



AGENDA

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

**JULY 27, 2026 AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

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

COMMUNITY REDEVELOPMENT AGENCY

**Chair - Sean Reed
Vice Chair - VACANT
Board Member - Eula R. Clarke
Board Member - Laura Giobbi
Board Member - Campbell Rich
Board Member - Philip DeBerard
Board Member - Frederick James**

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATION

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

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

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 04/27/2026 JOINT CRA/CRB/CCM MINUTES AND 06/22/2026 CRA MINUTES (RC)

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. STREET TREE INFILL PROGRAM MASTER PLAN (RC):

RESOLUTION No. 04-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. HEIR'S PROPERTY ASSISTANCE PROGRAM UPDATE

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
Joint CRA/CRB/CCM**

Meeting Date: 7/27/2026

Prepared by: Nina Mullin

Title of Item:

APPROVAL OF 04/27/2026 JOINT CRA/CRB/CCM MINUTES AND 06/22/2026 CRA MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 06/22/2026 CRA Minutes
2. 04/27/2026 Joint CRA/CRB/CCM Minutes

MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
JUNE 22, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY

Chair - Sean Reed
Vice-Chair - VACANT
Board Member - Eula R. Clarke
Board Member - Laura Giobbi
Board Member - Campbell Rich
Board Member - Philip DeBerard
Board Member - Frederick James

ADMINISTRATIVE

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

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Reed, Board Member Clarke, Board Member Giobbi, Board Member Rich, and Board Member DeBerard

ABSENT: Board Member James

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

APPROVAL OF MINUTES

None.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Clarke

- Commented as a new Stuart Main Street Board Member and how they work with the Community Redevelopment Agency.

Board Member Rich

- Thanked Board Member Clarke for taking on the role as a Stuart Main Street Board Member.

ACTION ITEMS

1.

AWARD OF 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; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jordan Pinkston, Community Redevelopment Agency (CRA) Project Manager, reviewed the program and presented the BIRP applications.

1. Avonlea Commerce Center - exterior painting and added signage.
2. Geary Law Building - Curb appeal improvements with repaving and re-striping the parking lot.
3. Geiger Downtown LLC - Exterior painting and awning replacements.
4. Kaiser Dermatology - Curb appeal with upgraded landscaping and parking lot improvements.
5. Owl House Properties - Impact windows and parking lot improvements.

Board Member Giobbi requested clarification regarding the Avonlea project and whether it remains under construction.

Board Member Clarke inquired about the \$10,000 matching fund requirement and whether that amount is sufficient for the scope of projects being proposed. She expressed support for the nature of the applications, emphasizing the value of public-private partnerships and noting that the program is well-coordinated and beneficial to the community.

Board Member Giobbi also stated an interest in seeing the CRA explore initiatives or grant opportunities that could better support smaller businesses.

CRA Director Gandhi-Savdas addressed the Board and stated that staff would research comparable programs offered by other entities and report back with their findings.

Chair Reed commented that the program criteria should be revisited. He asked the City Attorney if and when the CRA funds contribute to parking-lot improvements are the applicants permitted to install enforcement parking signage.

City Attorney Baggett responded that the property is privately owned, and therefore the owner has the right to install signage.

Chuck Geary, Geary Law Offices, came forward and stated that in forty (40) years he only towed one vehicle and does not consider parking enforcement to be a significant issue.

Board Member DeBerard remarked that the aesthetic improvements provide a public benefit as well as a private one.

4:27 PM MOTION: Approve.

MOVED BY: Philip DeBerard

SECONDED BY: Eula Clarke

Motion approved unanimously.

2.

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.

Jordan Pinkston, CRA Project Manager, provided a presentation on the Mural Matching Grant Program and the proposed mural for the stand-alone restrooms located at Flagler Park.

Board Member Eula Clarke commented on the prior discussions held by the Community Redevelopment Board (CRB) and noted that she is supportive of the artwork.

City Attorney Lee Baggett reminded the Board that the CRB had already taken action to approve the artwork itself, and that the current vote pertains solely to project funding.

Candace Callahan, representative of Stuart Main Street, outlined the criteria used in the artist selection process.

Board Member Clarke asked Ms. Callahan when the City anticipates receiving the results of the survey regarding City Hall and the downtown area. [Ms. Pinkston stated within the next six (6) months.]

**4:42 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.**

STAFF UPDATE

None.

ADJOURNMENT

4:49 PM

Mary R. Kindel, City Clerk

Sean Reed, Chair

**Minutes to be approved at the CRA
Meeting this 27th day of July, 2026.**

MINUTES
JOINT MEETING OF THE STUART JOINT CRA/CRB/CCM
APRIL 27, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

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

COMMUNITY REDEVELOPMENT AGENCY
Chair - Christopher Collins
Vice Chair - Sean Reed
Board Member - Eula R. Clarke
Board Member - Laura Giobbi
Board Member - Campbell Rich
Board Member - Philip DeBerard
Board Member - Frederick James

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

ADMINISTRATION
Interim City Manager, Roz Johnson Strong
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

CALL TO ORDER

4:00 p.m.

PRESENT: CRA/CCM - Chair Collins, Vice Chair Reed, Board Member Clarke, Board Member Giobbi, Board Member Rich, Board Member DeBerard, and Board Member James

CRB: Board Member DeBerard, Board Member James, Board Member Laughlin, Board

Member Manera, Board Member Whalen

ABSENT: Chair McChrystal, Vice Chair Moser

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. PRESENTATION OF THE MARTIN LUTHER KING JR. BLVD STREETSCAPE IMPROVEMENTS PLAN

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Executive Director, provided a brief history of the project and introduced Brian Good of Kimley Horn Engineering. Mr. Good presented the existing street scape, survey results, proposed street scape, proposed landscaping right-of-way, the community input, and overall project benefits. Timeframe expectations are scheduled for construction in 2028.

Board discussion included the impound section for parking location (behind the Public Safety Building), travel lane width, clay paver durability, the right-of-way from the School Board not yet granted, sidewalks, and bulb-out concerns. Further discussions about shade trees, impacts of expanded sidewalks, tree hardiness, on-street parking the ingress/egress for the Girls and Boys Club, and the option of a traffic signal.

Commissioner Giobbi suggested Board Member Bonnie Moser be the contact person because she communicates with multiple people about her shade tree recommendations and we should have one contact person for her suggestions of the information to be clearly represented. It was agreed that the City Manager would be the contact.

Additional topics to consider were future bus stops, bike racks, flashing light signals, and LED blinker stop signs.

APPROVAL OF AGENDA

5:08 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 01/26/2026 JOINT CRA/CRB/CCM MINUTES

5:09 PM MOTION: Approve.

MOVED BY: Laura Giobbi

SECONDED BY: Frederick James

Motion approved unanimously.

3. APPROVAL OF 03/23/2026 CRA MINUTES

5:09 PM MOTION: Approve
MOVED BY: Eula Clarke
SECONDED BY: Philip DeBerard
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4. CRA BUDGET AMENDMENT #01 FOR FY 2026 - PROFESSIONAL SERVICES FOR SUBMERGED LAND LEASE COMPLIANCE (RC):

RESOLUTION No. 02-2026 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FISCAL YEAR (FY) 2026 CRA BUDGET; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CUMMINS CEDERBERG, INC., IN THE AMOUNT OF \$66,689.00, TO ASSIST WITH SOVEREIGN SUBMERGED LANDS LEASE COMPLIANCE AND RELATED NEGOTIATIONS WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE DOWNTOWN BOARDWALK AND FESTIVAL DECK; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

CRA Director Gandhi-Savdas reviewed the budget amendment lease contract renewal of the Sovereign Submerged Land Lease agreement and explained the necessity as the original lease does not meet state requirements.

Ruth Holmes, Environmental Attorney, provided information on the timeline of the submerged land lease and renewal expectations.

5:13 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Campbell Rich
Motion approved unanimously.

5. MODIFICATION TO THE CRA CAPITAL IMPROVEMENT PLAN (CIP) TO INCLUDE CONFUSION CORNER DESIGN

City Attorney Baggett read Item #5 and #6 together before a motion was made, as they are related agenda items.

5:24 PM MOTION: Approve to modify the CRA Capital Improvement Plan to include Confusion Corner design.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

6. EVALUATION AND POTENTIAL ACQUISITION OF THE PROPERTY - 11 SW OCEAN BLVD (RC):

RESOLUTION No. 30-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO EVALUATE AND NEGOTIATE THE POTENTIAL ACQUISITION OF THE PROPERTY LOCATED AT SW OCEAN BLVD (THE "LINDELL PROPERTY") TO SUPPORT THE REDESIGN OF CONFUSION CORNER AND THE INTERSECTIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CRA Director Gandhi-Savdas provided a brief explanation and expressed that this Resolution is for approval to open discussion and start design phase and create a scope of work.

TJ Shaw, Project Manager of Captec Engineering, provided an explanation of the sidewalk project and who would be affected if the Lindell property is acquired.

5:27 PM MOTION: Approve.

MOVED BY: Campbell Rich

SECONDED BY: Eula Clarke

VOTE: Motion passed 4/1. 5:39 PM

YES: Eula Clarke, Christopher Collins, Campbell Rich, Laura Giobbi

NO: Sean Reed

STAFF UPDATE

ADJOURNMENT

5:40 PM

CCM

Mary R. Kindel, City Clerk

Sean Reed, Vice Mayor

**Minutes to be approved at the Joint CRA/CRB/CCM
Meeting this 27th day of July, 2026.**

CRA

Mary R. Kindel, City Clerk

Sean Reed, Vice Mayor

Minutes to be approved at the Joint CRA/CRB/CCM
Meeting this 27th day of July, 2026.

CRB

Mary R. Kindel, City Clerk

Frank McChrystal, Chair

Minutes to be approved at the Joint CRA/CRB/CCM
Meeting this 27th day of July, 2026.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CRA/CRB/CCM

Meeting Date: 7/27/2026

Prepared by: Pinal Gandhi-Savdas

Title of Item:

STREET TREE INFILL PROGRAM MASTER PLAN (RC):

RESOLUTION No. 04-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

The Street Tree Infill Program Master Plan was presented to the Community Redevelopment Board on June 7, 2026. Overall, the Master Plan received support from the Board, with the Board recommending approval by a vote of 5-0. One Board member was absent, and one Board member position was vacant due to a resignation.

Summary

The Community Redevelopment Agency (CRA) engaged [Kimley-Horn](#) to prepare a Street Tree Infill Program Master Plan for areas within the Community Redevelopment Area. The purpose of the Master Plan is to evaluate existing street tree canopy conditions, identify opportunities for additional tree planting, and establish a framework for future implementation of street tree improvements throughout the CRA.

The Master Plan provides a comprehensive inventory of existing street trees, identifies planting opportunities, and recommends tree species. The Plan is divided into zones that identify existing canopy areas and tree opportunity zones. It quantifies the number of tree planting opportunities within each zone by analyzing existing canopy coverage and available planting locations within the public right-of-way. The zones were prioritized based on canopy deficiencies, the concentration of tree opportunity zones, and the overall impact that additional tree planting could have on the streetscape and public realm. Following adoption of the Master Plan, staff will further evaluate the priority areas to determine appropriate tree species, site constraints, utility conflicts, maintenance requirements, and implementation feasibility within the public right-of-way.

Implementation of the Street Tree Infill Program will support the goals of the CRA Redevelopment Plan by enhancing neighborhood aesthetics, improving pedestrian comfort and walkability, mitigating urban heat impacts, strengthening environmental sustainability, and contributing to the overall character and economic vitality of areas within the Community Redevelopment Area.

The Master Plan is intended to serve as a guiding document for future tree planting projects and funding opportunities within the Community Redevelopment Area. Adoption of the Plan does not authorize construction or commit funding for implementation. Future tree planting projects will be prioritized and brought forward for CRA Board consideration as funding becomes available.

Funding Source:

There is no fiscal impact associated with the approval of the Street Tree Infill Program Master Plan.

Future implementation projects will be subject to separate budget appropriations and CRA Board approval.

Recommended Action:

Motion to approve and adopt the Street Tree Infill Program Master Plan.

ATTACHMENTS:

1. R04-2026 CRA - Street Tree In-Fill Program Master Plan within the ROW of the CRA
2. EXHIBIT A - Street Tree Infill Program Master Plan



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

RESOLUTION NUMBER 04-2026 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency (CRA) of the City of Stuart is authorized pursuant to Part III, Chapter 163, Florida Statutes, to undertake redevelopment activities within the Community Redevelopment Area; and

WHEREAS, the CRA recognizes the importance of maintaining and enhancing the urban tree canopy to improve aesthetics, provide environmental benefits, increase pedestrian comfort, and support economic vitality within the redevelopment area; and

WHEREAS, the CRA engaged Kimley-Horn to prepare a Street Tree Infill Program Master Plan to evaluate existing tree canopy conditions and identify opportunities for future street tree planting within the public right-of-way throughout the Community Redevelopment Area; and

WHEREAS, the Street Tree Infill Program Master Plan provides a comprehensive framework for identifying existing canopy areas, tree opportunity zones, prioritization of planting locations, species selection, and implementation strategies for future street tree planting projects within the public right-of-way throughout the Community Redevelopment Area; and

WHEREAS, the Street Tree Infill Program Master Plan identifies existing canopy areas and tree opportunity zones, quantifies potential tree planting opportunities, and establishes a prioritization strategy for future implementation; and

WHEREAS, the CRA Board finds that adoption of the Street Tree Infill Program Master Plan is consistent with the goals and objectives of the Community Redevelopment Plan and promotes the health, safety, welfare, and quality of life of residents, businesses, and visitors within the CRA District.

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

SECTION 1: The CRA Board hereby approves the Street Tree Infill Program Master Plan, attached hereto as Exhibit "A," and authorizes staff to utilize the Plan as a guide for future tree planting, maintenance, and capital improvement projects within the public right-of-way of the Community Redevelopment Area.

SECTION 2: The CRA Executive Director, or designee, is authorized to implement the recommendations of the Street Tree Infill Program Master Plan, subject to the availability of funding and any additional approvals required by the board.

Resolution Number 04-2026 CRA
Street Tree In-Fill Program Master Plan

SECTION 3: This resolution shall become effective immediately upon adoption.

Board Member _____ offered the foregoing resolution and moved its adoption.

The motion was seconded by the Board Member _____ and upon being put to a roll call

vote, the vote was as follows:

SEAN REED, CHAIRPERSON
VACANT, VICE CHAIR
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



COMMUNITY REDEVELOPMENT AGENCY STREET TREE IN-FILL PROGRAM

- CITY OF STUART CRA -

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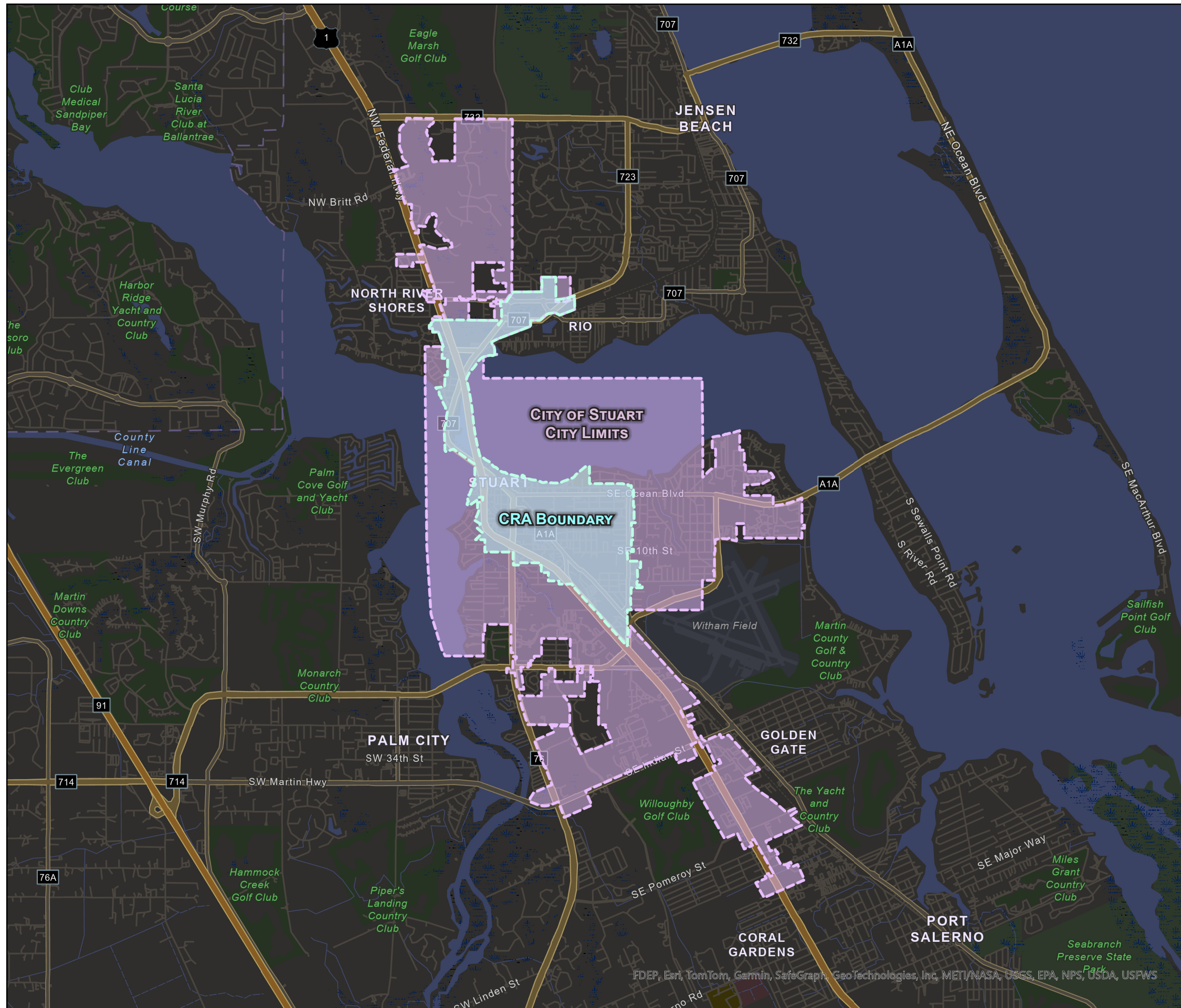
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Project Objective

THE CITY OF STUART'S CRA STREET TREE IN-FILL PROGRAM OFFERS EXCITING OPPORTUNITIES TO ENHANCE STREETSCAPES WITHIN THE CRA. ENCOMPASSING APPROXIMATELY 1,168.6 ACRES—ABOUT 19.3 PERCENT OF STUART'S TOTAL LAND AREA—THIS SIGNIFICANT PORTION OF THE CITY OFFERS A UNIQUE OPPORTUNITY TO ENGAGE A DIVERSE SET OF STAKEHOLDERS IN TRANSFORMING THE URBAN LANDSCAPE INTO SOMETHING TRULY REMARKABLE.

THE PRIMARY OBJECTIVE OF THIS INITIATIVE IS TO ASSESS PUBLIC CORRIDORS AND PUBLIC RIGHTS-OF-WAY WITHIN THE CRA AND IDENTIFY KEY AREAS FOR IMPACTFUL COMMUNITY IMPROVEMENTS. ADDITIONALLY, IT DOCUMENTS EXISTING STREET TREE FEATURES, WHETHER THROUGH PRIOR ENHANCEMENTS OR NATURALLY OCCURRING VEGETATION AND TREE CANOPIES. THESE AREAS OF OPPORTUNITY ARE CRUCIAL FOR CULTIVATING A VIBRANT URBAN CHARACTER AND FOR CREATING PUBLIC SPACES THAT ARE NOT ONLY WELCOMING BUT ALSO HARMONIOUS.

THE FINDINGS FROM THIS ANALYSIS WILL EMPOWER THE CRA TO STRATEGICALLY PRIORITIZE FUTURE STREETScape INVESTMENTS. BY GUIDING IMPROVEMENTS THAT ENHANCE WALKABILITY, VISUAL APPEAL, AND OVERALL PUBLIC QUALITY, WE CAN CREATE A MORE ACCESSIBLE AND ATTRACTIVE URBAN ENVIRONMENT. TOGETHER, LET'S COLLABORATE WITH STAKEHOLDERS TO SHAPE A COMMUNITY THAT EVERYONE CAN TAKE PRIDE IN.





SECTION 01: PLANT MATERIAL INFORMATION

CRA - Approved Street Tree Plant Palette



American Elm
Ulmus americana



Bald Cypress
Taxodium distichum



Black Olive
Terminalia buceras



Cabbage Palm
Sabal palmetto



Dahoon Holly
Ilex cassine



Foxtail Palm
Wodyetia bifurcata



Geiger Tree
Cordia sebestena



Green Buttonwood
Conocarpus erectus



Gumbo Limbo
Bursera simaruba



Live Oak
Quercus virginiana



Pigeon Plum
Coccoloba diversifolia



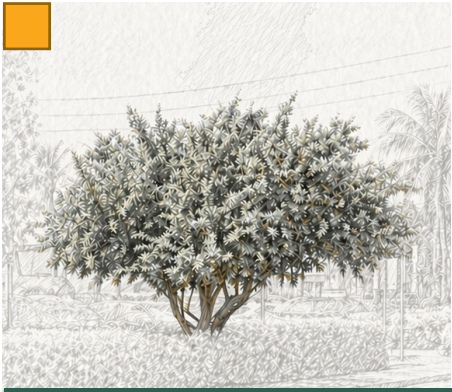
Pygmy Date Rupicola Hybrid
Phoenix roebelenii x rupicola



Royal Palm
Roystonea regia



Royal Poinciana
Delonix regia



Silver Buttonwood
Conocarpus erectus sericeus



Slash Pine
Pinus elliotii



Southern Magnolia
Magnolia grandiflora



Sycamore
Platanus occidentalis

 PRIOR APPROVAL AS PART OF
'RESIDENTIAL TREE PLANTING PROGRAM'

 PRIOR APPROVAL AS PART OF
'FEDERAL HIGHWAY TREE PROGRAM'

American Elm (Ulmus americana)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Parking Lot near N. Roundabout
S. Dixie Highway
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Large, vase-shaped shade tree with a broad arching canopy. Best reserved for big parks, campuses, and expansive streetscapes where long-term root and branch spread can be accommodated.
Typical Canopy Spread	50-70 ft
Typical Height	70-90 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Deciduous
Soil Type Preferences	Highly adaptable; clay, sand, or loam; acidic to alkaline; tolerates wet to well-drained soils.
Moisture Requirements	Moderate; appreciates consistent moisture but has good drought tolerance once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Shallow, extensive root system; large surface roots can develop and hardscape conflict is likely where soil volume is restricted.
Shade Provided at Maturity	High
General Maintenance Required	Needs structural pruning when young; monitor branch attachments; seed litter can be messy on pavement.
Application Standards	Best streetscape uses: large landscape islands and streets without sidewalks.
Root Barrier Requirements	Recommended near sidewalks, curbs, or parking edges; generous soil volume still needed.
Other Applications w/ Root Barrier	Wide tree lawns adjacent to pavement, broad medians, and large islands bordering parking can be considered only with root barrier plus ample uncompacted soil.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST649

Bald Cypress (Taxodium distichum)

Typical planning data for landscape/specification use.



Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Strong, upright native conifer that handles urban conditions well and is one of the best large trees for wet soils, stormwater edges, and spacious parking lot landscapes.
Typical Canopy Spread	25-35 ft
Typical Height	60-80 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Deciduous
Soil Type Preferences	Adaptable to sand, loam, or clay; performs in wet soils and also in moist, well-drained sites.
Moisture Requirements	Moderate to high; grows fastest with moisture but becomes drought tolerant once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Root system is generally not considered a hardscape problem in landscape settings.
Shade Provided at Maturity	Medium-High during Summer and Fall
General Maintenance Required	Low to moderate; little pruning needed; annual needle drop is expected in fall/winter.
Application Standards	Best streetscape uses: medium strips, wide strips, sidewalk cutouts, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST620

Black Olive (Terminalia buceras)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Flamingo Park - East
Meridian Avenue
Miami, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Conditional
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Dense-canopied evergreen shade tree for frost-free landscapes. Useful as a streetscape or specimen tree where a heavy, rounded canopy is desired and sufficient crown room is available.
Typical Canopy Spread	35-50 ft
Typical Height	40-50 ft
Typical Growth Rate	Moderate to fast
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to sand, loam, or clay; acidic or alkaline; best in moist but well-drained soil.
Moisture Requirements	Moderate; drought tolerant after establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered problematic at the surface.
Shade Provided at Maturity	High
General Maintenance Required	Prune for strong structure; dense canopy may need canopy raising; fruit from fruiting forms can stain walks/pavement.
Application Standards	Best streetscape uses: medium strips, wide strips, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST102

Cabbage Palm (Sabal palmetto)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Flagler Park
SW. Flagler Avenue
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Conditional
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Native, single-trunk fan palm with a narrow footprint and strong regional character. Excellent where vertical emphasis is desired and horizontal canopy spread must stay limited.
Typical Canopy Spread	10 ft
Typical Height	40-50 ft
Typical Growth Rate	Slow to moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to sandy, limestone, or other well-drained soils; tolerant of salt spray but less tolerant of high salts in the root zone.
Moisture Requirements	Low to moderate once established.
Sunlight Requirements	Full sun
Root Growth Characteristics	Palm root system is fibrous/adventitious and typically non-invasive; roots regenerate from the trunk base after transplanting.
Shade Provided at Maturity	Low
General Maintenance Required	Low; occasional removal of spent inflorescences/fruits or dead fronds for appearance/clearance.
Application Standards	Best streetscape uses: medium strips, wide strips, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Not usually necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST575

Dahoon Holly (Ilex cassine)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

FoundCare Clinic
Broadway
Riviera Beach, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Conditional
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Conditional

Field	Information
General Specifications and Characteristics	Small to medium evergreen native tree with a narrow canopy and fine texture. Useful where a modest-sized tree is needed for moist sites, urban strips, or naturalized landscapes.
Typical Canopy Spread	8-12 ft
Typical Height	20-30 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; slightly alkaline to acidic; especially good in moist soils but adaptable to wet through well-drained sites.
Moisture Requirements	Moderate; prefers moisture, especially when establishing.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered a hardscape problem.
Shade Provided at Maturity	Medium
General Maintenance Required	Low; little pruning usually required; berry drop may occur on female trees.
Application Standards	Best streetscape uses: narrow strips, medium strips, wide strips, sidewalk cutouts / tree pits, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST299

Foxtail Palm (Wodyetia bifurcata)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Parking Island near Confusion Corner
SW. Flagler Avenue
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Conditional
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Conditional
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Conditional
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Showy single-trunk palm with a clean tropical look and a moderate canopy spread. Often used as an accent or boulevard palm in warm climates.
Typical Canopy Spread	12 ft
Typical Height	30-40 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Best in well-drained, slightly acidic sandy/loamy soils; performs poorly on strongly alkaline soils.
Moisture Requirements	Moderate; drought tolerant after establishment but looks best with regular moisture.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Fibrous palm roots are typically non-invasive at pavement edges.
Shade Provided at Maturity	Low
General Maintenance Required	Low to moderate; manage nutrient deficiencies on alkaline soils; periodic frond/fruit cleanup may be needed.
Application Standards	Best streetscape uses: medium strips, wide strips, medium landscape islands, large landscape islands, and medians / boulevards.
Root Barrier Requirements	Not usually necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/FR304

Geiger Tree (Cordia sebestena)

Typical planning data for landscape/specification use.



Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Conditional

Field	Information
General Specifications and Characteristics	Small evergreen flowering tree prized for bright orange flowers and coastal toughness. Good where ornamental interest is more important than dense shade.
Typical Canopy Spread	20-25 ft
Typical Height	25-30 ft
Typical Growth Rate	Slow
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; acidic or alkaline; best in well-drained soils.
Moisture Requirements	Low to moderate; high drought tolerance once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered problematic.
Shade Provided at Maturity	Medium
General Maintenance Required	Moderate; prune for strong structure and clearance; fruit and leaves can create some litter.
Application Standards	narrow strips, medium strips, wide strips, sidewalk cutouts, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST182

Green Buttonwood (Conocarpus erectus)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Flamingo Park - East
Meridian Avenue
Miami, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Tough evergreen coastal tree that can be grown as a specimen, hedge, or multi-trunk screen. Very adaptable for urban and seaside use.
Typical Canopy Spread	20-30 ft
Typical Height	30-45 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; accepts wet or well-drained soils.
Moisture Requirements	Low to moderate; drought tolerant once established.
Sunlight Requirements	Full sun
Root Growth Characteristics	Roots are generally not considered a major hardscape problem.
Shade Provided at Maturity	Medium-High
General Maintenance Required	Low to moderate; can be clipped as hedge/screen or trained as tree; occasional structural pruning helpful.
Application Standards	narrow / medium / wide strips, sidewalk cutouts / tree pits, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST179

Gumbo Limbo (Bursera simaruba)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Miami World Center - West
NE 1st Avenue
Miami, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Conditional
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Medium to large semi-evergreen tropical tree with picturesque branching and exfoliating bark. Good for spacious, low-maintenance coastal landscapes and large streetscapes.
Typical Canopy Spread	25-50 ft
Typical Height	25-50 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Semi-evergreen
Soil Type Preferences	Adaptable to sand, loam, or clay; acidic or alkaline; best in well-drained soil.
Moisture Requirements	Low to moderate; drought tolerant after establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Can form large surface roots and should not be crowded against hardscape.
Shade Provided at Maturity	Medium
General Maintenance Required	Low to moderate; little pruning needed, though canopy raising and structure may be managed; seasonal leaf drop is possible.
Application Standards	Best streetscape uses: wide strips, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Recommended near sidewalks, curbs, or parking surfaces in constrained sites.
Other Applications w/ Root Barrier	Wide strips, medians, and larger islands adjacent to pavement become more feasible with root barrier and generous soil volume.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST104

Live Oak (Quercus virginiana)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Memorial Park - Plaza
SE Ocean Boulevard
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Iconic broad-canopied oak for major shade and long-term landscape structure. Excellent in large open spaces, but it must have very generous soil volume and setbacks from hardscape.
Typical Canopy Spread	60-120 ft
Typical Height	60-80 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Semi-evergreen
Soil Type Preferences	Very adaptable; clay, sand, or loam; acidic or alkaline; occasionally wet to well-drained.
Moisture Requirements	Moderate; drought tolerant once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Large, wide-spreading root system can form major surface roots and lift sidewalks, curbs, and paving when confined.
Shade Provided at Maturity	High
General Maintenance Required	Moderate; structural pruning is important when young; limb management and acorn/leaf litter should be expected at maturity.
Application Standards	Best streetscape uses: large landscape islands and streets without sidewalks.
Root Barrier Requirements	Strongly recommended when adjacent to sidewalks, curbs, or parking, but barriers do not replace the need for large soil area and setbacks.
Other Applications w/ Root Barrier	Wide strips, very large medians, and large islands near hardscape are possible only with root barrier plus exceptional soil volume and setback.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST564

Pigeon Plum (Coccoloba diversifolia)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Landscape Island near Kiwanis Youth Park
S Colorado Avenue
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Conditional
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Conditional

Field	Information
General Specifications and Characteristics	Evergreen native tree with dense foliage and good coastal performance. Useful as a specimen, informal screen, or medium-sized urban tree where salt tolerance is needed.
Typical Canopy Spread	20-35 ft
Typical Height	20-40 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; best in moist but well-drained soils.
Moisture Requirements	Low to moderate once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered problematic.
Shade Provided at Maturity	High
General Maintenance Required	Moderate; structural pruning helpful; fruit and leaf litter should be expected.
Application Standards	Best streetscape uses: narrow strips, medium strips, wide strips, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST174

Pygmy Date Rupicola Hybrid (Phoenix roebelenii x rupicola)

Typical planning data for landscape/specification use. Note: this hybrid entry includes approximate values.



TREE IMAGE LOCATION

Roundabout north of Confusion Corner
S Colorado Avenue & SW Osceola Street
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Conditional
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Appropriate

Field	Information
General Specifications and Characteristics	Small to medium single-trunk feather palm used as an accent or specimen. Hybrid values are approximate and based on parent species plus nursery-trade descriptions.
Typical Canopy Spread	8-15 ft
Typical Height	12-20 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Best in well-drained sandy or loamy soils; generally prefers good drainage and does not like prolonged saturation.
Moisture Requirements	Low to moderate; regular irrigation helps establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Fibrous palm roots are typically non-invasive; main caution is spiny petioles rather than roots.
Shade Provided at Maturity	Low
General Maintenance Required	Moderate; spiny leaf bases/petioles require siting away from tight pedestrian edges; periodic frond and fruit cleanup may be needed.
Application Standards	narrow strips, medium strips, wide strips, small landscape islands, medium landscape islands, streets without sidewalks, medians / boulevards, and planting near overhead powerlines.
Root Barrier Requirements	Not usually necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST441

Royal Palm (Roystonea regia)

Typical planning data for landscape/specification use.



Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Conditional
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Large, stately palm for boulevards, parks, civic landscapes, and grand commercial entries. Strong vertical character but too tall for most small residential settings.
Typical Canopy Spread	15-25 ft
Typical Height	50-80 ft
Typical Growth Rate	Moderate to fast with ample water/fertilizer
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; slightly alkaline to acidic; occasionally wet to well-drained; avoid high salts in the root zone.
Moisture Requirements	Moderate; grows best with moisture but becomes fairly drought tolerant when established.
Sunlight Requirements	Full sun to part sun
Root Growth Characteristics	Surface roots are usually not a problem; fibrous palm root system is generally pavement-friendly.
Shade Provided at Maturity	Low-Medium
General Maintenance Required	Low pruning need, but very heavy self-cleaning fronds and fruit create litter and can damage property if allowed to fall over occupied areas; monitor nutrition on alkaline soils.
Application Standards	Best streetscape uses: wide strips, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST574

Royal Poinciana (Delonix regia)

Typical planning data for landscape/specification use.



Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Appropriate

FIELD	INFORMATION
GENERAL SPECIFICATIONS AND CHARACTERISTICS	MEDIUM FLOWERING TREE; VALUED FOR SHOWY PINK-PURPLE SPRING BLOOM. BEST USED AS AN ACCENT OR ORNAMENTAL SMALL TREE RATHER THAN A HEAVY SHADE TREE.
TYPICAL CANOPY SPREAD	10-15 FT
TYPICAL HEIGHT	12-18 FT
TYPICAL GROWTH RATE	SLOW
EVERGREEN / SEMI-EVERGREEN / DECIDUOUS	DECIDUOUS
SOIL TYPE PREFERENCES	ADAPTABLE TO CLAY, SAND, OR LOAM; ACIDIC OR ALKALINE; REQUIRES GOOD DRAINAGE AND FLOWERS BEST IN RICHER SOILS.
MOISTURE REQUIREMENTS	LOW TO MODERATE; HIGHLY DROUGHT TOLERANT ONCE ESTABLISHED.
SUNLIGHT REQUIREMENTS	FULL SUN
ROOT GROWTH CHARACTERISTICS	SURFACE ROOTS ARE USUALLY NOT A PROBLEM.
SHADE PROVIDED AT MATURITY	LOW-MEDIUM
GENERAL MAINTENANCE REQUIRED	MODERATE; PRUNE FOR STRUCTURE AND CLEARANCE; THIN CANOPY PROVIDES LIMITED SHADE; GENERALLY LOW LITTER.
APPLICATION STANDARDS	NARROW/MEDIUM/WIDE STRIPS, SMAL/MEDIUM/LARGE LANDSCAPE ISLANDS, STREETS W/O SIDEWALKS, MEDIANS / BOULEVARDS, AND PLANTING NEAR OVERHEAD POWERLINES.
ROOT BARRIER REQUIREMENTS	USUALLY NOT NECESSARY.
OTHER APPLICATIONS W/ ROOT BARRIER	NOT TYPICALLY REQUIRED FOR STANDARD APPLICATIONS.
PRIMARY SOURCE URLS	HTTPS://HORT.IFAS.UFL.EDU/DATABASE/DOCUMENTS/PDF/TREE_FACT_SHEETS/TABIMPA.PDF

Silver Buttonwood (Conocarpus erectus sericeus)

Typical planning data for landscape/specification use.



Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Appropriate

Field	Information
General Specifications and Characteristics	Smaller silver-foliaged form of buttonwood used as a coastal accent, screen, or small tree. Useful where salt tolerance and a compact footprint are important.
Typical Canopy Spread	15-20 ft
Typical Height	15-20 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; occasionally wet to well-drained.
Moisture Requirements	Low to moderate; drought tolerant once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered a hardscape problem.
Shade Provided at Maturity	Medium
General Maintenance Required	Low to moderate; prune for strong structure or maintain as clipped hedge/tree form.
Application Standards	narrow / medium / wide strips, sidewalk cutouts, small / medium / large landscape islands, streets w/o sidewalks, medians / boulevards, and near overhead utilities.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST180

Slash Pine (Pinus elliottii)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Stuart Middle School - North
SE Ocean Boulevard
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Conditional
Street w/o Sidewalk	Not recommended
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Tall native pine best suited to open areas, restoration work, buffers, and large-scale landscapes. Its size, surface roots, and litter make it a poor choice for tight urban hardscape zones.
Typical Canopy Spread	35-50 ft
Typical Height	75-100 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; acidic to slightly alkaline; well-drained to occasionally wet.
Moisture Requirements	Low to moderate; drought tolerant after establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Can form large surface roots; not ideal adjacent to pavement in constrained spaces.
Shade Provided at Maturity	Medium-Low
General Maintenance Required	Low pruning demand, but needle and cone litter are significant; monitor wind exposure and branch breakage.
Application Standards	Conditional for wide strips, large landscape islands, and medians / boulevards.
Root Barrier Requirements	Recommended when planted near sidewalks, curbs, or parking, though setbacks/open soil area are still preferred.
Other Applications w/ Root Barrier	Wide strips and large medians near pavement are only marginally suitable and should include root barrier plus generous setbacks.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST463

Southern Magnolia (Magnolia grandiflora)

Typical planning data for landscape/specification use.



TREE IMAGE LOCATION

Fifield Hall - University of Florida Campus
Parking Lot facing Hull Road
Gainesville, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Conditional
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Classic evergreen specimen and shade tree with a formal pyramidal form when young and large glossy leaves. Best in roomy landscapes where leaf and fruit litter are acceptable.
Typical Canopy Spread	30-40 ft
Typical Height	60-80 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; slightly alkaline to acidic; prefers moist, well-drained, organically improved soil.
Moisture Requirements	Moderate; more drought tolerant with age but benefits from even moisture.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Surface roots are usually not a major problem, but the root system is broad and extends far beyond the canopy.
Shade Provided at Maturity	High
General Maintenance Required	Low to moderate; little pruning needed, but leaf/fruit/seed-pod litter can be heavy; lower branches may need clearance pruning.
Application Standards	Best streetscape uses: wide strips, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary, though extra setback/soil volume is still advised near major paving.
Other Applications w/ Root Barrier	Where placed close to pavement, root barrier can be considered as a supplemental protection measure, but adequate rooting area is more important.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST371

Sycamore (Platanus occidentalis)

Typical planning data for landscape/specification use.



Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Very large deciduous shade tree with strong trunk character and dense summer canopy. Best only in spacious sites with moist soil and wide setbacks from pavement.
Typical Canopy Spread	50-70 ft
Typical Height	75-90 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Deciduous
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; prefers moist soil but tolerates wet through well-drained conditions.
Moisture Requirements	Moderate to high; best performance with regular soil moisture.
Sunlight Requirements	Full sun
Root Growth Characteristics	Aggressive surface roots can heave sidewalks and curbs; large rooting area and setbacks are essential.
Shade Provided at Maturity	High
General Maintenance Required	Moderate; generally little pruning, but expect leaf/twig/bark litter and a messy seasonal habit.
Application Standards	Best streetscape uses: large landscape islands and streets without sidewalks.
Root Barrier Requirements	Strongly recommended near sidewalks, curbs, or parking edges; even then, large setbacks are preferred.
Other Applications w/ Root Barrier	Wide strips, large islands, and broad medians adjacent to pavement are only feasible with root barrier and generous offset from hardscape.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST484

Florida Power and Light “Right Tree, Right Place” Five-Step Policy



STEP 01. FIND THE RIGHT TREE

TREES COME IN ALL SHAPES AND SIZES, AND OFTEN CHANGE DRAMATICALLY OVER THEIR LIFETIMES. SOME GROW TALL, SOME GROW WIDE AND SOME HAVE EXTENSIVE ROOT SYSTEMS. BEFORE SELECTING YOUR TREE, MAKE SURE YOU KNOW HOW TALL, WIDE AND DEEP IT WILL BE AT MATURITY. FOR LISTS OF RECOMMENDED TREES FOR YOUR REGION OF FLORIDA, PLEASE VISIT THE UNIVERSITY OF FLORIDA’S “TREES AND POWER LINES” WEBSITE.

STEP 02. CHOOSE THE RIGHT SPOT

IF YOU’RE PLANTING TREES ON YOUR PROPERTY, LOOK UP AND NOTE THE LOCATION OF POWER LINES. BEFORE YOU PLANT, KEEP IN MIND THE SETBACK DIMENSIONS IN OUR DIAGRAM. THINK ABOUT HOW YOUR TREE WILL IMPACT EXISTING UTILITY LINES AS IT GROWS TALLER, WIDER AND DEEPER. KEEPING TREES AWAY FROM POWER LINES MEANS THAT, IN THE EVENT THEY BLOW OVER OR TREE LIMBS BECOME LOOSE, THEY’RE MUCH LESS LIKELY TO HIT A POWER LINE AND KNOCK OUT POWER. THIS ALSO KEEPS DEBRIS FARTHER AWAY FROM THE LINES TO SPEED POWER RESTORATION EFFORTS.

STEP 03. CALL BEFORE YOU DIG

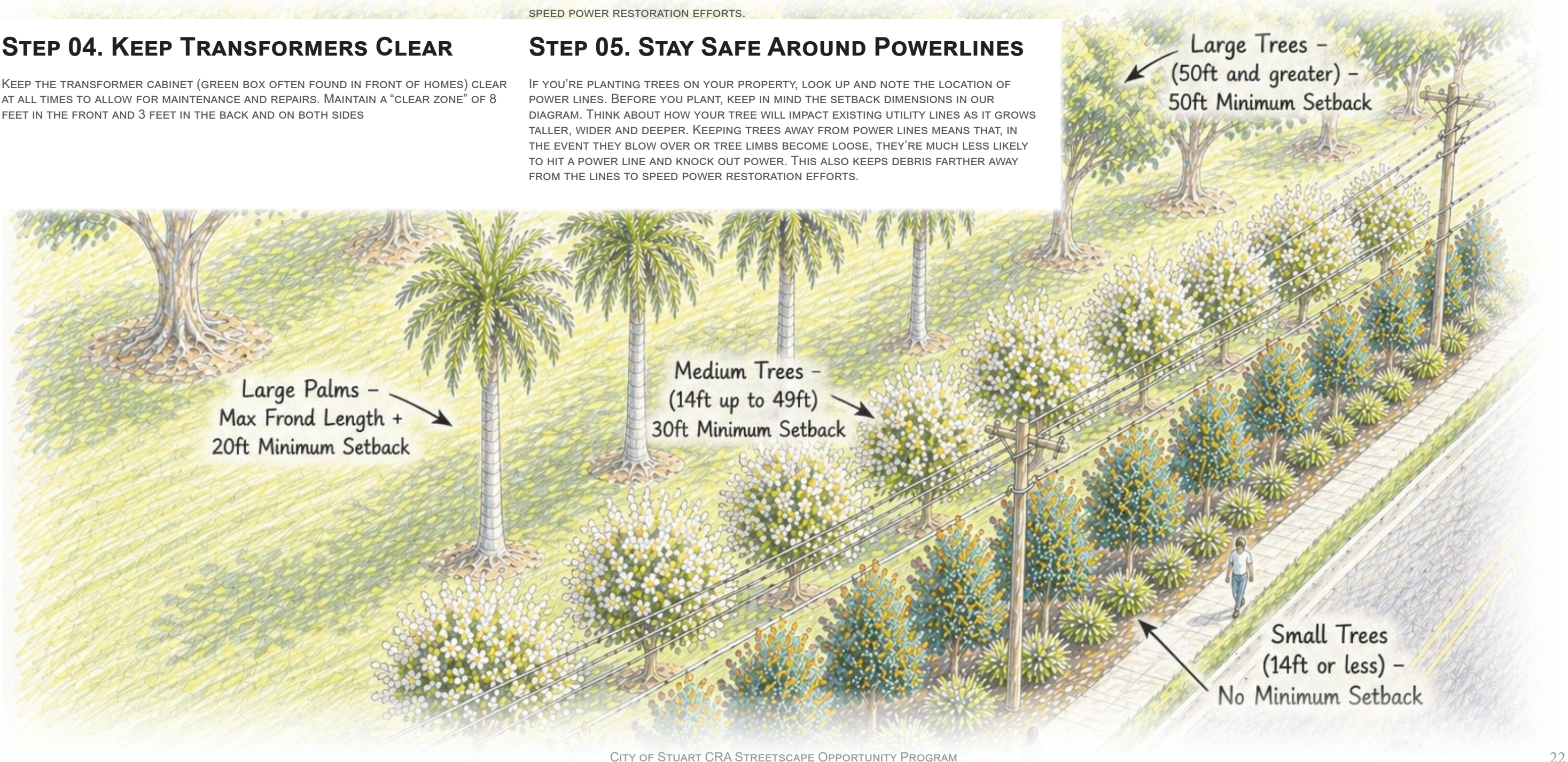
IF YOU’LL BE PERFORMING WORK IN YOUR YARD THAT INVOLVES DIGGING, FLORIDA LAW REQUIRES YOU CALL 811 BEFORE YOU BEGIN SO FPL AND OTHER UTILITIES CAN SHOW YOU WHERE CABLES AND PIPES ARE. CALL AT LEAST TWO BUSINESS DAYS BEFORE YOU BEGIN TO AVOID UNINTENTIONALLY HITTING UNDERGROUND UTILITY LINES. THIS FREE SERVICE HELPS KEEP EVERYONE SAFE. YOU CAN ALSO SUBMIT YOUR REQUEST ONLINE AT WWW.SUNSHINE811.COM.

STEP 04. KEEP TRANSFORMERS CLEAR

KEEP THE TRANSFORMER CABINET (GREEN BOX OFTEN FOUND IN FRONT OF HOMES) CLEAR AT ALL TIMES TO ALLOW FOR MAINTENANCE AND REPAIRS. MAINTAIN A “CLEAR ZONE” OF 8 FEET IN THE FRONT AND 3 FEET IN THE BACK AND ON BOTH SIDES

STEP 05. STAY SAFE AROUND POWERLINES

IF YOU’RE PLANTING TREES ON YOUR PROPERTY, LOOK UP AND NOTE THE LOCATION OF POWER LINES. BEFORE YOU PLANT, KEEP IN MIND THE SETBACK DIMENSIONS IN OUR DIAGRAM. THINK ABOUT HOW YOUR TREE WILL IMPACT EXISTING UTILITY LINES AS IT GROWS TALLER, WIDER AND DEEPER. KEEPING TREES AWAY FROM POWER LINES MEANS THAT, IN THE EVENT THEY BLOW OVER OR TREE LIMBS BECOME LOOSE, THEY’RE MUCH LESS LIKELY TO HIT A POWER LINE AND KNOCK OUT POWER. THIS ALSO KEEPS DEBRIS FARTHER AWAY FROM THE LINES TO SPEED POWER RESTORATION EFFORTS.



Tree Application Matrix



Common Name	Scientific Name	Narrow Strip (3-4')	Medium Strip (4-6')	Wide Strip (>6')	Sidewalk Cutout / Tree Pit	Small Island (<100 sf)	Medium Island (100-200 sf)	Large Island (>200 sf)	Street w/o Sidewalk	Median / Boulevard	FPL Recommended Application*
American Elm	Ulmus americana	N	N	C	N	N	N	Y	Y	C	N
Bald Cypress	Taxodium distichum	N	Y	Y	Y	Y	Y	Y	Y	Y	N
Black Olive	Terminalia buceras	N	Y	Y	N	N	C	C	Y	Y	N
Cabbage Palm	Sabal palmetto	C	Y	Y	C	Y	Y	Y	Y	Y	N
Dahoon Holly	Ilex cassine	Y	Y	Y	Y	C	C	Y	Y	Y	C
Foxtail Palm	Wodyetia bifurcata	C	Y	Y	C	C	Y	Y	C	Y	N
Geiger Tree	Cordia sebestena	Y	Y	Y	Y	Y	Y	Y	Y	Y	C
Green Buttonwood	Conocarpus erectus	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Gumbo Limbo	Bursera simaruba	N	C	Y	N	N	Y	Y	Y	Y	N
Live Oak	Quercus virginiana	N	N	C	N	N	N	Y	Y	C	N
Southern Magnolia	Magnolia grandiflora	N	C	Y	N	N	C	Y	Y	Y	N
Pigeon Plum	Coccoloba diversifolia	Y	Y	Y	C	C	Y	Y	Y	Y	C
Purple Trumpet Tree	Tabebuia impetiginosa	Y	Y	Y	C	Y	Y	Y	Y	Y	Y
Pygmy Date Rupicola Hybrid	Phoenix roebelenii x rupicola	Y	Y	Y	C	Y	Y	C	Y	Y	Y
Royal Palm	Roystonea regia	N	C	Y	N	N	C	Y	Y	Y	N
Silver Buttonwood	Conocarpus erectus sericeus	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Slash Pine	Pinus elliotii	N	N	C	N	N	N	C	N	C	N
Sycamore	Platanus occidentalis	N	N	C	N	N	N	Y	Y	C	N

Legend code	Meaning	Legend code	Meaning	Legend code	Meaning
Y	Appropriate / generally recommended	C	Conditional	N	Generally not recommended

* FOR FURTHER GUIDANCE REGARDING ‘FPL RECOMMENDED APPLICATION’, PLEASE REFER TO PAGE 23 (FLORIDA POWER AND LIGHT “RIGHT TREE, RIGHT PLACE” FIVE-STEP POLICY)

Opinion of Probable Cost (OPC)

Estimated Pricing as of June 2026

Code Minimum Trees
(Minimum 12ft Height and 6ft Spread)

Species	Range of Availability	Price per Tree
American Elm	Moderately Available	\$675 - \$825
Bald Cypress	Regionally Available	\$775 - \$950
Black Olive	Moderately Available	\$650 - \$800
Cabbage Palm	Readily Available	\$600 - \$725
Dahoon Holly	Regionally Available	\$950 - 1,150
Foxtail Palm	Readily Available	\$800 - \$1,000
Geiger Tree	Readily Available	\$1,050 - \$1,300
Green Buttonwood	Regionally Available	\$950 - \$1,150
Gumbo Limbo	Regionally Available	\$1,175 - 1,450
Live Oak	Readily Available	\$750 - \$900
Southern Magnolia	Limited / Hard to Procure	\$1,475 - \$1,800
Pigeon Plum	Readily Available	\$550 - \$650
Purple Trumpet Tree	Readily Available	\$1,500 - \$1,800
Pygmy Date Palm Hybrid	Readily Available	\$800 - \$1,000
Royal Palm	Readily Available	\$4,850 - \$6,000
Silver Buttonwood	Regionally Available	\$725 - \$875
Slash Pine	Readily Available	\$800 - \$975
Sycamore	Difficult to Source	\$1,025 - \$1,250

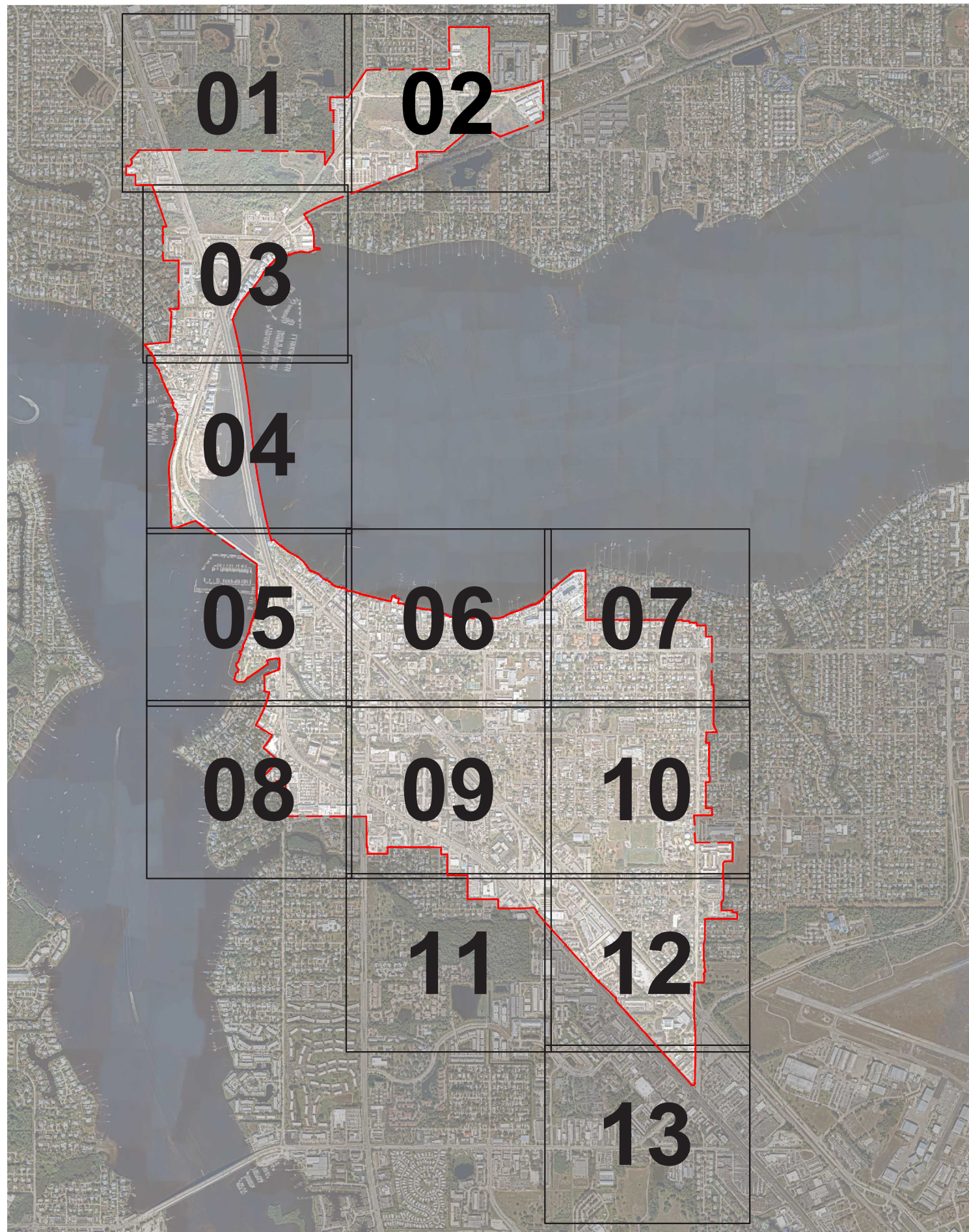
CRA-Preferred Trees
(Height and Spread vary by Species)

Species	Range of Availability	Price per Tree
American Elm	Difficult to Source	\$1,300 - \$1,575
Bald Cypress	Regionally Available	\$1,225 - \$1,500
Black Olive	Moderately Available	\$825 - \$1,000
Cabbage Palm	Readily Available	\$600 - \$725
Dahoon Holly	Moderately Available	\$1,500 - \$1,825
Foxtail Palm	Readily Available	\$975 - \$1,200
Geiger Tree	Moderately Available	\$3,000 - \$3,650
Green Buttonwood	Regionally Available	\$1,225 - \$1,500
Gumbo Limbo	Regionally Available	\$3,000 - \$3,650
Live Oak	Readily Available	\$1,100 - \$1,325
Southern Magnolia	Limited / Hard to Procure	\$2,425 - \$2,950
Pigeon Plum	Moderately Available	\$6,075 - \$7,425
Purple Trumpet Tree	Regionally Available	\$2,025 - \$2,475
Pygmy Date Palm Hybrid	Moderately Available	\$9,125 - \$11,150
Royal Palm	Readily Available	\$12,150 - \$14,850
Silver Buttonwood	Regionally Available	\$2,300 - \$2,800
Slash Pine	Regionally Available	\$2,100 - \$2,550
Sycamore	Difficult to Source	\$1,300 - \$1,575

Note: 'Range of Availability' classifications are based on the nearest confirmed nursery stock location relative to the City of Stuart. "Readily Available" applies to stock found within 50 miles; "Regionally Available" within 100 miles; "Moderately Available" within 150 miles; "Difficult to Source" within 200 miles; and "Limited / Hard to Procure" when stock is not identified closer than 250 miles. All price ranges reflects field-grown trees and pricing available at time of document procurement. Installation of material included is in price range.

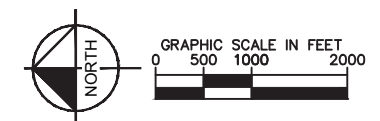


SECTION 02: STREET TREE OPPORUTINITY MAPPING



CRA Overall Zone Map

PHASE	ZONE	ADDITIONAL STREET TREE OPPORTUNITIES
PHASE 03	ZONE 01	37
	ZONE 02	333
	ZONE 03	251
	ZONE 04	63
PHASE 02	ZONE 05	124
	ZONE 06	182
	ZONE 07	370
	ZONE 08	114
PHASE 01	ZONE 09	514
	ZONE 10	637
	ZONE 11	24
	ZONE 12	504
	ZONE 13	10
	TOTAL *:	3163



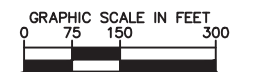
* Based upon the utilization of one (1) large shade/canopy tree per thirty (30) linear feet.



ZONE 01 ENLARGEMENT

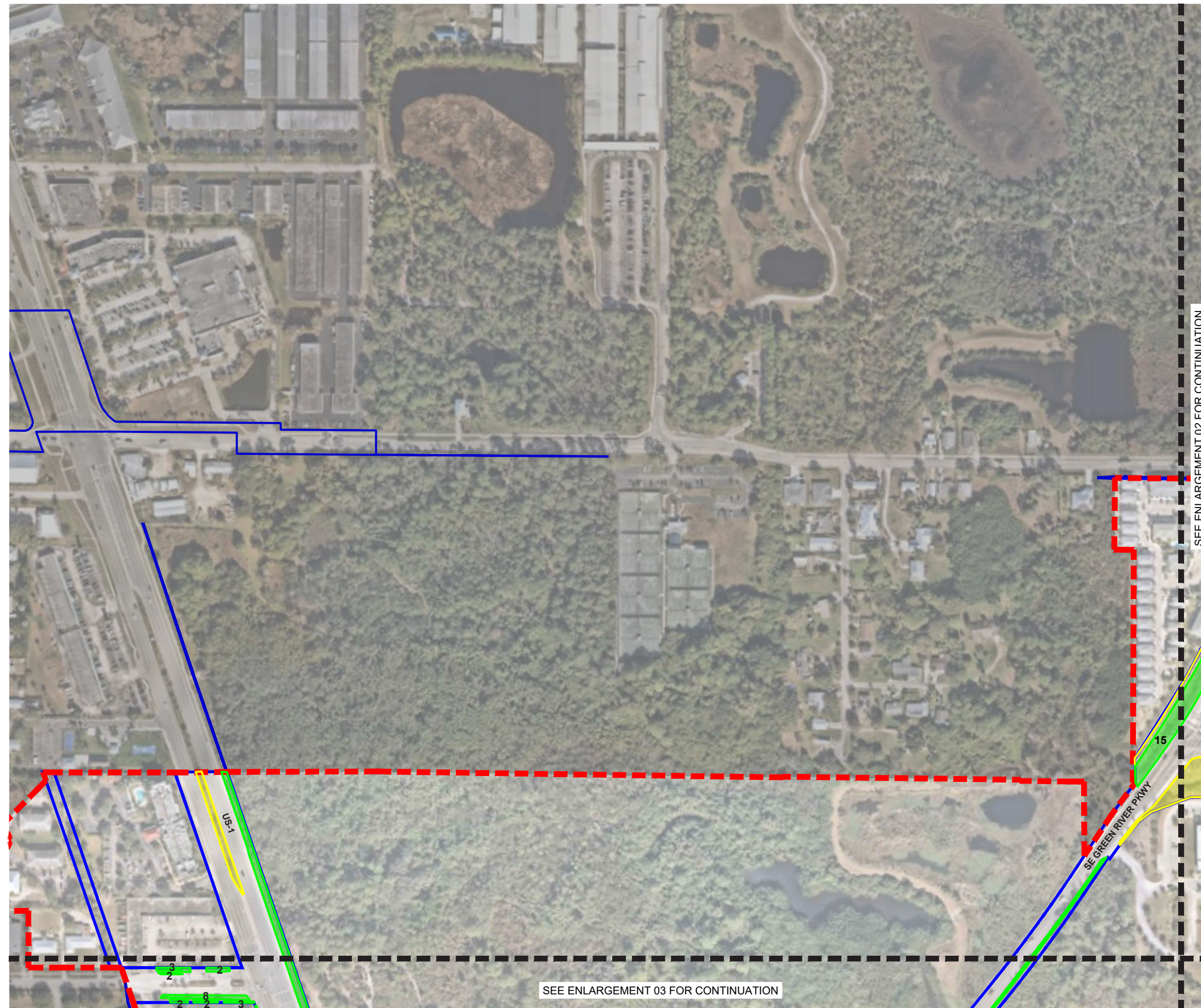
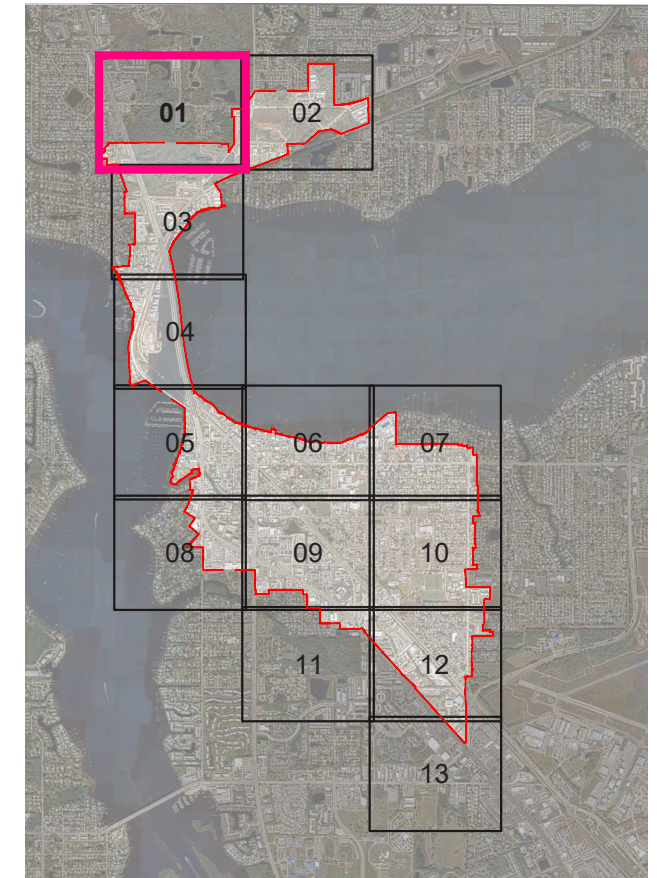
LARGE SHADE TREE OPPORTUNITIES: 37 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP

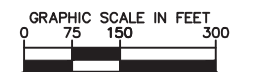




ZONE 02 ENLARGEMENT

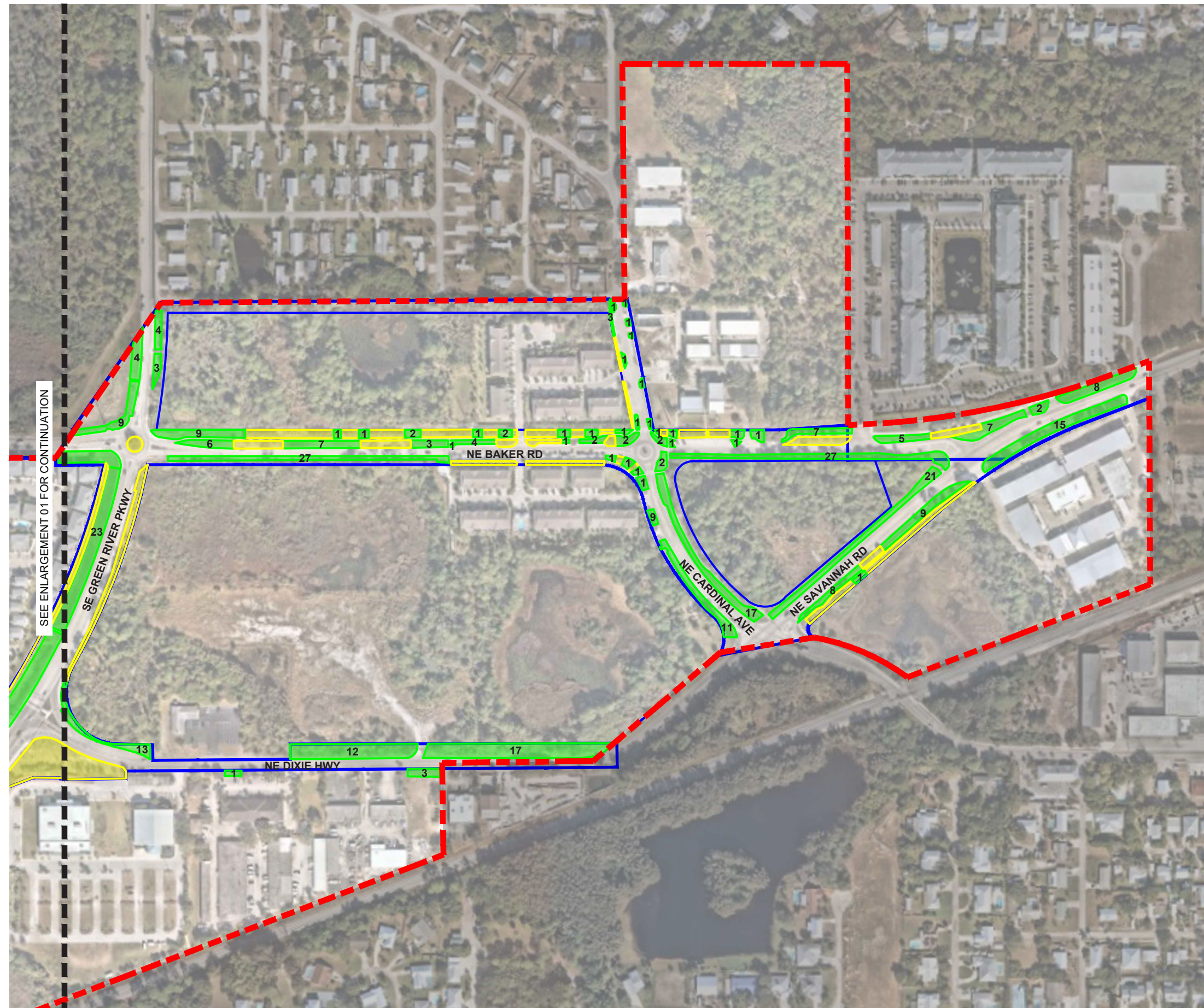
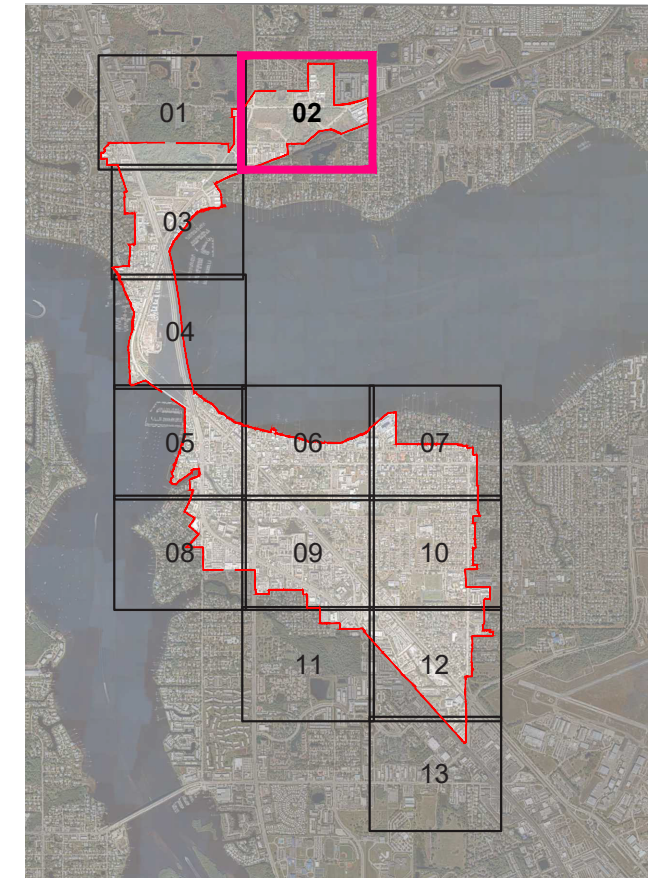
LARGE SHADE TREE OPPORTUNITIES: 333 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP

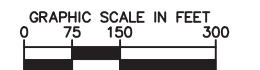




ZONE 03 ENLARGEMENT

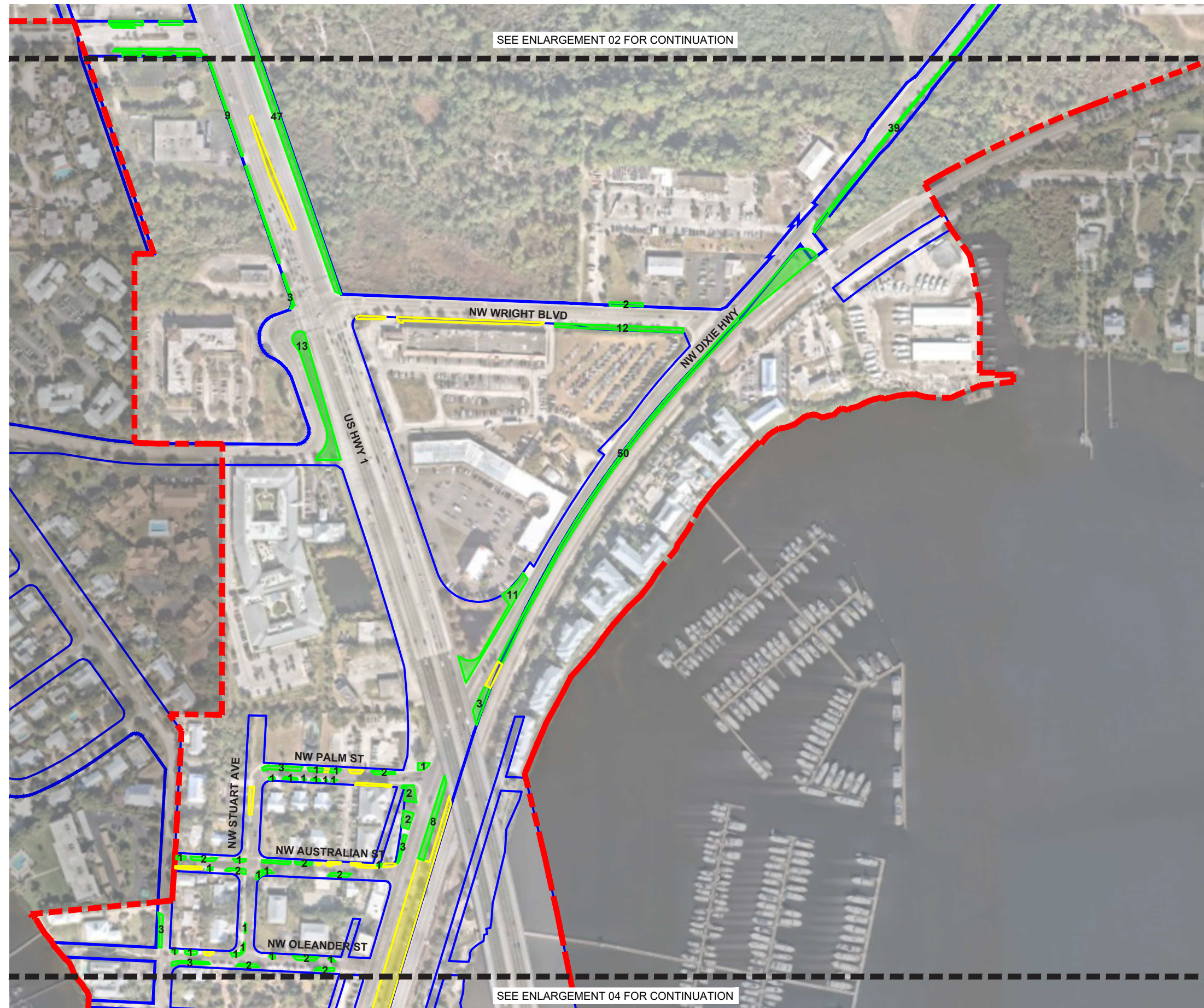
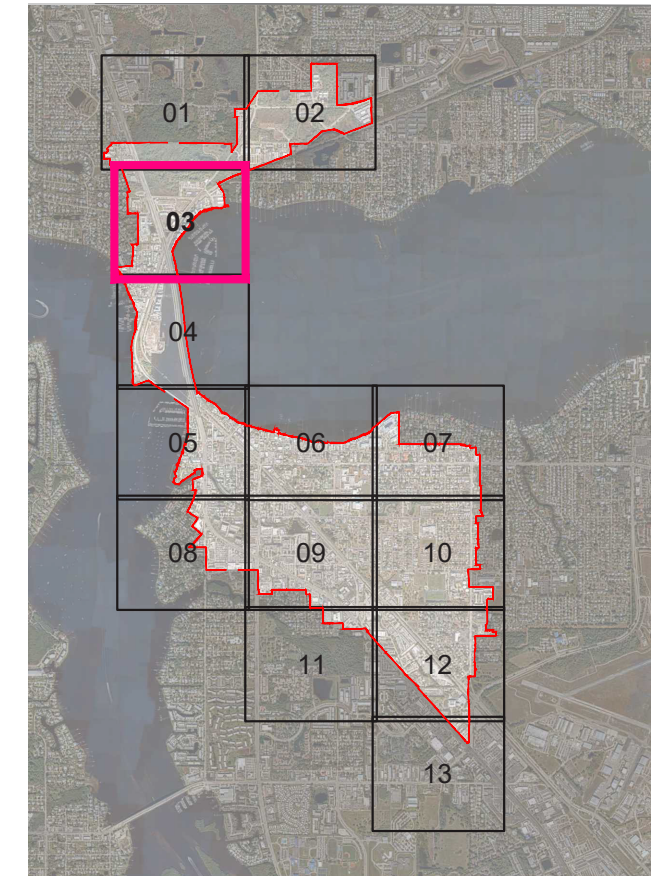
LARGE SHADE TREE OPPORTUNITIES: 251 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP

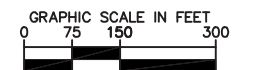




ZONE 04 ENLARGEMENT

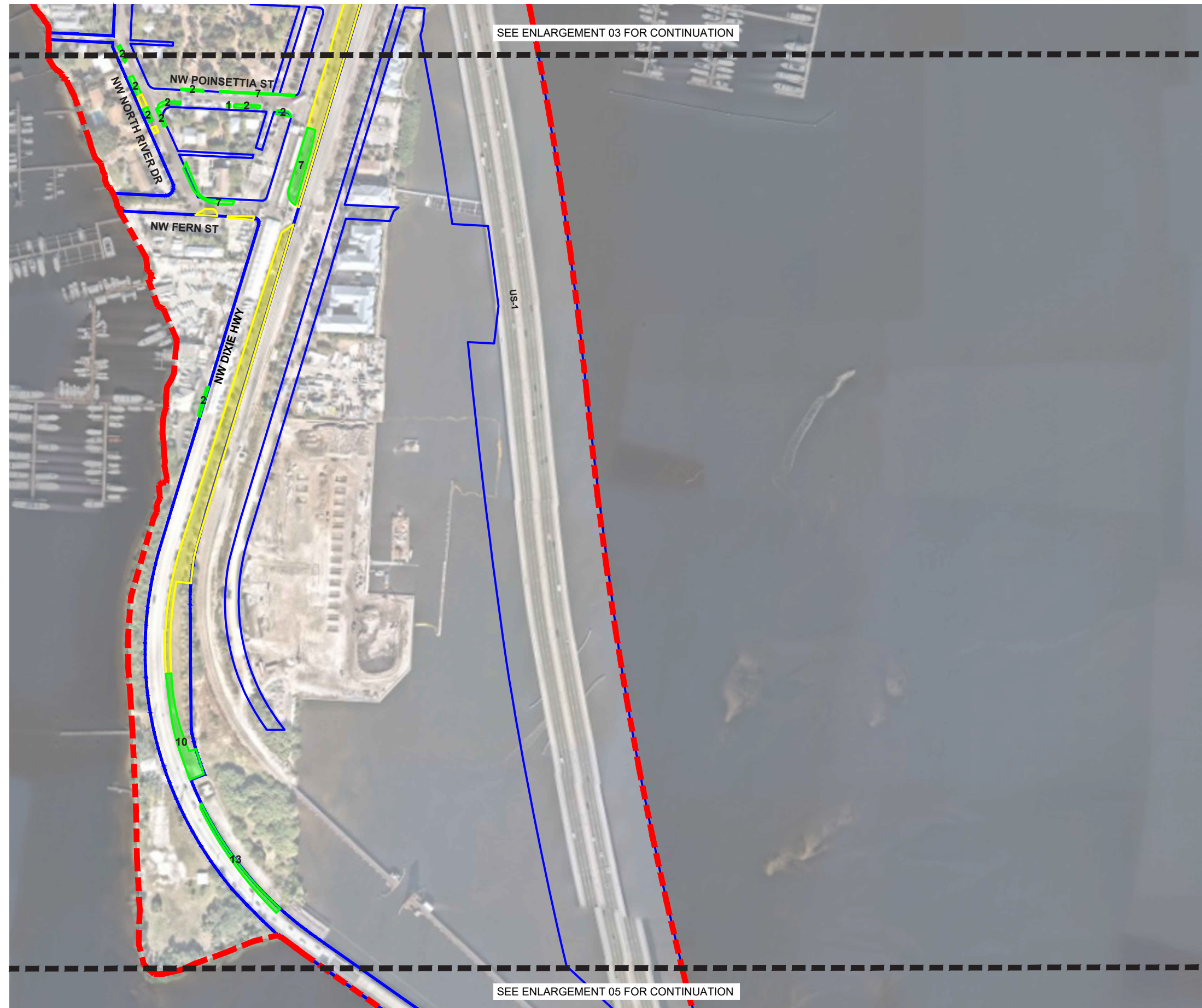
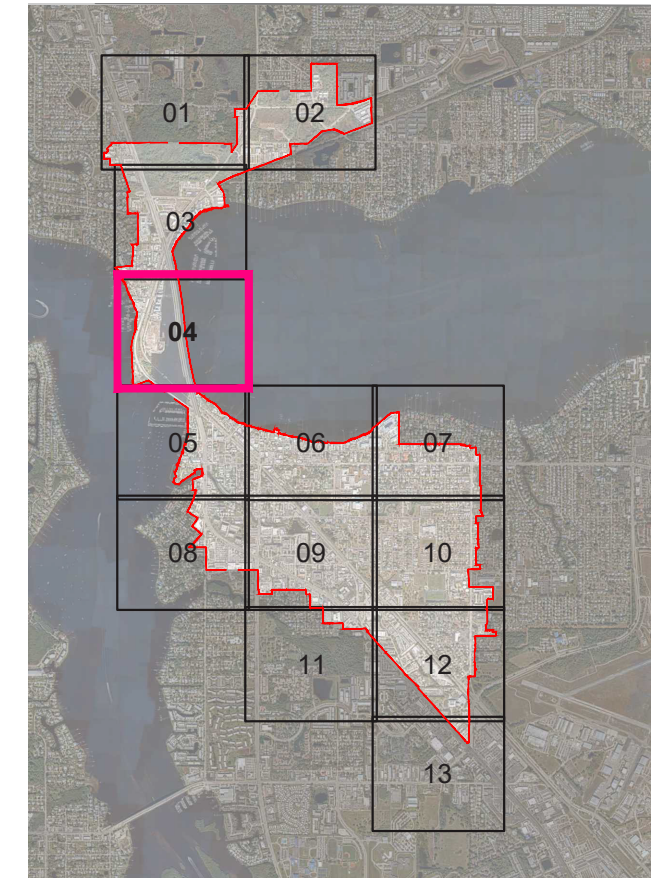
LARGE SHADE TREE OPPORTUNITIES: 63 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP

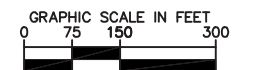




ZONE 05 ENLARGEMENT

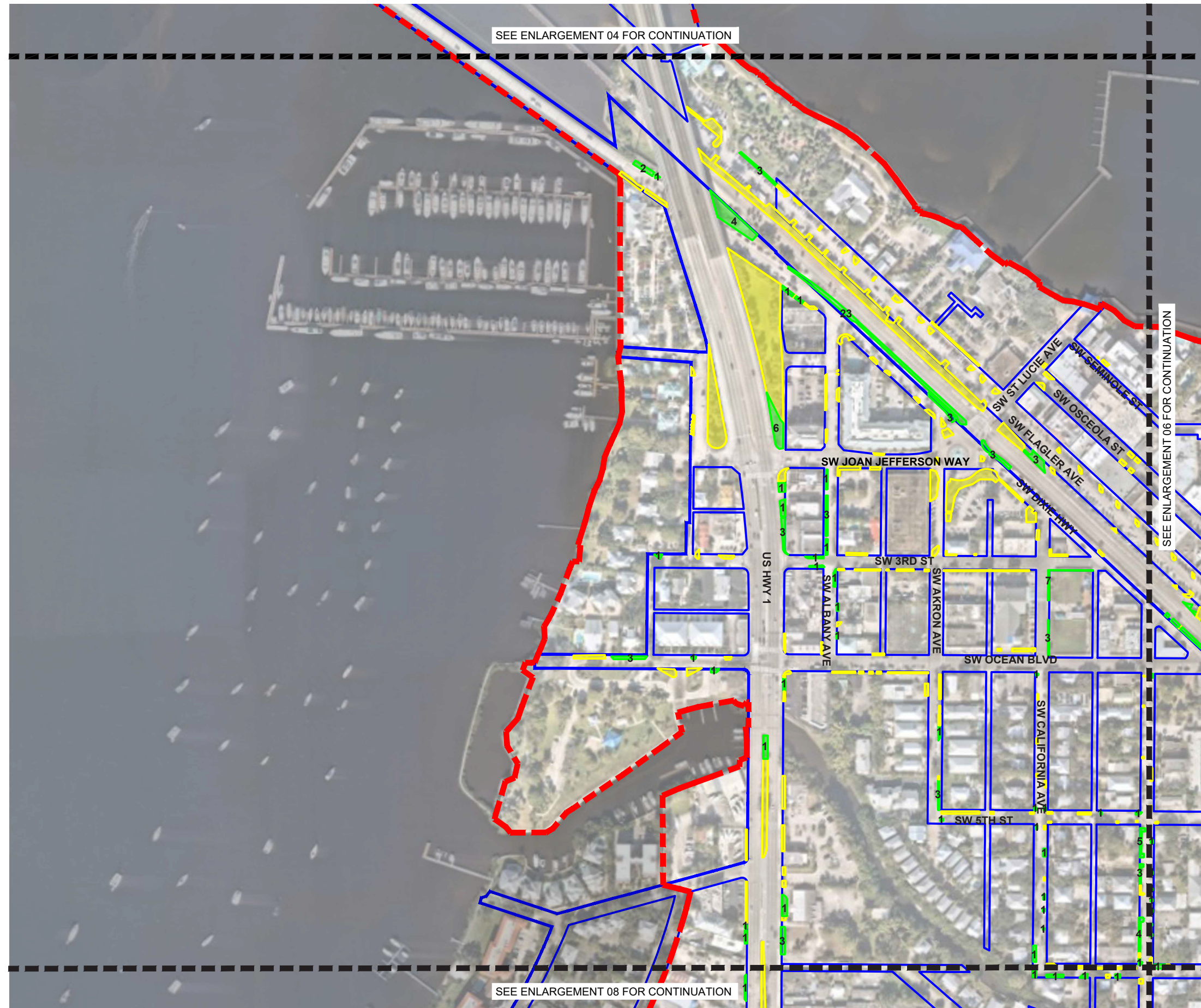
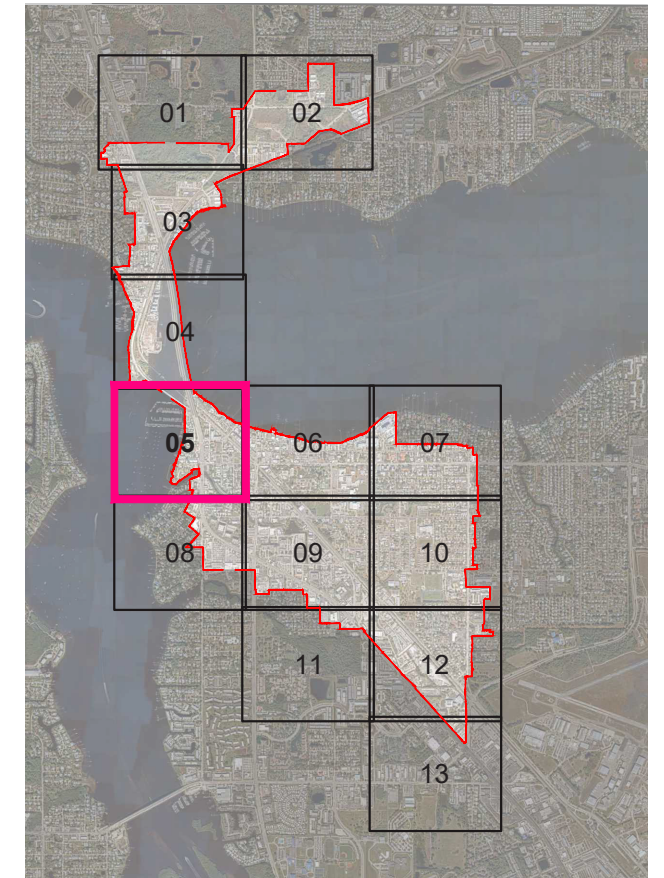
LARGE SHADE TREE OPPORTUNITIES: 124 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP

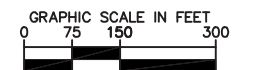




ZONE 06 ENLARGEMENT

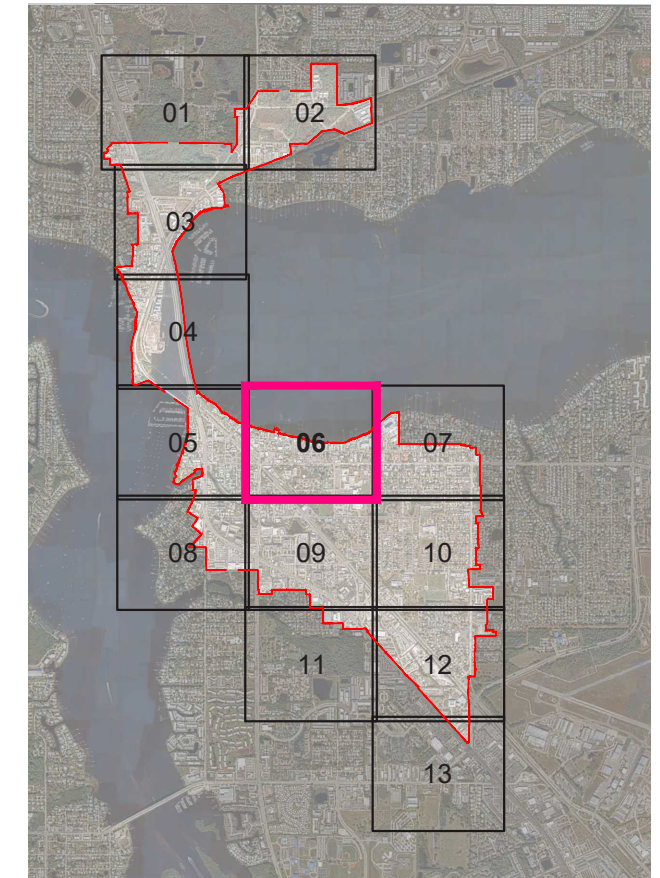
LARGE SHADE TREE OPPORTUNITIES: 182 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
-  NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP



SEE ENLARGEMENT 05 FOR CONTINUATION

SEE ENLARGEMENT 07 FOR CONTINUATION

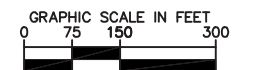
SEE ENLARGEMENT 09 FOR CONTINUATION



ZONE 07 ENLARGEMENT

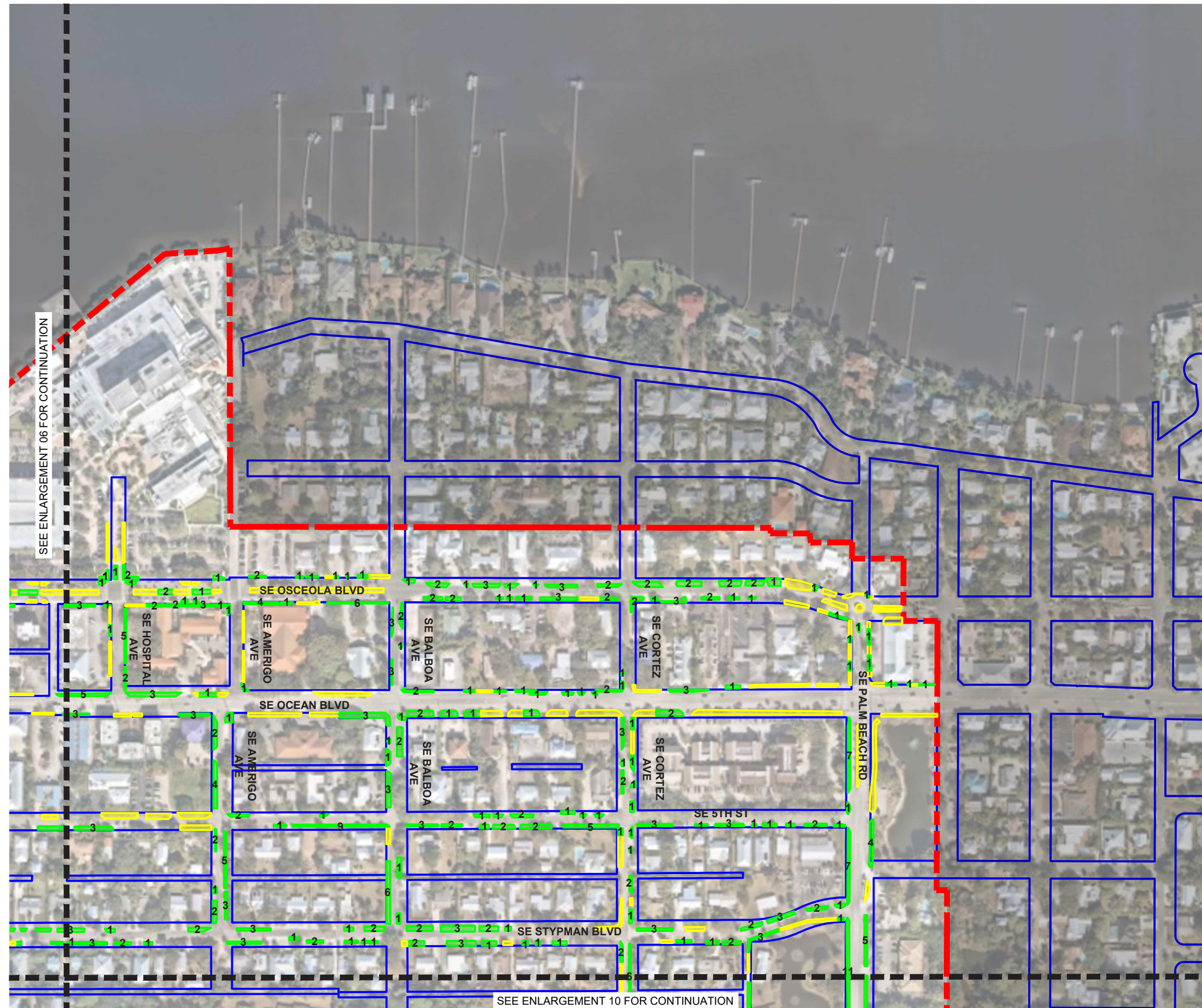
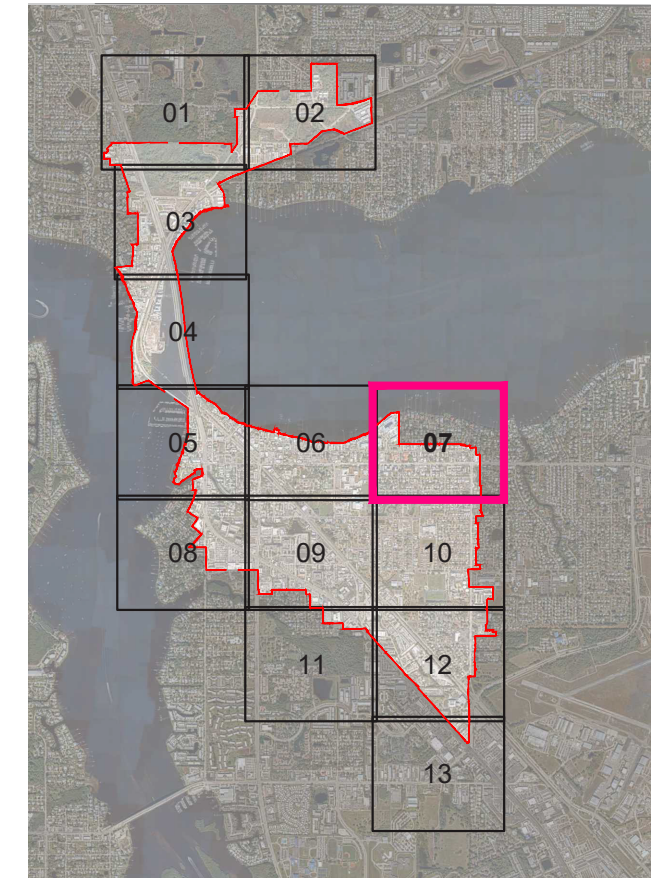
LARGE SHADE TREE OPPORTUNITIES: 370 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 08 ENLARGEMENT

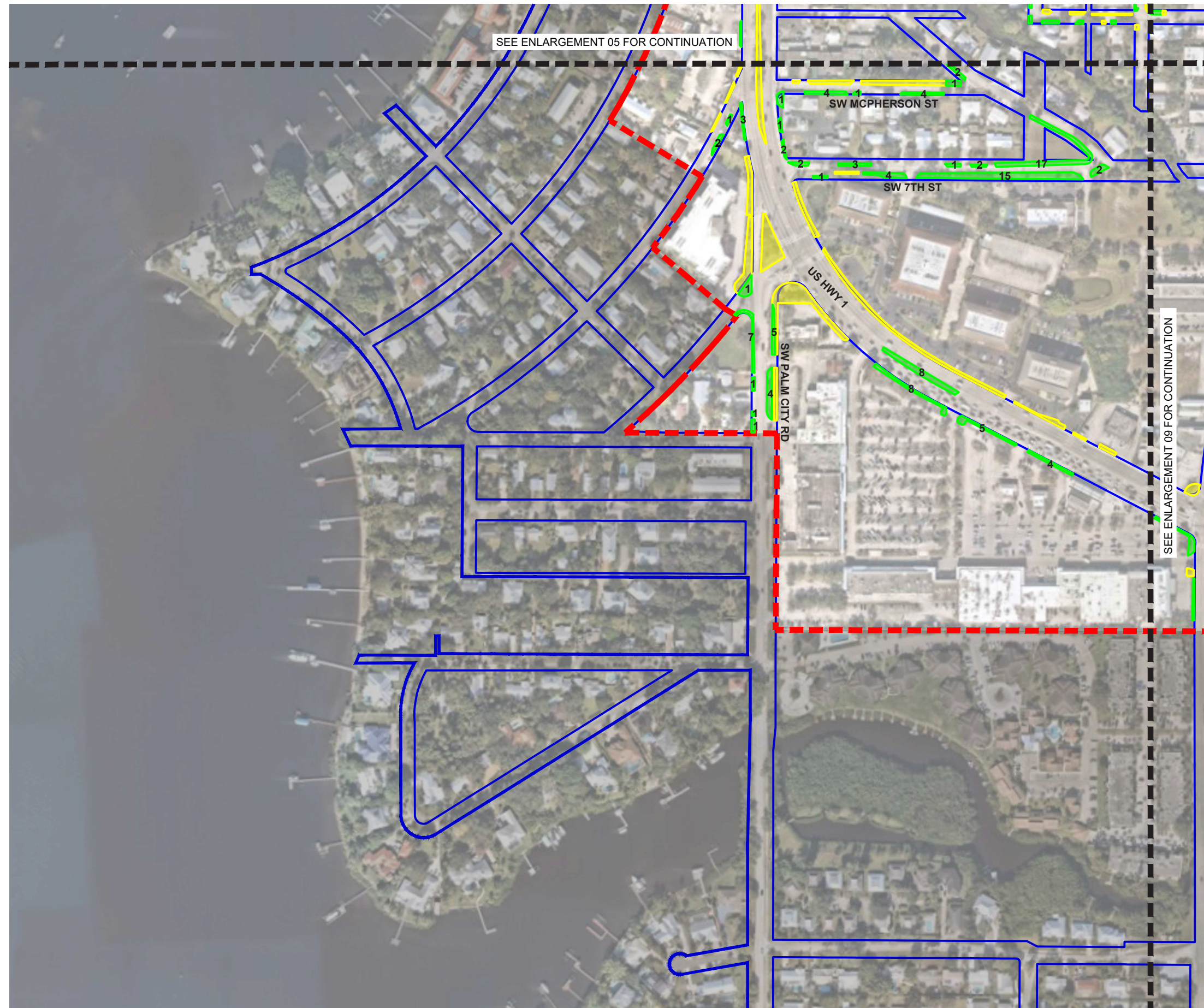
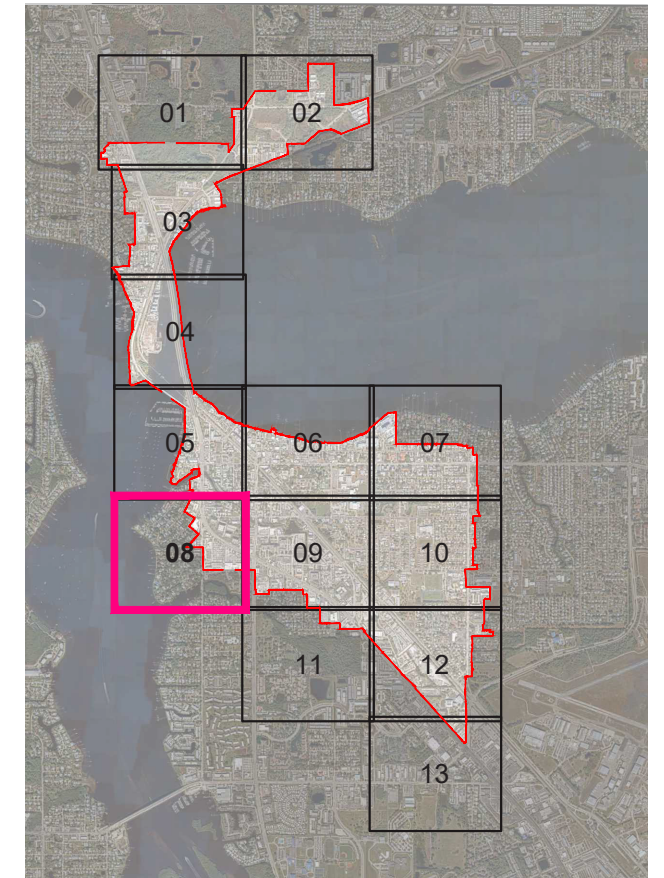
LARGE SHADE TREE OPPORTUNITIES: 114 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 09 ENLARGEMENT

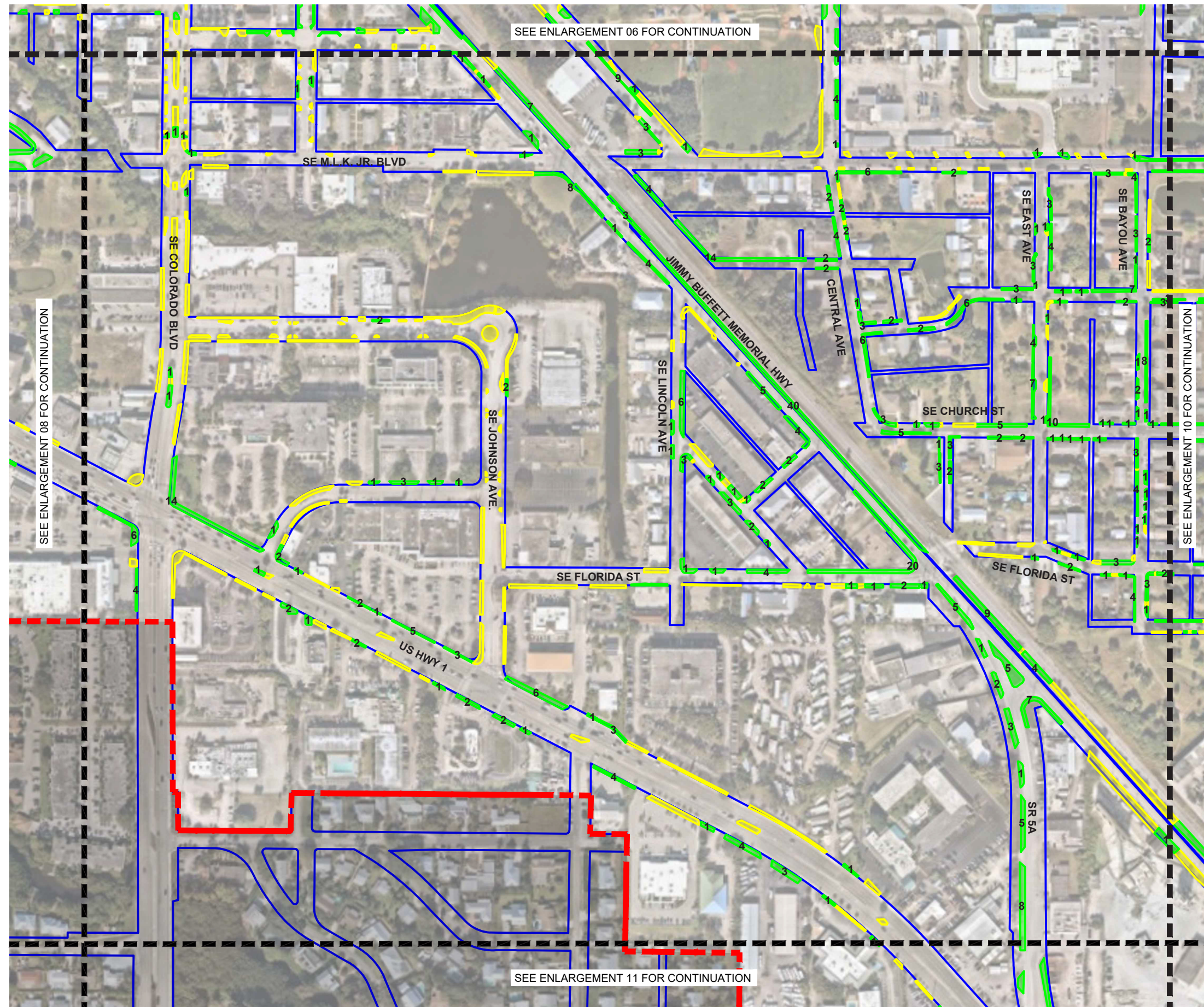
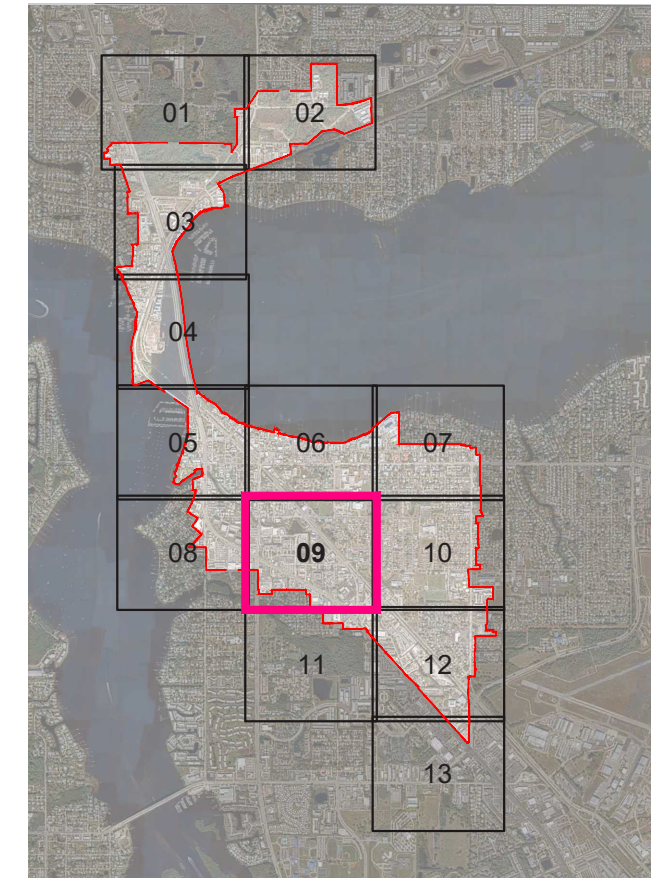
LARGE SHADE TREE OPPORTUNITIES: 514 (TOTAL)

- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 10 ENLARGEMENT

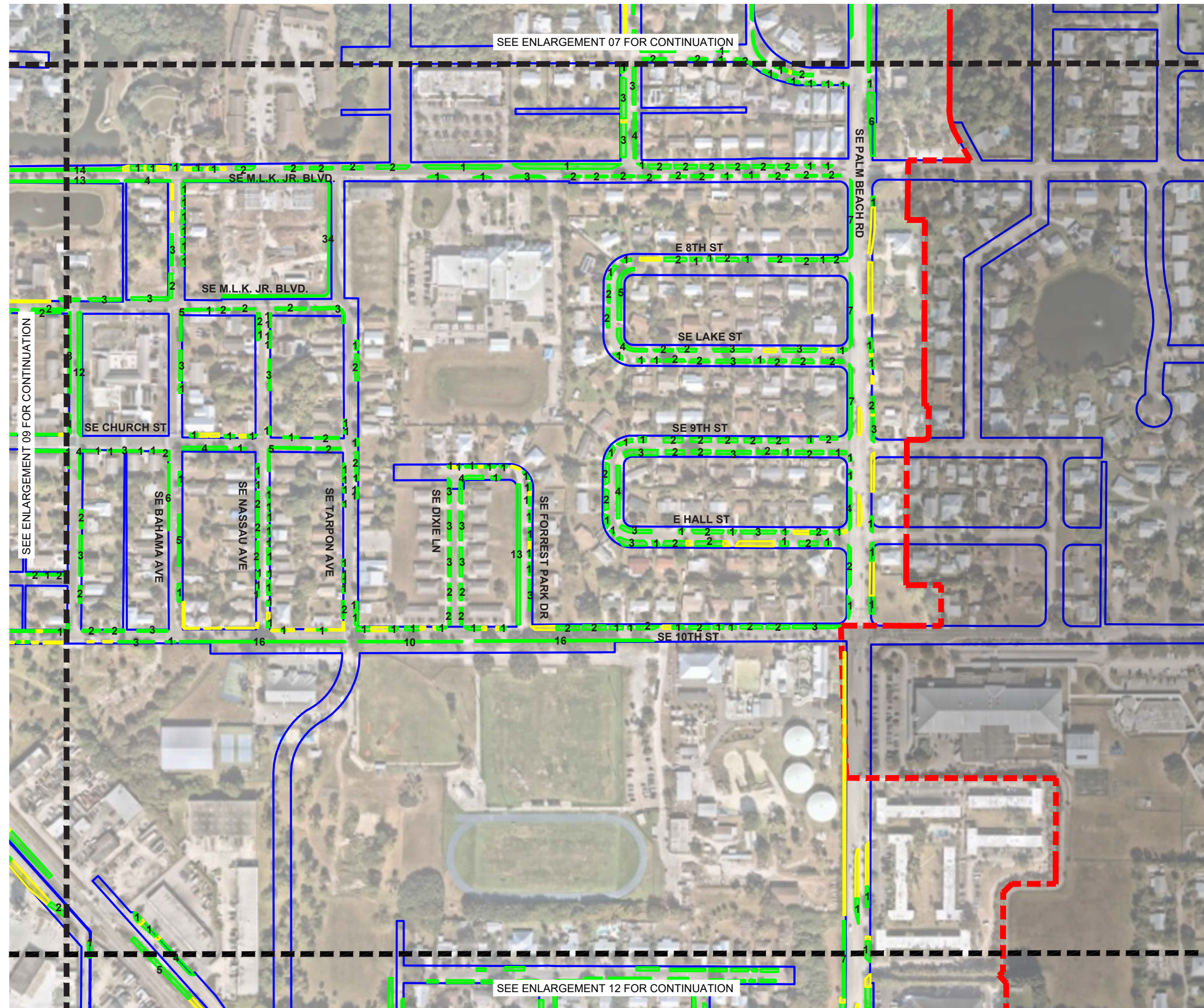
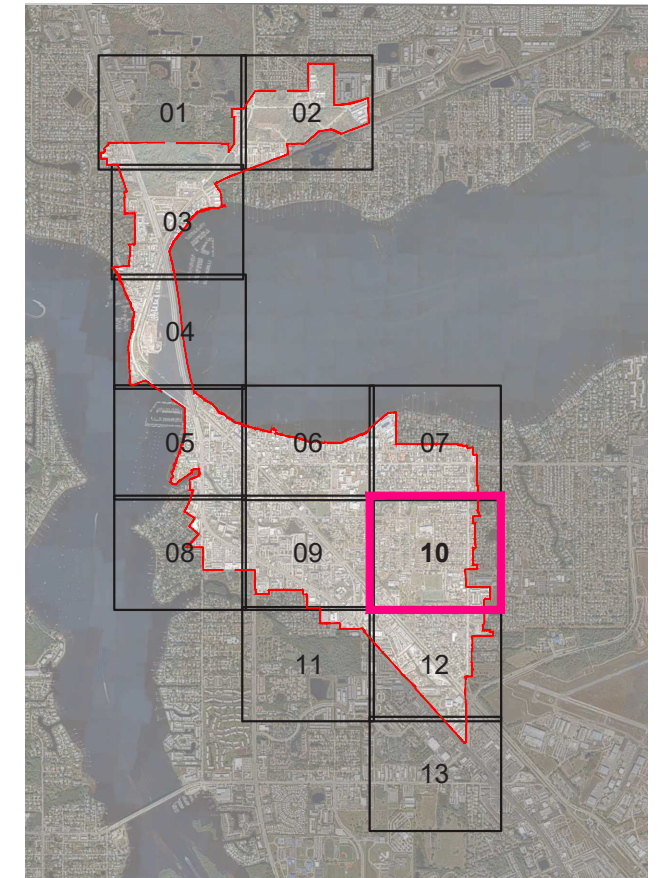
LARGE SHADE TREE OPPORTUNITIES: 637 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP

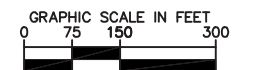




ZONE 11 ENLARGEMENT

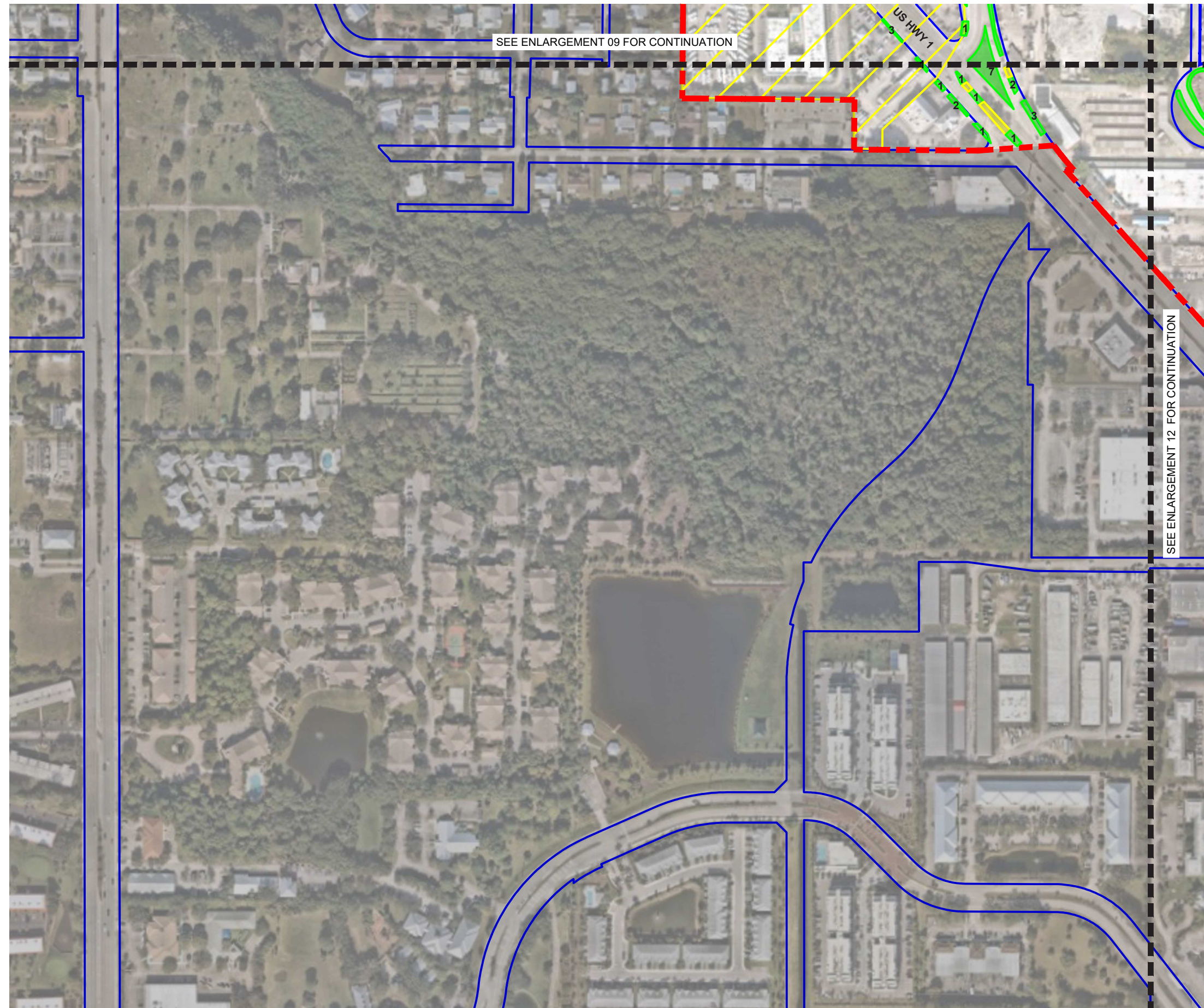
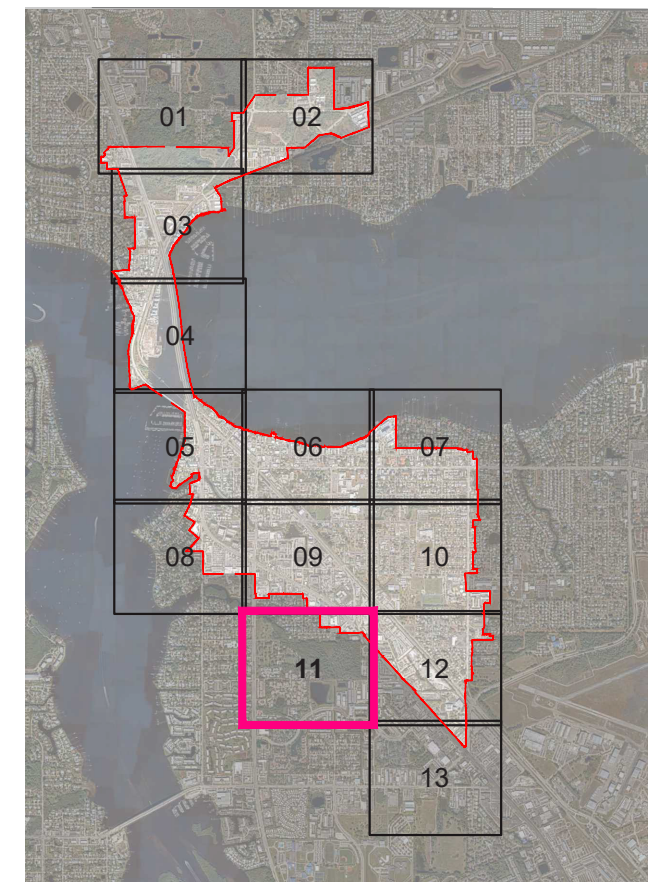
LARGE SHADE TREE OPPORTUNITIES: 24 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP

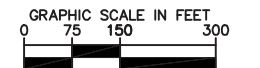




ZONE 12 ENLARGEMENT

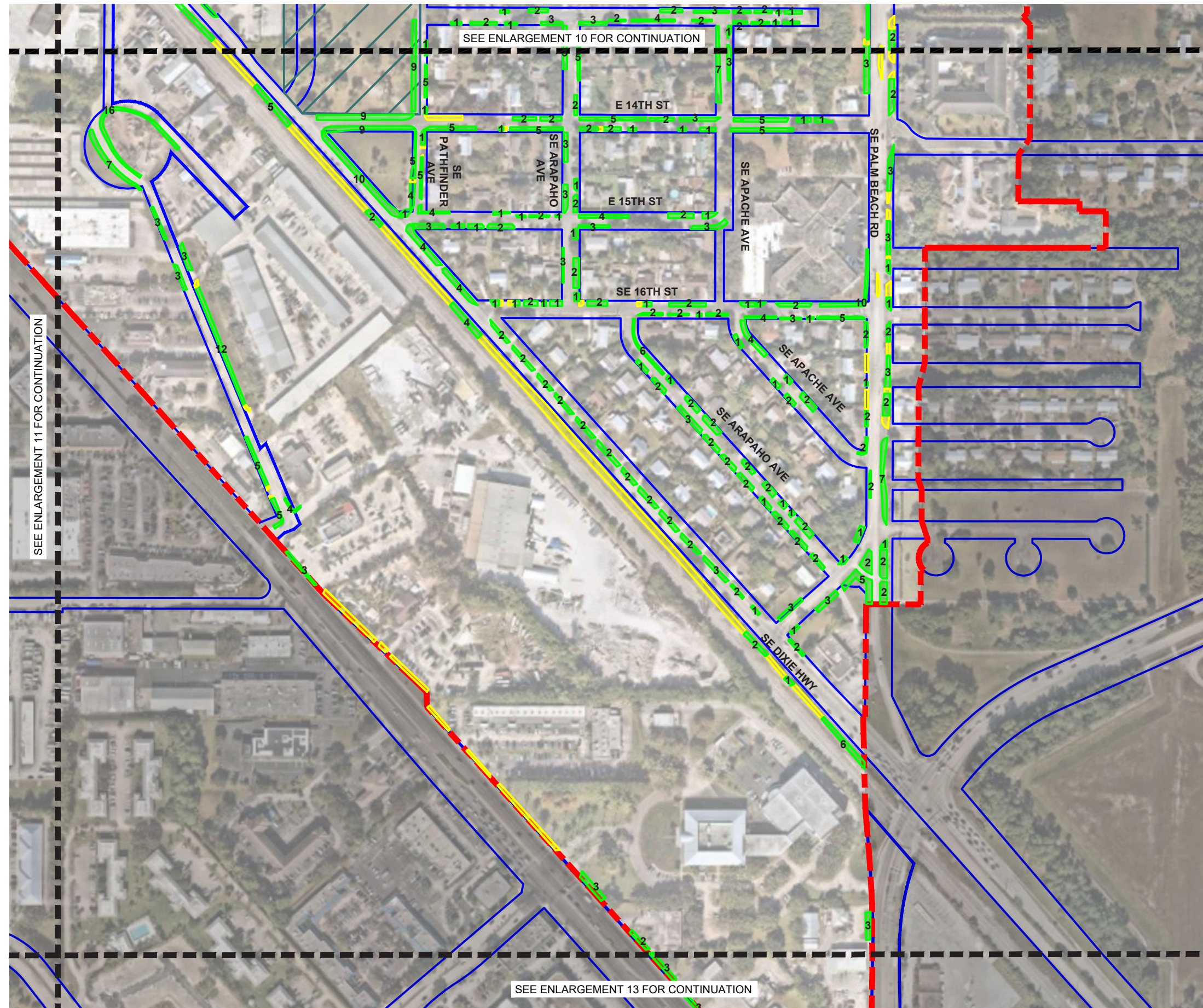
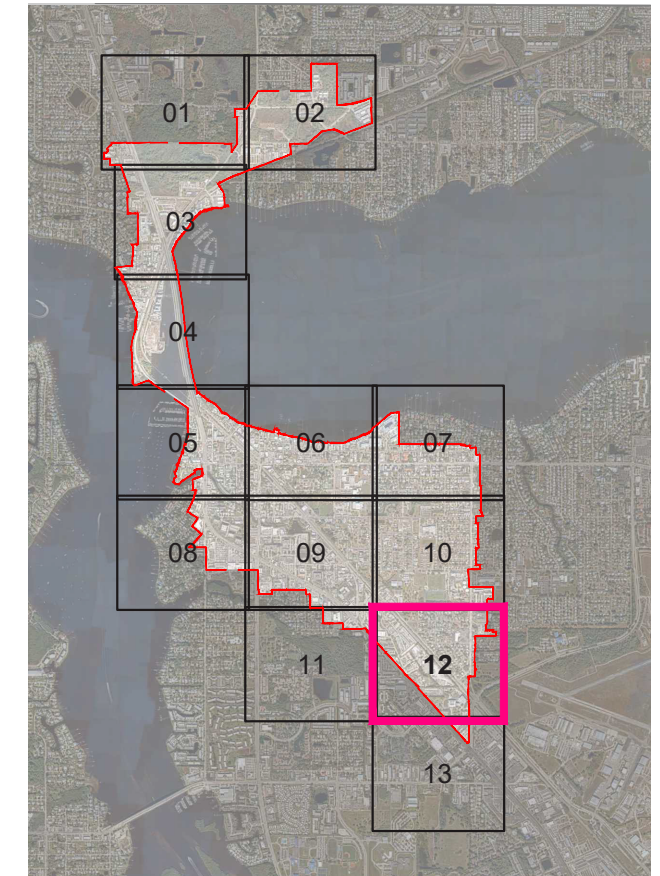
LARGE SHADE TREE OPPORTUNITIES: 504 (TOTAL)

- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 13 ENLARGEMENT

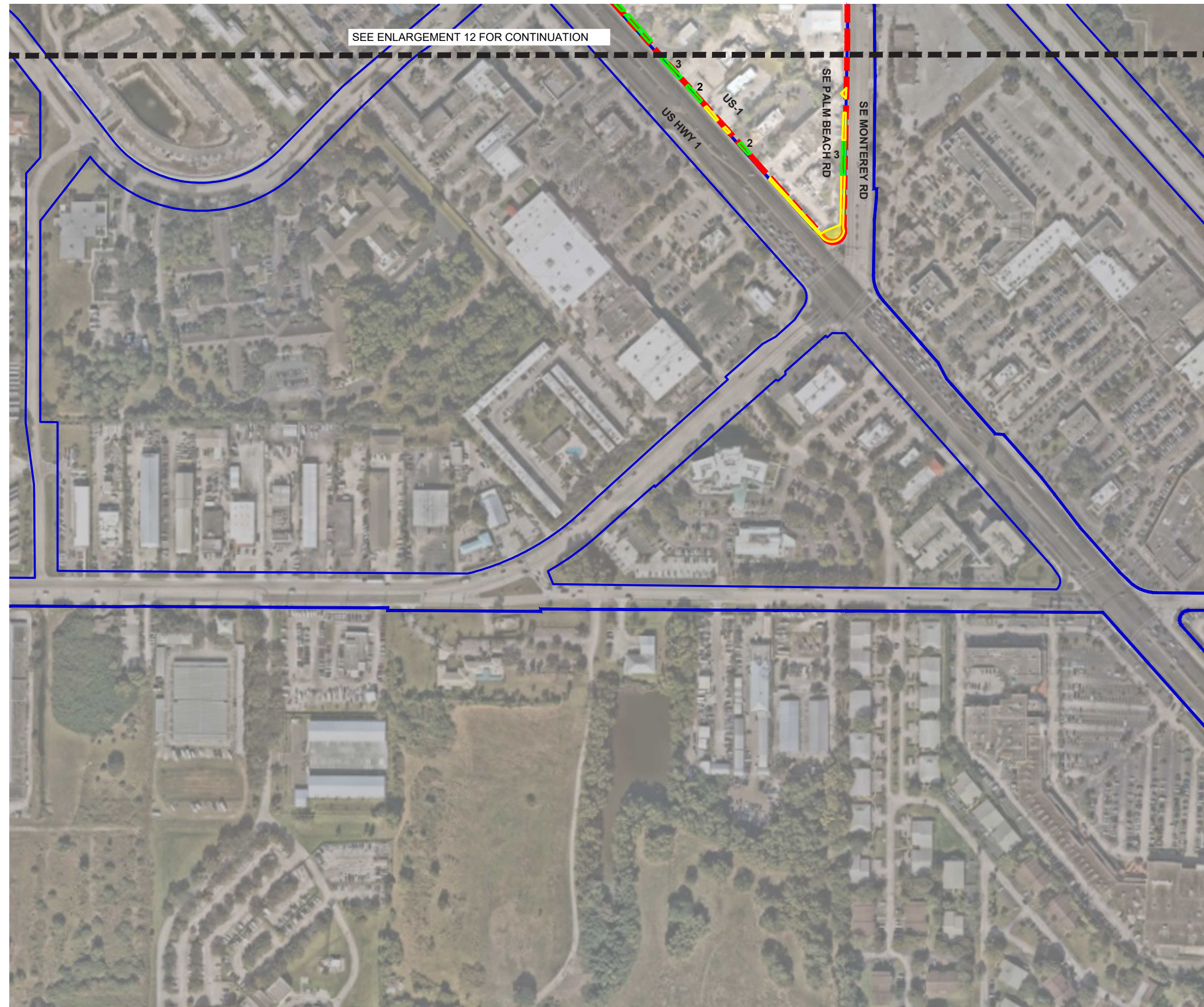
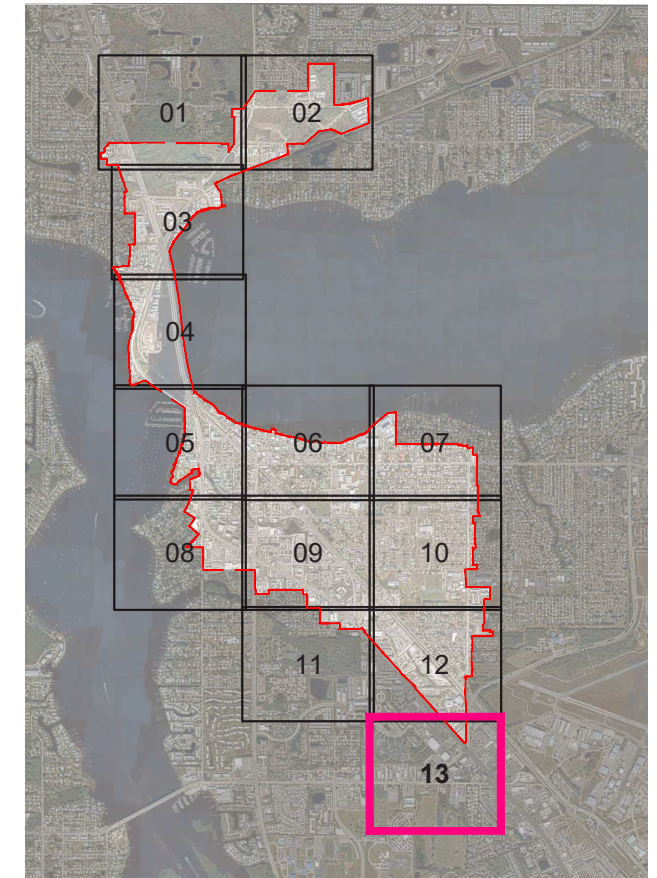
LARGE SHADE TREE OPPORTUNITIES: 10 (TOTAL)

-  TREE OPPORTUNITY ZONES
-  EXISTING CANOPY ZONES
-  RIGHT-OF-WAY
-  CRA BOUNDARY
- ##** NO. OF TREE OPPORTUNITIES / ZONE



SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP



CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CRA/CRB/CCM

Meeting Date: 7/27/2026

Prepared by: Pinal Gandhi-Savdas

Title of Item:

HEIR'S PROPERTY ASSISTANCE PROGRAM UPDATE

Summary Explanation/Background Information on Agenda Request:

The Community Redevelopment Agency (CRA) established the Heirs' Property Assistance Program to assist eligible heirs' property owners with obtaining clear title to their homes. The Program is intended to promote neighborhood stability, preserve homeownership, reduce the risk of involuntary property loss, and help eligible families access homeowner's insurance, homestead exemptions, financing opportunities, and home repair or rehabilitation assistance.

Under the current Program guidelines, eligible properties must be located within the Community Redevelopment Area and have an assessed value of \$300,000 or less. Assistance is provided as a zero-interest deferred loan of up to \$3,000 per probate case, not to exceed \$9,000 per property. The deferred loan is secured by a recorded lien and is forgiven after three years, provided the recipient retains legal title to the property.

Since the Program's implementation, staff has conducted outreach and received interest from potential applicants. Through discussions with families and legal counsel, staff has identified several challenges that may affect participation. In particular, some heirs' properties require more than three probate cases to establish clear title. In these instances, the current maximum assistance amount may not be sufficient to complete the legal process, and some families may be unable or unwilling to contribute the remaining costs.

Staff has also received feedback that some residents have concerns about participating in the Program due to misunderstandings regarding the City's role and the deferred-loan lien. Additional outreach and education may be necessary to clarify that the Program is intended to help families establish clear title and retain ownership of their property.

The CRA is currently evaluating potential revisions to the Program guidelines, including whether assistance should be structured to provide the amount necessary to clear title for an eligible property, subject to available funding, rather than limiting assistance based on the number of probate cases. Any proposed revisions would be brought before the CRB and CRA Board for consideration.

The timing of this discussion is important as the CRA is preparing its budget for the upcoming fiscal year. Direction from the Board regarding program modifications or additional funding will assist staff in evaluating potential budget recommendations for implementation beginning October 1, 2026.

Funding Source:

N/A

Recommended Action:

Provide staff with direction regarding potential revisions to the Heirs' Property Assistance Program,

including program funding levels and assistance limits, for consideration during preparation of the CRA's Fiscal Year 2027 budget.

ATTACHMENTS:

1. Heirs' Property Assistance Program Guidelines and Application



STUART COMMUNITY REDEVELOPMENT AGENCY

HEIRS' PROPERTY ASSISTANCE PROGRAM

PROGRAM DESCRIPTION:

The purpose of the City of Stuart Community Redevelopment Agency (CRA) Heirs' Property Assistance Program is to increase neighborhood stability by growing individual wealth and access to property ownership through assisting owners of heirs' properties to gain clear titles to their homes.

The objective of the Program is to assist property "owners" achieve clear title to the property. This objective will enable homeowners to negotiate with lenders, obtain homeowner's insurance, obtain homestead exemption, and obtain repairs or rehabilitating homes at risk for demolition.

When a property owner passes away (with or without a will), the ownership may become split between multiple heirs. This ownership is commonly known as "heirs' property," leaving each owner a fraction of the property. Without going through probate and obtaining a clear title of the property, these properties are not eligible for homestead tax exemptions and federal home improvement grants. Inheritors can also be without negotiating power for mortgage, refinancing, and bank loans. In addition, any failure to pay taxes will result in the loss of the property.

All these factors may lead to involuntary loss of property. Properties that exist for years without a clear title are at greater risk of slums and blight, which affect the value of surrounding properties. Probate or other appropriate legal proceedings will help the families gain clear title to the property.

The Heirs' Property Assistance Program is designed to assist heirs' property owners in clearing the title of their property. Under the Program, the recipient(s) will receive legal assistance in amount up to \$3,000 per probate case. In the event that multiple probate cases are required in clearing the title of an eligible property, the recipient(s) will be entitled to receive up to \$9,000 per property. The funds will be awarded as a deferred loan with zero-interest secured by a recorded lien on the subject property. The loan will be forgiven after a period of 3 years, conditional upon the recipient(s) having legal title (ownership) of the subject property at the end of the 3-year term. Should the recipient(s) become deceased during the 3-year term, repayment of the loan will not be required, and the deferred loan will be forgiven. If repayment of the lien becomes due, the balance will be due in full within 30 days of the sale/transfer of ownership. The City will verify ownership on an annual basis through Martin County's Property Appraiser's Office.

ELIGIBILITY:

Eligible properties must be heirs' property located within the Stuart Community Redevelopment Area (See attached CRA Boundary Map).

The heirs' property has an assessed value of \$300,000 or less.

Legal assistance will be limited to a maximum of \$3,000 per probate case, not to exceed a total of \$9,000 per property.

APPLICATION PROCESS:

Step 1. *Application Submission*

Download an application from the City's website, www.cityofstuart.us/cra or secure an application at City Hall, Community Redevelopment Agency office, located at 121 SW Flagler Avenue, Stuart.

Submit a completed application by email or in person at City Hall, CRA office.

Step 2. *Approval*

Upon submission, the CRA staff will review eligibility and notify the applicant of approval or if additional information is needed within 30 days.

Step 3. *Legal Assistance*

After approval, the applicant will be contacted by the Program Attorney, who will arrange an initial meeting to review details about the case, counsel the client, and determine whether and what appropriate legal proceedings need to be filed. **Please note that only uncontested cases will be considered for assistance.**

The Program Attorney will work with the applicant to identify the names and addresses of family members who have an interest in the property and the percentage of the heirs' respective ownership rights. After obtaining the required information, the Program Attorney will file the appropriate pleadings with the court and/or record appropriate documents with the Martin County Clerk of Court.

If the Program Attorney determines that probate proceeding is necessary, the time it takes to process each case type is listed below:

- In most cases, a summary administration will be completed within three months after obtaining the necessary information from the client.
- In most cases, formal administration will take at least six (6) months to two years.

If you have any questions regarding this program, please contact the CRA Executive Director at (772) 288-2532 or pgandhi@ci.stuart.fl.us or visit www.cityofstuart.us/cra.



STUART COMMUNITY REDEVELOPMENT AGENCY HEIRS' PROPERTY ASSISTANCE PROGRAM APPLICATION

APPLICANT INFORMATION

Applicant Name:

Applicant Current Address:

Phone:

Email:

PROPERTY INFORMATION

Address of the Heirs' Property:

Is the Property located within the Stuart CRA?

Parcel ID:

Legal Description of Property:

Is the property currently vacant or occupied?

If it's not occupied, how long has the property been vacant?

Is the applicant an heir to this property?

How many people are heirs to the property?

Do all parties agree to rightful ownership (uncontested cases only)?

What is the assessed value of the property?

If known, list the names and contact information (address and phone number) for heirs other than the applicant:

APPLICATION CHECKLIST

- ☐ Completed application form.
- ☐ Copy of the death certificate of the original owner, if available.

ACKNOWLEDGEMENT AND SIGNATURE

By signing and submitting this application, the applicant certifies, attests, and agrees to the following:

- The applicant has been provided with a copy of and has read, understands, and complies with the program policies. Applicant's failure to comply with the policies will result in ineligibility to participate in the program.
- Applicant certifies that all information in the application and furnished in support of this application is accurate and complete to the best of applicant's knowledge and belief. Any false statement will be grounds for immediate termination of the application, and if any funds were disbursed to the applicant, the city may require the applicant to reimburse the funds. The applicant has a continuing obligation to inform the city (in writing) of any changes relative to the information provided in this application.
- The applicant shall not assign or attempt to assign, directly or indirectly, any rights under this agreement or any instrument referred to herein without the prior written consent of the city in each instance. Any assignee shall be bound by all the terms of this agreement and associated documents.
- The applicant and the city each binds itself, its partners, successors, legal representatives, and assigns of such other party regarding all covenants of this agreement.
- This agreement and any associated documents will be construed in accordance with and governed by the laws of the State of Florida, without giving effect to its provisions regarding choice of laws.
- This agreement and payment of any program funding are subject to the availability of funding.
- All activities authorized by this agreement are subject to and must be performed in accordance with the provisions of this agreement and all applicable federal, state, and local laws.
- The applicant agrees to waive any rights to, hold harmless, and indemnify the city (which includes the CRA), its officials, agents, and employees from suits, actions, damages, liability, expenses, losses, and costs, including but not limited to reasonable attorney's fees, in connection with this agreement and any program administration herein. This provision shall survive termination of this agreement.
- Nothing in this agreement may be interpreted as a waiver of the city's sovereign immunity as granted under Section 768.28, Florida Statutes.
- The applicant acknowledges that the city has the right and responsibility to enforce this agreement.
- The Program Attorney is an outside attorney and not an employee of the city. The city is not responsible for any quality of the counseling, or results obtained from legal services provided by the Program Attorney.
- Applying for an application does not create an attorney-client relationship between the applicant and the city.

Signature of Applicant

Date

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

Notary Signature

Commission expires: