



AGENDA

**LOCAL PLANNING AGENCY
MARCH 12, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

LOCAL PLANNING AGENCY

**Chair - Deana Peterson
Vice Chair - Christina Ouillette
Board Member - Johnny Cealmov
Board Member - Paul Grosso
Board Member - Caitlynne Palmieri
Board Member - Clay Scherer
Board Member - Lance Vogl
Ex Officio Board Member - Mark Sechrist**

ADMINISTRATIVE

**Development Director - Jodi Kugler
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 01/08/2026 LPA MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. FINAL ORDER OF VARIANCE APPROVAL - 858 SE 14 STREET - PETITION NUMBER 81:

VARIANCE PETITION FROM SECTION 2.04.01. OF THE CITY OF STUART LAND DEVELOPMENT CODE TO ALLOW THE RECONSTRUCTION OF THE PORCH WITH A ROOF WITHIN ITS ORIGINAL FOOTPRINT.

3. WAL-MART EXTERIOR REBRAND - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT AMENDMENT (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2551-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

4. ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

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
Local Planning Agency**

Meeting Date: 3/12/2026

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 01/08/2026 LPA MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 01/08/2026 LPA MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 01082026 LPA Minutes

**MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
JANUARY 8, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

LOCAL PLANNING AGENCY

**Chair - Deana Peterson
Vice Chair - Christina Ouillette
Board Member - Paul Grosso
Board Member - Caitlynne Palmieri
Board Member - Lance Vogl
Board Member - Vacant
Board Member - Vacant
Ex Officio Board Member - Mark Sechrist**

ADMINISTRATIVE

**Development Director - Jodi Kugler
Board Secretary - Susej T. Meleqi**

CALL TO ORDER

5:30 PM

ROLL CALL

PRESENT: Vice Chair Peterson, Board Member Grosso, Board Member Ouillette, Board Member Palmieri, Board Member Vogl

PLEDGE OF ALLEGIANCE

Vice Chair Peterson asked each Board Member to provide a brief introduction of themselves.

1. ADVISORY BOARD MEMBER OATH

Lee Baggett, City Attorney, swore in all (5) Board Members.

2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

5:40 PM MOTION: Deanna Peterson as Chair.

MOVED BY: Lance Vogl

SECONDED BY: Cristina Ouillette

Motion approved unanimously.

**5:40 PM MOTION: Christina Ouillette as Vice Chair.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Lance Vogl
Motion approved unanimously.**

APPROVAL OF AGENDA

**5:41 PM MOTION: Approve.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Lance Vogl
Motion approved unanimously.**

APPROVAL OF MINUTES

3. APPROVAL OF 11/13/2025 LPA MINUTES

**5:42 PM MOTION: Approve.
MOVED BY: Lance Vogl
SECONDED BY: Caitlynne Palmieri
Motion approved unanimously.**

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4. CODE AMENDMENT ADDING LANGUAGE RELATED TO REASONABLE ACCOMMODATION (RC):

ORDINANCE No. 2547-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING SECTION 8.07.07 OF THE CITY'S LAND DEVELOPMENT CODE IN COMPLIANCE WITH RECENTLY ENACTED LEGISLATION, SENATE BILL 954; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Attorney Baggett presented the history of the item and the changes he made to the code.

PUBLIC COMMENT:

1. Joseph Angiulli - Stuart; Stated that he has been through a process like this in another City and would like to ensure that these accommodations are maintained and clean so that diseases don't spread within the homes.

Chair Peterson asked out of everything that was mentioned what is required by legislation.

City Attorney Baggett read what was required.

Board Member Grosso asked whether loss or violation of required state certifications would be grounds for revocation; City Attorney Baggett confirmed the proposed language addresses this scenario.

5:53 PM MOTION: Approve the additional text amendments.

MOVED BY: Christina Ouillette

SECONDED BY: Lance Vogl

[Roll Call 6:02 PM] Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

6:02 PM

Susej T. Meleqi, Board Secretary

Deanna Peterson, Chair

**Minutes to be approved at the LPA
Meeting this 12th day of March, 2026.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency**

Meeting Date: 3/12/2026

Prepared by: Mechelle Arbuzow

Title of Item:

FINAL ORDER OF VARIANCE APPROVAL - 858 SE 14 STREET - PETITION NUMBER 81:

VARIANCE PETITION FROM SECTION 2.04.01. OF THE CITY OF STUART LAND DEVELOPMENT CODE TO ALLOW THE RECONSTRUCTION OF THE PORCH WITH A ROOF WITHIN ITS ORIGINAL FOOTPRINT.

Summary Explanation/Background Information on Agenda Request:

The subject property is located at 858 SE 14th Street, Stuart, FL 34994. According to the Property Appraiser’s records, it is a single family residence constructed in the 1930s. The property owner is requesting a variance from Section 2.04.01 (Table) to allow reconstruction of a roofed porch within its original footprint.

In the Single Family–General (R 1) zoning district, the required front yard setback is 25 feet from the front property line. The petitioner is requesting a reduced setback of 17 feet, representing an 8-foot deviation from the standard requirement.

Staff were unable to locate the original plans depicting the entryway roof. To provide a reasonable reference, a similar home across the street, visible through Google Street View, offers a comparable example of how the entryway roof would appear:



Funding Source:

N/A

Recommended Action:

Staff support the Petitioner’s request for a variance to reconstruct the front entry within its original footprint.

ATTACHMENTS:

1. Ravenzwaaij- Variance Order LPA
2. Staff Report
3. Variance Application
4. Plans
5. Front of house pictures

Return to:
City Attorney
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

**BEFORE THE LOCAL PLANNING AGENCY
CITY OF STUART, FLORIDA**

Case #81

In re: The Code Variance Application of
Inez Van Ravenzwaaij - Front Porch
858 SE 14 Street
PCN: 09-38-41-003-008-00020-1

FINAL ORDER OF VARIANCE APPROVAL

THIS CAUSE came for hearing before the Local Planning Agency for the City of Stuart, Florida, at a regular set hearing at 5:30 PM on March 12, 2026 at the City Commission Chambers, 121 S.W. Flagler Avenue, Stuart, Florida, and the Local Planning Agency, having considered the sworn testimony and other evidence presented by the city staff, including, but not limited to the staff report, the Applicant, and any Interveners, finds as follows:

1. Pursuant to Section 8.05.01 (B.) of the City of Stuart Land Development Code (LDC), the Local Planning Agency may grant a variance from the strict application of the dimensional requirements in regard to the setbacks of Section 2.04.00 of the Stuart LDC.
2. The Applicant, Michael A. Roberts, Agent, acting on behalf of Inez Van Ravenzwaaij, has requested a variance from Section 2.04.01 of the City of Stuart LDC, Table 5 Residential Area, Impervious Surface Coverage, Setback and Height Requirements, to allow for a front porch along with a roof to be reconstructed within the original footprint of the subject property.
3. Notice of the hearing was provided as required by Section 8.05.03 of the Stuart LDC. Notice was not challenged by any party at the hearing, and the Local Planning Agency has jurisdiction over this case as provided in Section 8.05.01.
4. At the hearing, the Land Planning Agency received evidence from Mechelle Arbuzow, Development Planner I, for the City including that Inez Van Ravenzwaaij, is the

FINAL ORDER OF VARIANCE APPROVAL – FRONT PORCH – PETITION NUMBER: 81

individual who owns the subject real property at 09-38-41-003-008-00020-1, having a legal description attached as Exhibit “A.” Evidence was also received from the Applicant.

5. Mechelle Arbuzow verified that the subject property is zoned **R-1 Single Family General** with a Future Land Use designation of **Low Density Residential**. The Future Land Use and Zoning categories were not challenged by any party at the hearing.
6. Based upon the evidence presented, the Local Planning Agency determined that it would not be contrary to the public interest to allow the requested variance and that a literal enforcement of certain parts of the LDC would cause an unnecessary hardship on the Applicant. The Local Planning Agency further finds that the proposed variance is attributable to unique characteristics of the subject property either as to the land or as to any improvements thereon, or both and that the proposed variance, if granted would not cause any of the factors identified in Section 8.05.02 (B.) of the LDC.
7. All subsequent Lessees and Owners of the subject property shall be bound to the terms of this Final Order of Variance Approval, and this Order shall carry forward and “run with the land” unless later released by the City Development Director, or as otherwise provided by law.
8. This Order shall become effective upon the date indicated below. An appeal from the Local Planning Agency’s action must be processed within thirty (30) days following the date of the adoption identified herein in accordance with Section 8.07.05. of the City of Stuart LDC.

FINAL ORDER OF VARIANCE APPROVAL – FRONT PORCH – PETITION NUMBER: 81

Board Member, _____, offered a motion to approve the variance conditioned upon the Applicant _____, which was seconded by Board Member, _____.

DEANA PETERSON, CHAIR
 CHRISTINA OUILLETTE, VICE-CHAIR
 JOHNNY CEALMOV, BOARD MEMBER
 PAUL GROSSO, BOARD MEMBER
 CAITLYNNE PALMIERI, BOARD MEMBER
 CLAY SCHERER, BOARD MEMBER
 LANCE VOGL, BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 12th day of March 2026.

ATTEST:

By: _____
 SUSEJ T. MELEQI
 DEPUTY CITY CLERK

 DEANA PETERSON
 CHAIR

APPROVED AS TO FORM AND
 CORRECTNESS:

 LEE J. BAGGETT, ESQ
 CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK 8, AMENDED PLAT OF ELDORADO HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL I.D.: 09-38-41-003-008-00020-1

PARCEL ADDRESS: 858 SE 14 Street, Stuart FL, 34994



TO: Local Planning Agency (LPA)
THROUGH: Jodi Kugler, Development Director
MEETING DATE: Thursday, March 12, 2026
SUBJECT: **PETITION NUMBER – 81**

The property owner is requesting a variance from Section 2.04.01 (Table), to allow for the porch with a roof to be rebuilt within the footprint it originally it was once.

GENERAL INFORMATION:

Property Owner: Inez Van Ravenzwaaij
858 SE 14 Street
Stuart, FL 34994

Applicant(s) Agent: Michael A. Roberts
822 SE Dixie Highway
Stuart, FL 34994

Location: 858 SE 14 Street

Parcel ID#: 09-38-41-003-008-00020-1

Parcel Size: 0.285 acres

Future Land Use: Low Density Residential

Zoning District: R-1 Single Family-General

Purpose: The Petitioner, Inez Van Ravenzwaaij is requesting a variance from Section 2.04.01 (Table) of the City of Stuart Land Development to allow a rebuild of a porch within its original footprint.

Existing Use: Single Family House

Surrounding Zoning: Single Family – General (R-1)

BACKGROUND:

The subject property is located at 858 SE 14th Street, Stuart, FL 34994. According to the Property Appraiser’s records, it is a single-family residence constructed in the 1930s. The property owner is requesting a variance from Section 2.04.01 (Table) to allow reconstruction of a roofed porch within its original footprint.

In the Single Family–General (R-1) zoning district, the required front yard setback is 25 feet from the front property line. The petitioner is requesting a reduced setback of 17 feet, representing an 8-foot deviation from the standard requirement.

Staff were unable to locate the original plans depicting the entryway roof. To provide a reasonable reference, a similar home across the street, visible through Google Street View, offers a comparable example of how the entryway roof would appear:



BOARD OF ADJUSTMENT STANDARDS OF REVIEW:

**STANDARDS OF REVIEW AS OUTLINED IN SECTION 8.05.02.
CITY OF STUART LAND DEVELOPMENT CODE**

In reviewing this application for a variance from the City of Stuart Land Development Code (LDC), the Local Planning Agency (LPA), acting in the capacity of the Board of Adjustment (BOA), shall have the power to authorize in specific cases such variances which will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of certain parts of this code will, in an individual case, result in unnecessary hardship, so that the spirit of the code shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such cases of unnecessary hardship upon the following findings by the Local Planning Agency.

The need for the proposed variance is attributable to unique characteristics of the property either as to the land or as to any improvements thereon, or both, and the proposed variance, **if granted, will not:**

1. Authorize any use of the property that is not allowed as a permitted use, or a use allowed by conditional use in the district in which the property is located; and

The applicant's hardship justification explains that adding a roof over the front door is necessary to protect the entryways, as the front entry currently lacks any weather protection.

The applicant submitted a picture of what the house looked like before it was removed:



2. Allow density or intensity of use that exceeds the maximum density or intensity that is permitted in the district in which the property is located; and

Granting the requested variance will not allow density or intensity of use that is permitted in the district.

3. Result in a verifiable reduction of the property values of any adjacent properties; and

Granting the requested variance will not cause a potential reduction of the property values of any adjacent properties.

4. Cause a detrimental effect in the supply of light and air to adjacent properties; and

The effect in the supply of light and air on adjacent properties is not detrimental and does not apply to the requested variance.

5. Cause a detrimental effect concerning drainage of the subject property as well as adjacent properties; and

Granting the requested variance, the applicant should be required to demonstrate all stormwater management requirements by the LDC Section 6.03.00.

6. Cause an increase of traffic on adjacent or nearby roads to levels that are not usual for the types of uses in the neighborhood; and

Granting the requested variance will not impact or increase any traffic on adjacent or nearby roads to levels that are not usual for types of uses in the neighborhood.

7. Cause any threat to public safety in any manner whatsoever; and

Granting the requested variance will not cause any threat to public safety in any manner whatsoever.

8. Cause any threat to the health and general welfare of the inhabitants of the city.

Granting the requested variance does not cause any threat to the health and general welfare of the inhabitants of the city.

PUBLIC NOTIFICATION

On [REDACTED], 2026, notice to surrounding properties provided notification letters to owners of property located within 300 feet of the proposed petition. One (1) public notification sign detailing the Board of Adjustment Public Hearing was posted on the premises. The Board of Adjustment Public Hearing meeting is not applicable to advertise within the local newspaper.

STAFF RECOMMENDATION

Staff support the Petitioner's request for a variance to reconstruct the front entry within its original footprint.



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

Received by: _____
 Reviewed by: _____

Variance Application

Project ID# _____
 (Staff Entry)

Pre-App Conference Date:	Application Date:
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SITE INFORMATION

Project Name:	Parcel ID#: 09-38-41-003-008-00020-1
Site Address: 858 SE 14th St Stuart, FL 34994	
Subdivision: Eldorado Heights	Lot(s): 2 or 3
Site Acreage: 0.285	Flood Zone/Base Flood Elevation:
Existing Zoning District / CRA Subdistrict (if applicable):	
Proposed Zoning District / CRA Subdistrict (if applicable):	
Current Comprehensive Plan Future Land Use Designation:	
Proposed Comprehensive Plan Future Land Use Designation (if applicable):	
Existing Land Use: Home	Proposed Land Use: same
Proposed Square Footage (if applicable):	Proposed Density (if applicable):
Variance Request (check the box below that applies):	
<input type="checkbox"/> Board of Adjustment Variance	<input type="checkbox"/> Administrative Variance

PETITIONER INFORMATION

Property Owner: Inez Van Ravenzwaaij	Phone Number / Email Address: 772-201-6465 / olive0126@gmail.com
Property Owner's Mailing Address: 858 SE 14th St Stuart, FL 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	olive0126@gmail.com
Agent/Contact Person:	Phone Number / Email Address:
Agent's Mailing Address:	
Architect: Cadcon Design	Engineer: CAD-con Design
Planner:	Landscape Architect:

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>Michael A Robertz</i>
Title: <i>Special Forces President</i>
Company: <i>822 Dixie Hwy</i>
Company Address:

City/State/Zip Code: <i>Stuart FL 34994</i>
Telephone Number: <i>772-334-2990</i>
Facsimile Number:
Email Address (optional):

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

1. Signed this 7 day of 24, 2025



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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Inez Van Ravenwaaij
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 Front Entry Porch in the City of Stuart, FL.
3. That he/she has appointed Michael A. Roberts to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Inez Van Ravenwaaij
Signature of Owner: [Signature] By: OWNER
858 SE 14th Street City, State, Zip Code Stuart FL 34994
Street Address City, State, Zip Code
P.O. Box City, State, Zip Code
772-201-6465 Telephone Number Fax Number
Email Address: olive0126@gmail.com

STATE OF FLORIDA, COUNTY OF Martin

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

9 day of 18, 2025 By Inez Van Ravenwaaij

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public

My Commission expires:
9/25/27



MEREDITH SANTERAMO
Notary Public
State of Florida
Comm# HH447543
Expires 9/25/2027

Variance Application Supplement

Site Address:

Parcel ID#:

Refer to City of Stuart Land Development Code (LDC) Section 8.05.00 for details

1. I (we) do hereby petition the City of Stuart Board of Adjustment for the following Variance from the LDC. (State the variance sought and the section from the LDC from which the variance is requested.)

*We want to Rebuild the ~~front~~
Roof over the front door*

2. What is the purpose of the proposed variance and the intended development of the subject property if the variance is granted:

*There is no change from
what was there*

3. State the specific hardship imposed on the owner by the LDC?

No Protection at front Entry

4. State reasons why this hardship is unique to the owner and why other property similarly situated does not suffer from the same hardship.

Needs to Protect front door

5. State reasons why this variance will not be injurious to other property and/or improvements in the neighborhood in which the subject property is located.

No Change from what it was

6. State reasons why this variance will not increase traffic, the danger of fire, or impair property values in the neighborhood in which the subject property is located.

*Rebuild Roof over front porch
like it was before Rotted*

7. State why this variance is the minimum variance that will make possible a reasonable use of the land, building and structures.

Rebuild Existing Porch

8. Explain how this proposed variance is consistent with the general spirit of the LDC and the City of Stuart Comprehensive Plan.

Make the Home Back to Its original look in 1936

9. Is this variance request located within a Homeowners or Property Owners Association?

YES

NO

If yes, then letter is required

For any variance request within an area that has a Homeowners or Property Owners Association, a letter from that Association is required stating their position regarding the variance request. Name of Association:

Is there a letter from that association attached?

YES

NO

Not needed, no association

Please attach a diagram of the property showing the dimensions of the lot and all other dimensions necessary to understand this application.

I (we) have reviewed LDC Section 8.05.00, including the questions to be answered by the applicant for a variance and will be prepared to answer these questions at the public hearing.

I, Muzvan Ravenwaaij (Applicant Name) swear (or affirm) that the

information and facts stated therein on the application is true and correct.

Applicant Signature *Muzvan Ravenwaaij* Date: 9/18/2025

STATE OF Florida

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 9 day of 18, 202025

by Muzvan Ravenwaaij whom is personally known to me or who has produced drivers license as identification.

[Signature]
Signature of Notary

Meredith Santeramo
Type or Print Name of Notary

Commission Number (Seal)



MEREDITH SANTERAMO
Notary Public
State of Florida
Comm# HH447543
Expires 9/25/2027

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>Mr. Van Ravenwailij</i>
Title: <i>OWNER</i>
Company:
Company Address:

City/State/Zip Code: <i>858 SE 14th St Stuart FL</i>
Telephone Number: <i>772-201-6465</i>
Facsimile Number:
Email Address (optional): <i>oliver@1269group.com</i>

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

1. Signed this 18 day of September, 2025

** [Signature]*

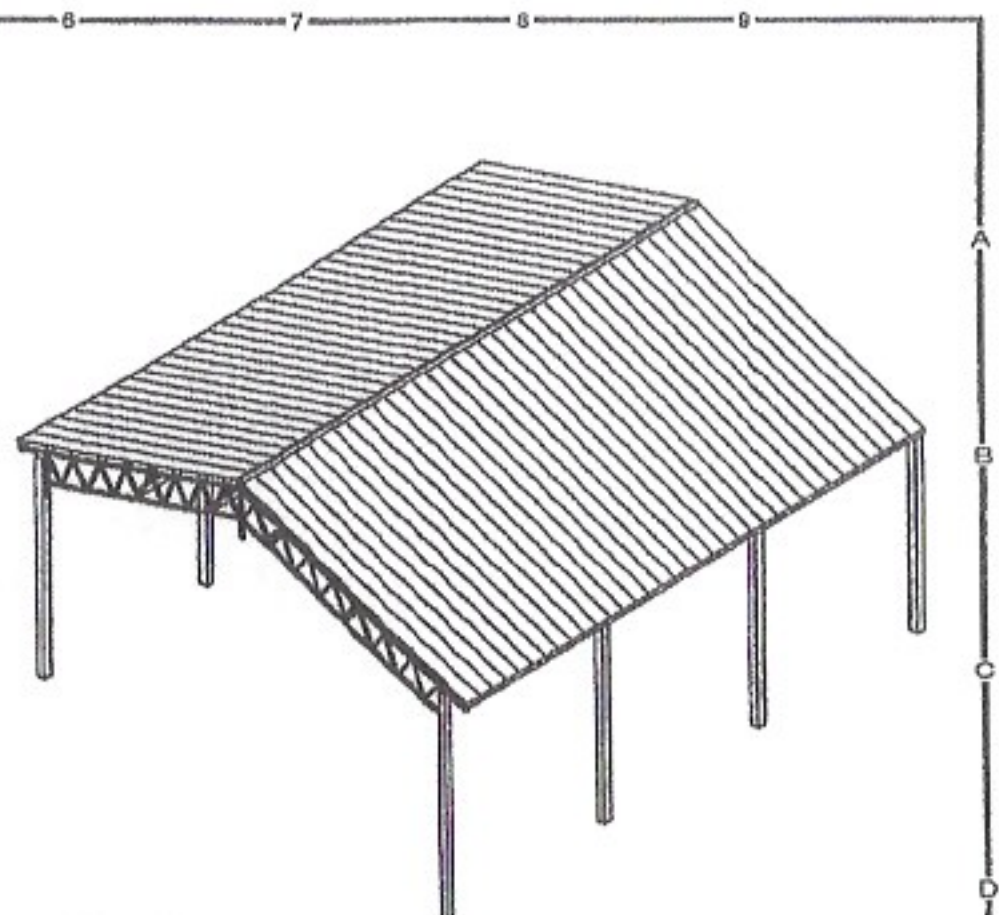
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

ALL CONSTRUCTION IN THE CITY OF STUART MUST MEET CODE

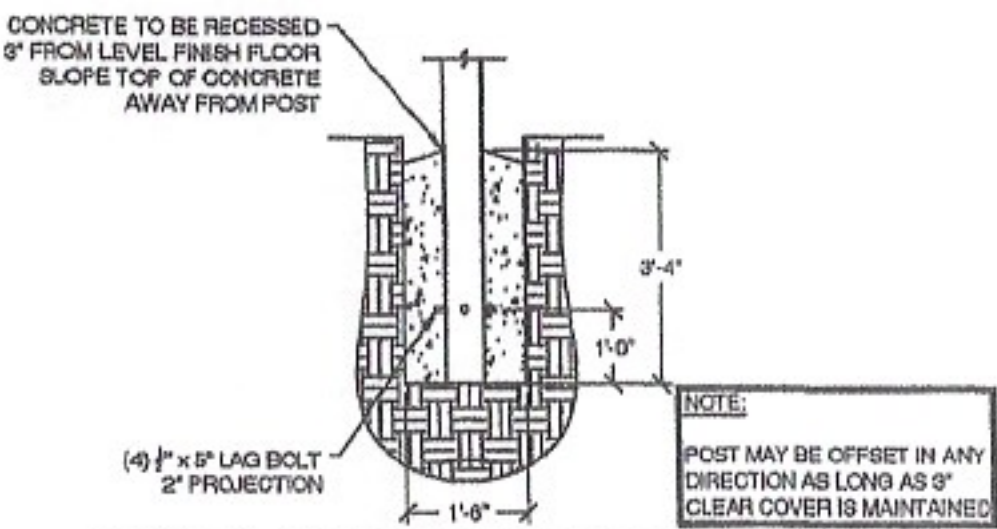
Failure to provide complete specifications and construction details in the building plans does not relieve the building designer and permit holder from responsibility for compliance with the applicable sections and editions of the following codes:

- 1. FBC 7th Edition
- 2. F.E.M.A National Flood Insurance Program
- 3. City of Stuart Land Development Regulations
- 4. National Electric Code 2017
- 5. FPEC 7th Edition
- 6. City of Stuart Code Ordinances

CITY OF STUART DEVELOPMENT DEPARTMENT (772) 288-5326



ISOMETRIC VIEW



TYPICAL FOUNDATION DETAIL
N.T.S. 1 S100



Complete Structural Consulting, Inc. CA 25951

ASK	DML	DATE	REVISIONS	JOB #
		10/16/2022		22-0703-120

SHEET
S100

GENERAL NOTES AND DETAILS

SHEET SIZE 11x17

2020 FORMED STEEL METAL FRAMING

1. MATERIALS

- ALL FRAMING MEMBERS SHALL BE FORMED FROM CORROSION RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A56, WITH A MINIMUM YIELD STRENGTH OF 30 KSI

2. CONNECTIONS

- FASENING OF COMPONENTS SHALL BE BY SELF-DRILLING SCREWS OR BY WELDING AS DEFINED BELOW UNLESS OTHERWISE SHOWN ON THE DRAWINGS
- 2.1. SCREWS SHALL BE TYPE S-12 OR TYPE S-14 FOR ALL FRAMING MEMBERS**
- A MINIMUM OF THREE (3) DIPOSED SHEETS SHALL PENETRATE THROUGH ALL JOINED MATERIALS
- CORROSION RESISTANT CADMIUM PLATED SCREWS SHALL BE USED FOR SCREWS ATTACHING METAL LATH, MASONRY TIES, AND OTHER EXTERIOR MATERIALS
- WELDED CONNECTIONS**
- USE GAS METAL ARC WELDING (GMAW) FOR 20 GA OR LIGHTER MEMBERS, AND E-70C3, E-70S4, E-70S4 WIRE ELECTRODES OF 3/32" DIAMETER SHALL BE USED WITH CARBON DIOXIDE, ARGON OXYGEN, OR ARGON CARBON DIOXIDE GAS METAL ARC WELDING EQUIPMENT SHALL PROVIDE 60 TO 100 AMPERES AT 25 VOLTS USING 250 AMP ELECTRIC SERVICE
- SHIELDED METAL ARC WELDING (SMAW) SHALL BE USED FOR 18 GA AND HEAVIER MEMBERS AND E-6013, E-6011, OR E-6014 ELECTRODES OF 3/32" OR 1/8" DIAMETER SHALL BE USED. WELDING EQUIPMENT HEAT SETTINGS SHALL BE VARYED DEPENDENT ON MATERIAL THICKNESS
- ALL WELDS SHALL BE TOUCHED UP WITH ALUMINUM PAINT, OR PAINT SIMILAR TO THAT USED BY THE FRAMING MEMBER SUPPLIER OR PAINT RECOMMENDED FROM THE SUPPLIER

3. METALLIZATION

- CUTTING OF STEEL FRAMING MEMBERS MAY BE DONE WITH A SAW OR CUTTING SHEARS

2. MATERIALS

- METAL DECK ATTACHMENT SCHEDULE TO BE USED TO DETERMINE DECK FASTENING PATTERN
- ROOF PANS: 5' x 10' OR 10' x 10'
- BUILDING DIMENSIONS (FINISH) 34'-0" x 28'-0" x 12'-0" - OPEN

3. GENERAL NOTES

ALL WORK SPECIFIED HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER'S REPRESENTATIVE OR CONTRACTOR SHALL HIRE AN ENGINEER, QUALIFIED INSPECTOR TO PERFORM ALL THE REQUIRED INSPECTION WORK. ALL INSPECTION WORK MUST BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE LOCAL JURISDICTION. COMPLETE STRUCTURAL CONSULTING, INC. WILL NOT PERFORM THE REQUIRED INSPECTION AS PART OF THEIR DESIGN SERVICE. COMPLETE STRUCTURAL CONSULTING, INC. MAY VISIT THE SITE TO ASCERTAIN GENERAL CONFORMANCE TO THE EXISTING DOCUMENTS BUT SUCH VISITS ARE NOT TO BE CONSIDERED AS INSPECTION REQUIREMENTS.

THE STRUCTURE IS DESIGNED TO BE BUILT AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION SEQUENCE.

NO CHANGE IN SIZE OR DESIGN OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER OF RECORD.

4. REFERENCES

A. MATERIALS

- ALL CONCRETE SHALL BE 28 DAYS COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE ON THE PLAN

B. ACRONYMS

- ALL CONCRETE WORK SHALL BE TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

ACI 301	SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS
ACI 308	CODE
ACI 304	COMPRESSIVE STRENGTH
ACI 309	COLD WEATHER
ACI 310	DETAILS
ACI 317	FORMWORK
ACI 306	HOT WEATHER
ACI 311	PROPORTIONS OF CONCRETE
ACI 304	PLACING CONCRETE
ASTM C94	FRESH CONCRETE

- ALL FIELD AND LAB TESTING CONCRETE SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF ASTM:

ASTM C31	FIELD TESTING METHODS
ASTM C39	CYLINDERS
ASTM C430	TESTING METHODS FOR COMPRESSIVE STRENGTH OF CONCRETE
ASTM C119	SLAB TESTING METHODS
ASTM C143	SLAB TESTING METHODS
ASTM C146	SLAB TESTING METHODS

C. INSTALLATION

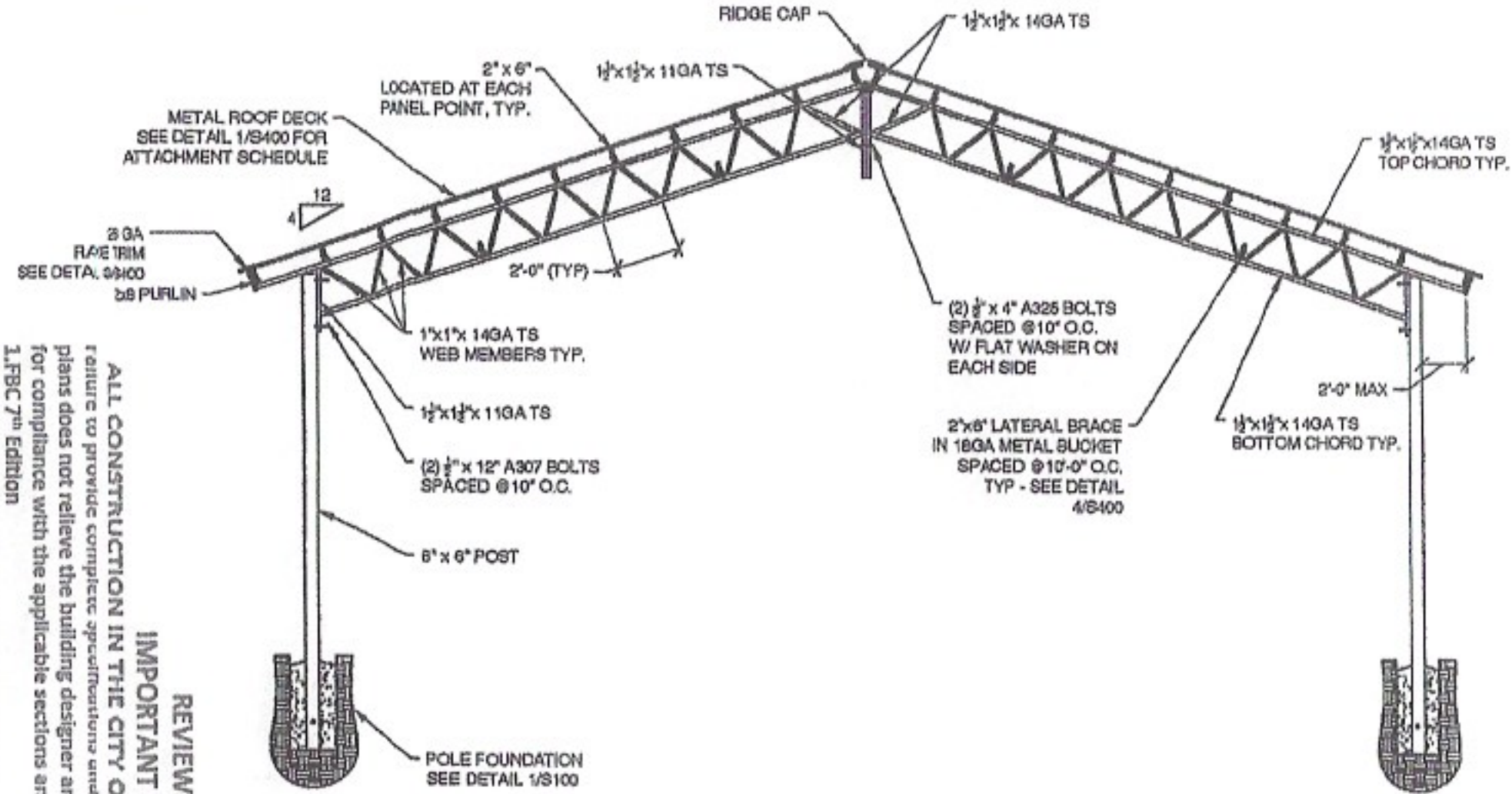
- POSTS TO BE SET IN FOOTING BEFORE CONCRETE IS POURED
- 3" CLEAR COVER IN ALL DIRECTIONS

5. SYMBOLS

CMU	CONCRETE MASONRY UNIT
C/C	CENTER TO CENTER
CONT	CONTINUOUS
HK	HOOKED
SPD	SCAFFOLD
JT	JOINT
FT	FOOT
TOC	TOP OF CONCRETE
ALT	ALTERNATE
PSF	POUNDS PER SQUARE FOOT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UNR	UNLESS OTHERWISE NOTED
TOP	TOP OF FOOTING
T&B	TOP AND BOTTOM
CJ	CONTROL JOINT

GABLE FRAME ELEVATION NOTES

1. MAXIMUM FRAME SPACING SHALL BE 12'-0" C-C.
2. METAL DECK ATTACHMENT SCHEDULE ON S400 TO BE USED TO DETERMINE DECK FASTENING PATTERN.
3. TRUSSES SHALL BE FULLY COATED WITH SHERKEM METAL FINISHING ENAMEL TO PREVENT CORROSION.
4. VERTICAL AND HORIZONTAL TRUSS MEMBERS TO BE WELDED WITH A 1/8" FILLET WELD AT ALL POINTS OF CONTACT.
5. ALL WOOD FRAMING TO BE #2 SOUTHERN YELLOW PINE. IF PRESSURE TREATED WOOD IS USED, PROVIDE ISOLATION GASKET BETWEEN WOOD AND DECK.



GABLE FRAME ELEVATION
SCALE: 1/4" = 1'-0"

REVIEWED
IMPORTANT NOTICE
ALL CONSTRUCTION IN THE CITY OF STUART MUST MEET CODE
failure to provide complete specifications and calculations available in the building
plans does not relieve the building designer and permit holder from responsibility
for compliance with the applicable sections and editions of the following codes:
1. FBC 7th Edition
2. F.E.M.A National Flood Insurance Program
3. City of Stuart Land Development Regulations
4. National Electric Code 2017
5. FPEC 7th Edition
6. City of Stuart Code Ordinances



Complete Structural Consulting
10475 Crosspoint Blvd, Suite 250
Indianapolis, IN 46258
(317) 459-9112
info@completestructural.com

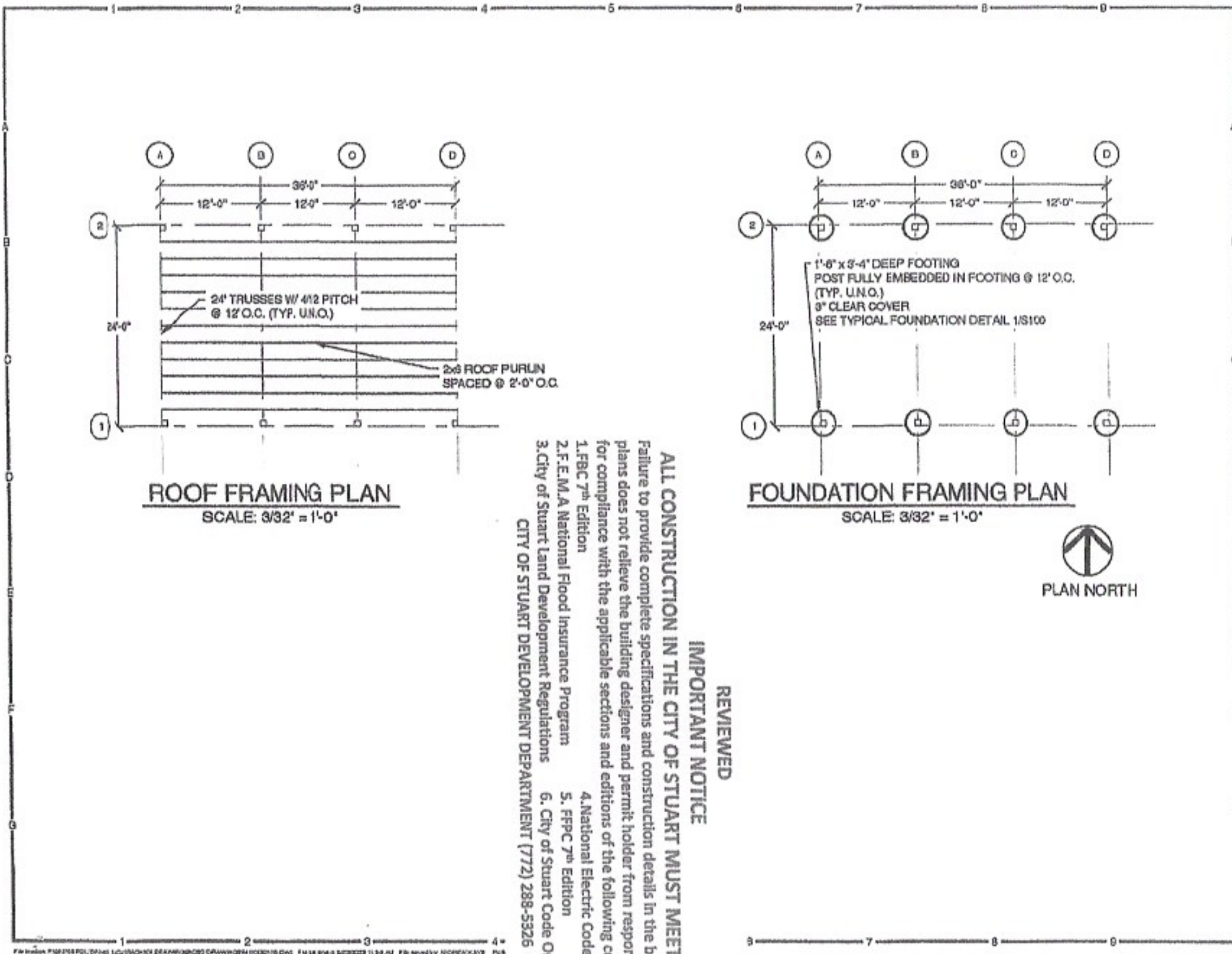
M Roberts
Stuart, Florida
Outback Construction, LLC
17739 24th Street
Live Oak, Florida 32060
(386) 364-8402



Complete Structural Consulting, Inc.
CA 20051

DRAWN	ASK	CHECKED	DML	DATE	10/19/2022	REVISIONS		JOB #	22-0705-120
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SHEET
S300
GABLE FRAME ELEVATION
SHEET SIZE 11x17



ROOF FRAMING PLAN
SCALE: 3/32" = 1'-0"

FOUNDATION FRAMING PLAN
SCALE: 3/32" = 1'-0"



ALL CONSTRUCTION IN THE CITY OF STUART MUST MEET CODE
IMPORTANT NOTICE
 REVIEWED

Failure to provide complete specifications and construction details in the building plans does not relieve the building designer and permit holder from responsibility for compliance with the applicable sections and editions of the following codes:

1. FBC 7th Edition
2. F.E.M.A National Flood Insurance Program
3. City of Stuart Land Development Regulations
4. National Electric Code 2017
5. FPFC 7th Edition
6. City of Stuart Code Ordinances

CITY OF STUART DEVELOPMENT DEPARTMENT (772) 288-5326

COMPLETE STRUCTURAL CONSULTING
 Complete Structural Consulting
 10475 Crosspoint Blvd, Suite 250
 Indianapolis, IN 46256
 (317) 469-8112
 info@completestructural.com

M Roberts
Stuart, Florida
Outback Construction, LLC
 17739 24th Street
 Live Oak, Florida 32060
 (386) 364-8402



Complete Structural Consulting, Inc.
 CA 29951

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CHECKED	DML
DATE	10/19/2022
REVISIONS	
JCB #:	22-0703-120

SHEET
S200
 ROOF FRAMING PLAN

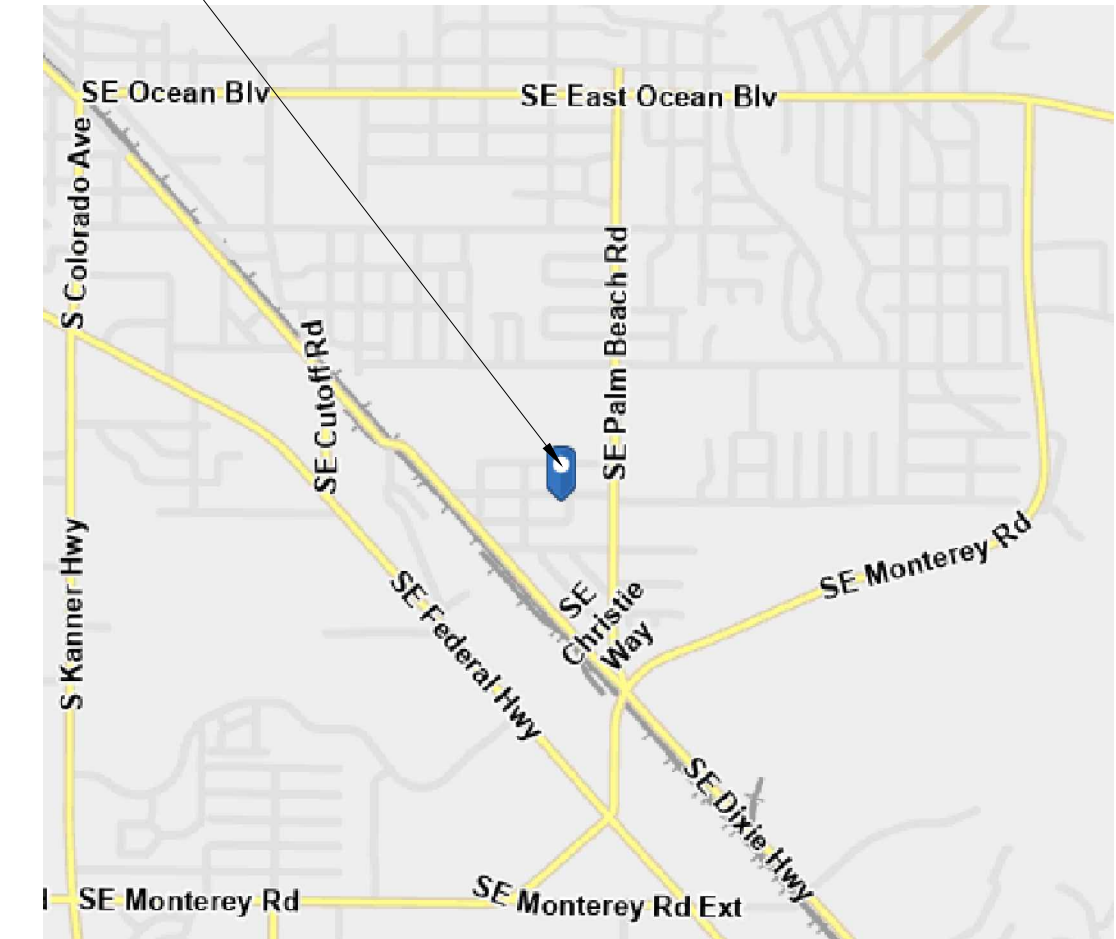
SHEET SIZE 11x17

SCOPE OF WORK

-REMOVE AND REPLACE EXISTING COVERED PORCH
ALL WOOD TO BE #2 SP PT

PROJECT DESIGN DATA	
JURISDICTION	City of Stuart
CODE	FBC 2023 8th Edition, FBCR 2023 8th Edition
PROJECT NAME	858 E 14th St Stuart, FL 34994
PROJECT ADDRESS	858 E 14th St Stuart, FL 34994
RISK CATEGORY	II
WIND SPEED ASCE 7-16 (3 Sec Gust)	160 MPH
ASD	131 MPH
EXPOSURE	B
MEAN BUILDING HEIGHT	<15'-0"

PROJECT LOCATION



Project Description:

This project involves the replacement of an existing wood porch at the property located at 858 SE 14th St, Stuart, FL, which is zoned as R-1 Single Family - General.

Scope of Work:

Demolition: The existing wood porch will be carefully dismantled and removed from the site.
Construction: A new wood porch will be constructed to match the dimensions and footprint of the original porch. The construction will comply with all current building codes and standards.
Materials: High-quality, pressure-treated wood will be used for the porch structure to ensure durability and longevity.
Design: The new porch will maintain the architectural integrity and appearance of the original structure, ensuring aesthetic consistency with the existing building.
Compliance with Zoning Requirements:

Zoning Classification: R-1 Single Family - General
Minimum Lot Area: 7,500 sq. ft.
Minimum Lot Width: 75'
Maximum Impervious Surface Coverage: 50%
Setbacks:
Front: 25'
Side: 7.5'
Rear: 15'
Maximum Building Height: 35'
Maximum Number of Stories: 3
This project will not alter the footprint or increase the size of the existing porch. All work will be performed in compliance with the applicable zoning and building codes.

Property Description and Owner Information
Property Address:

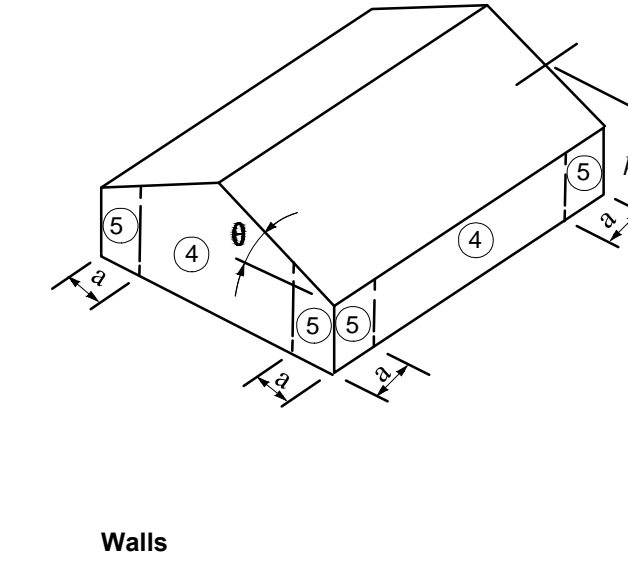
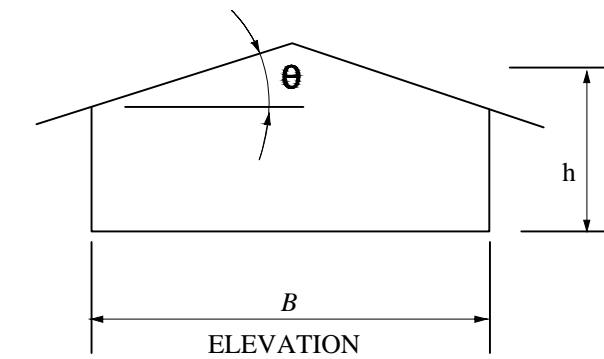
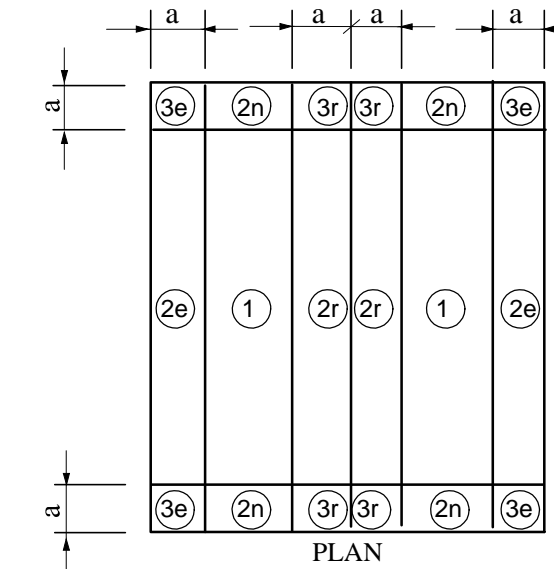
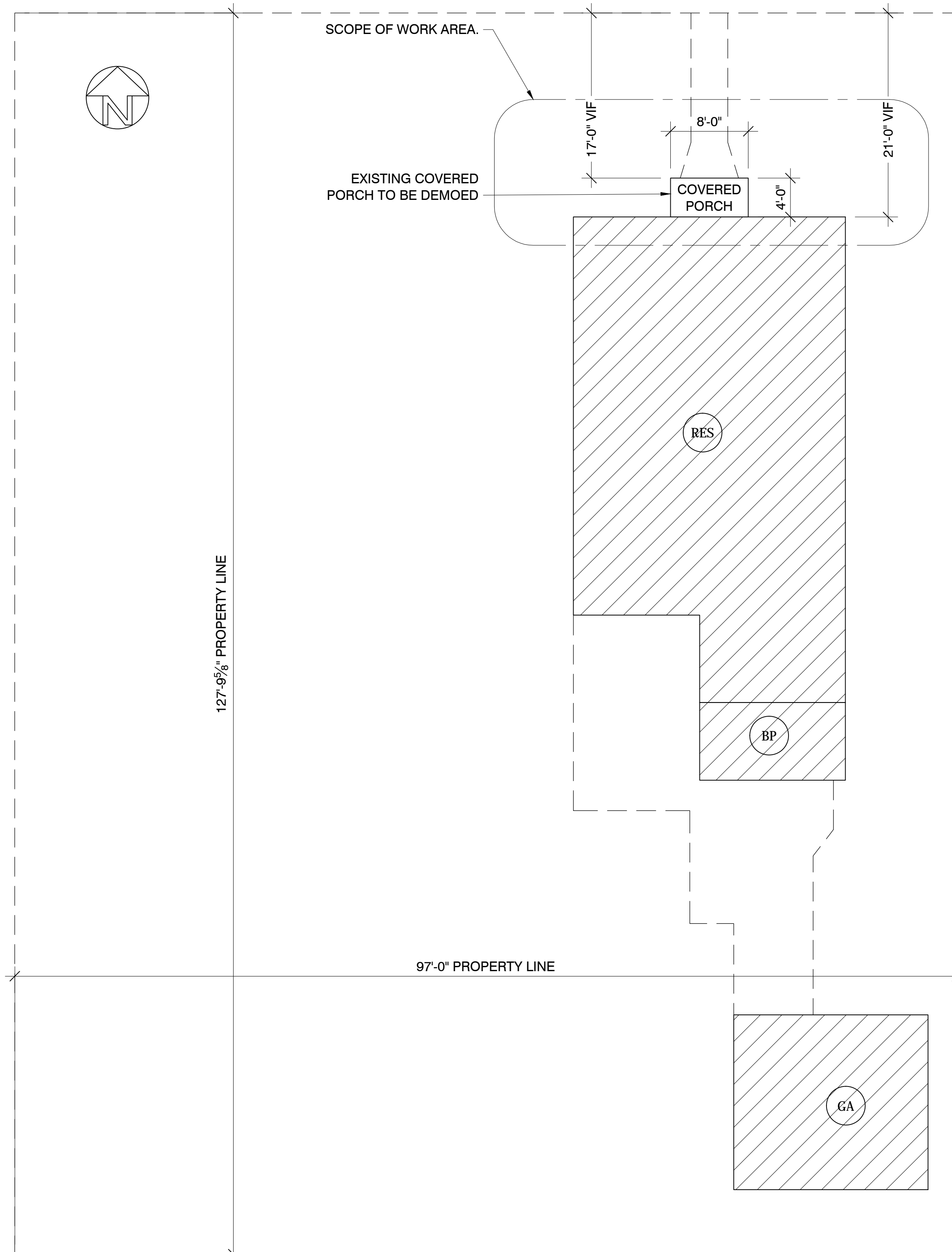
858 SE 14th St, Stuart, FL 34994
Property Description:

Parcel ID: 09-38-41-003-008-00020-1
Account Number: 26018
Legal Description: ELDORADO HEIGHTS AMENDED LOTS 2 & 3 BLK 8
Zoning Classification: R-1 Single Family - General
Lot Size: 7,500 sq. ft.
Use Code/Property Class: 0100 - Single Family
Property Characteristics:

Total Finished Area: 1,283 sq. ft.
Year Built: 1930
Building Type: Single Family
Bedrooms: 3
Full Baths: 2
Exterior Cover: Hardi-Plank Lap Siding
Roof Cover: Composition Shingles (240-260#)
Detached Garage: 360 sq. ft.
Open Masonry Porch: 120 sq. ft.
Owner Information:

Owner Name: Inez Van Ravenzwaaij
Mailing Address: 858 SE 14th St, Stuart, FL 34994

E 14th St



Gable and Flat Roofs $7^\circ < \theta \leq 45^\circ$

For SI: 1 foot = 304.8 mm, 1 degree = 0.0175 rad.
Note: a = 4 feet in all cases.

FIGURE R301.2(7)
COMPONENT AND CLADDING PRESSURE ZONES

TABLE R301.2(2)—continued COMPONENT AND CLADDING LOADS

	ZONE	EFFECTIVE WIND AREA (ft ²)	ULTIMATE DESIGN WIND SPEED, VULT (mph)	
			Pos	Neg
Gable Roof ^ 20 to 27 degree	1, 2e	20	17.8	-39.3
	2n, 2r, 3e	20	17.8	-55.0
	3r	20	17.8	-62.8
Walls	4	20	26.4	-28.7
	5	50	24.8	-31.2

DESIGN FOR MIN -62.8 PSF

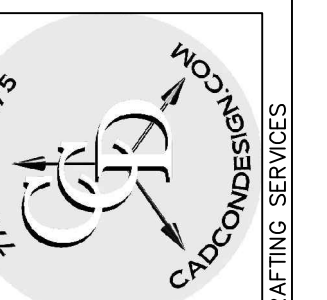
1 SITE PLAN
001 SCALE: 1/8" = 1'-0" A/R:N/A

PURPOSE BUILT
ENGINEERING
LICENSE NO. 78477
111 ORANGE AVE. 316 FORT PIERCE, FL
772-979-0172

REPLACEMENT COVERED PORCH

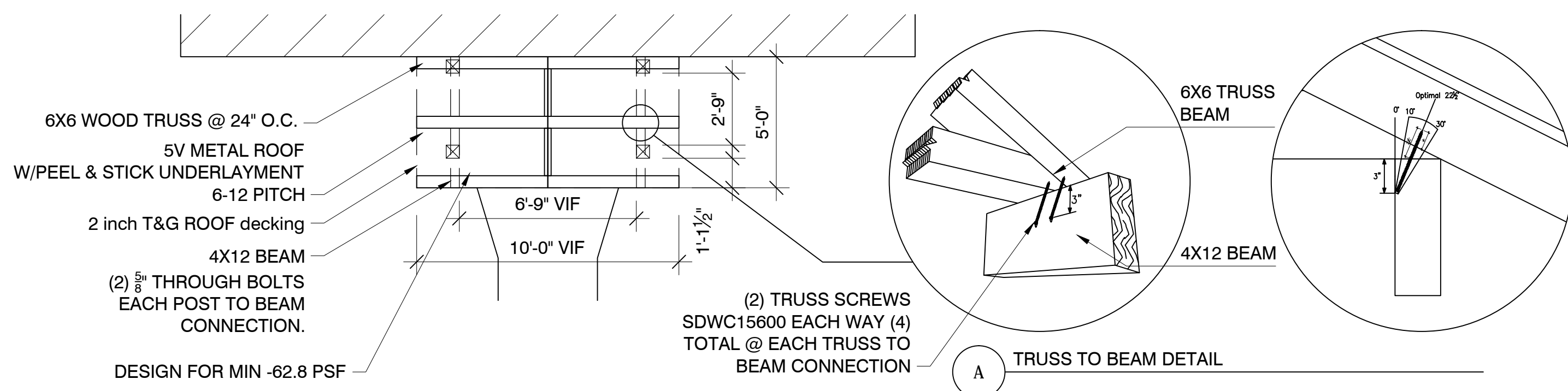
858 E 14th St Stuart, FL 34994

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Fort Pierce & Stuart, FL
(772) 408-8175

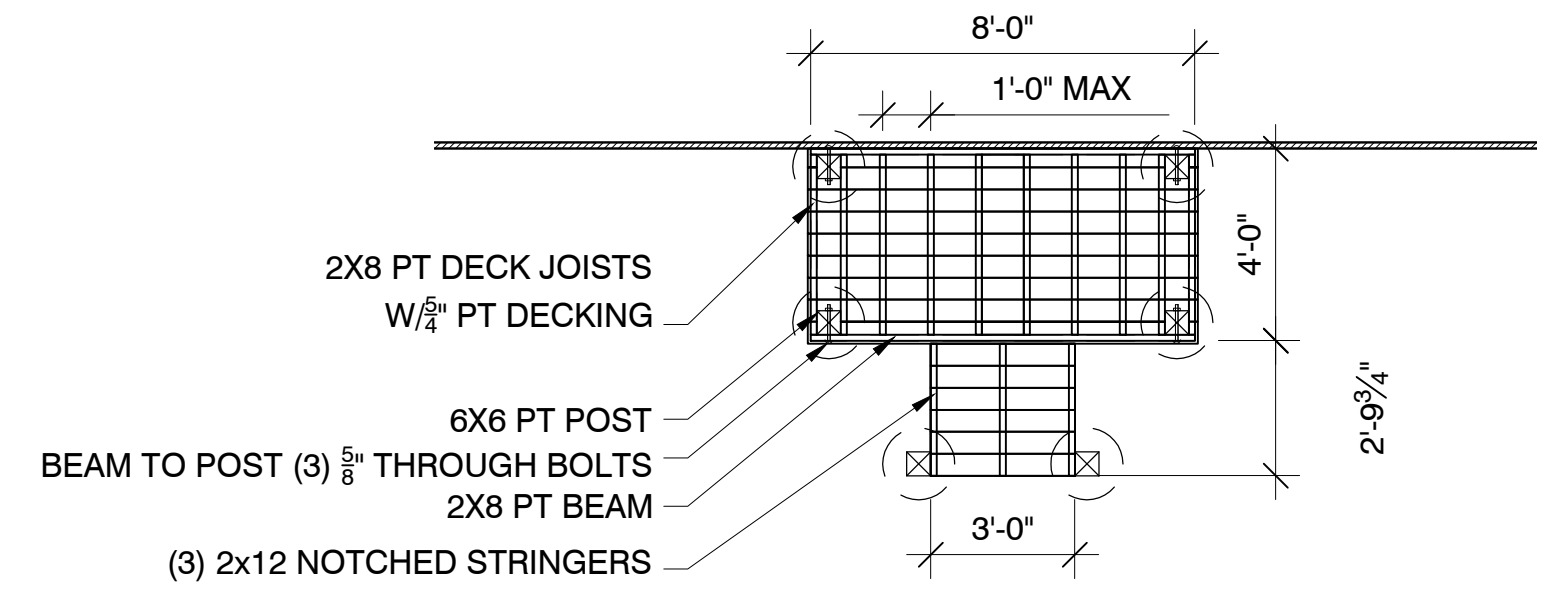


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JOB
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OF SHEETS

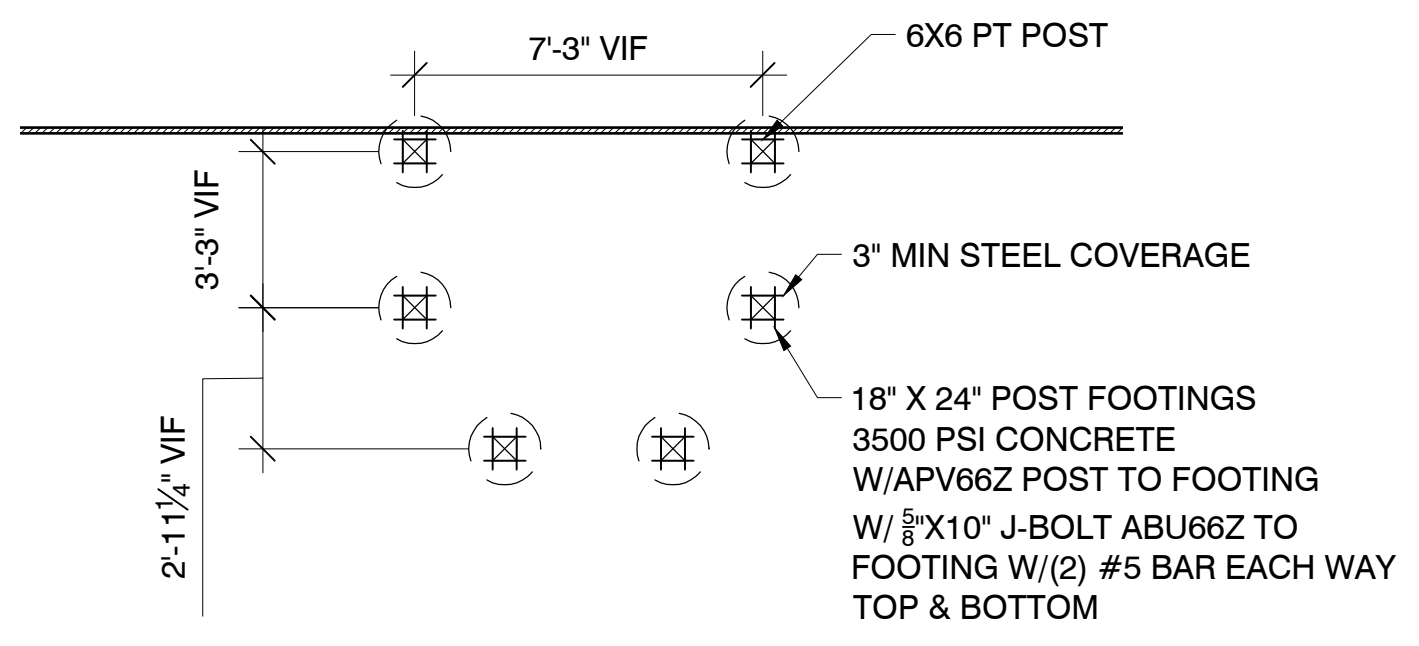
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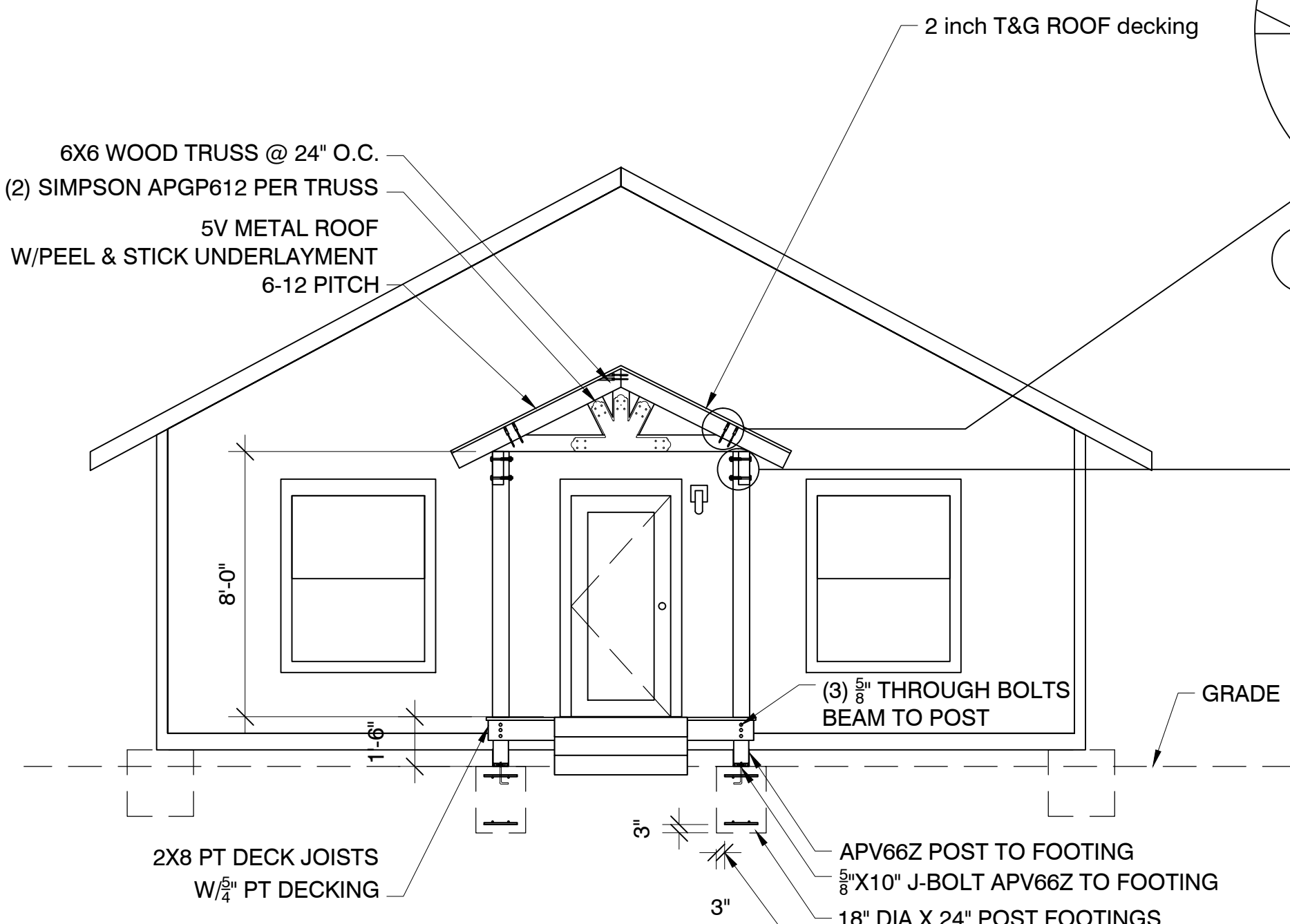
1 ROOF PLAN
002 SCALE: 1/4" = 1'-0" A/R:N/A



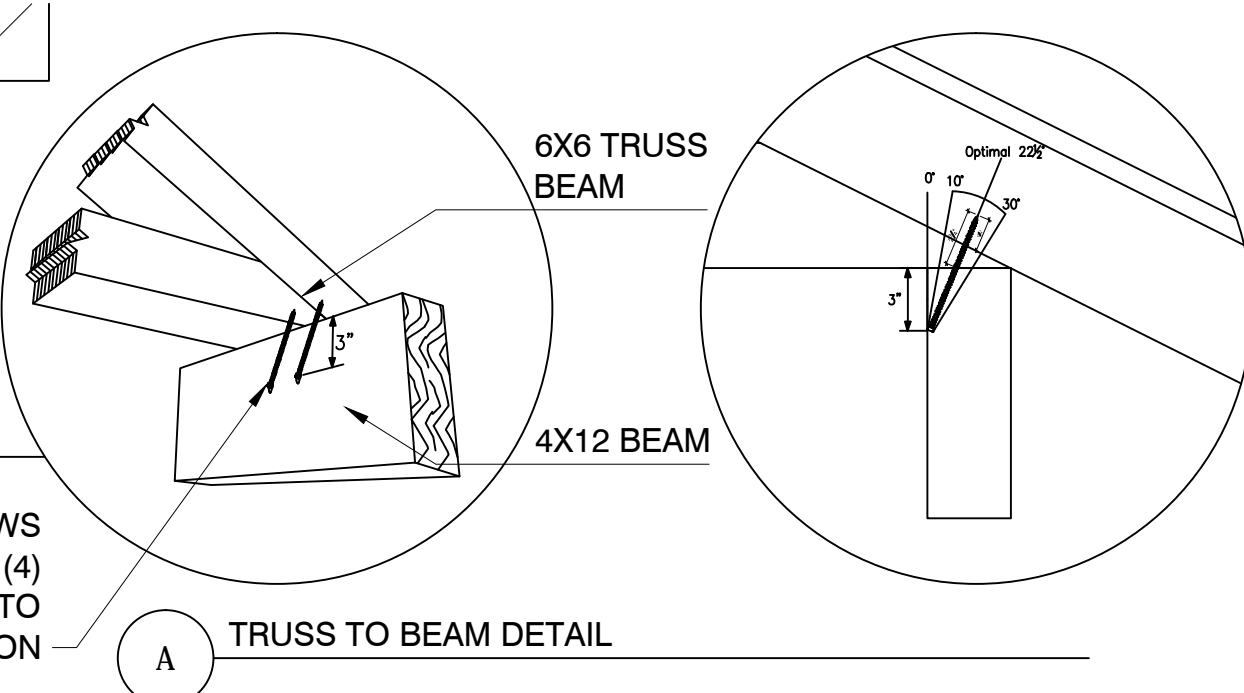
2 DECK FRAMING PLAN
002 SCALE: 1/4" = 1'-0" A/R:N/A



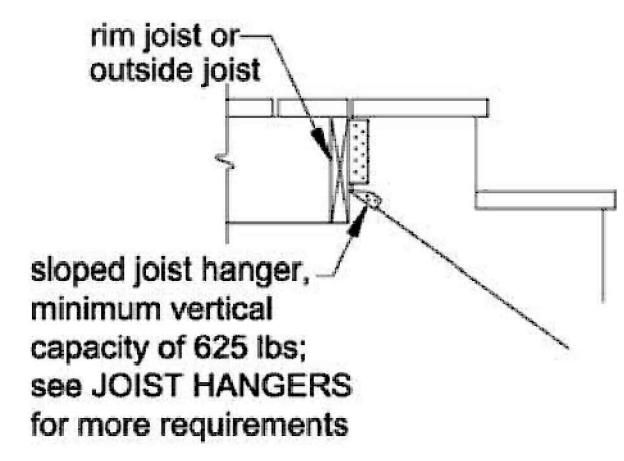
3 FOUNDATION PLAN
002 SCALE: 1/4" = 1'-0" A/R:N/A



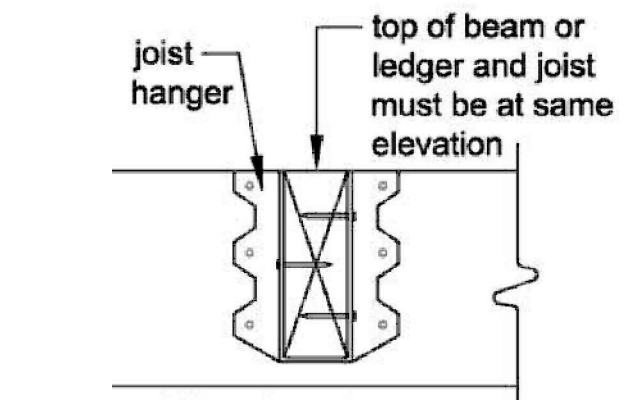
4 ELEVATION
002 SCALE: 1/4" = 1'-0" A/R:N/A



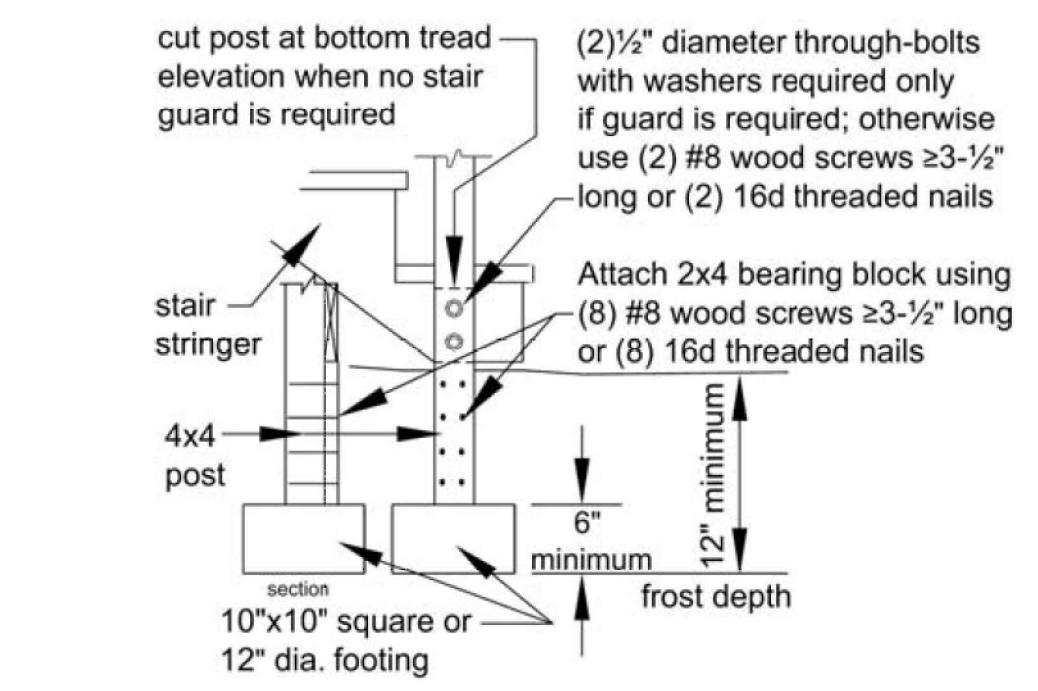
NOTES
-PORCH AND ROOF WILL BE FREESTANDING. NOT ATTACHED TO EXISTING STRUCTURE



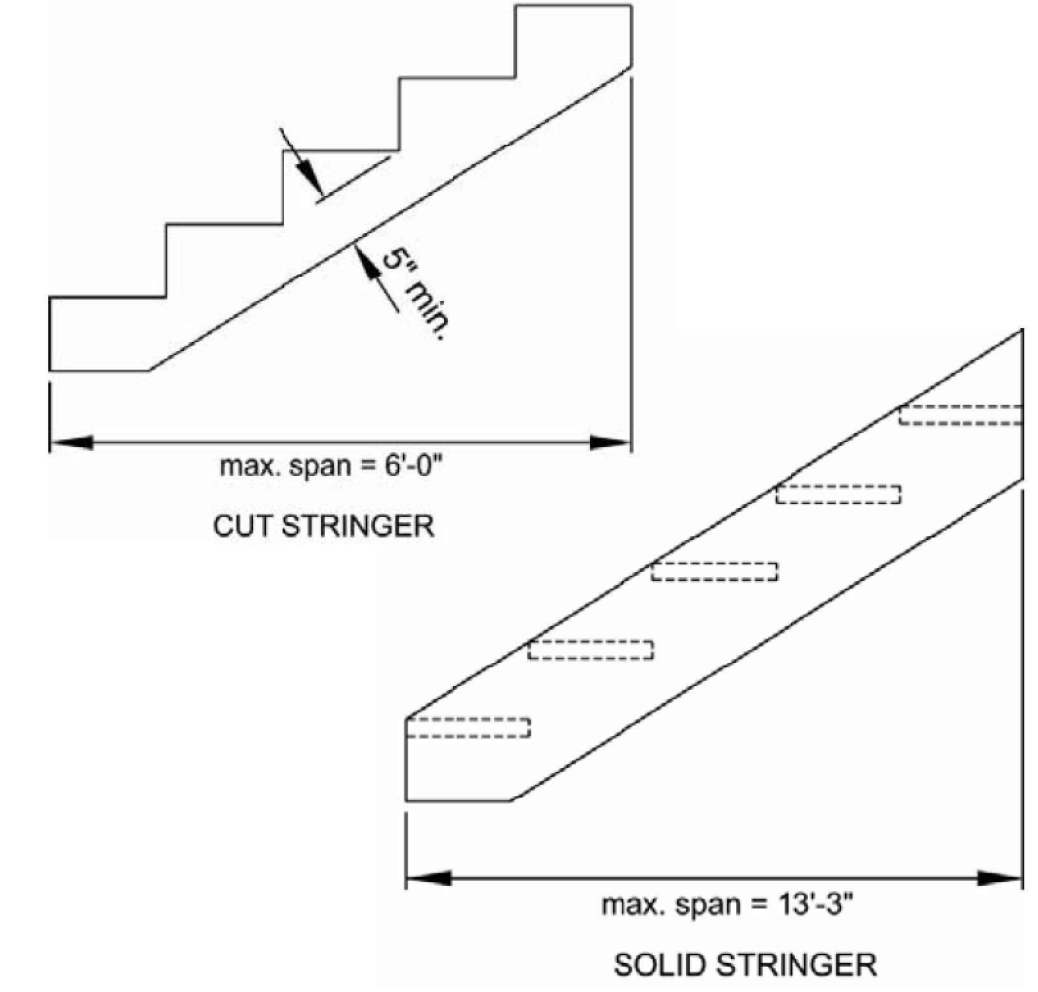
1 STAIR STRINGER DETAIL



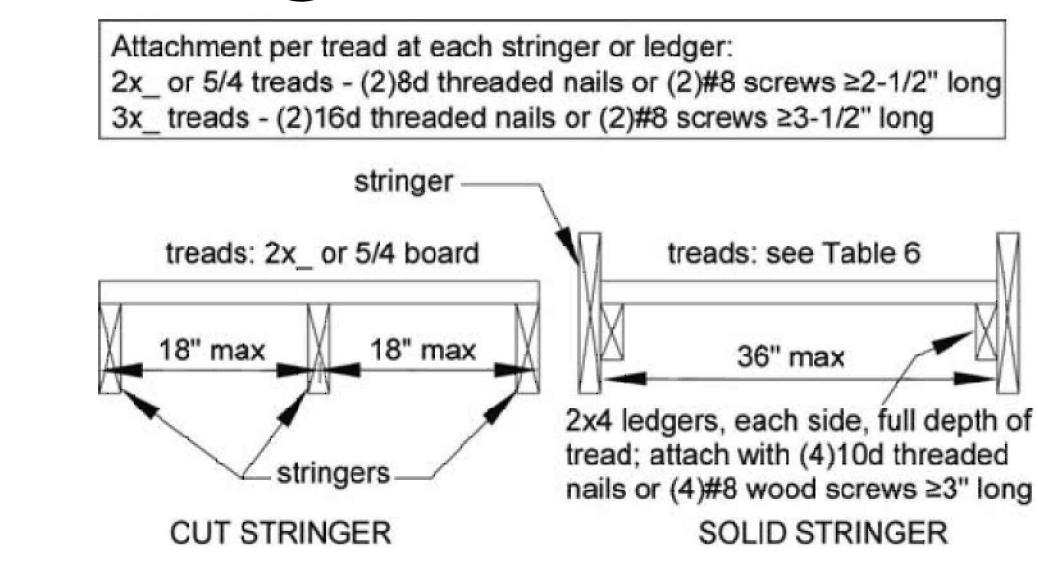
3 JOIST TO BEAM DETAIL



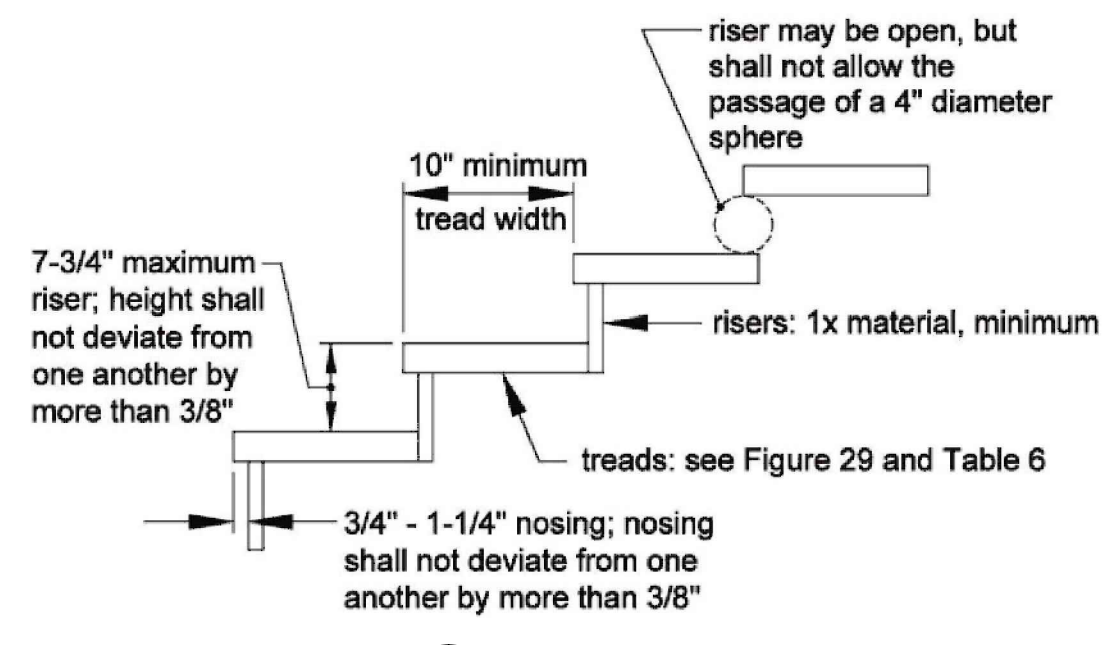
2 STAIR FOOTING DETAIL



4 STAIR Dtringer DETAIL



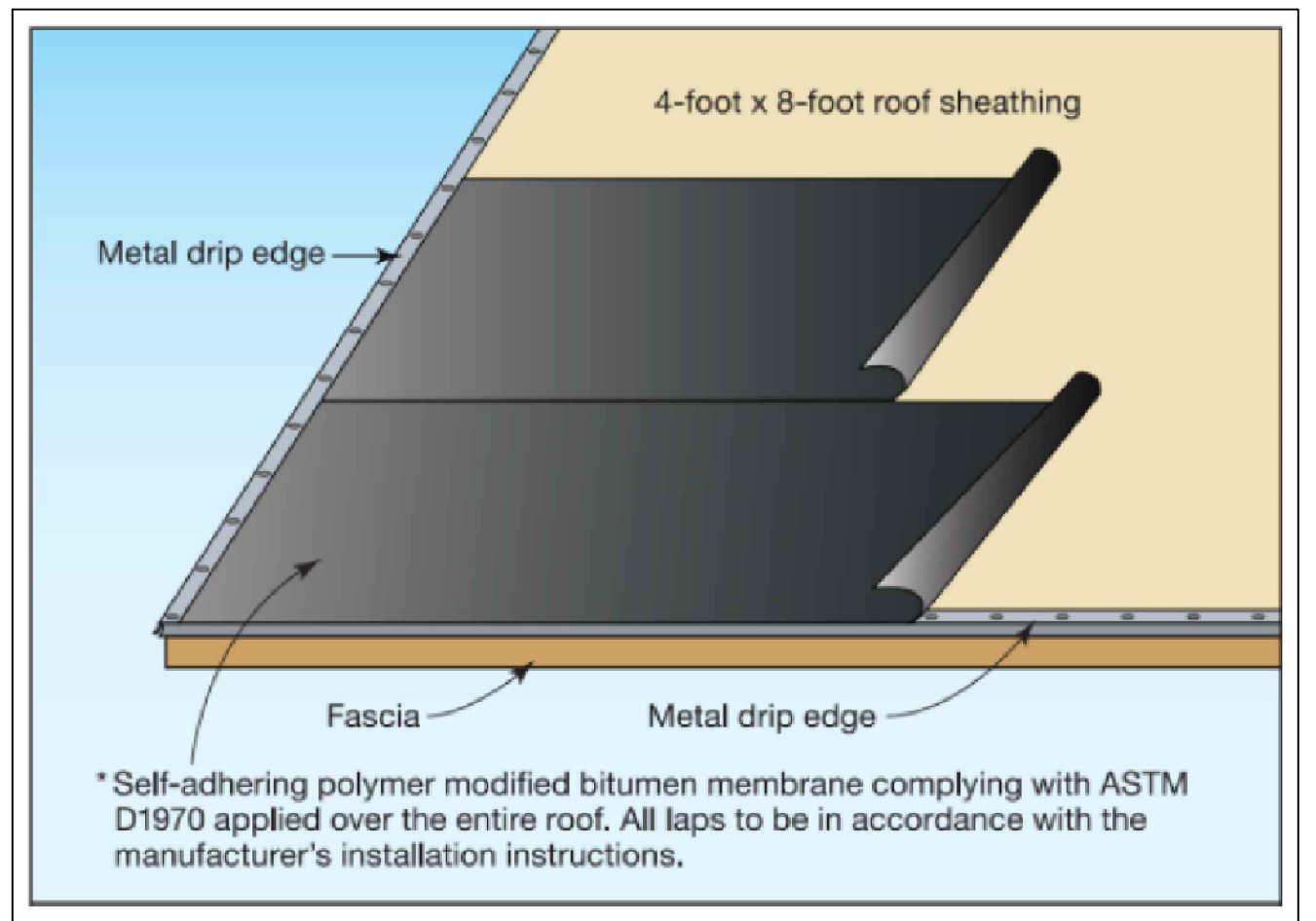
5 TREAD CONNECTION DETAIL



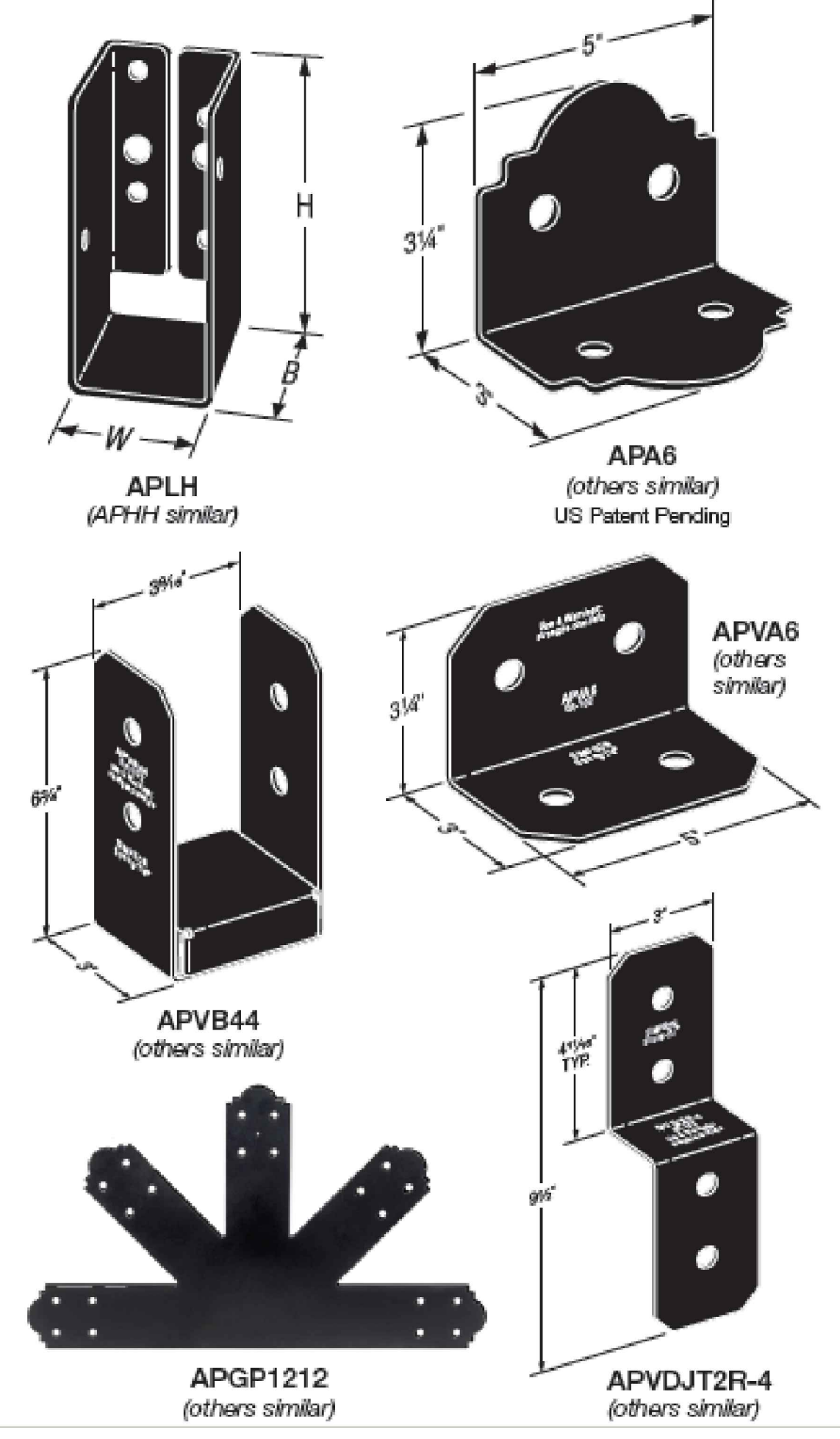
6 TREAD RISER DETAIL

PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

PRODUCT	MODEL #	MANUFACTURER	ATTACHMENT METHOD TYPE, SIZE, SPACING & EMBEDMENT	NOA No. & EXPIRATION DATE	PRODUCT DESIGN PRESSURE
UNDERLAYMENT	Peel & Seal and IB Underlayments	MFM Building Products Corporation	PER. MFG. SPECS.	NOA# 20-0527.04 Expiration Date: 08/31/25	N/A
5-V ROOF PANEL	26ga Vmax	Extreme Metal Fabricators, LLC	#9 x 1.5" fasteners, arranged in a 12" by 12" grid pattern.	FL17022.1 Expiration Date: 12/27/2033	-86.0 PSF



Underlayment: A self-adhering polymer-modified bitumen membrane complying with ASTM D1970 applied over the entire roof surface. This underlayment provides an additional layer of protection against water infiltration.



R311.7.5.1 Risers. The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere. Exceptions:
1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.
R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

REVISIONS BY
08-28-24 RAT
01-06-25 RAT

PURPOSE BUILT ENGINEERING
LICENSE NO. 78477
111 ORANGE AVE. 316 FORT PIERCE, FL 772-979-0172

REPLACEMENT COVERED PORCH
PROPOSED COVERED PORCH
858 E 14th St Stuart, FL 34994

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411@cadcondesign.com
www.CadConDesign.com
Fort Pierce & Stuart, FL (772) 408-8175

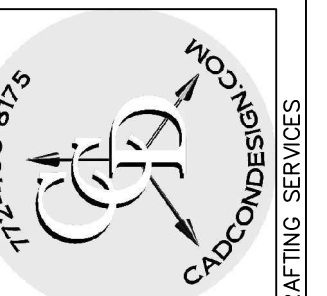
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OF SHEETS 01-07-25_858 E 14TH ST_RTI

REVISIONS	BY
08-28-24	RAT
01-06-25	RAT

PURPOSE BUILT
ENGINEERING
LICENSE NO. 78477
111 ORANGE AVE. 316 FORT PIERCE, FL
772-979-0172

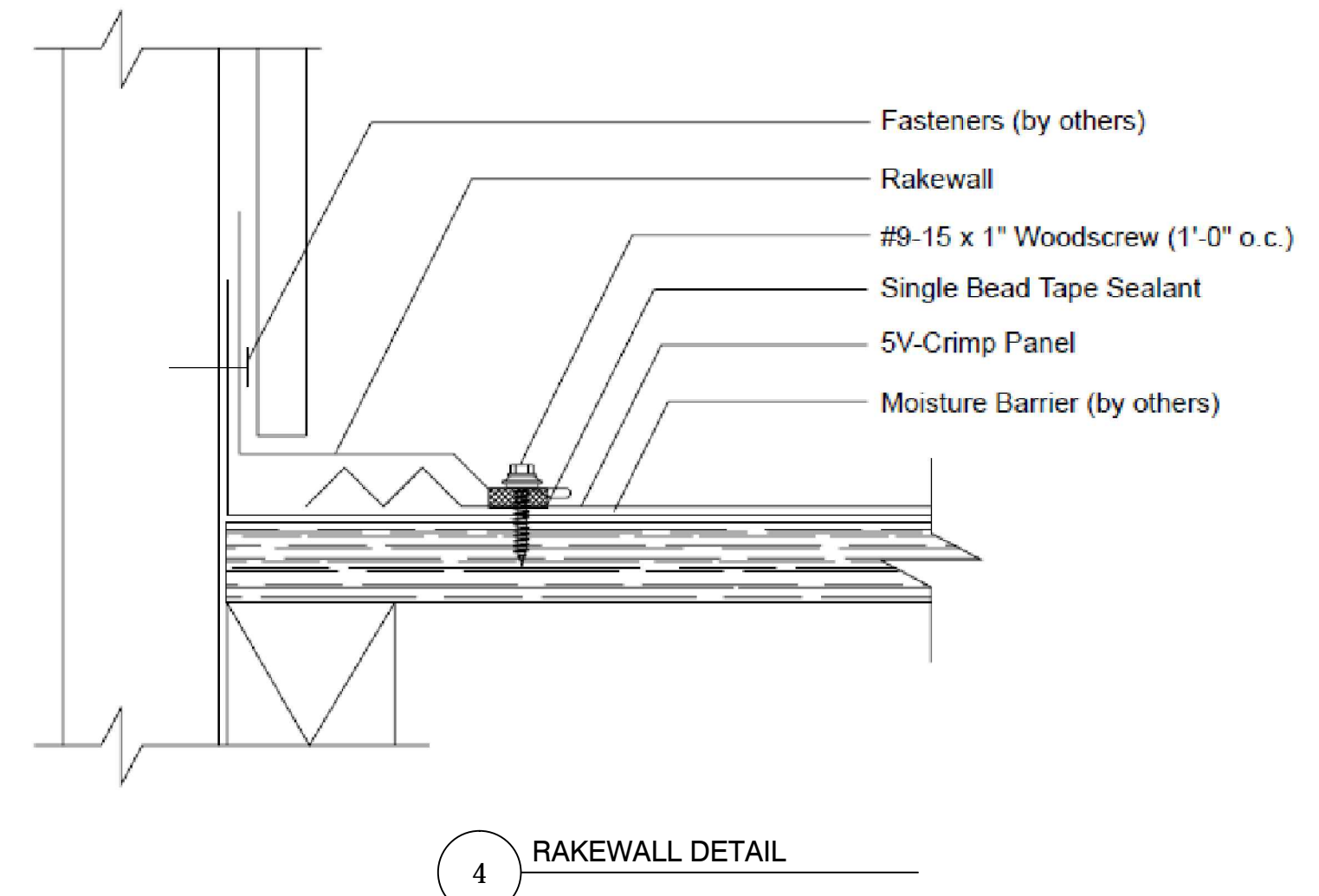
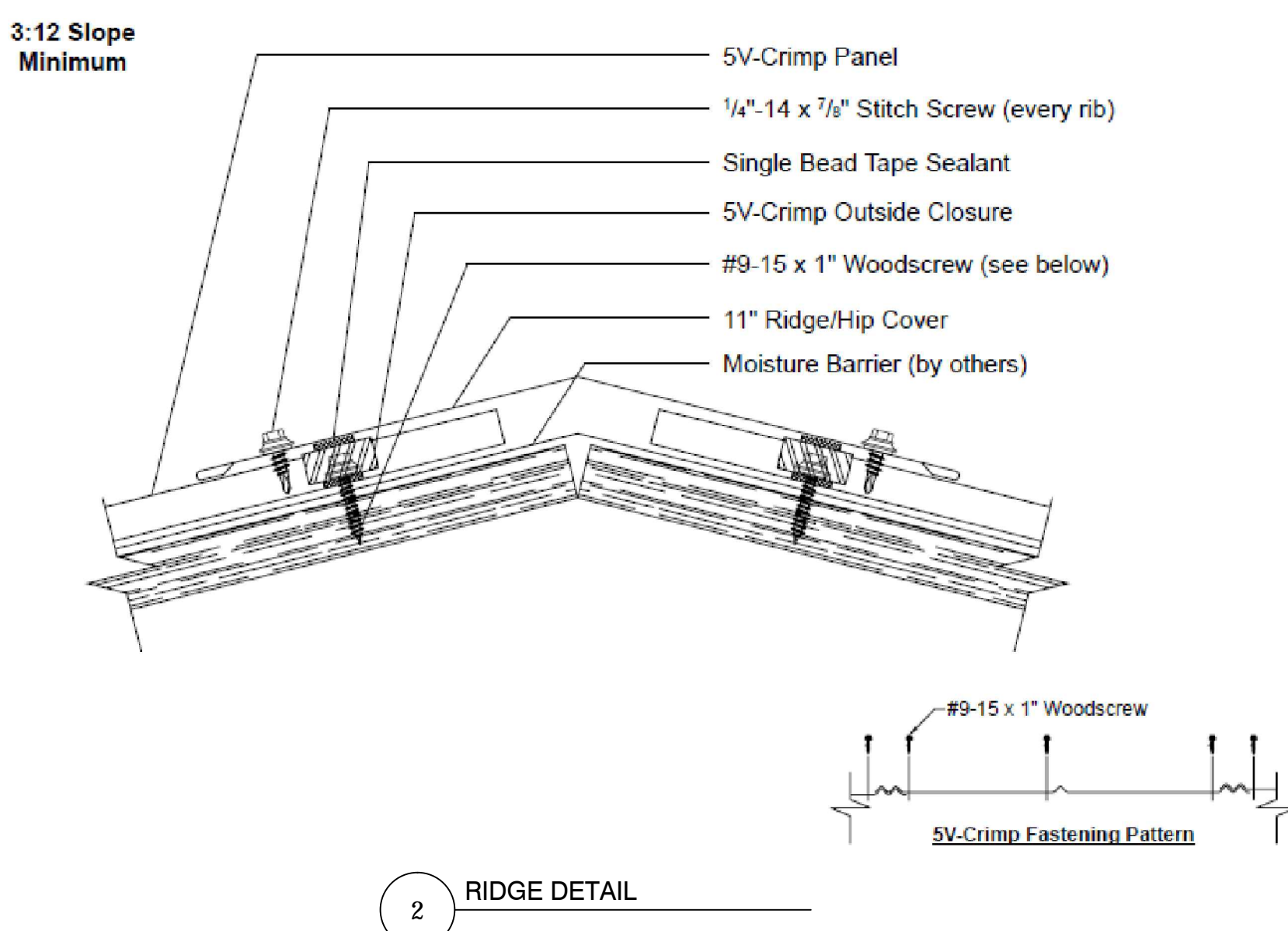
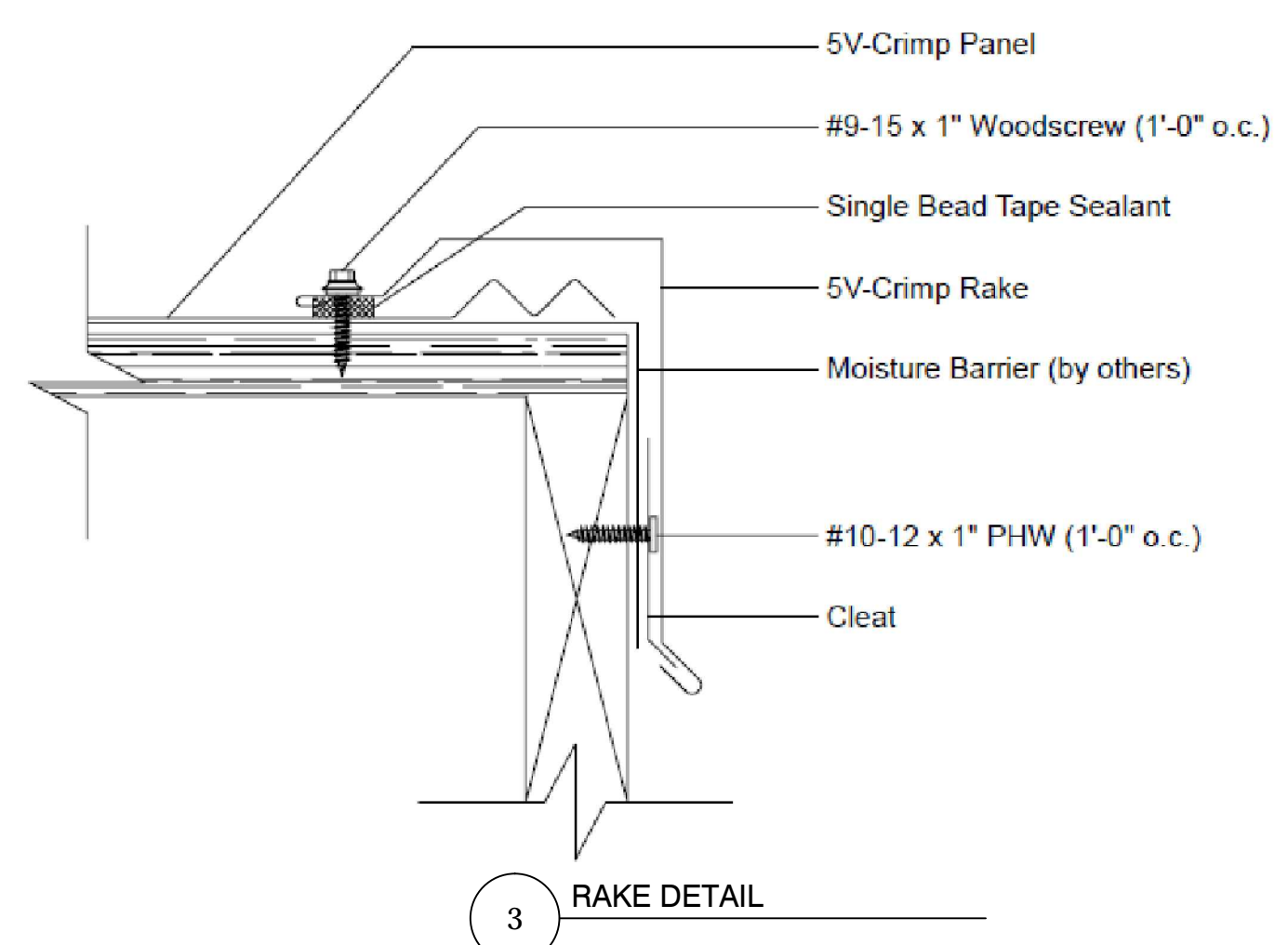
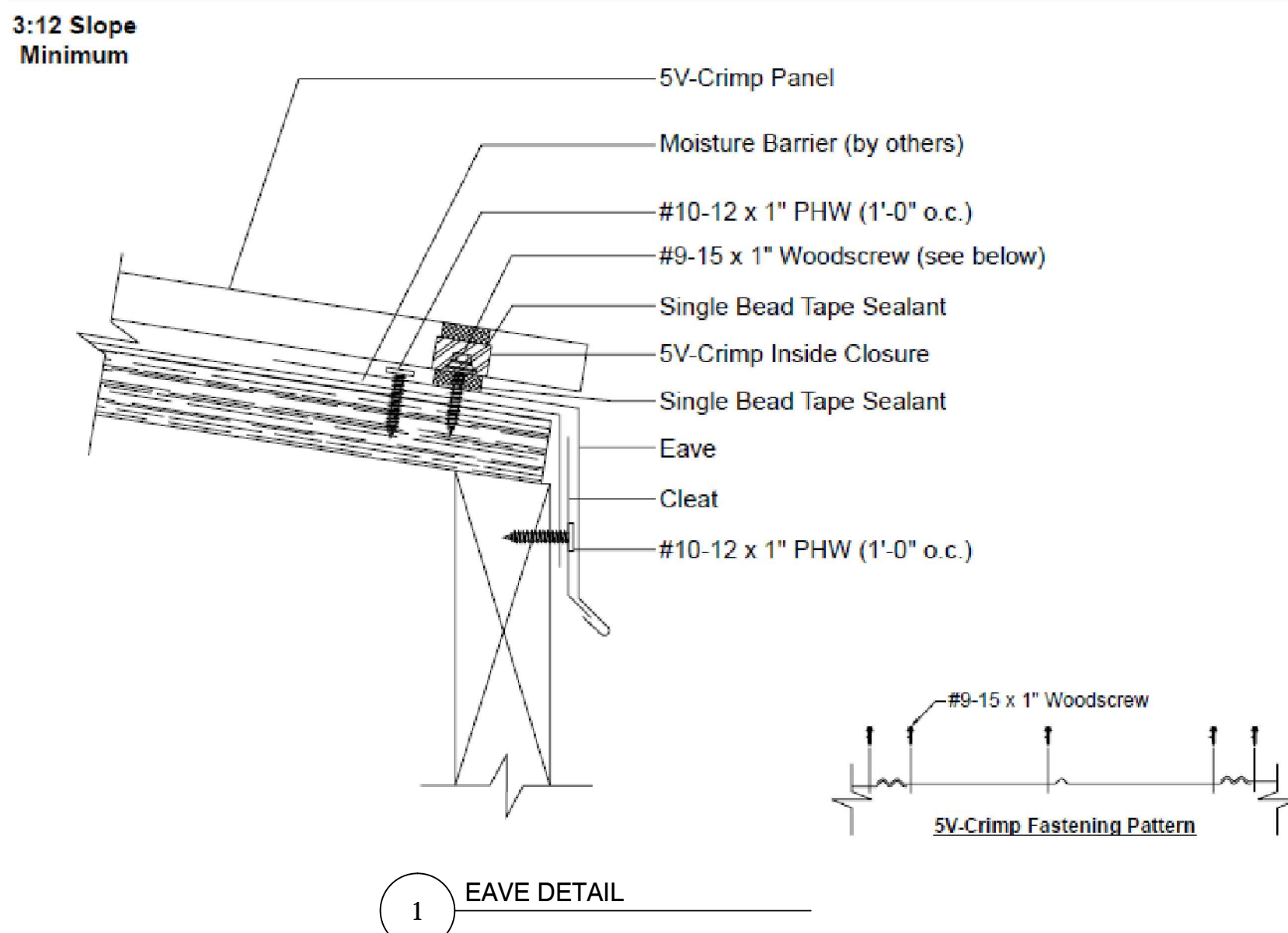
REPLACEMENT COVERED PORCH
PROPOSED COVERED PORCH
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SCALE
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JOB
SHEET
003
OF SHEETS





The base of the stoop
is still there, top roof
portion was termite
eaten and dangerous,
we had to
remove it



**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency**

Meeting Date: 3/12/2026

Prepared by: Mechelle Arbuzow

Title of Item:

WAL-MART EXTERIOR REBRAND - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT AMENDMENT (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2551-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Wal-Mart Commercial Planned Unit Development (CPUD) is designated with CPUD zoning and a Commercial Future Land Use classification, encompassing approximately 33.7 acres.

The sign amendment adopted on March 28th, 2011 in Resolution Number 28-2011 totals 536 square feet. The Administrative Variance Number Z18010002 recorded on April 5th, 2018 totals the remaining 71.58 square feet to equal 607.58 square feet.

The applicant is seeking approval from the Local Planning Agency and the Stuart City Commission for the following site and signage modifications:

- Removal of 607.58 sq. ft. of existing wall mounted signage (eighteen individual signs)
- Installation of 608.90 sq. ft. of new wall-mounted signage (twenty-eight individual signs)
- Face changes to the four (4) existing monument signs
- Installation of a new pickup banner sign on an existing light pole
- Construction of a new canopy on the previously approved expansion
- Repainting the building's exterior

Funding Source:

N/A

Recommended Action:

Staff find that the proposed updates to the existing signs are consistent with the Land Development Code; however, staff do not support increasing the square footage of the previously approved signage.

Staff do find the proposed monument signs face change as well as the new canopy on the previously approved addition to be consistent with the City's Land Development Regulations and Comprehensive Plan.

The request for the new Pickup banner on the existing light pole in the parking lot is not a permitted sign in the City's Land Development Code and is being submitted based on the recommendation of the Board and City Commission approval; staff are not recommending approval of the additional sign.

The request to repaint the Wal-Mart building in a predominantly dark gray color does not comply with Section 6.05.07.C. of the City's Land Development Code, which requires all building and structure wall colors to be limited to muted pastel or earth-tone shades; staff does not recommend approval.

ATTACHMENTS:

- 1. Ordinance 2551-2026 Major Amendment CPUD - Wal-Mart Exterior Rebrand
- 2. Staff Report
- 3. Major PUD Amendment Application
- 4. Plans



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

ORDINANCE NUMBER 2551-2026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING LOCATED AT 4001 SE FEDERAL HIGHWAY; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, Florida Statutes § 163.3202 requires the City of Stuart to adopt, amend, and enforce land development regulations that are consistent with and serve to implement the City's Comprehensive Plan; and

WHEREAS, pursuant to the Florida Local Government Development Agreement Act, Florida Statutes § 163.3220 *et. Seq.*, the City of Stuart has the authority to hold public hearings and enter into development agreements on properties located within the City of Stuart; and

WHEREAS, the City of Stuart Land Development Code Section 11.01.10 requires a Major Amendment to a Planned Unit Development for a change in the site plan or approval regarding any

area set aside and designated for future development; and

WHEREAS, on March 31, 2003, the City Commission adopted Ordinance No. 1915-03, to amend Ordinance Number 1533-97 to approve an amendment to the 55.380 acre Commercial Planned Unit Development (CPUD) relating to 33.903 acres providing for the CPUD development documents and development conditions, and

WHEREAS, on March 28, 2011, the City Commission adopted Resolution No. 28-2011, to approve a minor amendment to the Wal-Mart CPUD ordinance number 1915-03, development condition #4 to allow for a modification to the previously adopted signage plan, and

WHEREAS, the Local Planning Agency (“LPA”) held a properly noticed hearing on March 12, 2026, to consider the Applicant’s request and unanimously voted to recommend approval subject to certain conditions; and

WHEREAS, the City Commission held two properly noticed public hearings with the First Reading of the ordinance on April 13, 2026, and the Second Reading of the ordinance on April 27, 2026.

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

SECTION 1: The foregoing recitals shall be and are hereby incorporated as if fully set forth herein.

SECTION 2: The legal description of the subject property, reflecting the 31.44-acre parcel, is set forth on **Exhibit “A”** attached hereto and made a part hereof by reference. A map depicting the subject property is attached hereto as **Exhibit “B”** and made part of reference.

SECTION 3: In consideration of the LPA’s recommendation, all written and oral comments at the public hearing, the analysis by the City’s Development Department and the evidence and testimony presented by the parties at the public hearing, the City Commission has determined that the Applicant/Property Owner showed substantial competent evidence that the application is

Ordinance No. 2551-2026 Wal-Mart (CPUD) - Major Amendment

consistent with the City's Comprehensive Plan and Land Development Code of the City along with being compliant with the procedural requirements of the law. The City Commission hereby approves the Major Amendment to the "Wal-Mart Commercial Planned Unit Development (CPUD)," subject to certain Conditions of Approval. The Conditions of Approval for the subject development are attached hereto attached as **Exhibit "C"** and made part hereof by reference.

SECTION 4: All ordinances or parts of ordinances and resolutions in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any prior contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 5: Following the adoption of this ordinance and any action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the Applicant, Property Owner or successor in interest may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) and Resolutions adopting the same, the City Commission may impose or do any or all the following:

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

Any breach of any provision or condition of this CPUD ordinance by the Applicant, Property Owner or successor in interest shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

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

SECTION 7: This ordinance shall become effective immediately upon adoption by the City Commission.

SECTION 8: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared severable.

SECTION 9: The following documents (hereinafter “Approved Development Documents” are attached hereto attached as **Exhibit “D”**) on file as public records of the City of Stuart, at the City Clerk’s office in City Hall, shall be deemed as part of the conditions applicable to the subject development:

1. Exterior Elevations, Sheet A2, dated September 5, 2025, prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.
2. Exterior Signage, Sheet A2.1 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.
3. Online Pickup Elevations with Canopy, Sheet OPA1.2 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.

SECTION 10: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this Ordinance shall be void.

SECTION 11: Upon complete executing of this ordinance, the City Clerk is directed to record this ordinance in the Public Records of Martin County, Florida.

First read on the ____ day of _____, 2026.

Commissioner ____ offered the foregoing Ordinance 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 CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

	YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this day of _____, 2026.

ATTEST:

MARY R. KINDEL
CITY CLERK

CHRISTOPHER COLLINS
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

EXHIBIT "A" Legal Description

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF LOTS 153 THROUGH 159, AND ALSO A PORTION OF LOTS 197, 203 AND 204 AND ALSO ALL OF LOTS 198 THROUGH 202, OFFICIAL MAP SEWALL'S POINT LAND CO., PLAT BOOK 3, PAGE 7, LYING WITHIN LOT 3 OF THE MILES OR HANSON GRANT, PALM BEACH COUNTY, FLORIDA (SAID LAND NOW LYING AND BEING A PART OF MARTIN COUNTY, FLORIDA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF "THE EXPOSITION" AS RECORDED IN PLAT BOOK 9, PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE BEARING NORTH 29°28'59" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 200" WIDE RIGHT OF WAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89010-2114, A DISTANCE OF 80.41 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF S.E. MARKET PLACE (AN 80' WIDE PUBLIC RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 763 THROUGH 768, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 29°28'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 807.60 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 60°29'03" EAST, A DISTANCE OF 215.25 FEET TO A POINT;

THENCE, BEARING NORTH 66°19'23" EAST, A DISTANCE OF 314.21 FEET TO A POINT;

THENCE, BEARING NORTH 37°07'18" EAST, A DISTANCE OF 44.26 FEET TO A POINT;

THENCE, BEARING NORTH 66°17'23" EAST, A DISTANCE OF 1016.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.E. COMMERCE (AN 80' WIDE RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 7460.00 FEET, A CHORD DISTANCE OF 607.69 FEET BEARING SOUTH 50°33'38" EAST; THENCE SOUTHEASTERLY A DISTANCE OF 607.86 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°40'07", TO A POINT;

THENCE, BEARING SOUTH 48°13'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 336.07 FEET TO THE POINT OF INTERSECTION WITH

Ordinance No. 2551-2026 Wal-Mart (CPUD) - Major Amendment

THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID S.E. MARKET PLACE;

THENCE, BEARING SOUTH 66°19'21" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1916.05 FEET TO THE POINT OF BEGINNING.

Parcel Control Number: 03-38-41-020-001-00010-0

Property Address: 4001 SE FEDERAL HIGHWAY, STUART FL

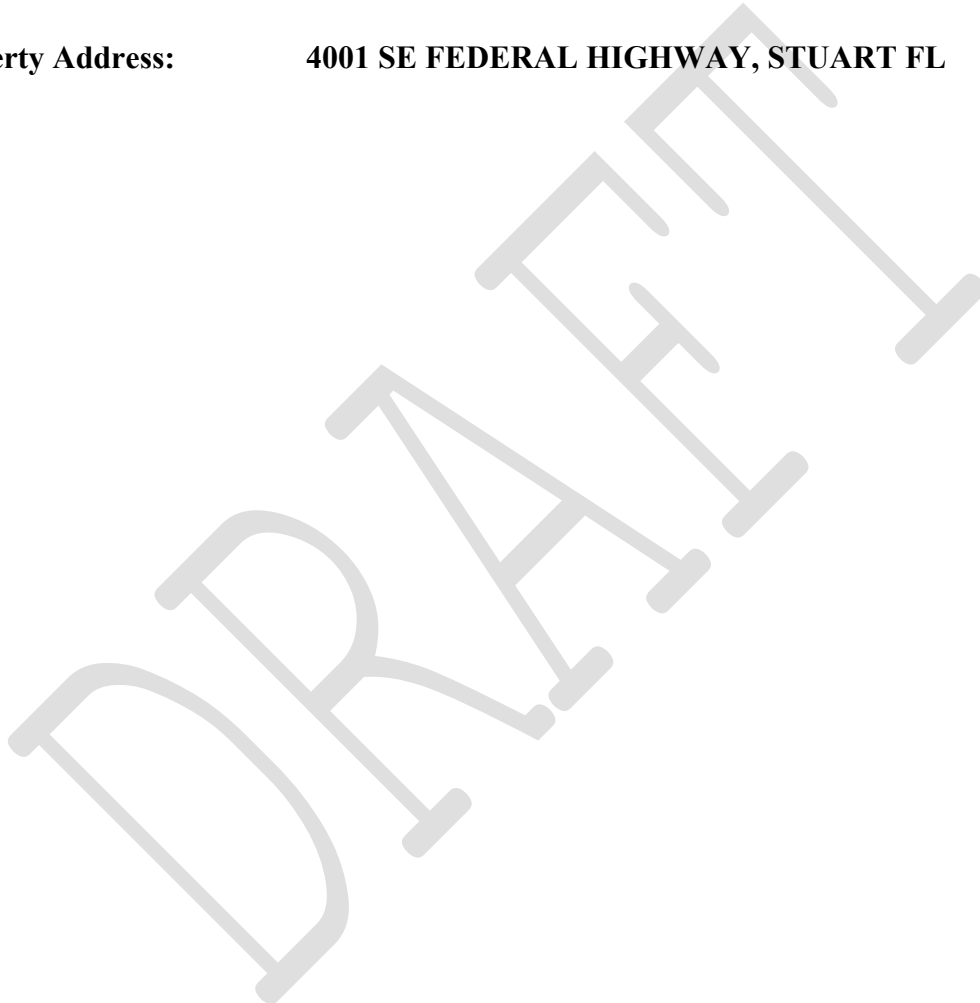


EXHIBIT "B"

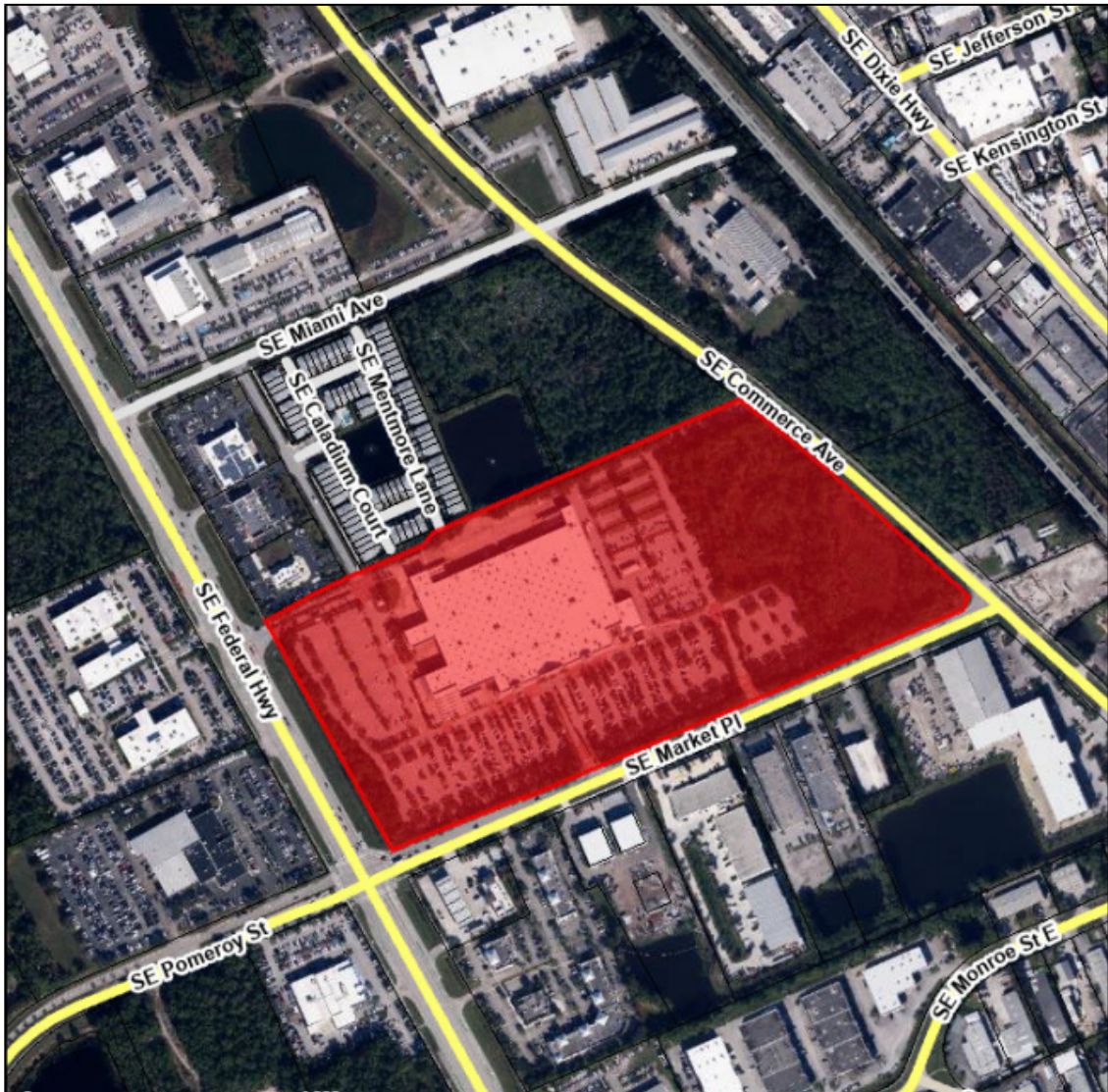


EXHIBIT “C” – DEVELOPMENT CONDITIONS

1. Any modifications to the Master CPUD Site Plan that is less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
2. The approval granted shall become null and void unless a Building and/or Site Permit is obtained within five (5) years of the Major Amendment to the CPUD approval, or an extension is granted in accordance with Section 8.05.08 of the City of Stuart Land Development Code.
3. Any changes to this approved site plan will require an application for amendment, in accordance with Section 11.01.00 of the Land Development Code.
4. Construction activity shall be limited from 7:00am to 6:00 pm Monday – Saturday.
5. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
6. The Applicant, Property Owner or successor in interest shall construct the project’s infrastructure in one phase and complete all site and infrastructure prior to the certificate of occupancy.
7. In the event of any conflict in the provisions of Exhibit “D” Development Conditions and attached exhibits, Exhibit “D” shall prevail.
8. Temporary or freestanding storage units are prohibited on the property once construction is complete.

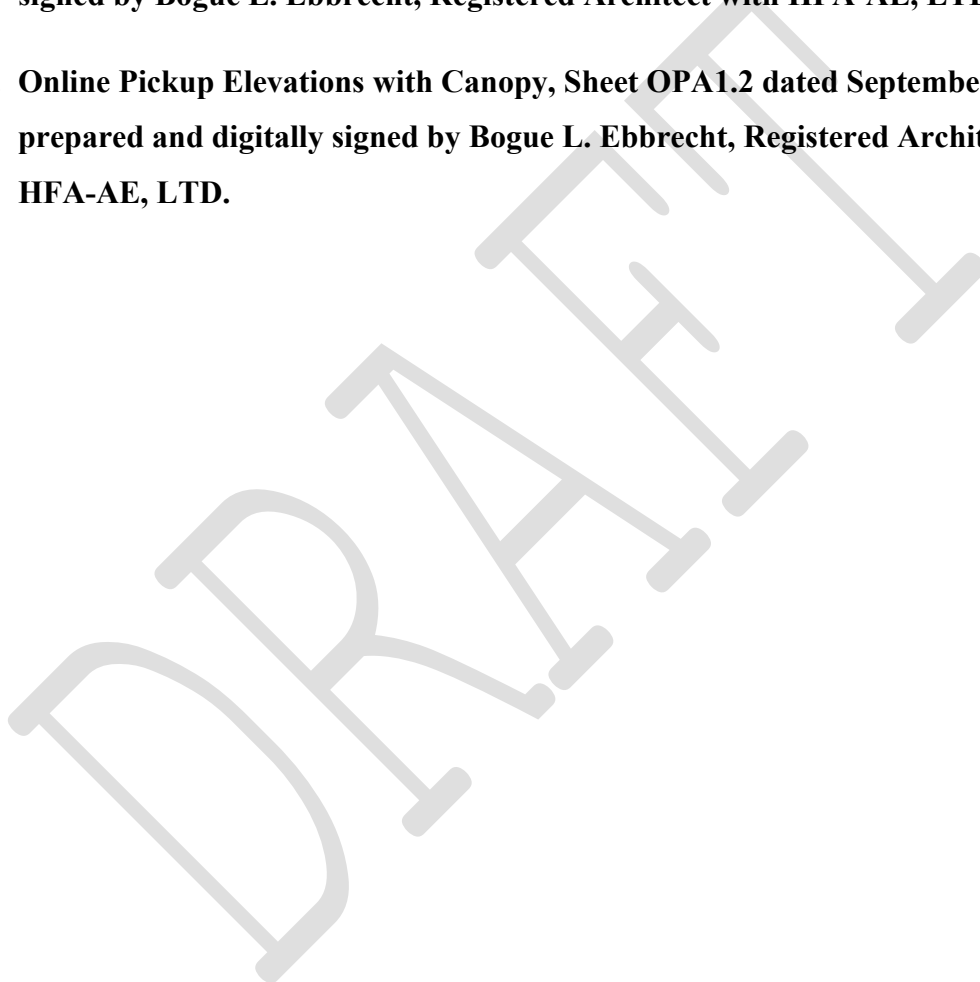
Signage

20. All signage within the CPUD must maintain consistency in quantity, placement, dimensions, height, illumination, and materials, reflecting a unified design theme throughout the Planned Unit Development. The signage package prepared by HFA-AE, LTD., digitally signed and sealed by Bogue Louis Ebbrecht, dated September 5, 2025, is hereby approved for this project. No additional signage beyond this approved package is permitted.

EXHIBIT “D” - Approved Plans and Documents

The Wal-Mart CPUD project shall comply with the following drawings:

- A. Exterior Elevations, Sheet A2, dated September 5, 2025, prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.**
- B. Exterior Signage, Sheet A2.1 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.**
- C. Online Pickup Elevations with Canopy, Sheet OPA1.2 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.**





TO: Local Planning Agency (LPA)
THROUGH: Jodi Kugler, Development Director
FROM: Mechelle Arbuzow, Development Planner I
MEETING DATE: Thursday, March 12, 2026
SUBJECT: 1087 – Wal-Mart Exterior Rebrand – Major Planned Unit Development Amendment
(*Project No. MJPD-25-6*)

AGENDA REQUEST:

Wal-Mart is requesting a variance from the adopted CPUD Ordinance No. 1915-03 and the previously approved Resolution No. 28-2011, Development Condition #4, to allow modifications to the approved Unified Signage Plan. The request seeks to add new pick up banner sign on an existing light pole, update and increase the square footage of the exterior Walmart store signage, install a new canopy and paint the exterior building at 4001 SE Federal Highway.

GENERAL INFORMATION

Property Owner/Applicant: Wal-Mart Stores East, LP
702 SW 8 Street
Bentonville, AR 72716

Agent: Christine Brooks of HFA-AE, LTD.
1705 S Walton Boulevard, Suite 3
Bentonville, AR 72712

Location: 4001 SE Federal Highway

Parcel ID: 38-38-41-020-001-00010-0

Future Land Use: Commercial

Zoning District: Commercial Planned Unit Development

Existing Use: Retail

Surrounding Zoning: CPUD and RPUD

BACKGROUND

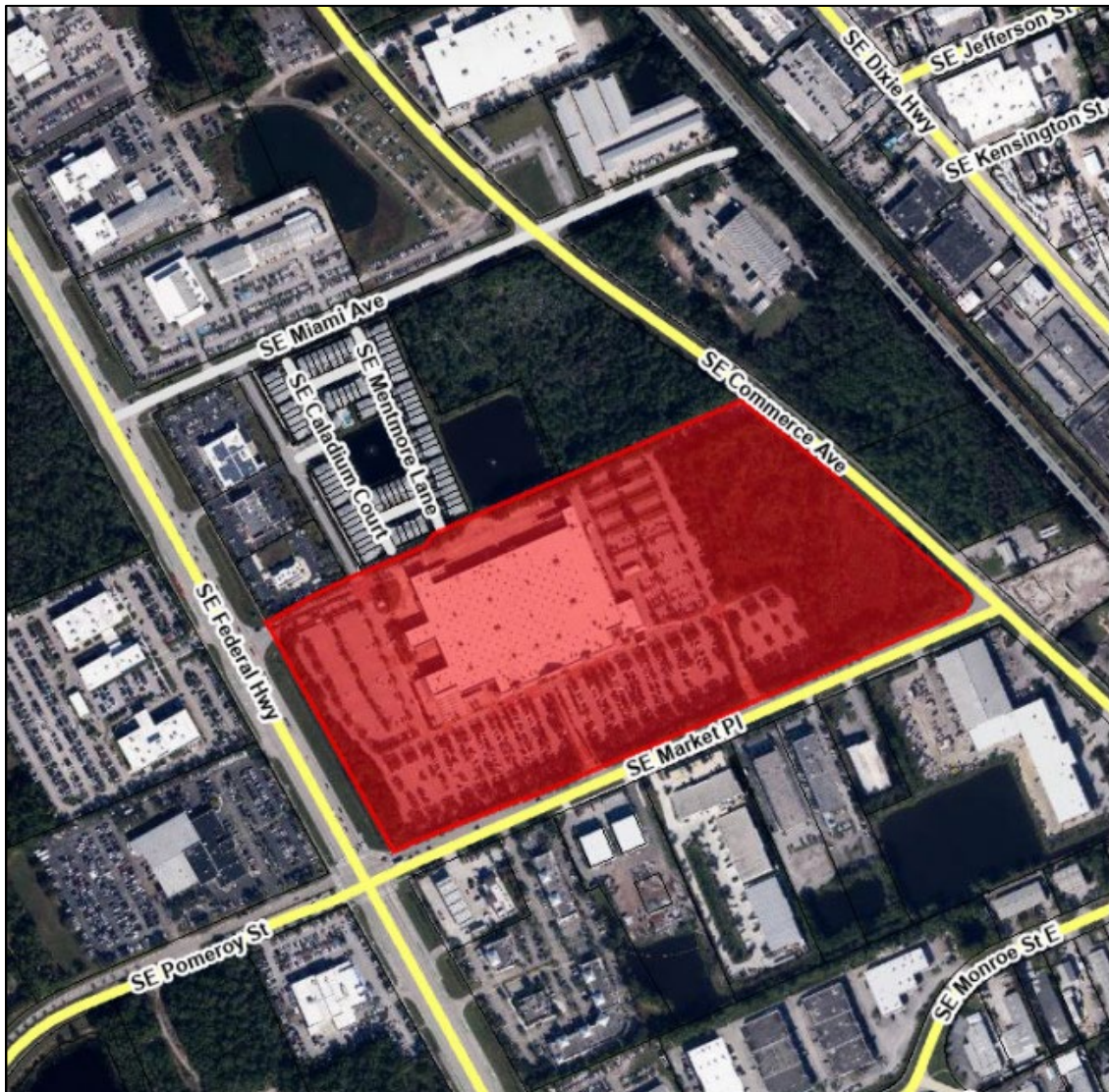
The Wal-Mart Commercial Planned Unit Development (CPUD) is designated with CPUD zoning and a Commercial Future Land Use classification, encompassing approximately 33.7 acres.

The sign amendment adopted on March 28th, 2011 in Resolution Number 28-2011 totals 536 square feet. The Administrative Variance Number Z18010002 recorded on April 5th, 2018 totals the remaining 71.58 square feet to equal 607.58 square feet.

The applicant is seeking approval from the Local Planning Agency and the Stuart City Commission for the following site and signage modifications:

- Removal of 607.58 sq. ft. of existing wall-mounted signage (eighteen individual signs)
- Installation of 608.90 sq. ft. of new wall-mounted signage (twenty-eight individual signs)
- Face changes to the four (4) existing monument signs
- Installation of a new pickup banner sign on an existing light pole
- Construction of a new canopy on the previously approved expansion
- Repainting the building's exterior

Location Map



Land Use/Zoning neighboring the proposed development:

Surrounding Property	Address	Zoned	Future Land Use
North	3991 SE Federal Highway 2400 SE Miami Street Unassign add. (City Owned)	CPUD RPUD CPUD	Commercial Multi-Family Residential Commercial
West	3970 SE Federal Highway 4000 SE Federal Highway	CPUD CPUD	Commercial Commercial
South	Multiple parcels 3920 SE Commerce Avenue	CPUD Industrial PUD	Commercial Industrial
East	Multiple Parcels (Martin County)	M-2-Industrial (Martin County)	Industrial (Martin County)

PROJECT ANALYSIS

Any modifications to the PUD final site plan, due to final engineering, that exceeds five percent of the approved plan documents for items, including, but not limited to, those affecting building footprint, building setbacks; density; building location; parking size, location and number; **signage**; drainage areas; and location of landscaping shall require further approval by the advisory board and city commission via a public hearing process. A written record of the modification shall be entered upon the original approval and maintained in the files of the city clerk.

Wall Mounted Signs

The proposed amendment reflected on Sheet A2.1 shows the existing 607.58sqft of wall mounted signs totaling eighteen (18) to be removed and proposing of 608.90sqft of wall mounted signs totaling twenty-eight (28) to be installed. Upon approval, the applicant will be required to comply with all applicable conditions and requirements outlined in the CPUD agreement.

EXISTING SIGNAGE SCHEDULE								NEW SIGNAGE SCHEDULE							
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.								NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.							
ETR / DEMO	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	TOTAL FONT / SHAPE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)	ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG AREA (SF)	TOTAL RECTANG AREA (SF)
SIDE SIGNAGE								SIDE							
DEMO	Walmart		WHITE	YES	1			NEW	Walmart	4'-0"	WHITE	YES	1	88.94	88.94
DEMO	Spark	4'-6"	YELLOW	YES	1	198.38	198.38	NEW	Spark	6'-10"	YELLOW	YES	1	42.10	42.10
DEMO	Auto Center	2'-0"	WHITE	NO	1	31.47	31.47						2		131.04
SIDE SIGNAGE								FRONT							
								NEW	Walmart	4'-6"	WHITE	YES	1	112.57	112.57
								NEW	Spark	7'-9"	YELLOW	YES	1	53.28	53.28
								NEW	Grocery	2'-6"	WHITE	NO	1	42.95	42.95
								NEW	Home & Fashion	2'-6"	WHITE	NO	1	73.60	73.60
								NEW	Pickup ->	2'-0"	WHITE	YES	1	32.86	32.86
								NEW	Wine & Spirits	1'-6"	WHITE	NO	1	27.39	27.39
								NEW	Address Numbers	1'-0"	WHITE	NO	1	0.00	0.00
								NEW	Outdoor	2'-0"	WHITE	NO	1	24.96	24.96
								NEW	-Auto Care	1'-6"	WHITE	NO	1	20.01	20.01
FRONT SIGNAGE								FRONT							
								9							
								387.62							
AUTO CARE								AUTO CARE							
DEMO	Tire	1'-0"	WHITE	NO	4	3.13	12.52	NEW	Auto Care	2'-0"	WHITE	NO	1	28.16	28.16
DEMO	Lube	1'-0"	WHITE	NO	4	2.38	9.52	NEW	Oil Change	1'-0"	WHITE	NO	4	9.51	38.04
								NEW	Tire	1'-0"	WHITE	NO	4	2.89	11.56
								NEW	Numerals	1'-3"	WHITE	NO	8	1.56	12.48
TOTAL BUILDING SIGNAGE								TOTAL BUILDING SIGNAGE							
607.58								608.90							
								Grand total: 28							
								Grand total: 28							
								608.90							

EXISTING SIGNAGE SCHEDULE:
1. REVISED GRAPHICS OF SCHEDULE IN ITS ENTIRETY

NEW SIGNAGE SCHEDULE:
1. REVISED GRAPHICS OF SCHEDULE IN ITS ENTIRETY
2. REVISED SIDE SIGNS TOTAL SQ FT
3. REVISED FRONT SIGNS TOTAL SQ FT
4. REVISED AUTO CARE SIGNS TOTAL SQ FT
5. REVISED GRAND TOTAL SIGNS SQ FT

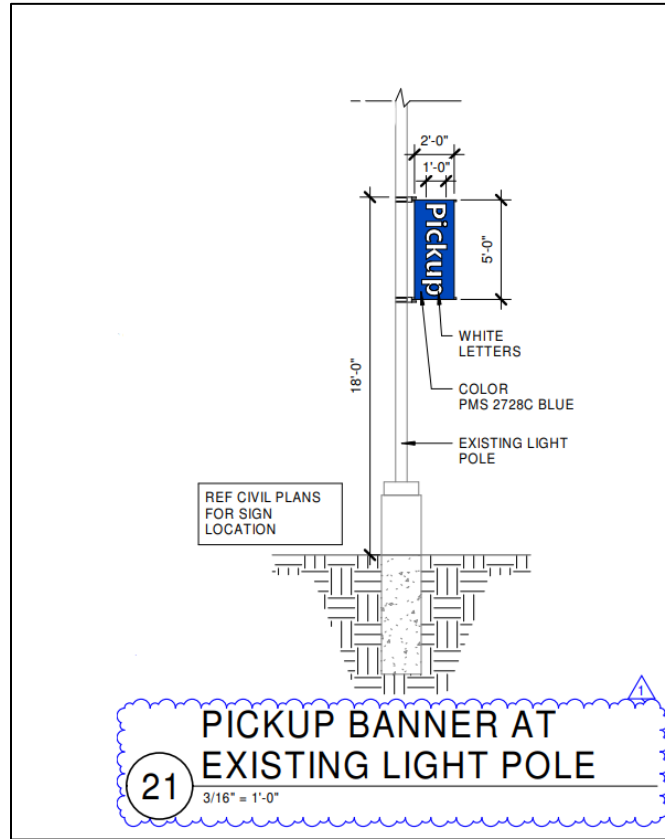
Monument Signs

The applicant proposes face changes only to the existing four (4) monument signs. Sheet A2.1 reflects the face changes and location of the monument signs.



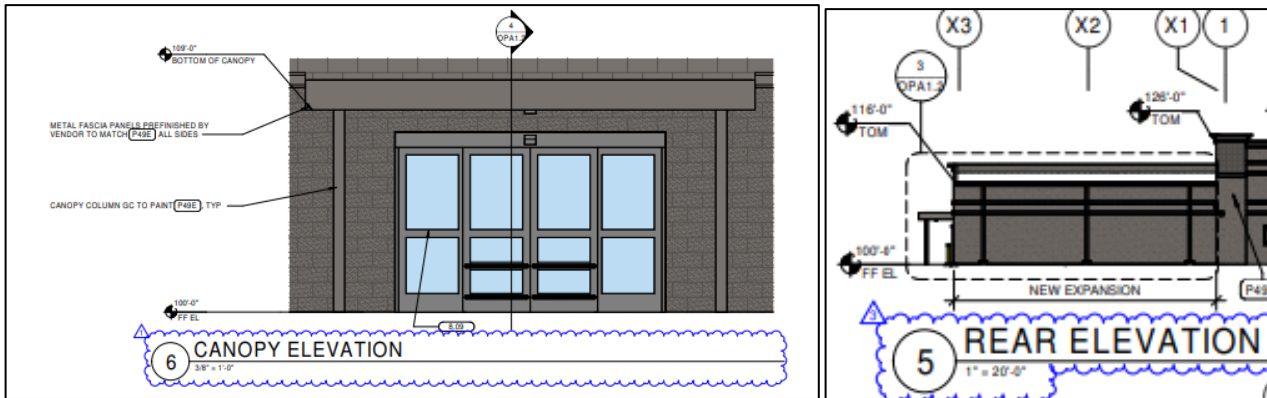
Pickup Banner

The proposal includes a new 2’X5’ pickup banner to be installed on an existing light pole within the parking lot. The background is Wal-Mart blue with white lettering “Pickup”. The detail of the banner can be found on Sheet A2.1 detail 21 and the image below:










Canopy:

The applicant is requesting approval for the installation of a canopy on the previously approved addition.



Exterior Paint

The applicant is requesting repaint utilizing the colors below:

COLOR LEGEND	
PAINT	COLOR NAME
	P5E SAFETY YELLOW
	P21E SAFETY RED
	P33E CREAM
	P38E BLACK
	P49E DARK GRAY
	P140E WHITE
	P218E TRUE BLUE

In accordance with Section 6.05.07.C. of the City’s Land Development Code, regarding predominant exterior color states that all building or structure wall colors shall be restricted to muted pastel or earth-tone shades. The use of black or fluorescent colors is prohibited as a predominant exterior building color.

Building Department

Signs are permitted separately; Installation of New Canopy is a separate permit.

Fire Department

All work shall conform with the 8th edition of the Florida Fire Prevention Code. NFPA 1, 1.14.4 Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code.

PUBLIC NOTIFICATION

On February 20, 2026, the Applicant sent notification to property owners located within 300 feet of the proposed petitions. Two (2) public notification signs were installed to inform the public about the Local Planning Agency and the Commission’s Public Hearings.

STAFF RECOMMENDATION

Staff find that the proposed updates to the existing signs are consistent with the Land Development Code; however, staff do not support increasing the square footage of the previously approved signage.

Staff do find the proposed monument signs face change as well as the new canopy on the previously approved addition to be consistent with the City’s Land Development Regulations and Comprehensive Plan.

The request for the new Pickup banner on the existing light pole in the parking lot is not a permitted sign in the City’s Land Development Code and is being submitted based on the recommendation of the Board and City Commission approval; staff are not recommending approval of the additional sign.

The request to repaint the Wal-Mart building in a predominantly dark gray color does not comply with Section 6.05.07.C of the City’s Land Development Code, which requires all building and structure wall colors to be limited to muted pastel or earth-tone shades; staff are not recommending approval.



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

Received by: _____

Reviewed by: _____

Planned Unit Development (PUD) Amendment Application

Project ID# MJPD-25-6
 (Staff Entry)

Pre-App Conference Date: 9/5/2024	Application Date: 10/8/2025
--------------------------------------	--------------------------------

SITE INFORMATION

Project Name: 1087 Walmart Signage	Parcel ID#: 383841020001000100
Site Address: 4001 SE Federal HWY., Stuart, FL	
Subdivision:	Lot(s):
Site Acreage: 33.99 acres, no change	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict (if applicable): CPUD: Commercial PUD	
Proposed Zoning District / CRA Subdistrict (if applicable): No change	
Current Comprehensive Plan Future Land Use Designation: No change	
Proposed Comprehensive Plan Future Land Use Designation: No change	
Existing Land Use: Retail/Commercial	Proposed Land Use: No change
Proposed Square Footage (if applicable): Existing sign square footage - 607.58. Proposed sign square footage - 750.58.	Proposed Density (if applicable): NA

PETITIONER INFORMATION

Property Owner: Wal-Mart Stores East LP - Jeffery Bruce	Phone Number / Email Address: 479-273-4000 - Jeffrey.Bruce@walmart.com
Property Owner's Mailing Address: 2608 SE J Street, Bentonville, AR 72712	
Applicant (if not Owner): HFA-AE, LTD. - Christine Brooks	Phone Number / Email Address: 479-644-0760 Christine.Brooks@HFA-AE.com
Applicant's Mailing Address: 1705 S Walton Blvd, Suite 3, Bentonville, AR 72712	
Agent/Contact Person: Christine Brooks	Phone Number / Email Address: 479-644-0760 Christine.Brooks@HFA-AE.com
Agent's Mailing Address: 1705 S Walton Blvd, Suite 3, Bentonville, AR 72712	
Architect: HFA-AE, LTD - Bogue Ebbrecht	Engineer: NA
Planner: NA	Landscape Architect: NA

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Coby Stauffer

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 Major PUD Amendment for paint and signage in the City of Stuart, FL.
3. That he/she has appointed Christine Brooks to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Walmart
 Signature of Owner: [Signature]
2608 SE J St,
 Street Address
NA
 P.O. Box
479-420-0917
 Telephone Number
coby.stauffer@walmart.com
 Email Address:

Coby Stauffer - Senior Design Manager
 By: Name/Title
Bentonville, AR 72712
 City, State, Zip Code
NA
 City, State, Zip Code
NA
 Fax Number

Arkansas
 STATE OF ~~FLORIDA~~, COUNTY OF Benton

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

14th day of October, 2025 By Kristen Howard

Personally Known OR Produced Identification
 Type of Identification Produced:

[Signature]
 Notary Public

My Commission expires:
APR 16, 2032



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: HFA-AE, LTD. - Christine Brooks
Title: Permit Manager
Company: HFA-AE, LTD.
Company Address: 1705 S Walton Blvd., Suite 3,

City/State/Zip Code: Bentonville, AR 72712
Telephone Number: 479-644-0760
Facsimile Number: NA
Email Address (optional): Christine.Brooks@HFA-AE.com

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

1. Signed this 10th day of July, 2025.

Christine Brooks

Digitally signed by Christine Brooks
DN: C=US, E=christine.brooks@hfa-ae.com, O=HFA-AE, OU=Permit Admin II,
CN=Christine Brooks
Date: 2025.07.10 08:16:58-04:00

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

Application Requirements

Fees:

- Major PUD Amendment - \$3,195.00; or
- Minor PUD Amendment: \$2,130.00; or
- PUD Agreement Amendment (text change only): \$1,065.00

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

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. 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)*

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains:
(a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
(b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)

SITE PLAN

EXISTING MONUMENT SIGN LOCATION ON SITE
LAWN AND GARDEN CENTER PICKUP
EXISTING MONUMENT SIGN LOCATION ON SITE

MONUMENT SIGNAGE: REF A2.1

#1 REF 19 - A2.1 #2 REF 22 - A2.1 #3 REF 20 - A2.1 #4 REF 20 - A2.1

DEMOLITION NOTES

- NOT USED
- REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING
- COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS

COLOR LEGEND

PAINT	COLOR NAME
P49E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P39E	BLACK
P140E	WHITE
P218E	TRUE BLUE

HATCH LEGEND

[Hatched Pattern]	EIFS AREA TO BE RESURFACED (REF SPECS)
[Dotted Pattern]	EIFS AREA EXISTING TO REMAIN

SHEET NOTES

- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS NOTED BY REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS
- RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA)
- NOT USED
- PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM
- IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNO
- WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
- DO NOT PAINT METER OR VALVES
- IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL UNO
- WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
- PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE, REF SP SHEETS
- PAINT SECURITY WALL PAIL HOUSINGS TO MATCH ADJACENT WALL, REMOVE PAINT OVERSPRAY FROM LENSES
- DO NOT PAINT LED WALL PACK HOUSINGS
- PAINT GARDEN CENTER FENCE STEEL DOORS AND FRAMES (P36E)
- NOT USED
- DO NOT PAINT STONE VENEER, FACE BRICK, QUIK BARK, AGGREGATE PRECAST PANELS/TILT WALLS, UNPAINTED PRECAST CARBS, UNPAINTED WOOD, CLAY TILES, ANODIZED ALUMINUM, AND VINYL WRAPPED ELEMENTS.
- NOT USED
- PAINT JIB CRANE (P36E) ON JIB BOOM, (P5E) ON HANDRAILS
- PAINT SPRINKLER VALVES (P21E)
 - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL
- REPLACE EXISTING NON-GRAY SLATS WITH GRAY SLATS

HFA
HFA-AE, L.T.D.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com
t. 479.273.7780

Walmart
STUART, FL
4001 SE FEDERAL HWY
STORE NO. 01087-278
JOB NUMBER: 02-25-21087

ISSUE BLOCK

NO.	DESCRIPTION	DATE
1	PR#1	12/10/24
2	PR#2	01/22/25
3	PR#4	09/04/25

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DRAWN BY: JH
DOCUMENT DATE: 08/15/24
PROTO: 192
PROTO CYCLE: 05/31/24



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Qualifier Lic. AR92828

EXTERIOR ELEVATIONS

SHEET: **A2**

HFA-AE, L.T.D. 1705 S. WALTON BLVD., SUITE 3, BENTONVILLE, AR 72712
 BOQUE L. EBBRECHT, ARCHITECT, LICENSE AR92828
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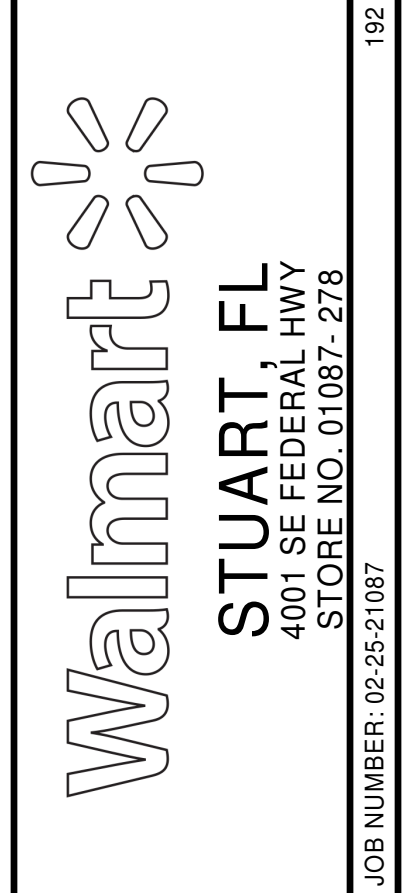
EXISTING SIGNAGE SCHEDULE							
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.							
ETR / DEMO	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	TOTAL FONT / SHAPE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
SIDE SIGNAGE							
DEMO	Walmart	4'-6"	WHITE	YES	1		
DEMO	Spark	4'-6"	YELLOW	YES	1	198.38	198.38
DEMO	Auto Center	2'-0"	WHITE	NO	1	31.47	31.47
FRONT SIGNAGE							
DEMO	Walmart	4'-6"	WHITE	YES	1		
DEMO	Spark	4'-6"	YELLOW	YES	1	198.38	198.38
DEMO	Home & Pharmacy	1'-6"	WHITE	NO	1	35.13	35.13
DEMO	Grocery	1'-6"	WHITE	NO	1	14.48	14.48
DEMO	Lawn & Garden	2'-0"	WHITE	NO	1	41.02	41.02
DEMO	Pickup	2'-0"	WHITE	YES	1		
DEMO	Spark	2'-6"	YELLOW	YES	1	66.68	66.68
AUTO CARE							
DEMO	Tire	1'-0"	WHITE	NO	4	3.13	12.52
DEMO	Lube	1'-0"	WHITE	NO	4	2.38	9.52
TOTAL BUILDING SIGNAGE							
						607.58	17

NEW SIGNAGE SCHEDULE							
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.							
ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG AREA (SF)	TOTAL RECTANG AREA (SF)
SIDE							
NEW	Walmart	4'-0"	WHITE	YES	1	88.94	88.94
NEW	Spark	6'-10"	YELLOW	YES	1	42.10	42.10
FRONT							
NEW	Walmart	4'-6"	WHITE	YES	1	112.57	112.57
NEW	Spark	7'-9"	YELLOW	YES	1	53.28	53.28
NEW	Grocery	2'-6"	WHITE	NO	1	42.95	42.95
NEW	Home & Fashion	2'-6"	WHITE	NO	1	73.60	73.60
NEW	Pickup ->	2'-0"	WHITE	YES	1	32.86	32.86
NEW	Wine & Spirits	1'-6"	WHITE	NO	1	27.39	27.39
NEW	Address Numbers	1'-0"	WHITE	NO	1	0.00	0.00
NEW	Outdoor	2'-0"	WHITE	NO	1	24.96	24.96
NEW	<Auto Care	1'-6"	WHITE	NO	1	20.01	20.01
AUTO CARE							
NEW	Auto Care	2'-0"	WHITE	NO	1	28.16	28.16
NEW	Oil Change	1'-0"	WHITE	NO	4	9.51	38.04
NEW	Tire	1'-0"	WHITE	NO	4	2.89	11.56
NEW	Numerals	1'-3"	WHITE	NO	8	1.56	90.24
Grand total: 28							
						28	608.90

- ### SIGNAGE GENERAL NOTES
- SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR
 - ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON BUILDING UNTIL GC SIGN COMPANY IS ON SITE
 - EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS
 - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE
 - BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
 - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF, 5' x 25'
 - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK OF CONSTRUCTION SCHEDULE
 - GC RESPONSIBILITIES
 - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
 - IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
 - NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION
 - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REF SIGN DETAILS FOR LIGHTED ID/LOGO SIGNS
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "Spark" SIGNAGE
 - EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN, REF ELEC
 - INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILING IF REQ'D BY RELOCATION OF EXISTING TENANT SIGNAGE
 - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REF ELEC
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
 - REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
 - MAKE REQ'D EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS



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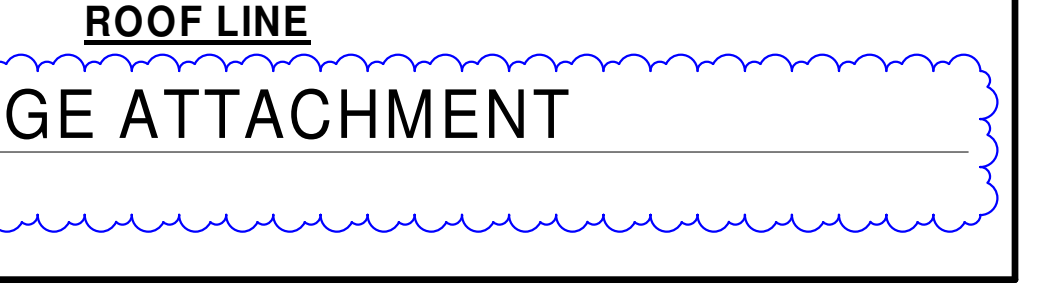
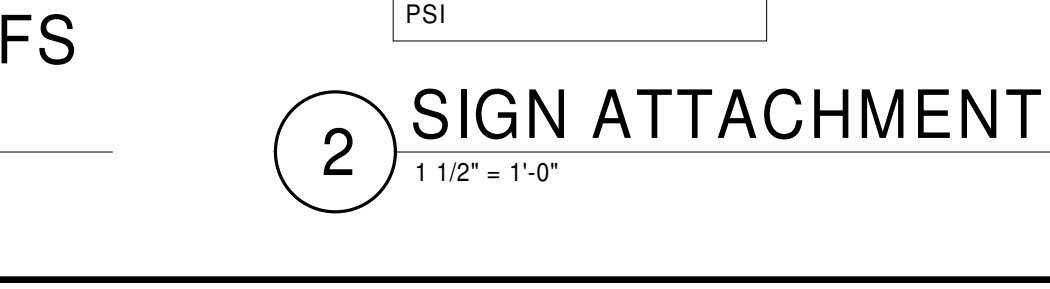
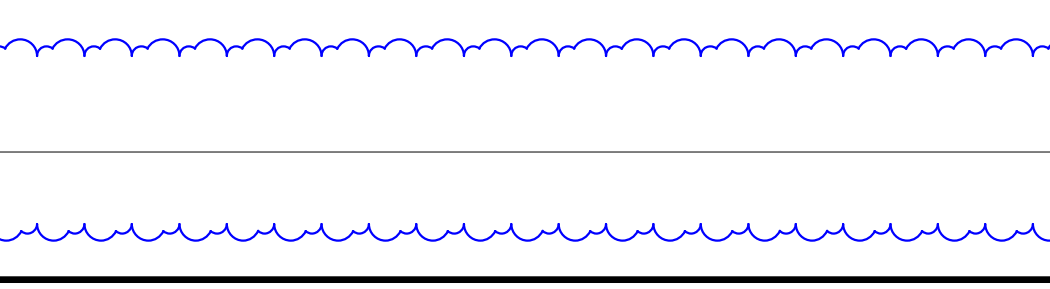
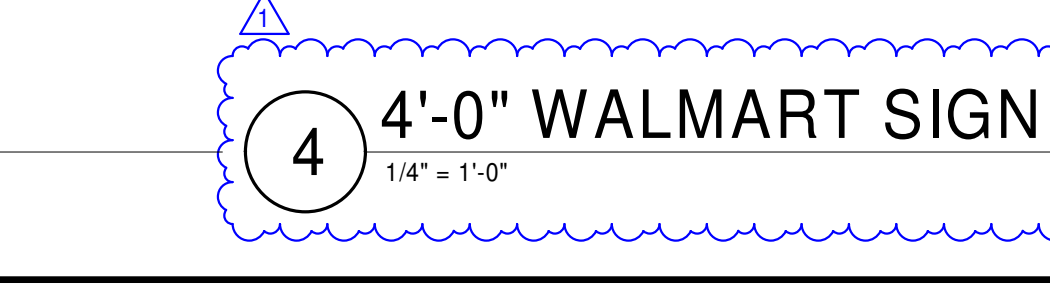
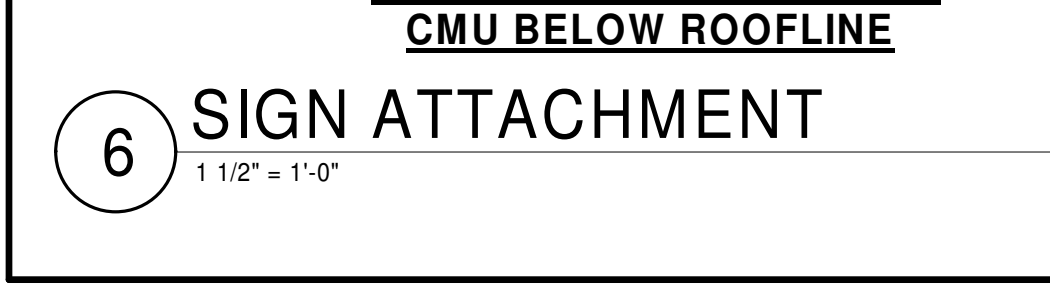
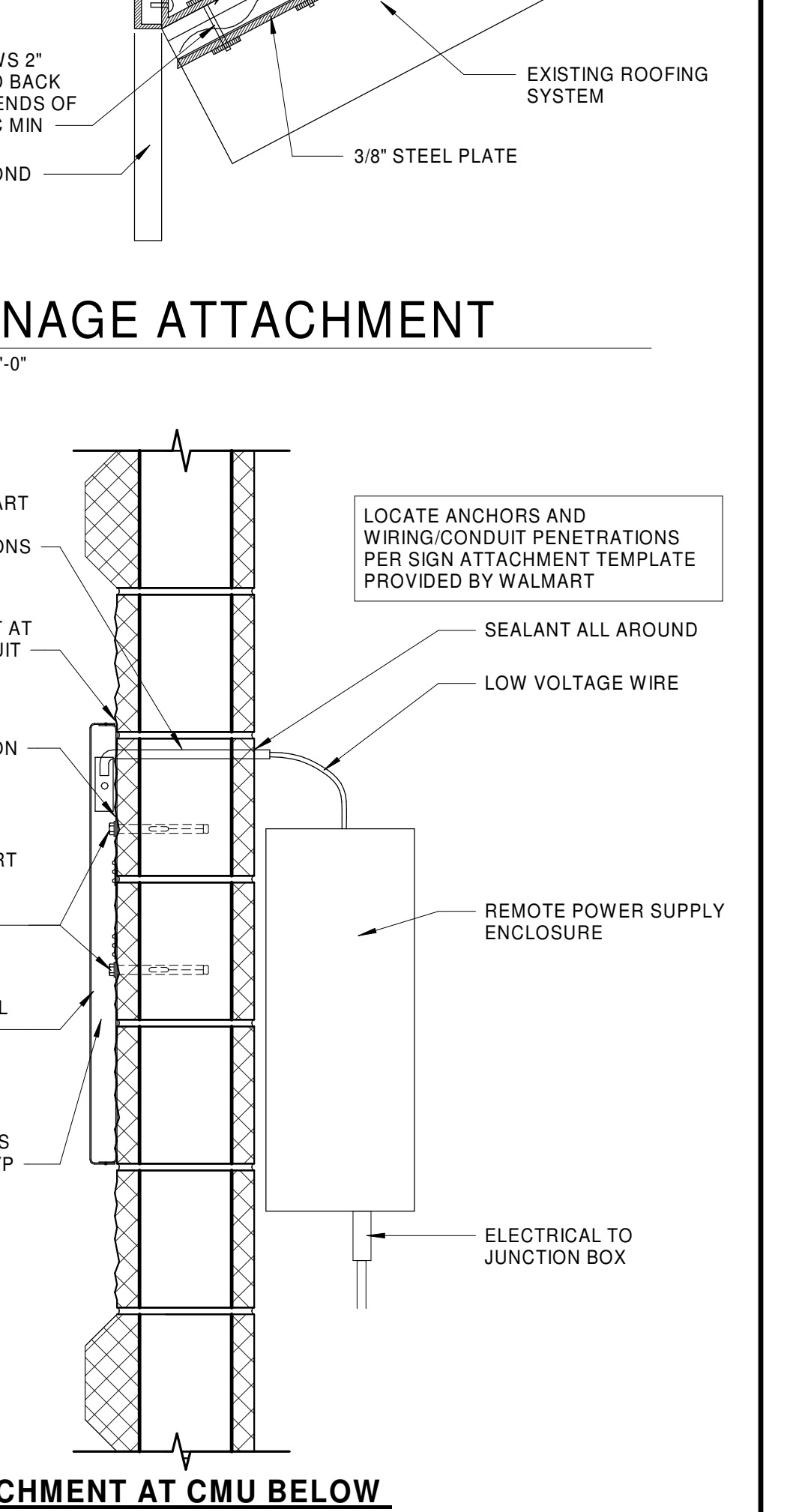
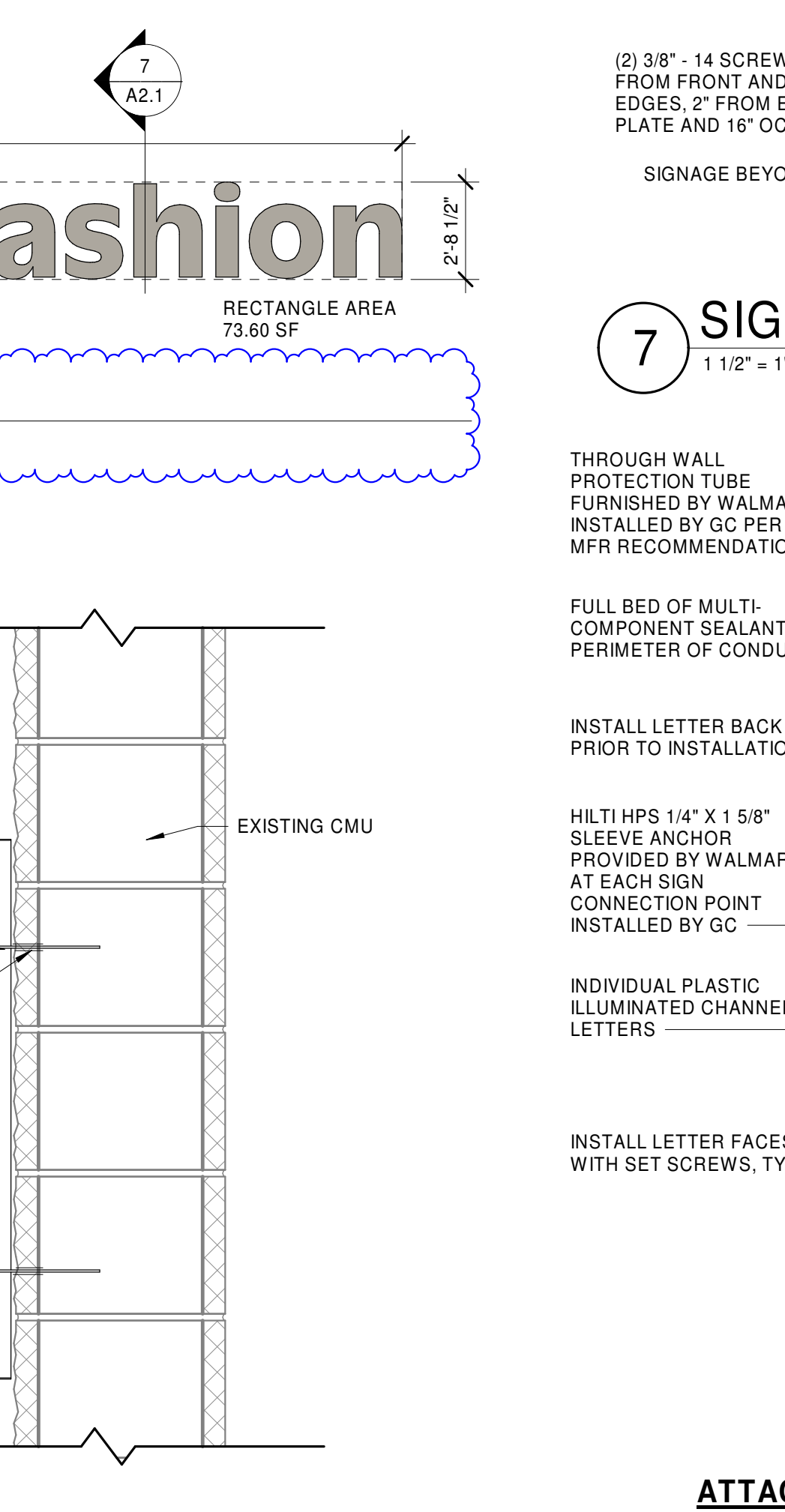
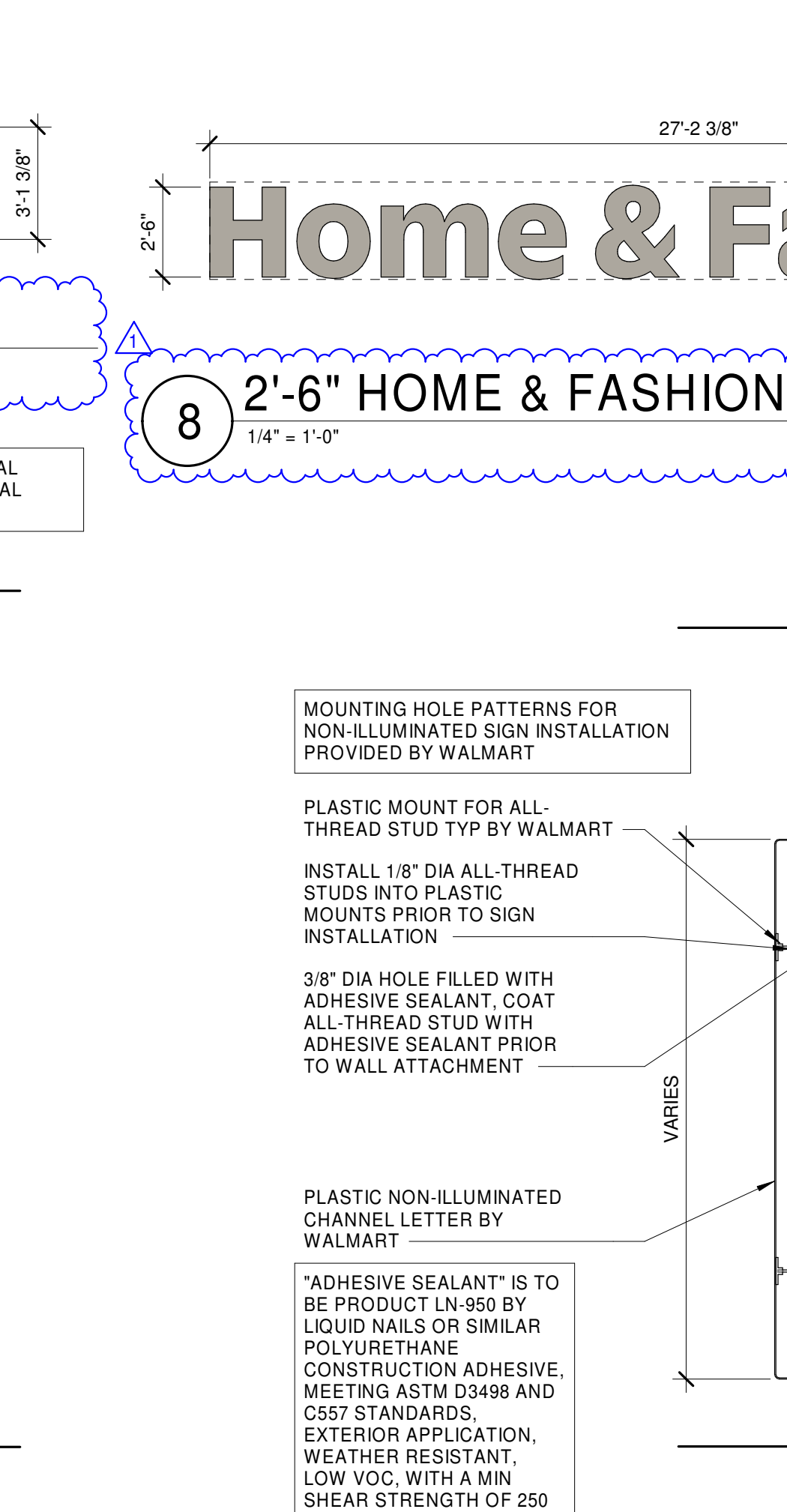
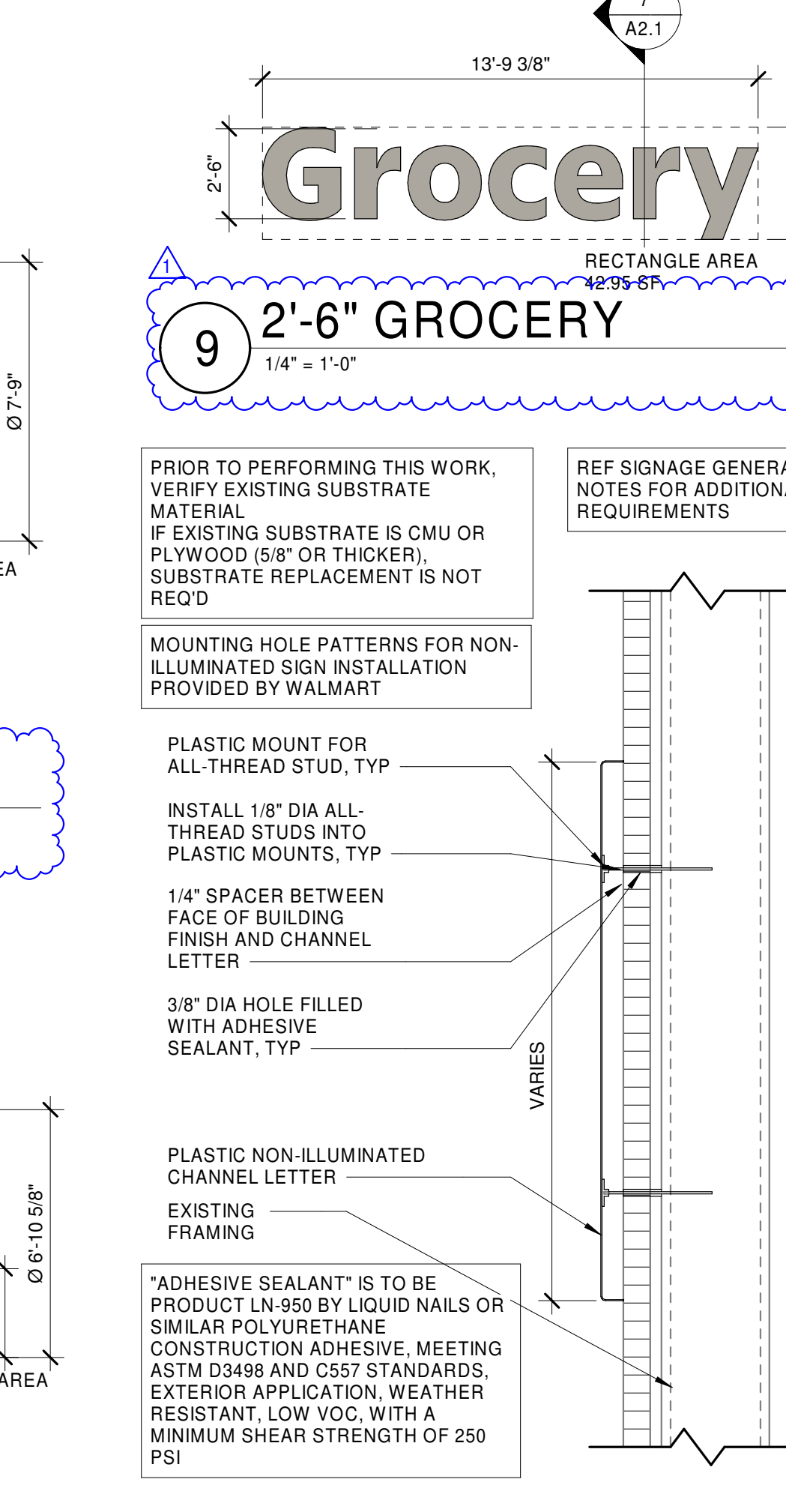
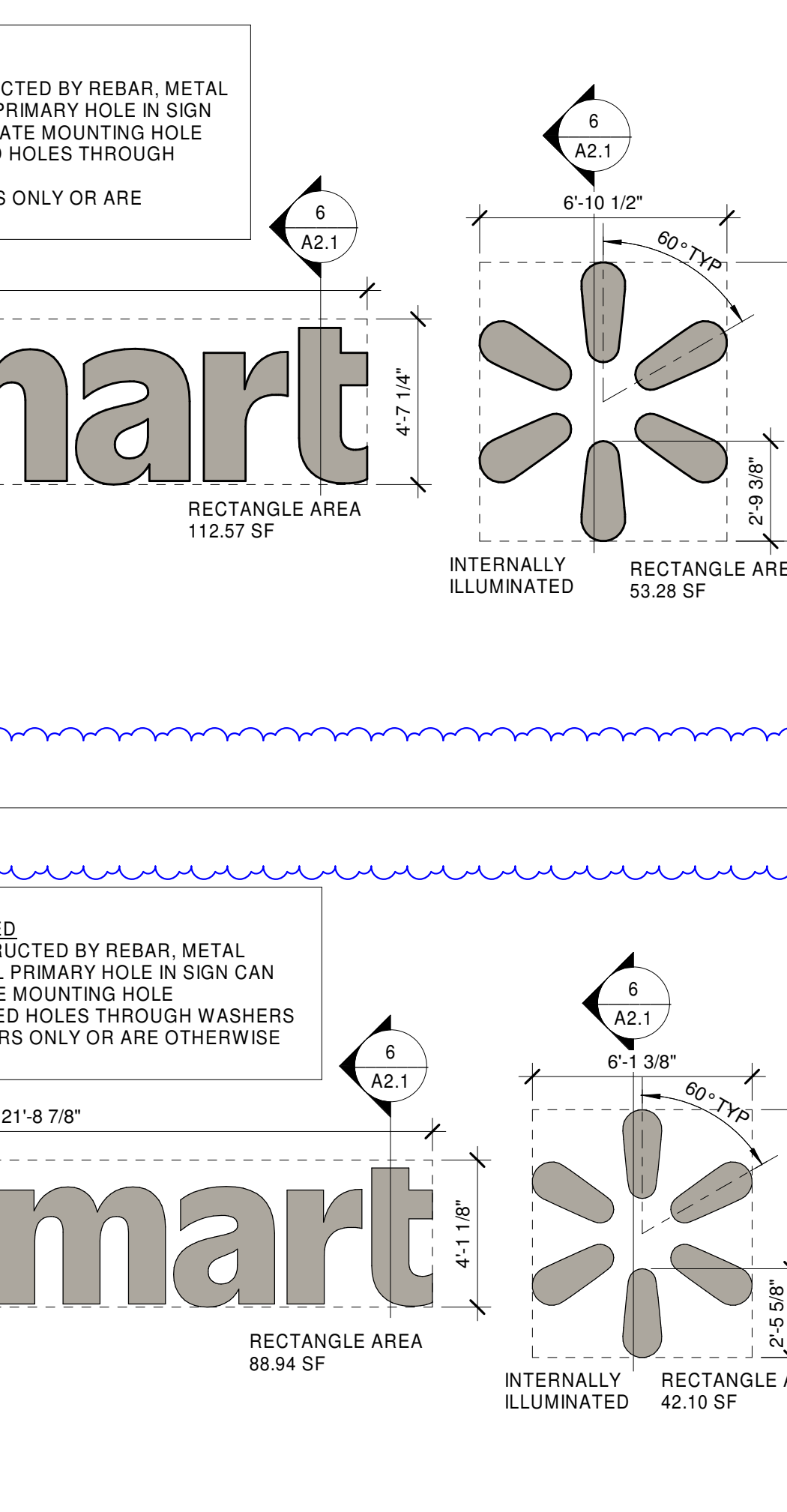
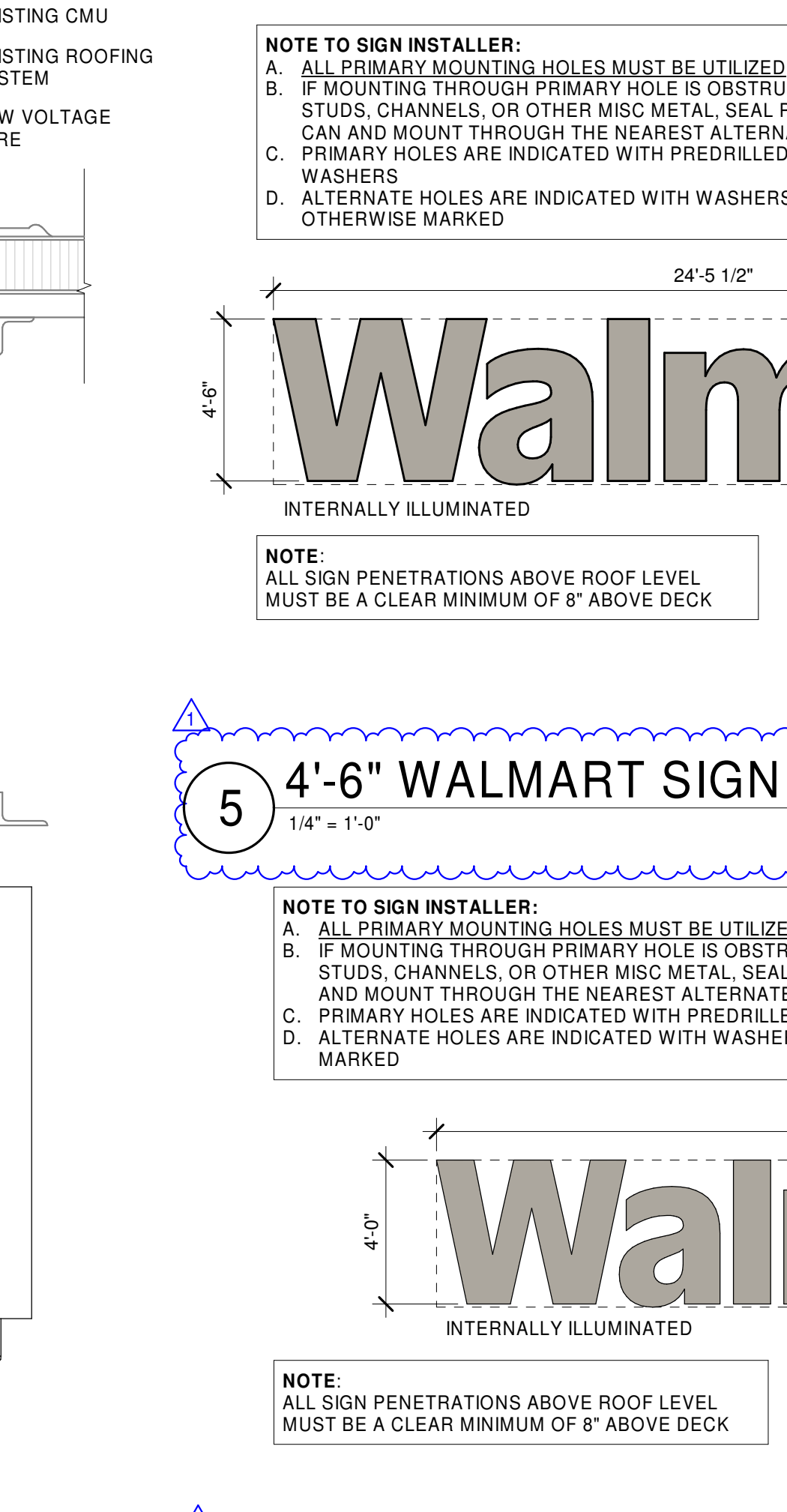
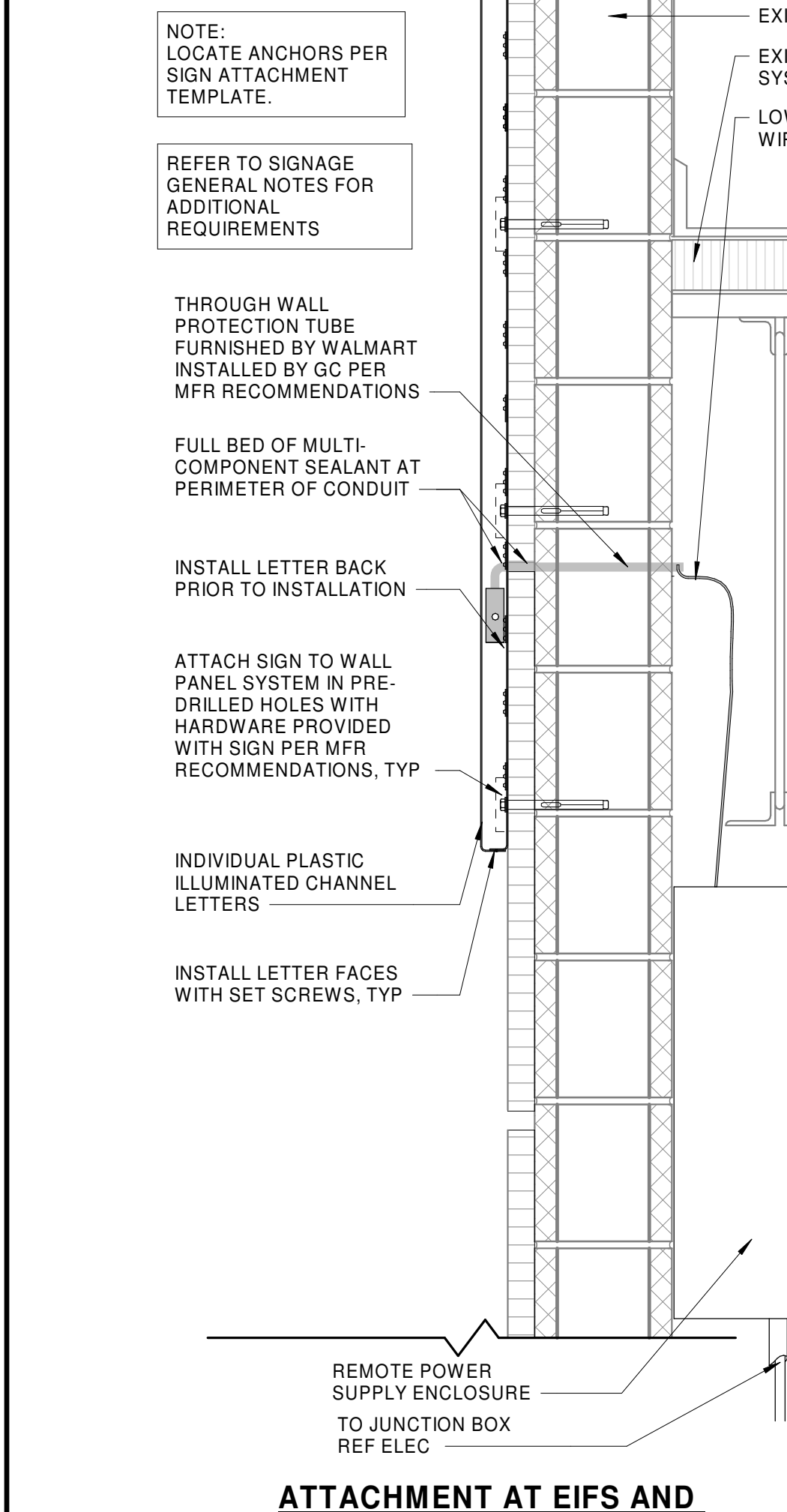
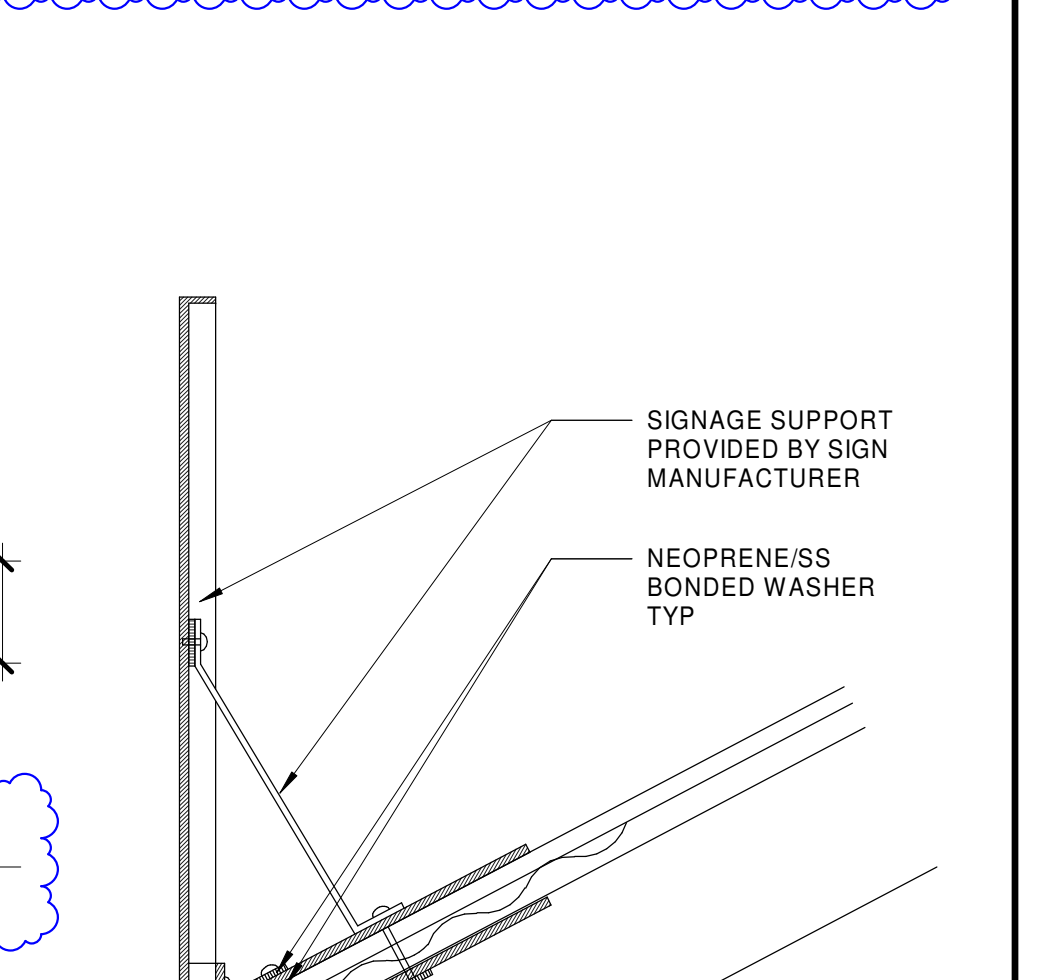
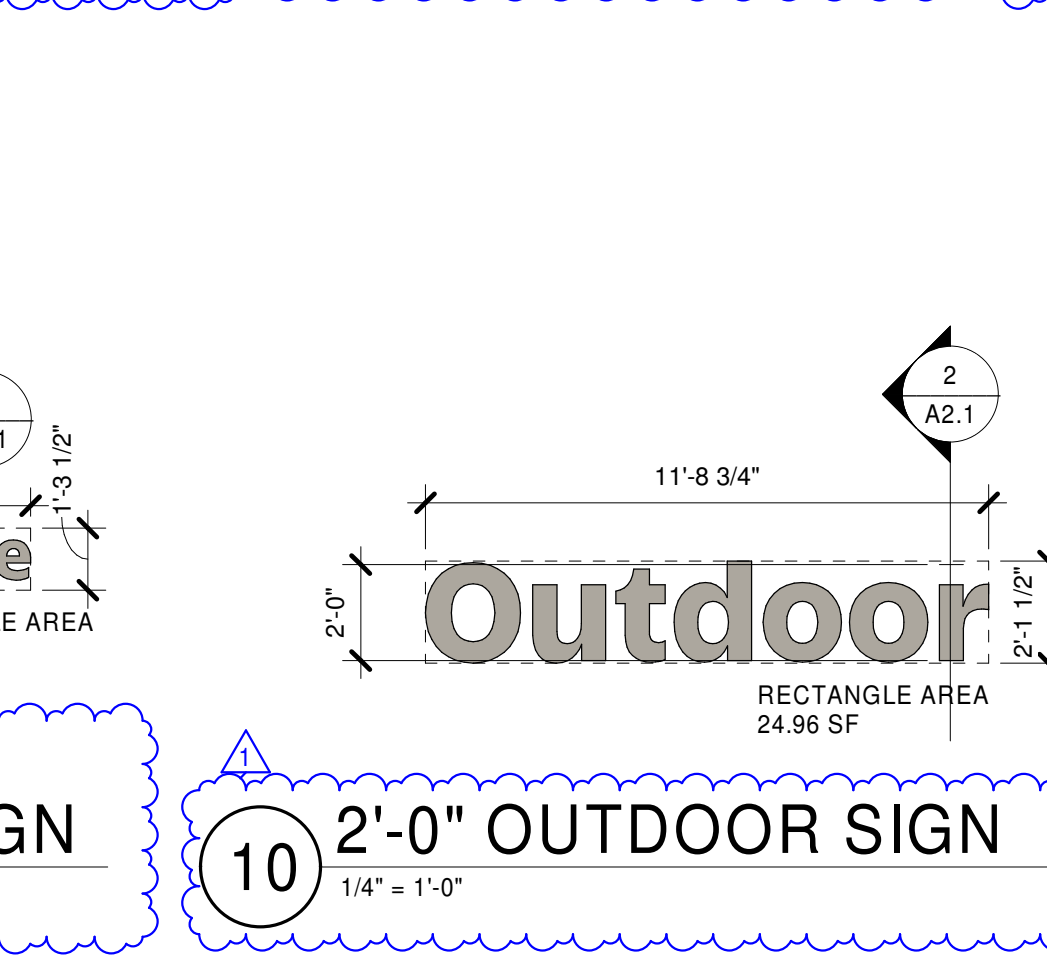
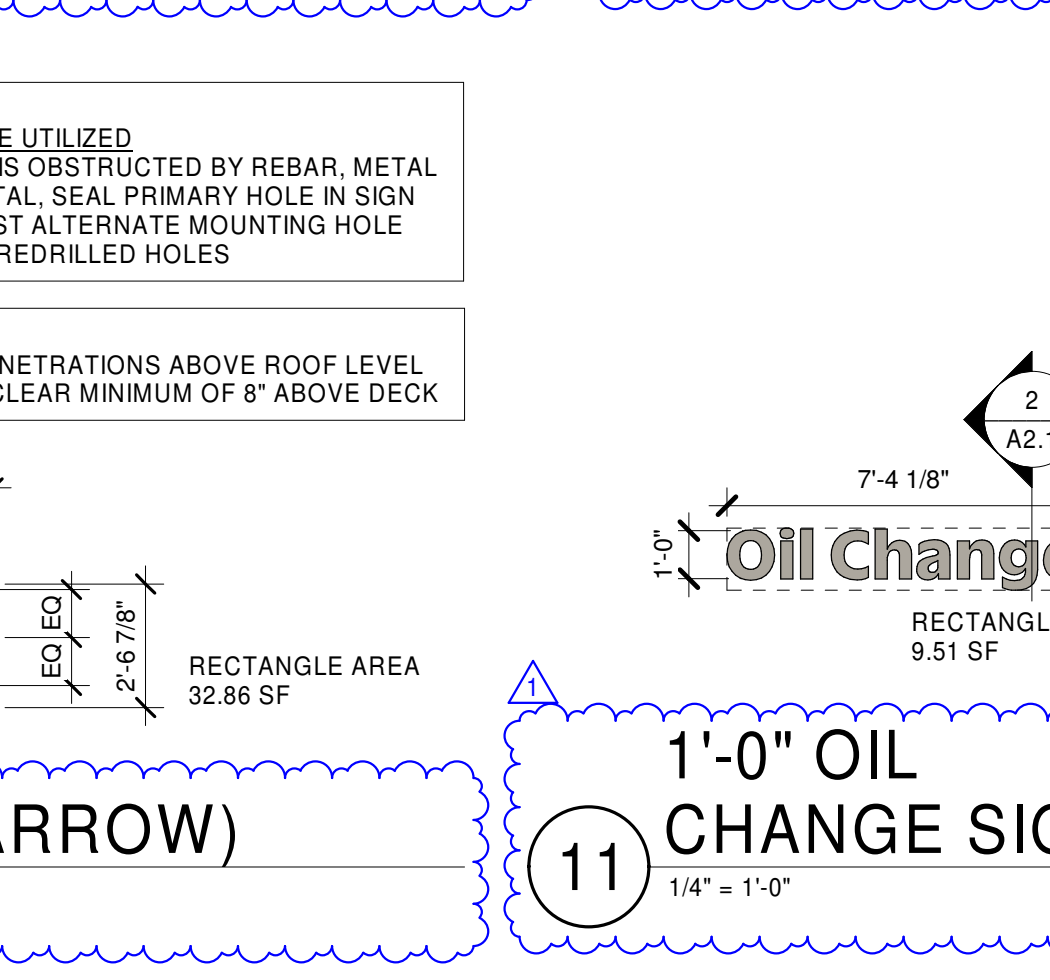
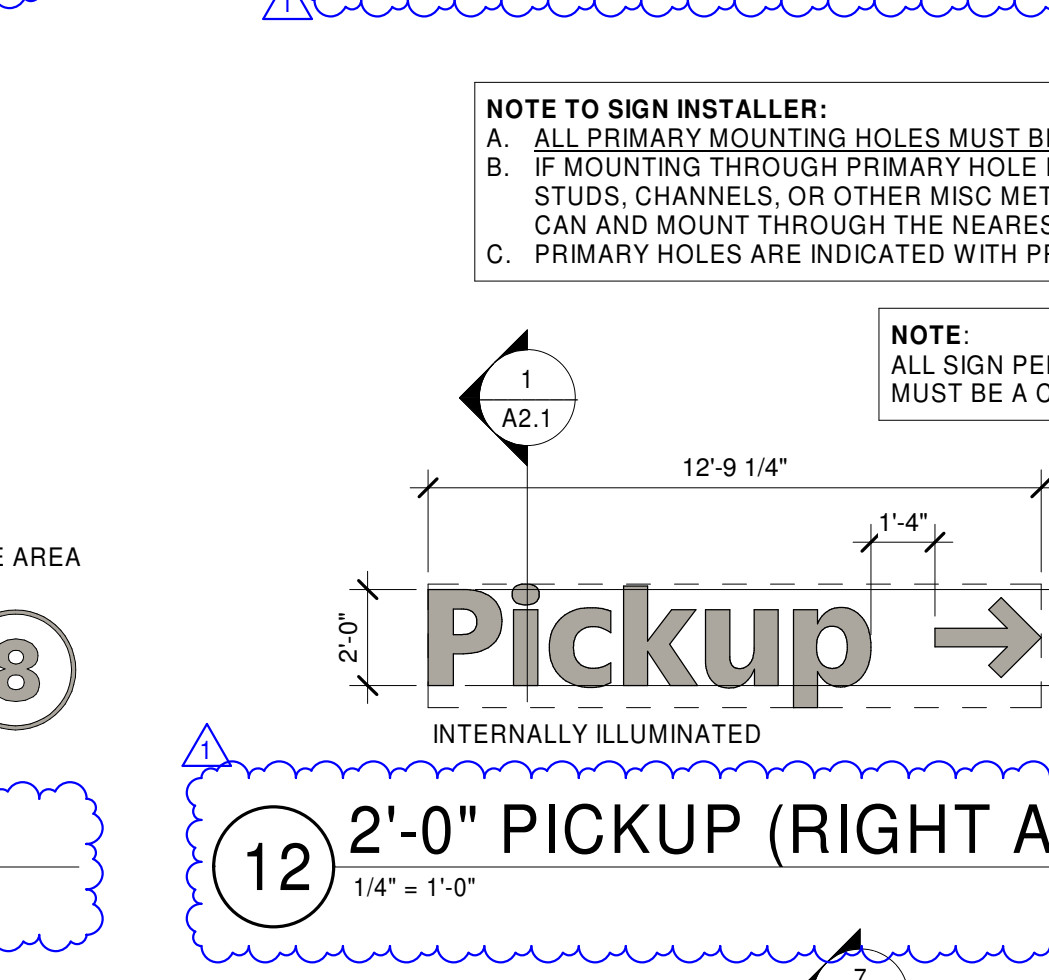
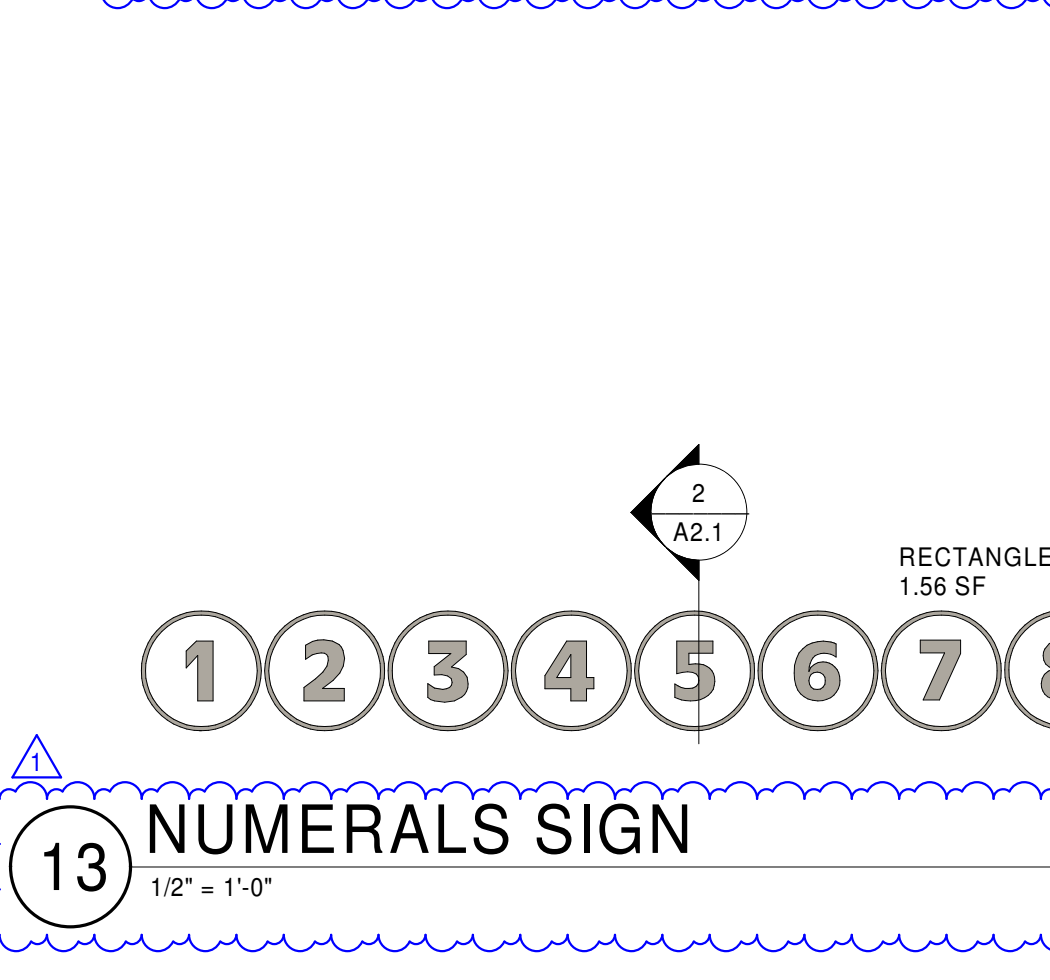
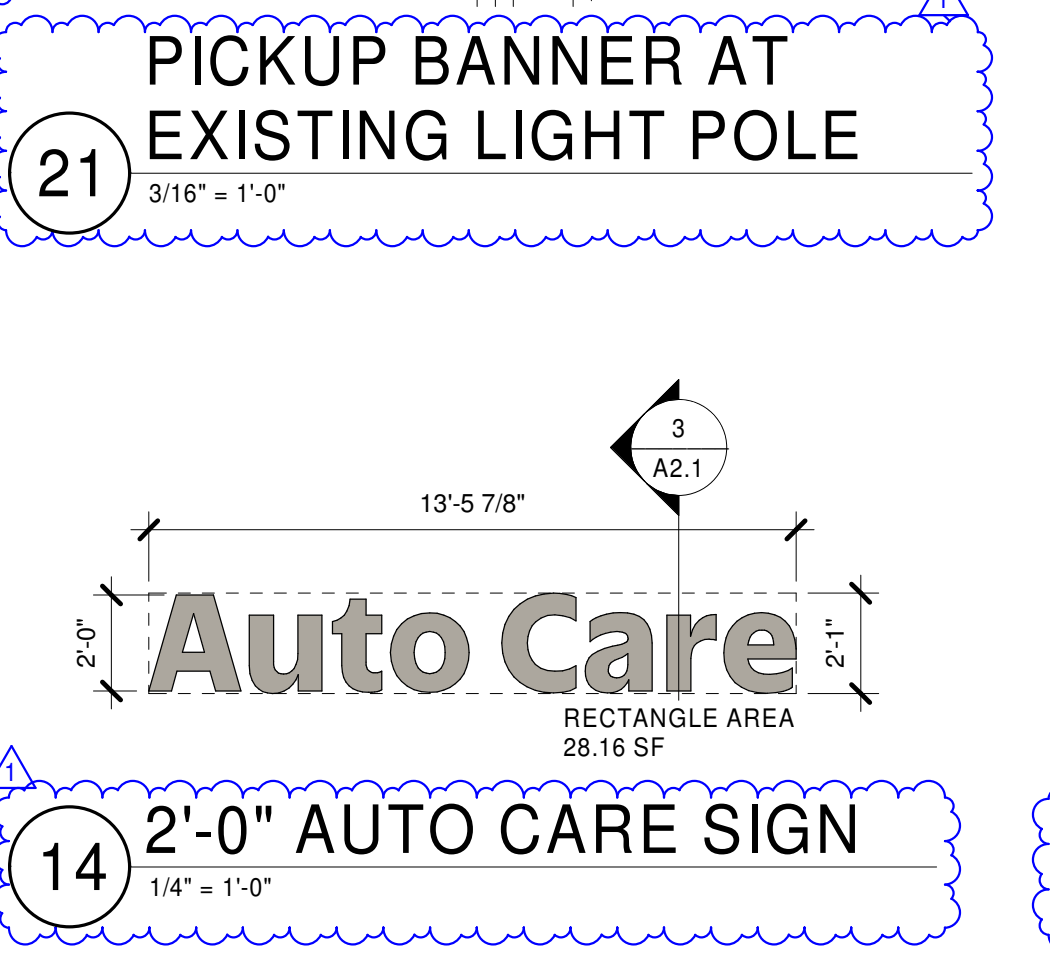
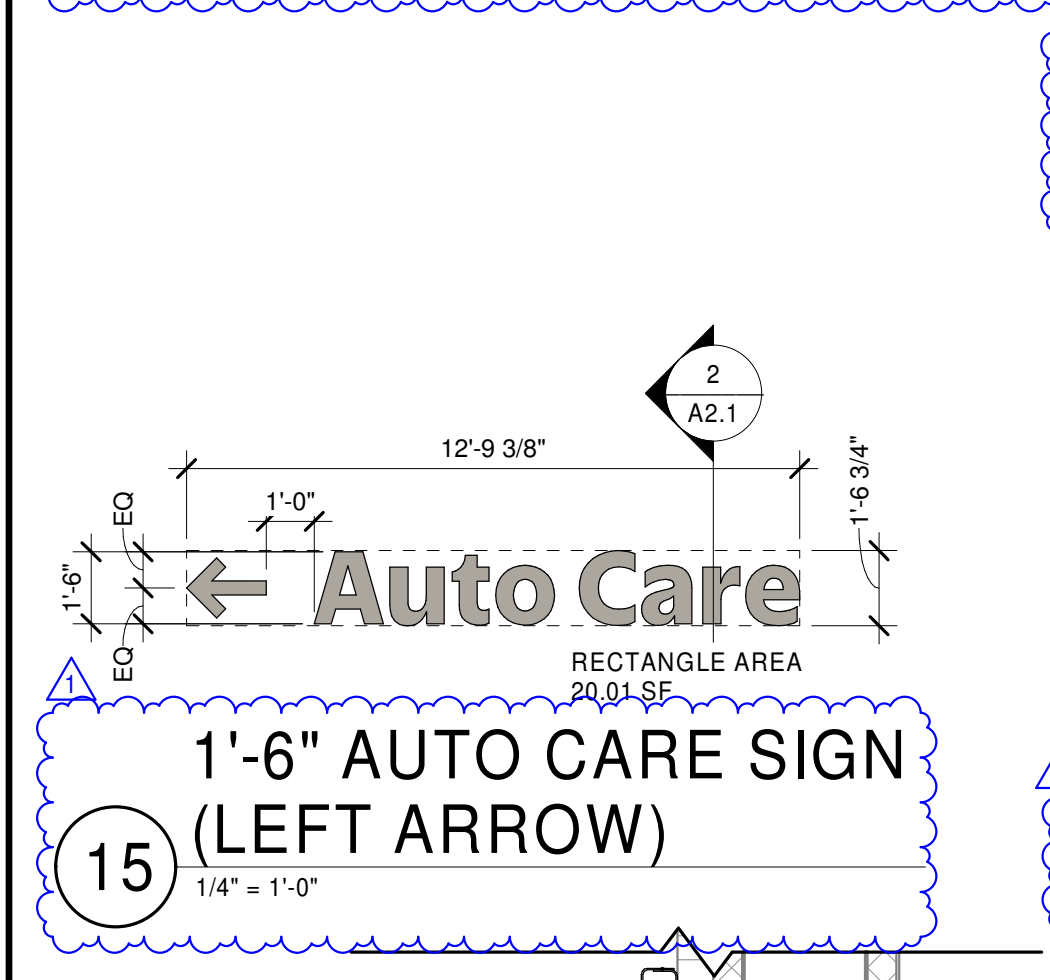
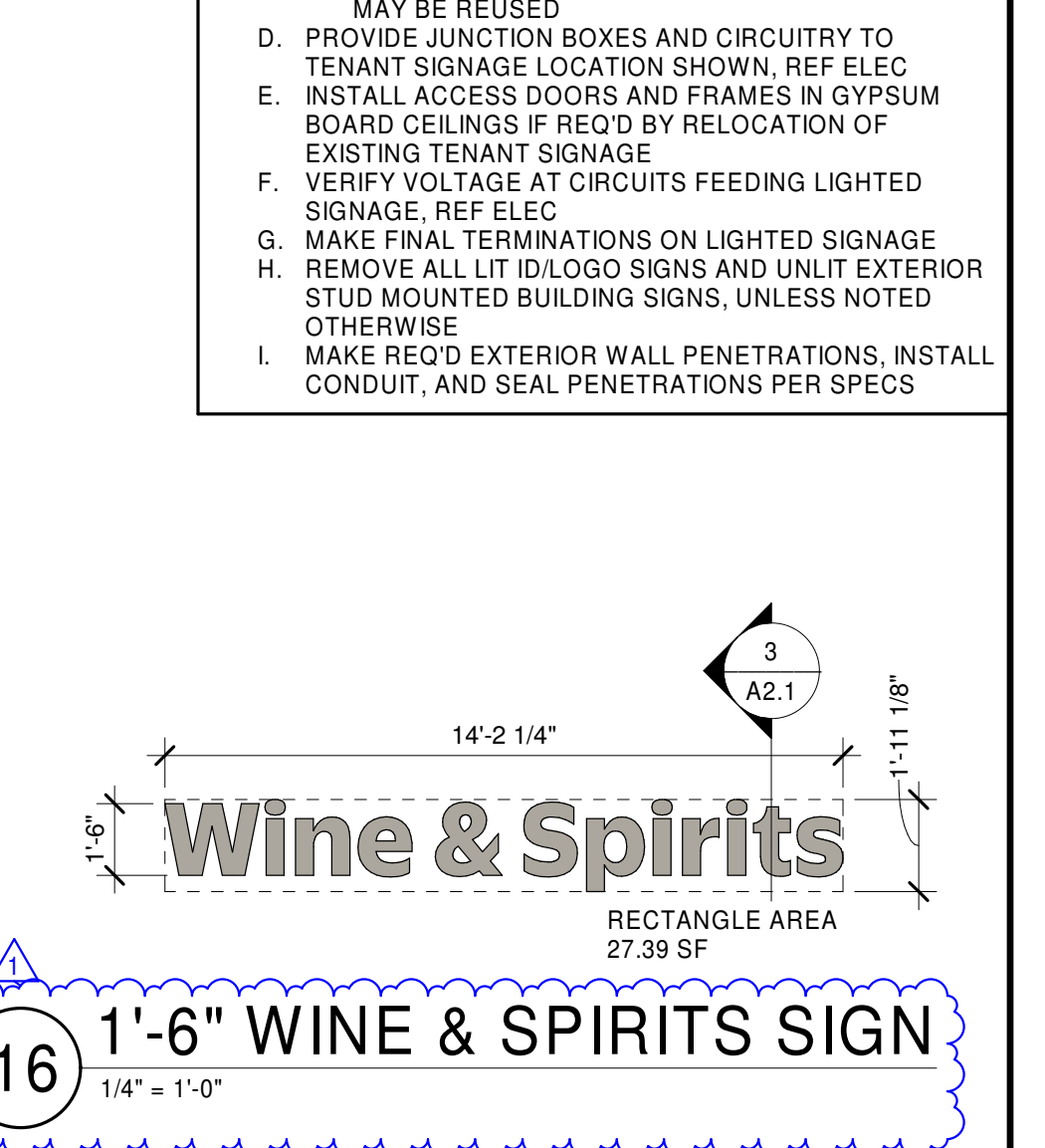
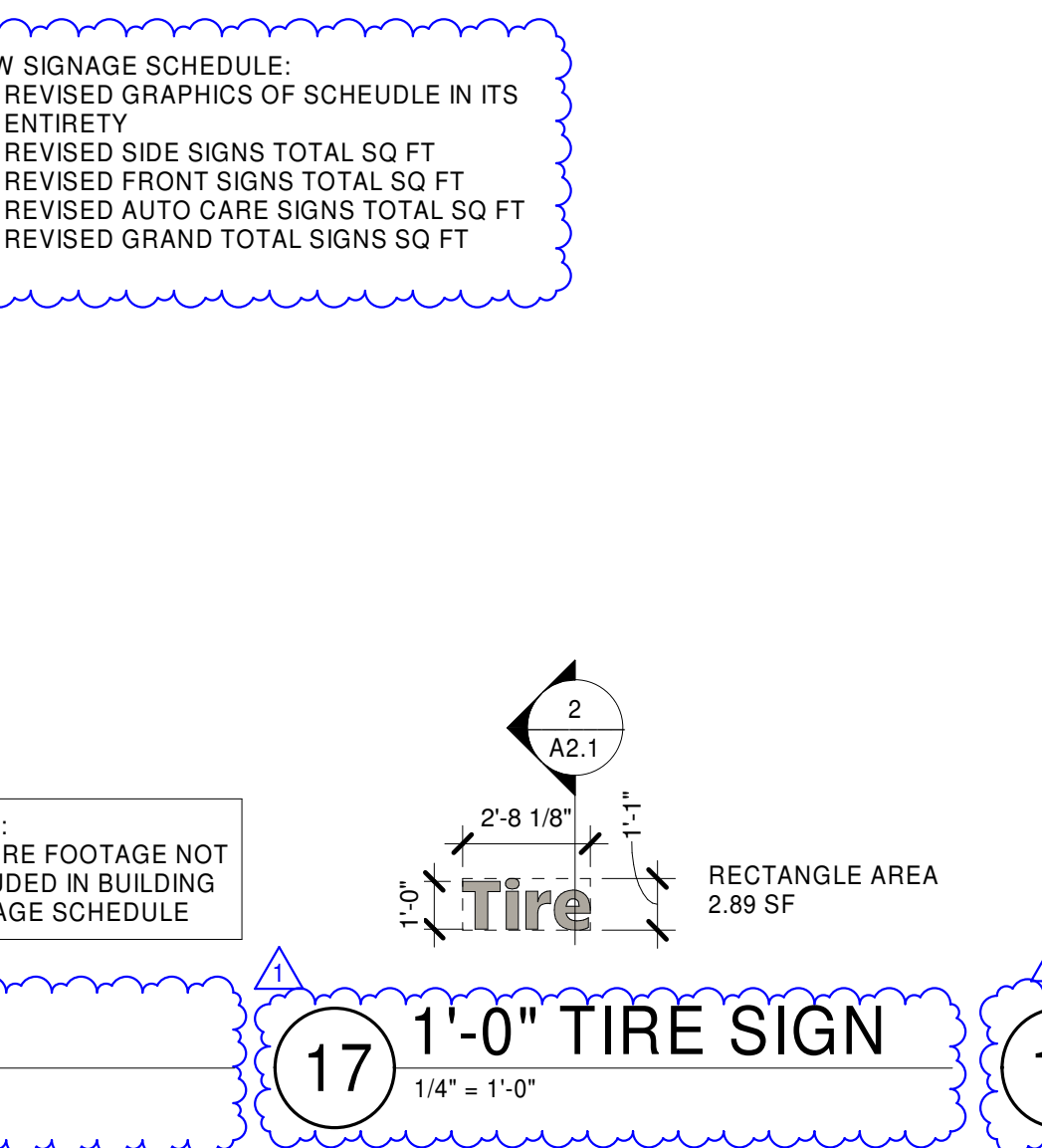
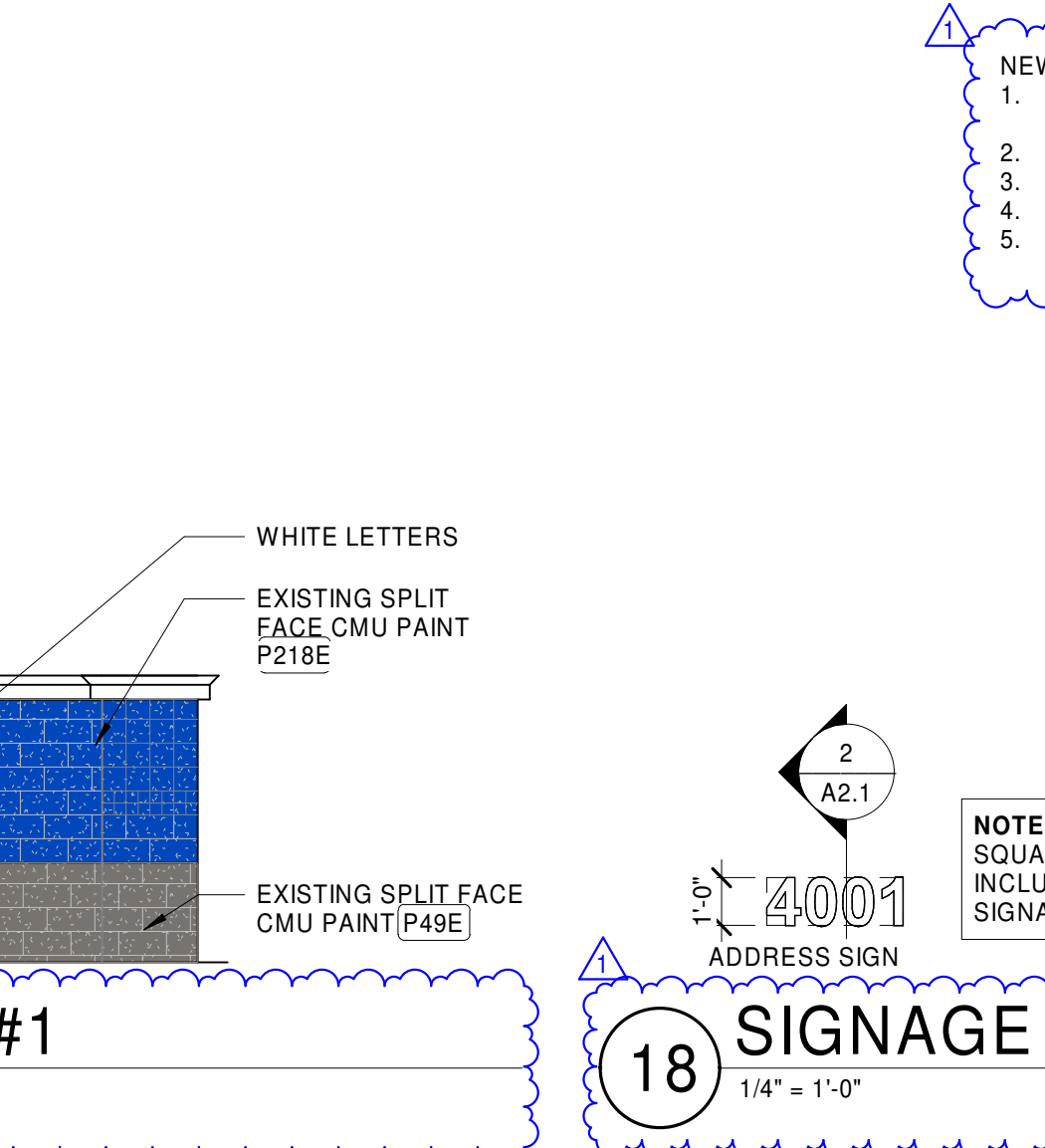
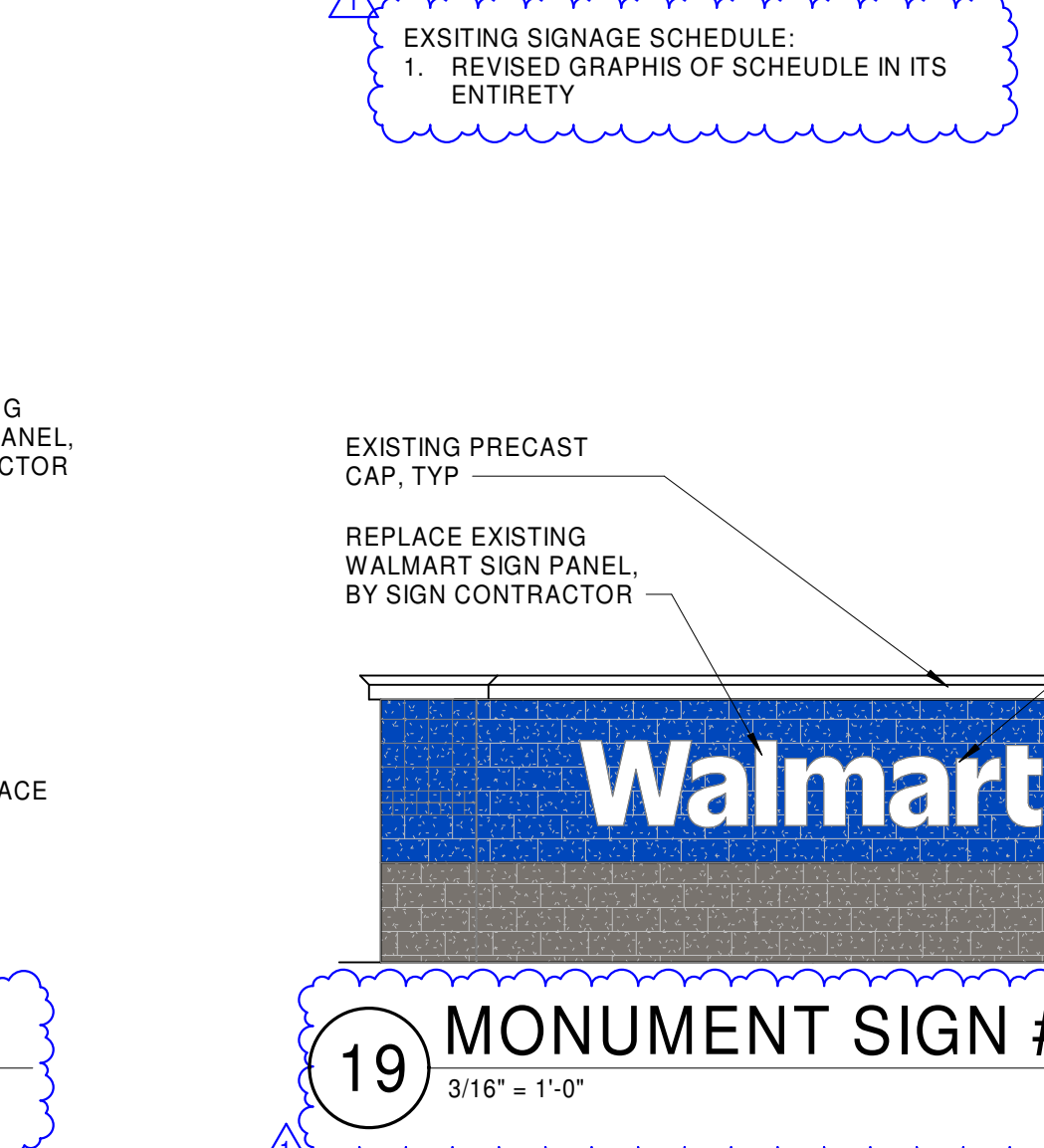
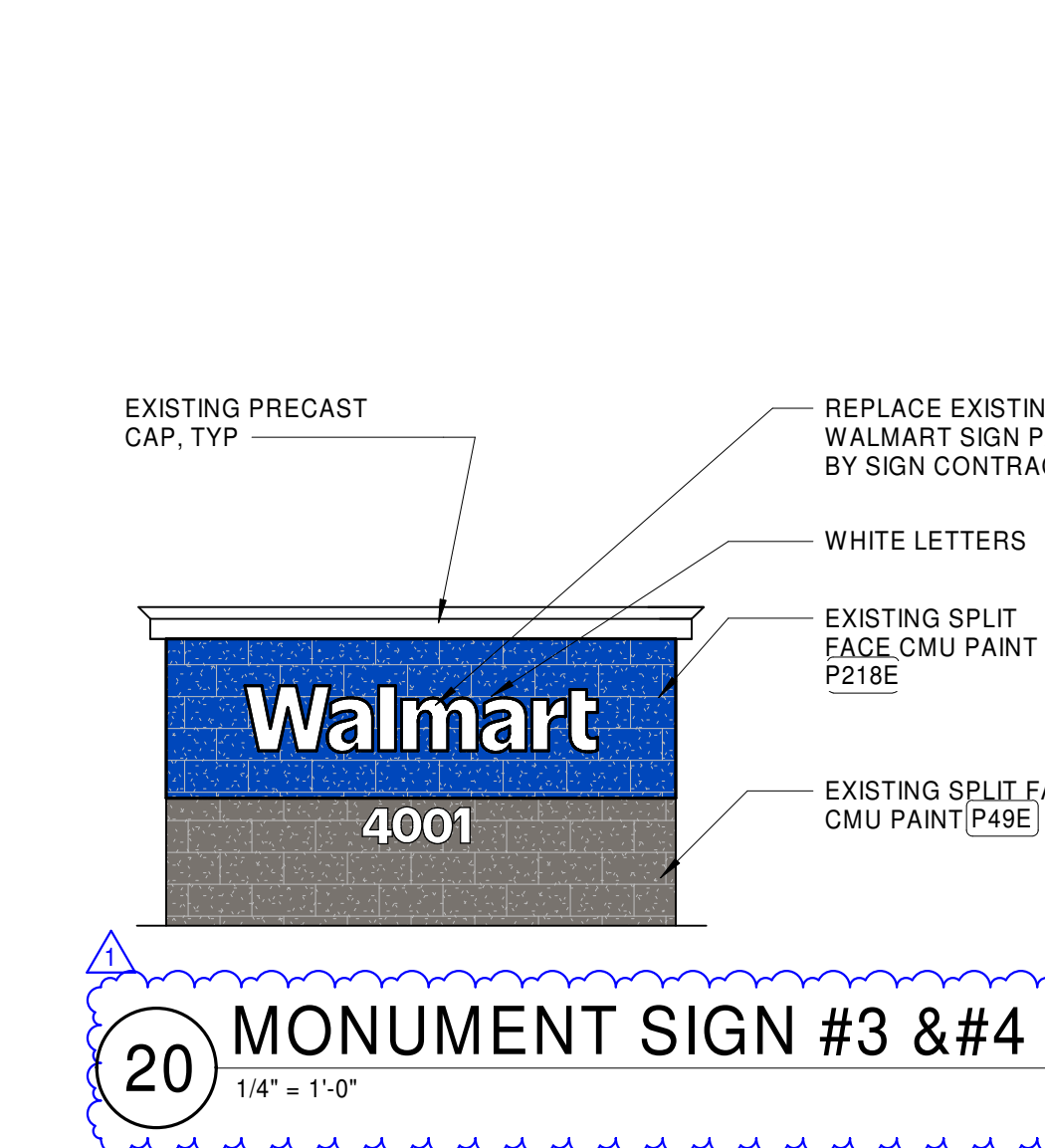
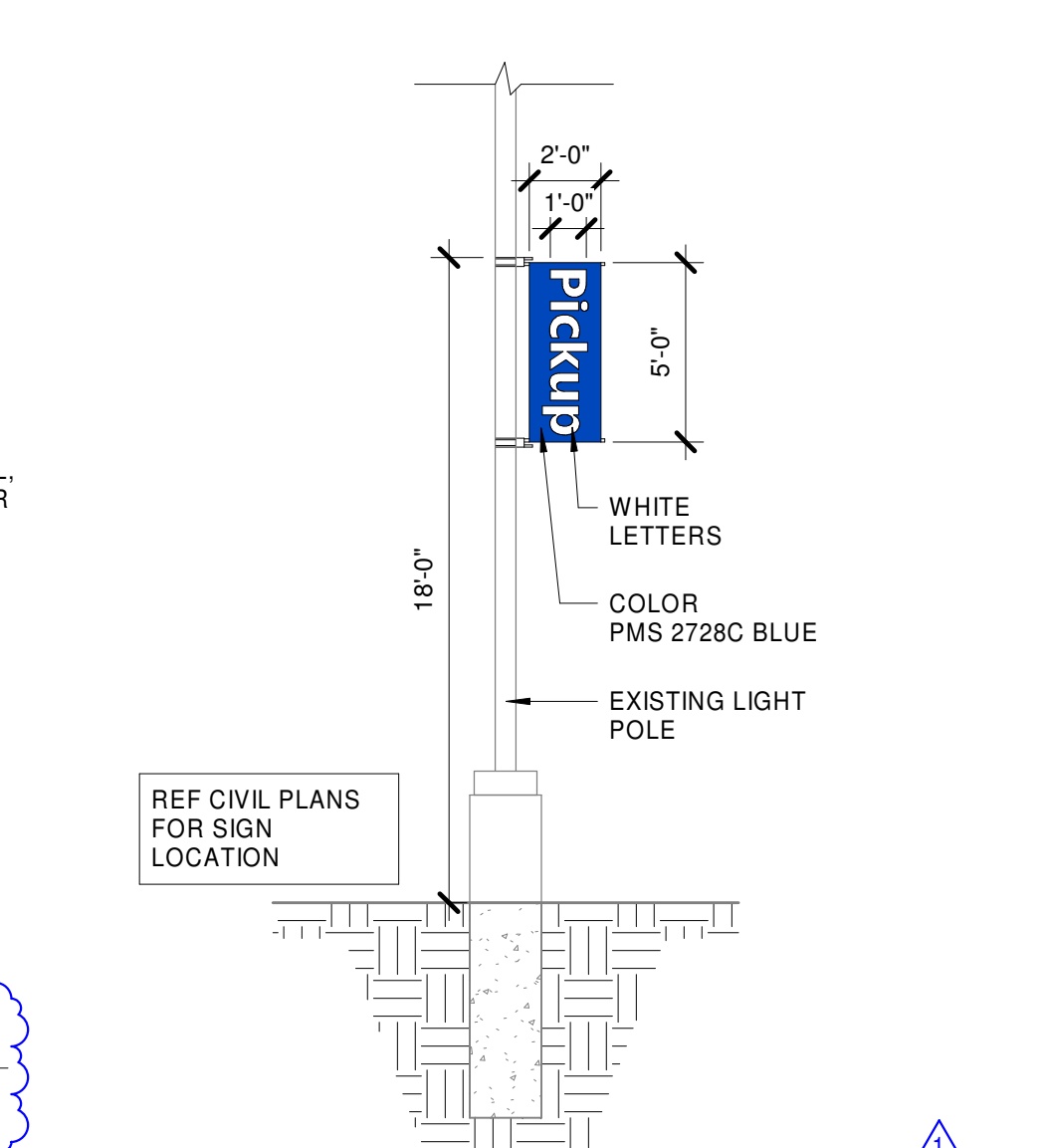
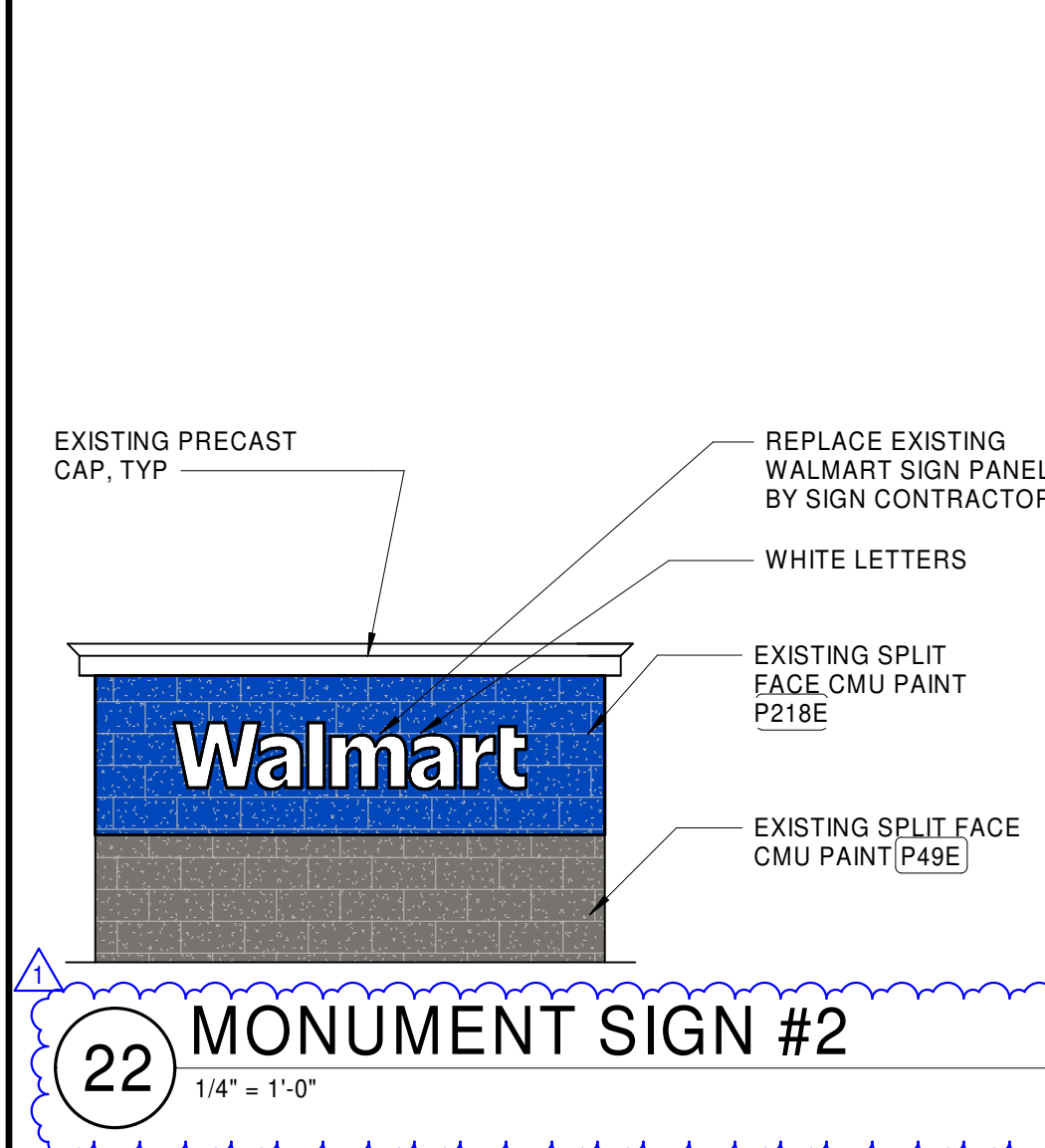
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 DRAWN BY: JH
 DOCUMENT DATE: 08/15/24
 PROTO: 192
 PROTO CYCLE: 05/31/24

REGISTERED ARCHITECT
 BOGUE L. EBBRECHT
 LICENSE #AR06288
 HFA-AE, L.T.D.
 QUALIFIER LIC. #R06288

This item has been digitally signed and sealed by BOGUE L. EBBRECHT on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EXTERIOR SIGNAGE

SHEET: A2.1



**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency**

Meeting Date: 3/12/2026

Prepared by: Mary Kindel

Title of Item:

ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

Summary Explanation/Background Information on Agenda Request:

Presentation on board member information and responsibilities.

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

1. Board_Committees Public Records Training_CITY2026

Public Records Training for Board/Committee Members

MARY KINDEL, CITY CLERK

LEE BAGGETT, CITY ATTORNEY



Introduction



What is a Public Record and who it applies to. The Public Records Law applies to **elected** and **appointed** Board Members



Board members are required to **preserve** and **transfer** any public records in their possession to the City and to **respond** to public records requests received



Duty to **preserve** and **not delete**- know what records should be submitted to the City for saving and what may be deleted/destroyed



Understand Board Member responsibilities after term expiration or board service ends

What is a public record?

- A public record is any record made in connection with the transaction of official City business, regardless of physical form, characteristic or means of transmission.
- This includes, but is not limited to paper, letters, maps, books, tapes, photographs, videos, recordings, voicemails, text messages, emails, and social medial posts.
- It is the **content** of the record that matters, not where it is kept.



Is the Public Records Law applicable to Elected & Appointed Board Members?

Yes, public records law applies to both elected and appointed board members. Any records received or created in connection with board duties – including emails, texts, and written communications, are public record.

Applicable boards include:

City Commission, CRA, CRB, & LPA

This means:

01

You are legally responsible for the preservation and transfer of those records to the City in Compliance with Chapter 119, Florida Statutes

02

This legal obligation to transfer public records extends to records that exist on **personal devices** or in **personal accounts**. All records should be preserved and maintained even after they are transfer-red to the City

03

Upon resignation or expiration of your term, you are required to transfer all public records to the City within 10 days after leaving office pursuant to Sec119.021(4)(b)F.S. **Then** records may be deleted.

Upon Appointment



Attention Elected officials and CRA board members only: Required to take an Annual 4-Hour Ethics Training on Public Records and Sunshine Law.



ALL Boards are to receive training and documentation on Public Records and the Sunshine Law.



Orientation Packet provided by the City Clerk.



Receive the Florida Commission on Ethics Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees.



Board By-Laws, Public Meeting Calendar, & Helpful Tools informational page.

Upon Appointment

Board Members receive a City assigned email address for public record purposes.

If you are issued a City email, all City/Board communication **must** be conducted using that City email.



If an email, text message, or other electronic communication (ex. social media posts, comments, etc.) is received on a personal account, the following response shall be sent to the sender, with a copy sent to your City Liaison:

“As a Board member, I am subject to the Florida Public Records Law and do not conduct any City business using this private account (or number). Therefore, if your message concerns Board business, you should redirect/resend it to my City of Stuart email address at

_____ [@stuartfl.gov](mailto:_____@stuartfl.gov).”

Submittal of Public Records to the City

Records may be submitted to the City via email, in person or via mail.



Text messages- take a screenshot of the conversation and forward to your City contact via email. Option to utilize text messaging software.



Videos- Download the video and forward to your City contact via email or place the video on a USB and provide to your City contact.



Social Media Posts- take a screenshot of the post, along with all the comments, etc. and forward to your City contact.



Emails sent or received using your non-City assigned email address should be forwarded to your City email address and City contact.



It is your responsibility to keep your records after they are provided in response to a request. Each new request will require you to provide the records.

Are there records that are related to City business that are not considered a **Public Record?**

YES, notes and rough drafts



Notes

Personal notes used only to jog your memory are not public records

Notes may be discarded when no longer needed

Once shared, notes become public records and may be subject to disclosure

Personal notes should be kept private and not accessible to others



Rough Drafts

Jotted down notes used to prepare a draft are not public record

Draft documents are public records once created

Sharing rough draft notes makes them public records

Shared drafts or notes must be provided to the City if requested

Rough draft notes should be kept private and not accessible to others

Public Records Requests

- If anyone makes a request to you for a copy or to inspect records related to your duties on the Board, please direct them to submit the request to the City's Records Custodian. They may submit a request directly **to the City or you**, then you pass it on to the City.
- Once a public records request is received, your City contact will reach out to you via email.
- Search your files, including electronic devices and accounts and gather any records related to the request.
- Send any records found in an email to your City contact.
- If you have no records, confirm it in an email to your City contact.



Expiration or Resignation of Term

Upon resigning or on the expiration of your term, you will:

01

Check your files, devices and accounts, gather any records to be submitted to your City contact.

02

All public records should be turned over to the City within 10 days of exiting Office.

03

This is pursuant to Section 119.021(4)(b), F.S. Criminal consequences can result from failure to turn over the records to the City.

Consequences of Public Records Violations

What happens if I am found to knowingly, purposefully, or maliciously violate the Public Records Law?



Failure to comply with the public records law may result in:

- ✓ The City having a judgement entered against it for violating public records law in a civil action and ordered to pay the attorney fees of the petitioner- there is no cap on attorney fees.
- ✓ Your arrest for a misdemeanor charge, punishable by up to a year in prison, or a \$1,000.00 fine, or both.
- ✓ Issuance of a citation to you for a noncriminal infraction and made to pay \$500.00 if you are found guilty.
- ✓ You could be removed from the Board.
- ✓ You could also be held individually liable in civil court.

Financial Disclosure

Financial disclosure is required of public officials and employees because it enables the public to evaluate potential conflicts of interest, deters corruption, and increases public confidence in government.



The Florida Commission on Ethics requires Board Members to file **financial disclosure forms pursuant to Chapter 112.3145 Florida Statutes.**

New Board Members: **Form 1**; Within 30 days of appointment then annually by July 1 of each year.

Exiting Board Members: **Form 1F**; Within 60 days after leaving appointment, unless taking another position that requires financial disclosure.



Florida Sunshine Law

Chapter 286, Florida Statutes

- **Applies to advisory boards**
- **Covers meetings of two or more members discussing board business**
- **Meetings must be open to the public with reasonable notice**
- **Minutes or records must be maintained**
- **Applies to all formats (in-person, phone, or electronic communication)**

Takeaways

- 1. This Board is subject to Sunshine Law & Public Records Law.**
- 2. It is your responsibility to maintain all Board business related records, except for emails through your City email address.**
- 3. You will be contacted by the City if a Public Records Request is made for your records.**
- 4. Do your best to limit City related texts or communication on personal devices.**
- 5. When separation from the Board occurs, submit all public records to the City Clerk.**

Questions

Mary Kindel, City Clerk

772-288-5306

mkindel@ci.stuart.fl.us

Lee Baggett, City Attorney

772-288-5386

lbaggett@ci.stuart.fl.us