



AGENDA

**COMMUNITY REDEVELOPMENT BOARD
TO BE HELD MARCH 1, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Chris Lewis
Vice Chairman - Tom Campenni
Board Member - Nina Dooley
Board Member - Katherine Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha
Board Member - Pete Walson**

ADMINISTRATIVE

**Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston**

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.

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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approval of November 3, 2021 Minutes
2. Approval of December 7, 2021 Minutes

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

3. Annual Community Redevelopment Board Reorganization.
4. Community Redevelopment Agency Annual Report 2021
5. Mural Conditional Use Approval - "Enchanted Herb Garden" Mural on a building located at 870 S Colorado Avenue.

RESOLUTION NUMBER 02-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "ENCHANTED HERB GARDEN" ON A PROPERTY LOCATED AT 870 S COLORADO AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL

DESCRIPTION; GRANTING APPROVAL TO PAINT MURAL ON THE EXTERIOR NORTHERN WALL OF THE BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

6. Mural Matching Grant Agreement between the CRA and Herban Botanicals

RESOLUTION NUMBER 03-2022 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 HERBAN BOTANICALS, LLC, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$2,835 TO INSTALL MURAL ON THE EXTERIOR NORTHERN WALL OF THE BUILDING LOCATED AT 870 S COLORADO AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

NOVEMBER 3, 2021 AT 4:00PM

CITY COMMISSION CHAMBERS

121 S.W. FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chairman – Chris Lewis

Vice Chairman – Tom Campenni

Board Member – Nina Dooley

Board Member – Katherine Makemson

Board Member – Nikolaus Schroth

Board Member – Frank Wacha

Board Member – Pete Walson

ADMINISTRATIVE

Development Director, Kev Freeman

CRA Administrator, Pinal Gandhi-Savdas

Board Secretary, Jordan Pinkston

CALL TO ORDER  4:00 PM

ROLL CALL  4:00 PM

Present: Tom Campenni, Nina Dooley, Pete Walson, Nikolaus Schroth, Frank Wacha, Chris Lewis, Katherine Makemson

Absent: None.

PLEDGE OF ALLEGIENCE  4:01 PM

APPROVAL OF MINUTES

Action: Approve October 5, 2021 Minutes

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.

Moved by: Pete Walson

Seconded by: Tom Campenni

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Frank Wacha requested that the lights be adjusted on US1 to accommodate for the bridge being closed.

Mike Mortell explained why they are not able to adjust the timing of the lights.

COMMUNITY REDEVELOPMENT BOARD

1. Presentation on the Creek District Mosaic Project

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator



4:04 PM

Corina Pelloni, Creek District Board Member



4:06 PM

COMMENTS FROM THE PUBLIC (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS:

Chris Lewis asked about the footprint of each mosaic.

Corina Pelloni confirmed that most mosaics will be located on the sidewalk and will typically be 2x2 squares.

Tom Campenni asked for confirmation of how mosaics will be chosen. He requested that the Creek District seek private funds for projects such as these.

Corina Pelloni confirmed that she applied for a grant for the materials of this project and was asked by City staff to implement this project with funds already allocated to the District.

Tom Campenni requested that Jim Chrulski assist with fundraising and offered private funding towards the project.

Frank Wacha spoke about mosaics in the sidewalks on Colorado and asked about installation and materials.

Diane Concepcion spoke about the mosaics on Colorado and insured durability for the new mosaics being installed.

Frank Wacha asked to write in a matching grant incentive for home and business owners to buy into.

Nik Schroth asked staff if there are any developments in the pipeline that have contributed to the art in public places fund.

Pinal Gandhi-Savdas said she did not believe there have been any contributions yet.

Nina Dooley asked if the location of the mosaics would affect pedestrian traffic.

Corina Pelloni confirmed that public safety was kept in mind. She explained her hesitations with accelerating the creation of the mosaics.

The board clarified that if additional funds are not raised, then it will only be the original four projects.

Pete Walson asked for clarification of where the funds are coming from.

Pinal Gandhi-Savdas clarified her budget for The Creek District.

Pete Walson expressed that public engagement is key and encouraged additional funding other than CRA gifted money.

Corina Pelloni let the board know that they received tons of donated tiles from the Arts Council.

Katie Makemson asked for clarification on how often the applicant has to come before the board to request more funds.

Discussion occurred regarding general mosaics.

MOTION

Action: Approve with the following condition:

1. Seek private contributions to augment CRA provided funding.

Moved by: Frank Wacha

Seconded by: Tom Campenni

Motion passed unanimously.

2. R12-2021 CRA Residential Street Tree Program

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Nina Dooley asked about the locations and process of implementation.

Pinal Gandhi-Savdas confirmed the locations being implemented first and that the trees will be on private property.

Katie Makemson asked about the timeline.

Pinal Gandhi-Savdas clarified the timeline and key concentration areas.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Casey Kniffin – Environmental Committee Chair for NAACP. Stated her gratitude to Pinal Gandhi-Savdas for launching this program and is excited to begin.

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha requested that staff coordinate with Treasure Coast Regional Planning Council for future form-based code in the area.

Tom Campenni confirmed that these shade trees are being planted for pedestrians, not just the home owner.

Pete Walson asked staff engage the public to ensure the success of the program. He spoke about other possible locations the program can be implemented, such as Habitat for Humanity homes.

Pinal Gandhi-Savdas discussed outreach options that other municipalities have done.

Frank Wacha questioned the timeline being tight.

Pinal Gandhi-Savdas explained why the timeline is closed this year.

MOTION

Action: Approve.

1. Approve Resolution No. 12-2021 for the implementation of the program in the priority residential neighborhoods within the CRA.

Moved by: Pete Walson

Seconded by: Tom Campenni

Motion passed unanimously.

MOTION

2. Approve the City's list of recommended trees for the program (oak tree, pigeon plum, gumbo limbo, Geiger tree and green buttonwood).

Action: Approve.

Moved by: Frank Wacha
Seconded by: Tom Campenni
Motion passed unanimously.

MOTION

Action: Approve.

3. Based on the tree data and neighborhood priority list, staff is requesting to implement the program in East Stuart (1A) as a priority area for FY 2022.

Moved by: Frank Wacha
Seconded by: Tom Campenni
Motion passed unanimously.

MOTION

Action: Approve.

4. Recommend if the City will provide water for the first 90 days to help establish the trees in the East Stuart neighborhood (1A).

Moved by: Nik Schroth
Seconded by: Frank Wacha
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (3 min. max):

Greg Braun, from the Martin County Chapter of the Florida Native Plant Society spoke about the types of trees that were suggested.

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

UPCOMING MEETINGS and EVENTS: None.

ADJOURNMENT

MOTION

Action: Approve.

Moved by: Tom Campenni
Seconded by: Frank Wacha
Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

DECEMBER 7, 2021 AT 4:00PM

CITY COMMISSION CHAMBERS

121 S.W. FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chairman – Chris Lewis

Vice Chairman – Tom Campenni

Board Member – Nina Dooley

Board Member – Katherine Makemson

Board Member – Nikolaus Schroth

Board Member – Frank Wacha

Board Member – Pete Walson

ADMINISTRATIVE

Development Director, Kev Freeman

CRA Administrator, Pinal Gandhi-Savdas

Board Secretary, Jordan Pinkston

CALL TO ORDER

ROLL CALL

Present: Nina Dooley, Pete Walson, Frank Wacha, Chris Lewis, Katherine Makemson, Tom Campenni

Absent: Nikolaus Schroth

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES

Action: Approve November 3, 2021 Minutes

Moved by: Tom Campenni

Seconded by: Pete Walson

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve with the following condition:

1. Move Resolution No. 121-2021 Townhomes at Frazier Creek - Public Art Proposal first

Moved by: Frank Wacha

Seconded by: Tom Campenni

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Frank Wacha inquired about the property between Savannah Road and Baker Road.

Pete Walson reminded the board that today was Pearl Harbor Day. He spoke about traffic on US1.

COMMUNITY REDEVELOPMENT BOARD

1. Resolution No. 121-2021 Townhomes at Frazier Creek - Public Art Proposal

PRESENTATION: Tom Reetz, Senior Planner

COMMENTS FROM THE BOARD MEMBERS: None.

COMMENTS FROM THE PUBLIC (3 min. max): None.

MOTION

Action: Approve.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

2. Presentation of the Form-Based Code

PRESENTATION: Jessica Seymour, Treasure Coast Regional Planning Council

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about standards for infill projects.

Jessica Seymour explained the process to implement new code and existing property characteristics.

Mike Mortell explained how the past code was written and it's intention for the City of Stuart.

Discussion occurred about the vision of the new form-based code.

Tom Campenni informed the board of where to look for examples of current form-based codes that are being used today.

3. Resolution No. 11-2021 Amendment to the REDA Pilot Program

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked to expand north on the property from Dixie and Wright Blvd to create an incentive for current property owners.

Mike Mortell spoke about the properties that Frank Wacha was referring to.

Tom Campenni agreed on the addition but said the property owners should not receive REDA funds until code enforcement claims are handled.

Katie Makemson questioned the timeline for approving this when changes will be made to implement form-based code soon.

Mike Mortell and Pinal Gandhi-Savdas explained how the REDA agreement currently works and the change that is being recommended.

Pete Walson shared his thoughts on the properties that are included and how they will correlate with form-based code.

Kev Freeman explained that the REDA applications will still have to come before the board for approval. He expressed that the existing code is not working and having form-based code in the pipeline gives us an opportunity.

Discussion regarding the properties included within the REDA boundary occurred.

COMMENTS FROM THE PUBLIC (3 min. max): None.

MOTION

Action: Approve.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

4. Update on RFP #2022-200 Redevelopment of Three Parcels on SE Ocean Blvd

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell explained the purpose of the invitation.

Pete Walson said that this is a great opportunity for us to add input on how East Ocean should look.

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

UPCOMING MEETINGS and EVENTS: None.

ADJOURNMENT

MOTION

Action: Approve.

Moved by: Pete Walson

Seconded by: Frank Wacha

Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

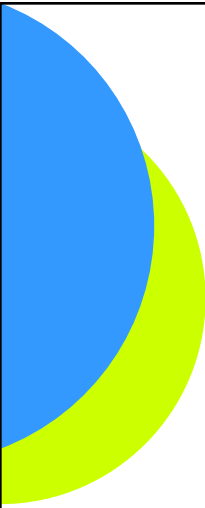


CITY OF STUART

COMMUNITY REDEVELOPMENT AGENCY

2021 ANNUAL REPORT





CRA VISION AND MISSION

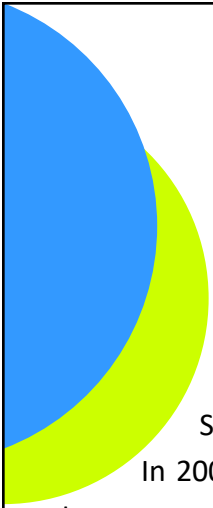
VISION

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

MISSION

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

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



CRA OPERATIONS

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986 in accordance with the Florida State Statutes. The CRA was re-established and created Redevelopment Trust Fund in 1998.

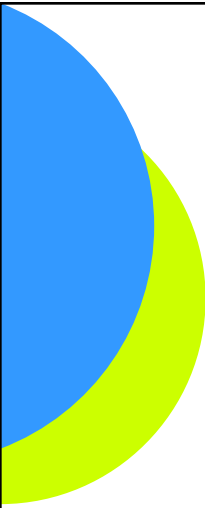
In 2002, the CRA boundary was expanded to include the East Stuart District. In 2015, the CRA plan was amended and the boundaries of the CRA were expanded to include additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum.”

The primary source of funding is provided through tax increment financing. Tax increment revenues are deposited into a redevelopment trust fund. The taxable value of all real property in the redevelopment area is determined at a particular year, also known as the “base year.” Contributing tax authorities, such as the City and County, continue to receive ad valorem taxes. Any increase in ad valorem revenue above the base year is deposited into the redevelopment trust fund and used to carry out redevelopment activities.

The Stuart CRA is governed by a seven member volunteer Board appointed by the City Commission. The Board serves the area by implementing Redevelopment Plan objectives and promoting redevelopment activities. The Redevelopment Plan provides a workable program, consistent with community needs, to afford maximum opportunities for private participation in undertaking redevelopment activities in the district. The agency has many powers at its disposal to carry out redevelopment activities including the ability to borrow money, acquire property, provide incentives to attract and promote private development, to apply and utilize grant funding innovations and the construction of public capital improvements.

The CRA has undertaken substantial public infrastructure, housing and commercial redevelopment projects over the years. The CRA strives to improve the economic vitality of the districts and quality of life for the citizens of the City of Stuart.

The CRA Annual Report for the fiscal year ending September 30, 2021 was prepared in accordance with F.S. 163.356(3)(c) and 163.387(8). CRA financial statements are reported as a non-major governmental funds within the City of Stuart Comprehensive Annual Financial Report (CAFR).



ACKNOWLEDGEMENTS

CITY OF STUART

CITY MANAGER— DAVID DYESS

CITY ATTORNEY— MICHAEL MORTELL

CITY CLERK—MARY KINDEL

CITY COMMISSIONERS

MERRITT MATHESON - MAYOR

TROY MCDONLAD - VICE MAYOR

REBECCA S. BRUNER

MIKE MEIER

EULA R. CLARKE

CRA BOARD MEMBERS

MERRITT MATHESON

TROY MCDONALD

REBECCA S. BRUNER

MIKE MEIER

EULA R. CLARKE

PETE WALSON

THOMAS CAMPENNI

CRB BOARD MEMBERS

CHRIS LEWIS - CHAIR

THOMAS CAMPENNI - VICE CHAIR

FRANK WACHA

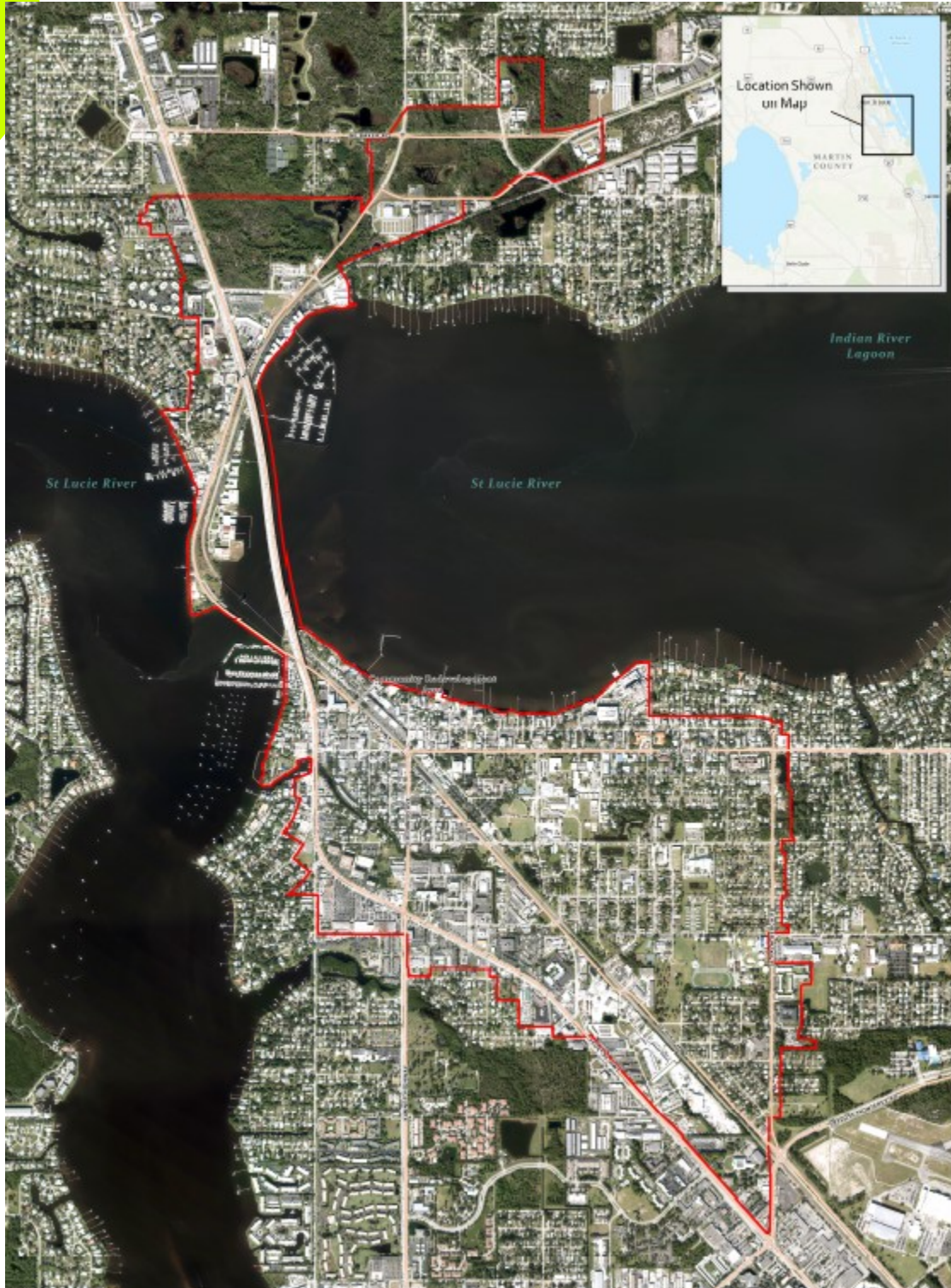
PETE WALSON

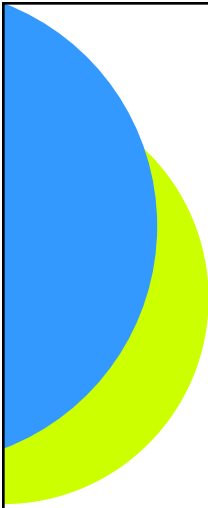
KATHERINE MAKEMSON

NINA DOOLEY

NIKOLAUS SCHROTH

CRA BOUNDARY





CRA FINANCIALS

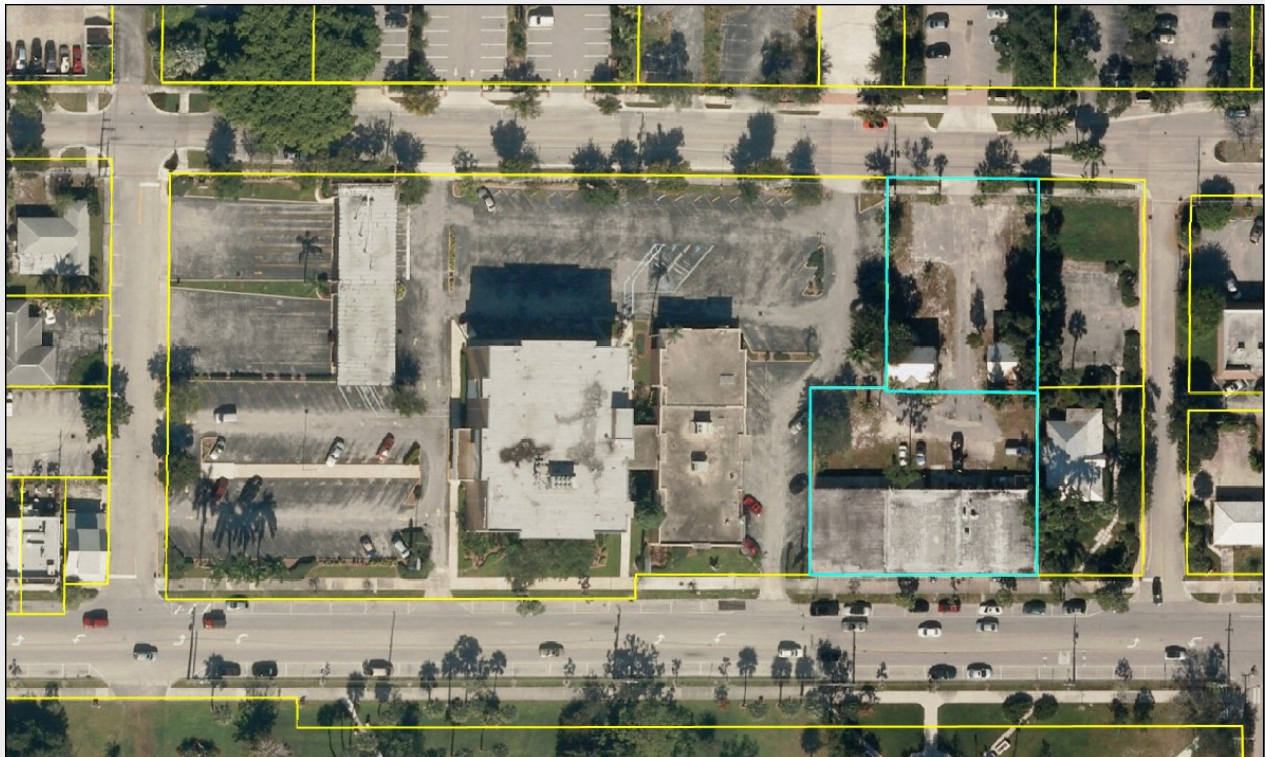
2021 CRA Summary Unaudited

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 1,093,858	
Ad valorem taxes received from Martin County	1,439,760	
Miscellaneous revenue	100	
Purpose of withdrawals:		
Administrative expenses		49,322
Property lease		32,584
Memberships and training		2,160
Insurance		11,640
Repair & maintenance		8,472
Printing, office supplies and other operating		41,913
Sidewalk improvements		12,669
Micro transit operations		108,748
CRA sidewalk staining		2,000
10th Street covered basketball court		100,000
Seminole compactor enclosure		100,000
CRA administrator		85,265
Gateway signage and features		125,000
Shepard Park boat trailer parking		150,000
Dixie Hwy sidewalk		202,500
Riverside Park demonstration		250,000
Riverwalk dock handrails		272,350
	<u>\$ 2,533,718</u>	<u>\$ 1,554,623</u>

Property Acquisition

The City purchased the Wells Fargo Bank building located at 301 SE Ocean Blvd with anticipation to convert the building into a new City Hall. In June 2020, the CRA agreed to purchase the adjoining two parcels located at 325 SE Ocean Blvd. and 330 SE Osceola Street in the amount of \$1,000,000 for the redevelopment of the properties to spur redevelopment activity and economic growth in the eastern part of the CRA. The Request for Proposal (RFP) to solicit redevelopment of all three adjoining parcels was advertised on October 6, 2021. Two proposals were received. The two proposals were presented to the CRA board on December 15, 2021. The top-ranked firm that received the highest total points collectively was Stuart Mews, LLC. The City/CRA will begin negotiating a contract with the firm.

CRA FUNDED PARCELS



Mural Matching Grant Program

The program is designed to provide grant funding to artists to beautify and revitalize the downtown area, develop a sense of place, and provide opportunities to enhance and enrich the existing cultural fabric of our community, thereby attracting more art-related activities, businesses and events.

The Community Redevelopment Agency approved Resolution No. 07-2018 to adopt the Mural Matching Grant Program and provide financial assistance in the form of a 50/50 funds match, not to exceed \$3,000, for a new mural visible from public right-of-way.

The mural at the Dehon Building, located at 11 SE Osceola Street, was designed and painted by young local artist, Christopher Vitali. It features a colorful sunrise beach scene at the historic Gilbert's Bar House of Refuge to recognize the rich history of Martin County in charming Old Downtown District. The mural was completed in June 2021.



Downtown Outdoor Dining Program Amendment

The CRA adopted the Downtown Outdoor Dining Master Plan in 2017. The Master Plan identified existing and approved outdoor dining areas along SW Osceola Street and SW Flagler Ave. In October 2020, the program was amended to limit the outdoor dining area to 8% of the total public parking spaces within the Outdoor Dining Program boundary map. The available public parking spaces for the Outdoor Dining Program will be assigned on a first-come-first-served basis.

In May 2021, the program guidelines and policies were amended to allow various shade structures including aluminum pergolas, awnings and sail shades over outdoor dining deck areas.



Micro Transit System

The Community Redevelopment Agency provided \$190,370 for the operations of the Micro Transit system. The annual ridership between January 2021 to December 2021 totaled 28,400 passengers. The goal of the tram system is to reduce vehicular traffic by providing an alternative mode of transportation and enhance pedestrian activity. The ridership during this time was lower than Pre-COVID but has increased since last year's pandemic.

The advertising panels on the top of the tram were installed to generate revenue from selling advertisement space. Currently, there are 3 out of 8 panels with advertisements generating \$3,000 of revenue from the program.

The City received a FDOT grant in the amount \$35,000 for historic tours, marketing the program and to encourage ridership. In 2021, the City provided approximately 120 historic tours to 500 passengers and approximately 600 mini historic tours to 2,000 passengers. The tram service was also provided for other events (e.g. schools, daycare centers, etc.) with an average of 136 riders per month. In addition to the grant, the trams are available for rent for private events. In 2021, the tram was rented 3 times and collected approximately \$1,100 from rentals.



Business Improvement Reimbursement Program

The Stuart Community Redevelopment Agency Business Improvement Grant Program is an incentive program designed to encourage visible exterior improvements to existing commercial properties and to encourage private investment in the Stuart Community Redevelopment Area. The program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. Funds are appropriated annually by the CRA. As of 2021, the program has awarded 36 businesses with a total investment of \$1.5 Million. In 2021, there were 6 applications totaling \$65,000 in private investment.



Before Improvement



After Improvement

In September 2021, the program guidelines were amended to encourage property owners to upgrade landscaping along the perimeter of commercial properties to enhance the visible appearance of the property and provide shade along urban streets.

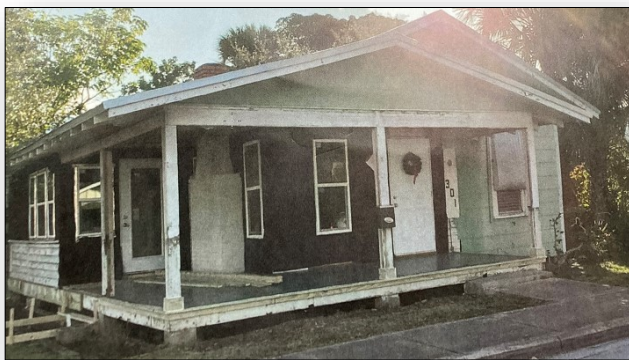
Incentive Programs

Real Estate Development Accelerator Pilot Program

In 2018, the Community Redevelopment Agency adopted the Real Estate Development Accelerator (REDA) Pilot Program to encourage development and redevelopment activities within the CRA boundary and provide incentives to motivate the developers to accelerate the timing of development considering the project meets the program guidelines. In 2021, the program was amended to promote the revitalization of targeted properties within the CRA. The goal is to provide incentives to redevelop land which has become abandoned or vacant and assist with the economic feasibility of difficult redevelopment projects due to constraints related to the property.

Residential Façade Improvement & Paint Up Program

The Residential Façade Improvement/Paint Up Program is an incentive program to make minor structural and cosmetic exterior improvements to single-family homes and duplexes, either owner-occupied or tenant-occupied. The program provides a reimbursement of 50% of the total costs up to \$500. The program also provide a voucher of up to 100% (maximum of \$500) for exterior paint. The funds are distributed on a first-come, first-serve basis. There was \$20,000 allocated for the program and 6 homeowners participated in the program for FY 2021.



Before



After

Riverwalk Handrail Replacement

The Riverwalk Handrail Replacement is the second phase of the Riverwalk Deck Replacement project. The project consists of approximately 1,400 linear feet of handrail replacement located in downtown Riverwalk and pier. The project included the installation of stainless steel cabling with “IPE Wood” Post/Top Rail. The construction began in July 2021 and was completed in November 2021. The CRA budgeted \$295,000 for the project. The total construction cost was \$254,700.



Shepard Park Improvements

The Shepard Park Improvement project is constructing supplementary parking spaces to accommodate additional waterway users. The existing boat trailer parking spaces were reconfigured to help waterway users better maneuver around the parking lot, as well as, allow for better staging for boats and trailers without blocking the boat ramp. The project also included a rain garden to help reduce runoff into the St Lucie River. The improvements will provide a better experience for the local boaters, bring economic benefits to local businesses and improve water quality to the St Lucie River. The construction began in April 2021 and was completed in August 2021. The CRA funded \$150,000 for the project. The total construction cost was \$569,577.

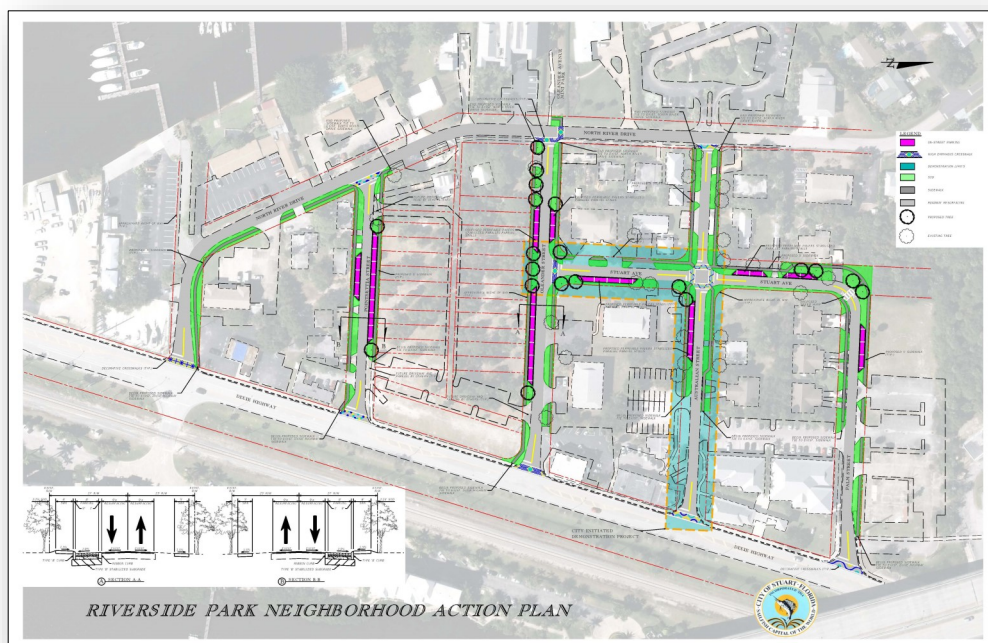


Riverside Park Neighborhood Improvements

The Riverside Park Neighborhood Improvements will encompass construction of concrete sidewalks, on-street parking, high-visibility decorative crosswalks, bike racks, street lights and landscaping. The project is bounded by NW Fern Street on the south, SE Dixie Highway on the east, North Fork of St Lucie River on the west and NW Palm Street on the north, and is in close proximity to Downtown Stuart.

Improvements will create a continuous, connected and pedestrian-friendly neighborhood. The area is identified as a mixed-use neighborhood. The goal is to preserve community character and encourage the continuation of a mixed use neighborhood to allow diversity of uses within walking distance.

The conceptual design for the project was completed in October 2019. The CRA held a public meeting in September 2019 to get public input on the proposed conceptual plan. The project will be completed in two phases. The estimated design and construction costs for two phases is \$1.2 million. The final engineering design costs is \$100,000. In January 2020, the CRA applied for the 2020 Transportation Alternatives Program (TAP) grant for the maximum TAP funding in the amount of \$415,554 for FY 2023/2024 funding cycle. The construction of the project was to be completed in two phases. However, with the recent stormwater event in the neighborhood, the flooding issue should be resolved before we begin the streetscape improvements. The design for stormwater improvements is scheduled in 2022 and construction anticipated in 2023. The construction for streetscape improvements will be in 2023/2024.



Federal Highway Median Improvements

The beautification of NW Federal Highway entailed median landscape and hardscape improvements to provide visual enhancements creating the perception of a narrower roadway and to encourage safe traffic flow. This project is important to set the stage for future initiatives and improve the image of the commercial corridor for retail, office, mixed-use and residential. Enhancements to the entryway will benefit the downtown district by helping visitors recognize the arrival into this special historic area.

The construction was postponed until the Roosevelt Bridge repair was completed. The construction began in March 2021 and completed in August 2021. The total construction cost was \$269,230.



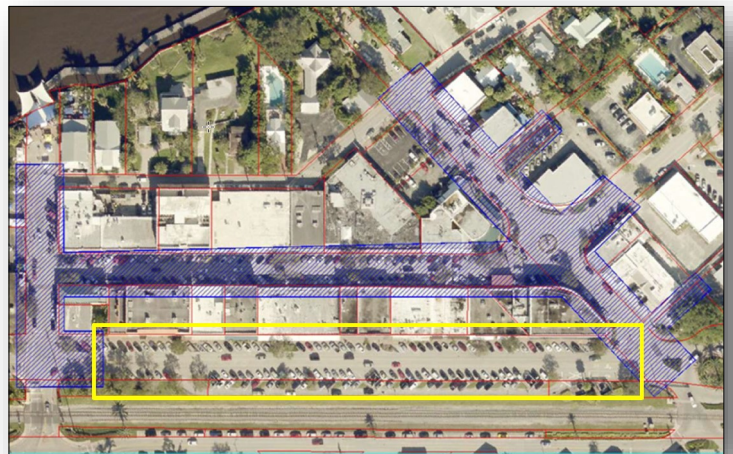
Downtown Undergrounding and Seminole Streetscape Improvements

Improvements include a streetscape project on Seminole Street, a private development project on Seminole Street, an underground conversion project on SW Seminole Street (Phase 1) and an undergrounding project on SW Osceola Street, SW St. Lucie Avenue and S Colorado Avenue (Phase 2). It was originally envisioned that the undergrounding project on Seminole Street be constructed in advance of the streetscaping project, in the summer of 2022. To better coordinate the improvements, the undergrounding conversion (Phases 1 and 2) will be constructed in conjunction with the streetscape project, all in the summer of 2023. This will help alleviate conflicts between undergrounding and drainage improvements while providing cost and schedule efficiency .

SW Seminole Street



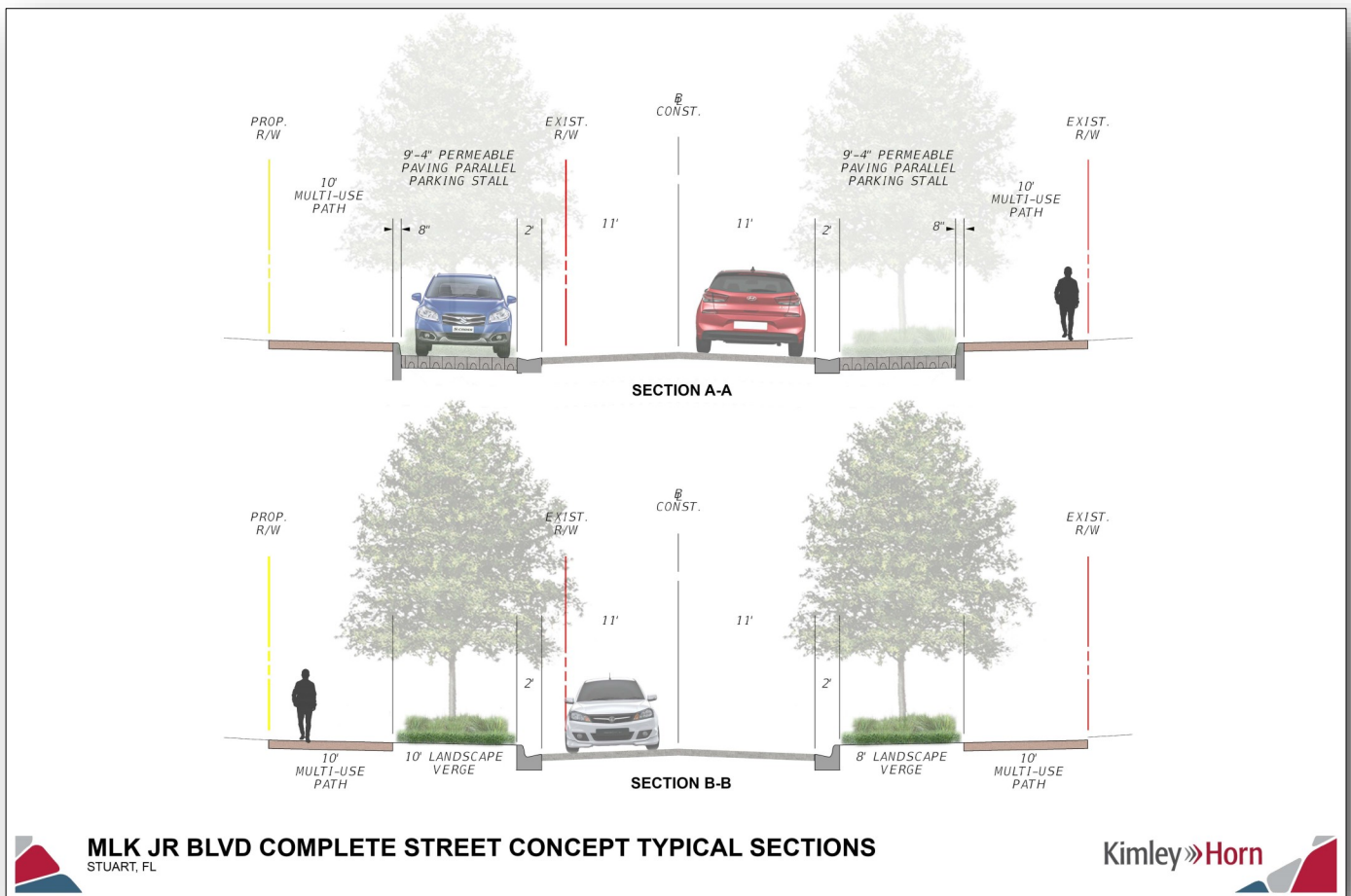
SE Osceola Street, St Lucie Ave, S Colorado Ave



Seminole Streetscape Improvements

Martin Luther King Jr Blvd Conceptual Plan

The Martin Luther King Jr. Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue. The project will include elements that will create shared-use paths for both pedestrians and bicyclists, on-street parking, bike racks, high-visibility crosswalks, mid-block plaza area, streetlights, and landscaping. The CRA budgeted \$20,000 for the conceptual design, which was presented to the East Stuart community on October 7, 2021. The community expressed concerns about parallel parking and desire for improvements to address road safety for all ages and road users. The CRA will conduct a neighborhood survey to help guide the new streetscape improvements. The survey will help prioritize uses of the available right-of-way. The design will be modified based on the feedback received from the survey and comments from the neighborhood meeting.



10th Street Guy Davis Park Improvements

The 10th Street Community Park is a well-used facility and the centerpiece of the East Stuart community. It currently contains a small recreation center, soccer field, baseball field, foot ball field, basketball court, tennis courts, running track, and a children's playground. Future plans will expand and improve the community center and park to create a vibrant and thriving public place for people of all ages to gather. The improvements will include a new multipurpose field, double-sided stage, additional to existing playground equipment with interactive aquatic play, restroom, walkway path/ trail, active event lawn area, parking areas, lighting, landscaping and entry monument. The project is expected to be completed in phases.

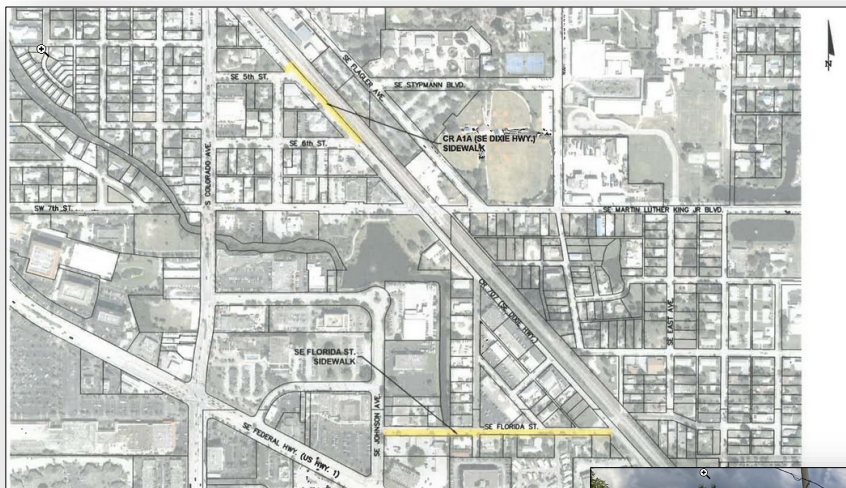
The RFP was advertised on September 2020. The City received 10 proposals in response to the RFP. Following the presentations, the selection committee collectively agreed the top ranked firm to be Calvin, Giordano & Associates, Inc. The schematic design and funding sources for construction of the project was presented at the joint CRB, CRA, CC meeting on January 27, 2022.



Dixie Highway/SE Florida Street Sidewalk

The Dixie Highway and SE Florida Street Sidewalk Project consist of construction of a sidewalk along SE Florida Street from NW Dixie Highway to SE Johnson Avenue and a sidewalk along NW Dixie Highway from SE 6th Street to SE 5th Street. These two segments of sidewalk will provide pedestrian connectivity with the recently completed SE Kindred Street/SE Johnson Avenue Improvement project, as well as, the recently completed Dixie Highway Beautification and Sidewalk project.

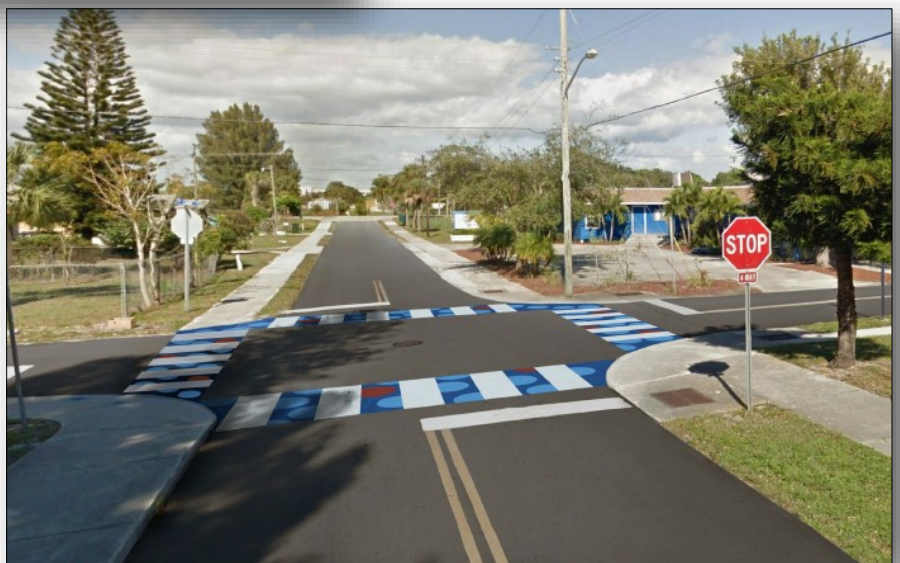
The CRA allocated \$40,000 for the final design. The construction began in March 2021 and was completed in August 2021. The total construction cost was \$276,735. The City received FDOT Transportation Alternatives Program (TAP) grant in the amount of \$162,963 for eligible items. The remaining balance was funded through the CRA (\$56,886) and Transportation Impact Fees (\$56,886).



East Stuart Crosswalks and Sharrows

The CRA installed high-visibility crosswalks within the East Stuart neighborhood to improve the appearance of the streets and visibility of pedestrian crosswalks. The improvements consisted of 38 new crosswalks in various patterns to provide fun and safe crossings along the school/daycare walking route within the neighborhood and 14 sharrows to alert drivers of a shared lane environment for bicyclists and automobiles. The installation was completed in March 2021. The total project cost was \$75,000.

BEFORE



AFTER

Development and Redevelopment Projects

Cube Smart Self Storage

The construction of the 4-story, 117,000 SF self storage facility located at 700 SE Federal Highway was completed in May 2021. The project was approved in 2018 and the vacant property had an assessed value of \$809,571. The assessed value increased to an estimated \$1.1 M upon Certificate of Occupancy (CO) of the building in 2021.



Sailfish Cove Development

The construction of a multi-family development with 30 residential units and 5,000 square feet of commercial, office, and retail use in the CRA's Waterfront Zoning District is underway. The project was approved in 2020 and the vacant property had an assessed value of \$1.6 M. The assessed value increase to \$1.76 M in 2021 during construction. The construction is expected to be completed at the end of 2022.

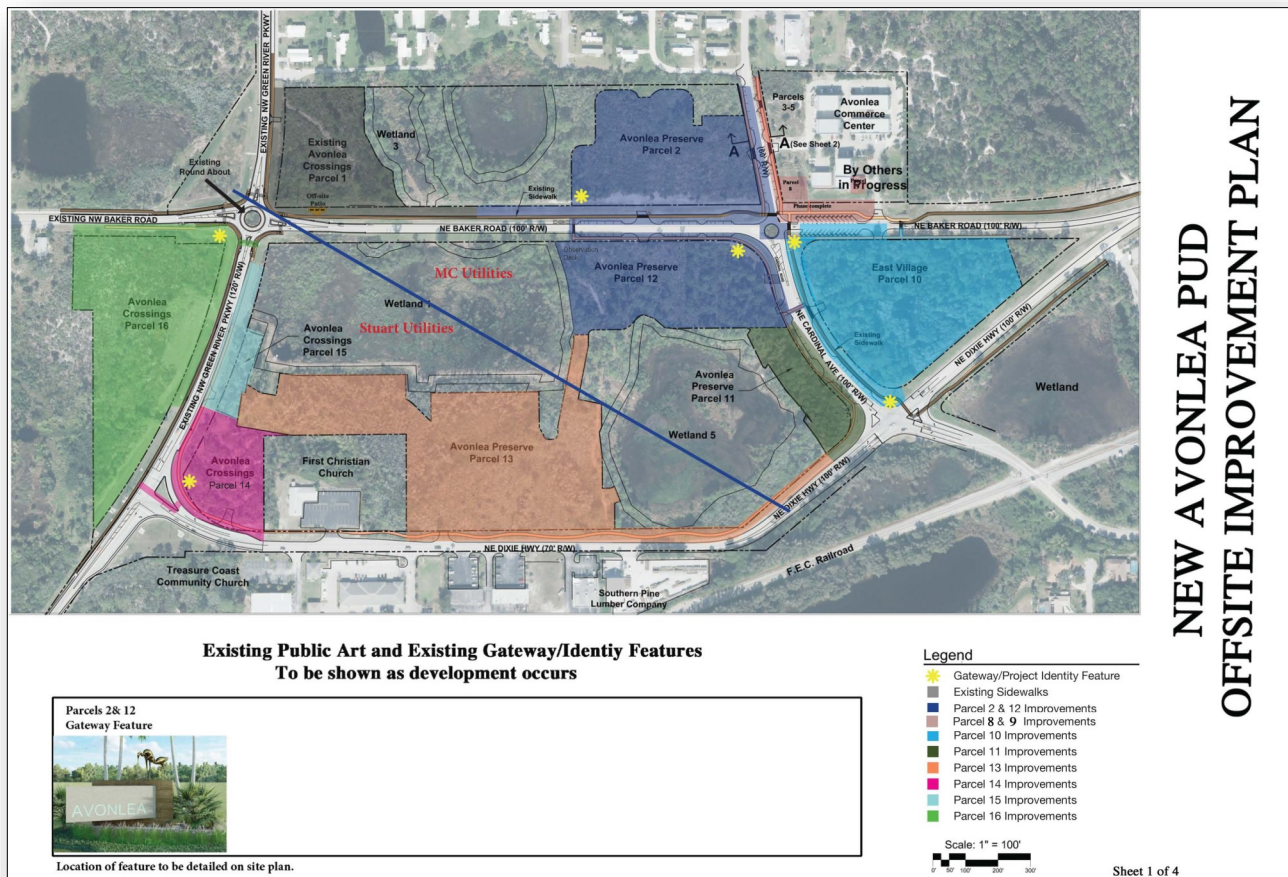
Development and Redevelopment Projects

New Avonlea PUD

The construction of Parcels 2, 12 and 16 is under-way. The development on Parcel 2 will consist of 30 townhouse units and Parcel 12 will consist of 32 townhouse units. The development of Parcel 16 will consists of 69 housing units, including 47 townhouses and 22 single-family homes. The project was approved in 2020.

Parcel 12 received a Certificate of Occupancy (CO) of four townhome units in 2021 and it is anticipated that the remaining 28 units will receive CO in 2022. Development on Parcel 2 is expected to be completed by the end of 2022. The assessed value for Parcel 2 was \$126,840 and Parcel 12 was \$132,300 in 2020. The assessed value of improvements for Parcels 2 and 12 will be determined after CO of all the units and value from the property appraiser since the two parcels have been platted to sub parcels.

The assessed value of Parcel 16 was \$507,000 in 2020 and has increased to \$680,000 in 2021 since the construction of housing units have started. The project is on schedule and expected to CO of units in 2023. The developers of Parcels 2, 12 and 16 will complete the off-site improvements adjacent to the parcels pursuant to the REDA agreement.



Other CRA Projects and Programs

CDBG Application

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

CDBG COVID Application

The CRA applied for the FY 2021 Community Development Block Grant (CDBG) COVID Program for the acquisition and rehabilitation of the Willie Gary building located at 720 SE Martin Luther King, Jr. Blvd in East Stuart for a business incubator and job training center. Final award decisions have not been made by the agency.

Residential Street Tree Program

The Residential Street Tree Program was developed to increase City's tree canopy, provide shade, enhance residential and public streets, and provide environmental and social/health benefits. The program will be implemented in phases and prioritization of neighborhoods was based on existing tree count data. The initial phase will include the residential properties within the East Stuart community. The new street tree plantings for Phase 1 are scheduled for Spring 2022. The CRA budgeted \$40,000 for the program.

PLANT ROOTS



EAST STUART RESIDENTIAL STREET TREE PROGRAM

FREE TREE GIVEAWAY

The City of Stuart Community Redevelopment Agency (CRA) is initiating the Residential Street Tree Program to increase the tree canopy, help stabilize the environment, and enhance its residential and public streets.



Other CRA Projects and Programs

Triangle District Master Plan and Naming of the study area as “Triangle District”

The CRA, in collaboration with the TCRPC, has produced a Master Plan for the Triangle District. The Master Plan provides a series of recommended Infrastructure improvements, redevelopment concepts and strategies for the Triangle District. The development of the Master Plan required public involvement process and field analysis to develop a recommended urban design for the district. The intent of the plan is to assist the CRA and the City in making future decisions regarding a balanced redevelopment of the Triangle District. The Master Plan and the naming of the district was approved in September 2021.



Gateway/District Signage

The CRA undertook the project of improving the existing gateway signage on NE and SE Federal Highway and S Kanner Highway. The existing signage at major entry points are under-scaled, providing little opportunity to attract passerby and presenting a sense of arrival into the City, Downtown or Special Districts. Two signage families were developed that included gateway, downtown and district signage. Based on the feedback received on the initial set of designs, an additional gateway design was developed. The City residents will have another opportunity to take the survey and provide feedback. The survey results will be presented to the boards for direction in March/April 2022. The CRA budgeted \$29,600 for the conceptual design. The funding for the final design and construction is budgeted in CRA FY 2022.



Other CRA Projects and Programs

Form Based Code for the East Stuart District and The Creek District

The CRA entered into an interlocal agreement with the Treasure Coast Regional Planning Council (TCRPC) to update the Land Development Code with Form-Based Code for the East Stuart Neighborhood and “The Creek” Arts & Entertainment District, update the master plan for the East Stuart Neighborhood and provide recommendations for updating the Comprehensive Plan. The total project cost is \$110,000.

Federal Highway Planting Program

The CRA entered into an interlocal agreement with the Treasure Coast Regional Planning Council (TCRPC) to develop a Federal Highway Tree Planting Master Plan and Program from SW Joan Jefferson Way to Kanner Highway/Colorado Avenue. The goal of the program is to enhance the usability of sidewalks as well as beautify the downtown gateway corridor. The total project cost is \$30,000.

Pole Sign Code Amendment

The CRA initiated the amendment to the Land Development Code for pole signs to eliminate the deadline for removal of non-confirming pole signs within the City limits. Due to the pandemic, the replacement of a pole sign with a conforming sign could have a financial hardship for businesses. The CRA will continue to encourage replacement of pole signs to a conforming sign that will enhance the property and improve the aesthetic appearance of the street or commercial area.

Stypmann Neighborhood Improvements

The Stypmann Neighborhood Sidewalk Improvements will consist of new sidewalks, crosswalks and landscaping. The project is bounded by SE Ocean Blvd on the north, SE High School Avenue on the west, SE 7th Street (MLK) on the south and SE Palm Beach Road on the east. The residential neighborhood is in close proximity to Downtown Stuart, Stuart Middle School and JD Parker Elementary School. The improvements will provide better connectivity to existing sidewalks and improve conditions for children to walk to school and bus stops. The total cost for the conceptual design and final engineering plans is \$122,000.

Other CRA Projects and Programs

Mosaic Artwork

The Mosaic Artwork project will be installed in the public right-of-way, on the sidewalk throughout “The Creek” Arts & Entertainment District. The project will provide an opportunity to create a unique experience as residents and visitors stroll the streets of A&E District, increase foot traffic, create an urban environment, increase appreciation for the mosaic art and artists, and overall attractiveness of the City’s public right-of-way. It’s a 4-year program. The CRA will fund \$8,000 for the project.



Dixie Highway Streetscape Improvements (Triangle District)

The S Dixie Highway improvements will consist of reducing the existing travel lane widths, improve the sidewalk adjacent to the FEC and parallel parking, improved sidewalks on the west side of the street, crosswalks, landscaping and pedestrian lighting from SW Joan Jefferson Way and SE Ocean Blvd. This project was recommended in the Triangle District Master Plan. The project is in the conceptual phase.

Stuart Main Street Partnership

Established in 1987, Stuart Main Street has been the community revitalization organization of Downtown Stuart for over 30 years. Working within the framework of the National Main Street Center's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for all. In partnership with the Downtown Business Association, Stuart Main Street hosts various highly visible and beloved community events including the weekly Rock'n Riverwalk concert series, Christmas on Main Street community tree lighting, and the annual Downtown Stuart Art Festival, bringing over 80,000 people downtown every year. In 2021, Stuart Main Street completed roughly \$15,000.00 in facility improvements and upgrades to the historic Flagler Center building, which hosts more than 200 private events and several public conventions annually. Stuart Main Street also assumed operations of the Stuart Green Market, now known as the "Market on Main", and effectively doubled the weekly market in both number of vendors as well as number of attendees. As a new innovation at the Market on Main, one weekend per month features a "Kids' Market", where the City's youngest entrepreneurs can sell their handmade items to the public. In November of 2021, Main Street launched the "Faces of Small Business Saturday", a pilot program for small business promotions as part of the "shop smart, shop local" initiative to feature Downtown retail businesses around the vital holiday shopping season. Additionally, Stuart Main Street worked collaboratively with the CRA to submit a grant request to the State for a survey of all historical properties within City limits, which was recommended for funding and is scheduled to begin in August of 2022.

The CRA continues to work together with Stuart Main Street and The Downtown Business Association to promote economic growth and the future vision of Downtown Stuart.



CONTACT INFORMATION

CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY

121 SW Flagler Avenue

Stuart, FL 34994

(772) 283-2532

www.cityofstuart.us/CRA

STAFF:

Pinal Gandhi-Savdas, CRA Administrator

Kev Freeman, Development Director

Jordan Pinkston, Executive Asst. to Dev Dpt./CRA Program Specialist





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

RESOLUTION NUMBER 02-2022 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED ‘ENCHANTED HERB GARDEN’ ON A PROPERTY LOCATED AT 870 S COLORADO AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT MURAL ON THE EXTERIOR NORTHERN WALL OF THE BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Section 3.01.08 of the Land Development Regulations of City of Stuart, Melissa Bradley (The “Applicant”) filed an application on January 19, 2022, for a Minor Urban Code Conditional Use permit to implement the public artwork (mural) project called “Enchanted Herb Garden” on the exterior eastern wall of the building located in the Urban Center (UC) zoning district within the City’s Community Redevelopment Area (CRA); and

WHEREAS, the Community Redevelopment Board held a properly noticed hearing on March 1, 2022, 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 Urban Code Conditional Use Approval to Vicki Vakani, property owner, for mural located at 870 S Colorado Avenue, Stuart, Florida. This conditional use is not assignable or transferable.

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

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

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

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

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

MERRITT MATHESON, CHAIRPERSON
TROY MCDONALD, VICE CHAIRPERSON
BECKY BRUNER, BOARD MEMBER
MIKE MEIER, BOARD MEMBER
EULA R. CLARKE, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2022.

Resolution #02-2022
Enchanted Herb Garden Mural
Minor Urban Code Conditional Use

ATTEST:

MARY KINDEL
CITY CLERK

MERRITT MATHESON
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING RESOLUTION, AND ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE FOREGOING RESOLUTION. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS RESOLUTION MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS RESOLUTION, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Print Name: _____

By: _____
Vicki Vakani, Property Owner

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Resolution No. 02-2022 was acknowledged before me this ____ day of _____, 2022, by _____

Notary Public, State of Florida
My Commission Expires:
Notary Seal

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

“Exhibit A”
Legal Description

BEG ON W R/W COLORADO AVE & N/LN OF S1/4 OF GOVT LOT 7, W ALG N/LN 188.3', SWLY 30.45', E 94.25', N 11.91', E 96.53' TO W/RW, NELY ALG R/W 19.11' TO POB... & COM AT NE COR OF S 1/4 OF GOV LOT 7, S 54', W 39.08' TO W R/W COLORADO AVE FOR POB, CONT W 90.66', S 6', E 89.56' TO W R/W COLORADO AVE, NE ALG R/W 6'M/L TO POB.

“Exhibit B”
Location Map



“Exhibit C”
Conditions of Approval

- 1) The project shall comply with the attached mural rendering in Exhibit D.
- 2) The property owner shall be responsible for maintenance of artwork (mural) on the building located at 870 S Colorado Avenue.

"EXHIBIT D"
MURAL RENDERING



POE CADENELL



STUART COMMUNITY REDEVELOPMENT AGENCY



MURAL MATCHING GRANT PROGRAM APPLICATION

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

APPLICANT INFORMATION

Name:	Melissa Bradley	
Address:	870 S Colorado Ave.	
Phone:	732-983-2599	Tax ID# 53-8618279050-0
Email:	herbanbotanicals51@gmail	
Website:	herbanbotanicalsapothecary.com	

ARTIST INFORMATION

Lead Artist Name:	Kelly Hagen	
Other Artists (if applicable):		
Address:	4100 NE Indian River Dr. - Jensen Beach 34957	
Phone:	772-678-5785	Tax ID#
Email:	hagenkelly@outlook.com	
Website:	hagenkelly.com	

MURAL LOCATION INFORMATION

Name of Business:	Herban Botanicals
Type of Business:	Salon/Retail.
Property Owner Name / Phone:	Vickie Vakani -
Address of Proposed Project:	870 S. Colorado Ave. Stuart

MURAL MATCHING GRANT PROGRAM BUDGET WORKSHEET		
Project Expenses:	Notes	Amount
Artist Fees		3,500.-
Assistant Fees		500.-
Supplies/Materials		500.-
Insurance		
Wall Preparation		75.-
Scaffolding/Ladders/Lifts		
Sealing		
Maintenance		
Application Fees		250.-
Public Notice/Posting Sign		300.-
Other	add/ unveiling/ribbon cutting	500.-
Total Budget		\$ 5,669
Match:	Notes	Amount
Cash		
Foundation Grants		
Business Donations		
Individual Donations		
Fundraisers		
Other		
Total Cash		
In-Kind:	Notes	Amount
Volunteer Time	Use IS Value*	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
Total In-Kind:		
Total Match:		\$ 2,834.50
Funding Request:		\$ 2,834.50
Does match equal or exceed funding request?		yes-equal

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

January 3, 2022

RE: Herban Botanicals

To Whom It May Concern:

This letter is regarding the building at 870 S Colorado Avenue. I am the owner and Melissa Bradley is the lessee.

Melissa has my permission to do a mural on the side of the building. I can be reached at 832-878-2642 with any questions.

I have attached a copy of the lease for further reference.

Thanks,


Vicki Vakani



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

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date:
Project Name:	
Parcel ID#	Project Address:
Zoning/CRA Sub-district:	
Subdivision:	Lot(s):
Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board) <i>(This does not include fees for public notice or any required recording fees)</i>	
A Mural Minor Conditional Use Permit shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and East Stuart Code District located within the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement.	
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).	
(over)	

General Information
(Please Print or Type)

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

Name:	Melissa Bradley
Title:	Owner
Company:	Herban Botanicals LLC
Company Address:	870 S Colorado Ave

City/State/Zip Code:	Stuart FL 34994
Telephone Number:	732-983-2599
Facsimile Number:	
Email Address (optional):	herbanbotanicals51@gmail.com

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:	
Title:	
Company:	
Company Address:	

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

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

4. Signed this 19 day of January, 20 22

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 19th day of January 2022 by Melissa Marie Bradley who is personally known to me, or who has produced FLDL B63455368440 as identification and who did/did not take an oath.

Darcee M. Pineda
Notary Signature

Commission expires: 07/18/2022

City of Stuart Development Department 121 SW 1st Street, Stuart, FL 34994 Phone: (772) 288-5375 Fax: (772) 288-5388



MURAL PROJECT SUMMARY

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

Enchanted Herb Garden - Various herb plants + flowers with plant-head ladies posing throughout

Total Project Cost:

\$

3,500.-

Matching Amount Requested:

\$

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

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

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

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

Enchanted Herb Garden @ Herban Botanicals Apothecary

Herban Botanicals Apothecary is a one-stop-shop for wellness and unique gifts. We have something for everyone from herbal remedies such as tinctures, powders, elixirs and herbal teas to natural soaps and skincare to unique handcrafted gifts and incense. The majority of items sold here are obtained from Women Owned Companies, Companies who contribute to social good and most items are eco friendly. Herban Botanicals Apothecary also has 2 treatment room in which facial treatments, acupuncture, and private yoga sessions are conducted. The vision for Herban Botanicals was that of a vintage apothecary and everyone who enters comments on loving the vibe they feel within.

My intention for the mural is:

- 1) to draw attention to the Apothecary. I opened this business with the intent of helping people find a natural way of maintaining good health. I want people to know I am here and take advantage of what I have to offer including the herbal and essential oil classes we have here from time to time.
- 2) I want to contribute to the artistic culture that is growing on Colorado Ave., aka; The Creek District.
- 3) I chose "Enchanted Herb Garden" because it shows what is inside. The apothecary is a magical place that sell herbs, loose leaf teas, medicinal mushroom powders, herbal elixirs, etc. The apothecary is first and foremost about the medicinal herbs that come from Mother Earth, therefore, it just makes sense to have herbs, mushrooms, insects, etc. in the mural.
- 4) I intend to make everything around me beautiful, hence the "Enchanted Herb Garden" mural that I hope will bring a smile to peoples faces and something whimsical to look at as they pass by or sit in traffic.

KELLY HAGEN

LOCAL ARTIST



Kelly Hagen is a long time Jensen Beach local and tattoo artist at Thirdeye Studio in Jupiter, Florida. She specializes in fine line, illustrative tattooing. Her passion for art extends beyond tattooing as she has also spent time as a freelance photographer and full time artist. She is also a part of a trio of local girls that repurpose old surfboards into new works of art, called the Board Breads. You can see more of her work on her website hagenkelly.com or on her instagram at @spacecadetkell

WWW.HAGENKELLY.COM

Tattoo Artist

Tattooing at a studio in Jupiter, FL, Kelly Hagen has made a name for herself in the local tattooing community and regularly books months out in advance.



Board Breads

Turning trash into treasure, Kelly Hagen and her two friends can turn the old surfboard in your garage into your favorite piece of wall art.

Murals

Kelly Hagen worked on her first murals in high school as a part of Jensen Beach High School's Art Honor Society and has continued sharing her art with local communities.



Murals and other art projects

personal and community driven projects



MURALS

Kelly Hagen has completed various murals, the first while being a student at Jensen Beach High School.

ART + COMMUNITY

During her time working for the Miami Marlin's Community Outreach department, Kelly incorporated her passion for art and mural painting to help restore and beautify the local community.



WWW.HAGENKELLY.COM

TATTOO COLORING BOOK

KELLY HAGEN





MartinArts Council

Directors

Karen L. Barnes
Gabiella Ferraro
Ken Hooper-Capozzi
Sheryl Levine
Nicki van Vonno

Ex-Officio Members

Doug Smith
Martin County BOCC
Becky Bruner
City of Stuart
Anthony Anderson
Martin County
School Board
Nancy Johnson
Economic Council of
Martin County

Nancy K. Turrell
Executive Director

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

MartinArts.org

MEMORANDUM

TO: City of Stuart Community Redevelopment Agency Board
FR: Nancy K. Turrell, Executive Director
RE: Herban Botanicals
DT: February 9, 2022

Per our agreement, the proposal for Herban Botanicals has been reviewed.

In the opinion of the reviewers, the proposed Kelly Hagen mural meets all the requirements of the City of Stuart's public art guidelines along S Colorado Avenue.

Our reviewers like to see the continuing interest along the Colorado corridor to have a growing number of murals present. The placement selected provides adequate visibility and as noted in the rendering the scale is appropriate for the location as well as greatly complements Herban Botanicals business/services. The style portrayed in the proposed mural is contemporary and whimsically highlights flora and fauna found within our area. The larger-than-life butterfly wings present opportunities for passersby to engage with.

The selection of a professional working artist meets within the guidelines of the program. It is noted that Kelly Hagen is both a Jensen Beach resident as well as alumnus of Martin County schools. MartinArts is a long-time supporter of artists that live and work within our community and believe in giving opportunities like this to support the growth of their artistic endeavors.



**BEFORE THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA
ORDINANCE NO. 2375-2018**

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING CHAPTER 3, SECTION 3.01.08 -- "PUBLIC ART" OF THE CITY'S LAND DEVELOPMENT CODE THEREBY PROVIDING OPTIONS TO DEVELOPERS OF PROJECTS IN THE URBAN CODE DISTRICT TO CONTRIBUTE 100% OF THE PUBLIC ART FEE TO THE CITY'S PUBLIC ART TRUST FUND OR PROVIDE ON-SITE PUBLIC ARTWORK OR PAY A PORTION OF THE PUBLIC ART FEE AMOUNT TO PROVIDE ON-SITE PUBLIC ARTWORK AND THE REMAINDER TO THE CITY'S PUBLIC ART TRUST FUND; PROVIDING FOR AN EFFECTIVE DATE; CODIFICATION; AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the Stuart City Commission deems it in the Public's best interest to amend the Public Art section of the City's Land Development Code to provide options to developers of projects in the Urban Code District to contribute 100% of the public art fee to the City's Public Art Trust Fund or provide on-site public artwork or pay a portion of the public art fee amount to provide on-site public artwork and the remainder to the City's Public Art Trust Fund.

WHEREAS, the artwork which shall be installed as part of the development project within the Urban Code District is available to the public and will enrich the open space where it is located.

WHEREAS, the Public Art Trust will continue to enhance and enliven the Urban Code District to become a cultural destination.

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

SECTION 1: Chapter 3, Section 3.01.08 – Public Art, of the City of Stuart Land Development Code, is amended as follows:

A. *Intent.* The intent of this section is to further the commitment of the city to the aesthetic enrichment of the Urban Code District through the private acquisition of works of art so that citizens and visitors to the Urban Code District of the city will be afforded an opportunity to enjoy and appreciate works of art.

B. *Applicability.* The provisions of this section shall apply to all new development and substantial renovations (as defined in chapter XII of this Code) in the Urban Code District with the exception of a duplex, single-family home and single-family home subdivisions.

C. *[Requirements for receiving building permit.]* All new development and renovation development pursuant to chapter XII shall elect one of the options listed below prior to the issuance of a building permit:

1. Provide work of art on the development site provided the work is an original and must be created individually by a professional artist or team of artists. Bronze sculptures in limited editions of not more than 50 in all sizes and materials by a single artist are allowed. The value of the work of art shall not be less than one percent of the vertical construction cost of the development. The nature of the work of art shall be proposed by the developer and shall be submitted to the city's community redevelopment board which shall review the proposal for conformity with the public art standards set forth below. An approved work of art shall be incorporated into the site plan, public lobby floor plan or the landscape plan for the development as part thereof.
2. Contribute an amount equal to or greater than 1 percent of the vertical construction cost in lieu of providing a work of art, a developer may pay the sum of 1 percent of the vertical construction cost into the public art trust fund described below. Such payment shall be made prior to issuance of a building permit for any portion of the development.
3. If the value of on-site work of art proposed on the development site is less than one percent of the vertical construction cost of the development, a developer may have an option to contribute the remaining balance of the public art fee to the public art trust fund as described below.

D. Performance security required.

1. If a work of art has not been approved by the community redevelopment board at the time of application for a building permit, the permit applicant shall provide a performance security bond or other surety acceptable to the city, in the amount of 1 percent of the value of the vertical construction which shall be posted until the work of art is approved by the community redevelopment board. The cost estimate or bid for work of art shall be provided by the artist or representative and accepted by the city. The surety may be extended no more than 12 months from the original surety expiration date. This surety shall be cancelled, or returned when the work of art has been approved by the community redevelopment board.

2. In the event an approved work of art has not been properly constructed and installed prior to the issuance of the first certificate of occupancy for any portion of the development, the permit applicant shall provide a performance security bond or other surety acceptable to the city, in the amount of 1 percent of the value of the vertical construction which shall be posted until the work of art is completed. The surety may be extended no more than 12 months from the original surety expiration date. This surety shall be cancelled, or returned when the work of art has been properly constructed and installed. The surety may be forfeited to the public art trust fund, and the developer and property owner cited with a code violation for failing to provide the required work of art.

E. Application for work of art for development projects. An application for a minor Urban Code conditional use shall be made to construct and install a work of art. The application shall include the artist's resume and portfolio establishing the artist's credentials and abilities, a detailed description of the work of art, its proposed location on the development site and the cost evaluation as set forth below. Drawings and renderings depicting the artist(s) portfolio, the proposed work of art in terms of size/scale, color, shape, materials, and maintenance program shall be included in sufficient detail to provide the board with a clear understanding of the work of art proposed.

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;
4. The proposed art is of exceptional quality and enduring value;
5. The proposed art is an appropriate scale to the development site;
6. The proposed art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare;
7. The proposed art work reflects cultural diversity;
8. The proposed art does not constitute a safety hazard;
9. The proposed art does not require extraordinary maintenance.

G. Maintenance of work of art. A work of art provided and located on public or private property pursuant to this section shall be and remain the sole property of the property owner. The property owner shall be responsible for maintenance and care of the public work of art. A constructed and installed work of art approved pursuant to this section shall be retained on site in its approved condition and location and shall not be removed, replaced or altered without prior approval of the community redevelopment board.

H. Removal or replacement. After a work of art has been approved by the community redevelopment board, such works of art shall be retained on site in its approved location and shall not be removed without prior approval of the community redevelopment board unless replaced with a reasonably equivalent replacement work of art, except when deemed to be unsafe by the building official, in which case it must be replaced within 12 months. This includes displacement damages by natural disasters, in which case the replacement timeframe shall be at the discretion of the development director.

I. Additional public works of art. Following the construction and installation of a required work of art approved pursuant to this section, additional works of art are encouraged and may be constructed and installed without the approval of the community redevelopment board.

J. Public art trust fund created.

1. There is hereby created a public art trust fund for the deposit of payments made in lieu of the construction and installation of a work of art as required in this section.

2. Funds in the public art trust fund shall be used solely for the selection, acquisition, transportation, installation, maintenance and promotion of works of art to be displayed in the city and all expenditures from the fund for such purposes shall be approved by the community redevelopment agency. The cost of insurance for public art located on property owned by the city may be paid with funds in the public art fund.

3. All works of art purchased with funds in the public art trust fund shall be and remain the sole property of the city.

4. The public art fund shall be kept in an interest bearing account, separate from general revenues and all accrued interest shall be deposited in the public art fund.

K. Process for Commissioning Artworks for Public Right-of-Way or Public Places.

1. *Artist Identification:* The community redevelopment board will make a recommendation to the community redevelopment agency on the selection process that will be used for each particular project. The options for selecting Artwork are:

- a. Direct Purchase – an existing Artwork is selected for a particular project.
- b. Commission Purchase (or Invitation) – Artist is chosen to create a site-specific work of art.
- c. Limited or Open Competition
 - 1) Limited – One or more Artists are invited to submit proposals for selection.
 - 2) Open – Any artist may apply subject to criteria established by the community redevelopment board in the “Call for Artists.”
 - 1. Request for Qualification (RFQ) may be used when the commissioning body is interested in a larger pool of applicants for a project. Applicants are asked to submit qualifying material only (resume, images of past work, letter of interest, etc.) that a panel will use to determine suitability for the project. Based on the qualifying materials submitted, the pool of applicants is narrowed by a panelist to 3-5 artists to move forward in the competition. Finalist may be asked to submit a more detailed proposal, visit the site or make a presentation.
 - 2. Request for Proposal (RFP) may be used to look for proposals for a specific project/site/theme. Artists are asked to submit qualification materials and a proposal for the project.

2. *Review of Submittals:* The community redevelopment board shall review the submittals and make a recommendation to the community redevelopment agency. The final selection may be made by the community redevelopment agency or the community redevelopment agency with one or more additional participants (referred to as “panelist”) as each project dictates. These may

include a representative of the site/building/community where the artwork to be located, a local artist (not eligible for commission) or outside art/public art expert, other experts in the area of architecture, landscape architecture, engineering, urban planner, etc.

3. *Review Process/Criteria:* The community redevelopment board and community redevelopment agency or panelist may review the submitted visual material simultaneously with the written material. Artists are selected to move forward in the process based on set criteria, which may include but not limited to:
 - a. Quality, creativity & strength of past work as indicated by visual materials submitted
 - b. Technical competence demonstrated by past work
 - c. Understanding of the project goals as indicated in the RFQ or RFP
 - d. Relevance of submitted materials to the project
 - e. Aptitude of planning and budgeting
 - f. Experience working on public art projects and demonstrated ability to adapt to meet the project goals as indicated in the RFQ or RFP
 - g. Commitment to participate with agency/community as part of the concept development
 - h. Local artist or previous experience working on public art within the city limits.
4. *Interview:* In the event the community redevelopment agency or panelist cannot make a unanimous decision, finalists may be invited to make a presentation to help finalize the decision. The criteria to select the artist for the project may include but not limited to:
 - a. Artistic excellence
 - b. Ability to relate the proposed artwork to the site
 - c. Experience with projects in similar scope and/or type
 - d. Knowledge of fabrication and installation of public art proposed
 - e. Ability to be an effective communicator, team player and work with diverse groups
 - f. Ability to be detail oriented, a problem solver, an efficient project manager with an understanding of schedules and budgets
 - g. Flexibility/openness of ideas
 - h. Presented budget in realistic and flexible
5. *Contracts:* The contract shall outline the responsibilities, obligations with respect to products and services being provided by the artist, and the conditions desired by the community redevelopment agency or panelist to successfully realize the artwork.

L. *Cost estimates required.* Cost estimates for determining valuation of art, posting of security or payment in lieu shall be required from the artist and/or contractor and be presented to city development staff prior to the community redevelopment board hearing.

M. *Final compliance.* The property owner will be in compliance with this section after the installation of the public art in accordance with the approved plans, inspection by city development staff and the submittal of five photographs of the artwork on the site and a notarized statement of costs expended that meets or exceeds the requirements.

SECTION 2: All ordinances or parts of ordinances herewith are hereby repealed to the extent of such conflict.

SECTION 3: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The provisions of this ordinance shall be codified.

SECTION 5: This ordinance shall take effect upon adoption.

PASSED on First Reading this 10TH day of September, 2018.

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

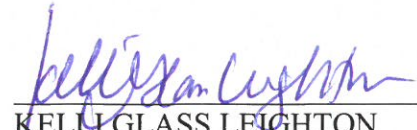
KELLI GLASS LEIGHTON, MAYOR
BECKY BRUNNER, VICE MAYOR
EULA CLARK, COMMISSIONER
MERRITT MATHESON, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT
Y		
Y		
Y		
Y		
Y		

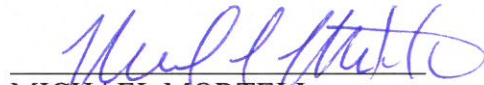
ADOPTED on Second Reading this 24th day of September, 2018.

ATTEST:


MARY R. KINDEL
CITY CLERK


KELLI GLASS LEIGHTON
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:


MICHAEL MORTELL
CITY ATTORNEY



Notice to Surrounding Property Owners

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

Petitioner: Melissa Bradley

Project Name: Wall Mural – “Enchanted Herb Garden”

Parcel ID #: 05-38-41-000-000-00300-0

Address of Property: 870 S Colorado Avenue, Stuart, Florida (please refer to the attached location map)

Proposed Request: Request for a Minor Urban Code Conditional Use Permit Application – consider public artwork (mural) on the exterior north wall of the building located at 870 S Osceola Street. The property is situated within the City of Stuart Community Redevelopment Area.

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the Community Redevelopment Board on **Tuesday, March 1, 2022, at 4:00 P.M.** to consider the above request.

The public hearing(s) will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the CRA Administrator, Pinal Gandhi-Savdas, at (772) 283-2532, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

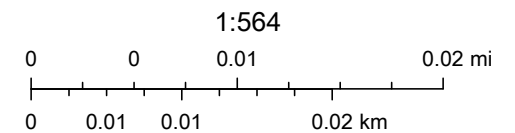
Melissa Bradley
Business Owner of Herban Botanicals

ArcGIS Web Map

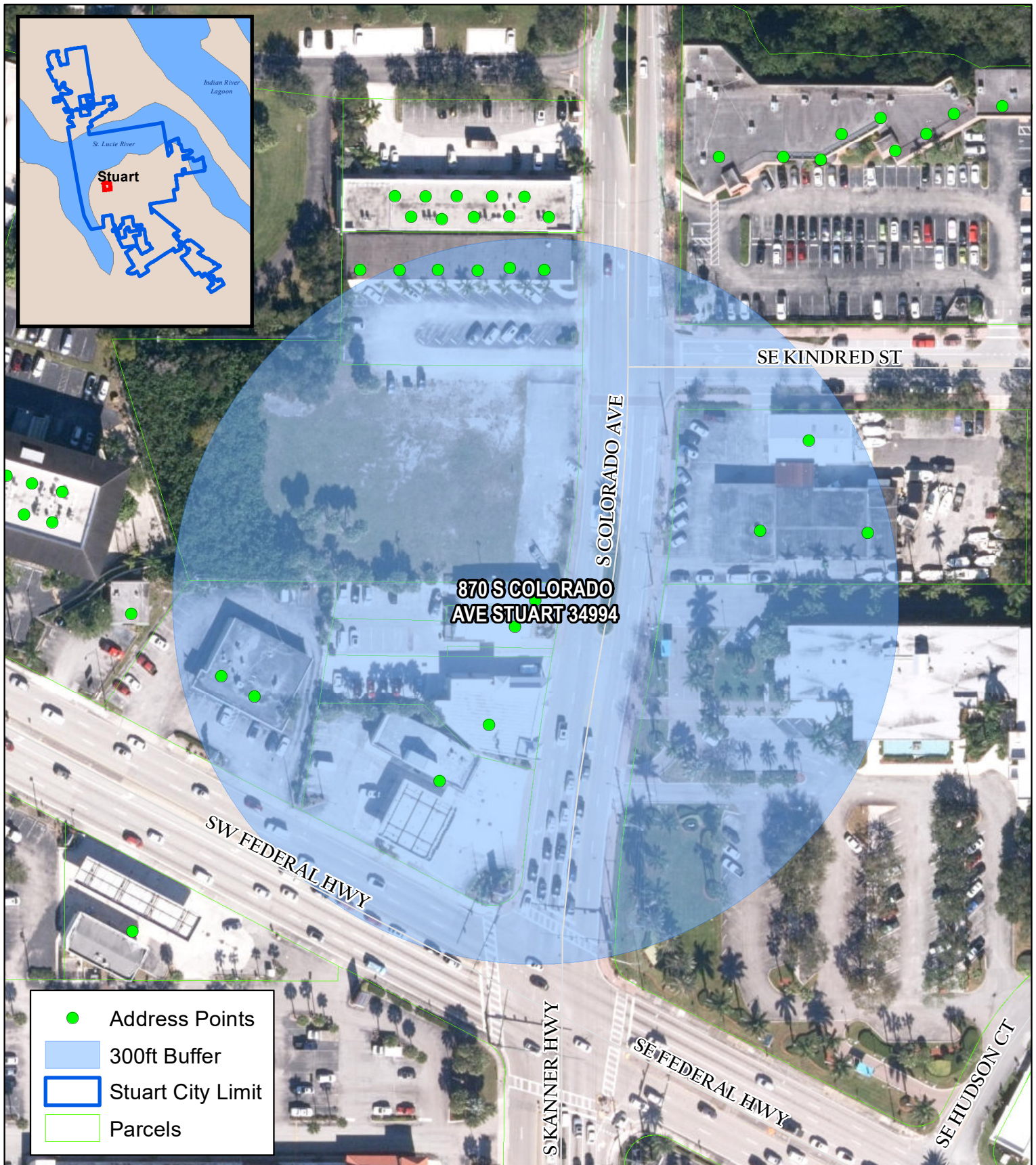


1/28/2022, 11:26:39 AM

- █ Override 1
- █ City of Stuart Parcels
- █ Stuart City Limits
- █ Roads



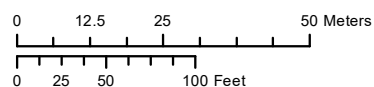
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft,



This Geographic Information Systems product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as final determination of images, boundaries, zoning, or other land use or development restrictions, designations, or allowable uses. The City does not warrant, guarantee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.

Location Map for 870 S Colorado Ave

PCN: 053841000000003000



STREET	HOUSENUM	PRE DIR	STREET NAME	STREET TYPE	UNIT
S COLORADO AVE	710 S		COLORADO	AVE	
S COLORADO AVE	714 S		COLORADO	AVE	
S COLORADO AVE	715 S		COLORADO	AVE	
S COLORADO AVE	716 S		COLORADO	AVE	
S COLORADO AVE	718 S		COLORADO	AVE	
S COLORADO AVE	719 S		COLORADO	AVE	
S COLORADO AVE	720 S		COLORADO	AVE	
S COLORADO AVE	721 S		COLORADO	AVE	
S COLORADO AVE	722 S		COLORADO	AVE	
S COLORADO AVE	723 S		COLORADO	AVE	
S COLORADO AVE	724 S		COLORADO	AVE	
S COLORADO AVE	725 S		COLORADO	AVE	
S COLORADO AVE	726 S		COLORADO	AVE	
S COLORADO AVE	727 S		COLORADO	AVE	
S COLORADO AVE	728 S		COLORADO	AVE	
S COLORADO AVE	729 S		COLORADO	AVE	
S COLORADO AVE UNIT A	729 S		COLORADO	AVE	A
S COLORADO AVE	730 S		COLORADO	AVE	
S COLORADO AVE	734 S		COLORADO	AVE	
S COLORADO AVE UNIT 6	735 S		COLORADO	AVE	6
S COLORADO AVE UNIT 2	735 S		COLORADO	AVE	2
S COLORADO AVE UNIT 3	735 S		COLORADO	AVE	3
S COLORADO AVE UNIT 4	735 S		COLORADO	AVE	4
S COLORADO AVE	736 S		COLORADO	AVE	<Null>
S COLORADO AVE	738 S		COLORADO	AVE	
S COLORADO AVE	740 S		COLORADO	AVE	
S COLORADO AVE	742 S		COLORADO	AVE	
S COLORADO AVE	744 S		COLORADO	AVE	
S COLORADO AVE UNIT 3	805 S		COLORADO	AVE	3
S COLORADO AVE UNIT 2	805 S		COLORADO	AVE	2
S COLORADO AVE UNIT 1	805 S		COLORADO	AVE	1
S COLORADO AVE	815 S		COLORADO	AVE	
SW FEDERAL HWY UNIT 301	819 SW		FEDERAL	HWY	301
SW FEDERAL HWY UNIT 102	819 SW		FEDERAL	HWY	102
SW FEDERAL HWY UNIT 106	819 SW		FEDERAL	HWY	106
SW FEDERAL HWY UNIT 200 A	819 SW		FEDERAL	HWY	200 A
SW FEDERAL HWY UNIT 201	819 SW		FEDERAL	HWY	201
SW FEDERAL HWY UNIT 203	819 SW		FEDERAL	HWY	203
SW FEDERAL HWY UNIT 300	819 SW		FEDERAL	HWY	300
SW FEDERAL HWY UNIT 100	819 SW		FEDERAL	HWY	100
SW FEDERAL HWY	839 SW		FEDERAL	HWY	
SW FEDERAL HWY	849 SW		FEDERAL	HWY	
SW FEDERAL HWY	853 SW		FEDERAL	HWY	
SW FEDERAL HWY	860 SW		FEDERAL	HWY	
S COLORADO AVE	870 S		COLORADO	AVE	
S COLORADO AVE	872 S		COLORADO	AVE	

SW FEDERAL HWY	881 SW	FEDERAL	HWY
SW FEDERAL HWY	884 SW	FEDERAL	HWY
S COLORADO AVE	888 S	COLORADO	AVE
SE MONTEREY COMMONS BLVD	875 SE	MONTEREY COMMONS	BLVD
S RIVER RD	17 S	RIVER	RD
SW SEAGULL WAY	1664 SW	SEAGULL	WAY
NW 87TH AVE	1650 NW	87TH	AVE
PO BOX	318	PO	BOX
EUPHRATES CIR	120	EUPHRATES	CIR
SE FEDERAL HWY	5094 SE	FEDERAL	HWY

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

AFFIDAVIT ATTESTING TO NOTIFICATION

Melissa Bradley, 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:

870 S Colorado Avenue

That a copy of the notice was sent by regular U.S. Mail on 2/10/22 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.

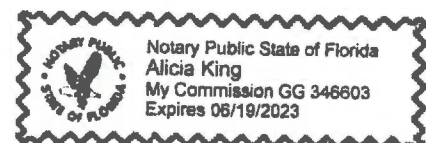
Melissa Bradley
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SWORN TO AND SUBSCRIBED before me this 11th day of Feb, 2022

Alicia King
NOTARY PUBLIC, STATE OF FLORIDA:

My Commission Expires:









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

RESOLUTION NUMBER 03-2022 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 HERBAN BOTANICALS, LLC, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$2,835 TO INSTALL MURAL ON THE EXTERIOR NORTHERN WALL OF THE BUILDING LOCATED AT 870 S COLORADO 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. 02-2022 on March 1, 2022, and

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT 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 the Herban

Resolution #03-2022
Mural Matching Grant Agreement
870 S Colorado Ave – “Enchanted Herb Garden” Mural

Botanicals, LLC., to award a grant in the amount of \$2,835 to install a mural on the exterior northern wall of the building located at 870 S Colorado Avenue.

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:

MERRITT MATHESON, CHAIRPERSON
TROY MCDONALD, VICE CHAIRPERSON
BECKY BRUNER, BOARD MEMBER
MIKE MEIER, BOARD MEMBER
EULA R. CLARKE, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2022.

ATTEST:

MARY KINDEL
CITY CLERK

MERRITT MATHESON
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

**MURAL MATCHING GRANT AGREEMENT BETWEEN STUART CRA AND
BUSINESS OWNER FOR INSTALLTION OF A MURAL IN
STUART COMMUNITY REDEVELOPMENT AREA**

THIS AGREEMENT ENTERED this ____ day of _____ 2022 by and between the City of Stuart Community Redevelopment Agency (hereinafter referred to as "CRA") and Herban Botanicals, LLC (hereinafter referred to as "Owner").

W I T N E S S E T H:

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 owners for CRA grants; and

WHEREAS, Owner has applied for a Mural Matching Grant in the amount of \$2,835.00 dollars; and

WHEREAS, the CRA has determined that Owner meets the eligibility requirements and was approved for a grant award in the amount of \$2,835.00 dollars on March 28, 2022 ("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 consideration, the parties agree as follows:

1. Owner acknowledges to the CRA that Owner has received a copy of the Stuart Community Redevelopment Agency Mural Matching Grant Program (hereinafter referred to as "Mural Program"), that Owner has read the guidelines and requirements for the Mural Program, and that Owner has had ample opportunity to discuss the Mural Program with Owner's counsel or advisor. Owner further acknowledges to the CRA that Owner understands and agrees to abide by all of the terms and conditions of the Mural Program. Owner agrees to the terms and conditions of the Mural Program, a copy of which is attached as "Attachment 1" and incorporated herein.

2. Owner is the business owner at property described as 870 S Colorado Avenue, Stuart, Florida.

3. Owner has agreed to install the mural on the northern wall of the property pursuant to the grant application submitted to the CRA dated January 19, 2022. ("The Mural Program") attached hereto as "Attachment 1" and incorporated herein by reference.

4. Owner agrees to complete the mural within one year of the execution of this agreement. Owner also agrees to fund at least 100% of the costs of the mural.

5. CRA has approved a reimbursement to Owner in the amount of \$2,835.00 to be administered pursuant to the terms of this Agreement based on an estimated cost of \$5,670.00. If the actual costs to install the mural is less than the estimated costs for the mural, the reimbursement amount shall be reduced accordingly to equal the percent of the 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 mural was installed pursuant to the terms of the approved application, Owner shall be issued a check in the amount of the grant or reduced amount required by paragraph 5. However, if Owner fails to install the mural pursuant to the terms of the approved application, or if the project is not completed within one year from the approval of the grant, or if Owner fails to fund at least 50% of the cost of the mural, the reimbursement shall be deemed revoked and Owner shall be entitled to no funding.

7. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.

8. 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. 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 a duly authorized officer of the party to be charged.

9. This Agreement is personal to Owner and may not be assigned or transferred by Owner or to Owner's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA.

10. Reimbursement is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA.

11. If the project is not completed within one year from the approval of the grant, the grant award shall expire.

12. IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

OWNER(S):

(1) _____
Witness Signature

Printed/Typed Name

By: _____
Melissa Bradley, Business Owner

Printed/Typed Name

(2) _____
Witness Signature

Printed/Typed Name

COMMUNITY REDEVELOPMENT AGENCY
STUART FLORIDA

Pinal Gandhi-Savdas, CRA Administrator

David Dyess, City Manager

APPROVED AS TO FORM AND CORRECTNESS:

Michael Mortell, City Attorney



STUART COMMUNITY REDEVELOPMENT AGENCY

MURAL MATCHING GRANT PROGRAM GUIDELINES AND APPLICATION

MISSION

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

PROGRAM DESCRIPTION

The applicants are eligible to receive financial assistance, in the form of a 50/50 funds match, not to exceed \$2,000, for new mural artwork that are adjacent to the public right-of-way or surface parking lots, or visible from the public right-of way.

Murals that are funded by the Mural Matching Grant Program may be placed on public buildings and facilities within the Community Redevelopment Area. With the appropriate contractual agreements, the City may also fund murals which are placed on private property limited to non-residential and mixed-use buildings or structures in the Urban Code District and East Stuart Code District located within the Community Redevelopment Area (See attached Mural Project Area Map).

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

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

ELIGIBILITY AND APPLICATION REQUIREMENTS

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

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

HOW THE MATCH WORKS

The City shall provide funding for no more than 50% of the total cost of the project, not to exceed \$2,000. Grant awards shall only be used for costs related to the mural project specified in the proposal. Grant awards shall be inclusive of artist's fees and related expense for design, supplies, insurance, transportation, installations, minor conditional use application fees/permits and public notification.

The applicant shall match the City grant through direct financial contributions, material donations (e.g. equipment, paint or other supplies) and/or volunteer time. The value of volunteer time is updated annually based on the State's wage calculation. In 2018, the value of a volunteer hour is \$24.69 per hour. Contact the CRA Administrator if you intend to use volunteer hours as part of your match.

APPLICATION PROCESS

1. Download an application from the City's website, www.cityofstuart.us or secure an application at City Hall, Development Department's office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application, and if you have any questions please call 772-288-5375.
3. Submit a completed application package to City Hall, Development Department's office, which includes the following:
 - Completed Mural Matching Grant Application
 - Attach a COMPLETED BUDGET WORKSHEET (use template provided).
 - Attach a copy of the Minor Conditional Use application submitted to the Development Department.
 - Attach proof of ownership of the property or contract agreement for mural on private property.
 - W-9 form (as applicable)
 - Attach a copy of the liability insurance
 - Image(s) of a color rendering of proposed mural project
 - Image(s) of site and/or building/structure where the mural will be placed.
 - Project timeline.
 - If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
 - Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

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

REIMBURSEMENT PROCESS

Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met. Upon project completion, the applicant contacts the Development Department's office by calling 772-288-5375 with the project completion date.

The applicant submits a "reimbursement package" to the CRA which includes the following:

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

If the project is not completed within one year from the approval of the grant, the grant award shall expire.



STUART COMMUNITY REDEVELOPMENT AGENCY



MURAL MATCHING GRANT PROGRAM APPLICATION

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

APPLICANT INFORMATION

Name:	Melissa Bradley	
Address:	870 S Colorado Ave.	
Phone:	732-983-2599	Tax ID# 53-8618279050-0
Email:	herbanbotanicals51@gmail	
Website:	herbanbotanicalsapothecary.com	

ARTIST INFORMATION

Lead Artist Name:	Kelly Hagen	
Other Artists (if applicable):		
Address:	4100 NE Indian River Dr. - Jensen Beach 34957	
Phone:	772-678-5785	Tax ID#
Email:	hagenkelly@outlook.com	
Website:	hagenkelly.com	

MURAL LOCATION INFORMATION

Name of Business:	Herban Botanicals
Type of Business:	Salon/Retail.
Property Owner Name / Phone:	Vickie Vakani -
Address of Proposed Project:	870 S. Colorado Ave. Stuart

MURAL MATCHING GRANT PROGRAM BUDGET WORKSHEET		
Project Expenses:	Notes	Amount
Artist Fees		3,500.-
Assistant Fees		500.-
Supplies/Materials		500.-
Insurance		
Wall Preparation		75.-
Scaffolding/Ladders/Lifts		
Sealing		
Maintenance		
Application Fees		250.-
Public Notice/Posting Sign		300.-
Other	add/ unveiling/ribbon cutting	500.-
Total Budget		\$ 5,669
Match:	Notes	Amount
Cash		
Foundation Grants		
Business Donations		
Individual Donations		
Fundraisers		
Other		
Total Cash		
In-Kind:	Notes	Amount
Volunteer Time	Use IS Value*	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
Total In-Kind:		
Total Match:		\$ 2,834.50
Funding Request:		\$ 2,834.50
Does match equal or exceed funding request?		yes-equal

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

January 3, 2022

RE: Herban Botanicals

To Whom It May Concern:

This letter is regarding the building at 870 S Colorado Avenue. I am the owner and Melissa Bradley is the lessee.

Melissa has my permission to do a mural on the side of the building. I can be reached at 832-878-2642 with any questions.

I have attached a copy of the lease for further reference.

Thanks,


Vicki Vakani



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

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date:
Project Name:	
Parcel ID#	Project Address:
Zoning/CRA Sub-district:	
Subdivision:	Lot(s):
Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board) <i>(This does not include fees for public notice or any required recording fees)</i>	
A Mural Minor Conditional Use Permit shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and East Stuart Code District located within the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement.	
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).	
(over)	

General Information
(Please Print or Type)

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

Name:	Melissa Bradley
Title:	Owner
Company:	Herban Botanicals LLC
Company Address:	870 S Colorado Ave

City/State/Zip Code:	Stuart FL 34994
Telephone Number:	732-983-2599
Facsimile Number:	
Email Address (optional):	herbanbotanicals51@gmail.com

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:
Title:
Company:
Company Address:

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

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

4. Signed this 19 day of January, 20 22

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 19th day of January 2022 by Melissa Marie Bradley who is personally known to me, or who has produced FLDL B63455368440 as identification and who did/did not take an oath.

Darcee M. Pineda
Notary Signature

Commission expires: 07/18/2022

City of Stuart Development Department 121 SW 1st Street, Stuart, FL 34994 Phone: (772) 288-5375 Fax: (772) 288-5388



MURAL PROJECT SUMMARY

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

Enchanted Herb Garden - Various herb plants + flowers with plant-head ladies posing throughout

Total Project Cost:

\$

3,500.-

Matching Amount Requested:

\$

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

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

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

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

Enchanted Herb Garden @ Herban Botanicals Apothecary

Herban Botanicals Apothecary is a one-stop-shop for wellness and unique gifts. We have something for everyone from herbal remedies such as tinctures, powders, elixirs and herbal teas to natural soaps and skincare to unique handcrafted gifts and incense. The majority of items sold here are obtained from Women Owned Companies, Companies who contribute to social good and most items are eco friendly. Herban Botanicals Apothecary also has 2 treatment room in which facial treatments, acupuncture, and private yoga sessions are conducted. The vision for Herban Botanicals was that of a vintage apothecary and everyone who enters comments on loving the vibe they feel within.

My intention for the mural is:

- 1) to draw attention to the Apothecary. I opened this business with the intent of helping people find a natural way of maintaining good health. I want people to know I am here and take advantage of what I have to offer including the herbal and essential oil classes we have here from time to time.
- 2) I want to contribute to the artistic culture that is growing on Colorado Ave., aka; The Creek District.
- 3) I chose "Enchanted Herb Garden" because it shows what is inside. The apothecary is a magical place that sell herbs, loose leaf teas, medicinal mushroom powders, herbal elixirs, etc. The apothecary is first and foremost about the medicinal herbs that come from Mother Earth, therefore, it just makes sense to have herbs, mushrooms, insects, etc. in the mural.
- 4) I intend to make everything around me beautiful, hence the "Enchanted Herb Garden" mural that I hope will bring a smile to peoples faces and something whimsical to look at as they pass by or sit in traffic.

"EXHIBIT D"

MURAL RENDERING

