



AGENDA

COMMUNITY REDEVELOPMENT BOARD

JUNE 7, 2022

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chairman - Tom Campenni

Vice Chairman - Nina Dooley

Board Member - Chris Lewis

Board Member - Katherine Makemson

Board Member - Nikolaus Schroth

Board Member - Frank Wacha

Board Member - Pete Walson

ADMINISTRATIVE

Development Director, Kev Freeman

CRA Administrator, Pinal Gandhi-Savdas

Board Secretary, Jordan Pinkston

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

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

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

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

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

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF MAY 3, 2022 MINUTES

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. Amendment to the Business Improvement Reimbursement Program

STAFF UPDATE

3. Update on the Division of Historical Resources (DHR) Small Matching Grant Applications

ADJOURNMENT

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

Meeting Date: 6/7/2022

Prepared by: Jordan Pinkston

Title of Item:

APPROVAL OF MAY 3, 2022 MINUTES

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

1. CRB Minutes_05032022

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
MAY 3, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

**PRESENT: Chairperson Campenni, Vice Chairperson Dooley, Board Member Lewis, Board Member Makemson, Board Member Schroth, Board Member Wacha, Board Member Walson
ABSENT: None.**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**MOTION: Approve
MOVED BY: Frank Wacha
SECONDED BY: Chris Lewis
Motion approved unanimously.**

APPROVAL OF MINUTES

- 1. APPROVAL OF APRIL 5, 2022 CRB MINUTES**

**MOTION: Approve
MOVED BY: Chris Lewis
SECONDED BY: Katherine Makemson**

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Frank Wacha wished Tim Hernandez a happy birthday.

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2022.

1. CosmeticaPlastic Surgery Medical Office

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked if there was a landscape maintenance agreement to make sure the landscape stays as presented today.

Pinal Gandhi-Savdas said that we can make it a condition.

Frank Wacha commented on the point system and how funding should reflect it.

Pete Walson shared his thoughts on the ranking system used for the program.

Tom Campenni suggested that the board request the ranking discussion be a separate agenda item.

Pinal Gandhi-Savdas clarified that the board requested to have an amendment to the Business Improvement Reimbursment Program come forward on another agenda.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Pete Walson

Motion passed unanimously.

2. Luxe Fine Art & Photography

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION

Action: Approve.

Moved by: Frank Wacha

Seconded by: Pete Walson

Motion passed unanimously.

3. Dive Training & Education Center

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Katie Makemson

Motion passed unanimously.

4. Stuart Ceramic Art Studio

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson said he loved the idea of adding a bench.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Pete Walson

Motion passed unanimously.

5. Care Plus Associates, Inc.

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION

Action: Approve.

Moved by: Pete Walson

Seconded by: Chris Lewis

Motion passed unanimously.

6. Greene Building

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked about street dining.

Pete Walson asked about the material being used for the replacement.

The applicant answered his question.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Pete Walson

Motion passed unanimously.

3. STUART COURTHOUSE UPUD:

ORDINANCE NO. 2489-2022 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN CENTER TO URBAN PLANNED UNIT DEVELOPMENT (UPUD) LOCATED AT 151 & 191 S.E. OCEAN BLVD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE STUART COURTHOUSE UPUD CONSISTING OF FIFTY TWO NEW (52) RESIDENTIAL UNITS AND 5,778 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH SECTION 2.07.00 OF THE STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 29.7 DWELLING UNITS PER ACRE ON A 1.06 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

The City Attorney said that there are no conflicts of interest among the board.

PRESENTATION: Tom Reetz, Senior Planner

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked about parking calculations.

Kev Freeman gave a history of the property and said that the board should consider this its own piece for parking calculations.

Nik Schroth asked about the footprint of the building and architectural requirements.

Staff clarified the requirements for vistas.

Nik Schroth asked about proposed onstreet parking for parking calculations.

Kev Freeman gave examples of how parking calculations have been done in the past on a case by case basis.

Parking was further discussed.

Chris Lewis asked about the road between the two parcels.

Staff clarified what the plan is for the road.

Pete Walson asked if there had been a study done about the Courthouse parking problem. He asked about the reasons behind no enclosed parking being allowed.

Kev Freeman explained why he believes it was put in the code prior to him.

Mike Mortell clarified the original parking garage code and the purpose behind it.

David Dyess said that a parking study will be completed to fulfill a commission request and it will be presented to the CRB as well.

Frank Wacha commented on the original parking codes.

Tom Campenni clarified the parking calculations for this project.

PRESENTATION: Tim Hernandez, Applicant

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked about the locations of FPL lines.

Tim Hernandez clarified where the lines are and what they plan on doing with them.

Chris Lewis asked about the shared parking discussed.

Tim Hernandez explained the shared parking situation.

Mike Mortell explained how public parking works for the public and in the code.

Tim Hernandez explained all of the available parking for this project and compared it to the Azul project.

The board and the applicant further discussed parking issues downtown.

Pete Walson asked for clarification of the landscape plan and sidewalk width. He commented that he has always been able to find parking at night.

Tim Hernandez confirmed the landscaping plan.

Kev Freeman clarified what the code requires.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Robin Cartwright (SE Hibiscus Avenue) - Commented on affordable housing, amount of units, and off-site parking.
2. Chip Hazard (SE Seminole) - Asked about pets being allowed in the development, dog waste, and dumpsters.
3. Bruce Larwary (SE Seminole) - He does not support the plan. Inquired about the plan for the lower units being restaurants.
4. Mark Brechbill (SE Osceola Street) - Said that parking will not work in a downtown location and gave examples.
5. Joe Ford (SE Ocean Blvd.) - Concerned about changes that have been made since he purchased his unit.
6. Jackie McNeil (SE Ocean Blvd.) - Speaking on behalf of Mr. Glenn Webber as well, another owner in Civitas. They are concerned about the roof and shared what the developer has agreed to regarding the roof thus far.

COMMENTS FROM THE BOARD MEMBERS:

Staff addressed public comment concerns.

Tim Hernandez said affordable housing was not part of the plan and explained why.

Mike Mortell explained the relationship this project has with the original Civitas building and the future agreement. He clarified the Civitas parking processes over the years.

Tom Reetz addressed the concern about density.

Nik Schroth said that the applicant attempted to beautify the dumpster. He spoke about the concerns regarding the roof and parking calculations.

Tim Hernandez confirmed that they only want office space in the commercial portion of the building.

Katie Makemson asked about additional parking in the back of the building.

Tim Hernandez suggested putting additional parking in place of dumpsters.

Frank Wacha commented on how the development plan for shared parking would work.

Tom Campenni shared his views on the number of units.

Pete Walson suggested staff go to other areas to see if we are current on parking standards.

Staff addressed affordable housing language found in the staff report.

MOTION: Approve.

MOVED BY: Frank Wacha

SECONDED BY: Nikolaus Schroth

VOTE:

YES: Tom Campenni, Pete Walson, Frank Wacha, Katherine Makemson, Nikolaus Schroth

NO: Nina Dooley, Chris Lewis

4. REDA AGREEMENT WITH NEW URBAN COMMUNITIES:

RESOLUTION NO. 05-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND NEW URBAN COMMUNITIES AND STUART COURTHOUSE, LLC., PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE STUART COURTHOUSE URBAN PLANNED UNIT DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION

Action: Approve.

Moved by: Pete Walson

Seconded by: Frank Wacha

Motion passed unanimously

5. ATLANTIC POINT MARINA - MAJOR URBAN CODE CONDITIONAL USE APPROVAL:

RESOLUTION NO. 43 - 2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA," GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; ALLOWING URBAN DESIGN VARIANCES TO THE URBAN WATERFRONT DISTRICT SUCH AS THE MAXIMUM CUMULATIVE FRONT BUILDING FAÇADE WIDTH OF 160 FEET, THE REQUIREMENT TO PROVIDE ADDITIONAL VISTA REQUIREMENTS FOR A BUILDING FAÇADE 100 FEET OR MORE IN WIDTH, MAXIMUM BUILDING HEIGHT OF THREE STORIES AND 35 FEET, THE REQUIREMENT TO PROVIDE BALCONIES ON THE WATERFRONT SIDE OF A BUILDING, FROM CERTAIN ARCHITECTURAL STANDARDS AND REGULATIONS AND SIDE SETBACKS OF NOT LESS THAN 10 FEET ON EACH SIDE; IN ORDER TO BUILD A BOAT BARN, RESTAURANT, SHIP STORE, BOAT SLIPS, AND

ASSOCIATED MARINA USES. PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

STAFF PRESENTATION: Tom Reetz, Senior Planner

COMMENTS FROM THE BOARD MEMBERS: None.

APPLICANT PRESENTATION: Jeff Hardin, Straticon Construction
Don Cuzzo, Cuzzo Planning Solutions

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about the restaurant style.

Don Cuzzo explained the style of the restaurant was grab and go with outdoor seating.

Frank Wacha expressed that he liked the art on the property and the sustainable elements.

Nina Dooley asked about the water taxi.

Chris Lewis said that he enjoyed the background information on the property.

Katie Makemson asked about the proposed lighthouse.

Don Cuzzo gave details about the lighthouse's dimensions and use.

Nik Schroth expressed that he appreciated the use of the land being proposed. He said that the lighthouse could work based on the location that it would be in and he supports the project, but is concerned about the size of the building as it relates to the street view on Dixie Highway.

Nik Schroth continued to discuss details that he needed clarification on in the site plan.

Don Cuzzo addressed Nik Schroth's concerns.

Design Architect, Jeff Smith addressed stormwater runoff.

Tom Campenni commented that this was the ideal project, but he was concerned about the height of the artwork.

Pete Walson asked how the liveaboard situation would be controlled.

Don Cuzzo explained what their wet slip policy would be.

Pete Walson suggested a City of Stuart sign that could be viewed from the road.

Staff clarified the maximum height for habitable space and non-habitable space.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Robin Cartwright (SE Hibiscus Avenue) - Has concerns about height limit, setbacks, sidewalks, boat lease storage, public boat access, fitness studio, and traffic.
2. Marcela Cambor (W. Oscola Street) - Represented Harbor Ridge Association who supports the project. She expressed that NW Flagler public right of way was deemed to be the responsibility of Harbor Ridge and Yacht Club. She presented a letter of their concerns.
3. Joe Flanagan (SW Indian Grove Drive) - Represented Stuart Main Street, who supports the project. Spoke about the proposed artwork being iconic.

COMMENTS FROM THE BOARD MEMBERS:

Katie Makemson requested Pete Walson amend his motion to lower the height of the lighthouse to 60 feet.

The board further discussed the height of the proposed artwork.

MOTION: Approve.

MOVED BY: Pete Walson

SECONDED BY: Frank Wacha

VOTE:

YES: Pete Walson, Nina Dooley, Chris Lewis, Frank Wacha, Nikolaus Schroth

NO: Tom Campenni, Katherine Makemson

Frank Wacha left the meeting at 7:11PM.

6. CONSIDER PUBLIC ART (RC):

RESOLUTION No. 49-2022; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR ATLANTIC POINT MARINA TO MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC, OWNER OF THE PROPERTY LOCATED AT 75 NW FLAGLER AVENUE IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO RELOCATE THE RALPH EVINRUDE MEMORIAL MONUMENT TO THE CENTER OF THE PROJECT'S TRAFFIC CIRCLE; FOR PLACEMENT OF SAILFISH, DOLPHIN AND SNOOK IMAGERY ENLARGED IN HIGH RESOLUTION; FOR AN ILLUMINATED MANSARD ROOF AND FOR A VERTICAL ARTISTIC LANDMARK WITH CREATIVE SHOWCASE CAPABILITIES AT THE PUBLIC PLAZA OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner

Don Cuozzo, Cuozzo Planning Solutions

COMMENTS FROM THE BOARD MEMBERS: None.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Marcela Cambor (W. Osceola Street) - Representing Harbor Ridge Association. Said that the board would like to see in context how the lighthouse will fit in the location.

COMMENTS FROM THE BOARD MEMBERS:

Staff confirmed that public art approval is solely the board's decision.

MOTION

Action: Approve artwork proposed in the project excluding the lighthouse.

Moved by: Katie Makemson

Seconded by: Pete Walson

Motion passed unanimously.

MOTION: Approve the lighthouse.

MOVED BY: Pete Walson

SECONDED BY: Chris Lewis

VOTE:

YES: Pete Walson, Nina Dooley, Chris Lewis, Nikolaus Schroth

NO: Katherine Makemson, Tom Campenni

7. REDA AGREEMENT WITH MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC:

RESOLUTION NO. 04-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC, PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE ATLANTIC POINT MARINA MIXED USE DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS: None.

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

MOTION

Action: Approve.

Moved by: Chris Lewis

Seconded by: Nik Schroth

Motion passed unanimously.

8. EXPANSION OF OUTDOOR DINING

RESOLUTION NUMBER 06-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART,

FLORIDA, AUTHORIZING THE EXPANSION OF THE OUTDOOR DINING PROGRAM BOUNDARY AND USE OF THE PUBLIC-RIGHT-OF-WAY FOR DINING AREA; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Nik Schroth asked if there was a specific business requesting this.

Pinal Gandhi-Savdas clarified that this would allow current outdoor dining participants to comply.

Nina Dooley asked about the outdoor dining for the Civitas building.

The board and staff clarified what the proposal includes and what the board is approving.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Mark Brechbill (SE Osceola Street) - Expressed concerns about this affecting business parking requirements.

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell gave an example of the public comment made.

The board further discussed parking and how it relates to expanding outdoor dining.

MOTION

Action: Approve.

Moved by: Nina Dooley

Seconded by: Nik Schroth

Motion passed unanimously.

STAFF UPDATE

None.

ADJOURNMENT

MOTION:

MOVED BY: None

SECONDED BY: None

Motion approved unanimously.

Jordan Pinkston, Board Secretary

Tom Campenni, Chair

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

Meeting Date: 6/7/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

Amendment to the Business Improvement Reimbursement Program

Summary Explanation/Background Information on Agenda Request:

At the CRB meeting on May 3, 2022, the board requested to bring the Business Improvement Reimbursement Program (BIRP) guidelines related to the scoring/tier system for grant award amount for discussion. The grant application uses an 80-point scoring scale. Applications with an impact score of 60 points or better will be considered for funding. Staff did not establish a scoring tier to determine the grant award amount to allow flexibility and use professional judgement during a review process. Staff recommends that if the applicant meets the minimum score, the funding amount should be determined based on a case-by-case basis and funding availability.

During FY 2022, the program application deadline was extended since no applications were submitted by the original deadline. The staff did extensive outreach to encourage businesses to apply for the program. Further restrictions could negatively affect the success of the program and prevent businesses from applying for the program. Staff recommends no changes to the program guidelines at this time.

Funding Source:

N/A

Recommended Action:

Staff recommends no changes to the program guidelines at this time.

ATTACHMENTS:

1. BIRP Program Guidelines



STUART COMMUNITY REDEVELOPMENT AGENCY



BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

PROGRAM DESCRIPTION:

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses in the Stuart Community Redevelopment Area.

The CRA recognizes that many properties within the Community Redevelopment Area were constructed before the adoption of the City's current landscape code. This has left the CRA with many commercial properties that provide little, if any, aesthetic appeal. It is the intent of the CRA to rectify this situation by encouraging all eligible applicants to upgrade landscaping along the perimeter of a commercial property that abuts a public right-of-way and interior parking lot landscaping to enhance the visible appearance of the property and provide shade along streets to improve walkability. If there are site limitations, the applicant may consider planting shade trees within the City's right-of-way adjacent to their property. This may include but not limited to asphalt removal, plant materials, xeriscaping, native plants, shade trees, and irrigation systems. Where the landscaping cannot reasonably be provided, the applicant is requested to provide a justification statement for why it can't be met.

The grant 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. The grant shall be available for commercial businesses which may qualify for a reimbursement of 50% of the applicants total project costs up to \$10,000.

The grant cycle began on October 1, 2021 and will end on January 7th, 2022. To be eligible for consideration applicant must submit a completed application by **5 PM on Friday, April 1st, 2022** at the City Hall, Development Department office located at 121 SW Flagler Avenue, Stuart. Funds are limited and subject to availability. Funding may be appropriated annually in the CRA budget. The continuation of the program is subject to the availability of funds in the CRA budget.

ELIGIBILITY:

- All owners of a licensed business within the Stuart Community Redevelopment Area shall be eligible for the program. Refer to attached CRA map.
- The property owner is the applicant; however the property is currently leased to a tenant, then the application and agreement must be jointly executed by both the owner and the tenant.
- Residential, non-profit and City owned/leased properties are not eligible.
- First time applications will receive priority consideration for funding allocation.
- Properties must not have building code or code enforcement issues. City staff will verify this during its due diligence.
- Property must not have any tax liens and must be current on property taxes paid to the City of Stuart.

- Commercial Businesses must have a current Business Tax License with the City of Stuart.

ELIGIBLE IMPROVEMENTS:

The Stuart CRA Business Improvement Reimbursement Program shall provide, on a reimbursement basis, 50% matching grant for eligible exterior improvements, which are consistent with and further the implementation of the Stuart Community Redevelopment Plan and City of Stuart Land Development Code, and visible from the roadway. Funds may be used for one or more of the following types of enhancements as a part of an improvement program:

- Restoring or substantially beautifying, or enhancing the façade or elevation of a commercial building.
- Exterior architectural amenities to provide shade over the public right-of-way/sidewalk (*e.g. addition or improvement of new awnings, balconies, porches, entryways, or arcades*) excluding Downtown Outdoor Dining Program establishments.
- Landscaping improvements around the perimeter of a property that abuts a public right-of-way and interior parking lot landscaping. This may include but not limited to asphalt removal, plant materials, xeriscaping, native plants, shade trees, and irrigation system.
- Replacement of non-conforming pole signs to conforming freestanding or monument signs.
- Property improvements such as lighting, fencing, benches, bicycle racks, walkway and driveway improvements, parking lot improvements.
- Architectural, engineering or landscape architectural services for design to be funded through this program (maximum of \$500 in grant funding)

The following is not eligible for funding on its own but it may be funded as part of a more comprehensive façade improvement: replacement of windows and doors, replacement of wall air-conditioning units on a building to energy efficient central air conditioning system, replacement of existing awnings, exterior cleaning and painting, exterior lighting, decorative Bahama or Colonial Shutters, and dumpster enclosures.

NOTE: All improvements proposed with this grant application must be consistent with the Community Redevelopment Plan and the Land Development Code overlay design guidelines.

EVALUATION CRITERIA STANDARDS

The following factors shall be considered in determining whether or not to award a grant. Grant applications must score a minimum of sixty (60) points to be considered for funding. A score of sixty (60) or more points does not guarantee funding. All funding is contingent of remaining fund availability.

The following evaluation matrix is a guide to assist the City staff in the evaluation process and provide a recommendation to the Community Redevelopment Board (CRB) and Community Redevelopment Agency (CRA) Board:

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact - Improvement in the attractiveness of the location and the level of blight or deterioration removed; - Highly visual elements of the buildings are being improved and visible from the street; - For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration condition; - Level of improvements impact on overall appearance of the property.	30	
Urban Street Impact - Upgrade landscaping around the perimeter of the property that abuts the public right-of-way and interior parking lot; or within the public right-of-way if there are site limitations. - Bike racks, benches, lighting, etc. - Level of improvements improve the pedestrian and transportation functionality of the property.	30	
Economic Impact - Amount of additional funding expended by business; - Facade project is part of a larger project that improves other exterior or interior parts of the building); - Reuse of vacant or underutilized property; - Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements); - Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority area (map attached); - Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.	10	
Historic/Community Impact Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	

APPLICATION PROCESS:

1. Download an application from the City's website, www.cityofstuart.us/cra or secure an application at City Hall, Development Department office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application, if you have any questions please call (772) 283-2532.
3. Submit a completed application package to City Hall, Development Department office, which includes the following:

- Completed application
- Complete budget spreadsheet (*attached to application*)
- Proof of ownership of the property
- Copies of TWO cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of existing site/building to be improved.
- Project renderings/drawings/specifications of proposed improvements (e.g. building elevations, landscape location/material, awning design/color, paint color, proposed sign)
- New vendor application and W-9 Form (this is required for reimbursement)

The applicant is responsible for all building and other permits and fees which are associated with the proposed project.

4. City staff reviews the application for completeness, and eligibility. City staff may go to the project site and do a “walk-thru” of the property to consider the proposed improvements.
5. Staff will review the completed application based on the evaluation guidelines for recommendation to the Community Redevelopment Board (CRB) and Community Redevelopment Agency (CRA) Board. Staff will make recommendations to the application about how to prepare a competitive grant application.
6. Staff will present a recommendation for funding to the Community Redevelopment Board (CRB). The applicant or a representative must be present at the CRB meeting in order to be considered for the grant program. City staff will provide the public hearing date and time for the CRB meeting. The meeting will be held in the Stuart City Hall Commission Chambers located at 121 SW Flagler Avenue. The CRB will make a recommendation to the Community Redevelopment Agency (CRA) Board.
7. The Community Redevelopment Agency (CRA) Board will hear the agenda item and make the final recommendation for approval or denial of funding. City staff will provide the public hearing date and time for the CRA Board meeting. The applicant or a representative must be present at this meeting also. Staff will provide information on the meeting date and time.
8. The CRB and CRA Boards may award grant fund with certain provisions, conditions, or other requirements as it may from time to time deem appropriate.
9. Construction of any component of the grant application cannot begin until the board approves the project. With CRA approval, applicant will need to sign contract and will have 120 days for project completion. Any work completed prior to this approval will not be eligible for reimbursement.

Once approved, the property owner will have to sign to specify the obligation of the applicant for grant reimbursement. The contract may be recorded in the public records of Martin County, Florida. For the duration of the improvements, the applicant will post a sign to be provided by the City which indicates the project has received a Property Improvement Grant and relevant program information.

REIMBURSEMENT PROCESS:

Upon project completion, the applicant contacts the CRA Administrator at (772) 283-2532 with the project completion date. Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met:

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*)
- Copies of final inspection

- Proof of payment for improvements (which must be at least as much as the amount indicated in the application)
- Two photos of completed project/improvements
- Completed W-9 form

If the project is not completed, is not approved in its final inspection, or does not receive its certificate of occupancy (*if applicable*) within one year from the approval of the grant, the grant award shall expire.

If you have any questions regarding this application, please contact the CRA Administrator at (772) 283-2532.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Community Redevelopment Board

Meeting Date: 6/7/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

Update on the Division of Historical Resources (DHR) Small Matching Grant Applications

Summary Explanation/Background Information on Agenda Request:

The CRA is pursuing a National Register of Historic Places district nomination for the East Stuart Community, which is the center of the City of Stuart's historic black neighborhood. East Stuart was part of the comprehensive citywide, historic building survey of Stuart in 1991. Stuart Main Street applied for the FY2023 Small Matching Historic Preservation Grants to update the 1991 survey. The Stuart Main Street grant application ranked #12 out of the total 46 applications submitted for grants. The grant application is still under review and a notification for funding is expected by July 1st, 2022. If approved for funding, an estimated 163 buildings pre-dating 1972 will be surveyed in East Stuart in 2022-2023.

Furthermore, the CRA has prepared and submitted a Reconnaissance Survey conducted by a professional consultant and Preliminary Site Information Questionnaire (PSIQ) which recommends designation of the East Stuart area as a National Register of Historic Places District under Criterion A, Ethnic Heritage/Black. If the East Stuart neighborhood is deemed eligible for a designation by the National Register of Historic Places, a formal establishment of a historic district designation process will follow.

The CRA has once again partnered with Stuart Main Street to apply for the FY2024 Small Matching Grant for the National Register of Historic Places district nomination. To date, the city staff has assisted by providing historical context, information, maps, a survey of the proposed district for a Preliminary Site Information Questionnaire (PSIQ), and support of the proposed project. The anticipated further participation of the city staff includes on-going project support, additional oversight of the consultant to be hired to complete the project, and participation in all project-related activities such as meetings, evaluations, and next-step action planning. The funding from the Small Matching Grant will enable the CRA to produce a National Register of Historic Places district nomination for the Black Heritage District of East Stuart.

The scope of work for the National Register district designation will include historical research, writing the nomination, photography, and mapping of the district. Particularly important will be research into the Post-World War II and Civil Rights Era of the community, which was not included in the 1991 survey.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

1. PSIQ and Reconnaissance Survey
2. East Stuart Map

3. Small Matching Grant Ranking for FY2023

HISTORIC PROPERTY ASSOCIATES

HISTORIC PRESERVATION
CONSULTANTS
& RESEARCH HISTORIANS



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EXPERT WITNESS



ASSOCIATE LOCATIONS:
MIAMI
TALLAHASSEE

May 18, 2022

Mr. Ruben Acosta
Bureau of Historic Preservation
500 S. Bronough St.
Tallahassee, FL, 32399-0250

Re: PSIQ, East Stuart Community, aka Lincoln Park, Stuart FL

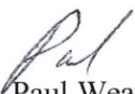
Dear Ruben,

Enclosed is a PSIQ Application and supporting documentation for the above reference neighborhood in Stuart Florida.

The historic black settlement of Stuart was concentrated in the southeastern part of Stuart in the Lincoln Park Subdivision, platted in 1913. Lincoln Park, also known historically as Little Dixie, was not only a residential community but a center of social and religious life. By 1920 it contained an IOOF Lodge and St. Paul AME Church, 527 Church Street and Mt. Calvary Baptist Church, 614 Church Street. St. Monica's Episcopal Church at 812 Central Avenue was constituted in 1920s. St. Monica's has its roots with Bahamian immigrants working in the pineapple industry. Due to segregation, a vibrant black business community existed in East Stuart. Following passage of the 1964 Civil Rights Act, black-owned businesses were suddenly faced with competition from white-owned businesses outside of East Stuart. As a result, the black businesses in the community declined. With the desegregation of public schools in Martin County in 1968, the Jim Crow Era in the history of East Stuart ended.

East Stuart was part of a comprehensive city wide, historic building survey of Stuart in 1991. The City of Stuart Main Street Program has obtained a grant to update the 1991 survey. An estimated 163 buildings pre-dating 1972 will be surveyed in East Stuart in 2022-2023. We have prepared a Preliminary Site Information Questionnaire (PSIQ) which recommends designation of the East Stuart area as a National Register of Historic Places District under Criterion A, Ethnic Heritage/Black.

Thank you for your attention to this matter and feel free to contact me if I can in any way assist your review.



Paul Weaver, President/Historic Property Associates, Inc.
C: Pinal Gandhi-Savdas, Director, City of Stuart, CRA

NATIONAL REGISTER OF HISTORIC PLACES PRELIMINARY SITE INFORMATION QUESTIONNAIRE

FLORIDA DEPARTMENT OF STATE - LAUREL M. LEE - SECRETARY OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

Name and Location of Property

Name: East Stuart Community

Address: Various

City: Stuart

Zip Code: 34944

County: Martin

Name and Address of Owner

Name: City of Stuart

Address: 121 SW Flagler Ave.

City: Stuart

State: FL

Zip Code: 34944

I support this effort to list or seek a determination of eligibility for listing my property on the National Register of Historic Places:

☒ Yes ☐ No

Owner Signature and Date: _____

Phone: 772-268-5312

Property Information

Significant Dates (construction, events, etc.):

1920-1968 (Earliest building to end of segregation period)

Has it been moved? ☐ Yes ☒ No Year moved: _____

Property Type

☐ Archeological or
Historic Site

☐ Residential
Building

☐ Commercial
Building

☐ Industrial
Building

☐ Public Building

☒ Other (describe)

Original use: RESIDENTIAL NEIGHBORHOOD

Current use: RESIDENTIAL NEIGHBORHOOD

Property Description:

Describe the design, construction, and general condition of the building. Indicate any architecturally significant features, unique materials, and alterations to the building. (If space below is insufficient, attach additional sheets of paper)

See attached East Stuart Reconnaissance Survey Report

Why is the property significant?

Provide a basic history of the property. Indicate significant events, people, or architectural styles associated with the property. (If space below is insufficient, attach additional sheets of paper)

See attached East Stuart Reconnaissance Survey Report

Required Enclosures:

☒ Current photos (exterior and interior)

☒ Historic photos (if available, photocopies acceptable)

☒ Location map (and site plan for large properties)

☐ Sketch floor plan

☐ Proof of ownership (property appraiser record or notarized letter)

Date: May 11, 2022

Submitter's Name and Address

Name: Paul L. Weaver, President/Historic Property Associates, Inc.

Address: PO Box 1002

City: St. Augustine

State: FL

Zip Code: 32085

Email: HPA007@AOL.COM

Phone: 904 347-6090

Signature: Paul Weaver

RECONNAISSANCE SURVEY OF THE EAST STUART COMMUNITY STUART, FLORIDA

1938

Thomas J. Allen Home

410 S.E. Lake Street, Stuart

This is the home of Thomas J. Allen, an African American, who was born in Titusville in 1906. He had 9 siblings. The family moved to Stuart in 1923. With a fourth grade education, Thomas was an industrious entrepreneur with businesses that included: a lumber yard, the cutting and planing of lumber for ships, potato farming, and hauling asphalt for air strips/roads/driveways. He is remembered as "the man who would give a young boy a job." Thomas and his wife, Lizzie Mae of Stuart, raised 4 daughters in this home. He died in 1974. Charlotte Merricks, a daughter, resides near this Allen family home.

This home was built by master carpenter Steven Blasko, Jr. who was born in Miskolc, Hungary. He married Jolan Kerekes in 1916 in Detroit and became a naturalized U.S. citizen by 1918. Steven, Jolan and daughter, Lola, lived in his parents' Palm City home in 1920. In 1924, their second daughter, Mabel (aka Mabel Witham), was born. Steven Blasko, Jr. "saw no color," and therefore, bore no prejudice. He was criticized for building this and other homes in East Stuart during the period of racial segregation.

In 2017, Rev. Jerry Gore, Sr. and wife, Jacqueline, purchased this home from the Allen family and renovated it while preserving the structure's historical integrity. New flooring covers the 1938 wood floor. The kitchen closet walls, chimney and 2 stacks of wooden cabinets are original. New metal roofing was installed on top of the original metal. The exterior wood siding and plank porch floors are original except for small sections of siding that were replaced due to deterioration.

This Dade County Pine frame vernacular "shotgun" type home reflects typical characteristics: sturdy construction, crawlspace, front and rear porches, rooms are one behind the other, the front door aligns with the rear door, gable roof, living room at the front with the kitchen at the back, overall rectangular design with bay windows on two sides, fireplace, and horizontal wood exterior siding. Excellent cross-ventilation occurs via the doors and windows. "Shotgun" homes originated in West Africa, they were also constructed in the Caribbean, and later built in the Southern United States.



Historic Home of Thomas J. Allen - Established 1938



Dedicated by the City of Stuart in 2018

Historic Property Associates, Inc.

April 27, 2022

Community Redevelopment Agency
City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994

RECONNAISSANCE SURVEY, EAST STUART COMMUNITY, STUART, FL

Resource Name:

Common Name: East Stuart Community

Historic Name: Lincoln Park Neighborhood

Property Types:

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Education/School

Religion/Religious Facility

Current Uses/Pre-1972 Buildings:

Religious: 13

Commercial: 8

Lodge: 1

Education/School: 1

Residential: 140

Approximate date of construction:

C. 1920-1972

1920s: 3

1930s: 8

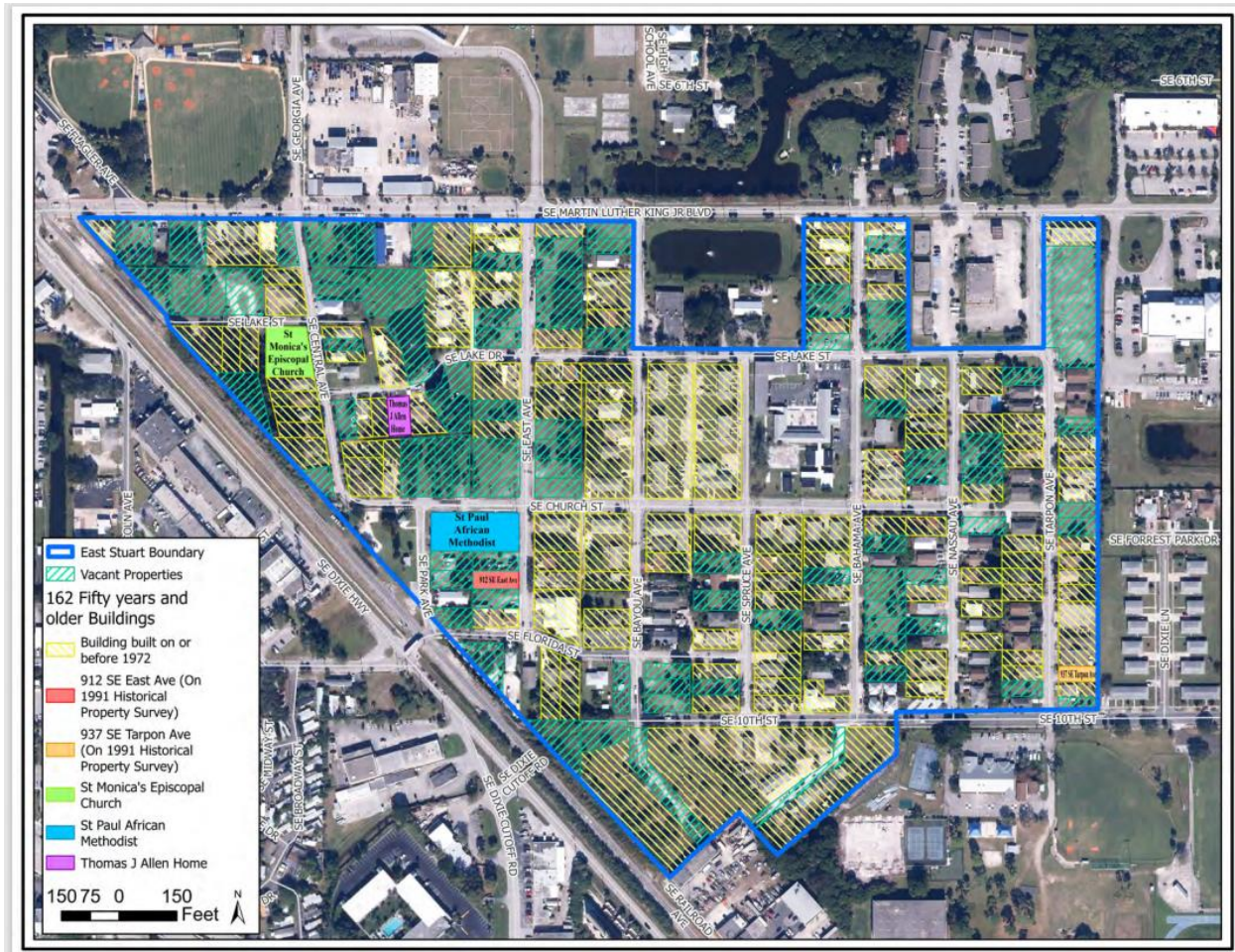
1940: 24

1950: 57

1960: 68

1970: 3

Location: General boundaries



N: SE MARTIN LUTHER KING, JR BLVD

S: SE 10TH STREET

E: SE TARPON AVENUE

W: SE DIXIE HIGHWAY/FEC RAILWAY TRACKS

Surveyor: Paul L. Weaver, President, Historic Property Associates, Inc.

Paul L. Weaver, III
Historic Property Associates, Inc.
P.O. Box 1002
St. Augustine, Florida 32085-1002
(904) 824-5178 (office)
(904) 347-6090 (cell)
E-mail: HPA007@aol.com

Education:

M.A. (1986) University of Florida/Latin American History/Historic Preservation, Magna Cum Laude

B.A. (1976) University of Florida in American History, High Honors

Experience:

Member, Vice-Chair and Chair, Historic Architectural Review Board, City of St. Augustine, Florida (2003-2016, 2018-2022): Responsible for review of development projects in the City of St. Augustine's Historic Preservation Zoning Districts. Board responsibilities further include review of demolitions, ad valorem exemption applications, preservation planning documents, and National Register nominations under the National Park Service's Certified Locally Ordinanced Government (CLG) Program. Measures undertaken during tenure include revised demolition ordinance for historic buildings and procedures for dealing with condemned/abandoned buildings in the Lincolnville Historic District.

Consultant & President, Historic Property Associates (1980-2022): Professional preservation consultant responsible for documenting, describing, evaluating, and interpreting historic properties throughout the Southeast. Conducted site specific research and prepared reports for a wide range of historic properties; National Register of Historic Places nominations; preservation planning documents, including state model guidelines; federal and state compliance review reports; and grant applications; continuing education instructor for architects, planners, and interior designers; tax certification applications, preservation planning documents, and state and federal grant applications for community education, survey and planning, and acquisition and development projects.

President, Board Member, St. Augustine Historical Society(2017-2022): Member and President of city's most important non-profit historical association.

Historian, Historic St. Augustine Preservation Board (1986-1987): Conducted research and prepared historical manuscripts and publications for preservation program focusing on St. Augustine's Hispanic past. Research on major Spanish documentary collections at the University of Florida, Gainesville, and at St. Augustine.

Consultant, Historic St. Augustine Preservation Board (1984-1986): Directed the definitive survey of St. Johns County, Florida, including all historical research, photography, architectural description, and preparation of all phases of the final report.

Historic Site Specialist, Florida Department of State (1982-1984): Administered National Register program, processed nominations, evaluated survey grant applications, reviewed tax credit applications and determinations of eligibility, supervised state funded surveys, reviewed development projects for compliance with state and federal preservation law.

University of Florida, P.K. Yonge Library of Florida History, Archivist, Spanish Calendar Project (1980-1982): Trained Paleographer and Translator, Prepared Finding Aids for Major Spanish Florida Document Collections, professional activities included two trips to the Archive of the Indies, Seville, Spain to microfilm Spanish Florida document collections.

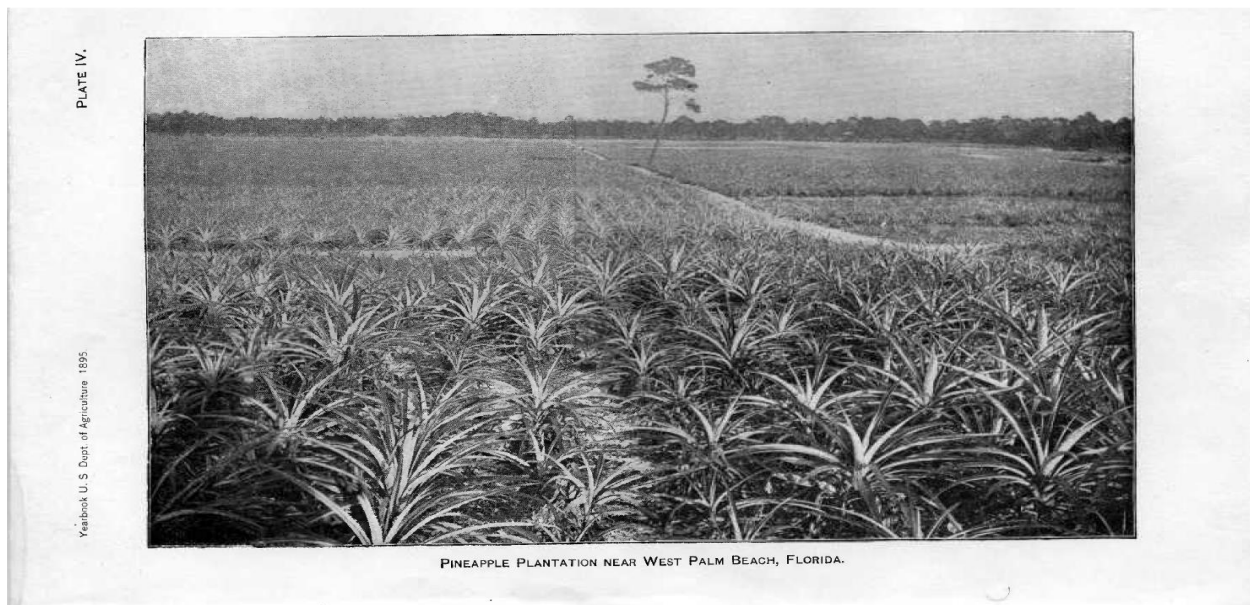
Historic Site Specialist, Historic St. Augustine Preservation Board (1978-1980): Participated in the definitive survey of St. Augustine, Florida, including historical research and preparation of the final report.

Historic Context:

Early Development of Stuart, including East Stuart, 1894-1919

The arrival of the Florida East Coast Railway in 1894 stimulated the early development of Stuart, Florida. The rail connection to Stuart included tracks through the city, a station and a dock that extended into the St. Lucie River, integrating rail and water transportation systems. The town was named for Homer (Jack) Stuart, Jr. an early homesteader who lived near the site of the future train station.¹ At the time of its creation, Stuart was still a part of Dade County.

As was true throughout the east coast of Florida, the arrival of the railroad stimulated population growth and economic development. One of the earliest economic activities in Stuart was pineapple cultivation. Pineapple production was introduced to Florida as early as 1860. The pineapple is a tropical fruit and is easily injured by cold temperatures. After some early experimentation in various parts of the state, the pineapple industry, facilitated by construction of the railroad, became concentrated in an area extending south from Ft. Pierce and including Stuart and Jensen by 1895.² Jensen, just north of Stuart proclaimed itself the “Pineapple Capital of the World.” In 1902, Stuart, not to be outdone, claimed to be the principal port for pineapple shipments in Florida. It was an important rail and river point for shipping pineapple and citrus.³



PINEAPPLE FIELD, JENSEN, FLORIDA, 1895

¹ Historic Property Associates, Inc. “Survey of Stuart,” 1991, pp. 7-8.

² Dr. Herbert J. Webber, “The Pineapple Industry in the United States,” Yearbook of the US Department of Agriculture, 1895, pp. 269-272.

³ Historic Property Associates, Inc. “Survey of Stuart,” 1991, p. 8.

Black workers were drawn to Stuart from its earliest days by job opportunities created by the railroad and the growing agricultural economy. Their labor largely built the Florida East Coast Railroad. They were routinely exploited and worked under harsh conditions. According to census data, fifteen blacks lived in the vicinity of Stuart in 1900. By 1910, the community had dozens of black residents.⁴ Blacks came to Stuart from Florida, Georgia and other parts of the South. While not the majority, blacks from the Bahamas were an important part of the local workforce. The Bahamian immigration was logical given the short distance between the islands and the Florida east coast. Moreover, the Bahamas were one of the most important centers of pineapple production in the world in the 1890s and the early twentieth century.⁵ Again, census data indicates many of the Bahamian immigrants were farm laborers and likely had skills and experience in pineapple cultivation.⁶

The growing population and economy of Stuart resulted in the need for governmental services. In 1909, Palm Beach County was formed from the northern part of Dade County. It extended to the St. Lucie River, just north of the fledgling community of Stuart. In 1914 the Town of Stuart was formally incorporated and divided into five wards or precincts. Among the first councilmen was John Boggan. Boggan served as president of the newly formed council and was a pioneer pineapple grower with a 50-acre tract under cultivation in the spring of 1914.⁷

Walter Kitching, an English immigrant, was an important early settler of Stuart. Kitching settled the south bank of St. Lucie River in the pre-railroad era. As the line proceeded south from Daytona, Kitching offered the railroad a right-of-way through his land. He conditioned the offer on a promise that an infrastructure consisting of a station, spurs and a wharf on the St. Lucie River would be built. Kitching was a pioneer pineapple grower and in 1894, the same year the railroad arrived, built a wood-frame residence known as the Kitching House of the south bank of the St. Lucie River. In 1910, Kitching's Addition, the oldest residential subdivision in Stuart was platted and developed. An early history of Martin County indicates that Kitching was among the first to recruit black pineapple workers to the community.⁸

The historic black settlement of Stuart was located in the southeastern part of the community and concentrated in the Lincoln Park Subdivision. From the Civil War well into the twentieth century, Lincoln was a popular name in the African American community which held martyred President Abraham Lincoln in great esteem. In 1913, Andrew Rankin Wallace filed a plat for Lincoln Park.⁹ Jackson B. McDonald, first mayor of Stuart, and W.H. Roat subsequently replatted Lincoln Park. The subdivision with street layout appears on the 1915 Sanborn Fire Insurance and was mapped in detail on the 1920 Sanborn update. Lincoln Park was bifurcated

⁴ Sandra Henderson Thurlow. Stuart on the St. Lucie: A Pictorial History, (2001), p. 134; See US Census Returns for Stuart, Palm Beach County, 1910.

⁵ Webber, "The Pineapple Industry in the United States," pp. 269-272.

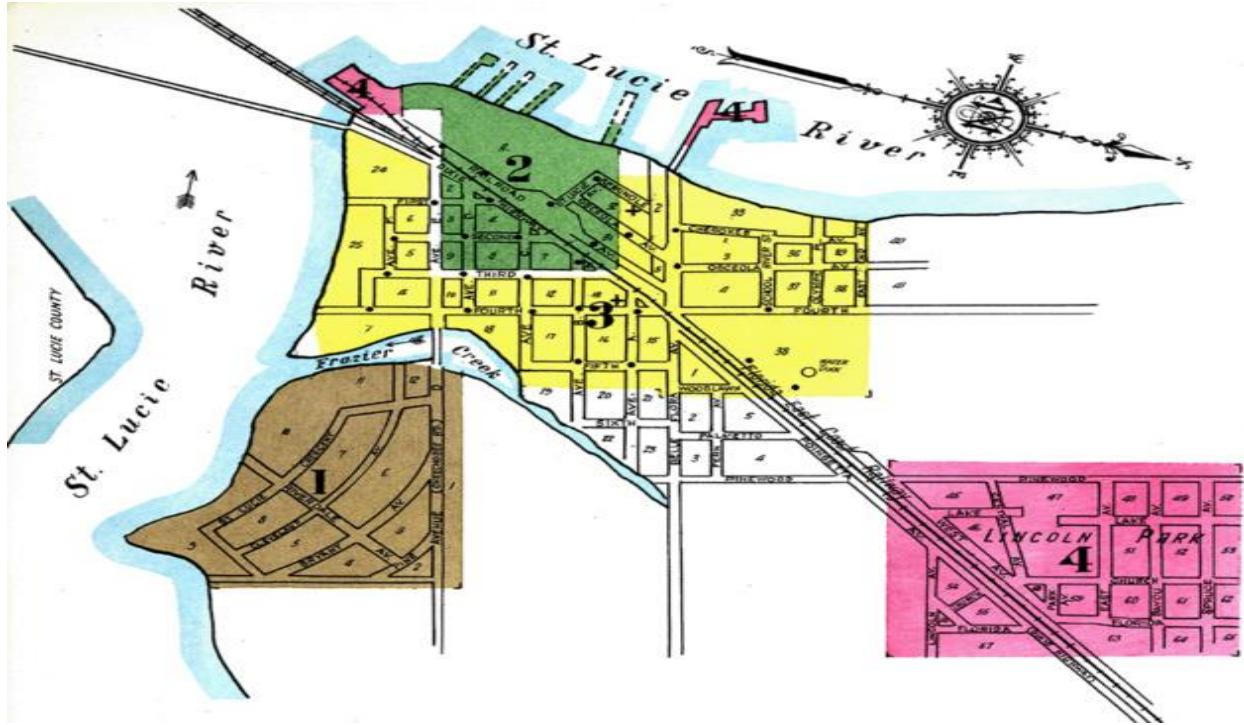
⁶ See US Census Returns for Stuart, Palm Beach County, 1910, 1920, Stuart Martin County 1930, 1940.

⁷ Works Project Administration, "History of Martin County, Florida," p. 1.

⁸ Works Project Administration, "History of Martin County, Florida," pp. 2-3.

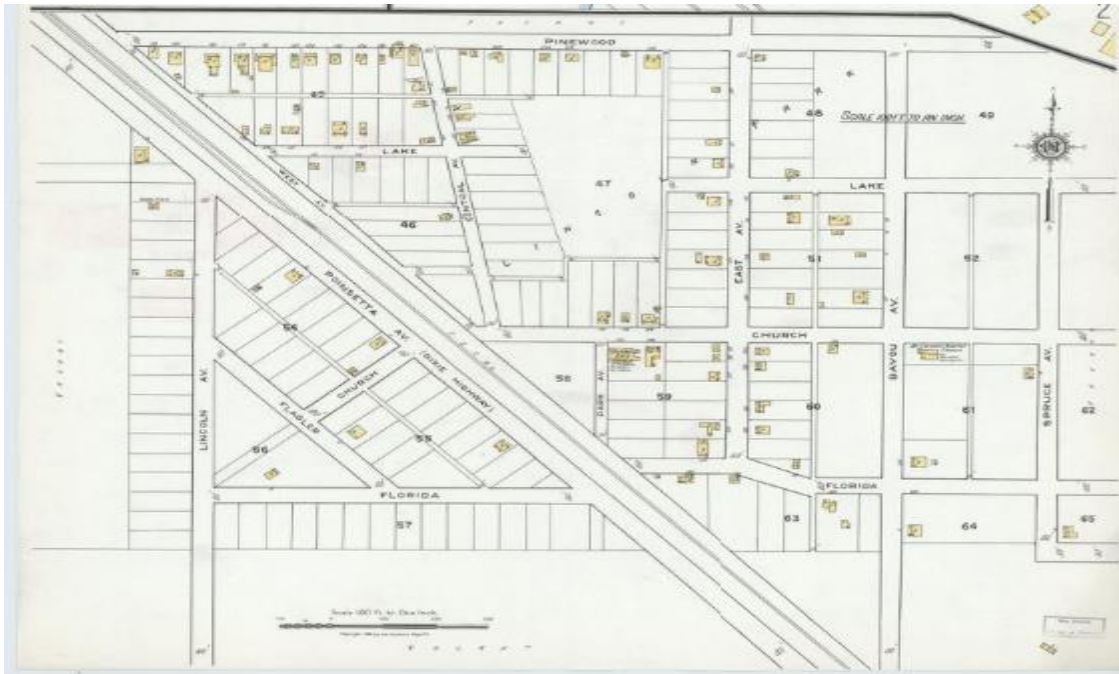
⁹Thurlow. Stuart on the St. Lucie: A Pictorial History, p. 134

by the Florida East Coast Railway which provided employment to many residents of the neighborhood.¹⁰ Adjacent the railroad was a triangular shaped park. Known as Lincoln Park, the additional sides of the park were formed by Church Street and Park Avenue. Lincoln Park was one of the first three parks in Stuart.¹¹



¹⁰ Florida Master Site File, MT220.

¹¹Thurlow. Stuart on the St. Lucie: A Pictorial History, p. 134



Stuart/East Stuart, Florida Land Boom-Great Depression, 1920-1940

Florida's economy blossomed after World War I. Stuart, like other communities throughout the state, benefitted from the Great Florida Land Boom. Real estate values rose dramatically during the Boom. In virtually all communities, new subdivisions were platted and recorded, lots were sold and re-sold and new buildings were constructed.

The Florida Land Boom of the 1920s left its mark on East Stuart and the residential development of Lincoln Park. The City of Stuart experienced its most dynamic period of growth. Its population increased from 778 in 1920 to nearly 2000 in 1930. In 1925 Stuart reincorporated as a city and Martin County was created from southern St. Lucie County and northern Palm Beach County. Stuart, with the largest population, became the county seat.¹²

The black population of Stuart, concentrated in Lincoln Park, also grew dramatically. Lincoln Park, also known historically as Little Dixie, was not only a residential community but a center of social and religious life. By 1920 it contained a IOOF Lodge and St. Paul AME Church, 527 Church Street and Mt. Calvary Baptist Church, 614 Church Street. St. Paul AME was organized in 1912 as St. Mary's AME Church. The original church was built that same year and included nineteen stained glass windows, a church bell and belfry. It was renamed St. Paul in 1920. In 1970 a new sanctuary was constructed, and the original stained glass was repurposed in the new church.¹³

¹²Historic Property Associates, Inc. "Survey of Stuart," 1991, pp. 12-16.

¹³Works Project Administration, "History of Saint Paul African Methodist Episcopal Church," 1936.



SAINT PAUL AFRICAN METHODIST EPISCOPAL CHURCH 11th Episcopal District of the African Methodist Episcopal Church South Conference-Nobile North District

As the largest and oldest established church in East Stuart, St. Paul has held a unique place in the community. The church has always served as a beacon of hope, supporting civic activities, and at times, during major hurricanes as a shelter. The church survived the Great Depression, the Civil Rights Movement and stands strong today. The extraordinary original stained glass windows in the present day sanctuary were transferred from the old church, and remain as a visual legacy of remembrance of our rich past, which is rooted in faith, sacrifice, and love.

In the beginning the church was named St. Mary A.M.E. It was the first African American church to own property in East Stuart. The church's first pastor was Reverend J.D. Currington. St. Mary A.M.E. Church's Chartered Founding members were Walter and Mary Moore and members of the Thompson Family.

In 1907, Walter C. Moore and Mary C. Thompson Moore migrated from Orange City, Florida to Stuart. Without a church - and with a great desire to worship - they gathered believers and began a fellowship, holding services in their home. In 1912, on the land donated by Walter and Mary, this group built the early church. It was named St. Mary A.M.E. Church in honor of Mrs. Mary Thompson Moore.

The church was renamed St. Paul A.M.E Church in 1920.

In 1970, Reverend R.H. Hooks resumed construction and worked to complete the new church. The property was purchased from Hortense Thompson Cridell, Reginald Thompson Cant and Nellie Thompson Moore, descendants of Walter and Mary Moore. Reverend J.R. McFadden continued the work during his tenure. The sanctuary was completed in 1970 during Reverend W.W. Wells' administration.

The history of Saint Paul African Methodist Episcopal Church is a testimony faithfulness and love. The significance of St. Paul's history is the thousands of people who have been touched by the church and its ministry.



Dedicated by the City of Stuart in 2017

Mt. Calvary Baptist Church was the second church established in Lincoln Park. The Mt. Calvary congregation was organized in 1914. Services were held in a frame building on Pine Street from 1914 to 1916. From 1916 until 1936 services were held at a wood frame structure at 614 Church Street. In 1936 a new stucco over frame building was constructed at 641 Church Street.¹⁴ The historic Mt. Calvary Baptist Church has been replaced by a modern sanctuary.



Mt. Calvary Baptist Church, Church Street

St. Monica's Episcopal Church at 812 Central Avenue was also constituted in 1920s. St. Monica's has its roots with Bahamian immigrants working in the pineapple industry at Sewell's Point. The congregation formally organized in 1928 and was led by the Reverend M. H. Finley. Services were held initially at the Odd Fellow's Hall on Central Avenue. In 1933 the original wood frame church was erected on the present site. The congregation replaced the original church in 1965 with the present structure.¹⁵

¹⁴ Works Project Administration, "History of Mt. Calvary Church," 1936.

¹⁵ Works Project Administration, "History of Mt. St. Monica's Episcopal Church," 1936



St. Monica's Episcopal Church

Established in 1928 by the Episcopal Diocese of South Florida

1922-1924 – Bahamian immigrants working in the pineapple industry on Sewall's Point first gathered in the home of Alice and Willie Christie to celebrate Evening Psalm Service. As membership grew, services were moved to the second floor of the Palmetto Hall Pineapple Packing House on the Twichell Estate. To accommodate the growing congregation, Father Kessler came from St. Patrick's Anglican Church in West Palm Beach once a month to administer Communion. The newly formed church eventually moved to the Odd Fellows Hall in Stuart, with the Christie, Mackey, Finley, and other families in attendance at the first official service.

1928 – Faithful worshippers, led by Alice Christie, raised the funds to build their own church. The present property on Central Avenue was purchased, and the congregation saved an additional \$25.00 to buy an old wooden building which was moved to the site in 1928. This was the first St. Monica's Church officially established by Bishop John Wing.

1965 – With the leadership of Edward Mackey and donations from Mrs. Francoise Barstow, the current sanctuary was built.



Historic Marker Dedicated by the City of Stuart in 2016

While churches and civic buildings were important components of the East Stuart neighborhood, most of the buildings constructed during the 1920s were simple frame vernacular residences. Frame vernacular was the prevalent type of wood frame construction techniques employed by lay or self-taught buildings who had little or no formal training. Examples include 912 East Avenue and 937 SE Tarpon Avenue.

With the collapse of the Florida Boom in 1926 and the onset of the Great Depression in 1929, real estate development slowed dramatically in Stuart. Nonetheless, several important buildings were constructed in East Stuart during the Depression Decade.

One important building was Macedonia Baptist Church at the corner of Bahama Avenue and Church Street. It was built in 1933 and was a white frame church with a bell tower and rectory. Unfortunately, it has been lost to demolition.¹⁶

¹⁶ Works Project Administration, "History of Mt. Macedonia Baptist Church," 1936

A second important building was the Stuart Training School. Built in 1931, Stuart Training School was the main school for blacks in Martin County during the segregated era.¹⁷ It is one of the few examples of masonry construction in East Stuart prior to World War II. Located at 800 SE Bahama Avenue, the school closed in 1964, when it was replaced by Murray Junior/Senior School, another segregated facility. It is, however, still in operation as Spectrum Junior/Senior High School.



¹⁷ [May Name New School After Murray Family". *Palm Beach Post*. June 10, 1964. p. 13.](#)

In the 1930s, Frame Vernacular residences remained the most common property type in East Stuart. One of the best examples from the period is the Thomas J. Allen Home at 410 SE Lake Street. This house, typical of Frame Vernacular building, was constructed in 1938 by Steven Blasko, Jr. a Hungarian immigrant. Blasko built the Allen Home and a number of others in East Stuart during the Jim Crow Era. The building was constructed of high quality, Dade County pine, a significant building material in pre-World War II South Florida. Thomas J. Allen was a prominent resident of Stuart and an entrepreneur with multiple business interests.

1938

Thomas J. Allen Home

410 S.E. Lake Street, Stuart

This is the home of Thomas J. Allen, an African American, who was born in Titusville in 1906. He had 9 siblings. The family moved to Stuart in 1923. With a fourth grade education, Thomas was an industrious entrepreneur with businesses that included: a lumber yard, the cutting and planing of lumber for ships, potato farming, and hauling asphalt for air strips/roads/driveways. He is remembered as “the man who would give a young boy a job.” Thomas and his wife, Lizzie Mae of Stuart, raised 4 daughters in this home. He died in 1974. Charlotte Merricks, a daughter, resides near this Allen family home.

This home was built by master carpenter Steven Blasko, Jr. who was born in Miskolc, Hungary. He married Jolan Kerekes in 1916 in Detroit and became a naturalized U.S. citizen by 1918. Steven, Jolan and daughter, Lola, lived in his parents’ Palm City home in 1920. In 1924, their second daughter, Mabel (aka Mabel Witham), was born. Steven Blasko, Jr. “saw no color,” and therefore, bore no prejudice. He was criticized for building this and other homes in East Stuart during the period of racial segregation.

In 2017, Rev. Jerry Gore, Sr. and wife, Jacqueline, purchased this home from the Allen family and renovated it while preserving the structure’s historical integrity. New flooring covers the 1938 wood floor. The kitchen closet walls, chimney and 2 stacks of wooden cabinets are original. New metal roofing was installed on top of the original metal. The exterior wood siding and plank porch floors are original except for small sections of siding that were replaced due to deterioration.

This Dade County Pine frame vernacular “shotgun” type home reflects typical characteristics: sturdy construction, crawlspace, front and rear porches, rooms are one behind the other, the front door aligns with the rear door, gable roof, living room at the front with the kitchen at the back, overall rectangular design with bay windows on two sides, fireplace, and horizontal wood exterior siding. Excellent cross-ventilation occurs via the doors and windows. “Shotgun” homes originated in West Africa, they were also constructed in the Caribbean, and later built in the Southern United States.



Historic Home of Thomas J. Allen - Established 1938



Dedicated by the City of Stuart in 2018

Development of East Stuart, 1940-1968

The post-World War II history of East Stuart is largely unwritten. The 1991 historic properties survey of Stuart was done thirty-one years ago and did not cover the post-1940 period due to the relative recentness of the period at the time. Nonetheless, a community meeting on March 7, 2022 in East Stuart included statements from long time residents, indicating that the experience of East Stuart in the post-World War II period were similar to those of other segregated communities in Florida and the South during the Jim Crow Era

In the post-World War II period, the black church remained a bulwark of the local community with the most numerous and the most important located in East Stuart. Its ministers were often the best educated members of the community. The church provided a protective environment to deal with

the discrimination of the Jim Crow South. It also provided support for family and community life and a place for social and sometimes recreational activity.

After World War II, many black veterans returned to East Stuart. Given their service to their country, they were less willing to tolerate the discrimination and second-class citizenship of the Jim Crow Era. They also had the benefits of the GI Bill and availed themselves of educational opportunities in search of a better quality of life.¹⁸

In the 1950s blacks in East Stuart were under educated and under employed compared with the white community. Census data indicates, domestic service, construction, railroad work, and farm labor were the only occupations open for the great majority of blacks. Teaching and preaching were the few occupations that offered advancement for blacks and a chance for a higher quality of life.¹⁹

Brown vs. Board of Education was a benchmark date of the Civil Rights Movement for Stuart, Florida and the United States. In Brown vs. the Board of Education of Topeka, Kansas, the United States Supreme Court declared state laws establishing separate public schools for black and white students to be unconstitutional. Nonetheless, local schools, including the Stuart Training School and the Murray Junior-Senior High, constructed in 1964 at Port Salerno, remained segregated until 1968.²⁰

As discussed at the March 7, 2022, community meeting, due to segregation, a vibrant black business community existed in East Stuart. Churches were another historic property type. The original church buildings have been removed but the congregations of St. Paul AME, Mt. Calvary Baptist and St. Monica's Episcopal churches remain. Following passage of the 1964 Civil Rights Act, Black-owned businesses were suddenly faced with competition from white-owned businesses outside of East Stuart. As a result, the black businesses in the community declined. With the desegregation of public schools in Martin County in 1968, the Jim Crow Era in the history of East Stuart ended. Most of the extant buildings in East Stuart Community date from the post-World War II period and need to be documented and evaluated to fully-establish the significance of the community.

¹⁸Stuart Training School Facts, 1931-1964.

¹⁹Ibid,

²⁰Ibid.

Characteristics & Styles:

Frame Vernacular, 1915-1950

Frame Vernacular was the prevalent type of wood frame construction employed by lay or self-taught builders who had little or no formal training. It was the main type of construction applied to all building in East Stuart prior to World War II but was particularly common to private residences. Gable, or hip roofs, usually had steep pitches that accommodated attic space. Horizontal drop siding and weatherboard were the most common exterior wall surface materials. Wood shingles were often used to cover roofs until they were replaced by sheet metal and metal shingles and later by asbestos cement and composition shingles. Porches, most commonly simple entrance or end porches, were common features. Porches were the location of most decorative features such as gingerbread, jig-sawn bargeboards, and decorative rafters. Fenestration was regular, but not always symmetrical. Windows were generally double-hung sash with multi-pane glazing and doors contained recessed wood panels. Exterior decoration was sparse and limited to ornamental woodwork. A 1950 survey of East Stuart indicated that of 213 extant buildings in East Stuart 191 were frame.²¹ Extant examples Frame Vernacular residences include 912 East Avenue, 410 SE Lake Street and 937 SE Tarpon Avenue.



²¹Thurlow. Stuart on the St. Lucie: A Pictorial History, p. 138-139; "Committee Reports to Council On Negro Housing in Stuart," Stuart News, July 6, 1950, p. 12.

Frame Vernacular Residence, East Stuart

Masonry Vernacular, 1920-1960

Masonry Vernacular was the prevalent type of masonry construction employed by lay or self-taught builders who had little or no formal training. Masonry Vernacular was more common in Stuart on commercial buildings, but there are many examples in East Stuart particularly after World War II, when more fragile, wood frame residential buildings fell out of favor. Most of the Masonry Vernacular buildings in East Stuart are painted or stuccoed concrete block. Stuart had a cast concrete block manufacturing plant so it is likely materials from the plant found their way to East Stuart. The best extant example of masonry construction in East Stuart is the East Stuart Training School.



East Stuart Training School, 800 SE Bahama Avenue.

Alterations:

Many of the historic era buildings in East Stuart have been subject to alterations. Typically, these alterations are window replacement or vinyl or metal over original wood siding. Such alterations are typically not disqualifying for historic designation. More concerning is wide scale demolition. For example, of the sixteen buildings recorded in the 1991 survey, six have been demolished. Moreover, the City of Stuart has documented eighty-eight vacant lots in the neighborhood, including some of the buildings previously recorded. Demolition remains the main threat to a prospective district. Land values are dramatically increasing relative to building values, putting development pressure on the historic building stock of the neighborhood.



Vacant Lots in East Stuart Community

1991 SURVEYED BUILDINGS

*415 CHURCH ST	FRAME VERNACULAR	C. 1920 PRIVATE RESIDENCE
*417 CHURCH ST	FRAME VERNACULAR	C. 1930 PRIVATE RESIDENCE
*624 CHURCH ST	MEDITERRANEAN REV.	C. 1926 PRIVATE RESIDENCE
*626 CHURCH ST	MEDITERRANEAN REV.	C. 1930 PRIVATE RESIDENCE
912 EAST AVENUE	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
*916 EAST AVENUE	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
344 M.L. KING JR.	FRAME VERNACULAR	1930 COMMERCIAL
815 NASSAU AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
*825 NASSAU AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
829 NASSAU AVE	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
818 TARPON AVE	BUNGALOW	C. 1926 PRIVATE RESIDENCE
821 TARPON AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
833 TARPON AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
915 TARPON AVE.	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
937 TARPON AVE.	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
941 TARPON AVE.	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
*demolished buildings since 1991		

Statement of Significance:

Ethnic Heritage/Black: Criterion A

From c. 1915 until the end of segregation in 1968, East Stuart, known also as the Lincoln Park Neighborhood, was the center of the African American community in Stuart. With the arrival of the railroad in 1894, African Americans from Florida, Georgia and other parts of the South arrived in Stuart to work for the railroad, and in the pineapple, citrus and fishing industries. They began settling in East Stuart early in the 20th century. A significant part of the East Stuart Community was immigrants from the nearby Bahama Islands who worked particularly in the early pineapple industry. These immigrants formed their own churches, principally Baptist, and the African Methodist Episcopal denominations. Buildings that embody this heritage are St. Paul AME, Mt. Calvary Baptist, and St. Monica Episcopal churches. Black educational structures include the East Stuart Training School, the principal black secondary school in Martin County between 1931 and 1964.

Determination of Eligibility Opinion:

The East Stuart Community is likely eligible for the National Register of Historic Places under Criterion A, Ethnic Heritage/Black at the local level. However, the evidence for designation is incomplete and needs updating. The last comprehensive historic properties survey was undertaken in 1991 and now is over thirty years out of date. Given the fifty-year criterion in place at the time, the survey report only covered the pre-1940 era and individual Florida Master Site File forms were also limited to pre-1940. Given the passage of time, an update of historic information is imperative. The post-World War II period included the Black Civil Rights Era, a period highly significant to African American communities throughout the United States. A community meeting on March 7, 2022, was primarily focused on this period and touched on the significance of East Stuart and civil rights to residents. The East Stuart Training School was an important black educational institution in the community and its history and association with the local civil rights movement needs to be fully developed. Moreover, based on the data from the City of Stuart, it appears that the majority of buildings date from the post-World War II period. None have been recorded in the Florida Master Site File. This data is foundational to a National Register nomination and needs to be completed prior to a final evaluation.

In addition to honorific recognition, listing in the National Register has the following results for historic properties:

- ▣ Consideration in planning for Federal, Federally licensed, and Federally assisted projects: -- Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal Planning process.
- ▣ Eligibility for certain tax provisions -- Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.
- ▣ Qualification for Federal grants for historic preservation, when funds are available.

Seven Aspects of Integrity:

- Must be 50 years old or older. *There are an estimated 163 buildings 50 years old or older. These are the overwhelming number of buildings in the community.*
- The seven (7) recognized qualities of integrity under the National Register of Historic Places are: location, design, setting, materials, workmanship, feeling, and association.

Location: *Yes, the location is the same since the Lincoln Park Subdivision was platted c. 1915.*

Design: *The buildings in the area are primarily simple wood frame and masonry structures. There are very few buildings that represent a defined historic architectural style. While many buildings have been altered through new windows or non-historic siding, the overall design and individual materials and details are generally intact.*

Setting: *The setting of the area is generally intact. However, the City of Stuart has documented a eighty-eight vacant lots where mainly pre-1930 wood frame buildings were located. Demolition remains a threat to the community because of the size of buildings, their condition, and ever-increasing land values relative to building values.*

Materials: *Most buildings are simple utilitarian structures constructed of commonly available materials. Historic materials such as Dade County Pine are found intact on buildings such as the Thomas J. Allen Home, 410 S.E. Lake Street.*

Workmanship: *There are intact examples of the work of skilled carpenters such Steven Blasko, Jr. a Hungarian immigrant, who built the Thomas J. Allen Home, 410 S.E. Lake Street.*

Feeling and Association: *The East Stuart Community still has the feeling and association of a historically black community. Particularly important are the historical black churches located there such as St. Paul AME, Mt. Calvary Baptist and St. Monica Episcopal. Many of the early, frame vernacular residences have been lost and replaced by post-World War II masonry residences, which now form most of the buildings in the community. Demolition and new construction threaten the character of East Stuart.*

EAST STUART, PRE-1972 INVENTORY

PIN	AREA ACRES	BuildingTypeDescription	ExteriorWallDescription	Year Built	EffectiveYearBuilt	BuildingCategoryDescription	AssessedValue	AppraisedValue	AREA ACRES	Historical Building
04384101001000405	0.28	Single family	Stucco or wood	1957	1957	Residential	12500	12500	0.28	<Null>
04384101001000405	0.28	Single family	Stucco or wood	1940	1940	Residential	22370	22370	0.28	<Null>
04384101001000600	0.14	Single family	Stucco	1965	1965	Residential	34690	34690	0.14	<Null>
04384101002000109	0.15	Single family	Wood siding	1947	1947	Residential	37050	37050	0.15	<Null>
04384101002000207	0.14	Single family	Stucco	1949	1949	Residential	30270	30270	0.14	<Null>
04384101002000305	0.14	Single family	Stucco	1959	1959	Residential	30140	30140	0.14	<Null>
04384101002000403	0.55	Other residential	Stucco	1963	1960	Residential	27620	27620	0.55	<Null>
04384101002000403	0.55	Other residential	Stucco	1963	1960	Residential	26670	26670	0.55	<Null>
04384101002000403	0.55	Other residential	Stucco	1963	1973	Residential	44840	44840	0.55	<Null>
04384101003000107	0.41	Triplex	Stucco	1963	1960	Residential	45680	45680	0.41	<Null>
04384101003000107	0.41	Duplex	Stucco	1963	1960	Residential	31810	31810	0.41	<Null>
04384101003000401	0.14	Single family	Stucco	1956	1976	Residential	20450	20450	0.14	<Null>
04384101003000606	0.14	Duplex	Wood siding	1953	1953	Residential	15290	15290	0.14	<Null>
04384101005000406	0.12	Single family	Alum siding	1940	1940	Residential	14440	14440	0.12	<Null>
04384101005000601	0.11	Single family	Stucco	1960	1960	Residential	34360	34360	0.11	<Null>
04384101006000100	0.28	Church	Block with Stucco	1969	1969	Commercial	354220	354220	0.28	<Null>
04384101006000100	0.28	Other residential	Wood siding	1962	1962	Residential	51400	51400	0.28	<Null>
04384101006000306	0.14	Single family	Stucco	1956	1976	Residential	25180	25180	0.14	<Null>
04384101006000805	0.14	Quadruplex	Stucco	1967	1975	Residential	55380	55380	0.14	<Null>
04384101006001305	0.28	Other residential	Wood siding	1963	1970	Residential	45430	45430	0.28	<Null>
04384101007000108	1.93	General Office	Block with Stucco	1963	1985	Commercial	165970	165970	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101008000106	0.28	Other residential	Conc block 12	1963	1970	Residential	26430	26430	0.28	<Null>
04384101008000106	0.28	Other residential	Conc block 12	1963	1970	Residential	26430	26430	0.28	<Null>
04384101008000302	0.14	Single family	Stucco	1965	1965	Residential	21960	21960	0.14	<Null>
04384101008000400	0.14	Single family	Stucco	1961	1961	Residential	27670	27670	0.14	<Null>
04384101008000507	0.14	Single family	Stucco	1960	1960	Residential	20800	20800	0.14	<Null>
04384101008000703	0.17	Lodge	Block with Stucco	1962	1966	Commercial	89420	89420	0.17	<Null>
04384101009000104	0.18	Single family	Stucco	1965	1965	Residential	26100	26100	0.18	<Null>
04384101009000202	0.12	Single family	Stucco or wood	1949	1949	Residential	21050	21050	0.12	<Null>
04384101009000300	0.12	Single family	Wood siding	1940	1940	Residential	18400	18400	0.12	<Null>
04384101200100108	0.12	General Retail	Block with Stucco	1954	2005	Commercial	196800	196800	0.12	<Null>
04384101200100705	0.14	General Retail	Block with Stucco	1958	1995	Commercial	42210	42210	0.14	<Null>
04384101200100705	0.14	Single family	Wood siding	1957	1957	Residential	31800	31800	0.14	<Null>
04384101200200106	0.14	Church	Block with Stucco	1964	1964	Commercial	42450	42450	0.14	<Null>
04384101200200204	0.28	Single family	Stucco	1954	1974	Residential	22380	22380	0.28	<Null>
04384101200300104	0.28	Other residential	Wood siding	1963	1980	Residential	41100	41100	0.28	<Null>
04384101200300300	0.14	Single family	Stucco	1940	1940	Residential	28170	28170	0.14	<Null>
04384101200300408	0.14	General Retail	Concrete Block	1966	1966	Commercial	76630	76630	0.14	<Null>
04384101200300603	0.48	Single family	Concrete Block	1955	1955	Residential	36860	36860	0.48	<Null>
043841012004000102	0.18	Single family	Stucco	1960	1960	Residential	14360	14360	0.18	<Null>
043841012004000100	0.21	Single family	Stucco	1972	1972	Residential	25890	25890	0.21	<Null>
043841012005000129	0.53	Other residential	Wood siding	1961	1980	Residential	53470	53470	0.53	St Paul African Methodist
043841012005000403	0.14	Single family	Vinyl siding	1950	1950	Residential	22030	22030	0.14	912 SE East Ave
043841012005000608	0.14	Quadruplex	Stucco	1955	1955	Residential	25680	25680	0.14	<Null>
043841012005000608	0.14	Quadruplex	Stucco or wood	1945	1945	Residential	47970	47970	0.14	<Null>
043841012006000107	0.28	Quadruplex	Stucco	1940	1940	Residential	27210	27210	0.28	<Null>
043841012006000401	0.14	Single family	Stucco	1960	1960	Residential	16400	16400	0.14	<Null>
043841012007000105	0.12	Apartments - Multiple Res	Stucco	1961	1995	Commercial	119360	119360	0.12	<Null>
043841012007000203	0.11	Single family	Stucco	1944	1944	Residential	54550	54550	0.11	<Null>
043841012007000409	0.14	Duplex	Stucco	1960	1960	Residential	11370	11370	0.14	<Null>
043841012007000409	0.14	Duplex	Stucco	1960	1960	Residential	11370	11370	0.14	<Null>
043841012007000506	0.14	Single family	Stucco	1950	1950	Residential	39730	39730	0.14	<Null>
043841013009000100	0.28	General Commercial	Block with Stucco	1955	1995	Commercial	138810	138810	0.28	<Null>
043841013009001608	0.44	Triplex	Wood siding	1926	1966	Residential	40660	40660	0.44	<Null>
043841013009001608	0.44	Triplex	Stucco	1926	1966	Residential	39580	39580	0.44	<Null>
043841013009001608	0.44	Triplex	Wood siding	1926	1966	Residential	21970	21970	0.44	<Null>
043841013009002000	0.11	Single family	Stucco or wood	1930	1930	Residential	21600	21600	0.11	<Null>
043841013010000108	0.17	Duplex	Stucco	1961	1961	Residential	17740	17740	0.17	<Null>
043841013010000108	0.17	Duplex	Stucco	1961	1961	Residential	17740	17740	0.17	<Null>
043841013010000300	0.13	Duplex	Wood siding	1938	1990	Residential	31600	31600	0.13	Thomas J Allen Home
043841013010000402	0.1	Duplex	Stucco or wood	1930	1930	Residential	16520	16520	0.1	<Null>
043841013010000402	0.1	Duplex	Stucco or wood	1930	1930	Residential	16310	16310	0.1	<Null>
043841013010000509	0.1	Single family	Stucco or wood	1930	1930	Residential	20920	20920	0.1	<Null>
043841013010000705	0.1	Single family	Stucco	1957	1957	Residential	3990	3990	0.1	<Null>
043841013010000803	0.22	Single family	Alum siding	1940	1940	Residential	100	100	0.22	<Null>
043841013010001009	0.15	Single family	Wood siding	1940	1940	Residential	23530	23530	0.15	<Null>
043841013011000106	0.34	Church	Block with Stucco	1968	1980	Commercial	123170	123170	0.34	St Monica's Episcopal Church
043841013011000400	0.13	Single family	Stucco or wood	1950	1950	Residential	19430	19430	0.13	<Null>
043841013011000507	0.13	Single family	Wood siding	1957	1957	Residential	5960	5960	0.13	<Null>
043841013011000605	0.23	Single family	Stucco or wood	1930	1970	Residential	20530	20530	0.23	<Null>
043841013011000801	0.11	Single family	Hardi-Plank Lap Siding	1950	1965	Residential	24140	24140	0.11	<Null>
043841013011000909	0.11	Single family	Stucco or wood	1950	1965	Residential	13120	13120	0.11	<Null>
043841013011001007	0.11	Single family	Stucco or wood	1950	1950	Residential	17060	17060	0.11	<Null>
043841013011001105	0.11	Single family	Stucco or wood	1950	1975	Residential	24050	24050	0.11	<Null>
043841013011001203	0.21	Single family	Stucco	1955	1980	Residential	33550	33550	0.21	<Null>
043841013012000202	0.13	General Office	Block with Stucco	1960	1990	Commercial	92490	92490	0.13	<Null>
043841013012000300	0.39	Duplex	Stucco	1966	2000	Residential	59620	59620	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1966	2000	Residential	50400	50400	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1961	2000	Residential	50400	50400	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1961	2000	Residential	59620	59620	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1961	2000	Residential	59620	59620	0.39	<Null>
043841013012001103	0.12	Single family	Stucco	1945	1945	Residential	0	0	0.12	<Null>
043841013012001103	0.12	Single family	Stucco	1945	1945	Residential	27300	27300	0.12	<Null>
043841013012002004	0.19	Church	Block with Stucco	1962	1980	Commercial	256370	256370	0.19	<Null>
043841013012002200	0.09	Single family	Stucco	1960	1960	Residential	16390	16390	0.09	<Null>
043841013013000102	0.22	Duplex	Stucco	1968	1968	Residential	18040	18040	0.22	<Null>
043841013013000102	0.22	Duplex	Stucco	1968	1968	Residential	17320	17320	0.22	<Null>

**SMALL MATCHING HISTORIC PRESERVATION GRANTS
FY2023 FINAL RANKING PROJECT LIST**

(Applications recommended for funding are not guaranteed funds and funding is contingent on an annual appropriation
by the Florida Legislature and Governor approval)

Rank	Applicant	Project Title	Project County	Grant Amount	Cumulative Grant Amount
1	Mel Fisher Maritime Heritage Society, Inc.	Pop Up Museums for Florida Schools: Found at Sea, Florida's Early History	Monroe	\$50,000	\$50,000
2	The Deering Estate Foundation, Inc.	Resilient Deering	Miami-Dade	\$50,000	\$100,000
3	The Florida Historical Society	Florida Frontiers: The Weekly Radio Magazine of the Florida Historical Society	Brevard	\$50,000	\$150,000
4	Dade Heritage Trust, Inc.	Liberty City Neighborhood Survey	Miami-Dade	\$50,000	\$200,000
5	University of Florida	Digitizing Nombre de Dios, the Oldest Franciscan Mission in North America	Alachua	\$44,088	\$244,088
6	St. Lucie County Clerk of the Circuit Court	Digitally Preserving St. Lucie County Beginnings	St. Lucie	\$41,315	\$285,403
7	Lightner Museum of Hobbies	Lightner Museum: Architectural Drawings Conservation and Exhibition	St. Johns	\$22,400	\$307,803
8	Grace Arts Center, Inc.	Saltwater Free Way	Broward	\$25,000	\$332,803
9	City of Apalachicola	Apalachicola Historic Interpretative Displays and Black History Trail	Franklin	\$50,000	\$382,803
10	National Tropical Botanical Garden, Inc.	Increasing Public Awareness of the Unique History of the Kampong	Miami-Dade	\$23,123	\$405,926
11	Indian River County Parks Division	Kroegel Homestead Historic Structures, Condition Assessment	Indian River	\$14,250	\$420,176
12	Stuart Main Street Association, Inc.	City of Stuart Historical Properties Survey	Martin	\$40,000	\$460,176
13	Florida State University Department of Urban and Regional Planning	North Star Legacy Communities: Gadsden County Heritage	Gadsden	\$39,963	\$500,139
14	Highlands County Board of County Commissioners	Lorida School House Historical Marker	Highlands	\$1,050	\$501,189
15	City of Marianna	Saint Luke Baptist Church	Jackson	\$50,000	\$551,189
16	Department of Environmental Protection, Division of Recreation and Parks	Florida State Parks Historic Structures Assessment	Leon	\$25,000	\$576,189

17	Pinellas County Government	Heritage Village Virtual Rendering of Historic Structures	Pinellas	\$25,000	\$601,189
18	Key West Harry S Truman Foundation, Inc.	The Key West Harry S. Truman Foundation Catalogue & Collection Plan	Monroe	\$25,000	\$626,189
19	The Washington County Historical Preservation Society Inc	Holms Town Archaeological Search	Washington	\$50,000	\$676,189
20	Indian River Land Trust, Inc	Indian River Land Trust Geomorphology and Archaeology Project	Indian River	\$23,179	\$699,368
21	Theater with a Mission, Inc.	A New Flag for Florida	Leon	\$18,875	\$718,243
22	The East-West Foundation	Florida's Black Muslim Heritage	Miami-Dade	\$50,000	\$768,243
23	City of Niceville	Niceville Historical Marker Grant A	Okaloosa	\$1,210	\$769,453
24	Washington County Tourist Development Council	Old Spanish Trail/Historic Highway 90 Story Map	Washington	\$19,850	\$789,303
25	Marjorie Harris Carr Cross Florida Greenway	Holy Band of Inspiration Church #1 Stabilization and Restoration	Marion	\$30,000	\$819,303
26	City of Fort Lauderdale	City-Wide Architectural Resource Survey - Phase II (Continued)	Broward	\$31,750	\$851,053
27	Florida Community Corporation	Florida Chitlin Circuit	Orange	\$50,000	\$901,053
28	Tallahassee Historical Society	Tallahassee 200: From Territory to Statehood	Leon	\$20,000	\$921,053
29	City of Newberry	City of Newberry Historic Resources Survey Update	Alachua	\$31,000	\$952,053
30	City of Titusville, Florida	City of Titusville Architectural Style and Design Guidelines	Brevard	\$40,000	\$992,053
31	Town of Belleair	Town of Belleair Historic Design Guidelines	Pinellas	\$42,500	\$1,034,553
32	Florida Trail Association	Public Heritage Education: Preserving Byrd Hammock	Wakulla	\$50,000	\$1,084,553
33	City of Chipley	Old Chipley City Hall	Washington	\$33,000	\$1,117,553
34	Wakulla County Historical Society, Inc.	Old Wakulla Jail: Planning for Preservation	Wakulla	\$50,000	\$1,167,553
35	Brooksville Vision Foundation, Inc.	Downtown Brooksville Historic Resource Survey	Hernando	\$35,200	\$1,202,753
36	Archaeological Research Cooperative, Inc.	The Lake George Prehistory Underwater Survey Phase III: Searching for Paleoindian and Pre-Clovis Sites	Putnam	\$48,269	\$1,251,022
37	City of Eustis	City of Eustis Historic and Architectural Survey, 1940-1971	Lake	\$50,000	\$1,301,022
38	Museum of the Islands	Museum of the Islands History Exhibits Projects	Lee	\$1,500	\$1,302,522

39	Florida State Hospital	US Arsenal Officers Quarters/Apalachicola Arsenal Officers Quarters	Gadsden	\$35,000	\$1,337,522
40	Highlands County Board of County Commissioners	Architectural Inventory and Evaluation of Historic Lakeside Resources, Highlands County, Florida - Sebring	Highlands	\$23,600	\$1,361,122
41	Miami-Dade County	Calusa Playhouse Phase I: Assessment and Rehabilitation Plan	Miami-Dade	\$50,000	\$1,411,122
42	Baker County, FL	Emily Taber Library Restoration	Baker	\$50,000	\$1,461,122
43	City of Panama City	Center for the Arts Restoration Planning	Bay	\$37,500	\$1,498,622
44	Union County BOCC	Union County Courthouse Restoration Development Project	Union	\$50,000	\$1,548,622
45	Town of Cross City	Historic Structures Survey of the Cross City Area	Dixie	\$18,750	\$1,567,372
46	City of Hollywood	Hollywood Historic Properties Survey	Broward	\$50,000	\$1,617,372