



AGENDA

**COMMUNITY REDEVELOPMENT AGENCY
TO BE HELD MARCH 28, 2022
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Chairman - Merritt Matheson
Vice Chairman - Troy McDonald
Board Member - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Mike Meier
Ex Officio Board Member - Tom Campenni
Ex Officio Board Member - Pete Walson**

ADMINISTRATIVE

**City Manager, David Dyess
CRA Administrator, Pinal Gandhi-Savdas
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

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

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

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

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 02/28/2022 CRA MINUTES

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2021
3. AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM (RC):

RESOLUTION No. 01-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AMENDING THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
4. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND HERBAN BOTANICALS (RC):

RESOLUTION No. 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

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

Meeting Date: 3/28/2022

Prepared by: Mary Kindel

Title of Item:

APPROVAL OF 02/28/2022 CRA MINUTES

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 02282022 CRA

**MINUTES
STUART COMMUNITY REDEVELOPMENT AGENCY
HELD February 28, 2022
AT 4:30 PM COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

Chairperson - Merritt Matheson

Vice Chairperson -Troy McDonald

Board Member - Becky Bruner

Board Member - Eula R. Clarke

Board Member - Mike Meier

Ex Officio Board Member - Tom Campenni

Ex Officio Board Member - Pete Walson (ABSENT)

ADMINISTRATIVE

City Manager, David Dyess

CRA Administrator, Pinal Gandhi-Savdas

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel

Sergeant at Arms: Joseph Tumminelli, Police Chief



4:32 PM ROLL CALL

Present: Chairperson Matheson, Vice Chairperson McDonald, Board Member Bruner, Board Member Clarke, Board Member Meier, Board Member Campenni

Absent: Board Member Walson

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA



4:34 PM MOTION: Move approval of the agenda as published.

MOVED BY: Board Member Clarke

SECONDED BY: Board Member Meier

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 min. max)

No Comments.

COMMENTS FROM THE BOARD MEMBERS

 **4:35 PM**

STAFF UPDATE

Chairperson Matheson updated the public on the number of applications for the tree program. Commented on a property who declined being a part of the tree program.

Pinal Gandhi-Savdas, CRA Administrator provided an update on the tree program and the next steps to be done with the landscape company. Ms. Gandhi-Savdas requested to plant additional trees in MLK Park with the budget that is left over from the tree program.

Board Members discussed that they are in favor of this project and spoke on other trees along the railroads.

 **4:40 PM Move for approval.**
MOVED BY: Board Member Campenni
MOVED BY: Board Member Meier
Motion approved unanimously.

 **4:46 PM** Board Member Clarke commented on the control the City currently has over the Stuart Housing Authority and would like to consider having more ability to have control of the Housing Authority.

David Dyess, City Manager spoke about the current arrangements with the Housing Authority and asked if they would like the Board members information so our Board members can express their concerns to them directly.

 **4:49 PM**

COMMUNITY REDEVELOPMENT AGENCY

1. AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM:

RESOLUTION No. 01-2022 CRA; A RESOLUTION TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas gave a brief introduction to the REDA Program. Stated the 34 different properties that were targeted for this program, and requested that the capital be reduced to \$300,000.00.

Board Member Meier commented that he is all for those targeted properties but felt that the unattended consequence with targeting just East Stuart is Gentrification. Would like to tighten up language that gives a point to the developers for Market Rate housing and instead would like to tie it to AMI. Would like to be careful with that increasing market value and push out old-time businesses.

Mike Mortell, City Attorney, stated that this program is a response to East Stuart's workshop.

Board Members all shared what they're in favor for with REDA and their concerns.

 **5:08 PM**

Board Member Meier noted he felt staff should limit this program within the East Stuart neighborhood, with undeveloped parcels, and also to those that have structures on it but may have liens or code enforcement violations. Would also like to drop the capital to \$200,000. Also commented that he could not support this program anymore if there was a provision in it that ineligibility criteria that points to extra tiff sharing is market rate housing and would like to replace with 80% or less AMI.

Vice Chairperson McDonald agreed with Board Member Meier and asked if repurposing commercial properties could be a part of REDA program.

Board Members discussed the program throughout CRA and not just East Stuart.

Attorney Mortell commented that the REDA program is already in effect and whoever currently applies, will be approved under the old REDA program until the new one is altered.

Board members continued to discuss how the program works and closed the discussion with moving forward with the above instructions and to have the items brought back in front of CRA for the next meeting.

 **5:19 PM ADJOURNMENT**

Mary R. Kindel, Secretary

Merritt Matheson, Chair

**Minutes to be approved at the CRA Meeting
Meeting this 28th day March, 2022.**

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

Meeting Date: 3/28/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2021

Summary Explanation/Background Information on Agenda Request:

Pursuant to Florida Statute, Section 163.356(3)(c), the City of Stuart Redevelopment Agency is required to file a report of its activities for the preceding fiscal year, which shall include a financial statement setting forth the Agency's income and expenses as of the end of such fiscal year. The Report must be filed with the City of Stuart no later than March 31. The financial statement provided in the report is unaudited and does not reflect the actual expenses for the fiscal year. The audit performed by the City occurs after the filing deadline, so the report will be updated when the audited financial statement becomes available.

At Notice of this report was published in The Palm Beach Post and included that the Report is available for inspection at the City Clerk's office as well as the Community Redevelopment Agency during normal business hours. A copy of the approved report will also be sent to the Martin County Administrator and other taxing authorities by mail.

Funding Source:

N/A

Recommended Action:

Approve the filing of the 2021 CRA Annual Report.

ATTACHMENTS:

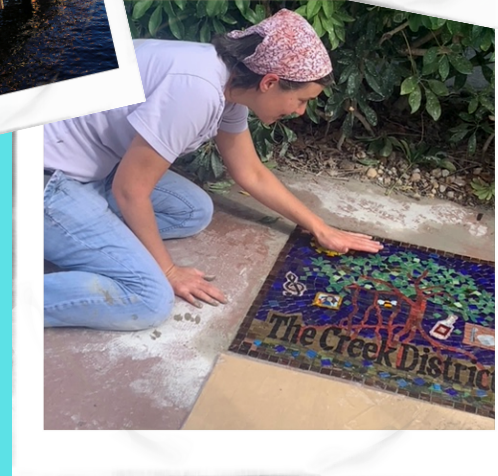
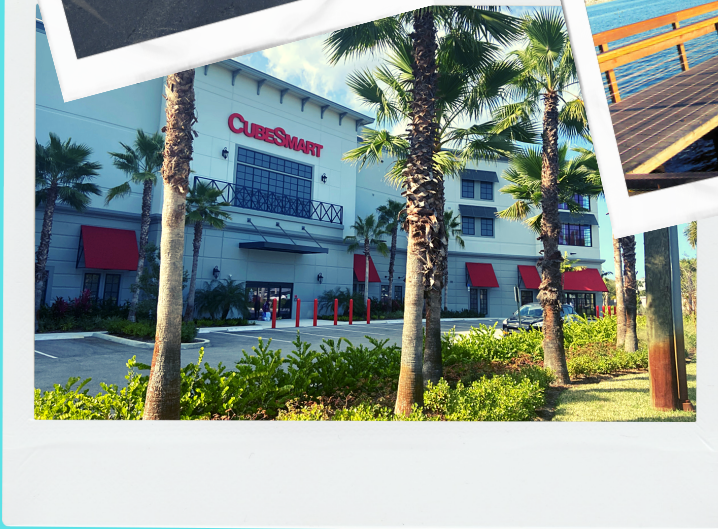
1. CRA Annual Report 2021

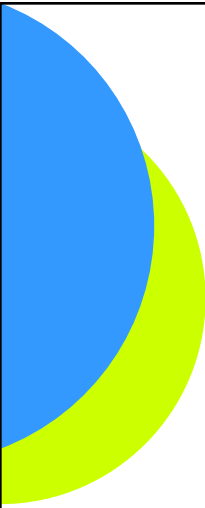


CITY OF STUART

COMMUNITY REDEVELOPMENT AGENCY

2021 ANNUAL REPORT





CRA VISION AND MISSION

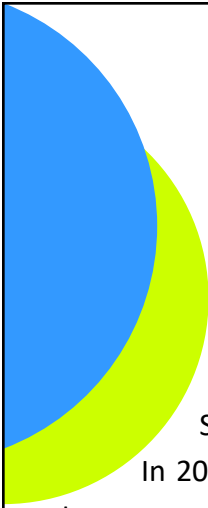
VISION

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.

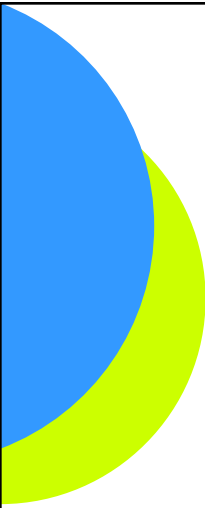
In 2002, the CRA boundary was expanded to include the East Stuart District. In 2015, the CRA plan was amended and the boundaries of the CRA were expanded to include additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum.”

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

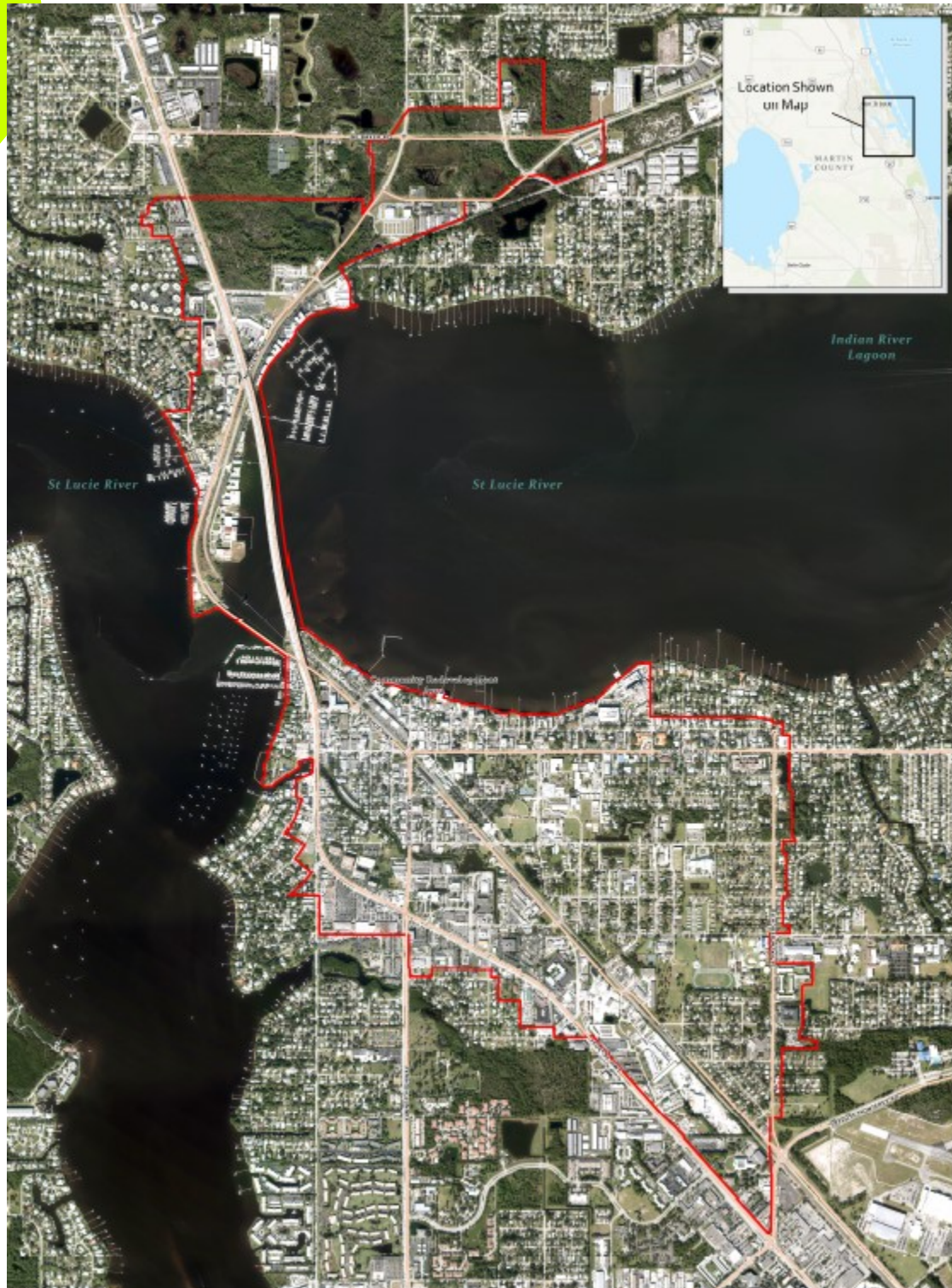
PETE WALSON

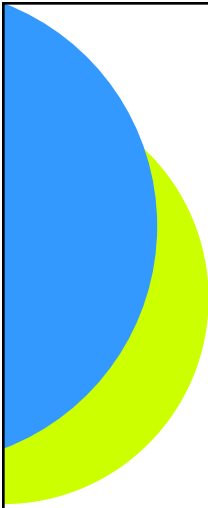
KATHERINE MAKEMSON

NINA DOOLEY

NIKOLAUS SCHROTH

CRA BOUNDARY





CRA FINANCIALS

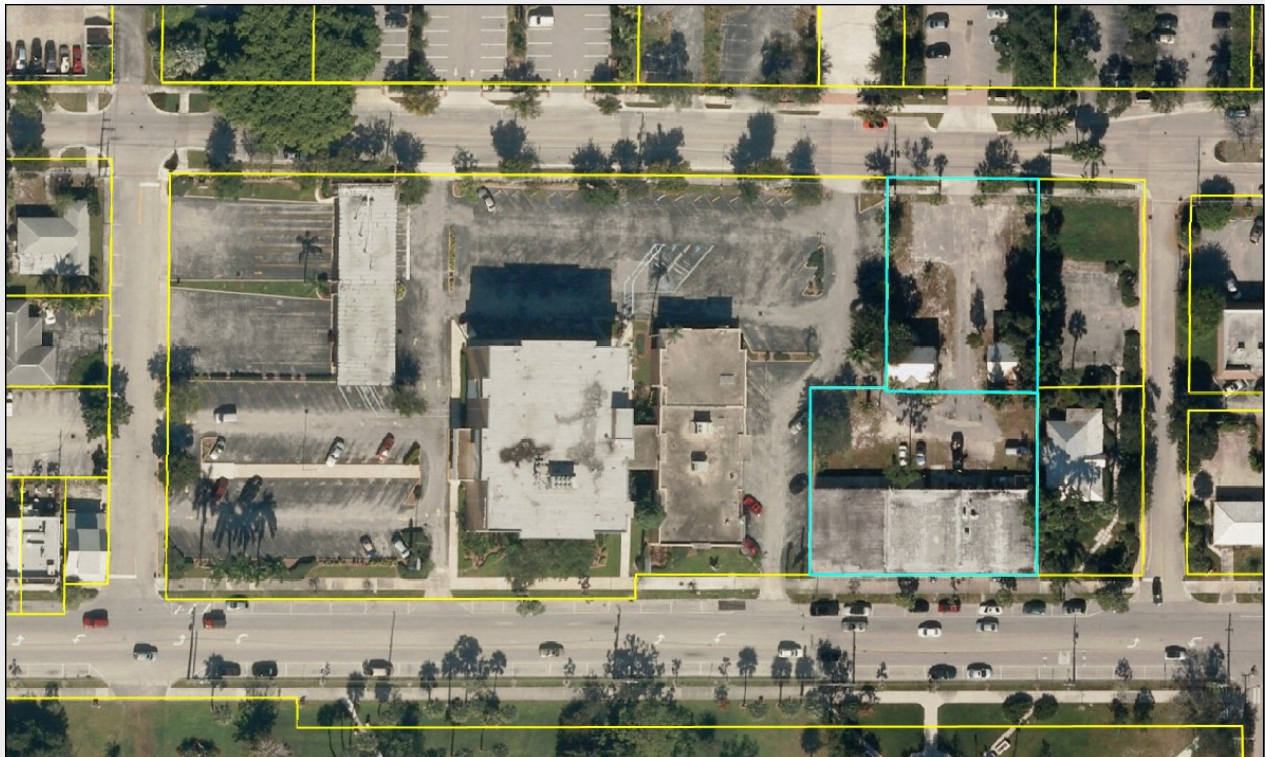
2021 CRA Summary Unaudited

	<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.

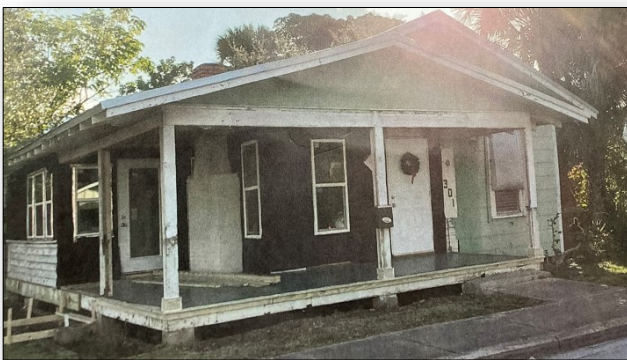
Incentive Programs

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.

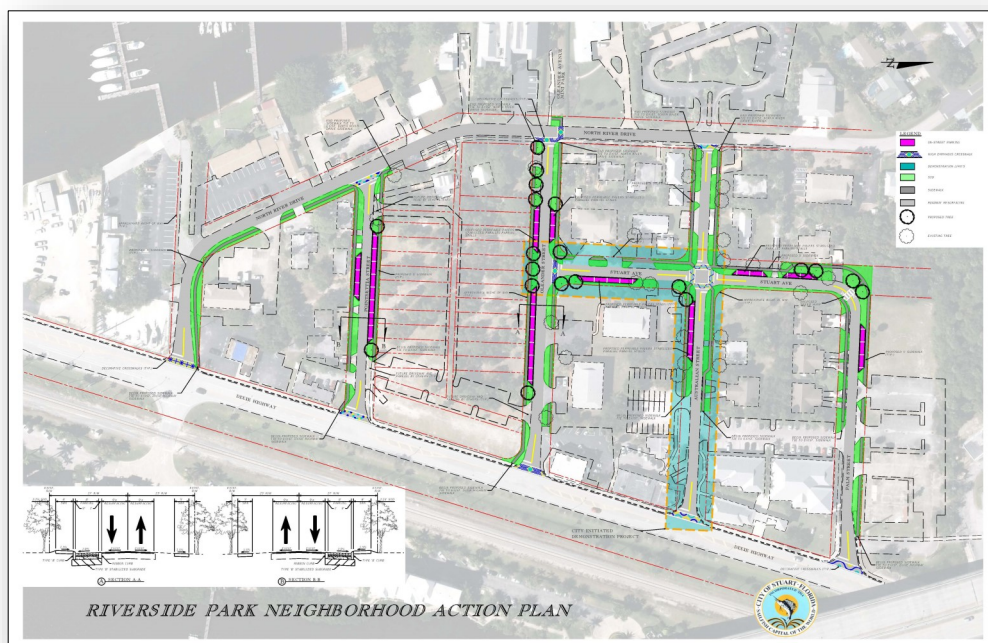


Riverside Park Neighborhood Improvements

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.



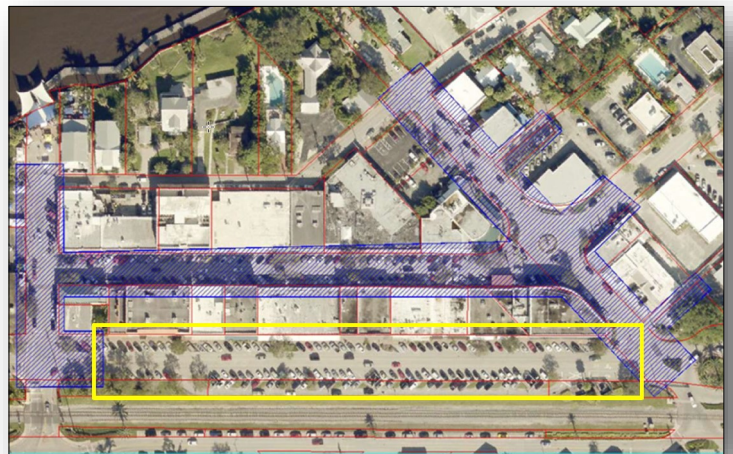
Downtown Undergrounding and Seminole Streetscape Improvements

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



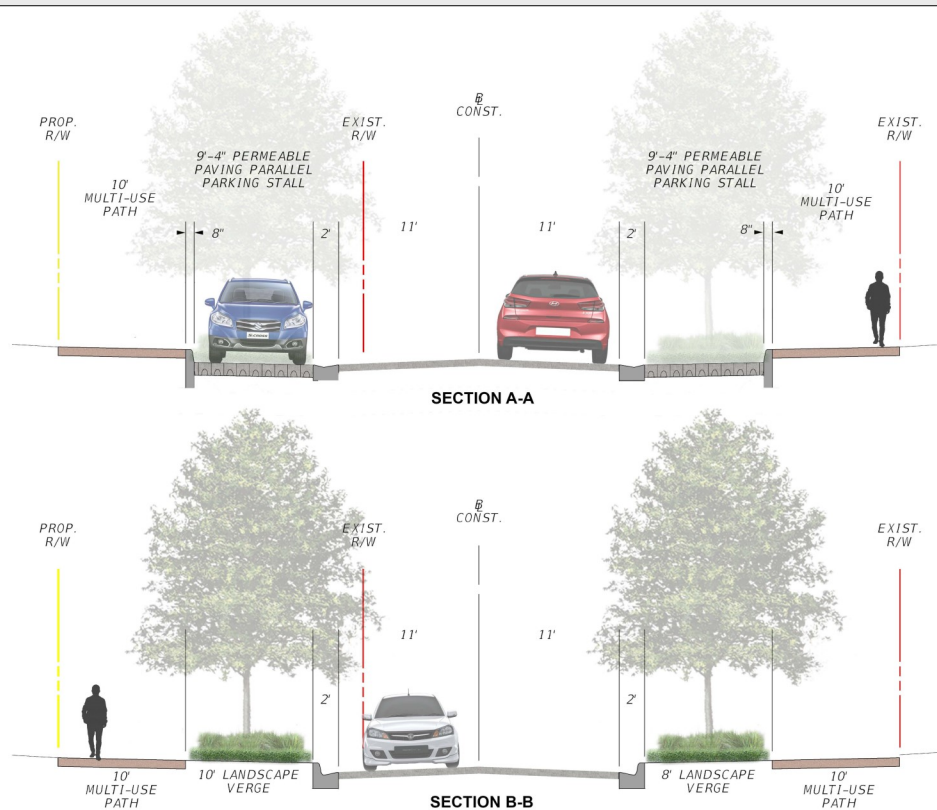
SE Osceola Street, St Lucie Ave, S Colorado Ave



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.



MLK JR BLVD COMPLETE STREET CONCEPT TYPICAL SECTIONS
STUART, FL



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.

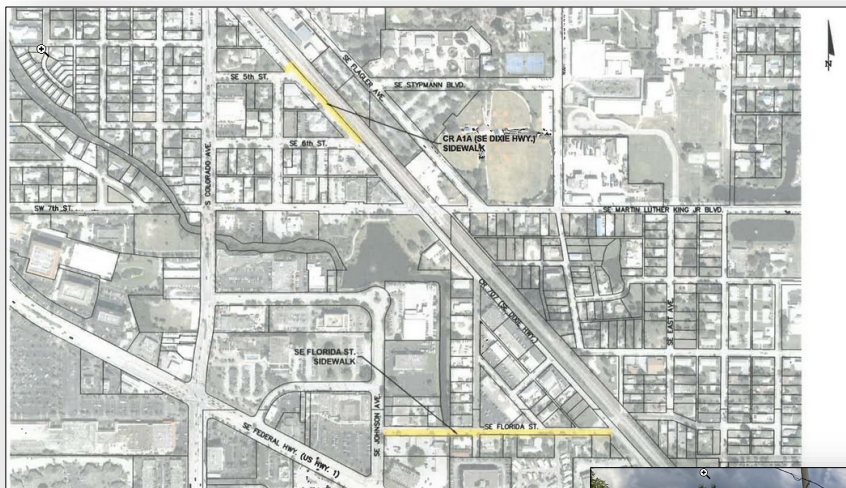
The RFP was advertised on September 2020. The City received 10 proposals in response to the RFP. Following the presentations, the selection committee collectively agreed the top ranked firm to be Calvin, Giordano & Associates, Inc. The schematic design and funding sources for construction of the project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

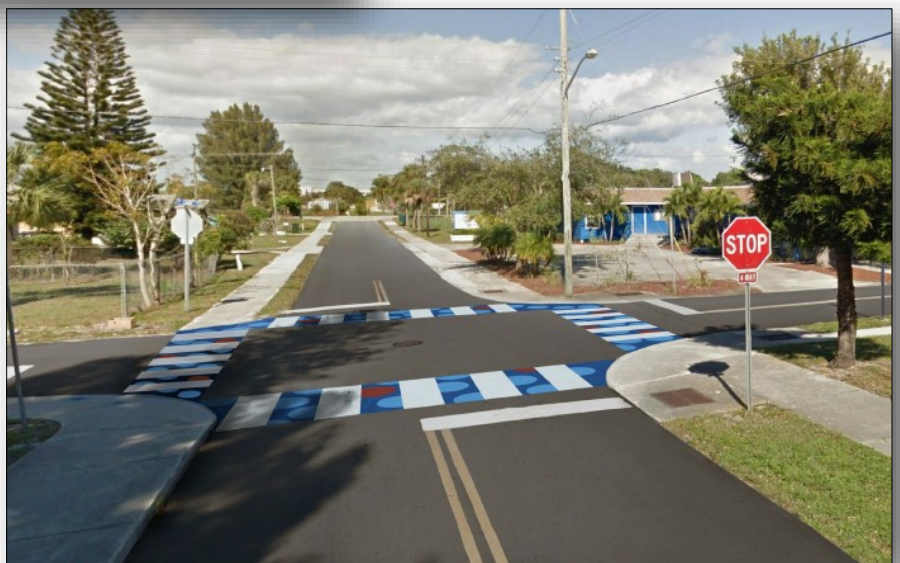
The CRA allocated \$40,000 for the final design. The construction began in March 2021 and was completed in August 2021. The total construction cost was \$276,735. The City received FDOT Transportation Alternatives Program (TAP) grant in the amount of \$162,963 for eligible items. The remaining balance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

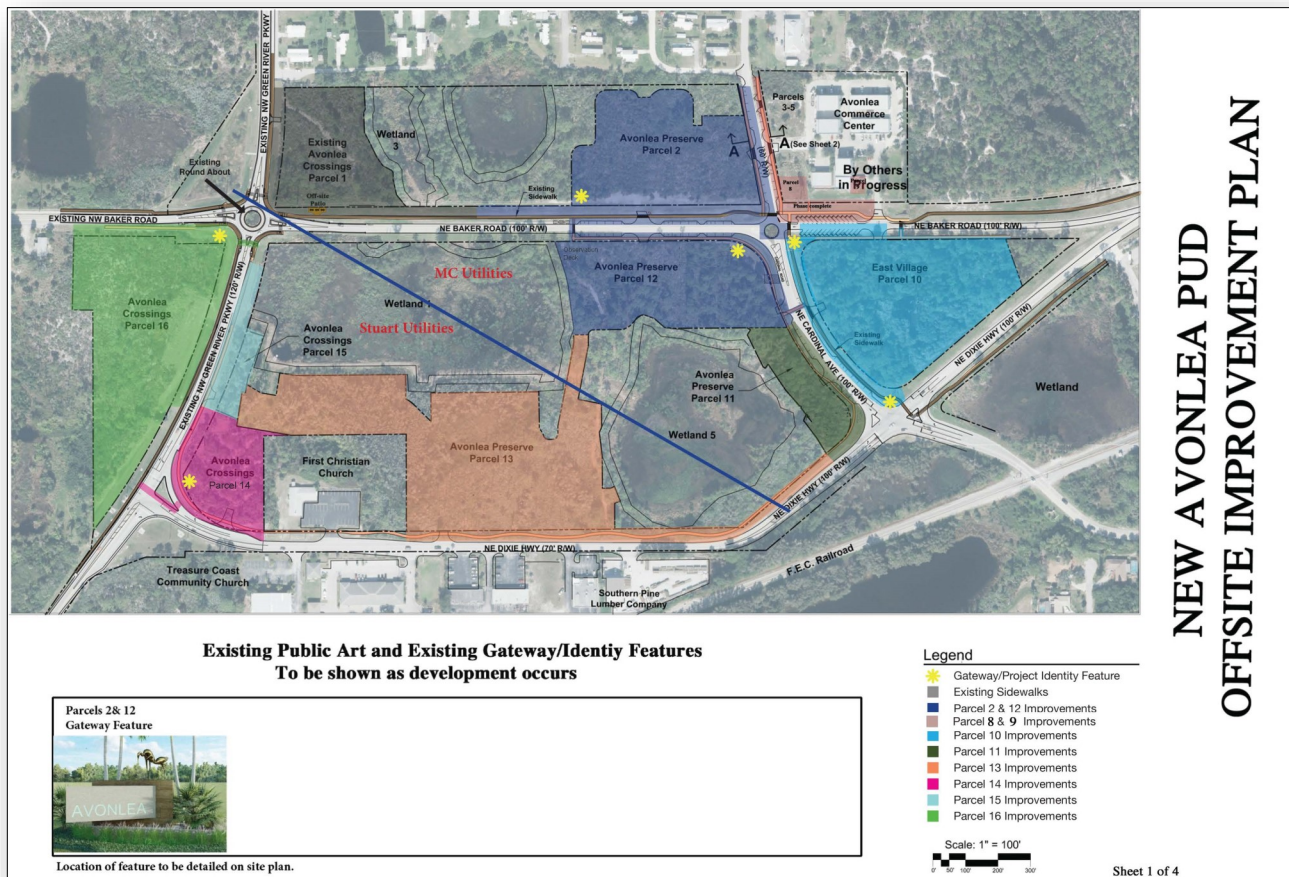
Development and Redevelopment Projects

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



CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Agency

Meeting Date: 3/28/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM (RC):

RESOLUTION No. 01-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AMENDING THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Agency

On February 28, 2022, the Community Redevelopment Agency (CRA) Board directed staff to add language to the program which would require residential properties applying to participate in the Real Estate Development Accelerator (REDA) program to include affordable or workforce housing rather than market rate housing. In addition, properties in the East Stuart neighborhood would be limited to vacant parcels; properties with liens/code violations; or a demonstration that the project is repurposing underutilized properties. Staff made revisions based on the recommendations of the board. During the meeting, Staff will provide present examples of the benefit analysis depicting the financial implications of the proposed amendments.

Community Redevelopment Board

On December 7, 2021, the CRA Board recommended adoption of the amendments to the REDA Program. The board recommended the addition of two parcels to the list of targeted properties to encourage redevelopment (parcels #31 and #32 on the list). All REDA applications will come before the board for approval, during which the Board will have the ability to approve the REDA agreements with conditions regarding the proposed improvements to the property.

Summary

In 2018, the CRA Board adopted the Real Estate Development Accelerator (REDA) Pilot Program to encourage infill and redevelopment activities in those areas already designated as needing incentives to motivate redevelopment. Currently, the program is available to all the properties in the CRA as long as the development project meets the program eligibility requirements.

The CRA is committed to promoting quality redevelopment in the Community Redevelopment Area and improving the quality of life for its residents. In order to help meet these goals and further the CRA plan, staff was directed to amend the guidelines in the REDA program to foster the redevelopment of sites that have experienced abandonment, blight and/or lack of investment over a multi-year period. The objective of this program is to encourage private sector investments in targeted properties and have a spin-off effect on the surrounding area from the improvements of targeted properties.

To achieve the objectives of the program, the CRA has identified targeted properties in the Urban Code District and East Stuart Code District to encourage the purchase or renovation of properties that have been vacant for significant periods of time, or the improvement value is less than the land value, or is substantial in size. Improvements to targeted property will encourage nearby property owners to make improvements, resulting in improved economic conditions of the overall area and economic benefit to the

CRA.

The board has the ability to modify, amend, or discontinue the REDA program at any time.

Funding Source:

N/A

Recommended Action:

The following alternatives are available to the board:

1. Adopt Resolution No. 01-2022 with proposed amendments.
2. Remove housing eligibility criteria or any other conditions from the program.
3. Terminate the REDA program.
4. Recommend that staff pursue separate programs to coordinate housing activities in East Stuart (recommendation from COS Housing Report 2018) .
5. Take no action and deny the amendments.

ATTACHMENTS:

1. Resolution No. 01-2022 CRA Amendment to REDA Program
2. Exhibit A - REDA Program Guidelines, Application and Targeted Properties
3. City of Stuart Housing Report (Excerpt)



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

RESOLUTION NO. 01-2022 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AMENDING THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, on December 7, 2021, the Community Redevelopment Board approved Resolution No. 11-2021, amending the Real Estate Development Accelerator (REDA) Program; and

WHEREAS, on July 23, 2018, the Community Redevelopment Agency adopted Resolution 06-2018, adopting the Real Estate Development Accelerator (REDA) Pilot Program to motivate and encourage developers to expedite the timing of development and stimulate positive development in the Community Redevelopment Agency; and

WHEREAS, specific guidelines were adopted for the Real Estate Development Accelerator (REDA) Pilot Program; and

WHEREAS, the program guidelines are reviewed periodically to evaluate its effectiveness and changing conditions in the Community Redevelopment Area; and

Resolution No. 01-2022 CRA
Amendment to REDA Program

WHEREAS, the Community Redevelopment Agency recognizes that there are several opportunity sites throughout the CRA that could benefit the most from the program; and

WHEREAS, the program will target properties for redevelopment and provide program incentives to encourage developers to invest in specific sites and buildings that will contribute to economic prosperity of the community; and

WHEREAS, the Community Redevelopment Agency of the City of Stuart will receive a substantial long term benefits from redevelopment of targeted sites and buildings; and

WHEREAS, the City staff will continue to review and monitor the program intermittently to evaluate its effectiveness in the Community Redevelopment Area.

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

SECTION 1: The Stuart Community Redevelopment Agency adopts the amended Real Estate Development Accelerator (REDA) Program and Targeted Properties Map attached hereto as “Exhibit A”.

SECTION 2: This resolution shall take effect upon 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: vote was as follows:

Resolution No. 01-2022 CRA
Amendment to REDA Program

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

REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM

PROGRAM GUIDELINES

PROGRAM DESCRIPTION

Projects in the City of Stuart Community Redevelopment Area (CRA) may be eligible for a Real Estate Development Accelerator (REDA) ~~Pilot~~ Program. This program will be instituted to accelerate development in the CRA.

In fulfillment of the goals of the Stuart Community Redevelopment Plan, the program will enable the Agency to enter into public-private partnerships for facilitation of desired real estate development projects. The CRA will utilize the new tax increment finance (TIF) that will generate from the development itself, to leverage private real estate investment opportunities and to develop markets that are deficient or that do not currently exist in the Stuart CRA.

ELIGIBLE PROPERTIES:

The properties shall meet the following criteria to qualify for the REDA Program¹:

- The property shall be limited to Urban General; Urban Center; Urban Highway; or the East Stuart Code Districts; AND
- The parcel shall be vacant; OR
- The improvements value on the property is less than the land value ²; OR
- Repurposing an old structure ²; OR
- The parcel is 5 acres or more.

¹ Excluded Urban Code District including Urban Waterfront and Urban Neighborhood may qualify based on the criteria above if the development project is consistent with the CRA's Plan & Vision and furthers the goals of the CRA's project in the area and may be brought forward for consideration by the CRB and CRA Boards at the discretion of the CRA Administrator.

² Improvements shall include building additions and/or new building(s) that orient to the pedestrian with street level windows, awning and entrances to promote development at street level instead of parking lots.

The CRA has selected the attached Targeted Properties as most beneficial to the CRA based on the criteria above. However, other properties not listed may qualify for the program if they meet the criteria for eligible properties.

PROGRAM DURATION AND FUNDING

The REDA Program is approved ~~as a pilot program~~ to establish and solidify a market for desired development and accelerate development in the CRA, unless the Community Redevelopment Board (CRB) and/or Community Redevelopment Agency (CRA) Board request to terminate the program. At their discretion, the CRB or CRA Board may require revisions to the program requirements or qualifications that may affect the eligibility of an application.

A clearly defined need must exist and be proven by each development initiative before funding under the REDA ~~Pilot~~ Program will be considered. ~~The City staff will assist in determining if your project is eligible.~~ If the project is eligible, the developer shall submit the REDA ~~Pilot~~ Program application and the request shall be processed simultaneous with the site plan approval process. Failure to submit the REDA application prior to the site plan approval, shall be considered ineligible for the program. Any cost sharing of the future Tax Increment Financing (TIF) with the private development will be negotiated by the City staff and will come from

the development itself based on the new tax increment revenue created from the new development. A public/private partnership (PPP) will be established through a ~~d~~Development ~~a~~Agreement to share up to 50% of future tax increment revenue, over and above the current pre-development tax level, back to the developer for a period of not-to-exceed five (5) years. Projects will be considered on a case-by-case basis, and any award is contingent upon the approval of the CRB and CRA Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the developer.

PROJECT ELIGIBILITY REQUIREMENTS

The ~~project program~~ has a minimum ~~qualifying project capital~~ investment ~~of \$1 million in the Urban Code District and \$250,000 in the East Stuart Code District. To stimulate private investment in the East Stuart Code District, the project portfolio may include several smaller parcels for development.~~ –The project shall meet one or more of the following criteria in order to be eligible for the REDA ~~Pilot~~ Program:

- Attracting, retaining, or expanding businesses for the purpose of diversifying the tax base – create jobs, encourage entrepreneurship and improving the quality of life with new services and amenities.
- Desirable business that would address an under-served business segment (develop markets that are deficient or that do not currently exist).
- ~~➤ Rehabilitation or renovation of underutilized buildings; or adaptive reuse/repurposing of vacant/old buildings.~~
- ~~➤ Vacant or underutilized parcels.~~
- ~~➤ Providing a variety of quality market rate housing choices/market lease rates; Mix of housing types to support diverse workforce (density bonus/inclusionary housing to support workforce housing in new development). Development creating four (4) or more new single-family dwelling or multi-family housing shall provide at least 10 percent of the single-family homes or multi-family homes as affordable housing units for sale or rent to household earning 80% or less of the Martin County Annual Median Income (AMI).~~
- Mixed-use developments having any combinations of retail, office, hotel, residential, ~~and or~~ restaurant elements. Mixed-use development that include residential units shall include infrastructure improvements in the right-of-way to facilitate walking & biking and improve the area's appeal.
- Extraordinary development/redevelopment related costs such as: environmental remediation/cleanup (brownfield sites), demolition, public infrastructure, off-site improvements, streetscape, etc.

The following eligibility threshold shall be considered for the program:

Eligibility Criteria	TIF Sharing %	Term
Minimum of 1 criteria	Up to 20%	Up to 5 years
Minimum of 2 criteria	Up to 30%	Up to 5 years
Minimum of 3 criteria	Up to 50%	Up to 5 years

Public benefits outlined in the application, in addition to the new capital investment resulting from the project, will strengthen the evaluation of the application.

Properties must be current on their taxes, or be made current upon a change in ownership of the property. Tax exempt projects are not eligible to participate in this CRA program.

The Real Estate Development Accelerator benefits are contingent on funding availability and CRB and CRA Board approvals, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Plan. The CRA may obtain an analysis by a third party or outside firm hired by the CRA to evaluate the application.

EXAMPLE: Project XYZ:Tax Increment Revenue Sharing Projection *(based on eligibility of 50% TIF sharing)*

Tax Revenues	Year 1	Year 2	Year 3	Year 4	Year 5	Post-REDA Agreement		
Base Assessed Value	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
New Assessed Value	\$7,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
Increment Assessed Value	\$6,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000
City Mil	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0
City TIF Contribution	\$27,788 \$30,870	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125
County Mil	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618
County TIF Contribution	\$39,440 \$43,951	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025
<u>Total TIF Contribution</u>	\$67,227 \$74,821	\$98,255 \$106,150	\$98,255 \$106,150	\$98,255 \$106,150	\$98,255 \$106,150	\$98,255 \$106,150	\$98,255 \$106,150	\$98,255 \$106,150
Revenue Allocation								
<u>Project (Developer)</u>	\$33,614 \$37,410	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$0	\$0	\$0
Share to CRA (50% for 5 years, then 100%)	\$33,614 \$37,410	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$594,564 \$106,150	\$594,564 \$106,150	\$594,564 \$106,150



**STUART COMMUNITY REDEVELOPMENT AGENCY
REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) APPLICATION**



APPLICANT INFORMATION

Name:

Contact Person (if a Corporation):

Address:

City, State, Zip:

Phone:

Email:

Business Structure (circle): Sole Proprietorship/Individual C Corporation S Corporation Limited Liability

PROJECT SITE

Address:

City, State, Zip:

Tax ID:

Parcel ID:

Does applicant own Project Property: _____ Yes _____ No

If "No", when will property be in control of applicant (own or long term lease):

Name on property title:

TOTAL ESTIMATED PROJECT INVESTMENT

Current assessed value (base):

Year:

New capital investment dollars (construction value):

Total estimated new assessment (post development/provide 5 year projection value):

Address of Proposed Project:

BRIEF PROJECT DESCRIPTION

CONSTRUCTION SCHEDULE

Less than 12 months:_____ 12-16 months:_____ 16-24 months:_____ Longer:_____

(include a detailed project schedule as a separate attachment)

ECONOMIC DEVELOPMENT PROJECT

How many jobs will be created upon completion of the project:

1-5 jobs_____ 6-10 jobs_____ 10+ jobs_____

PROJECT BENEFITS

Describe how this project benefits the Community Redevelopment Area and what are the public benefits:

INCLUDE WITH THIS APPLICATION

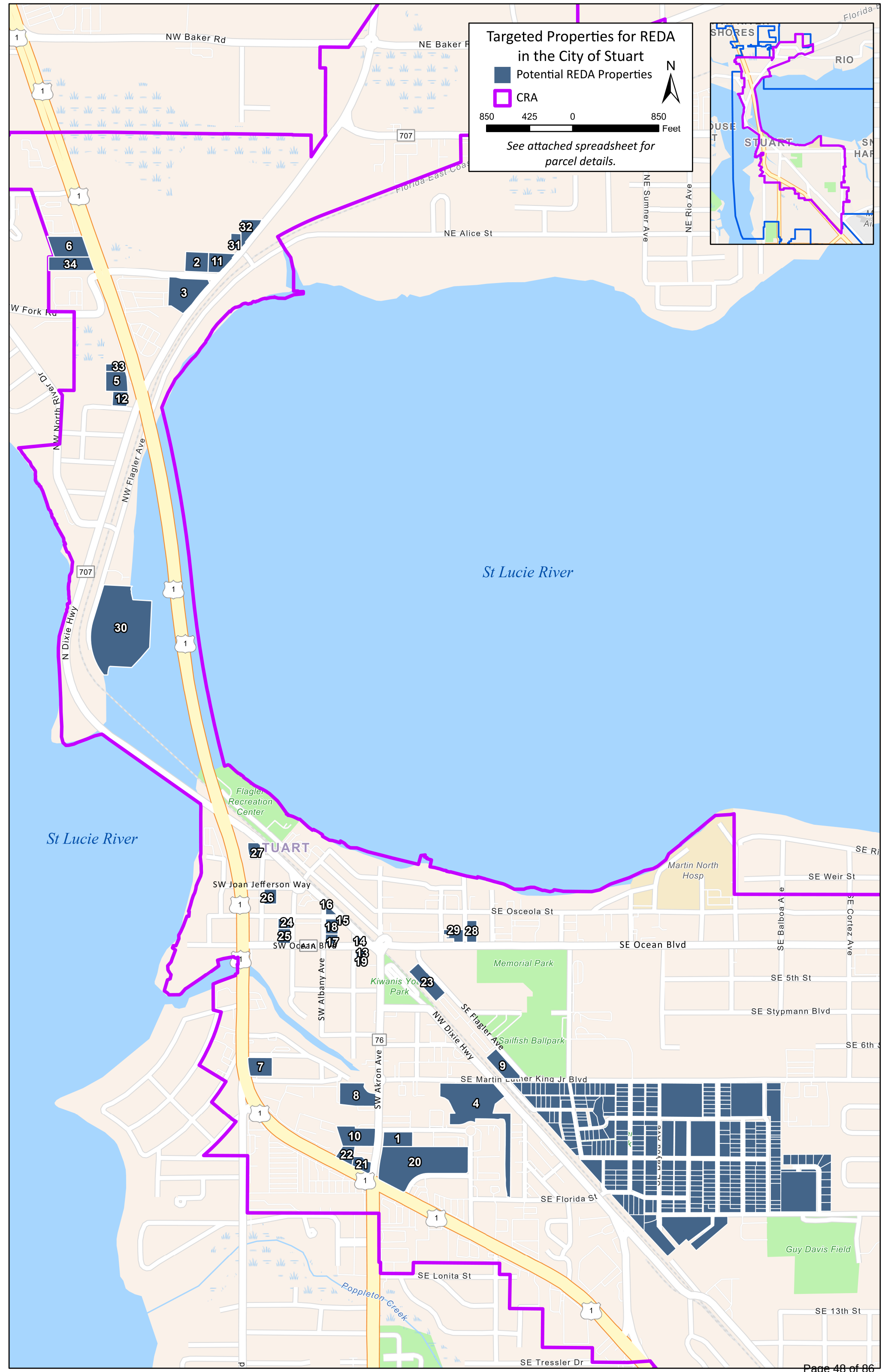
Include with this application:

- Ownership authorization or Affidavit of Ownership
- Description of proposed development/improvement to the property
- Preliminary site plan, floor plans and renderings that enable staff to determine quality of design
- Infrastructure improvements, if any, in either the public ROW or on private property and estimated costs
- Preliminary project schedule
- Commercial description: office, retail tenant base of the project, units, square feet, target lease rate
- Residential description: number of units, market sales price, market lease rates, target buyer or lessee
- Business and financial feasibility information for the proposed project:
 - Business Plan
 - Development Pro-Forma: development costs, sources and uses, cash flow analysis, debt coverage ratio, supportable debt and gap identification
 - Mortgage on property
 - Lease agreement of leasehold / land lease
 - Ownership and equity positions
 - Project financing: letters of Intent from bank or lending institution
 - Partnership and/or ownership information with equity positions

The Real Estate Development Accelerator benefits are contingent on funding availability and CRB and CRA Board approvals, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Plan. The CRA may obtain an analysis by a third party or outside firm hired by the CRA to evaluate the application.

SIGNATURE:_____

DATE:_____





#1 805 S COLORADO AVE
PCN: 043841000000003708



#2 401 NW Wright Blvd
PCN: 323741000000001115



#3 Unassigned
PCN: 323741025000000100



#4 130 SE Martin Luther King Jr Blvd

PCN: 043841000000003209



#5 728 NW Dixie Hwy

PCN: 323741000000002604



#6 NW FEDERAL HWY

PCN: 303741011003000308



#7 625 SW FEDERAL HWY
PCN: 053841006003000109



#8 Unassigned
PCN: 053841032000000200



#9 630 SE FLAGLER AVE
PCN: 043841004004000503



#10 COLORADO AVE
PCN: 053841000000002608



#11 395 NW Wright Blvd
PCN: 323741000000001106



#12 700 NW Dixie Hwy
PCN: 323741004010000709



#13 E Ocean & Camden
PCN: 053841005015001504



#14 11 SW Ocean Blvd
PCN: 053841014014000008



#15 290 S Dixie Hwy
PCN: 053841014013000108



#16 228 SW Dixie Hwy
PCN: 053841014006000004



#17 121 SW Ocean Blvd
PCN:053841014013000705



#18 28 California Ave
PCN: 053841014013000206



#19 Camden Ave
PCN: 053841005015001407



#20 815 S COLORADO AVE
PCN: 043841000000003806



#21 881 SW FEDERAL HWY
PCN: 053841000000003108



#22 849 SW Federal Hwy
PCN: 053841000000002902



#23 416 SE Flagler Ave
PCN: 043841000000003003



#24 305 SW 3RD ST
PCN: 053841014011000102



#25 SW OCEAN BLVD
PCN: 053841014011000503



#26 209 SW ALBANY AVE
PCN: 053841014008000206



#27 44 SW ALBANY AVE
PCN: : 053841014002000101



#28 SE DETROIT AVE, Unit OCEAN BL
PCN: 043841006000004104



#29 SE OCEAN
PCN: 043841006000002106



#30 75 NW FLAGLER AVE
PCN: 323741004020001100



#31 NW DIXIE HWY
PCN: 323741000000001062



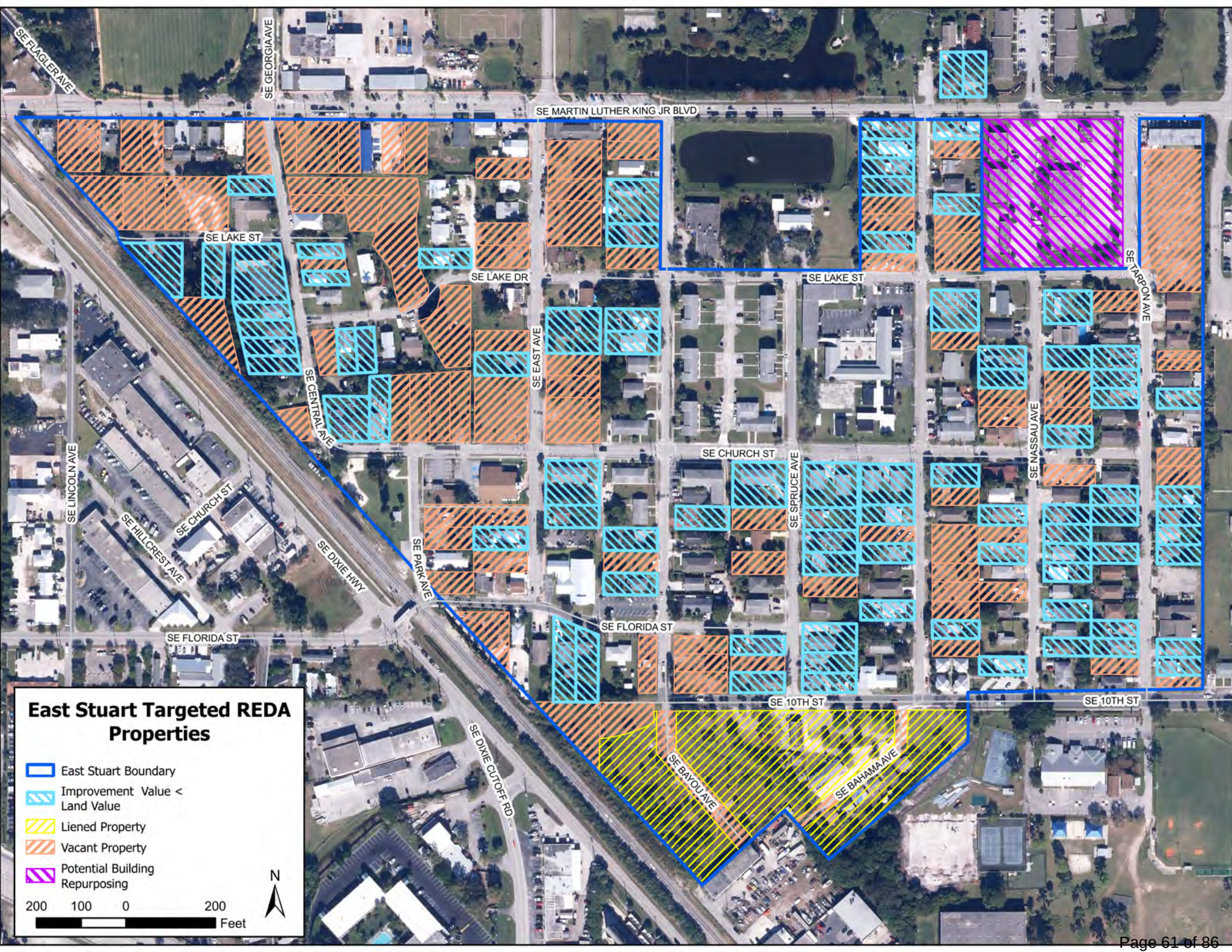
#32 259 NW DIXIE HWY
PCN: 323741000000001026



#33 742 NW Dixie Hwy
PCN: 323741000000002506



#34 900 NW Federal Hwy
PCN: 323741000000001918



East Stuart Targeted REDA Properties

- East Stuart Boundary
- Improvement Value < Land Value
- Liened Property
- Vacant Property
- Potential Building Repurposing





City of Stuart Housing Report

Suzanne Cabrera Consulting
May 15, 2018

8. Continued Support of CRA Redevelopment Activities: Redevelopment plays a critical role in the economic development opportunities for the City. Tax increment revenues are a source of funding for these efforts which were discussed and supported in previous economic development workshops:

- Increasing variety of housing options available
- Focusing on street level neighborhood improvements
- Expand and better market existing housing rehabilitation programs such as the CRA paint up and façade improvement programs, in order to ensure that the City's housing stock remains viable for its future as well as current residents.
- Continue to offer grants and loans for historic façade restoration through the CRA

9. Preservation/Creation of Affordable Housing Assets: A continued focus on the improvement and preservation of existing affordable housing assets will provide housing options for the service economy that supports economic development. Housing for workers making 30 percent or less of AMI (\$25,100 for a family of four) is critical to providing essential services to the community. This includes occupations such as childcare workers, health aides, retail and hospitality, landscaping, etc. Strategies for this recommendation include:

- Workshop/Collaboration with the Stuart Housing Authority which provides an important source of affordable rentals for low wage professions.
- Continue to partner with Habitat for Humanity to build new affordable homes and create new opportunities for homeownership in the City of Stuart.
- Partnership with the Housing Solutions Taskforce, a nonprofit planning to undertake affordable housing development.

10. Funding to Coordinate Housing Efforts: The City of Stuart recognizes that housing and neighborhood renewal play an important role in maintaining and enhancing the economic health and vibrancy of the overall community. Given this recognition, resources should be committed to a coordinated housing effort. The current staff will not have the capacity/time to implement recommendations so the last recommendation that either a staff person be hired or and an RFP be created to hire a consultant to coordinate housing activities.

Regional Housing Collaboration

Regionalism is important to the housing discussion. Shared investment and responsibility has to be the hallmark of regional cooperation ensuring housing costs will not be a barrier to retention and recruitment of business. Costs have been increasing in areas that have traditionally provided workforce housing such as Port St. Lucie. Emerging areas such as Indiantown may provide some units but not all potential employers will want to commute to a “bedroom community” and gas prices always effect the willingness to commute. Workforce housing must be a shared responsibility in order to ensure the economic viability of Stuart and all of Martin County. A list of Guiding Principles & Actions for regional housing efforts is included as an attachment.

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

Meeting Date: 3/28/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND HERBAN BOTANICALS (RC):

RESOLUTION No. 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.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On March 1, 2022, the Community Redevelopment Board recommended approval of the proposed mural and mural matching grant in the amount of \$2,835 to the applicant.

Summary

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

The CRA annual budget has an allocation of \$20,000 for the Mural Matching Grant Program. The program provides reimbursement up to \$3,000 per property as a match to contribute to the cost of installing a mural on private property. The grant is to private properties which qualify for the reimbursement of 50% of the applicant's total project costs.

The applicant is requesting a matching grant in the amount of \$2,835 for the proposed mural on the building located at 870 S. Colorado Avenue. The total cost of the proposed mural is estimated at \$5,670. The applicant is requesting reimbursement of 50% of the total cost of the project, not to exceed \$2,835.

The attached grant agreement approves the reimbursement of the maximum grant award in the amount of \$2,835.

Funding Source:

Mural Matching Grant Program - \$2,835

Recommended Action:

Approve Resolution No. 03-2022 CRA to award a grant in the amount of \$2,835 for the proposed mural.

ATTACHMENTS:

1. Resolution No. 03-2022 CRA
2. Grant Agreement
3. Attachment 1 - Herban Botanicals Application

4. Location Map
5. Artist Info



**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,

A handwritten signature in black ink that reads "Vicki Vakani" with a long horizontal flourish extending to the right.

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



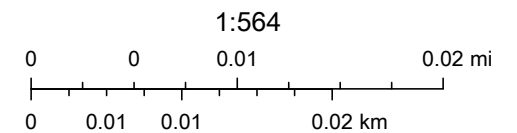
POE CADEN TELL

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,

ArcGIS Web AppBuilder

State of Florida, Maxar, Microsoft | City of Stuart GIS | The U.S. Department of Agriculture, Natural Resources Conservation Service, Esri | SFWMD, Regulation | Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph

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 Broads. 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 Broads

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

