



AGENDA

COMMUNITY REDEVELOPMENT BOARD

JUNE 2, 2026

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Frank McChrystal

Vice Chair - Bonnie Moser

Board Member - Philip DeBerard

Board Member - Frederick James

Board Member - Will Laughlin

Board Member - Jeff Manera

Board Member - Scott Whalen

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas

Board Secretary - Susej T. Meleqi

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

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 05/05/2026 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. MINOR URBAN CODE CONDITIONAL USE - MURAL ON FLAGLER PARK RESTROOMS LOCATED AT 221 SW FLAGLER AVENUE (QUASI-JUDICIAL)(RC):

RESOLUTION No. 02-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "HERITAGE VITALIS" ON A PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND APPLICANT OF 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 01-2026 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND STUART MAIN STREET ASSOCIATION, LLC., WHO IS THE APPLICANT, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING LOCATED AT 221 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2026 (RC):

RESOLUTION No. 03-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2026

STAFF UPDATE

ADJOURNMENT

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

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

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

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

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

Meeting Date: 6/2/2026

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 05/05/2026 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 05/05/2026 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 05052026 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
MAY 5, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

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

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair McChrystal, Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin, Board Member Manera, Board Member Whalen
ABSENT:

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. APPROVAL OF 03/03/2026 CRB MINUTES

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

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. MINOR URBAN CODE CONDITIONAL USE - MURAL ON FLAGLER PARK RESTROOMS LOCATED AT 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 02-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "HERITAGE VITALIS" ON A PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, swore in 3 people - Jordan Pinkston, CRA Program Manager, Christopher Vitale, Board Member of Stuart Main Street, and Samara Ash, Artist.

Ms. Pinkston, presented the minor code conditional use, the location, proposed mural, the artist, recommendations, and staff recommendation approval with the condition of exhibit D.

The Board discussed the proposed mural design, Arts Council recommendation, maintenance requirements, artist selection process, local artist participation, and whether minor revisions should be made to the sailfish depicted in the mural.

Mr. Vitale stated that they did receive artwork from local artist, but their board decided that this was one of the strongest artwork they received and spoke about the artist.

Ms. Ash addressed the Board regarding the symbolism, colors, and intent of the mural and stated that minor adjustments could be made.

Board Members continued brief discussion.

4:36 PM MOTION: Approve with the condition of making the minor adjustments before fine approval.

MOVED BY: Jeff Manera

SECONDED BY: William Laughlin

[MOTION WITHDRAWN]

4:39 PM MOTION: Table this for next month, ask the artist to make the revisions that we discussed today, we ask for more representatives from Stuart Main Street to appear to give us a procedural background on how they arrived at this decision for the artist and artwork.

MOVED BY: Philip DeBerard

SECONDED BY: Frederick James

VOTE: MOTION PASSES 5/2.

YES: Frederick James, Scott Whalen, William Laughlin, Philip DeBerard, Frank McChrystal

NO: Bonnie Moser, Jeff Manera

3.

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND APPLICANT OF 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 01-2026 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND STUART MAIN STREET ASSOCIATION, LLC., WHO IS THE APPLICANT, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING LOCATED AT 221 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4:40 PM MOTION: Move to the next CRB Meeting.

MOVED BY: Philip DeBerard

SECONDED BY: Bonnie Moser

Motion approved unanimously.

4. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS (RC):

ORDINANCE No. 2552-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II – ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, SECTION 2.06.00. – SUPPLEMENTAL USE STANDARDS TO ADD A NEW SECTION 2.06.24. BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS AND TO AMEND THE CITY'S CODE OF ORDINANCES CHAPTER 8 – ANIMALS, ARTICLE I. IN GENERAL, SECTION 8.2. – LIVESTOCK PROHIBITED IN THE STUART'S CODE OF ORDINANCES, BY REMOVING CERTAIN PROVISIONS RELATED TO ALLOW BACKYARD CHICKENS IN CERTAIN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, presented a proposed land use text amendment to allow backyard chickens within certain residential zoning districts. The proposed amendment would allow up to four chickens as an accessory use on occupied detached single-family and duplex properties within specified zoning districts, subject to the

conditions in the draft ordinance. Staff requested that the Board provide a recommendation of approval to the City Commission.

The Board discussed the proposed regulations, including noise, smell, maintenance, permitting, enforcement, coop height, fencing, screening, hedges, duplex properties, and possible impacts to neighboring properties. Board members also discussed the benefits of backyard chickens, including fresh eggs, education for children, reduction of food scraps, composting, and sustainable living.

Vice Chair Moser proposed the following conditions, allowing chicken coops to exceed six feet in height, reducing the fence requirement to five feet, and permitting hedges as an alternative screening option.

Board Members continued discussion on the land text use amendment and conditions.

4:51 PM MOTION: Approve the Ordinance with the condition of allowing chicken coops to be up to seven feet in height, reducing the fence requirement to five feet, and permitting hedges as an alternative screening option.

MOVED BY: Philip DeBerard

SECONDED BY: Bonnie Moser

Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:00 PM

Susej T. Meleqi, Board Secretary

Frank McChrystal, Chair

**Minutes to be approved at the CRB
Meeting this 2nd day of June, 2026.**

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

Meeting Date: 6/2/2026

Prepared by: Jordan Pinkston

Title of Item:

MINOR URBAN CODE CONDITIONAL USE - MURAL ON FLAGLER PARK RESTROOMS LOCATED AT 221 SW FLAGLER AVENUE (QUASI-JUDICIAL)(RC):

RESOLUTION No. 02-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "HERITAGE VITALIS" ON A PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

COMMUNITY REDEVELOPMENT BOARD:

On May 5, 2026 the Community Redevelopment Board was presented with an application requesting approval of a public artwork (mural), which requires a Minor Urban Code Conditional Use. The proposal consisted of a three-sided mural to be installed on the exterior southern, western, and eastern walls of the Flagler Park Public Restroom Building, located at 221 SW Flagler Avenue.

During board discussions, there was direction for the artist to enhance the proposed sailfish to reflect more realistic features.

The Board motioned to bring Resolution No. 02-2026 CRB back to see the artwork revisions and learn more about Stuart Main Street's Request for Proposal process.

SUMMARY:

In 2025, Stuart Main Street received a Letter of Support through Resolution No. 02-2025 CRA to commission a mural at the proposed location. This letter enabled Stuart Main Street to apply for grant funding to support the selection of an artist and the creation of public art. Because the mural is intended for City-owned property, Stuart Main Street's grant application required official endorsement of the project.

The proposed mural, titled "*Heritage Vitalis*," was designed specifically for the City of Stuart. The artwork is intended to enhance the public space while highlighting the ecological significance of the St. Lucie River. The mural aims to inspire residents and visitors to appreciate and protect this vital natural resource. Its design reflects the enduring spirit of Historic Downtown Stuart by integrating elements of the City's maritime heritage, natural environment, and cultural resilience. The project is expected to increase public engagement with the arts, enhance overall quality of life, and foster community pride.

Artist Samara Ash, with more than 25 years of experience in large-scale murals, will create the mural.

The Arts Council of Martin County has reviewed the proposal and recommends approval of the mural

without any suggested modifications.

Murals are considered Public Art and follow Section 3.01.08 F. in the Land Development Code, which states the following:

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

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

Funding Source:

N/A

Recommended Action:

In the case of a minor urban code conditional use approval, the CRB is the final decision maker. Motion to approve the proposed mural subject to conditions in Resolution 02-2026 CRB.

ATTACHMENTS:

1. Resolution No. 02-2026 CRB - Mural Conditional Use Approval (including Exhibits A -D)
2. Minor Urban Code Conditional Use Application
3. MartinArts Review
4. Res. No. 02-2025 CRA - Recommendation Letter COS to SMS
5. Affidavit Attesting to Notification



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

RESOLUTION NUMBER 02-2026 CRB

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED “HERITAGE VITALIS” ON A PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Sections 3.01.06 and 11.01.11 of the Land Development Code of City of Stuart, Stuart Main Street Association, Inc. (The “Applicant”) filed an application on March 18, 2026, for a Minor Conditional Use Permit to implement the public artwork (mural) project named “Heritage Vitalis” on the exterior southern, western and eastern walls located at 221 SW Flagler Avenue and within Community Redevelopment Area (CRA); and

WHEREAS, pursuant to Section 3.01.08 F. of the Land Development Code, the Community Redevelopment Board is governed by 10 standards for works of art in the exercise of their discretion to approve, approve with conditions, or disapprove the proposes installation of public art; and

WHEREAS, the Community Redevelopment Board held a properly noticed hearing on May 5, 2026, to consider the application for public artwork (mural) as a conditional use; and

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

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

SECTION 1: Subject to the conditions attached hereto, the Community Redevelopment Board hereby grants a Minor Conditional Use Approval to Stuart Main Street Association, Inc., property owner, for a mural located at 221 SW Flagler Avenue, Stuart, Florida. This conditional use is not assignable or transferable.

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

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

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

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

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

FRANK MCCHRYSTAL, CHAIRMAN
BONNIE MOSER, VICE CHAIRMAN
FREDERICK JAMES, BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

Resolution #02-2026 CRB
"Heritage Vitalis"
Minor Urban Code Conditional Use Permit Application

WILL LAUGHLIN, BOARD MEMBER
JEFF MANERA, BOARD MEMBER
PHILIP DEBERARD, BOARD MEMBER
SCOTT WHALEN, BOARD MEMBER

ADOPTED this ____ day of _____, 2026.

ATTEST:

MARY R. KINDEL
CITY CLERK

FRANK MCCHRYSTAL
CHAIRMAN

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

Resolution #02-2026 CRB
“Heritage Vitalis”
Minor Urban Code Conditional Use Permit Application

“Exhibit A”
Legal Description

Legal Description

THAT PART OF A 95' WIDE STRIP OF LAND ACROSS FROM GOVERNMENT LOT 2 IN 05-38-41, MARTIN CO FL AND BEING A PART OF THE NE 95' OF LAND CONVEYED TO FLORIDA EAST COAST RAILWAY CO IN DEED BOOK O PAGE 492 DADE CO FLORIDA; SAID LAND SITUATE, LYING IN AND BEING IN MARTIN CO FL DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE E LINE OF GOVERNMENT LOT E WITH THE S LINE OF THE MOST NORTHERLY 20' WIDE COUNTY RD AS ON THE FINAL PLAT OF KITCHING'S ADDITION TO THE TOWN OF STUART, PB 2/86 PALM BEACH (NOW MARTIN) CO FL; THEN NW ALONG THE S LINE OF THE COUNTY RD FOR 411.96'; THEN SE FOR 178.41'; THEN SE ALONG THE NORTHERLY EXISTING RAILROAD ROW LINE OF THE F.E.C. RAILROAD FOR 348.04' TO THE E LINE OF GOVERNMENT LOT 2; THEN NW ALONG THE E LINE FOR 128.88' TO THE POB

Parcel ID # 05-38-41-000-000-00021-8

"Exhibit B"
Location Map



“Exhibit C”
Conditions of Approval

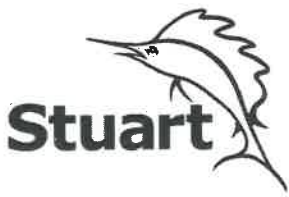
- 1) The project shall comply with the attached mural rendering in “Exhibit D”.



"Exhibit D"
Mural Rendering







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

Received by: _____

Reviewed by: _____

Approved by: _____

Application for Mural Minor Conditional Use Permit

Project ID# _____
(Staff Entry)

Pre-App Conference Date: 12/1/25	Application Date: 3/18/26
Project Name: Flagler Park Mural Project	
Parcel ID# 053841000000000218	Project Address: 221 SW Flagler Ave., Stuart, FL 34994
Zoning/CRA Sub-district: 8900 - 8900 Muni other than prev cvrd	
Subdivision:	Lot(s):
Fee: \$254.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board) <i>(This does not include fees for public notice or any required recording fees)</i>	
A <u>Mural Minor Conditional Use Permit</u> shall be required for a mural on public buildings and facilities and private properties limited to non-residential and mixed-use buildings within the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply, and the proposed mural shall be consistent with the terms and conditions of the Development Agreement.	
Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc, the payment of fees, and pertinent information as required below.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing.	
Justification: Please provide justification supporting the request for a Mural Conditional Use Permit including artist's resume/portfolio, proposed location of mural (photos of exterior wall), dimensions of mural (size/scale), paint colors, type of paint or other material to be used, description of the proposed mural, color rendering/drawing, and maintenance program (use additional pages if needed).	

General Information

(Please Print or Type)

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

Name: Candace Callahan
Title: Executive Director
Company: Stuart Main Street Association, Inc.
Company Address: 201 SW Flagler Ave.

City/State/Zip Code: Stuart, FL. 34994
Telephone Number: 772-286-2848
Facsimile Number: N/A
Email Address (optional): director@stuartmainstreet.org

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

Name:
Title:
Company:
Company Address:

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

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

Name: Candace Callahan
Title: Executive Director
Company: Stuart Main Street Association, Inc.
Company Address: 201 SW Flagler Ave.

City/State/Zip Code: Stuart, FL. 34994
Telephone Number: 772-286-2848
Facsimile Number: N/A
Email Address (optional): director@stuartmainstreet.org

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

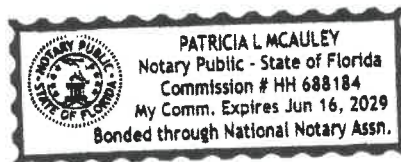
Signed this 18th day of March, 2026.

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 18 day of March 2026 by Candace Callahan who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature *Patricia L McAuley*
Patricia L McAuley

Commission expires:





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

APPLICANT INFORMATION	
Name: Stuart Main Street Association, Inc.	
Address: 201 SW Flagler Ave., Stuart, FL 34994	
Phone: 772-286-2848	Tax ID#: 65-0026868
Email: director@stuartmainstreet.org	
Website: https://stuartmainstreet.org	
PROPERTY INFORMATION	
Lead Artist Name: Samara Ash	
Other Artists (if applicable): N/A	
Address: 677 NE 24th St., #206, Miami, FL 33137	
Phone: 786-487-4592	Tax ID# N/A
Email: samaraashstudio@gmail.com	
Website: www.SamaraAsh.com	
MURAL LOCATION INFORMATION	
Name of Business: Flagler Park	
Type of Business: City of Stuart-owned property in a public location	
Property Owner Name: City of Stuart	
Property Owner Phone: N/A	
Property Owner Email: N/A	
Address of Proposed Project: 221 SW Flagler Ave., Stuart, FL 34994	

MURAL PROJECT SUMMARY

Mural Project Name/Title: "Heritage Vitalis"

Total Project Cost: \$ 18,450

Matching Amount Requested: \$ 3,000

Please provide the project concept/description, mission statement (include a detailed summary on a separate attachment):



FLAGLER PARK MURAL PROJECT

**Art in Public Places
Grant Proposal**



info@stuartmainstreet.org

<https://stuartmainstreet.org/>



STUART MAIN STREET

Stuart Main Street is a 501c3 private nonprofit organization that has served the historic Downtown Stuart district since 1987. We are a nationally accredited organization under the Main Street America banner, belonging to a network of more than 1,200 other Main Street programs across the country.

Our Vision

Stuart Main Street envisions a vibrant, sustainable Historic Downtown Stuart for residents, businesses, and visitors. Embracing the future while preserving the past, the Historic Downtown is a center for community life in Stuart and the larger surrounding community and home to an active spirit of civic pride and entrepreneurship, public and private sector cooperation, and the community's historical and cultural heritage.

Our Mission

Stuart Main Street uses the Main Street Four Point Approach[®] to create and maintain a positive downtown experience for residents, businesses, and visitors. Specifically, Stuart Main Street works to:

- Build community consensus and use resources collaboratively
- Maintain a distinctive appearance in keeping with downtown's Old Florida charm
- Stabilize the economic environment, strengthening and retaining existing businesses and filling vacancies
- Market a positive image of the downtown through advertising, public relations, and digital media, and retail and special events.

Our Tagline

Embracing the Future, While Preserving the Past.



PROJECT DESCRIPTION

Stuart Main Street's mural project will transform Flagler Park by creating a vibrant art mural. This project seeks to transform an underutilized area into a welcoming and accessible gathering place for residents of all ages and abilities. Designed with input from a local artist and civic partners, this project encourages inclusion, celebrates community identity, and provides a safe gathering place for people of all ages and abilities. This project will support year-round engagement at the park.



Stuart is known for its historic charm and small-town character, but like many growing coastal communities, it faces the challenge of preserving its identity while adapting to changing needs. The three murals, to be developed in collaboration with local Florida artist Samara Ash, will celebrate Stuart's history, culture, and natural beauty, becoming a visual landmark.



SCOPE OF WORK

In 2025, Stuart Main Street chose Samara Ash to create the new Flagler Park mural through an RFP process.

Ms. Ash has over 25 years of experience bringing vibrant, thought-provoking art to a wide array of public spaces. She created her three-sided mural, “Heritage Vitalis”, specifically for the City of Stuart. This mural celebrates the enduring spirit of Historic Downtown Stuart through a composition that unites the city’s maritime identity, natural abundance, and cultural resilience.

Art In Public Places funds will support:

- Artist design, public engagement, and mural execution
- High-quality, weather-resistant paints and protective coatings
- Surface preparation and installation

The following page contains mock-ups of the Flagler Park mural. The mural contains numerous symbols, colors, and patterns that signify Stuart’s history.

The **sailfish** signifies Stuart’s maritime history; the **osprey**, found throughout Florida, is the guardian of the river, symbolizing vision and strength; the **pineapple** represents Stuart’s agricultural roots and the resilience of our early settlers.

Throughout the mural, **tropical flora** celebrates the natural abundance and landscape, and undulating patterns of movement demonstrate the cycles of time and interconnectedness. Ms. Ash drew the color palette from the city seal, using **Old Florida** pinks to evoke timeless charm. Lastly, **water** is a primary theme of the mural, signifying the lifeblood of the ecosystem.



MURAL MOCK UPS



SUPPORT, TIMELINE, & REQUEST

Project Partners

The City of Stuart is collaborating with Stuart Main Street to bring this project to life. In January, Women Supporting the Arts also awarded Stuart Main Street a \$10,000 grant for this project. By pooling municipal resources with Stuart Main Street's grassroots connections, these partnerships strengthen civic collaboration, promote shared ownership, and amplify impact, making revitalization a true community achievement.

Timeline

This project will be completed by mid 2026, approximately 3 months after full funding has been secured.

The Flagler Park mural project will create a lasting community impact through inclusive placemaking. By beautifying a public park with stunning murals, this project strengthens hometown pride for Stuart residents of all ages.

\$3,000

**Stuart Main Street kindly requests
Art in Public Places' support for our
Flagler Park mural project.**





THANK YOU
FOR CONSIDERING
OUR APPLICATION

CONTACT INFORMATION

CANDACE CALLAHAN
director@stuartmainstreet.org
772.286.2848

Mural Matching Grant Program Budget Worksheet

Project Expenses:	Notes	Amount
Artist Fees	Preliminary Design Design Development Adjust Final Design to Structure Project Management Labor	\$8,250
Assistant Fees		
Supplies/Materials	Paints, mediums, etc. Brushes, rollers, trays, etc Rulers, mixing containers, etc Spray equipment, laser, fans, etc Safety gear (gloves, masks, etc)	\$3,000
Insurance		\$300
Wall Preparation		
Scaffolding/Ladders/Lifts		
Sealant - Clear Coat with UV Protection ¹	Required	\$1,000
Maintenance	5-year plan	\$4,500
Application Fees		
Public Notice/Posting Sign		
Other	Contingency	\$1,400
Total Budget		\$18,450
Match:		
Cash		
Foundation Grants	Women Supporting the Arts	\$10,000
Business Donations		
Individual Donations		
Fundraisers		
Other		
Total Cash		
In-Kind		
Volunteer Time	Use IS Value ²	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other	SMS and Innovant Grant Project Management Time	\$5,218
Total In-Kind		
Total Match		\$15,218
Funding Request:		\$3,000

Does match equal or exceed funding request?
--

YES

¹ Artists are required to seal their mural before completion.

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

SAMARA ASH

Born in Santa fé de Bogota, Colombia. Lives and works in Miami, Florida, United States. Ash is an accomplished visual artist, muralist, and educator with over 25 years of experience in the fine arts. She is widely recognized for her public art installations, which explore themes of **nature, transcendence, and cultural identity**. She is a Miami International Fine Arts artist resident.

SELECTED EXHIBITIONS

- 2025 Father Time / Miami International Fine Arts Gallery / Miami, FL / "Chronos Vital"
- 2025 Florida Wildlife Corridor Mural Unveiling/ Disney, City of Lakeland Public Art & The Redevelopment Agency / Lakeland, FL / "Echoes of Resilience"
- 2025 Bold Murals / Brevard Zoo / Melbourne, FL / "Lumina Vitae"
- 2024 Miami Art Week: Awall Mural Projects / Miami-Dade Public Schools: Madison Middle / Miami, FL / "Ascension"
- 2024 Mural Art Society/ City of Fort Myers Public Art / Fort Myers, FL / "Ornithic Hymn"
- 2024 Paint Memphis/ City of Memphis Public Art / Memphis, TN / "Legacy"
- 2024 Fifth Installment / Memphis Art Salon Gallery/ Memphis, TN / "Untitled 7 & 8" & "Sin Fundamento"
- 2023 Awena Public Art Exhibit / The Peacock House Art Foundation / Fort Pierce, FL "Awena"
- 2023 PUBLIC ART : Mural Inauguration / Fort Pierce Redevelopment Agency in Partnership with the City of Fort Pierce / The Peacock Arts District Mural Project / Fort Pierce, FL / "Awena" (Sunrise)
- 2023 Artists Open Exhibition / FountainHead / Little River, Miami, FL
- 2022 ArtToSave Lives Contemporary / Miami ART WEEK / Miami Shores, FL Group Show
- 2022 Farewell / FountainHead Arts / Little River, Miami, FL / Group Show
- 2022 Channing Tatum's: MML LIVE & Steven Soderbergh's Singani 63 / Buick Building / Design District, Miami, FL / "Conversion" Mixed Media on Glass
- 2022 Artists Open Exhibition / FountainHead Arts / Little River, Miami, FL Solo Show
- 2021 Red: Art Basel Miami / Bal Harbour Shops / Bal Harbour, FL / Group Show
- 2021 Amigos Moderno Buenos Aires Studio Visit / FountainHead / Little River, Miami, FL / Group Show
- 2019 Smash & Grab Art Auction / Locust Projects / Design District, Miami, FL "Titled Nude" Mixed Media Painting
- 2019 Fingerlakes Grassroots Festival of Art / Ithaca, NY / NJO, Performance
- 2019 Glossier / Wynwood Walls / Wynwood, FL / NJO, Performance
- 2019 Virginia Key Grassroots Festival of Art / Virginia Key, FL / NJO, Performance



EDUCATION

BFA, Electronic Intermedia
VALEDICTORIAN

New World School of the Arts /
University of Florida 2005 - 2008

BFA, Painting
SUMMA CUM LAUDE

New World School of the Arts / UF
2005 - 2008

BFA, MINOR Art History
SUMMA CUM LAUDE

New World School of the Arts / UF
2005 - 2008

Study Abroad, NALL Arts Association / **FULL SCHOLARSHIP**
Italy - France

SELECTED COLLECTIONS

- City of Fort Pierce Public Art
- Sagamore Art Collection
- City of Memphis Public Art Collection
- De la Cruz Collection
- Miami Shores Village Public Art C.
- Fort Myers Public Art Collection
- Susie & Walid Wahab Collection
- Direct. Steven Soderbergh's Collection
- Liberty City Firehouse - Station 12
- City of Lakeland Public Art Collection

- 2018 FREE! Art Fair: Art Basel Miami I Brickell City Center | Brickell, FL
NJO, Performance
- 2016 Grassroots Festival of Art / Wynwood, FL / NJO, Performance
- 2015 SpeakFridays: Art Basel Edition / Lightbox Theater at Goldman Warehouse /
Wynwood, FL / NJO, Performance
- 2014 Smash & Grab / Locust Projects / Design District, Miami, FL / "Adulation"
Mixed media Installation
- 2010 Art Basel: Miami / Cricket Taplin Collection / Sagamore: The Art Hotel
/ South Beach, FL / "Splendor Veritatis: Radiance of Truth" 12-foot sound
proof structure with light & sound installation
- 2008 BFA Show / Mu-Dai / Museum of Art & Design: Freedom Tower / Miami,
FL / Curated by Fred Snitzer / "Zalus" Mixed Media, "Deities Series I, II,
III, & IV" Monotypes

SELECTED PUBLICATIONS

- 2025 The Ledger / "Lakeland will Unveil Mural Honoring Florida Wildlife Corridor
at RP Funding Center" by Gary White /
<https://www.theledger.com/story/news/local/2025/04/09/lakeland-will-unveil-wildlife-themed-mural-on-april-18/82859478007/>
- 2024 Miami Herald / "Thirty Street Artists Painted Murals on the Walls of this Miami
School During Art Week" by Amanda Rosa /
<https://www.miamiherald.com/entertainment/visual-arts/article296627449.html>
- 2024 FOX 13 NEWS / "Paint Memphis Returns to Glenview: "You can't spell Earth
without art." /
https://www.fox13memphis.com/news/paint-memphis-returns-to-glenview-you-can-t-spell-earth-without-art/article_03bf2a5e-88e0-11ef-ba82-1ffb2735f884.html
- 2024 Jupiter Magazine / "Art Strut" by Paige Feigenbaum
- 2024 Stuart Magazine / "Art Strut" by Paige Feigenbaum /
<https://www.stuartmagazine.com/stuart-life/arts-culture/art-strut-in-downtown-fort-pierce/>
- 2024 Bold Journey / "Meet Samara Ash" /
<https://boldjourney.com/news/meet-samara-ash/>
- 2023 NBC LIVE NEWS (WPTV) / "Shining a Light" Host & Producer T.A. Walker
<https://youtu.be/9Sr62tcOj7Q?si=itZX-OJso50KEH9->
- 2023 FOX 29 LIVE NEWS / "Fort Pierce Installs Murals to Help Stimulate the
Economy Growth" /
<https://www.wflx.com/2023/09/12/fort-pierce-installs-murals-help-stimulate-economic-growth/>
- 2023 WQCS 88.9 FM Radio / "New Murals in the Peacock Arts District" by Kevin
Kerrigan /
<https://www.wqcs.org/in-focus-with-irsc-public-media/2023-08-25/new-murals-in-the-peacock-arts-district-and-september-is-huger-action-month>
- 2023 CBS 12 NEWS / "Fort Pierce Commissions Woman Artists to Paint Murals"
<https://cbs12.com/news/local/woman-artists-commissioned-to-paint-murals-zoey-bridges-samara-ash-nicole-holderbaum-orange-ave-atlantic-ave-florida-august-16-2023>
- 2023 Canvas Rebel / April Issue: "Stories & Insights: Meet Samara Ash"
<https://canvasrebel.com/meet-samara-ash/>

SELECTED COLLABORATIONS


- Channing Tatum - MML Tour
- Brickell City Center - Miami
- Miami Shores Fine Arts Commission
- The Light Box at Goldman Warehouse
- Knight Foundation
- DIETL international
- Hollywood Film Dir. Steven Soderbergh
- Daniel Azoulay Gallery
- Brevard Zoo

SELECTED AWARDS

- Florida Wildlife Corridor Mural Winner
- Nall Art Assoc. European Residency
- Koubek Center Arts Residency
- NWSA Full Scholarship
- Siggraph Space-Time Winner
- Fountainhead Arts Studio Residency

AS SEEN ON

- Fox News 13 & 29 Sun-Sentinel
- Telemundo 51 NPR-WQCS 88.9
- CBS News YAHOO! News
- Jupiter Magazine Stuart Magazine
- NBC LIVE St. Lucie Voice
- Miami Herald Canela News
- The Ledger Arts Decoder Miami

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 +1 786 487 4592

 SamaraAshStudio@gmail.com

 www.SamaraAsh.com



ARTWORK LIST

2025

 <p>PUBLIC ART 01.</p>	<p>Description: Awena is a large outdoor mural that graces the heart of the City of Fort Pierce. Named after the Native American word for sunrise, this monumental masterpiece is a testament to the rich tapestry of this community's history, resilience, & boundless potential.</p> <p>Title: PUBLIC ART : "AWENA (SUNRISE)" Medium: Spray Paint Dimensions: 35 ft H x 61 ft W Date: 2023 Client / Agency: Fort Pierce Redevelopment Agency in Partnership with the City of Fort Pierce & The Peacock House Arts Foundation Budget: 40K VIDEO: https://youtu.be/CRDjtq8ZbXM?si=3fixCpt3sJYMnjQI</p>
 <p>PUBLIC ART 02.</p>	<p>Description: Located at the Miami Shores Village Hall, "Cardinal" celebrates the cardinal as a powerful emblem of endurance and fortitude in the face of challenges. The magnificent red-plumage-male-bird stands in a royal stance exuding courage and integrity. Surrounded by a proscenium-like-arch seamlessly incorporating elements reminiscent of both art deco and modern Miami architecture, the mural denotes the bird's significance within its urban context.</p> <p>Title: PUBLIC ART : "Cardinal" Medium: Mixed Media Paint on Wall Dimensions: 8ft H X 8ft W Date: 2023 Client / Agency: Miami Shores Village in Partnership with the Fine Art Commission of Miami Shores Budget: 8k VIDEO: https://youtu.be/AwdpRUEbyb8?si=udQzkg1Gv2A5OVSC</p>
 <p>PUBLIC ART 03.</p>	<p>Description: Located at Village Hall, "Lady Unity" is a striking mural that serves as a tribute to the resilience and charm of Miami Shores Village. Centered around a female figure, the mural embodies the allure of the village against an arched backdrop symbolizing the ever-flowing cycles of time.</p> <p>Bold strokes of gold and yellow forecast triumph and prosperity, while art deco motifs reflect the architectural heritage of local homes. Delicate flowers delicately adorning her hair celebrate the rich flora of the area, and the blue hue signifies the life-sustaining essence of water. Her</p>

	<p>deep-red lips symbolize unwavering perseverance and passion, encapsulating the community's spirit and strength.</p> <p>Title: PUBLIC ART: "Lady Unity" Medium: Mixed Media Paint on Wall Dimensions: 8ft H X 8ft W Date: 2023 Client / Agency: Miami Shores Village in Partnership with the Fine Art Commission of Miami Shores Budget: 8K VIDEO: https://youtube.com/shorts/S5wEp-cho0k?si=TYQpwsfZTsGIAKw</p>
 <p>PRIVATE COLLECTOR 04.</p>	<p>Description: Female sitting.</p> <p>Title: "Lydia" Medium: Acrylic Paint on Wall Dimensions: 8 ft H x 5 ft W Date: 2020 Client / Agency: Private Collector Budget: 8K</p>
 <p>PUBLIC ART 05.</p>	<p>Description: Mural painted paying homage to the Haitian- American community living in North Miami, FL.</p> <p>Title: PUBLIC ART : " Katz" Medium: Spray Paint on Wall Dimensions: 33 ft W X 18 ft H Date: 2023 Client / Agency: Private Collector Budget: 25K VIDEO: https://youtu.be/ayMx7SFPg8E?si=H2GYKNIJtFs9YBbf</p>
 <p>PRIVATE COLLECTOR 06.</p>	<p>Description: Male sitting Gazing.</p> <p>Title: "Portrait d'Homme" Medium: Acrylic Paint on Wall Dimensions: 8 ft H x 5 ft W Date: 2021 Client / Agency: Private Collector Budget: 8K</p>

	<p>Description: Mural paying homage to those who serve and protect their community while risking their lives. "They rise from the ashes and fly, having to use their courage to drive them through the battle. Warriors that put their lives on the line constantly tested and shaped by fire.</p> <p>Title: [DETAIL] "Warriors" Located at the City of Miami Fire Department: Station 12</p> <p>Medium: Mixed Media on Wall (MURAL ON STAIRCASE)</p> <p>Dimensions: 30 ft H x 23 ft W</p> <p>Date: 2021</p> <p>Client / Agency: City of Miami Fire Department</p> <p>Budget: 13K</p> <p>Contact: Private Contact</p> <p>Video: https://www.instagram.com/tv/CV3INXIIIGow/?utm_source=ig_web_copy_link&igsh=MzRIODBiNWFIZA==</p>
<p>PUBLIC ART 07.</p>	
	<p>Description: Mural conveying themes of wisdom, and the interconnectedness of all living things. Female figure represents motherly energy, love, and kindness, while the owl symbolizes wisdom. Golden embellishments, the phases of the moon, and stars in the background emphasize the importance of history and time, as well as our shared origin and composition as living beings. The open universe and its colors symbolize how all things are connected through cycles that continue... the hope of becoming better versions of ourselves.</p> <p>Title: PUBLIC ART : "Lucid"</p> <p>Medium: Vinyl Mural</p> <p>Dimensions: 9 ft H X 32.5 ft W</p> <p>Date: 2023</p> <p>Client / Agency: ELIO Agency</p> <p>Budget: 26K</p> <p>Contact: Private Collector</p>
<p>PUBLIC ART 08.</p>	
	<p>Description: Ash's mural depicts Madison Middle School's mascot—a courageous mustang leaping into a brighter future, surrounded by blue and magenta cloud-like constellations that symbolize boundless potential. The tropical background pays homage to Miami's natural beauty and emphasizes stewardship for the community's resources.</p> <p>Title: PUBLIC ART : "Ascension"</p> <p>Medium: Paint on wall</p> <p>Dimensions: 9 ft H X 19 ft W</p> <p>Date: 2024</p>
<p>PUBLIC ART 09.</p>	

	<p>Client / Agency: Miami-Dade Public Schools Budget: 13K</p>
 <p>PUBLIC ART 10.</p>	<p>Description: This mural celebrates the strength and resilience of endangered species, symbolized by a young female cougar and a rufous hummingbird, both enveloped in undulating lines representing nature's delicate balance. Classical earth tones blend with vibrant hues, creating a tapestry of interconnected cultures and values, including Africa, Native, & Latin American traditions, against a backdrop of cycles marked by circles and geometric patterns. Urban structures and a cardinal, radiating strength and passion, symbolize revitalization, & growth.</p> <p>Title: PUBLIC ART : "Legacy" Medium: Spray Paint on Wall Dimensions: 14ft H X 27ft W Date: 2024 Client / Agency: City of Memphis VIDEO: https://www.instagram.com/reel/DBuM426Sot7/?utm_source=iq_web_copy_link&iqsh=MzRIODBiNWFIZA==</p>
 <p>PUBLIC ART 11.</p>	<p>Description: Echoes of Resilience celebrates the enduring strength and interconnectedness of Florida's unique wildlife and ecosystems. Central to the mural are a Florida panther, a great horned owl, an alligator, a roseate spoonbill, a small group of pied-billed grebe, a river otter, and a monarch butterfly, surrounded by vibrant shapes & patterns inspired by the state's diverse flora and fauna.</p> <p>The composition symbolizes survival, growth, and the lasting impact of resilience, echoing through time to honor the cultural and natural heritage of the region. The artwork underscores the importance of conserving the Florida Wildlife Corridor, inspiring viewers to protect and restore these vital connections for future generations."</p> <p>Title: PUBLIC ART : "Echoes of Resilience" Medium: Mixed-Media on Wall Dimensions: 27ft H X 102ft W Date: 2025 Client / Agency: Disney, Florida Wildlife Corridor Foundation, City of Lakeland, Lakeland Community Redevelopment Agency Budget: 60K VIDEO: https://youtube.com/shorts/getN7namJdM?feature=share</p>



"Honoring the past while flourishing in the present."

SYMBOLISM

Sailfish:	Stuart's emblem and maritime identity.
Pineapple:	Agricultural roots and resilience of early settlers.
Osprey:	Guardian of the river, symbolizing vision and strength.
Tropical Flora:	Celebration of natural abundance and landscape.
Color Palette:	Drawn from Stuart's seal with Old Florida pinks, evoking timeless charm.
Undulating Patterns:	Movement, cycles of time, Interconnectedness. Past, Present & Future.
Water:	Lifeblood of the Ecosystem, flow, stewardship & conservation.



MURAL CONCEPT

"Heritage Vitalis"

This mural celebrates the enduring spirit of Historic Downtown Stuart through a composition that unites the **city's maritime identity, natural abundance, and cultural resilience.**

At its center, the sailfish—lifted from Stuart's official seal—emerges as a symbol of **vitality & strength**, affirming the town's legacy as the Sailfish Capital of the World.

The pineapple honors **early agricultural roots and the perseverance of pioneer families**, while lush tropical flora and Old Florida hues evoke the **landscape of Flagler Park and the coastal environment** along the St. Lucie River.

An osprey, guardian of the waterfront, embodies **vision and continuity**, bridging Stuart's origins with its vibrant present. Through this interplay of symbols and color, "Heritage Vitalis" **portrays a living heritage—dynamic, flourishing, and carried forward by community and place.**





SAMARA ASH

As a professional muralist with over **25 years of experience**, I've had the privilege of bringing vibrant, thought-provoking art to a wide array of public spaces.

My journey in the arts has also led me to roles as an **art project manager** and **art consultant**, where I honed my ability to oversee and execute large-scale projects with precision and creativity. This combination of hands-on artistic expertise and project management acumen uniquely positions me to contribute meaningfully to this project.











MAINTENANCE PLAN

www.samaraash.com

OBJECTIVE:

Ensure the mural remains vibrant and structurally sound over its lifespan by conducting professional inspections, cleaning, touch-ups, and protective coating applications.

Maintenance Activities

1. Professional Inspection: After Year 2 of Completion (thereafter bi-annually)

Purpose: Assess mural and surface for wear, fading, damage, or structural issues.

Details:

Inspect for UV damage, peeling, cracks, graffiti, and surface integrity.

Create a detailed condition report.

(3 hrs).

2. Cleaning (Annually - ONLY IF NECESSARY)

Purpose: Remove dirt, grime, and graffiti to maintain visual integrity.

Details:

Use eco-friendly, non-abrasive cleaners and soft brushes.

Employ graffiti remover for unwanted markings. (IF NECESSARY)

Perform low-pressure washing to avoid paint damage. Includes basic equipment

(up to 5-6 hours)

3. Reapplication of Protective Coatings (If Touch Ups Were Done)

Purpose: Restore UV resistance and protect against environmental damage.

Details:

Apply UV-resistant clear coat sealant.

Ensure compatibility with existing paint.

4. Touch-Ups and Repairs (As Needed)

Purpose: Address paint peeling, fading, or damage caused by weather.

Details:

Match original paint colors and materials.

Repair cracks or structural imperfections on the surface.

Consult the original artist for continuity.

5. Documentation and Reporting (Preferred bi-annually)

Purpose: Maintain an updated visual and written record of the mural's condition.

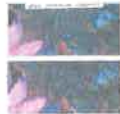
Details:

Take high-resolution photos and videos.

Provide a basic maintenance report for stakeholders.

NOVA
COLOR
ARTISTS ACRYLIC PAINT

ACRYLIC PAINT ▾ BUNDLES ▾ MEDI



★★★★★

216 Exterior Varnish

Fantastic product, have used over 30 gallons on city oaf Albuquerque artwork. Works great on wood, block walls and concrete. I spray it and roll it. Holds up very well in heavy sunlight. KEG Detail & Pressure washing

— MAINTENANCE PLAN CONT.

* ALWAYS CONSULT THE ORIGINAL ARTIST FOR CONTINUITY.



“ Heritage Vitalis ”

Site address: 221 SW Flagler Ave, Stuart, FL 34994









City of Stuart

MICHAEL J. MORTELL | CITY MANAGER
121 SW Flagler Avenue
Stuart, Florida 34994

Telephone: (772) 288-5386
Email: mmortell@ci.stuart.fl.us

March 19, 2025

To Whom It May Concern:

On behalf of the City of Stuart, Florida I am pleased to extend our full support for Stuart Main Street's proposed large-scale mural project on the City of Stuart-owned property located at 221 SW Flagler Ave Stuart, FL 34994. This initiative represents an exciting opportunity to enrich our Historic Downtown area, enhance our city's cultural and artistic landscape, and celebrate our rich heritage.

Stuart Main Street has long been a cornerstone of our community, working tirelessly to enhance the vibrancy, sustainability, and charm of Historic Downtown Stuart. By embracing the Main Street Four Point Approach®, Stuart Main Street continues to bring together civic pride, entrepreneurship, and cooperation between the public and private sectors to preserve and promote our city's cultural heritage.

The proposed mural will beautify a public space and highlight the significance of the St. Lucie River ecosystems, inspiring residents and visitors to appreciate and protect this critical natural resource. The mural will reflect the city's unique spirit and identity.

The City of Stuart shares the vision of creating a vibrant and sustainable Historic Downtown. This project aligns with our shared goals of building community consensus, maintaining the distinctive charm of our city, and promoting a positive image of downtown Stuart through cultural enrichment.

The City of Stuart is proud to support this endeavor and looks forward to the many benefits it will bring to our community.

Very truly yours,

Michael J. Mortell
City Manager
City of Stuart, FL

MJM/rc





Martin County Administrative Center | 2401 SE Monterey Road | Stuart, FL 34996 | 772-288-5445 | 877-585-0085 | www.discovermartin.com

August 18, 2025

Stuart Main Street
201 SW Flagler Avenue
Stuart, FL 34994

RE: Letter of Support - Community Revitalization Project at Flagler Park

On behalf of the Martin County Office of Tourism and Marketing, I am pleased to offer our support for Stuart Main Street's community revitalization project at Flagler Park in Stuart, Florida.

This initiative offers a creative way to highlight the unique character of Flagler Park and the surrounding historic district. By enhancing the sense of place, it will make downtown more welcoming for families, encouraging them to stay longer, explore more, and enjoy all that our community has to offer. The result will be increased foot traffic, greater local spending, and a more vibrant daily experience for residents and visitors alike.

Features such as public art, family-friendly amenities, and inviting gathering spaces add to the charm of our historic downtown. These enhancements strengthen the cultural and social fabric of the area while supporting a healthy business environment that fuels long-term economic sustainability.

We value Stuart Main Street's dedication to programs that elevate downtown Stuart and enhance quality of life for residents. Their leadership continues to preserve and celebrate the distinctive character of our community.

Thank you for your time and consideration. Please do not hesitate to reach out if you need any additional information.

Sincerely,

Nerissa Okiye,
Tourism Director
Martin County Office of Tourism and Marketing

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

August 15, 2025

Stuart Main Street
201 SW Flagler Avenue
Stuart, FL 34994

Re: Community Revitalization Project at Flagler Park

Dear Ms. Callahan:

On behalf of the Treasure Coast Regional Planning Council (representing Indian River, Martin, St. Lucie, and Palm Beach counties), I am pleased to support Stuart Main Street's community revitalization project at Flagler Park in Stuart, Florida. As the "capital city" of Martin County, Stuart plays an important role in the Treasure Coast region.

The initiative reflects a shared commitment to improve the City of Stuart's public spaces and enhance the quality of life for Stuart residents and visitors. The proposed mural, the installation of a protective canopy over the existing playground equipment, and landscaping enhancements will help create a welcoming and engaging environment for families and community members.

Flagler Park is a beloved gathering space in the community, and these improvements will enrich its role as a cultural, recreational, and social hub. We are confident that this project will inspire civic pride, encourage greater use of the park, and contribute to the overall vitality of Downtown Stuart.

The enhancement of Flagler Park is supportive of Future of the Region Regional Goal 3.1 for "revitalization and maintenance of complete cities, towns, and villages" and Policy 3.3.1.2 of Economic Development Regional Goal 3.3 to "support local initiatives to preserve the Region's art, architecture, natural heritage, and cultural heritage" as called for in our Strategic Regional Policy Plan. We are, therefore, proud to support the grant application for this project.

Sincerely yours,



Thomas J. Lanahan
Executive Director

"Bringing Communities Together" • Est. 1976

421 SW Camden Avenue - Stuart, Florida 34994
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org



August 14, 2025

Stuart Main Street

201 SW Flagler Avenue

Stuart, FL 34994

RE: Letter of Support - Community Revitalization Project at Flagler Park

To Whom It May Concern:

On behalf of The Downtown Business Association of Stuart (DBA), We are pleased to offer our full support for Stuart Main Street's community revitalization project at Flagler Park in Stuart, Florida.

This initiative reflects a shared commitment to improving the City of Stuart's public spaces and enhancing the quality of life for Stuart residents and visitors. The proposed mural, the installation of a protective canopy over the existing playground equipment, and landscaping enhancements will help create a welcoming and engaging environment for families and community members.

Flagler Park is a beloved gathering space in our community, and these improvements will enrich its role as a cultural, recreational, and social hub. We believe this project will inspire civic pride, encourage greater use of the park, and contribute to the overall vitality of Downtown Stuart.

We applaud Stuart Main Street for its continued leadership in preserving and enhancing the unique character of our community, and we strongly support this revitalization effort at Flagler Park.

Thank you for your time and thoughtful consideration.

Sincerely,
Bill Moore
President, DBA
Owner, Kilwins of Stuart

August 29, 2025

Candace Callahan
Stuart Main Street
201 SW Flagler Avenue
Stuart, FL 34994

RE: Flagler Park Art Mural & Improvements

To whomever this may concern,

I can't say enough about the need for Public Art in our community and certainly the benefits to how it nourishes residents and visitors alike is immeasurable. Imagine a world without Art? I can't!

Think about all the memorable Art landmarks around the world that contribute to making those locales and cities even more iconic and cherished. CLOUD GATE in Chicago, Robert Indiana's LOVE sculpture for the Indianapolis Museum Of Art- now a symbol of the 1960's Counterculture, Rodin's THINKER, in Paris, Alexander Calder's LA GRANDE VITESSE in Michigan, The Vietnam Veterans Memorial in Washington D.C., and let's not forget FEARLESS GIRL in NYC. Once you've seen these and so many other Treasures, you're likely to never forget them; that special moment in your life forever enhanced and therefore rendered completely unforgettable.

I agree that this project directly aligns with me as an artist, but it's also as part of the Martin Artisans Guild's mission. Community engagement is what it's all about! Get people talking about the Art itself and the City that supported the endeavor. Bringing the Art out INTO the population is a sure way to further enrich the already gorgeous natural beauty in Stuart. This mural will be a prominent piece of public art that celebrates local creativity, beautifies a key public space, and provides a new platform for artistic expression.

I have full confidence that it will be a source of pride for the entire arts community.

The Martin Artisans Guild is proud to support this exciting initiative and we recommend funding this Mural Project in Flagler Park, Stuart, Florida.

Barbara Bucci *Barbara Bucci*

Artist, Current Member

Palm Room Gallery Director

Exhibits Chair and former President of the Martin Artisans Guild



August 14, 2025

Stuart Main Street
201 SW Flagler Avenue
Stuart, FL 34994

RE: Letter of Support - Community Revitalization Project at Flagler Park

To Whom It May Concern:

On behalf of Hudson's on the River, I am pleased to offer our full support for Stuart Main Street's community revitalization project at Flagler Park in Stuart, Florida.

This initiative reflects a shared commitment to improving the City of Stuart's public spaces and enhancing the quality of life for Stuart residents and visitors. The proposed mural, the installation of a protective canopy over the existing playground equipment, and landscaping enhancements will help create a welcoming and engaging environment for families and community members.

Flagler Park is a beloved gathering space in our community, and these improvements will enrich its role as a cultural, recreational, and social hub. We believe this project will inspire civic pride, encourage greater use of the park, and contribute to the overall vitality of Downtown Stuart.

We applaud Stuart Main Street for its continued leadership in preserving and enhancing the unique character of our community, and we strongly support this revitalization effort at Flagler Park.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Foster", written over a white background.

Ben Foster,
Director of Operations,
Hudson's on the River/MLM Food Group

Request for Taxpayer Identification Number and Certification

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

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. SAMARA ASH STUDIO LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. 677 NE 24TH STREET, SUITE #206	Requester's name and address (optional)
6 City, state, and ZIP code MIAMI, FL 33137	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

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

Social security number											
or											
Employer identification number											
8	5	-	0	9	6	9	9	5	3		

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ▶	Date ▶ 01/01/2026
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General Instructions

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

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

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



MEMORANDUM

TO: City of Stuart Community Redevelopment Agency Board
FR: Nancy K. Turrell, Executive Director
RE: Stuart Main Street Mural, Artist Samara Ash
DT: April 1, 2026

Directors

Chandler Josie
Leslie Judd
Marie Jureit-Beamish
Andrew Hammond
Suzy Hutcheson
Nerissa Okiye
Nicki van Vonno

Ex-Officio Members

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

Nancy K. Turrell
Executive Director/CEO

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

MartinArts.org

Per our agreement, the proposal for the “Heritage Vitalis” mural by Samara Ash, proposed by Stuart Main Street has been reviewed.

On behalf of MartinArts, we believe this proposal is fitting for the location in Flagler Park, home for the weekly “Market on Main.” It is vibrant, yet grounded in symbols that resonate deeply in our community – sailfish, osprey, pineapples, hibiscus etc.

The artist, based in Miami is not personally known to us; however, her resume of past exhibitions and projects is deep throughout the State of Florida, but also in other parts of the United States. She has been recognized by respected organizations and selected for several competitive mural placements in south Florida. Further a detailed maintenance plan is a part of her presentation which reaffirms her professionalism and experience.

I was able to sit in on her presentation to Women Supporting the Arts, where I heard Ms. Ash present a summary of this project and her process. Based on that presentation and the resume provided, I have the utmost confidence in her ability to implement this project.

We recommend approval of this mural.



MICHAEL J. MORTELL | CITY MANAGER
121 SW Flagler Avenue
Stuart, Florida 34994

Telephone: (772) 288-5386
Email: mmortell@ci.stuart.fl.us

March 19, 2025

To Whom It May Concern:

On behalf of the City of Stuart, Florida I am pleased to extend our full support for Stuart Main Street's proposed large-scale mural project on the City of Stuart-owned property located at 221 SW Flagler Ave Stuart, FL 34994. This initiative represents an exciting opportunity to enrich our Historic Downtown area, enhance our city's cultural and artistic landscape, and celebrate our rich heritage.

Stuart Main Street has long been a cornerstone of our community, working tirelessly to enhance the vibrancy, sustainability, and charm of Historic Downtown Stuart. By embracing the Main Street Four Point Approach®, Stuart Main Street continues to bring together civic pride, entrepreneurship, and cooperation between the public and private sectors to preserve and promote our city's cultural heritage.

The proposed mural will beautify a public space and highlight the significance of the St. Lucie River ecosystems, inspiring residents and visitors to appreciate and protect this critical natural resource. The mural will reflect the city's unique spirit and identity.

The City of Stuart shares the vision of creating a vibrant and sustainable Historic Downtown. This project aligns with our shared goals of building community consensus, maintaining the distinctive charm of our city, and promoting a positive image of downtown Stuart through cultural enrichment.

The City of Stuart is proud to support this endeavor and looks forward to the many benefits it will bring to our community.

Very truly yours,

Michael J. Mortell
City Manager
City of Stuart, FL

MJM/rc

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

AFFIDAVIT ATTESTING TO NOTIFICATION

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

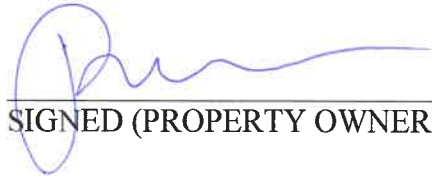
That I am the owner(s) or petitioner(s) of the following described property
which constitutes the location for which notification is required:

221 SW Flagler Avenue

That a copy of the notice was sent by regular U.S. Mail on May 15, 2026 to the
property owners within 300 feet of the subject property.

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

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



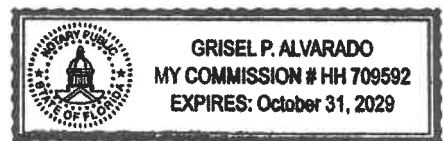
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SWORN TO AND SUBSCRIBED before me this 15th day of May, 2026

NOTARY PUBLIC, STATE OF FLORIDA:

My Commission Expires:





NOTICE OF PUBLIC HEARING

MINOR URBAN CODE CONDITIONAL USE
APPROVAL FOR PUBLIC ARTWORK (MURAL) ON
THE EXTERIOR SOUTH, NORTH AND EAST WALL OF
THE BUILDING
221 SW FLAGLER AVENUE

Stuart Community Redevelopment Board
June 2, 2026, at 4:00 P.M.

STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM - 4:00 PM



NOTICE OF PUBLIC HEARING
BIBAC URBAN CODE CONDITIONAL USE
APPROVAL FOR PUBLIC ARTWORK (MURAL) ON
THE EXTERIOR NORTH AND EAST WALL OF
THE BUILDING
221 SW FLAGLER AVENUE
Stuart Community Redevelopment Board
June 2, 2024, 6:00 PM
STUART CITY HALL, 101 SW FLAGLER AVE, 32309-3202 FL, USA - 888 PM

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

Meeting Date: 6/2/2026

Prepared by: Jordan Pinkston

Title of Item:

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND APPLICANT OF 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 01-2026 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND STUART MAIN STREET ASSOCIATION, LLC., WHO IS THE APPLICANT, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING LOCATED AT 221 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

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

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

The applicant is requesting a matching grant in the amount of \$3,000 for the proposed mural on Flagler Park's Public Restroom Building located at 221 SW Flagler Avenue. The total cost of the proposed project is estimated at \$18,450. The applicant is requesting reimbursement of 50% of the total cost of the project, not to exceed \$3,000. The attached grant agreement approves the reimbursement of the maximum grant award in the amount of \$3,000.

The project is expected to begin within three months of the execution of the grant agreement.

Funding Source:

Mural Matching Grant Program - \$3,000

Recommended Action:

Approve Resolution No. 01-2026 CRA to award a grant in the amount of \$3,000 for the proposed mural project.

ATTACHMENTS:

1. Resolution No. 01-2026 CRA - Mural Grant Agreement

2. Resolution No. 01-2026 CRA - Exhibit A - Grant Agreement



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

RESOLUTION NUMBER 01-2026 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND STUART MAIN STREET ASSOCIATION, LLC., WHO IS THE APPLICANT, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING LOCATED AT 221 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

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

WHEREAS, the Community Redevelopment Board approved the mural by Resolution No. 02-2026 CRB on June 2, 2026, and

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairman to execute an agreement between the Stuart Community Redevelopment Agency and Stuart Main Street Association, LLC., to award a grant in the amount of \$3,000 to paint a mural on exterior

southern, western and eastern walls of a building located at 221 SW Flagler Avenue, as attached hereto as “**Exhibit A**”.

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

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

SEAN REED, CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
LAURA GIOBBI, BOARD MEMBER
CAMPBELL RICH, BOARD MEMBER
PHILIP DEBERARD, EX-OFFICIO BOARD MEMBER
FREDERICK JAMES, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2026.

ATTEST:

MARY KINDEL
CITY CLERK

SEAN REED
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY



MURAL MATCHING GRANT AGREEMENT BETWEEN STUART COMMUNITY REDEVELOPMENT AGENCY AND STUART MAIN STREET, LLC., APPLICANT, FOR INSTALLATION OF A MURAL IN STUART COMMUNITY REDEVELOPMENT AREA

THIS AGREEMENT ENTERED this ____ day of _____ 2026 by and between the City of Stuart Community Redevelopment Agency (hereinafter referred to as "CRA") and Stuart Main Street, LLC. (hereinafter referred to as "Applicant").

WITNESSETH:

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

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

WHEREAS, the CRA has determined that Applicant meets the eligibility requirements and was approved for a grant award in the amount of \$3,000.00 dollars on June 22, 2026 ("CRA Approval"), which is a minimum of 50 % of the costs to install the mural.

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

1. Applicant acknowledges to the CRA that Applicant has received a copy of the Mural Program that Applicant has read the guidelines and requirements for the Mural Program, and that Applicant has had ample opportunity to discuss the Mural Program with Applicant's counsel or advisor. Applicant further acknowledges to the CRA that Applicant understands and agrees to abide by all of the terms and conditions of the Mural Program. Applicant agrees to the terms and conditions of the Mural Program, a copy of which is attached as "**Attachment 1**" and incorporated herein.
2. Applicant is the representative at property described as 221 SW Flagler Avenue, Stuart, Florida (hereinafter referred to as "Subject Property").
3. Applicant has agreed to allow Samara Ash to install a mural (hereinafter referred to as "Subject Mural") on the exterior north wall of the Subject Property pursuant to the grant application submitted to the CRA dated March 18, 2026.

4. Applicant agrees to complete the Subject Mural within one year of the execution of this Agreement. Owner also agrees to fund at least 100% of the costs of the mural.
5. CRA has approved a reimbursement to Applicant in the amount of \$3,000.00 to be administered pursuant to the terms of this Agreement based on an estimated cost of \$18,450.00. If the actual costs to install the Subject Mural is less than the estimated costs for the Subject Mural, the reimbursement amount shall be reduced accordingly to equal the percentage of the Subject Mural costs approved for funding by the CRA. In no case will the CRA/City of Stuart be obligated to fund anything in excess of the reimbursement amount.
6. Within forty-five (45) days after confirmation that the Subject Mural was installed pursuant to the terms of the approved application, Applicant shall be issued a check in the amount of the grant or reduced amount required by paragraph 5. However, if Applicant fails to install the Subject Mural pursuant to the terms of the approved application, or if the project is not completed within one year from the approval of the grant, or if Applicant fails to fund at least 50% of the cost of the Subject Mural, the reimbursement shall be deemed revoked, and Applicant shall be entitled to no funding.
7. The Subject Mural funded by the Mural Program shall be maintained for a minimum of 60 months (5 years) from the date of completion of the Subject Mural and shall be the responsibility of Property Owner. The obligation to maintain the Subject Mural funded with the CRA grant will run with the land.
8. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.
9. This Agreement contains the entire agreement of the parties and their representatives and agents, and incorporates all prior understandings or representations, whether oral or written regarding the subject matter of this Agreement. No change, modification or amendment, or any representation, promise or condition, or any waiver, to this Agreement shall be binding unless in writing and signed by all parties to this Agreement.
10. This Agreement is personal to the Applicant and may not be assigned or transferred by Applicant or to Applicant's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA. Further, the artist cannot be changed without written consent.
11. Reimbursement is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA.
12. If the project is not completed within one year from the execution of this Agreement, the grant award shall expire.
13. IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

APPLICANT(S):

(1) _____
Witness Signature

Printed/Typed Name

By: _____
Candace Callahan, Applicant
Stuart Main Street, LLC.

Printed/Typed Name

(2) _____
Witness Signature

Printed/Typed Name

COMMUNITY REDEVELOPMENT AGENCY
STUART FLORIDA

Pinal Gandhi-Savdas, CRA Executive Director

Sean Reed, Chair

APPROVED AS TO FORM AND CORRECTNESS:

Mary Kindel, City Clerk

Lee J. Baggett, Esq., City Attorney

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

Meeting Date: 6/2/2026

Prepared by: Jordan Pinkston

Title of Item:

PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2026 (RC):

RESOLUTION No. 03-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2026

Summary Explanation/Background Information on Agenda Request:

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial properties within the Community Redevelopment Area. The program provides a reimbursement of 50% of the total project costs up to \$10,000.

The CRA outreach efforts to promote the program included distributing an electronic newsletter to City contact list, distributing flyers to local businesses, mailing postcards to local business owners, and social media, Twitter, Facebook, Instagram.

The CRA received six applications to be considered for funding. Of those applications, one was ineligible. The improvements proposed include parking lot resurfacing, impact windows, awnings, painting, and landscaping improvements.

A presentation with further project details is attached.

Funding Source:

Approved CRA budget in the amount of \$50,000 for FY 2026.

Recommended Action:

Approve staff recommendation for the FY 2026 BIRP grant disbursement.

ATTACHMENTS:

- 1. R03-2026 CRA - BIRP Applications Award
- 2. R03-2026 CRA - Exhibit A
- 3. Presentation



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

RESOLUTION NUMBER 03-2026 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2026; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency appropriated \$50,000 in its Fiscal Year 2026 Annual Budget for the purpose of funding Business Improvement Reimbursement Program to support small, local business owners and commercial property owners in the exterior improvements of the property within the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Agency received a total of six (6) applications the Business Improvement Reimbursement Program and recommends to the Community Redevelopment Agency Board that five (5) of these applications meet the eligibility requirements and should be awarded grants from the Business Improvement Reimbursement Program, as attached hereto as “**Exhibit A**”; and

WHEREAS, on June 2, 2026, the Community Redevelopment Board approved the five applications; and

WHEREAS, the program will serve public benefit by revitalizing and sustaining the commercial areas within the CRA and improve the aesthetic of the area in which the property is located.

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

SECTION 1: The Community Redevelopment Agency determined and finds that awarding grants from the Business Improvement Reimbursement Program to the five (5) applications, as attached hereto in “**Exhibit A**”, will further enhance the appearance of the property and surrounding areas.

SECTION 2: The Community Redevelopment Agency authorizes and directs the CRA Executive Director to award these five (5) recipients grants from the Business Improvement Reimbursement Program and execute a grant agreement with each grant recipient consistent with the terms of the program.

SECTION 3: This resolution shall take effect upon adoption.

Resolution Number 03-2026 CRA
 BIRP Applications Award FY 2026

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

SEAN REED, CHAIRPERSON
 EULA R. CLARKE, BOARD MEMBER
 LAURA GIOBBI, BOARD MEMBER
 CAMPBELL RICH, BOARD MEMBER
 PHILIP DEBERARD, EX-OFFICIO BOARD MEMBER
 FREDRICK JAMES, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2026.

ATTEST:

 MARY KINDEL
 CITY CLERK

 SEAN REED
 CHAIRPERSON

APPROVED AS TO FORM
 AND CORRECTNESS:

 LEE J. BAGGETT, ESQ
 CITY ATTORNEY

RESOLUTION NUMBER 03-2026 CRA

EXHIBIT A

		<u>Grant Match</u>
Avonlea Commerce Center	429 NE Baker Rd.	\$10,000.00
Geary Law Building	27 SE Ocean Blvd.	\$10,000.00
Geiger Downtown LLC	201 SW St. Lucie Ave.	\$10,000.00
	37-47 SW Flagler Ave.	
	47-61 SW Osceola St.	
Kaiser Dermatology	301 SE Osceola St.	\$10,000.00
Owl House Properties	100 S. Colorado Ave.	\$10,000.00
	106 S. Colorado Ave.	
		<hr/>
	Total Match	\$42,830.00

BUSINESS IMPROVEMENT

Grant Program



Community Redevelopment Board Meeting

June 2, 2026



Jordan Pinkston
CRA Program Manager



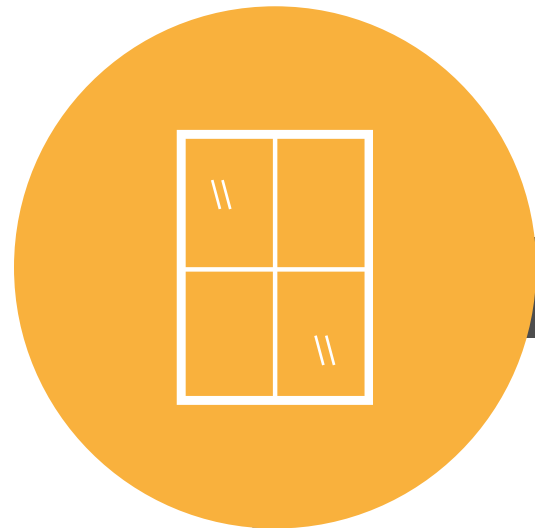
Program Description

- The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.
- Reimbursement of 50% of the project costs not to exceed \$10,000.

Program Background

Property Improvement Program Grant

Matching grant up to \$4,000



2009

2016

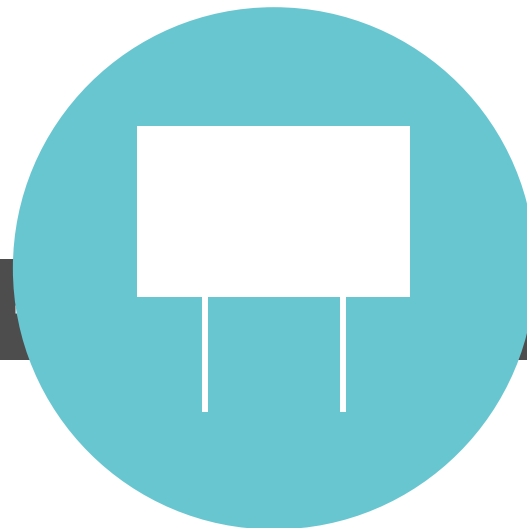
Business Improvement Reimbursement Program

Matching grant up to \$10,000



Business Improvement Reimbursement Program

- Matching grant up to \$10,000
- Monument Signage



2018

2021

Business Improvement Reimbursement Program

- Matching grant up to \$10,000
- Landscaping
- Evaluation Matrix



2024

Business Improvement Reimbursement Program

- Matching grant up to \$10,000
- Landscape Improvement Grant Program
- Evaluation Matrix
- Expanded on eligible improvements



Past Improvements

Curb Stops & Restriping



Mural Preservation



Entryways



Awnings



Gates & Fences



Pavers



Landscaping



Monument Signs



Exterior Painting



Benches



Impact Windows





Program Goals



Support revitalization efforts



Reduce blight



Facade improvements

Public Outreach

BUSINESS IMPROVEMENT

Grant Program



APPLICATION DEADLINE APPROACHING!

- Deadline: January 26, 2024
- Reimbursement grants available up to \$10,000



Newsletter

City of Stuart email list



Flyers

Distributed flyers to local businesses



Postcards

Sent Postcards



Social Media

Twitter, Facebook, Instagram





FY 2026 Applications

1. Avonlea Commerce Center
2. Geary Law Building
3. Geiger Downtown LLC
4. Kaiser Dermatology
5. Owl House Properties

Avonlea Commerce Center

Location: 429 NE Baker Road

Improvements:

- Painting
- Wayfinding Signs

Total Improvement Costs: \$31,000

Total Potential Grant Match: \$10,000

NE Cardinal Avenue



NE Baker Road

Avonlea Commerce Center

Existing Exterior

Controlled



Avonlea Commerce Center

Proposed Exterior

Controlled



Avonlea Commerce Center

Evaluation Matrix

Improvements:

- Painting
- Wayfinding Signs

Total Improvement Costs: \$31,000

Total Potential Grant Match: \$10,000

Staff Recommendation:

- Approve.

- Improvements will have more visual impact
- Match ratio of total renovation costs
- Facade project is part of a larger project that improves other exterior parts of the building
- Adjacent to other CRA projects
- Site improvement that improves the pedestrian and transportation functionality of the property
- Will serve as a catalyst for redevelopment



Geary Law Building

Location: 27 SE Ocean Blvd

Improvements:

- Parking Lot Improvements

Total Improvement Costs: \$24,500

Total Potential Grant Match: \$10,000

S. Colorado Avenue



SE Osceola Street

SE Ocean Blvd

SE Flagler Avenue

Geary Law Building

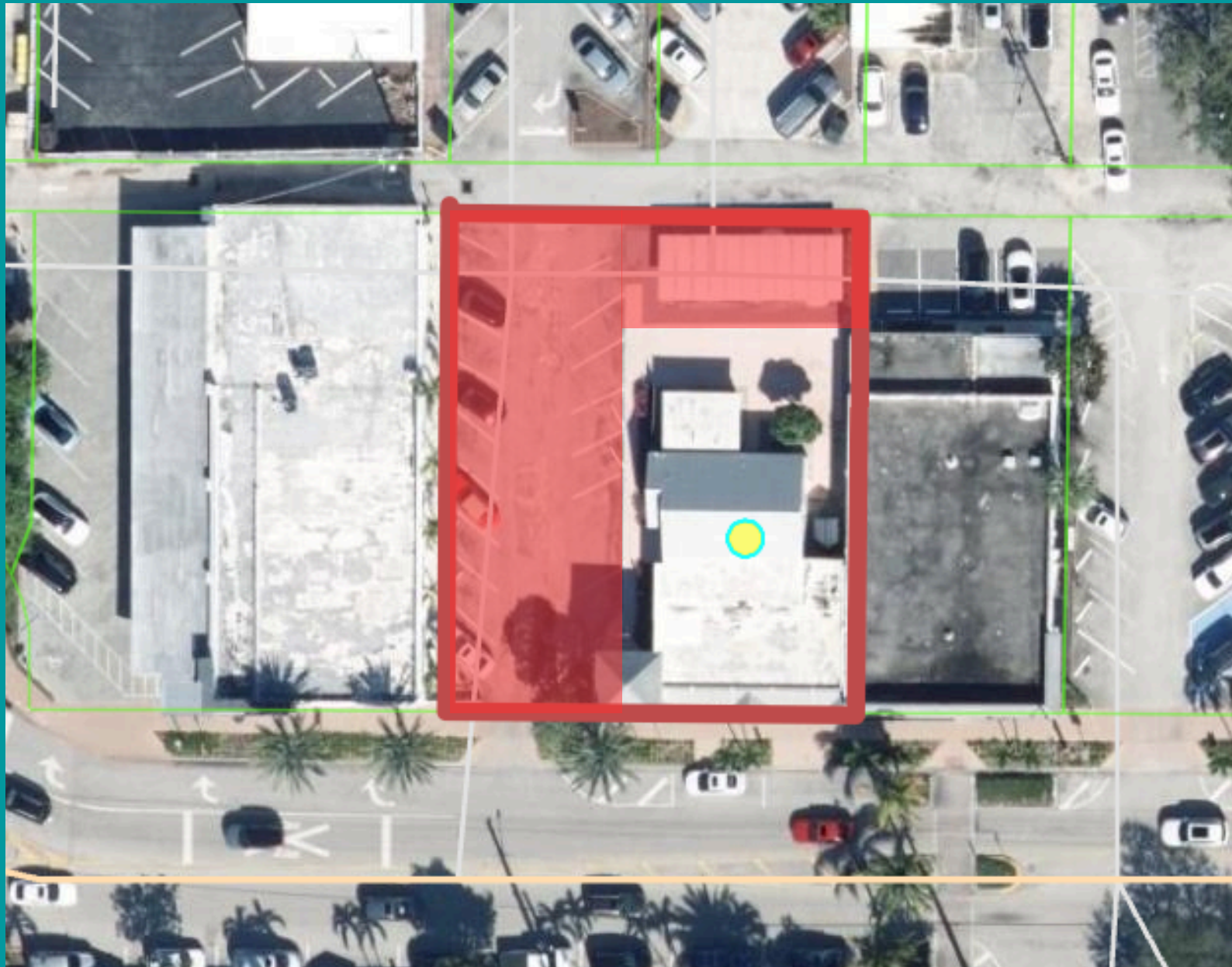
Existing Parking Lot



Geary Law Building

Proposed Parking Lot

Controlled



Geary Law Building

Evaluation Matrix

Improvements:

- Parking Lot Improvements

Total Improvement Costs: \$24,500

Total Potential Grant Match: \$10,000

Staff Recommendation:

- Approve.

- Improvements will have more visual impact
- Match ratio of total renovation costs
- Adjacent to other CRA projects
- Site improvement that improves the pedestrian and transportation functionality of the property
- Will serve as a catalyst for redevelopment
- Location within high traffic and/or high visibility area
- First time applicant



Geiger Downtown LLC

Location:

- 201 SW St. Lucie Ave.
- 37-47 SW Flagler Ave.
- 47-61 SW Osceola St.

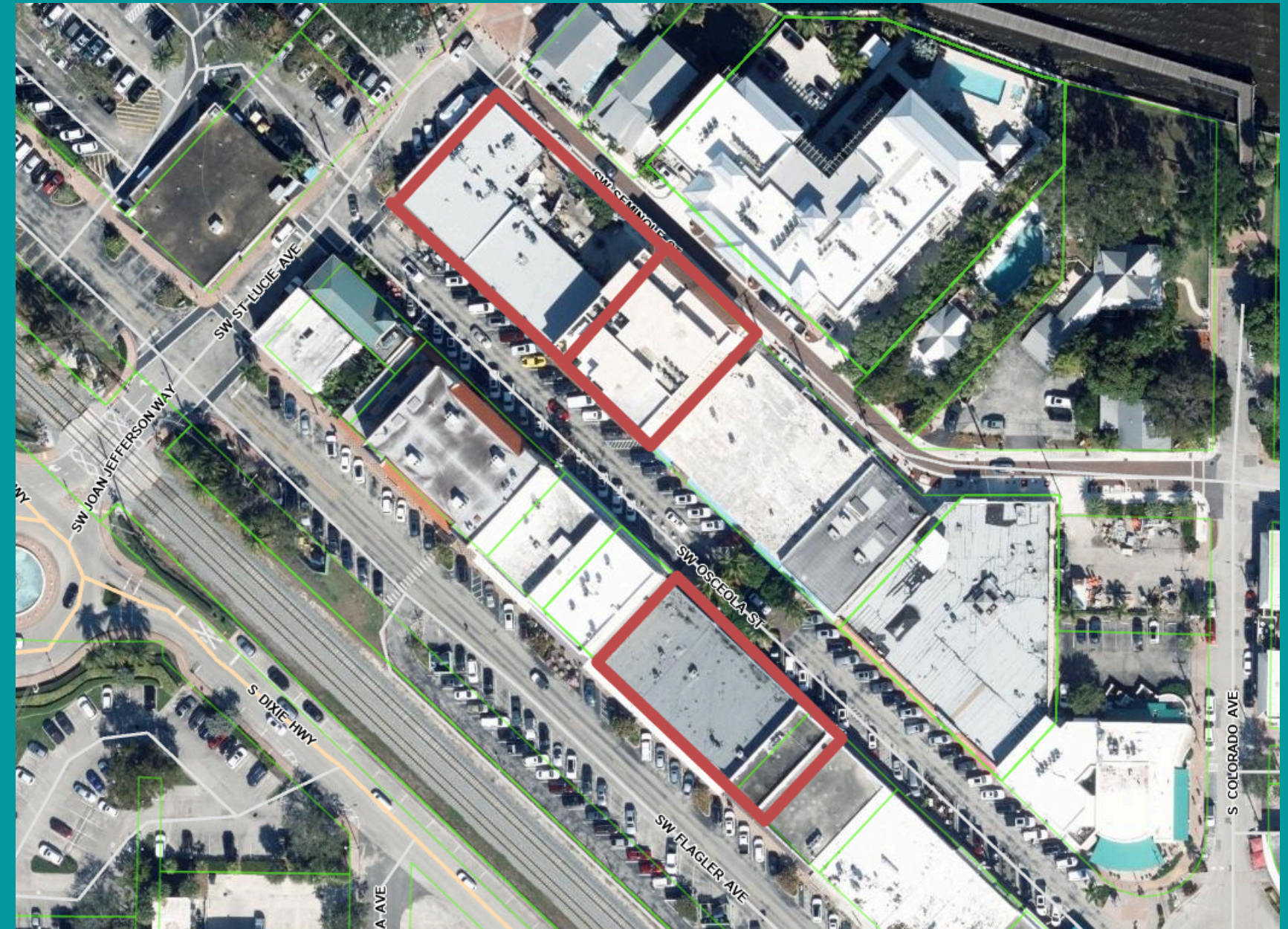
Improvements:

- Exterior Painting
- Awnings on 61 SW Osceola St.

Total Improvement Costs: \$44,000

Total Potential Grant Match: \$10,000

SW St. Lucie Avenue



SW Seminole Street

SW Flagler Avenue

S Colorado Avenue



Geiger Downtown LLC

Exterior – Existing & Proposed



Geiger Downtown LLC

Evaluation Matrix

Improvements:

- Exterior Painting
- Awnings on 61 SW Osceola St.

Total Improvement Costs: \$44,000

Total Potential Grant Match: \$10,000

Staff Recommendation:

- Approve.

- Improvements will have more visual impact
- Match ratio of total renovation costs
- Adjacent to other CRA projects
- Will serve as a catalyst for redevelopment
- Location within high traffic and/or high visibility area
- First time applicant



Kaiser Dermatology

Location: 301 SE Osceola Street

Improvements:

- Parking Lot Improvements
- Landscaping

Total Improvement Costs: \$5,660

Total Potential Grant Match: \$2,830

SE Florida Avenue



SE Osceola Street

Kaiser Dermatology

Existing Parking Lot

Controlled



Kaiser Dermatology

Existing Landscaping

Controlled



Kaiser Dermatology

Evaluation Matrix

Improvements:

- Parking Lot Improvements
- Landscaping

Total Improvement Costs: \$5,660

Total Potential Grant Match: \$2,830

Staff Recommendation:

- Approve.

- Improvements will have more visual impact
- Will serve as a catalyst for redevelopment
- Site improvement that improves the pedestrian and transportation functionality of the property
- Location borders Downtown Historic District
- First time applicant



Owl House Properties

Location:

- 100 S. Colorado Avenue
- 106 S. Colorado Avenue

Improvements:

- Parking Lot Improvements
- Impact Windows

Total Improvement Costs: \$51,925

Total Potential Grant Match: \$10,000

SW St. Lucie Avenue



S. Colorado Avenue

SW Seminole Street



Owl House Properties

Windows – 100 S. Colorado Avenue



Owl House Properties

Parking Lot – 106 S. Colorado Avenue

Controlled



Owl House Properties

Evaluation Matrix

Improvements:

- Parking Lot Improvements
- Impact Windos

Total Improvement Costs: \$51,925

Total Potential Grant Match: \$10,000

Staff Recommendation:

- Approve.

- Improvements will have more visual impact
- Match ratio of total renovation costs
- Adjacent to other CRA projects
- Site improvement that improves the pedestrian and transportation functionality of the property
- Will serve as a catalyst for redevelopment
- Location within high traffic and/or high visibility area
- Renovation and rehabilitation of historic buildings



Staff & CRB Recommendation

- Motion to approve Resolution No. 03-2026 CRA, authorizing award amount for each applicant for the FY 2026 BIRP grant cycle.

Applicant	Address	Improvement Cost	Grant Match
AVONLEA COMMERCE ASSOCIATION	429 NE BAKER ROAD	\$ 31,000.00	\$ 10,000.00
GEARY LAW BUILDING	27 SE OCEAN BLVD	\$ 24,500.00	\$ 10,000.00
GEIGER DOWNTOWN LLC	201 SW ST. LUCIE AVENUE	\$ 44,000.00	\$ 10,000.00
KAISER DERMATOLOGY	301 SE OSCEOLA STREET	\$ 5,660.00	\$ 2,830.00
OWL HOUSE PROPERTIES	101 & 106 S. COLORADO AVENUE	\$ 51,925.00	\$ 10,000.00
		\$ 157,085.00	\$ 42,830.00

