) = Water Heater in pan where required with drain per FBC Plumbing



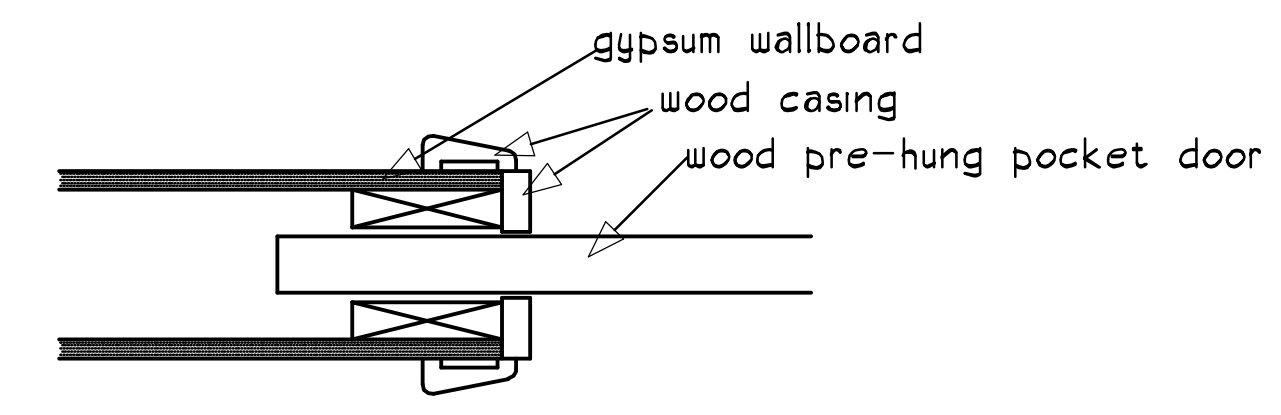
Typical Interior Door Detail

NTS



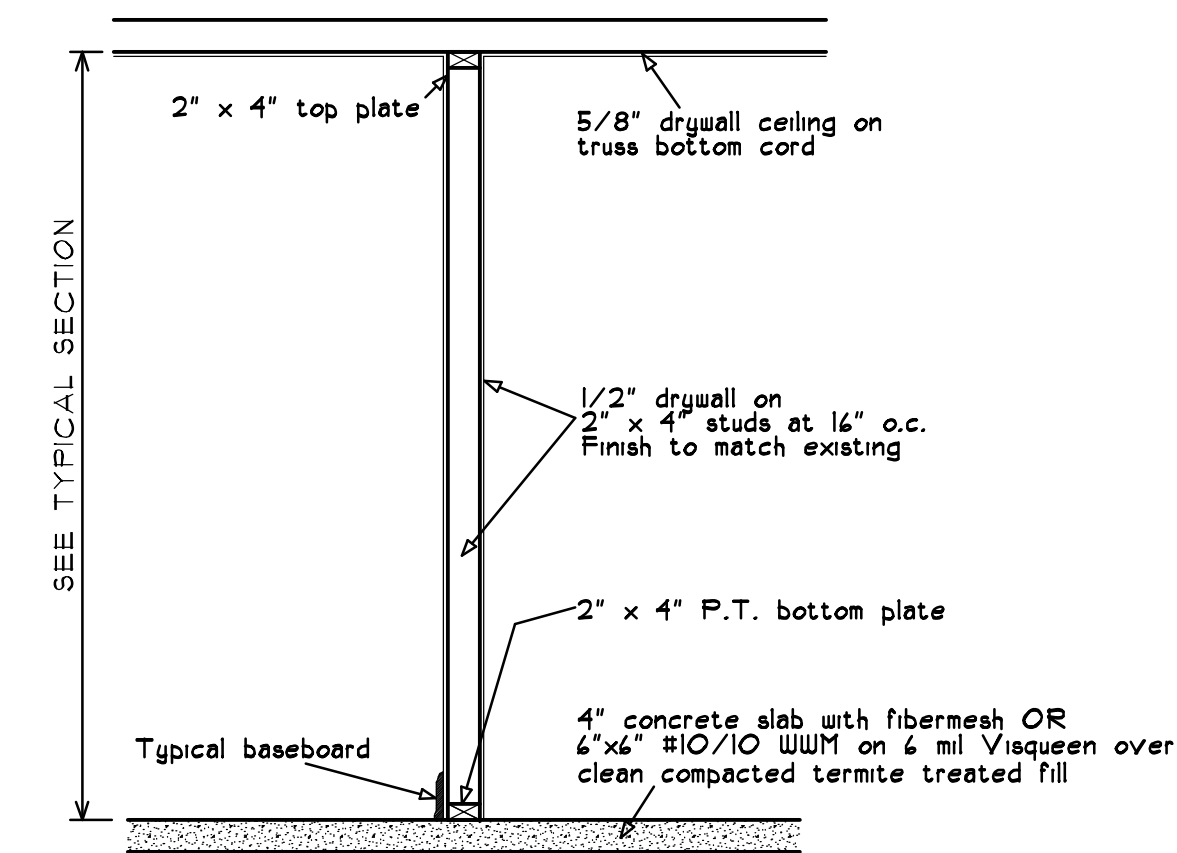
Typical Bi-Fold Door Detail

NTS



Typical Pocket Door Detail

NTS



Interior Non-Bearing Partition

Scale: 1/2" = 1'-0"

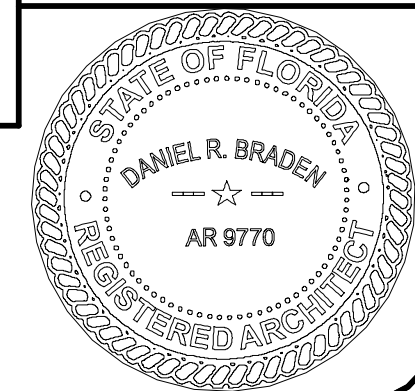
Revisions :

Date Drawn: 1-21-21
 Drawn by: D.R.B.
 Checked by: N.T.C.
 D.R.B.

Accessory Building
 Mr. & Mrs. Leonard

Braden & Braden AIA, PA
 ARCHITECTS - PLANNERS
 417 S.E. COCONUT AVENUE
 Tel : (312) 281-8258
 Fax : (312) 281-8283
 Website: www.bradenarchitects.com
 StUART, FL 34996 #AAC000032

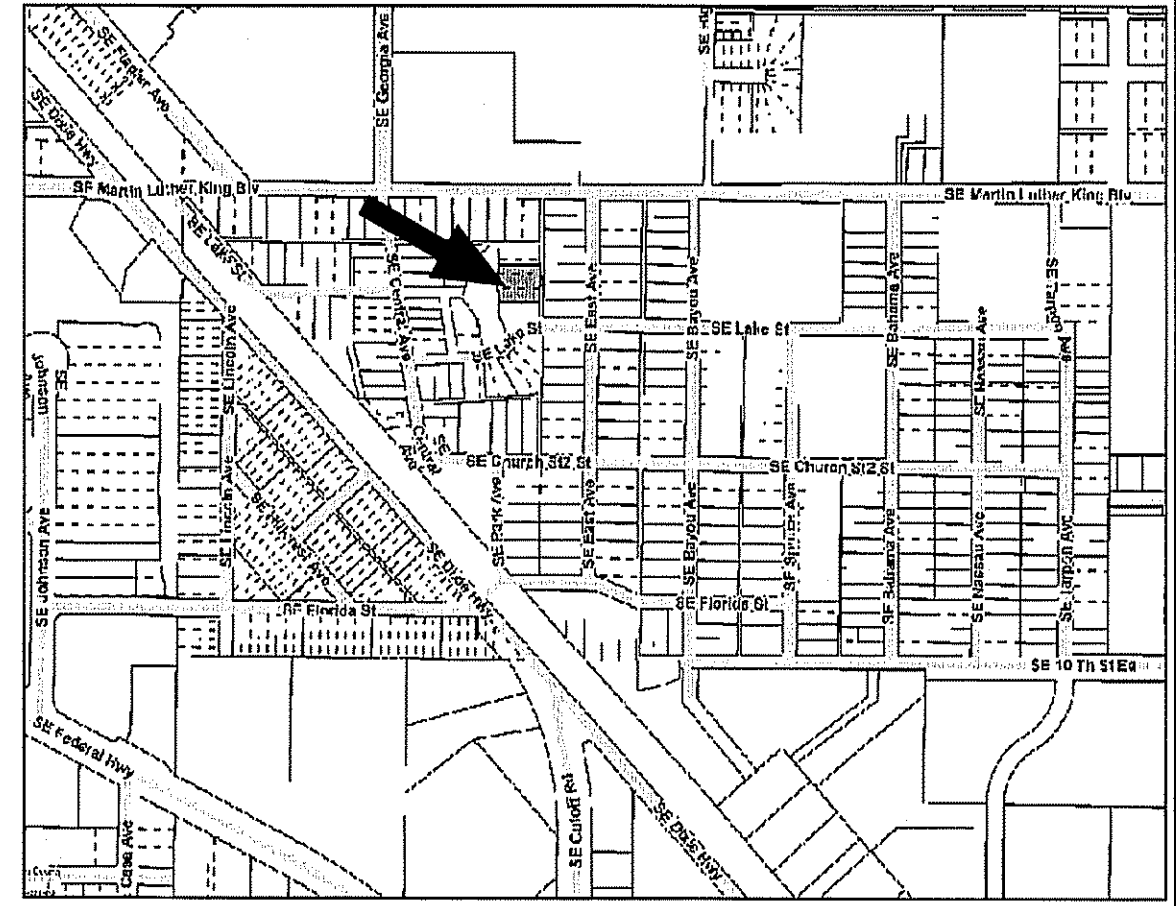
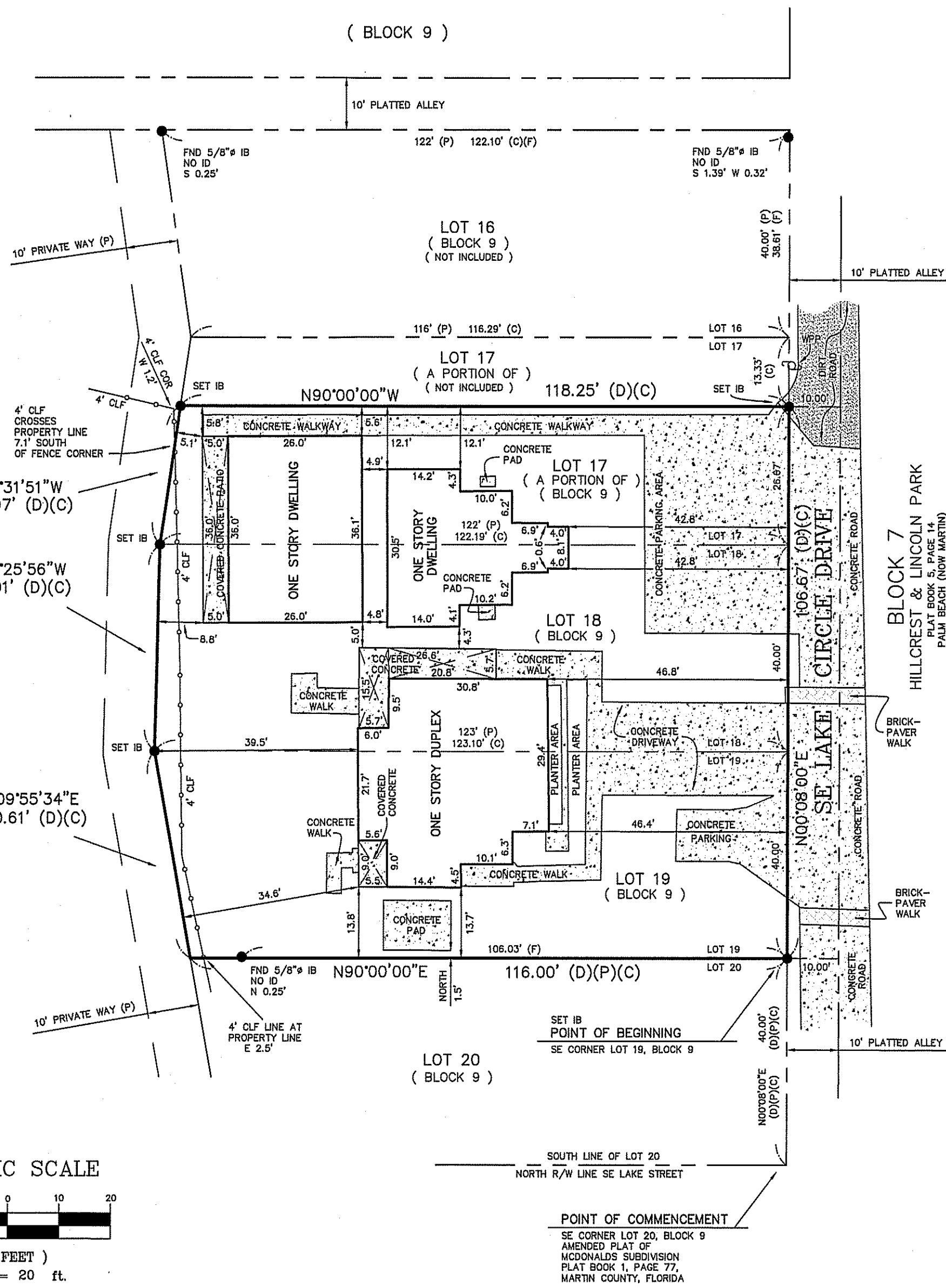
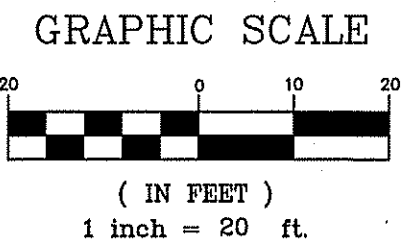
SHEET NO:
 2.
 OF 6.
 JOB NUMBER:
 21-30



LEGEND:

- AC ACRE
- A/C AIR CONDITIONER
- ALUM ALUMINUM
- ANC ANCHOR
- APPROX APPROXIMATE
- AVE AVENUE
- BRG BEARING
- BLK BLOCK
- BLVD BOULEVARD
- BLDG BUILDING
- BM BENCHMARK
- CATV CABLE TELEVISION BOX
- C CALCULATED
- CB CATCH BASIN
- CA CENTRAL ANGLE
- CLF CHAINLINK FENCE
- CHD CHORD
- CONC CONCRETE
- CBS CONC. BLOCK STRUCTURE
- CM CONCRETE MONUMENT
- CNR COULD NOT READ
- CNP CONCRETE POWER POLE
- COR CORNER
- COV COVERED
- CMP CORRUGATED METAL PIPE
- CVG CONCRETE VALLEY GUTTER
- D DEED
- D/F DRAINFIELD
- DE DRAINAGE EASEMENT
- DE DRAINAGE FLOW
- ESMT EASEMENT
- EOC EDGE OF CONCRETE
- EOP EDGE OF PAVEMENT
- EWL EDGE OF WATER
- EM ELECTRIC METER
- ESV ELECTRIC SERVICE
- ELEV ELEVATION
- EQUIP EQUIPMENT
- X 17.00 EXISTING ELEVATION
- FT FEET
- F FIELD MEASUREMENT
- FNC FENCE
- FFE FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- FPFL FLORIDA POWER & LIGHT
- FND FOUND
- GOVNT GOVERNMENT
- HSE HOUSE
- I & E INGRESS & EGRESS EASEMENT
- INV INVERT
- IB IRON BAR
- IP IRON PIPE
- IB & C IRON BAR & CAP
- IP & C IRON PIPE & CAP
- L ARC LENGTH
- LE LANDSCAPE EASEMENT
- LB LICENSED BUSINESS NUMBER
- LP LIGHT POLE
- M & W MAG NAIL & WASHER
- MAG MAG NAIL
- ME MAINTENANCE EASEMENT
- MH MANHOLE
- MHWL MEAN HIGH WATER LINE
- M/F METAL FENCE
- N & TT NAIL & TIN TAB
- N & W NAIL & WASHER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NO ID NO IDENTIFICATION
- NTS NOT TO SCALE
- NAD NORTH AMERICAN DATUM
- ORB OFFICIAL RECORD BOOK
- O/S OFFSET
- OH OVERHANG
- OHV OVERHEAD WIRE
- PG PAGE
- PK PARKER-KALON NAIL
- PK & TT PARKER-KALON NAIL & TIN TAB
- PK & W PARKER-KALON NAIL & WASHER
- PVMT PAVEMENT
- PRM PERMANENT REFERENCE MONUMENT
- P PLAT
- PB PLATBOOK
- PCC POINT OF CURVATURE
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POE POINT OF ENCROACHMENT
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PP POWER POLE
- PUE PRIVATE UTILITY EASEMENT
- PLS PROFESSIONAL LAND SURVEYOR
- PL PROPERTY LINE
- PROP PROPOSED
- X 17.00 PROPOSED ELEVATION
- PRO PRORATED
- R RADIUS
- RAD RADIAL
- RRS RAILROAD SPIKE
- RNG RANGE
- RLS REGISTERED LAND SURVEYOR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- SECT SECTION
- SET IB SET 5/8 IRON BAR & CAP #4049
- SET MAG SET MAG NAIL & WASHER #4049
- S/T SIDEWALK
- S/W SOUTHERN BELL TELEPHONE BOX
- SET SQUARE FEET
- S/D SUBDIVISION
- T TANGENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TOB TOP OF BANK
- TOE TOE OF SLOPE
- TWP TOWNSHIP
- TRANS TRANSFORMER
- TYP TYPICAL
- UDE UTILITY & DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- V/F VINYL FENCE
- W/F WOOD FENCE
- WM WATER METER
- WV WATER VALVE
- WFP WOOD POWER POLE
- Ø DIAMETER
- Δ SURVEY WORK POINT

LAKE LINCOLN



LOCATION MAP

LEGAL DESCRIPTION

ALL OF LOTS 18 AND 19, AND A PORTION OF LOT 17, BLOCK 9, OF THE AMENDED PLAT OF MCDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 9, OF THE AMENDED PLAT OF MCDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE NORTH 00°08'00" EAST, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, BLOCK 9, AND THE POINT OF BEGINNING OF SAID PARCEL;

THENCE NORTH 00°08'00" EAST, ALONG THE EAST LINE OF SAID LOTS, FOR A DISTANCE OF 106.67 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 90°00'00" WEST, FOR A DISTANCE OF 118.25 FEET; THENCE SOUTH 08°31'51" WEST, FOR A DISTANCE OF 26.97 FEET; THENCE SOUTH 01°25'56" WEST, FOR A DISTANCE OF 40.01 FEET; THENCE SOUTH 09°55'34" EAST, FOR A DISTANCE OF 40.61 FEET, TO THE SOUTHERLY LINE OF SAID LOT 19; THENCE NORTH 90°00'00" EAST, ALONG SAID SOUTHERLY LINE OF LOT 19, FOR A DISTANCE OF 116.00 FEET, TO THE SOUTHEAST CORNER OF LOT 19, AND THE POINT OF BEGINNING OF SAID PARCEL.

DESCRIBED PARCEL CONTAINING 12,893.86 SQUARE FEET, 0.296 ACRES, +/-.

Total Lot Impervious: 6467 SF ∴ 50%

Date of Original Field Survey: 12/18/2025

NOTES:

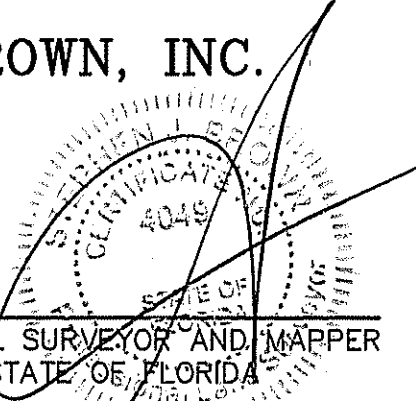
1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the North Line of subject property, deeded as North 90°00'00" West, with all others being relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark "MLK-GA", ELEV = 9.74'.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0153H, dated 02/19/2020, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.
8. The expected use of the survey and map is for Residential Purposes.
9. All measurements are in accordance with the United States standard, in feet.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

1. PROPERTY ADDRESS: 433 SE LAKE CIRCLE DRIVE
2. CERTIFIED TO:
-LEWIS LEONARD

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA



REVISIONS	BY

BOUNDARY SURVEY PREPARED FOR: LEONARD

STEPHEN J. BROWN, INC.
LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: STEVE@SUBSTUART.COM PHONE: (772)-288-7176

DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	01/07/2026
SCALE	1" = 20'
JOB NO.	8042-01-01
SHEET	ONE
OF ONE	SHEETS