City of Stuart

AGENDA

LOCAL PLANNING AGENCY
NOVEMBER 10, 2022
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chairperson - Kelly Laurine
Vice Chairperson - Margaret Bromfield
Board Member - Bill Mathers
Board Member - Ryan Strom
Board Member - Jackie Vitale
Board Member - VACANT
Board Member - VACANT
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director, Jodi Nentwick-Kugler
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 reg3rding 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 October 13, 2022 Minutes

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT
(THIS IS A SINGLE READING ITEM)

ORDINANCE NUMBER 2500-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND; "MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND; "PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND; AND "EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE

PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

3. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT

ORDINANCE NUMBER 2499-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

4. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT

ORDINANCE NUMBER 2507-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5. THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT
(THIS IS A SINGLE READING ITEM)

ORDINANCE NUMBER 2502-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6. THE CREEK DISTRICT - ZONING MAP AMENDMENT

ORDINANCE NUMBER 2501-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

7. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT

ORDINANCE NUMBER 2498-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING

DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR “THE CREEK DISTRICT”; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/10/2022 **Prepared by:** Jordan Pinkston

Title of Item:
Approval of October 13, 2022 Minutes

Summary Explanation/Background Information on Agenda Request:
N/A.

Funding Source:
N/A.

Recommended Action:
Approve.

ATTACHMENTS:
1. LPA Minutes_10132022

MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
OCTOBER 13, 2022
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Margaret Bromfield
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Campbell Rich
Board Member - Ryan Strom
Board Member - Jackie Vitale
Ex Officio Board Member - Kimberly Everman

ADMINISTRATIVE

Interim Development Director, Erin Wohlitka
Board Secretary, Jordan Pinkston

CALL TO ORDER

Vice Chair, Margaret Bromfield called the meeting to order in the absence of the Chair.

ROLL CALL

PRESENT: Vice Chairperson Bromfield, Board Member Rich, Board Member Massing, Board Member Mathers, Board Member Strom, Board Member Vitale
ABSENT: Chairperson Laurine

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

MOTION: Approve
MOVED BY: Ryan Strom
SECONDED BY: Jackie Vitale
Motion approved unanimously.

APPROVAL OF MINUTES

1. Approval of September 8, 2022 Minutes

MOTION: Approve
MOVED BY: Ryan Strom
SECONDED BY: Jackie Vitale

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. Major Amendment to the Johnson Honda CPUD

ORDINANCE NUMBER 2504-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.83-ACRE PROPERTY OWNED BY TURQUOISE MOON LLC AT 4200 SOUTHEAST FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING JOHNSON HONDA AUTOMOBILE DELEARSHIP CPUD TO ADD TWO (2) PARKING GARAGES; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Bonnie Landry, Landry & Associates as City Consultant
Terry McCarthy, McCarthy & Associates
Steve Marquart, CAPTEC Engineering

COMMENTS FROM THE BOARD:

Jackie Vitale asked for clarification about where the cars would be stored and the demand for the extra space.

Steve Marquart clarified that storage is currently in high demand.

Terry McCarthy reassured the board that there was a demand for car storage.

Bill Mathers asked for confirmation that they had met all code requirements.

Ryan Strom asked for clarification on the development conditions. He asked about architectural relief on the Pomerory side.

Staff clarified the site plan and what agreements were made with the applicant.

Pete Anderson from Mike Flaugh Landscape Architects discussed landscaping on Pomeroy.

COMMENTS FROM THE PUBLIC: None.

MOTION: Approve with the addition of the waiver and development conditions appropriate for this item.
MOVED BY: Ryan Strom
SECONDED BY: Bill Mathers
Motion approved unanimously.

3. Major Amendment to the Wallace Volvo PUD

ORDINANCE NUMBER 2505-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 5.78-ACRE PROPERTY OWNED BY WALLACE J 2755 SE FEDERAL HIGHWAY, LLC AT 2675 SE FEDERAL HIGHWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING MODIFICATIONS TO THE EXISTING WALLACE VOLVO AUTO DEALERSHIP CPUD TO DEMOLISH ONE SINGLE-STORY BUILDING AND ADD A SHOWROOM WITH OFFICE AND GENERAL STORAGE SPACE, AUTO REPAIR BAYS, OUTDOOR DISPLAY AREA, AND ADDITIONAL PARKING INCLUDING ELECTRIC VEHICLE CHARGING STATIONS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Bonnie Landry, Landry & Associates and City Consultant
Terry McCarthy, McCarthy & Associates
Rusty Wallace, Wallace Auto Group

COMMENTS FROM THE BOARD: None.

COMMENTS FROM THE PUBLIC: None.

MOTION: Approve with landscape waiver requirement.
MOVED BY: Ryan Strom
SECONDED BY: Bill Mathers
Motion approved unanimously.

4. FIRE STATION 3 - SMALL SCALE FUTURE LAND USE AMENDMENT FROM COMMERCIAL TO PUBLIC:

ORDINANCE No. 2503-2022; AN ORDINANCE OF THE CITY OF STUART, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AS DEFINED IN F.S. § 163.3187; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP FOR AN APPROXIMATELY 1.78-ACRE PARCEL FROM THE FUTURE LAND USE OF COMMERCIAL TO THE FUTURE LAND USE OF PUBLIC; FOR

THE PURPOSE OF DEVELOPING THE SITE FOR A NEW FIRE STATION TO SERVE THE NORTHERN PART OF THE CITY; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PRESENTATION: Bonnie Landry, Landry & Associates and City Consultant

COMMENTS FROM THE BOARD:

The color of the building was discussed.

COMMENTS FROM THE PUBLIC:

Jodi Baymend (Zoom) - Architect representing the project.

MOTION: Approve.
MOVED BY: Jackie Vitale
SECONDED BY: Ryan Strom
Motion approved unanimously.

5. FIRE STATION 3 - REZONE FROM CPUD TO PUBLIC:

ORDINANCE No. 2506-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP; TO REZONE A 1.78-ACRE PARCEL; LOCATED AT 3473 NW GREEN RIVER PARKWAY; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO PUBLIC; DEVELOPING THE SITE FOR A NEW FIRE STATION WITH 6,523 SQ FT TO SERVE THE NORTHNERN PART OF THE CITY; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; 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.

PRESENTATION: Bonnie Landry, Landry & Associates and City Consultant
Terry McCarthy, McCarthy & Associates

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM THE BOARD: None.

MOTION: Approve
MOVED BY: Ryan Strom
SECONDED BY: Bill Mathers
Motion approved unanimously.

STAFF UPDATE

David Dyess introduced Jodi Nentwick as the new Development Director to the board.

ADJOURNMENT

MOTION:
MOVED BY: Ryan Strom
SECONDED BY: Bill Mathers
Motion approved unanimously.

Jordan Pinkston, Board Secretary	**Kelly Laurine, Chair**

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/10/2022 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT
(THIS IS A SINGLE READING ITEM)

ORDINANCE NUMBER 2500-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND; "MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND; "PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND; AND "EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
This is a city-initiated Small-Scale Future Land Use Amendment for the "East Stuart Neighborhood". If adopted, this ordinance will amend the city's Official Future Land Use Map (FLUM) to reflect the following Future Land Use Map changes within the "East Stuart Neighborhood":

- "Low Density" to "East Stuart" for 8.60 acres of land
- "Office-Residential" to "East Stuart" for 1.93 acres of land
- "Multi-Family" to "East Stuart" for 4.50 acres of land
- "Public" to "East Stuart" for .53 acres of land
- "East Stuart" to "Public" for 5.16 acres of land

The Future Land Use Map Amendment is compatible with the surrounding land uses and in compliance with the goals, objectives, and policies of the city's Comprehensive Plan.

ATTACHMENTS:
1. A. Staff Report
2. B. Ordinance No. 2500-2022 and Map Exhibits
3. C. Service Capacity Letters
4. D. Public Notification
5. E. Presentation

Funding Source:
N/A

Recommended Action:
Motion to approve Ordinance No. 2500-2022, amending the city's Official Future Land Use Map to include

and reflect the changes from "Low Density" to "East Stuart"; "Office-Residential" to "East Stuart"; "Multi-Family" to "East Stuart"; "Public" to "East Stuart"; "East Stuart" to "Public" on certain lands within the “East Stuart Neighborhood”.

ATTACHMENTS:

1. Staff Report
2. Ordinance 2500-2022 - FLUM East Stuart and Exhibits
3. Service Capacity Letters and Analysis
4. Public Notification - East Stuart
5. Presentation

Staff Report

A. Application

East Stuart Neighborhood
Future Land Use Amendment and Rezoning

Applicant	City of Stuart
Property Owner	City of Stuart
Agent for Applicant	Treasure Coast Regional Planning Council
Date of Report	October 27, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to change the Future Land Use for certain parcels within the "East Stuart Neighborhood" as follows:

- "Low Density" to "East Stuart" for 8.60 acres of land
- "Office-Residential" to "East Stuart" for 1.93 acres of land
- "Multi-Family" to "East Stuart" for 4.50 acres of land
- "Public" to "East Stuart" for .53 acres of land
- "East Stuart" to "Public" for 5.16 acres of land

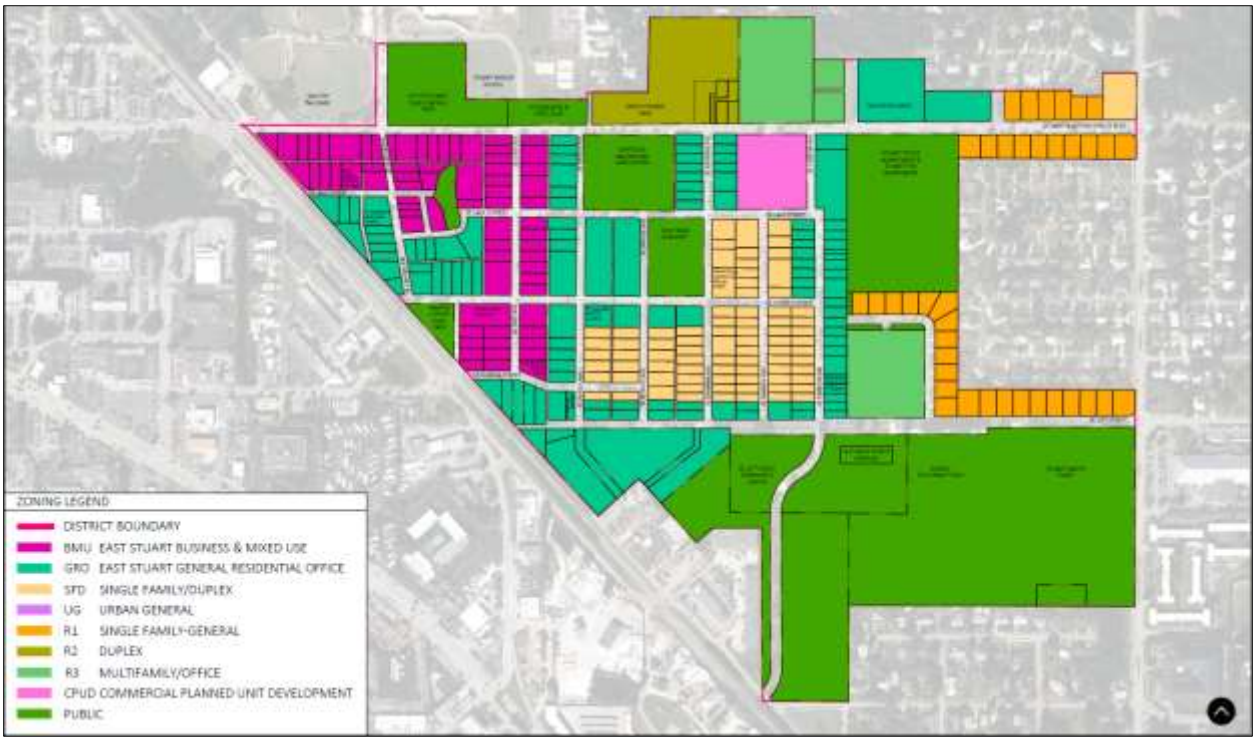
This request has a companion item to rezone certain parcels within the neighborhood, which will be consistent with the Future Land Use of either "East Stuart" or "Public".

C. Site Location and Information

Existing Future Land Use Map

Proposed Future Land Use Map

Existing Zoning Map



Proposed Zoning Map

D. Determination of compliance with Comprehensive Plan

The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

Staff Analysis: City Utilities & Engineering Department has drafted a letter stating that water and wastewater plant capacity exists to serve the maximum buildout for the East Stuart Neighborhood and The Creek District. City staff has received a school capacity determination that states, "…the existing school capacities within the North and South CSA's, appears to be able to handle the impacts of the proposed additional residential units."

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

East Stuart Neighborhood Land Use Changes - (K) East Stuart District: General uses permitted include low density residential, multi-family residential, office, commercial, recreation and mixed-use projects. Also, public facilities and electric distribution substations are allowed. (F) Public: Public facilities and uses such as schools, government offices, recreation, cellular telephone towers, utilities, historic structures with public or private uses therein, and City sponsored or approved economic development or redevelopment projects. Additionally, uses which are determined to contribute to the overall community welfare such as vending or entertainment uses directly in support of the primary public use associated with a park, plaza, or community center, or City sponsored or approved community festival, fair, concert, parade, exhibition, farmers or craft market, or similar events are allowed. "Public" uses shall include those uses that are permitted in the "Recreation" and "Conservation" land use categories. Also, electric distribution substations are allowed.

Staff Analysis: The property owner will comply with requirements of the future land use designation on the property subject to the adoption of the land use change.

Objective 1.B1. - Compact Urban Form: Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Staff Analysis: This study areas are in close proximity to downtown Stuart, thus providing a mixed-use option close to the urban core of the city aids in the discouragement of urban sprawl and helps to achieve a compact urban form.

Policy 1.B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

*Staff Analysis: **East Stuart Neighborhood** - The study area is surrounded on the north by public uses and residential, west boundaries by the railroad track, and residential to the south and east. Thus, the future land use is compatible with and complementary to the surrounding land uses.*

E. Service Capacity

Maximum Buildout Analysis

Comprehensive Plan: Element 1, Table of Land Use Densities and Intensities

FLU		Residential		
	In/Out CRA	*General*	*Not ALF*	*ALF*
			UPUD, RPUD, or Major UCE	
Low Density (existing)	NA	8.72 du/ac for SF units to 11.62 du/ac for duplex units	8.72 du/ac for SF units to 11.62 du/ac for duplex units	None
Office Residential (existing)	In	15 du/ac	30 du/ac	None
Multi Family (existing)	In	15 du/ac	30 du/ac	None
Public (existing)	NA	None	None	None
East Stuart (proposed)	NA	<17 du/ac	<30 du/ac	<30 du/ac
Public (proposed)	NA	None	None	None

Gross Site Area:

Low Density to East Stuart – 8.60 Acres
Office/Residential to East Stuart – 1.93 Acres
Multi Family to East Stuart – 4.50 Acres
Public to East Stuart – 0.53 Acres
East Stuart to Public – 5.16 Acres

Maximum Buildout for Future Land Use Map (FLUM) Changes:

The difference between existing Future Land Use and the proposed is 20 density units

Existing FLU	*Proposed FLU*	*Existing Units*	*Proposed Units*
Low Density	East Stuart	99 units	258 units
Office Residential	East Stuart	57 units	57 units
Multi Family	East Stuart	135 units	135 units
Public	East Stuart	0 units	15 units
East Stuart	Public	154 units	0 units

Level of Service Capacity Letters

On September 12, 2022, the Martin County School District issued a letter stating that sufficient school capacity exists to serve the proposed Land Use Map change in residential dwelling units to meet the school concurrency requirements under Florida Statute 163.3180.

On September 6, 2022, the Utilities & Engineering Department issued a letter stating that the City of Stuart has water and wastewater plant capacity to serve the maximum buildout for the East Neighborhood and The Creek District.

On August 31, 2022, the Police Department issued a letter stating that the City of Stuart Police Department can serve the proposed maximum buildout of Future Land Use Map amendment and will not negatively affect the level of service the Stuart Police Department offers to the City of Stuart.

On August 11, 2022, the Fire Rescue Department stated that the City of Stuart Fire Rescue can serve the proposed maximum buildout of Future Land Use Map amendment and can be served without any negative impacts to levels of service at this time.

E. Conclusion

City staff and the City's consultants have determined that the proposed amendment of the Future Land Use Map and Zoning Map meets the requirements of the City of Stuart Comprehensive Plan. The Future Land Use Map Amendment and Rezoning is compatible with the surrounding land uses and in compliance with the goals, objectives, and policies of the city's Comprehensive Plan.

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2500-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND; "MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND; "PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND; AND "EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a comprehensive growth management plan as mandated by the local government comprehensive planning and land development regulation act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan; and

WHEREAS, the City Commission, has considered the city-initiated request for land use map changes; and

WHEREAS, on November 10, 2022, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearings on November 14, 2022 to consider this ordinance; and

WHEREAS, the City Commission has determined the need to change the Future Land Use for said lands; and

WHEREAS, the City Commission has reviewed the criteria set forth in Florida Statute 163.3177 and has evaluated the data testimony, evidence, public comments, and totality of the circumstances. The City Commission has determined which data is professionally acceptable and has reacted accordingly. Pursuant to the data available at the time, the Commission has found that the character of the land is appropriate and that adequate public facilities exist to support the land use.

WHEREAS, the City Commission finds that the Future Land Use Map amendment is compatible with the surrounding land uses and in compliance with the city's Comprehensive Plan.

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

SECTION 1: Attached hereto as **Exhibit "A"** is a map depicting the following land use map changes:

a. **"LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND**
b. **"OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND**
c. **"MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND**
d. **"PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND**
e. **"EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND**

SECTION 2: The City Commission hereby amends the city's Official Future Land Use Map to include and reflect those changes as shown in **Exhibit "B"**.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the Developer of the site, this ordinance shall prevail.

SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: This ordinance shall take effect upon adoption.

PASSED AND ADOPTED the _____ day of_____, 2022.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ATTEST:

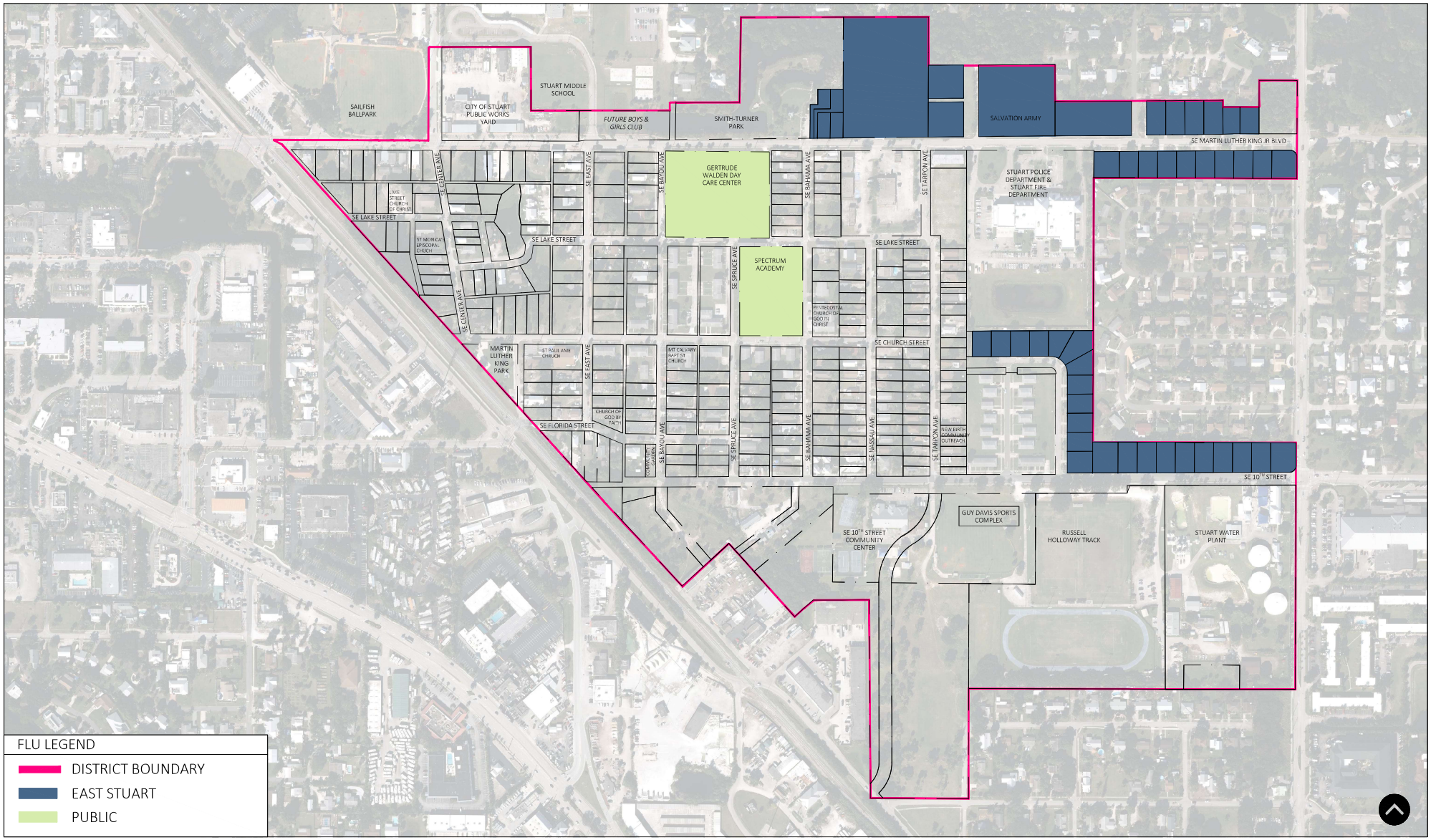
_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

EXHIBIT "A"

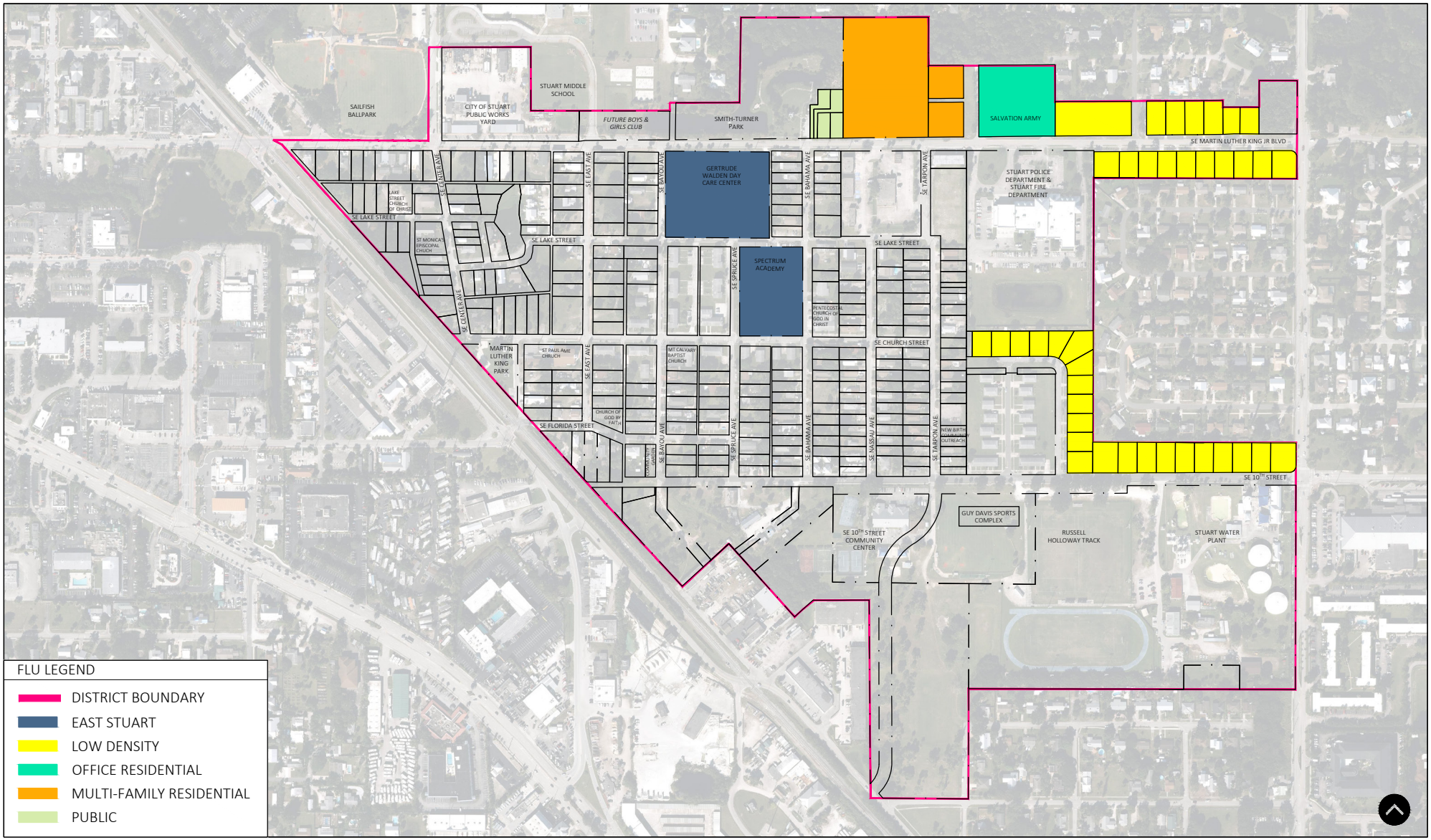


E A S T S T U A R T

Community Redevelopment Area

PROPOSED FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

10/19/2022



EAST STUART

Community Redevelopment Area

EXISTING FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

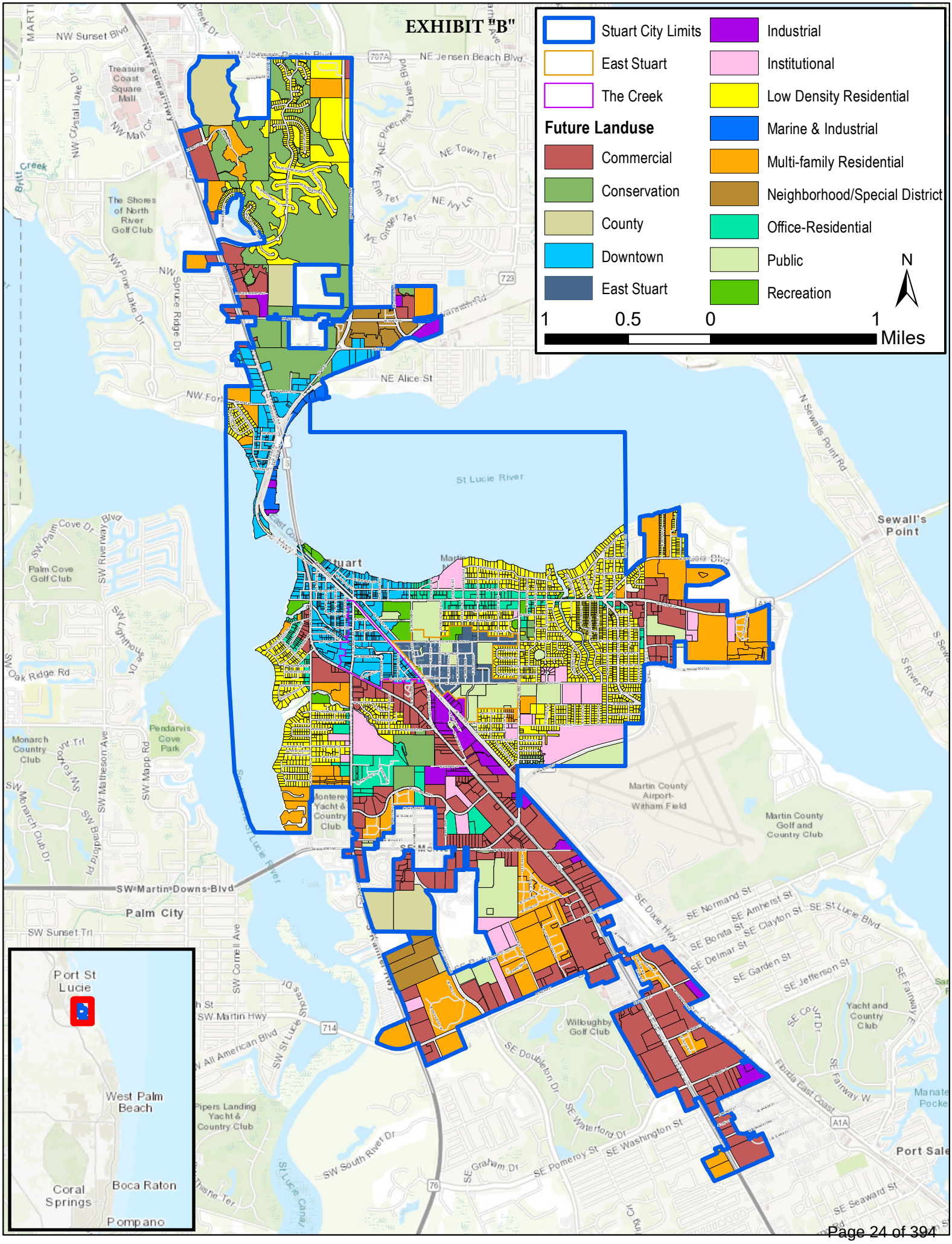


EXHIBIT "B"
Stuart City Limits
East Stuart
The Creek
Future Landuse
Commercial
Conservation
County
Downtown
East Stuart
Industrial
Institutional
Low Density Residential
Marine & Industrial
Multi-family Residential
Neighborhood/Special District
Office-Residential
Public
Recreation
N
1 0.5 0 1
Miles
St Lucie River
Sewall's Point
Martin County Airport-Witham Field
Martin County Golf and Country Club
Monterey Yacht & Country Club
Willoughby Golf Club
Yacht and Country Club
Pendarvis Cove Park
Monarch Country Club
Palm Cove Golf Club
The Shores of North River Golf Club
Treasure Coast Square Mall
Pipers Landing Yacht & Country Club
Palm City
SW Martin Downs Blvd
NW Sunset Blvd
NE Jensen Beach Blvd
NE Alice St
SE Dixie Hwy
SE Normand St
SE Amherst St
SE Bonita St
SE Clayton St
SE St Lucie Blvd
SE Delmar St
SE Garden St
SE Jefferson St
SE Fairway W
SE Doubleton Dr
SE Waterford Dr
SE Washington St
SE Pomeroy St
SE Graham Dr
SW South River Dr
SW Martin Hwy
SW All American Blvd
SW St Lucie
SW Cornell Ave
SW Mapp Rd
SW Matheson Ave
SW Oak Ridge Rd
SW Lighthouse Dr
SW Riverway Blvd
SW Palm Cove Dr
NW Spruce Ridge Dr
NW Pine Lake Dr
NW Crystal Lake Dr
NW Mall Cir
NE Pinecrest Lakes Blvd
NE Town Ter
NE Ivy Ln
NE Ginger Ter
NE Willow Ter
Port St Lucie
West Palm Beach
Coral Springs
Boca Raton
Pompano

City of Stuart Fire Rescue

800 SE Martin Luther King Blvd, Stuart, FL 34994

Vincent Felicione, Fire Chief, CFEI, CVFI

vfelicione@ci.stuart.fl.us

772-600-1287

ISO CLASS 1 DEPARTMENT

August 11, 2022

Pinal Gandhi-Savdas
City of Stuart CRA Director
121 SW Flagler Ave
Stuart, FL 34994

Re: East Stuart and Creek District future land use

Ms. Gandhi-Savdas,

The City of Stuart has sufficient Fire Rescue capacity to serve the proposed land use changes and any net increase in residential and non-residential uses in both areas, without any negative impact to levels of service. This is with the understanding that development review of actual projects changes the realistic build out and Fire Rescue reserves the right to further address at that time.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Please contact me with any questions,

Respectfully,

Vince Felicione
Fire Chief

STUART POLICE DEPARTMENT

Joseph Tumminelli, Chief of Police
830 SE Martin L. King Blvd. Stuart, FL 34994
Telephone 772-287-1122 Fax 772-220-5986

We are S.P.D! Selfless • Proud • Dedicated

August 31, 2022

Pinal Gandhi-Savdas
City of Stuart CRA Director
121 SW FL Flagler 34994 Ave

Re: East Stuart and Creek District Future Land Use

Ms. Gandhi-Savdas,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time we have sufficient capacity. However, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Respectfully,

Heather Rothe
Support Division Commander

City of Stuart

Tim Voelker P.E.| Utilities & Engineering Director
121 SW Flagler Ave. Stuart Fl. 34994
Phone: 772.288-5332

September 6, 2022

Pinal Gandhi-Savdas | Executive Director
Community Redevelopment Agency
121 SW Flagler Avenue
Stuart, Florida 34994

Re: Development Dept./CRA Future Land Use Map Changes
(East Stuart District, Creek District)

Dear Ms. Gandhi-Savdas:

The City of Stuart has sufficient water and wastewater plant capacity to serve the maximum buildout for the East Stuart and the Creek Districts in Stuart, Florida.

This letter should not be construed as a commitment on behalf of the City to provide water and sewer service to the property until such time final design plans have been approved and all water and sewer availability fees have been paid.

Should you have any questions or require any additional information please contact Marc Rogolino at (772) 221-4700.

Sincerely,
City of Stuart

Tim Voelker, P.E.
Utilities & Engineering Director

cc: M. Rogolino, Capital Projects

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

1939 NE Federal Hwy. • Stuart, Florida 34994 • Telephone (772) 219-1200

Pinal Gandhi-Savdas, Executive Director
Community Redevelopment Agency
City of Stuart
121 SW Flagler Ave,
Stuart, Florida 34994

9/12/2022

RE: Code Amendments to FLUM/Density for Creek District & East Stuart - Prelim MCSD review

We have performed a preliminary review of the proposed Future Land Use Map changes and affects to density as requested. With these new amendments, the Creek District will have a net increase of 138 residential units and the East Stuart will net increase by 369 students within the boundary lines indicated. This would be an overall increase of 507 net units, affecting both the North & Stuart Concurrency Service Areas (CSA's)

Our current Student Generation Rate (SGR) is .1987 per unit which yields an estimated 100 students for these areas. Below is the general service review of the impacted schools:

Generation Calculation:

Residential Unit addition	**100**
Current Student Generation Rate	**.1987**
Elementary	44
Middle	24
High	32
Total Forecasted	**100**

School Zone Enrollment & Permanent Capacity:

CSA	2022-2023 August 11 day Enrollment Count	2024-2025 COFTE Projected Enrollment	2024-2025 Perm. FISH Capacity	2024-2025 Concurrency LOS
Stuart Zone – Elementary (Pinewood, JD Parker -Z, Port Salerno)	1955	1969	2328	2203
Stuart Zone – Middle Stuart Middle	871	826	1170	1314
North Zone – High School Jensen Beach High	1586	1548	1554	1914

Note: Current Enrollment reported from FOCUS, Projections from MCSD Concurrency database

District Summary noted on next page.

District Staff Analysis:

The existing school capacities within the North and Stuart CSA's, appears to be able to handle the impacts of the proposed additional residential units.

As always, concurrency data analysis is based on timing of the submittals and intended build-out. Although we understand the changes proposed may not occur for several years out, we emphasize the comments are based on 2022 current enrollment and outlook.

We appreciate the opportunity to provide comments regarding this proposed Flu Map/Density changes, and hope the School District will have the ability to provide input as proposed projects submittals come in for these areas.

We look forward to a continued collaborative effort with the City and Redevelopment team.

Sincerely,

Kimberly Everman
Capital Projects/Planning Specialist
Martin County School District
772-219-1200 x30220

cc: Mark Sechrist - MCSD

October 11, 2022

RE: Notice of Public Hearings for proposed amendment of the Future Land Use Map and Zoning Map for the "East Stuart Neighborhood Study Area" and adoption of the "East Stuart Neighborhood Code" in the Land Development Code (LDC).

Dear Property Owner:

You are receiving this notice because you are the owner of property within 300 feet of the "East Stuart Neighborhood Study Area" boundary.

Please be advised that the land within "East Stuart Neighborhood Study Area" is the subject of an application to change the future land use designation:

From: East Stuart, Low Density, Office/Residential, Multi-Family Residential or Public future land use designation.

To: East Stuart, Recreation or Public future land use designation.

The application also will consider changing the current zoning designation:

From: East Stuart General Residential Office (GRO), R-1 Single Family - General, R-2 Duplex, R-3 Multi-Family/Office or Public zoning districts.

To: East Stuart Business & Mixed Use (BMU), East Stuart General Residential Office (GRO), East Stuart Single Family/Duplex (SFD) or Recreation zoning districts.

No changes are proposed for properties outside of the "East Stuart Neighborhood Study Area" boundary as shown on the enclosed map. Owners of properties outside of the "East Stuart Neighborhood Study Area" boundary are being notified of the proposed changes because of its proximity to the neighborhood.

Public Hearings for adoption of any proposed amendments to the Future Land Use Map, the Zoning Map or amendments to the Land Development Code for the "East Stuart Neighborhood Study Area" are scheduled for:

Public Hearing:	**Local Planning Agency**
Topic:	Future Land Use Map, Zoning Map and Land Development Code
Date:	Thursday, November 10, 2022
Time:	5:30 PM, or as soon thereafter as the items can be heard.
Location:	Stuart City Hall, 121 SW Flagler Avenue, Stuart, FL
Public Hearing:	**City Commission**
Topic:	Future Land Use Map, Zoning Map and Land Development Code
Date:	Monday, November 14, 2022
Time:	4:00 PM, or as soon thereafter as the items can be heard.
Location:	Stuart City Hall, 121 SW Flagler Avenue, Stuart, FL

The hearings are open to the public, and comments will be accepted on all matters pertinent to the request.

A copy of the proposed Land Use Map amendment, Zoning Map and Land Development Code amendments are available for inspection at the office of the City's Development Department located at 121 SW Flagler Avenue in Stuart. You can also access the information by using the QR code provided below or go to the website www.cityofstuart.us/cra.

Please see enclosed map and "Frequently asked Questions" for more information.

For more information, contact Pinal Gandhi-Savdas, CRA Executive Director, Community Redevelopment Agency, at (772) 283-2532 or by email at eaststuart@ci.stuart.fl.us.

Sincerely,

Pinal Gandhi-Savdas

Pinal Gandhi-Savdas
CRA Executive Director
City of Stuart

Attachments: Maps, "Frequently asked Questions"

TO ACCESS THE CODE & MORE INFORMATION, SCAN THE QR CODE BELOW

Frequently Asked Questions

1. What is a CRA?

A Community Redevelopment Area (CRA) is a special geographic area where the community has determined that redevelopment of public and private facilities should occur according to a redevelopment plan. The City of Stuart CRA contains 692.7 acres of land, which comprises approximately 20% of the city. As redevelopment occurs in the CRA, a portion of the additional tax increment collected by the City, based on the increased property valuation, is reinvested in the CRA to promote economic growth, sustainable development and improved quality of life.

2. What is the Future Land Use Map?

The Future Land Use Map designates the type of development allowed pursuant to the Comprehensive Plan. The Future Land Use designations in "East Stuart Neighborhood Study Area" are East Stuart, Low Density, Office/Residential, Multi-Family Residential, Recreation and Public.

3. What is the Zoning Map?

While the future land use designations establish the general type of development allowed such as residential or commercial, the zoning districts provide more detailed standards regarding permitted uses, such a single-family dwelling or mixed-use, and development standards, such as setbacks and building height. The Zoning is the map of the city's zoning district.

4. What changes are proposed?

Future Land Use Map – Some of the future land use designations in the "East Stuart Neighborhood Study Area" will be replaced with future land use designations of East Stuart, Recreation and Public. In some instances, future land use changes are proposed to make the existing uses consistent with the future land use designation. For example, there are three parcels with single-family residences which have a "Public" future land use designation. The proposed future land use change to "East Stuart" will make it consistent with the existing use because single-family homes are not permitted on "Public" future land use.

5. What is the Process?

A change to the Future Land Use Map requires three public hearings as detailed below.

a. Local Planning Agency (LPA) will hold a public hearing and provide a recommendation to the City Commission.
b. City Commission will hold two public hearings to consider the proposals.

6. How will the proposed amendments affect me if I own property in "East Stuart Neighborhood Study Area"?

Based upon the workshops previously held, the City believes that the proposed amendments will ensure predictability of future development while preserving and enhancing the existing character of a district. The intent of the proposed amendments is to provide user-friendly process pertaining to redevelopment. It is the intension to maintain the study area as the historic neighborhood.

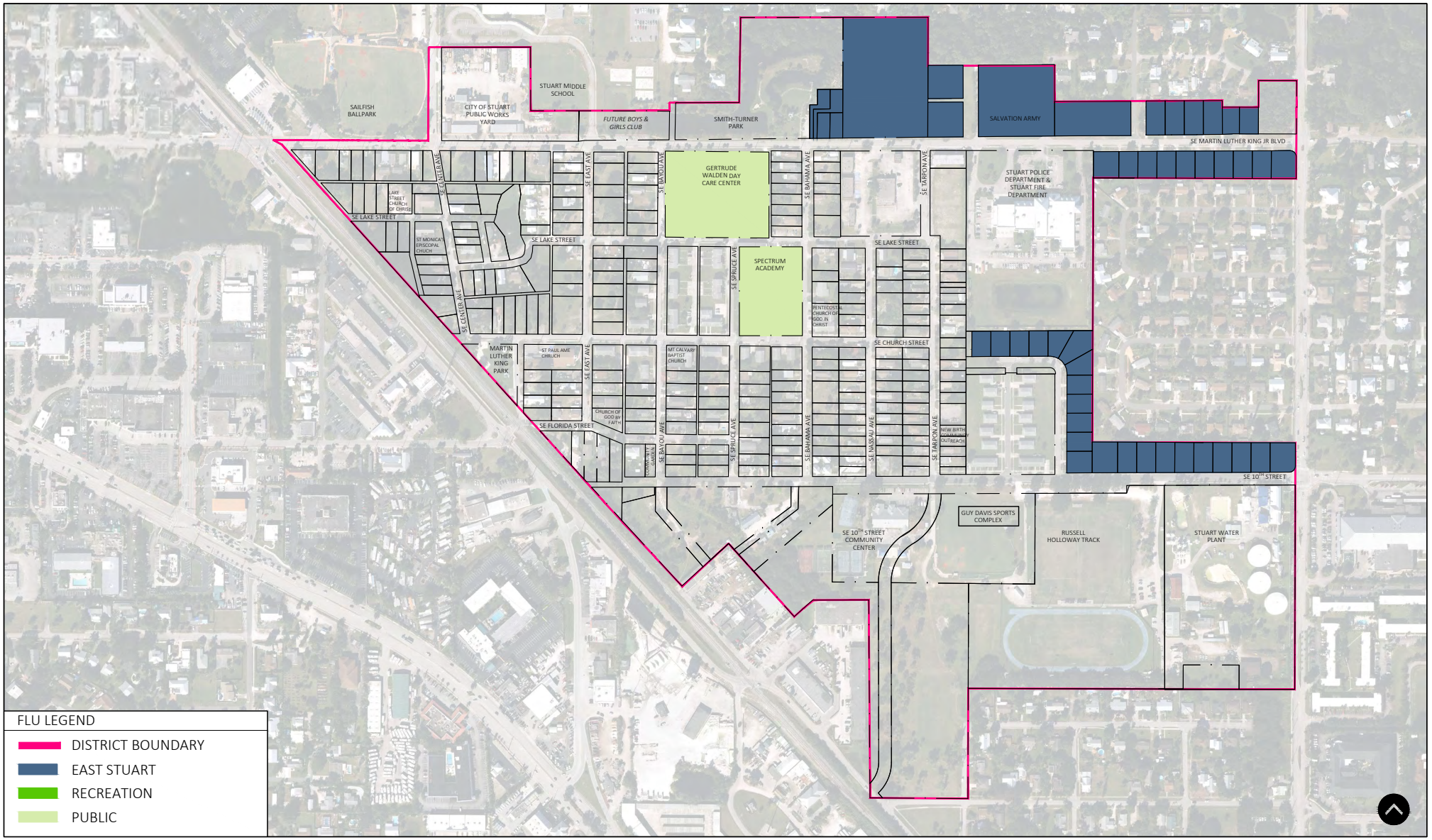
7. How can I learn more about the proposed changes?

a. Go to the website www.cityofstuart.us/cra, click on "Form Based Code Updates" to learn more.

b. WATCH on Zoom or ATTEND, the presentation of the proposed changes made at these public meetings:

- The September 6, 2022, meeting of the Community Redevelopment Board.
- The September 8, 2022, meeting of the Local Planning Agency.
- The September 26, 2022, meeting of the City Commission.
- The November 10, 2022, meeting of the Local Planning Agency.
- The November 14, 2022, meeting of the City Commission.

c. Call or Email Pinal Gandhi-Savdas, CRA Executive Director, Community Redevelopment Agency at 772-283-2532 or eaststuart@ci.stuart.fl.us with your questions.

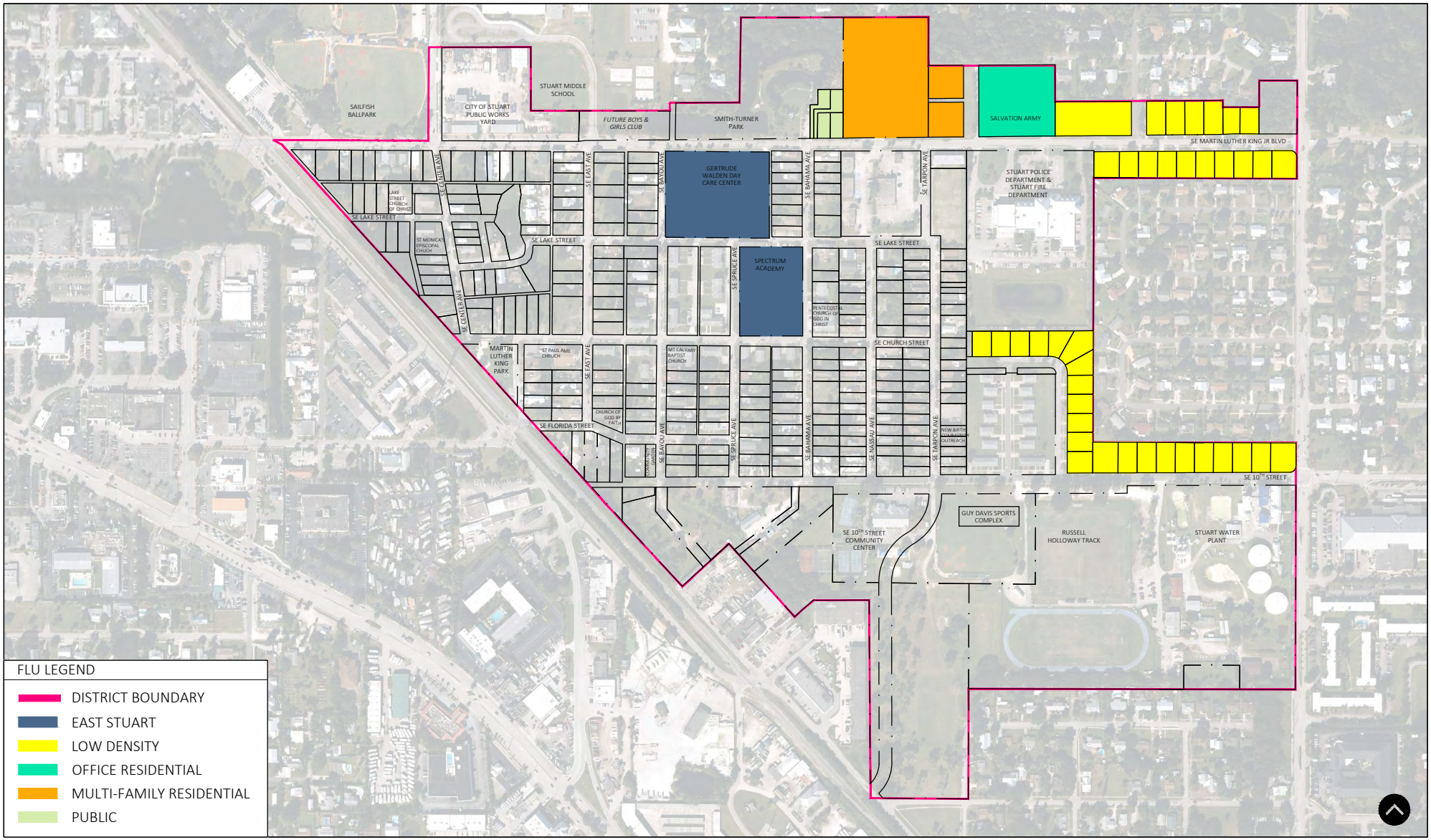


EAST STUART

Community Redevelopment Area

PROPOSED FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

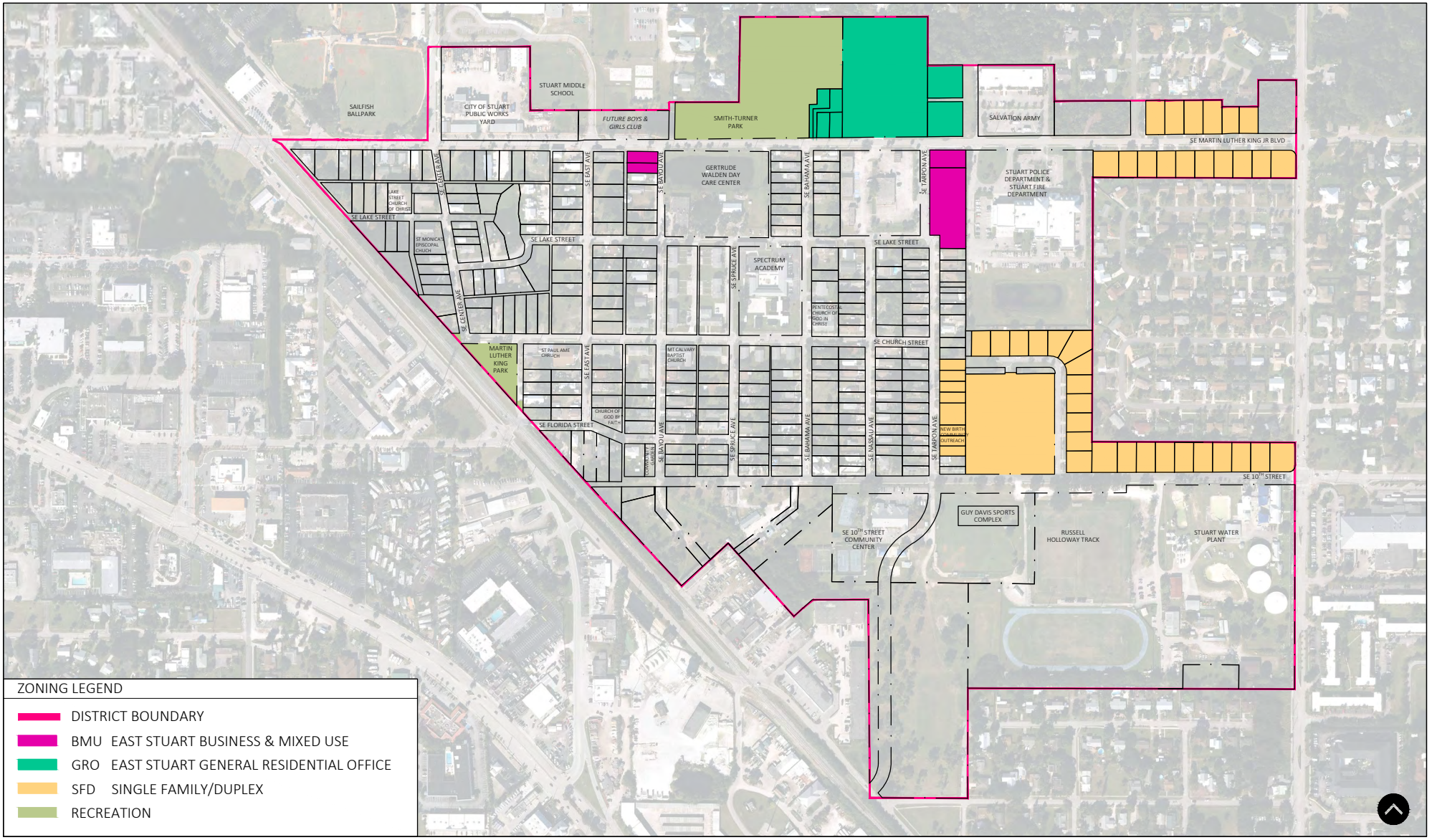


EAST STUART

Community Redevelopment Area

EXISTING FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022



ZONING LEGEND

- DISTRICT BOUNDARY
- BMU EAST STUART BUSINESS & MIXED USE
- GRO EAST STUART GENERAL RESIDENTIAL OFFICE
- SFD SINGLE FAMILY/DUPLEX
- RECREATION

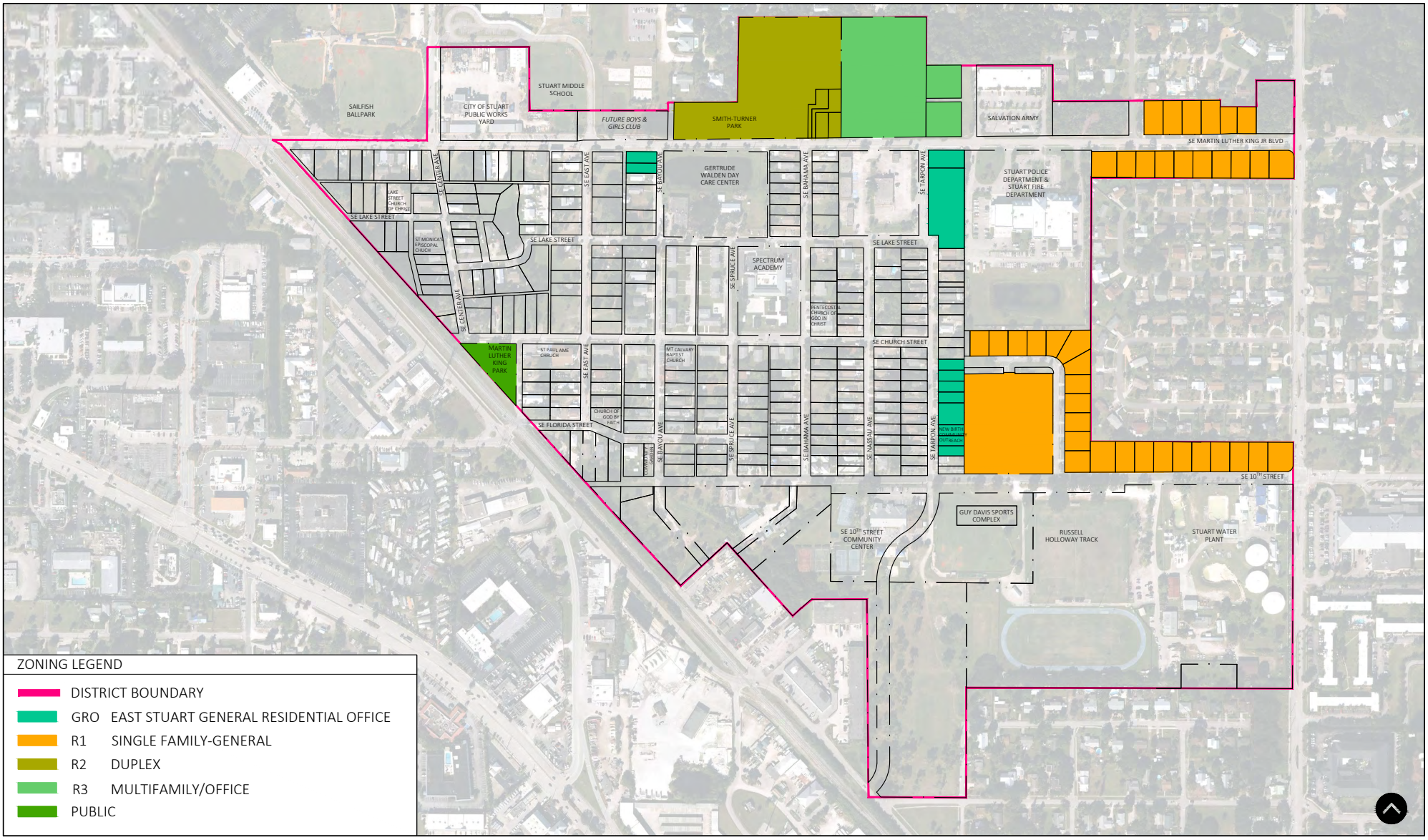
EAST STUART

Community Redevelopment Area

PROPOSED ZONING MAP

PARCELS WITH PROPOSED CHANGES ONLY

7/25/2022



EAST STUART

Community Redevelopment Area

EXISTING ZONING PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

BUREAU OF DIRECT MAIL INC.

Bureau of Direct Mail Inc.
2809 SE Monroe St.
Stuart, FL 34997
Phone: (772) 283-8850
Toll Free: (800 368-0004

October 11, 2022

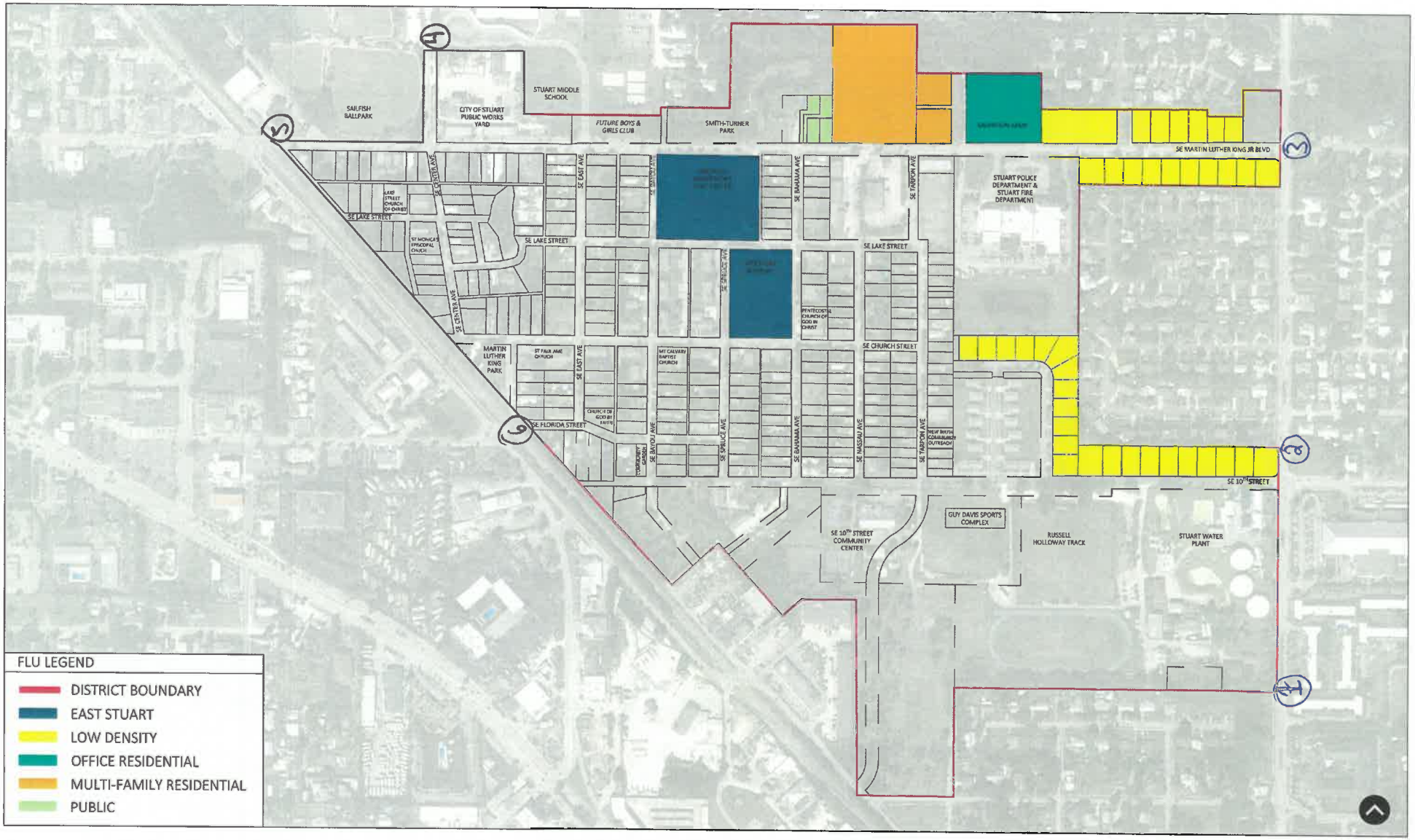
Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

RE: East Stuart CRA mailing - Notice of Form Based Code

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed notification letters, frequently asked questions notices and the corresponding maps as provided by the City of Stuart CRA to the recipients on the clients supplied mailing list. There was a total of 1,143 records on the mailing list. There were 8 records removed that were verified to be City of Stuart properties on the Martin County Property Appraisers website. The mailing was delivered to the West Palm Beach Post office on Summit Blvd. October 10, 2022. There was a total of 1,135 pieces mailed. Attached is the Postage Statement from the US Postal Service verifying the amount of the mailing, date the mailing was processed and the total postage of the mailing.

Bonnie L Arnold

Bonnie Arnold
Bureau of Direct Mail Inc.
Bonnie.Arnold@bureauinc.com
(772) 283-8850



EAST STUART

Community Redevelopment Area

EXISTING FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

SCALE: 1 = 350

SIGN PLACEMENT LOCATION MAP

NOTICE OF FUTURE LAND USE AND ZONING CHANGE
ALL LAND IN THE EAST STUART STUDY AREA IS THE SUBJECT OF AN INITIATIVE TO ASSIGN FUTURE LAND USE DESIGNATION AND ZONING
STUART LOCAL PLANNING AGENCY
NOVEMBER 10, 2022 AT 5:30 P.M.
STUART CITY COMMISSION
NOVEMBER 14, 2022 AT 4:00 P.M.
NOVEMBER 28, 2022 AT 5:30 P.M.
CONTACT COMMUNITY REDEVELOPMENT AGENCY
STUART CITY HALL 121 SW FLAGLER AVE. 772-283-2532 8:30 AM-4:00 PM
EMAIL: EASTSTUART@CI.STUART.FL.US
VISIT WWW.CITYOFSTUART.U /CRA FOR MORE INFORMATION

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

List	Full Name	Delivery Address	City	St	ZIP+4
EAST STUART	RESIDENT	2397 SE DIXIE HWY	STUART	FL	34996-4008
EAST STUART	RESIDENT	1001 SE BAHAMA AVE	STUART	FL	34994-3117
EAST STUART	RESIDENT	1001 SE HALL ST	STUART	FL	34996-4136
EAST STUART	RESIDENT	1002 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	VALDEZ ARTURO	1002 SE HALL ST	STUART	FL	34996-4137
EAST STUART	RESIDENT	121 SW FLAGLER AVE	STUART	FL	34994-2139
EAST STUART	RESIDENT	1003 SE BAHAMA AVE	STUART	FL	34994-3117
EAST STUART	RESIDENT	1004 SE BAYOU AVE	STUART	FL	34994-3126
EAST STUART	RESIDENT	1005 SE BAHAMA AVE	STUART	FL	34994-3117
EAST STUART	RESIDENT	1006 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	RESIDENT	1006 SE BAYOU AVE	STUART	FL	34994-3126
EAST STUART	RESIDENT	1007 SE BAHAMA AVE	STUART	FL	34994-3117
EAST STUART	RESIDENT	1008 SE BAYOU AVE	STUART	FL	34994-3126
EAST STUART	RESIDENT	1008 SE HALL ST	STUART	FL	34996-4137
EAST STUART	LISKA JEREMY M	1008 SE HALL ST	STUART	FL	34996-4137
EAST STUART	RESIDENT	1009 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	PORTWOOD JACOB	1009 SE HALL ST	STUART	FL	34996-4136
EAST STUART	RESIDENT	1010 SE 7TH ST	STUART	FL	34996-3628
EAST STUART	RESIDENT	1010 SE BAHAMA AVE	STUART	FL	34994-3133
EAST STUART	RESIDENT	1010 SE BAYOU AVE	STUART	FL	34994-3126
EAST STUART	ROBINSON JAMES F JR	1011 SE 16TH CT	STUART	FL	34996-4048
EAST STUART	RESIDENT	1011 SE BAHAMA AVE	STUART	FL	34994-3117
EAST STUART	RESIDENT	1012 SE BAHAMA AVE	STUART	FL	34994-3117
EAST STUART	RESIDENT	1012 SE BAYOU AVE	STUART	FL	34994-3126
EAST STUART	REID CORY	1012 SE HALL ST	STUART	FL	34996-4137
EAST STUART	PACHECO ENRIQUE	1013 SE 10TH ST	STUART	FL	34996-4103
EAST STUART	RESIDENT	1013 SE 10TH ST	STUART	FL	34996-4103
EAST STUART	RESIDENT	1014 SE BAYOU AVE	STUART	FL	34994-3126
EAST STUART	RESIDENT	1016 SE BAYOU AVE	STUART	FL	34994-3126
EAST STUART	MALDONADO CRISTINA	1020 SE 7TH ST	STUART	FL	34996-3628
EAST STUART	MAIR RACHEL	10240 SW 140TH ST	MIAMI	FL	33176-6663
EAST STUART	HARDY KAY FRANCIS	1040 SE 7TH ST	STUART	FL	34996-3631
EAST STUART	HALL EDNA	105 COLORADO ST	MATTAPAN	MA	02126-1347

EAST STUART	Z & H PROPERTIES, INC.	1052 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
EAST STUART	RESIDENT	1054 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
EAST STUART	MARSHALL KEITH E	1071 W 3RD ST	RIVIERA BEACH	FL	33404-7815
EAST STUART	BRADFORD ROBERT W	10821 SW HAWKVIEW CIR	STUART	FL	34997-2708
EAST STUART	ARRINGTON, ERNESTINE ALLEN	1145 SW 25TH AVE	BOYNTON BEACH	FL	33426-7420
EAST STUART	ARRINGTON ERNESTINE A	1145 SW 25TH AVE	BOYNTON BEACH	FL	33426-7420
EAST STUART	ARRINGTON ERNESTINE A	1145 SW 25TH AVE	BOYNTON BEACH	FL	33426-7420
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EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT E201	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT E202	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT E203	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT E205	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT E205	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT E206	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT E208	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F101	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F102	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F103	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F104	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F105	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F106	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F107	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F108	STUART	FL	34994-4082
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F201	STUART	FL	34994-4076
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F202	STUART	FL	34994-4069
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F203	STUART	FL	34994-4069
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F204	STUART	FL	34994-4069
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F205	STUART	FL	34994-4069

EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F206	STUART	FL	34994-4069
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F207	STUART	FL	34994-4069
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F208	STUART	FL	34994-4069
EAST STUART	RESIDENT	1201 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	RESIDENT	1205 SE DIXIE CUTOFF RD	STUART	FL	34994-3437
EAST STUART	RESIDENT	1205 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	REVOCABLE LIVING TRUST OF CLIFFORD E JONES	1205 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	SAVITS ENTERPRISES INC	12050 NE 14TH AVE	NORTH MIAMI	FL	33161-6585
EAST STUART	RESIDENT	1207 SE DIXIE CUTOFF RD	STUART	FL	34994-3437
EAST STUART	RESIDENT	1209 SE DIXIE CUTOFF RD	STUART	FL	34994-3437
EAST STUART	RESIDENT	1209 SE RAILROAD AVE UNIT A	STUART	FL	34994-3443
EAST STUART	CITY OF STUART	121 SW FLAGLER AVE	STUART	FL	34994-2139
EAST STUART	RESIDENT	1211 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	RESIDENT	1213 SE DIXIE CUTOFF RD	STUART	FL	34994-3437
EAST STUART	RESIDENT	1213 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	RESIDENT	1215 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	RESIDENT	1217 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	SPIRIT MASTER FUNDING X LLC	1219 SE DIXIE CUTOFF RD	STUART	FL	34994-3437
EAST STUART	RESIDENT	1219 SE RAILROAD AVE	STUART	FL	34994-3443
EAST STUART	GATTO RUBEN D	12195 NE 2ND AVE	NORTH MIAMI	FL	33161-5313
EAST STUART	GATTO RUBEN D	12195 NE 2ND AVE	NORTH MIAMI	FL	33161-5313
EAST STUART	PEASE PATRICK E	1225 NW 21ST ST APT 514	STUART	FL	34994-9323
EAST STUART	RINKER COMPANIES	PO BOX 2883	WEST PALM BEACH	FL	33402-2883
EAST STUART	RESIDENT	1819 SW CRANE CREEK AVE	PALM CITY	FL	34990-2215
EAST STUART	GORDON ANTONY	1251 SW CARL METZ LN	PALM CITY	FL	34990-2455
EAST STUART	GORDON ANTONY	1251 SW CARL METZ LN	PALM CITY	FL	34990-2455
EAST STUART	M POWELL ENTERPRISES INC	12758 ELLISON WILSON RD	NORTH PALM BEACH	FL	33408-2114
EAST STUART	MOONEY WILLIAM K	1294 NW RIVER TER	STUART	FL	34994-7625
EAST STUART	ANWORTH PROPERTIES INC	1299 OCEAN AVE STE 210	SANTA MONICA	CA	90401-1036
EAST STUART	RESIDENT	1301 SE DIXIE HWY	STUART	FL	34994-3445
EAST STUART	RESIDENT	1301 SE PALM BEACH RD	STUART	FL	34994-4012
EAST STUART	RESIDENT	1301 SE PATHFINDER AVE	STUART	FL	34994-4045
EAST STUART	ERVIN VICTORIA M	1301 SE PATHFINDER AVE	STUART	FL	34994-4045
EAST STUART	RESIDENT	1303 SE DIXIE HWY	STUART	FL	34994-3445

EAST STUART	RESIDENT	1304 SE ARAPAHO AVE	STUART	FL	34994-4072
EAST STUART	RESIDENT	1305 SE DIXIE HWY	STUART	FL	34994-3440
EAST STUART	RESIDENT	1307 SE DIXIE HWY	STUART	FL	34994-3445
EAST STUART	RESIDENT	1309 SE DIXIE HWY	STUART	FL	34994-3445
EAST STUART	RESIDENT	1309 SE PATHFINDER AVE	STUART	FL	34994-4045
EAST STUART	RESIDENT	1311 SE DIXIE HWY	STUART	FL	34994-3445
EAST STUART	RESIDENT	1313 SE DIXIE HWY	STUART	FL	34994-3445
EAST STUART	RESIDENT	1315 SE DIXIE HWY	STUART	FL	34994-3445
EAST STUART	RESIDENT	1315 SE PATHFINDER AVE	STUART	FL	34994-4045
EAST STUART	VASQUEZ, MIGUEL A & ELVIA	1315 SE PATHFINDER AVE	STUART	FL	34994-4045
EAST STUART	EED PROPERTIES LLC	1317 SE DECKER AVE	STUART	FL	34994-3926
EAST STUART	RESIDENT	1317 SE DIXIE HWY	STUART	FL	34994-3445
EAST STUART	RESIDENT	1319 SE DECKER AVE	STUART	FL	34994-3993
EAST STUART	DEEK PROPERTIES LLC	1321 SE DECKER AVE	STUART	FL	34994-3926
EAST STUART	RESIDENT	1321 SE DECKER AVE	STUART	FL	34994-3926
EAST STUART	J GRIFFIN DEVELOPMENT INC	1321 SE RIVERSIDE DR	STUART	FL	34996-1286
EAST STUART	3WIRE LLC	1321 SE RIVERSIDE DR	STUART	FL	34996-1286
EAST STUART	J GRIFFIN DEVELOPMENT INC	1321 SE RIVERSIDE DR	STUART	FL	34996-1286
EAST STUART	RESIDENT	1323 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	CLMB FLORIDA LLC	1323 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	RESIDENT	1325 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	RESIDENT	1329 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	RESIDENT	1333 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	RESIDENT	1337 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	RESIDENT	1339 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	RESIDENT	1341 SE DIXIE HWY	STUART	FL	34994-3438
EAST STUART	TEAMO QRP LLC	13860 WELLINGTON TRCE # 38-226	WELLINGTON	FL	33414-8588
EAST STUART	DMR DISTRIBUTORS INC	13875 68TH ST N	WEST PALM BEACH	FL	33412-1904
EAST STUART	HAMILTON, KEITH A	139 SW LINDEN ST	STUART	FL	34997-6319
EAST STUART	SEDLACK RUSSELL L II	14 SE SAILFISH LN	STUART	FL	34996-1310
EAST STUART	SALVATION ARMY, THE	1424 NORTHEAST EXPY NE	BROOKHAVEN	GA	30329-2088
EAST STUART	SALVATION ARMY, THE	1424 NORTHEAST EXPY NE	BROOKHAVEN	GA	30329-2088
EAST STUART	SALVATION ARMY, THE	1424 NORTHEAST EXPY NE	BROOKHAVEN	GA	30329-2088
EAST STUART	PAULSEN, WILLIAM III	1429 SW DYER POINT RD	PALM CITY	FL	34990-1717

EAST STUART	EBCOR INVESTMENTS LLC	1434 SE PRESTON LN	PORT ST LUCIE	FL	34983-3982
EAST STUART	EBCOR INVESTMENTS LLC	1434 SE PRESTON LN	PORT ST LUCIE	FL	34983-3982
EAST STUART	BRACHENRICH, RICKARD LEE &	1501 SE DECKER AVE # A-113	STUART	FL	34994-3989
EAST STUART	STRONG, RICHARD W	1501 SE DECKER AVE # E-504	STUART	FL	34994-3989
EAST STUART	DDR HOLDINGS LLC	1501 SE DECKER AVE # E-522	STUART	FL	34994-3989
EAST STUART	DDR HOLDINGS LLC	1501 SE DECKER AVE # E-522	STUART	FL	34994-3989
EAST STUART	MCCARTHY RICHARD	1501 SE DECKER AVE STE 124	STUART	FL	34994-3964
EAST STUART	PALMER, NEIL A & RITA M	1501 SE DECKER AVE STE 409D	STUART	FL	34994-3964
EAST STUART	ORTEM LLC	1501 SE DECKER AVE STE 522	STUART	FL	34994-3953
EAST STUART	CONTRACTORS SHOWCASE OWNERS ASSOCIATION INC	1501 SE DECKER AVE	STUART	FL	34994-3989
EAST STUART	JMN PROPERTIES LLC	1501 SE DECKER AVE STE 109	STUART	FL	34994-3964
EAST STUART	RELICS & RECORDS LLC	1501 SE DECKER AVE STE 519	STUART	FL	34994-3953
EAST STUART	MCCARTHY RICHARD	1501 SE DECKER AVE # A-125	STUART	FL	34994-3989
EAST STUART	DONALD B ALLEN JR LIVING TRUST	1501 SE DECKER AVE UNIT A104	STUART	FL	34994-3989
EAST STUART	KELLY FAMILY LAND TRUST	1501 SE DECKER AVE UNIT A117	STUART	FL	34994-3989
EAST STUART	KELLY FAMILY LAND TRUST	1501 SE DECKER AVE UNIT A118	STUART	FL	34994-3989
EAST STUART	KELLY FAMILY LAND TRUST	1501 SE DECKER AVE UNIT A119	STUART	FL	34994-3989
EAST STUART	KELLY FAMILY LAND TRUST	1501 SE DECKER AVE UNIT A120	STUART	FL	34994-3989
EAST STUART	KELLY FAMILY LAND TRUST	1501 SE DECKER AVE UNIT A131	STUART	FL	34994-3989
EAST STUART	CLIFFORD W CHRIST & CAROL ANNE CHRIST JOINT TRUST	1501 SE DECKER AVE UNIT C309	STUART	FL	34994-3989
EAST STUART	CLIFFORD W & CAROL ANNE CHRIST JOINT DECLARATION O	1501 SE DECKER AVE UNIT C-310	STUART	FL	34994-3989
EAST STUART	PROPERTY OWNER	1501 SE DECKER AVE UNIT D-408	STUART	FL	34994-3989
EAST STUART	ROY L SEA REVOCABLE LIVING TRUST	1501 SE DECKER AVE UNIT D-411	STUART	FL	34994-3989
EAST STUART	TRINCA REVOCABLE TRUST	1501 SE DECKER AVE UNIT D-420	STUART	FL	34994-3989
EAST STUART	KELLY, MICHAEL C	1501 SE DECKER AVE STE 118	STUART	FL	34994-3964
EAST STUART	RESIDENT	1501 SE DECKER AVE UNIT E517	STUART	FL	34994-3989
EAST STUART	RESIDENT	1501 SE DECKER AVE UNIT E518	STUART	FL	34994-3989
EAST STUART	RESIDENT	1501 SE DECKER AVE UNIT E519	STUART	FL	34994-3989
EAST STUART	RESIDENT	1501 SE DECKER AVE UNIT E520	STUART	FL	34994-3989
EAST STUART	RESIDENT	1501 SE DECKER AVE UNIT E521	STUART	FL	34994-3989
EAST STUART	RESIDENT	1501 SE DECKER AVE UNIT E522	STUART	FL	34994-3989
EAST STUART	RESIDENT	1501 SE DECKER AVE UNIT E523	STUART	FL	34994-3989
EAST STUART	DESANTIS, PETER V	1574 SE CHIFFON AVE	PORT SAINT LUCIE	FL	34952-8846
EAST STUART	RESIDENT	1599 SE DIXIE HWY	STUART	FL	34994

EAST STUART	PERSAD DAVEANAND SANKAR	1666 SE SOUTH NIEMEYER CIR	PORT SAINT LUCIE	FL	34952-3516
EAST STUART	JOHN AND SUZANNE SMITH HOLDINGS LLC	1686 NW HARBOR PL	STUART	FL	34994-9476
EAST STUART	JOHN AND SUZANNE SMITH HOLDINGS LLC	1686 NW HARBOR PL	STUART	FL	34994-9476
EAST STUART	LEWIS DESSIE	1686 W 26TH ST	RIVIERA BEACH	FL	33404-4067
EAST STUART	OATTS YOLANDA S	173 SUNFLOWER MEADOWS DR	MCDONOUGH	GA	30252-3714
EAST STUART	TCAC ENTERPRISES LLC	1819 SW CRANE CREEK AVE	PALM CITY	FL	34990-2215
EAST STUART	TCAC ENTERPRISES LLC	1819 SW CRANE CREEK AVE	PALM CITY	FL	34990-2215
EAST STUART	MERRITT HENNESSY REVOCABLE TRUST 2021	18305 FLAGSHIP CIR	JUPITER	FL	33458-3363
EAST STUART	HARBOUR BREEZE LLC	18909 NE 29TH AVE	AVENTURA	FL	33180-2807
EAST STUART	WANG LINYUE	19 STILLWATER AVE APT F	STAMFORD	CT	06902-4982
EAST STUART	FINLEY, GRACE MARGARET	1904 ARMHURST RD	GREENSBORO	NC	27405-5913
EAST STUART	GARY J MARQUEZ TRUST	19199 SE ROBERT DR	TEQUESTA	FL	33469-1656
EAST STUART	BORG JOSEPH JR & KATHERINE I	1950 SW PALM CITY RD APT 2106	STUART	FL	34994-4311
EAST STUART	REED DONNA	20 SW 6TH ST	STUART	FL	34994-2904
EAST STUART	TREASURE PALM HOME BUYERS LLC	2000 PGA BLVD # 400	PALM BEACH GARDENS	FL	33408-2722
EAST STUART	MINNICH PAMELA SUE	2040 SCOTTWOOD AVE	TOLEDO	OH	43620-1602
EAST STUART	609 STYPMANN BLVD LLC	2050 SW SUNGLOW ST	PORT SAINT LUCIE	FL	34953-1866
EAST STUART	EVERETT JOHN ALLAN	2063 SW PITTS TER	STUART	FL	34997-7946
EAST STUART	MALLEY, ANNETTE	2064 NW 21ST TER	STUART	FL	34994-8812
EAST STUART	MCHARDY, KRAIG	2137 SW NEWPORT ISLES BLVD	PORT ST LUCIE	FL	34953-4579
EAST STUART	PCS REAL ESTATE SERVICES LLC	214 W CORNERVIEW ST	GONZALES	LA	70737-2842
EAST STUART	PICO INVESTMENT LLC	2150 47TH TER	VERO BEACH	FL	32966-2170
EAST STUART	PICO INVESTMENT LLC	2150 47TH TER	VERO BEACH	FL	32966-2170
EAST STUART	USA O&E HOLDINGS LLC	22 NW 25TH TER	FORT LAUDERDALE	FL	33311-8641
EAST STUART	USA O&E HOLDINGS LLC	22 NW 25TH TER	FORT LAUDERDALE	FL	33311-8641
EAST STUART	FRY WILLIAM A	2200 NE FLAMINGO TER	JENSEN BEACH	FL	34957-4548
EAST STUART	MITCHELL ADRIAN DIONE	2206 S 26TH ST	FORT PIERCE	FL	34947-4772
EAST STUART	GARY W E & GLORIA R	221 SE OSCEOLA ST STE 230	STUART	FL	34994-2213
EAST STUART	L & M 13 LLC	2355 NE OCEAN BLVD APT 9A	STUART	FL	34996-2961
EAST STUART	320 MLK BLVD LLLP	2355 RIVIERA DR	DELRAY BEACH	FL	33445-1362
EAST STUART	320 MLK BLVD LLLP	2355 RIVIERA DR	DELRAY BEACH	FL	33445-1362
EAST STUART	HEURISTIC ADVISORS LLC	2397 SE DIXIE HWY	STUART	FL	34996-4008
EAST STUART	RN HOMES LLC	2453 SE WASHINGTON ST N	STUART	FL	34997-5925
EAST STUART	BELLINGER KATRINA L	2531 CANTERBURY DR S	RIVIERA BEACH	FL	33407-1512

EAST STUART	DRB II LC	255 ALHAMBRA CIR STE 333	CORAL GABLES	FL	33134-7402
EAST STUART	COOK JEFFREY W	2572 SE BERKSHIRE BLVD	PORT SAINT LUCIE	FL	34952-7314
EAST STUART	SMITH EULA L	2606 SE CARROLL ST	STUART	FL	34997-6617
EAST STUART	SMITH EULA L	2606 SE CARROLL ST	STUART	FL	34997-6617
EAST STUART	APEX MOTOR GROUP LLC	2647 SW NUTCRACKER WAY	PALM CITY	FL	34990-2041
EAST STUART	APEX MOTOR GROUP LLC	2647 SW NUTCRACKER WAY	PALM CITY	FL	34990-2041
EAST STUART	EAGLE STANDARDS MANAGEMENT LLC	2692 SE GOWIN DR	PORT SAINT LUCIE	FL	34952-5576
EAST STUART	PANABCO LLC	2698 SE WILLOUGHBY BLVD	STUART	FL	34994-4700
EAST STUART	PANABCO LLC	2698 SE WILLOUGHBY BLVD	STUART	FL	34994-4700
EAST STUART	NKN INVESTMENTS LLC	2743 CLOVER HILL RIDGE RD	MARYVILLE	TN	37801-9504
EAST STUART	GIPSON CEPHAS LOUIS II	2799 SW BEAR PAW TRL	PALM CITY	FL	34990-7938
EAST STUART	SCHEPLENG DAVID A SR	2929 SE OCEAN BLVD APT 118-3	STUART	FL	34996-2733
EAST STUART	SCHEPLENG DAVID A SR	2929 SE OCEAN BLVD APT 118-3	STUART	FL	34996-2733
EAST STUART	JANISCH, BRIAN P	2958 SE DELMAR ST	STUART	FL	34997-5210
EAST STUART	JANISCH, BRIAN P	2958 SE DELMAR ST	STUART	FL	34997-5210
EAST STUART	TMYR LLC	296 SW CABANA POINT CIR APT 101	STUART	FL	34994-4857
EAST STUART	TMYR LLC	296 SW CABANA POINT CIR APT 101	STUART	FL	34994-4857
EAST STUART	MJG INVESTMENTS LLC	2989 SE MONROE ST	STUART	FL	34997-5950
EAST STUART	RESIDENT	300 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	304 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	SENDELBACH ROSALIE	309 AVENUE C APT 3C	NEW YORK	NY	10009-1604
EAST STUART	COOK ROYALTIES LLC	3116 CANAL RD	MIRAMAR	FL	33025-2719
EAST STUART	RESIDENT	316 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	EURO CAR WHISPERER PROPERTIES LLC	320 SE CHURCH ST	STUART	FL	34994-3837
EAST STUART	RESIDENT	320 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	322 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	T2A HOLDINGS LLC	3221 RANCHO MILAGRO	CARLSBAD	CA	92009-2232
EAST STUART	RESIDENT	324 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	325 SE LAKE ST	STUART	FL	34994
EAST STUART	RESIDENT	326 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	328 SE LAKE ST	STUART	FL	34994-6201
EAST STUART	RESIDENT	328 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	329 SE LAKE ST	STUART	FL	34994
EAST STUART	RESIDENT	330 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209

EAST STUART	RESIDENT	332 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	333 SE LAKE ST	STUART	FL	34994
EAST STUART	RESIDENT	334 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	336 SE LAKE ST	STUART	FL	34994-6201
EAST STUART	RESIDENT	336 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	338 SE LAKE ST	STUART	FL	34994-6201
EAST STUART	PATHWAYS RECOVERY CENTER LLC	339 LAS PALMAS ST	ROYAL PALM BEACH	FL	33411-1029
EAST STUART	PATHWAYS RECOVERY CENTER LLC	339 LAS PALMAS ST	ROYAL PALM BEACH	FL	33411-1029
EAST STUART	RESIDENT	340 SE FLORIDA ST LOT C	STUART	FL	34994-3841
EAST STUART	RESIDENT	340 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	341 SE LAKE ST	STUART	FL	34994
EAST STUART	RESIDENT	342 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
EAST STUART	RESIDENT	345 SE LAKE ST	STUART	FL	34994-6201
EAST STUART	GEATHERS ELMER DEAN ESTATE	346 AVENUE O SW	WINTER HAVEN	FL	33880-6405
EAST STUART	GEATHERS FREDERICK	346 AVENUE O SW	WINTER HAVEN	FL	33880-6405
EAST STUART	RESIDENT	348 SE FLORIDA ST	STUART	FL	34994
EAST STUART	HORTON STEPHEN	3500 S KANNER HWY LOT 22	STUART	FL	34994-4832
EAST STUART	CONTRACTORS SHOWCASE 107 LLC	3533 SE FAIRWAY E	STUART	FL	34997-6113
EAST STUART	MORSE WENDY	36 SW RIVERWAY BLVD	PALM CITY	FL	34990-4238
EAST STUART	NISAIR SHOWCASE LLC	3700 S US HIGHWAY 1	FORT PIERCE	FL	34982-8211
EAST STUART	CHRISTIE JAMES A III	373 SW EASTPORT CIR	PORT SAINT LUCIE	FL	34953-7125
EAST STUART	RICKS BILLY	401 SE CHURCH ST	STUART	FL	34994-6218
EAST STUART	RESIDENT	401 SE CHURCH ST	STUART	FL	34994-6218
EAST STUART	RESIDENT	404 SE LAKE ST	STUART	FL	34994-6203
EAST STUART	DARVILLE, LETA	404 SE LAKE ST	STUART	FL	34994-6203
EAST STUART	RESIDENT	406 SE LAKE ST	STUART	FL	34994-6203
EAST STUART	RESIDENT	407 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6212
EAST STUART	RESIDENT	408 SE LAKE DR	STUART	FL	34994
EAST STUART	RESIDENT	409 SE CHURCH ST	STUART	FL	34994-6218
EAST STUART	RESIDENT	410 SE LAKE ST	STUART	FL	34994-6203
EAST STUART	GERMAN, IRVING J	4100 NE JOES POINT RD	STUART	FL	34996-1421
EAST STUART	RESIDENT	413 SE CHURCH ST	STUART	FL	34994
EAST STUART	RESIDENT	413 SE LAKE ST	STUART	FL	34994-6204
EAST STUART	RESIDENT	414 SE LAKE ST	STUART	FL	34994-6203

EAST STUART	RESIDENT	415 SE LAKE ST	STUART	FL	34994-6204
EAST STUART	RESIDENT	416 SE LAKE ST	STUART	FL	34994-6203
EAST STUART	RESIDENT	417 SE CHURCH ST	STUART	FL	34994-6218
EAST STUART	RESIDENT	420 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6213
EAST STUART	RESIDENT	420 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6213
EAST STUART	RESIDENT	421 SE CHURCH ST	STUART	FL	34994
EAST STUART	RESIDENT	424 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
EAST STUART	RESIDENT	425 SE CHURCH ST	STUART	FL	34994
EAST STUART	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY	STUART	FL	34997-4937
EAST STUART	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY	STUART	FL	34997-4937
EAST STUART	RESIDENT	429 SE LAKE ST	STUART	FL	34994-6204
EAST STUART	RESIDENT	432 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6213
EAST STUART	RESIDENT	433 SE FLORIDA ST	STUART	FL	34994-6222
EAST STUART	LEONARD WYLENE JAMISON	433 SE LAKE ST	STUART	FL	34994-6204
EAST STUART	RESIDENT	435 SE LAKE ST	STUART	FL	34994-6204
EAST STUART	RESIDENT	437 SE LAKE ST	STUART	FL	34994-6204
EAST STUART	ZAPETA ORLANDO	438 SE FLORIDA ST	STUART	FL	34994-6221
EAST STUART	RESIDENT	438 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6213
EAST STUART	ALBRITTON CLIFTON	4460 DENISE DR	DECATUR	GA	30035-1405
EAST STUART	COCOA 1818 LLC	4559 SW 33RD AVE	FORT LAUDERDALE	FL	33312-5503
EAST STUART	FREDERICK G JR & JOAN C SUNDHEIM JOINT DECLARATIO	47 SW RIVERWAY BLVD	PALM CITY	FL	34990-4239
EAST STUART	ST LUCIE RENTALS LLC	4912 BROADSTONE CIR	WEST PALM BEACH	FL	33417-8215
EAST STUART	SCHOOL BOARD OF MARTIN COUNTY	1939 SE FEDERAL HWY	STUART	FL	34994-3915
EAST STUART	RESIDENT	500 SE CHURCH ST	STUART	FL	34994-6219
EAST STUART	RESIDENT	500 SE FLORIDA ST	STUART	FL	34994-6202
EAST STUART	SRMZ 4 ASSET COMPANY 3 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
EAST STUART	RESIDENT	501 SE CHURCH ST	STUART	FL	34994-6220
EAST STUART	RESIDENT	502 SE CHURCH ST	STUART	FL	34994-6219
EAST STUART	RESIDENT	502 SE FLORIDA ST	STUART	FL	34994-6202
EAST STUART	RESIDENT	502 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6215
EAST STUART	RESIDENT	504 SE CHURCH ST	STUART	FL	34994-6219
EAST STUART	RESIDENT	504 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6215
EAST STUART	RESIDENT	505 SE FLORIDA ST	STUART	FL	34994
EAST STUART	RESIDENT	505 SE LAKE ST	STUART	FL	34994-6206

EAST STUART	G & K LAND COMPANY LLC	506 SW SOUTH CAROLINA DR	STUART	FL	34994-7264
EAST STUART	G & K LAND COMPANY LLC	506 SW SOUTH CAROLINA DR	STUART	FL	34994-7264
EAST STUART	TURNER ROBBIE	508 SE FLORIDA ST	STUART	FL	34994-6202
EAST STUART	RESIDENT	508 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6215
EAST STUART	RESIDENT	509 SE LAKE ST	STUART	FL	34994-6206
EAST STUART	GREENE JARED J	51 SW FLAGLER AVE	STUART	FL	34994-2147
EAST STUART	FRANKLIN CARLETTE HAZELTON	510 SE FLORIDA ST	STUART	FL	34994-6202
EAST STUART	RESIDENT	510 SE LAKE ST	STUART	FL	34994-6205
EAST STUART	RESIDENT	510 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6215
EAST STUART	PAMELA D WILLIAMS REVOCABLE TRUST	511 SW NORTH CAROLINA DR	STUART	FL	34994-7263
EAST STUART	ALLEN W FALK REVOCABLE TRUST	511 SW NORTH CAROLINA DR	STUART	FL	34994-7263
EAST STUART	RESIDENT	512 SE CHURCH ST	STUART	FL	34994-6219
EAST STUART	HEMPEL KEVIN J L/E	512 SE CORTEZ AVE	STUART	FL	34994-2414
EAST STUART	RESIDENT	512 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6215
EAST STUART	RESIDENT	513 SE CHURCH ST	STUART	FL	34994-6220
EAST STUART	RESIDENT	513 SE LAKE ST	STUART	FL	34994-6206
EAST STUART	RESIDENT	514 SE CHURCH ST	STUART	FL	34994-6219
EAST STUART	JAMES FAYE E	514 SE FLORIDA ST	STUART	FL	34994-6202
EAST STUART	RESIDENT	514 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6215
EAST STUART	RESIDENT	515 SE CHURCH ST	STUART	FL	34994-6220
EAST STUART	RESIDENT	516 SE AMERIGO AVE	STUART	FL	34994-2314
EAST STUART	RESIDENT	516 SE CHURCH ST	STUART	FL	34994-6219
EAST STUART	RESIDENT	516 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
EAST STUART	MOSS JENNIFER	517 SE BALBOA AVE	STUART	FL	34994-2315
EAST STUART	RESIDENT	517 SE CHURCH ST	STUART	FL	34994-6220
EAST STUART	RESIDENT	520 SE FLORIDA ST	STUART	FL	34994-6202
EAST STUART	MOISA ORGANIZATION LLC	5237 SUMMERLIN COMMONS BLVD # 400	FORT MYERS	FL	33907-2158
EAST STUART	FD INVESTMENTS LLC	529 SE PALM BEACH RD	STUART	FL	34994-2477
EAST STUART	BETTY LOU CIPRA REVOCABLE TRUST	531 SE LAKE CLARE PL	STUART	FL	34994-2417
EAST STUART	DREAMWERKS PROPERTIES LLC	5320 SE STERLING CIR	STUART	FL	34997-6552
EAST STUART	MCGUIRE MARTIN T	5341 SE CELESTIAL CIR	STUART	FL	34997-6692
EAST STUART	BISHOP, GARY R	5351 SE REEF WAY	STUART	FL	34997-2556
EAST STUART	BOUWMAN, FRANK	540 SE LAKE CLARE PL	STUART	FL	34994-2418
EAST STUART	RESIDENT	540 SE LAKE CLARE PL	STUART	FL	34994-2418

EAST STUART	NEWTON BETTY	543 SE CORTEZ AVE	STUART	FL	34994-2450
EAST STUART	RESIDENT	550 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
EAST STUART	RESIDENT	550 SE PALM BEACH RD	STUART	FL	34994
EAST STUART	SMITH VIRGINIA A	5556 SE 46TH AVE	STUART	FL	34997-8419
EAST STUART	SMITH WILLIE LEE ESTATE	5556 SE 46TH AVE	STUART	FL	34997-8419
EAST STUART	SORENSON LE PHAN	5627 SE MAJOR WAY	STUART	FL	34997-2495
EAST STUART	WESTBERRY GREG F	5639 SW ORCHID BAY DR	PALM CITY	FL	34990-8523
EAST STUART	HI LAND PROPERTIES LLC	5644 CORPORATE WAY	WEST PALM BEACH	FL	33407-2002
EAST STUART	THOMPSON HOMER L AND THELMA	5694 SE MERCEDES AVE	STUART	FL	34997-8446
EAST STUART	THOMPSON HOMER L AND THELMA	5694 SE MERCEDES AVE	STUART	FL	34997-8446
EAST STUART	HARVEY PHILIP W	5821 SE COLEE AVE	STUART	FL	34997-8414
EAST STUART	THORNE JOHN	5834 SE MERCEDES AVE	STUART	FL	34997-8429
EAST STUART	JOHN AND ANNE THORNE FAMILY TRUST	5834 SE MERCEDES AVE	STUART	FL	34997-8429
EAST STUART	ODEN DEVELOPMENT LLC	6 WOOD ACRES RD	GLEN HEAD	NY	11545-2912
EAST STUART	HIRSCH JUDAH	600 NE 36TH ST APT 812	MIAMI	FL	33137-3933
EAST STUART	RESIDENT	600 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	HAVILAND LESLIE L	600 SE 5TH ST	STUART	FL	34994-2304
EAST STUART	LUCIER, MICHAEL D	600 SE 6TH ST	STUART	FL	34994-2306
EAST STUART	RESIDENT	600 SE 6TH ST	STUART	FL	34994-2306
EAST STUART	LUCIER, MICHAEL D	600 SE 6TH ST	STUART	FL	34994-2306
EAST STUART	RESIDENT	600 SE CORTEZ AVE	STUART	FL	34994-2416
EAST STUART	REGIS R & LISA DAUK INTERVIVOS TRUST	600 SE CORTEZ AVE	STUART	FL	34994-2416
EAST STUART	RESIDENT	600 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	STOUT SUZANNE L & EDGAR F	600 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	VALENTIN NORBERTO	601 SE FLORIDA ST	STUART	FL	34994-3184
EAST STUART	RESIDENT	601 SE FLORIDA ST	STUART	FL	34994-3184
EAST STUART	RESIDENT	601 SE LAKE ST	STUART	FL	34994-3152
EAST STUART	RESIDENT	602 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	CULLEN MARY S	603 SE CORTEZ AVE	STUART	FL	34994-2415
EAST STUART	RESIDENT	603 SE CORTEZ AVE	STUART	FL	34994-2415
EAST STUART	NEWTON TYLER DOUGLAS	603 SE HIGH SCHOOL AVE	STUART	FL	34994-2308
EAST STUART	ANNITTO GIANCARLO	6034 SW 164TH PL	MIAMI	FL	33193-5731
EAST STUART	RESIDENT	604 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	604 SE STYPMANN BLVD	STUART	FL	34994-2324

EAST STUART	RESIDENT	605 SE HIGH SCHOOL AVE	STUART	FL	34994-2308
EAST STUART	RESIDENT	606 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	SAYER DAVID & KAREN	607 SE 6TH ST	STUART	FL	34994-2305
EAST STUART	RESIDENT	607 SE 6TH ST	STUART	FL	34994-2305
EAST STUART	RESIDENT	607 SE CORTEZ AVE	STUART	FL	34994-2415
EAST STUART	BELLAS, LEAH	607 SE CORTEZ AVE	STUART	FL	34994-2415
EAST STUART	RESIDENT	608 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	608 SE CHURCH ST	STUART	FL	34994-3136
EAST STUART	RESIDENT	609 SE FLORIDA ST	STUART	FL	34994-3184
EAST STUART	RESIDENT	610 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	610 SE CHURCH ST	STUART	FL	34994-3136
EAST STUART	HOUSING AUTHORITY OF STUART	611 SE CHURCH ST	STUART	FL	34994-3135
EAST STUART	RESIDENT	611 SE FLORIDA ST	STUART	FL	34994-3184
EAST STUART	RESIDENT	611 SE LAKE ST	STUART	FL	34994-3152
EAST STUART	611 PBR LLC	611 SE PALM BEACH RD	STUART	FL	34994-2445
EAST STUART	RESIDENT	611 SE PALM BEACH RD	STUART	FL	34994-2445
EAST STUART	RESIDENT	611 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	RESIDENT	612 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	612 SE 6TH ST	STUART	FL	34994-2306
EAST STUART	PROPERTY OWNER	612 SE 6TH ST	STUART	FL	34994-2306
EAST STUART	RESIDENT	612 SE CHURCH ST	STUART	FL	34994-3136
EAST STUART	RESIDENT	612 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	RESIDENT	613 SE FLORIDA ST	STUART	FL	34994-3184
EAST STUART	SULZER RICHARD	613 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	RESIDENT	614 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	615 SE FLORIDA ST	STUART	FL	34994-3184
EAST STUART	RESIDENT	615 SE LAKE ST	STUART	FL	34994
EAST STUART	RESIDENT	616 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	616 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	RESIDENT	618 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	620 SE 10TH ST	STUART	FL	34994-3108
EAST STUART	RESIDENT	620 SE DIXIE HWY	STUART	FL	34994-3049
EAST STUART	RESIDENT	621 SE PALM BEACH RD	STUART	FL	34994-2445
EAST STUART	MARTIN COUNTY AUDUBON SOCIETY	621 SE PALM BEACH RD	STUART	FL	34994-2445

EAST STUART	RESIDENT	621 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	WALTERS NATALIE	624 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	RESIDENT	624 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	EXOTIC MOTORSPORTS LTD	625 NW NORTH RIVER DR APT 108	STUART	FL	34994-8962
EAST STUART	THOMPSON DAVID J	625 SE 10TH ST	STUART	FL	34994-3107
EAST STUART	RESIDENT	625 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	WEBSTER TIMOTHY MATTHEW	628 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	RESIDENT	629 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	ERNESTON, ROBERT C	630 SE FLAGLER AVE	STUART	FL	34994-2203
EAST STUART	ERNESTON, ROBERT C	630 SE FLAGLER AVE	STUART	FL	34994-2203
EAST STUART	STRONG KENNNETH D	633 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	ZIEMBA MATTHEW	636 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	RESIDENT	637 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2365
EAST STUART	RESIDENT	637 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	COOPER SYDNEY LEO	639 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2365
EAST STUART	RESIDENT	640 SE STYPMANN BLVD	STUART	FL	34994-2324
EAST STUART	HOLIDAY MOBILE HOME PARK LLC	6400 TELEGRAPH RD STE 2000	BLOOMFIELD HILLS	MI	48301-1722
EAST STUART	RESIDENT	641 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2365
EAST STUART	TAULBEE DONNA J	641 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	RESIDENT	641 SE STYPMANN BLVD	STUART	FL	34994-2323
EAST STUART	MURPHY CHRISTOPHER	6425 REVELLE CIR S	JUPITER	FL	33458-6412
EAST STUART	CRIDDELL HORTENSE	6427 6TH ST NW	WASHINGTON	DC	20012-2613
EAST STUART	CRIDDELL, HORTENSE T	6427 6TH ST NW	WASHINGTON	DC	20012-2613
EAST STUART	CRIDDELL HORTENSE	6427 6TH ST NW	WASHINGTON	DC	20012-2613
EAST STUART	CRIDDELL HORTENSE	6427 6TH ST NW	WASHINGTON	DC	20012-2613
EAST STUART	RESIDENT	645 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2365
EAST STUART	ZIYAD INVESTMENT PROPERTIES LLC	661 NE ZEBRINA SENDA	JENSEN BEACH	FL	34957-6666
EAST STUART	BARGHOUTHY SHAHER WAHID	661 NE ZEBRINA SENDA	JENSEN BEACH	FL	34957-6666
EAST STUART	MAGNIFICO CAPITAL LLC	139 POINT CIR	JUPITER	FL	33469-1928
EAST STUART	RESIDENT	700 SE 10TH ST	STUART	FL	34994-3110
EAST STUART	RESIDENT	700 SE BAHAMA AVE	STUART	FL	34994-3112
EAST STUART	RESIDENT	700 SE CHURCH ST	STUART	FL	34994-3138
EAST STUART	RESIDENT	700 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	701 SE BAHAMA AVE	STUART	FL	34994-3134

EAST STUART	RESIDENT	701 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	701 SE TARPON AVE	STUART	FL	34994-3166
EAST STUART	RESIDENT	702 SE 10TH ST	STUART	FL	34994-3110
EAST STUART	RESIDENT	703 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	704 SE 10TH ST	STUART	FL	34994-3110
EAST STUART	BROWN CAROLYN	704 SE BAHAMA AVE	STUART	FL	34994-3112
EAST STUART	RESIDENT	704 SE CHURCH ST	STUART	FL	34994-3138
EAST STUART	RESIDENT	704 SE DIXIE HWY	STUART	FL	34994
EAST STUART	JOHNSON ANTHONY BARNARD	704 SE EAST AVE	STUART	FL	34994-6232
EAST STUART	RESIDENT	704 SE EAST AVE	STUART	FL	34994-6232
EAST STUART	RESIDENT	704 SE LAKE ST	STUART	FL	34994-3177
EAST STUART	ETELSON TRACEY F	704 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	MAINWARING CONSTANCE WHAREN	705 SE STYPMANN BLVD	STUART	FL	34994-2325
EAST STUART	RESIDENT	705 SE EAST AVE	STUART	FL	34994
EAST STUART	RESIDENT	705 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	705 SE STYPMANN BLVD	STUART	FL	34994-2325
EAST STUART	RESIDENT	705 SE TARPON AVE	STUART	FL	34994-3131
EAST STUART	BUEHLER, ROBERT Z	706 SE HIBISCUS AVE	STUART	FL	34996-3603
EAST STUART	RESIDENT	707 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	708 SE BAHAMA AVE	STUART	FL	34994-3112
EAST STUART	BROWN DIANA	708 SE BAYOU AVE	STUART	FL	34994-3120
EAST STUART	RESIDENT	708 SE CHURCH ST	STUART	FL	34994-3138
EAST STUART	RESIDENT	708 SE EAST AVE	STUART	FL	34994
EAST STUART	COOKSEY CLEO	709 SE BAHAMA AVE	STUART	FL	34994-3111
EAST STUART	RESIDENT	709 SE BAHAMA AVE	STUART	FL	34994-3111
EAST STUART	RESIDENT	709 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	HOPE APRIL LYNN	709 SE STYPMANN BLVD	STUART	FL	34994-2325
EAST STUART	RESIDENT	709 SE STYPMANN BLVD	STUART	FL	34994-2325
EAST STUART	STOUDEMIRE JANICE	710 SE CENTRAL AVE	STUART	FL	34994-6224
EAST STUART	RESIDENT	710 SE CENTRAL AVE	STUART	FL	34994-6224
EAST STUART	RESIDENT	710 SE CHURCH ST	STUART	FL	34994-3138
EAST STUART	CABELL & ANNETTE MCVEIGH REVOCABLE TRUST	710 SE HIBISCUS AVE	STUART	FL	34996-3603
EAST STUART	RESIDENT	710 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
EAST STUART	BROWN ORA H	711 SE PALM BEACH RD	STUART	FL	34994-5617

EAST STUART	RESIDENT	711 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	711 SE PALM BEACH RD	STUART	FL	34994-5617
EAST STUART	RESIDENT	712 SE BAHAMA AVE	STUART	FL	34994-3112
EAST STUART	COOK LAURA LEE L/E	712 SE BAYOU AVE	STUART	FL	34994-3120
EAST STUART	RESIDENT	712 SE DIXIE HWY	STUART	FL	34994-3050
EAST STUART	RESIDENT	712 SE DIXIE HWY	STUART	FL	34994-3050
EAST STUART	RESIDENT	712 SE EAST AVE	STUART	FL	34994-6234
EAST STUART	WITHERS GARY	712 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	713 SE BAHAMA AVE	STUART	FL	34994-3111
EAST STUART	RESIDENT	713 SE EAST AVE	STUART	FL	34994
EAST STUART	RESIDENT	713 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	713 SE STYPMANN BLVD	STUART	FL	34994-2325
EAST STUART	RESIDENT	714 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
EAST STUART	RESIDENT	715 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256-6802
EAST STUART	LANGSTON, BRENDA ANNETTE	716 SE EAST AVE	STUART	FL	34994-6234
EAST STUART	RESIDENT	716 SE BAYOU AVE	STUART	FL	34994-3120
EAST STUART	RESIDENT	716 SE CHURCH ST	STUART	FL	34994-3103
EAST STUART	RESIDENT	716 SE EAST AVE	STUART	FL	34994-6234
EAST STUART	RESIDENT	716 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	KIMBERLY A STEPPLING REVOCABLE TRUST AGREEMENT	716 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	717 SE BAHAMA AVE	STUART	FL	34994-3111
EAST STUART	RESIDENT	717 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	718 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
EAST STUART	RESIDENT	719 SE EAST AVE	STUART	FL	34994
EAST STUART	RESIDENT	719 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	719 SE STYPMANN BLVD	STUART	FL	34994-2325
EAST STUART	HARRIS EVELYN LISA	720 SE BAYOU AVE	STUART	FL	34994-3120
EAST STUART	HARRIS EVELYN	720 SE BAYOU AVE	STUART	FL	34994-3120
EAST STUART	RESIDENT	720 SE CHURCH ST	STUART	FL	34994-3104
EAST STUART	RESIDENT	720 SE EAST AVE	STUART	FL	34994
EAST STUART	RESIDENT	720 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2368
EAST STUART	CHURCH DANIEL	720 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	720 SE STYPMANN BLVD	STUART	FL	34994-2326

EAST STUART	SANDIFER RUTHIE EMANUEL	721 SE CENTRAL AVE	STUART	FL	34994-6225
EAST STUART	PETERSON RODERICK FRAZALE	721 SE CENTRAL AVE	STUART	FL	34994-6225
EAST STUART	CHURCH ALLISUN	722 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	722 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	723 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2309
EAST STUART	RESIDENT	723 SE STYPMANN BLVD	STUART	FL	34994-2325
EAST STUART	RESIDENT	724 SE 10TH ST	STUART	FL	34994-3110
EAST STUART	DAVIS BRUCE A L/E	724 SE BAHAMA AVE	STUART	FL	34994-3112
EAST STUART	RESIDENT	724 SE BAHAMA AVE	STUART	FL	34994-3112
EAST STUART	RESIDENT	724 SE EAST AVE	STUART	FL	34994
EAST STUART	RESIDENT	725 SE BAHAMA AVE	STUART	FL	34994-3111
EAST STUART	RESIDENT	725 SE EAST AVE	STUART	FL	34994-6207
EAST STUART	RESIDENT	725 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	727 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	CHURCH JOHN A	728 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	CHURCH JOHN A	728 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	728 SE STYPMANN BLVD	STUART	FL	34994-2326
EAST STUART	RESIDENT	729 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	731 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	733 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	735 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	CREWS IRIS M	736 COLORADO AVE STE A	STUART	FL	34994-3002
EAST STUART	RESIDENT	737 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	739 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	741 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	743 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	ALBRITTON GRACE	7445 HATHERLEIGH CT	ALEXANDRIA	VA	22315-3846
EAST STUART	RESIDENT	745 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	RESIDENT	747 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2357
EAST STUART	POLK CHRIS B	749 NW BISCAYNE DR	PORT ST LUCIE	FL	34983-1507
EAST STUART	STUART CHURCH OF GOD	749 NW BISCAYNE DR	PORT ST LUCIE	FL	34983-1507
EAST STUART	STUART CHURCH OF GOD INC	749 NW BISCAYNE DR	PORT ST LUCIE	FL	34983-1507
EAST STUART	RESIDENT	749 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	RESIDENT	751 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358

EAST STUART	RESIDENT	753 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	RESIDENT	755 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	RESIDENT	757 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	RESIDENT	759 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	RESIDENT	761 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	RESIDENT	763 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	RESIDENT	765 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2358
EAST STUART	ROBERTS JAMES	7973 SADDLEBROOK DR	PORT ST LUCIE	FL	34986-3114
EAST STUART	FERESHETIAN SCOTT C	800 SE 14TH ST	STUART	FL	34994-4026
EAST STUART	RESIDENT	800 SE BAHAMA AVE	STUART	FL	34994-3114
EAST STUART	RESIDENT	800 SE BAYOU AVE	STUART	FL	34994-3122
EAST STUART	RESIDENT	800 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	RESIDENT	800 SE DIXIE HWY	STUART	FL	34994
EAST STUART	RESIDENT	800 SE EAST AVE	STUART	FL	34994-6235
EAST STUART	LAWRENCE LEE PROPERTIES LLC	800 SE LINCOLN AVE	STUART	FL	34994-3807
EAST STUART	RESIDENT	800 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2408
EAST STUART	RESIDENT	800 SE NASSAU AVE	STUART	FL	34994-3157
EAST STUART	RESIDENT	800 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	RECH ZANE ANDREW	800 SE STYPMANN BLVD	STUART	FL	34994-2420
EAST STUART	RESIDENT	800 SE STYPMANN BLVD	STUART	FL	34994-2420
EAST STUART	RESIDENT	800 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	BELL JASON	801 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	DOWNIE, ERNEST	801 SE 15TH ST	STUART	FL	34994-4029
EAST STUART	RESIDENT	801 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	801 SE CENTRAL AVE	STUART	FL	34994-6227
EAST STUART	RESIDENT	801 SE NASSAU AVE	STUART	FL	34994-3156
EAST STUART	RESIDENT	801 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	802 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	RESIDENT	803 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	803 SE CENTRAL AVE	STUART	FL	34994
EAST STUART	RESIDENT	803 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	804 SE BAYOU AVE	STUART	FL	34994-3122
EAST STUART	RESIDENT	804 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	BLATCH MARGARET	804 SE TARPON AVE	STUART	FL	34994-3169

EAST STUART	STARKEY, EARLE R & LINDA	8040 SE RIVER LN	STUART	FL	34997-7363
EAST STUART	RESIDENT	805 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	805 SE EAST AVE	STUART	FL	34994-6236
EAST STUART	HALL FLOYD	806 SE BAYOU AVE	STUART	FL	34994-3122
EAST STUART	RESIDENT	806 SE BAYOU AVE	STUART	FL	34994-3122
EAST STUART	RESIDENT	806 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	MCHARDY SAMUEL JR	807 SE NASSAU AVE	STUART	FL	34994-3156
EAST STUART	RESIDENT	807 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	MCHARDY SAMUEL E	807 SE NASSAU AVE	STUART	FL	34994-3156
EAST STUART	RESIDENT	807 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	NIEMAN DANIEL W	808 SE 14TH ST	STUART	FL	34994-4026
EAST STUART	RESIDENT	808 SE 14TH ST	STUART	FL	34994-4026
EAST STUART	RESIDENT	808 SE DIXIE HWY	STUART	FL	34994-3803
EAST STUART	808 DIXIE LLC	808 SE DIXIE HWY	STUART	FL	34994-3803
EAST STUART	RESIDENT	808 SE NASSAU AVE	STUART	FL	34994-3157
EAST STUART	RESIDENT	808 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	RODRIGUEZ LEONARDO	808 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	RESIDENT	808 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	RESIDENT	809 SE 10TH ST	STUART	FL	34994-5606
EAST STUART	RESIDENT	809 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	RESIDENT	809 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	HUBER PRISCILLA A	809 SE CENTRAL AVE	STUART	FL	34994-6227
EAST STUART	RESIDENT	809 SE CENTRAL AVE	STUART	FL	34994-6227
EAST STUART	ESPADY, OLGA	809 SE PALM BEACH RD	STUART	FL	34994-5620
EAST STUART	RESIDENT	810 SE NASSAU AVE	STUART	FL	34994-3157
EAST STUART	RESIDENT	810 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	RESIDENT	810 SE STYPMANN BLVD	STUART	FL	34994-2420
EAST STUART	RESIDENT	810 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	RESIDENT	811 SE 10TH ST	STUART	FL	34994-5606
EAST STUART	RESIDENT	811 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	812 SE 13TH ST	STUART	FL	34994-4024
EAST STUART	RESIDENT	812 SE BAYOU AVE	STUART	FL	34994-3122
EAST STUART	RESIDENT	812 SE LINCOLN AVE	STUART	FL	34994-3807
EAST STUART	RESIDENT	812 SE NASSAU AVE	STUART	FL	34994-3157

EAST STUART	RESIDENT	812 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	RESIDENT	813 SE 10TH ST	STUART	FL	34994-5606
EAST STUART	RESIDENT	813 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	MCQUEENEY CRYSTAL M	813 SE 15TH ST	STUART	FL	34994-4029
EAST STUART	RESIDENT	813 SE BAHAMA AVE	STUART	FL	34994-3113
EAST STUART	RESIDENT	813 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	813 SE TARPON AVE	STUART	FL	34994
EAST STUART	RESIDENT	814 SE SPRUCE AVE	STUART	FL	34994-3163
EAST STUART	RESIDENT	814 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	RESIDENT	815 SE 10TH ST	STUART	FL	34994-5606
EAST STUART	SKINNER MARSHALL G	815 SE 14TH ST	STUART	FL	34994-4025
EAST STUART	RESIDENT	815 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	BRINKLEY ALBERT	815 SE CENTRAL AVE	STUART	FL	34994-6227
EAST STUART	RESIDENT	815 SE NASSAU AVE	STUART	FL	34994-3156
EAST STUART	HAGANS CHERYL T HEIR-L/E	816 SE NASSAU AVE	STUART	FL	34994-3157
EAST STUART	BROWN BRANDEN JACKSON	816 SE 14TH ST	STUART	FL	34994-4026
EAST STUART	RESIDENT	816 SE 14TH ST	STUART	FL	34994-4026
EAST STUART	RESIDENT	816 SE BAYOU AVE	STUART	FL	34994-3122
EAST STUART	HOWARD GLORIA	816 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	REVOCABLE LIVING TRUST OF CLIFFORD E JONES	816 SE DIXIE HWY	STUART	FL	34994-3803
EAST STUART	RESIDENT	816 SE NASSAU AVE	STUART	FL	34994-3157
EAST STUART	RESIDENT	817 SE 10TH ST	STUART	FL	34994-5607
EAST STUART	FORTIER JOHN R	817 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	MIKE, HENRIETTA	817 SE 15TH ST	STUART	FL	34994-4029
EAST STUART	RESIDENT	817 SE EAST AVE	STUART	FL	34994-6238
EAST STUART	WILLIAMS KERSTIEN A	817 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	817 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	818 SE NASSAU AVE	STUART	FL	34994-3157
EAST STUART	RESIDENT	819 1/2 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	819 SE 10TH ST	STUART	FL	34994-5607
EAST STUART	RESIDENT	819 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	819 SE NASSAU AVE	STUART	FL	34994-3156
EAST STUART	RESIDENT	819 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	820 SE 13TH ST	STUART	FL	34994-4024

EAST STUART	RESIDENT	820 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	RESIDENT	PO BOX 357	PORT SALERNO	FL	34992-0357
EAST STUART	ROBERT P RIGEL DECLARATION OF TRUST	820 SE LINCOLN AVE	STUART	FL	34994-3807
EAST STUART	HARTMANN ERIC C	820 SE STYPMANN BLVD	STUART	FL	34994-2420
EAST STUART	RESIDENT	820 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	ROSARIO NATHANIEL MEJIA	821 SE 14TH ST	STUART	FL	34994-4025
EAST STUART	RESIDENT	821 SE 10TH ST	STUART	FL	34994-5607
EAST STUART	RESIDENT	821 SE 14TH ST	STUART	FL	34994-4025
EAST STUART	RESIDENT	821 SE BAHAMA AVE	STUART	FL	34994-3113
EAST STUART	RESIDENT	821 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	821 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2407
EAST STUART	RESIDENT	822 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	TAYLOR ELLISE	822 SE STYPMANN BLVD	STUART	FL	34994-2420
EAST STUART	RESIDENT	823 SE 10TH ST	STUART	FL	34994-5607
EAST STUART	RESIDENT	823 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	823 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	SANDERS, GEORGE	824 E 6TH ST	STUART	FL	34994-2404
EAST STUART	SANDERS, GEORGE	824 E 6TH ST	STUART	FL	34994-2404
EAST STUART	RESIDENT	824 SE 6TH ST	STUART	FL	34994-2404
EAST STUART	RESIDENT	824 SE CENTRAL AVE	STUART	FL	34994
EAST STUART	PONTE RICHARD A	824 SE STYPMANN BLVD	STUART	FL	34994-2420
EAST STUART	WILSON, ADRIANNE R	824 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	RESIDENT	824 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	BRITT TODD	825 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	BRITT TODD	825 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	RESIDENT	825 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	RESIDENT	825 SE BAYOU AVE	STUART	FL	34994-3121
EAST STUART	RESIDENT	825 SE TARPON AVE	STUART	FL	34994
EAST STUART	DICKERSON ROSEITA AGNES ESTATE	826 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	RESIDENT	826 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	PANTZER JEFFREY R	827 SE 14TH ST	STUART	FL	34994-4025
EAST STUART	RESIDENT	827 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	828 SE NASSAU AVE	STUART	FL	34994-3157
EAST STUART	RESIDENT	828 SE TARPON AVE	STUART	FL	34994-3169

EAST STUART	PEREZ WILFREDO & BETTY	828 SE TARPON AVE	STUART	FL	34994-3169
EAST STUART	RESIDENT	829 SE 6TH ST	STUART	FL	34994-2403
EAST STUART	RESIDENT	829 SE NASSAU AVE	STUART	FL	34994-3156
EAST STUART	RESIDENT	829 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	830 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2408
EAST STUART	SPRINGER AMY J	830 SE STYPMANN BLVD	STUART	FL	34994-2420
EAST STUART	RESIDENT	831 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	MERRICK CHARLOTTE MILLER L/E	832 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	RESIDENT	832 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	V B PROPERTIES OF STUART INC	832 SE DIXIE HWY	STUART	FL	34994-3803
EAST STUART	VELLIGAN LYNN M	832 SE SAINT LUCIE BLVD	STUART	FL	34996-1388
EAST STUART	RESIDENT	833 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	RESIDENT	834 SE 6TH ST	STUART	FL	34994-2404
EAST STUART	BURBINE PETER ALFRED L/E	835 E 6TH ST	STUART	FL	34994-2403
EAST STUART	RESIDENT	835 SE CENTRAL AVE	STUART	FL	34994-6227
EAST STUART	STUART LODGE PROPERTIES LLC	835 W 6TH ST STE 1500	AUSTIN	TX	78703-5472
EAST STUART	SEAMAN, GEORGE L JR	836 SE 13TH ST	STUART	FL	34994-4054
EAST STUART	RESIDENT	836 SE 13TH ST	STUART	FL	34994-4054
EAST STUART	RESIDENT	836 SE CENTRAL AVE	STUART	FL	34994-6226
EAST STUART	URBANIK, ALLAN FRANCIS	837 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	URBANIK, ALLAN FRANCIS	837 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	RESIDENT	839 SE TARPON AVE	STUART	FL	34994-3101
EAST STUART	DENNIS JASON	844 SE 13TH ST	STUART	FL	34994-4054
EAST STUART	RESIDENT	845 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	MILLET WALTER	8462 SE WOODCREST PL	HOBE SOUND	FL	33455-4110
EAST STUART	JOHNSON HATTIE R	847 SE 16TH ST	STUART	FL	34994-4031
EAST STUART	ZEIGLER DANNY L L/E	849 E 6TH ST	STUART	FL	34994-2403
EAST STUART	RESIDENT	849 SE 6TH ST	STUART	FL	34994-2403
EAST STUART	NEWTON ALFREDA	850 SE 13TH ST	STUART	FL	34994-4054
EAST STUART	CRUZ LUCINA	850 SE CHURCH ST	STUART	FL	34994-3105
EAST STUART	SIC, EFRAIN EZEQUIEL CUA	851 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	SIC, EFRAIN EZEQUIEL CUA	851 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	RESIDENT	851 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	RESIDENT	851 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994

EAST STUART	FILIPI ANTHONY	858 SE 13TH ST	STUART	FL	34994-4054
EAST STUART	SWYRYN, JOHN	8668 SW TROPICAL AVE	STUART	FL	34997-7949
EAST STUART	PASHKOW, GREGORY J	867 SW MCCOY AVE	PORT ST LUCIE	FL	34953-3911
EAST STUART	DARLING, ELAINE KELLIER	875 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	DARLING, ELAINE KELLIER	875 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	RESIDENT	875 SE 13TH ST	STUART	FL	34994-4023
EAST STUART	WOODLAWN PARK LLC	875 SE MONTEREY COMMONS BLVD	STUART	FL	34996-3337
EAST STUART	RESIDENT	PO BOX 357	PORT SALERNO	FL	34992-0357
EAST STUART	RESIDENT	899 SE 13TH ST	STUART	FL	34994
EAST STUART	RESIDENT	900 SE EAST AVE	STUART	FL	34994-6239
EAST STUART	RESIDENT	900 SE HALL ST	STUART	FL	34994-5612
EAST STUART	RESIDENT	900 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	COLEMAN CATHERINE ESTATE	900 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	TYSON, GRETA C	900 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	WILLIAMS, ELLA	901 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	901 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	RESIDENT	901 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	JOHNSON MARSHA L	901 SE 9TH ST	STUART	FL	34994-5604
EAST STUART	RESIDENT	901 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	901 SE FORREST PARK DR	STUART	FL	34994
EAST STUART	REVOCABLE LIVING TRUST OF SALLY A JONES	901 SE HILLCREST AVE	STUART	FL	34994-3805
EAST STUART	RESIDENT	901 SE NASSAU AVE	STUART	FL	34994
EAST STUART	RESIDENT	901 SE PARK AVE	STUART	FL	34994-6229
EAST STUART	DAVIS VERNON J	902 SE HALL ST	STUART	FL	34994-5612
EAST STUART	DAVIS VERNON J	902 SE HALL ST	STUART	FL	34994-5612
EAST STUART	NEWMAN ROBERT L	902 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	HASTINGS PATRICIA L	902 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	RESIDENT	902 SE HALL ST	STUART	FL	34994-5612
EAST STUART	NEWMAN SANDRA S	902 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	NEWMAN, ROBERT L & SANDRA S	902 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	GOMEZ, FELIX	903 SE 7TH ST	STUART	FL	34994-2409
EAST STUART	JONES DAVID	903 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	903 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	903 SE 9TH ST	STUART	FL	34994-5604

EAST STUART	RESIDENT	903 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	THOMAS, JOHN L	904 SE HALL ST	STUART	FL	34994-5612
EAST STUART	NEWTON, HORACE SR	904 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	904 SE BAYOU AVE	STUART	FL	34994-3124
EAST STUART	TSW REAL ESTATE HOLDINGS LLC	904 SE DIXIE HWY	STUART	FL	34994-3826
EAST STUART	TSW REAL ESTATE HOLDINGS LLC	904 SE DIXIE HWY	STUART	FL	34994-3826
EAST STUART	RESIDENT	904 SE DIXIE HWY	STUART	FL	34994-3826
EAST STUART	RESIDENT	904 SE HALL ST	STUART	FL	34994-5612
EAST STUART	RESIDENT	904 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	RESIDENT	904 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	NEWTON LAVORIS	904 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	904 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	CLARK, PETER ROBERT	905 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	ARENAS MARIA ISABEL	905 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	DARVILLE, BETTY	905 SE 9TH ST	STUART	FL	34994-5604
EAST STUART	DARVILLE, BETTY	905 SE 9TH ST	STUART	FL	34994-5604
EAST STUART	RESIDENT	905 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	MARSHALL MATTIE	905 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	RESIDENT	905 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	905 SE 9TH ST	STUART	FL	34994-5604
EAST STUART	RESIDENT	905 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	HERNANDEZ EDELSO RUBELINO ORTIZ	905 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	905 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	905 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	905 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	SPG PROPERTY GROUP LLC	905 SW SCRUB OAK AVE	PALM CITY	FL	34990-1574
EAST STUART	VALDEZ JESUS	906 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	SCOTT FAY ARTHUR JR	906 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	ROZIER, LOUIS C	906 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	RESIDENT	906 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	RESIDENT	906 SE 9TH ST	STUART	FL	34994-5603
EAST STUART	COOPER FAMILY IRREVOCABLE TRUST	906 SE 9TH ST	STUART	FL	34994-5603
EAST STUART	RESIDENT	906 SE BAYOU AVE	STUART	FL	34994-3124
EAST STUART	RESIDENT	906 SE DIXIE HWY	STUART	FL	34994-3826

EAST STUART	DONALD L BELLE REVOCABLE TRUST	906 SE HALL ST	STUART	FL	34994-5612
EAST STUART	SCOTT FAY ARTHUR JR	906 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	RESIDENT	906 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	RESIDENT	906 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	VIOLA TINO	907 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	907 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	RESIDENT	907 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	DECLARATION OF LAND TRUST OF ANNIE CASH	907 SE 9TH ST	STUART	FL	34994-5604
EAST STUART	RESIDENT	907 SE HALL ST	STUART	FL	34994-5613
EAST STUART	CURET FAMILY TRUST	907 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	RESIDENT	907 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	DUBOIS BROOKS E JR & MELISSA	908 E 6TH ST	STUART	FL	34994-2406
EAST STUART	JACKSON, DELORIS R	908 SE 9TH ST	STUART	FL	34994-5603
EAST STUART	NEWKIRK, FRANKIE	908 SE HALL ST	STUART	FL	34994-5612
EAST STUART	THOMPSON, TAMIKO S	908 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	RESIDENT	908 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	RESIDENT	908 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	BARR DONNA	908 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	RESIDENT	908 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	RESIDENT	908 SE 9TH ST	STUART	FL	34994-5603
EAST STUART	RESIDENT	908 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	908 SE BAYOU AVE	STUART	FL	34994-3124
EAST STUART	RESIDENT	908 SE HALL ST	STUART	FL	34994-5612
EAST STUART	RESIDENT	908 SE LAKE ST	STUART	FL	34994-5614
EAST STUART	HUTCHINSON, ARLETA	908 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	RESIDENT	908 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	SANDERS YOLANDA RENEE GEATHERS	908 SE PALM BEACH RD	STUART	FL	34994-5623
EAST STUART	RESIDENT	908 SE SPRUCE AVE	STUART	FL	34994-3165
EAST STUART	YOUNG, ALBERT	909 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	GILL KENNETH A & MICHELE	909 SE 14TH ST	STUART	FL	34994-4027
EAST STUART	BEACH ROBERT C JR	909 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	909 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	RESIDENT	909 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	HAYNES JOSEPH CAROL	909 SE 9TH ST	STUART	FL	34994-5604

EAST STUART	SHIRLEY OKELAND & SHEILA	909 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	909 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	909 SE BAYOU AVE	STUART	FL	34994-3123
EAST STUART	RESIDENT	909 SE DIXIE LN	STUART	FL	34994-5611
EAST STUART	RESIDENT	909 SE EAST AVE	STUART	FL	34994-6240
EAST STUART	GRANT STEPHEN D	909 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	GILBERT LETTIE L	909 SE HALL ST	STUART	FL	34994-5613
EAST STUART	RESIDENT	909 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	RESIDENT	909 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	909 SE PARK AVE	STUART	FL	34994-6229
EAST STUART	LEGGETT LOIS	909 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	LAND TREY J III	910 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	RESIDENT	910 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	RESIDENT	910 SE DIXIE HWY	STUART	FL	34994-3826
EAST STUART	RESIDENT	910 SE DIXIE LN	STUART	FL	34994-5610
EAST STUART	THOMAS MARNETTA	910 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	JACKSON ALTAMESE Y	911 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	JACKSON ALTAMESE Y	911 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	BELL, KENNETH J	911 SE HALL ST	STUART	FL	34994-5613
EAST STUART	POWELL, GLORIA	911 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	POWELL, GLORIA J	911 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	RESIDENT	911 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	JOHNSON LEVI	911 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	HESTER, PAULETTE	911 SE 6TH ST	STUART	FL	34994-2405
EAST STUART	RESIDENT	911 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	911 SE DIXIE LN	STUART	FL	34994-5611
EAST STUART	RESIDENT	911 SE HALL ST	STUART	FL	34994-5613
EAST STUART	REVOCABLE LIVING TRUST OF CLIFFORD E JONES	911 SE HILLCREST AVE	STUART	FL	34994-3805
EAST STUART	MEUSE, RETHA MAE (L/E)	911 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	RESIDENT	911 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	DOUCETTE EDWARD T	912 SE 7TH ST	STUART	FL	34994-2410
EAST STUART	ROBERTS PAULINE L	912 SE HALL ST	STUART	FL	34994-5612
EAST STUART	RESIDENT	912 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	MOSLEY MARTHA	912 SE 9TH ST	STUART	FL	34994-5603

EAST STUART	RESIDENT	912 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	RESIDENT	912 SE DIXIE HWY	STUART	FL	34994
EAST STUART	RESIDENT	912 SE DIXIE LN	STUART	FL	34994-5610
EAST STUART	RESIDENT	912 SE EAST AVE	STUART	FL	34994-6239
EAST STUART	RESIDENT	912 SE HALL ST	STUART	FL	34994-5612
EAST STUART	RESIDENT	912 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	RESIDENT	912 SE NASSAU AVE	STUART	FL	34994
EAST STUART	NGAIH DIM	912 SE PALM BEACH RD	STUART	FL	34994-5623
EAST STUART	RESIDENT	912 SE SPRUCE AVE	STUART	FL	34994-3165
EAST STUART	RESIDENT	912 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	LISBON, CHARLES	913 SE HALL ST	STUART	FL	34994-5613
EAST STUART	JONES JAMES & DOROTHY L	913 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	RESIDENT	913 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	RESIDENT	913 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	913 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	913 SE BAYOU AVE	STUART	FL	34994-3123
EAST STUART	RESIDENT	913 SE DIXIE LN	STUART	FL	34994-5611
EAST STUART	SUGGS DOROTHY ESTATE	913 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	913 SE HALL ST	STUART	FL	34994-5613
EAST STUART	RESIDENT	913 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	913 SE PARK AVE	STUART	FL	34994-6229
EAST STUART	RESIDENT	913 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	RESIDENT	913 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	SERRANO HERNAN DAVID ARANGUREN	914 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	JOHNSON WILLIE M	914 SE 9TH ST	STUART	FL	34994-5603
EAST STUART	COMFORT, LORAINE KAY	914 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	RESIDENT	914 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	RESIDENT	914 SE BAYOU AVE	STUART	FL	34994-3124
EAST STUART	RESIDENT	914 SE DIXIE LN	STUART	FL	34994-5610
EAST STUART	RESIDENT	914 SE HALL ST	STUART	FL	34994-5612
EAST STUART	BROWN MILDRED M	914 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	MACKEY BONITA C	915 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	ELLINGTON, ROSE M	915 SE 7TH ST	STUART	FL	34994-2409
EAST STUART	RESIDENT	915 SE 10TH ST	STUART	FL	34994-5609

EAST STUART	RESIDENT	915 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	915 SE DIXIE LN	STUART	FL	34994-5611
EAST STUART	RESIDENT	915 SE EAST AVE	STUART	FL	34994-6211
EAST STUART	INGRAM VIOLA ESTATE	915 SE HALL ST	STUART	FL	34994-5613
EAST STUART	915 SE LAKE STREET LLC	915 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	RESIDENT	915 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	SOLOMON, SIDNEY P	916 SE 9TH ST	STUART	FL	34994-5603
EAST STUART	RESIDENT	916 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	MOORE, MAUDE V	916 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	LONGS MAXINE	916 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	916 SE DIXIE HWY	STUART	FL	34994
EAST STUART	RESIDENT	916 SE DIXIE LN	STUART	FL	34994-5610
EAST STUART	CROUCH MARC A	916 SE HALL ST	STUART	FL	34994-5612
EAST STUART	CROUCH MARC A	916 SE HALL ST	STUART	FL	34994-5612
EAST STUART	RESIDENT	916 SE HALL ST	STUART	FL	34994-5612
EAST STUART	RESIDENT	916 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	RESIDENT	916 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	916 SE SPRUCE AVE	STUART	FL	34994
EAST STUART	GREEN JIMMIE RAY	916 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	NEFF CONSTANCE E	916 SE STYPMANN BLVD	STUART	FL	34994-2422
EAST STUART	MCFADDEN CONYERS ESTATE	917 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	RESIDENT	917 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	WILLIAMS, ANNIE RUTH	1811 SW INLANDER AVE	PORT SAINT LUCIE	FL	34953-4557
EAST STUART	RESIDENT	917 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	CICERO REVOCABLE TRUST OF 2018	917 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	KRUMFOLZ MICHAEL JAMES	917 SE BAYOU AVE	STUART	FL	34994-3123
EAST STUART	RESIDENT	917 SE BAYOU AVE	STUART	FL	34994-3123
EAST STUART	RESIDENT	917 SE DIXIE LN	STUART	FL	34994-5611
EAST STUART	RESIDENT	917 SE EAST AVE	STUART	FL	34994-6240
EAST STUART	VAZQUEZ JUAN C	917 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	917 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	917 SE HALL ST	STUART	FL	34994-5613
EAST STUART	DAVIS MELISSA M	917 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	RESIDENT	917 SE NASSAU AVE	STUART	FL	34994-3159

EAST STUART	ACOSTA MILTON	917 SE PARK AVE	STUART	FL	34994-6229
EAST STUART	GALEANO MILTON ALEXANDER ACOSTA	917 SE PARK AVE	STUART	FL	34994-6229
EAST STUART	RESIDENT	917 SE PARK AVE	STUART	FL	34994-6229
EAST STUART	RESIDENT	917 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	RESIDENT	917 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	SMITH LUCILLE	917 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	HALL, LUCILLE	917 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	RESIDENT	918 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	LOPEZ-PEREZ YEIMER J	918 SE 9TH ST	STUART	FL	34994-5603
EAST STUART	RESIDENT	918 SE DIXIE LN	STUART	FL	34994-5610
EAST STUART	RESIDENT	918 SE HALL ST	STUART	FL	34994
EAST STUART	STOUDEMIRE ROSA J	918 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	DELANCY JANICE ANN	918 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	RESIDENT	918 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	LAVERDE RONALD J	918 SW BLUE STEM WAY	STUART	FL	34997-7141
EAST STUART	QUINTERO, IRIS	919 SE 7TH ST	STUART	FL	34994-2409
EAST STUART	WASHINGTON, KATHLEEN	919 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	NEWTON NETER P ESTATE	919 SE HALL ST	STUART	FL	34994-5613
EAST STUART	RESIDENT	919 SE 10TH ST	STUART	FL	34994-5609
EAST STUART	RESIDENT	919 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	919 SE DIXIE LN	STUART	FL	34994-5611
EAST STUART	RESIDENT	919 SE EAST AVE	STUART	FL	34994
EAST STUART	RESIDENT	919 SE HALL ST	STUART	FL	34994-5613
EAST STUART	MILDRED C GIPSON DECLARATION OF TRUST	919 SE LAKE ST	STUART	FL	34994-5615
EAST STUART	RESIDENT	919 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	DAVIS JIMMY & MARY C	920 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	SMITH CLARICE	920 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	RESIDENT	920 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	BIRD, JENNIFER E	920 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	LETOURNEAU, LOUISE	920 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	RESIDENT	920 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	RESIDENT	920 SE 8TH ST	STUART	FL	34994-5601
EAST STUART	JACOBS JOYCE	920 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	920 SE BAHAMA AVE	STUART	FL	34994-3116

EAST STUART	RESIDENT	920 SE BAYOU AVE	STUART	FL	34994-3124
EAST STUART	RESIDENT	920 SE DIXIE HWY	STUART	FL	34994-3826
EAST STUART	RESIDENT	920 SE DIXIE LN	STUART	FL	34994-5610
EAST STUART	RESIDENT	920 SE EAST AVE UNIT 101	STUART	FL	34994-6208
EAST STUART	RESIDENT	920 SE EAST AVE UNIT 102	STUART	FL	34994-6208
EAST STUART	RESIDENT	920 SE EAST AVE UNIT 201	STUART	FL	34994-6208
EAST STUART	RESIDENT	920 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2410
EAST STUART	HYLAND JONATHAN G	920 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	920 SE SPRUCE AVE	STUART	FL	34994-3165
EAST STUART	RESIDENT	920 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	SOLOMON ELIZABETH ESTATE	920 SE SPRUCE AVE	STUART	FL	34994-3165
EAST STUART	CROSBY, CHRISTINE S	920 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	COATS CHARLES	921 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	COATS CHARLES	921 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	JACKSON, WALTER SR	921 SE BAYOU AVE	STUART	FL	34994-3123
EAST STUART	GREEN PAMELA M	921 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	921 SE 8TH ST	STUART	FL	34994-5602
EAST STUART	RESIDENT	921 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	RESIDENT	921 SE BAYOU AVE	STUART	FL	34994-3123
EAST STUART	RESIDENT	921 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	921 SE HALL ST	STUART	FL	34994-5613
EAST STUART	RESIDENT	921 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	922 SE BAYOU AVE	STUART	FL	34994-3124
EAST STUART	RESIDENT	923 SE 13TH ST	STUART	FL	34994-4007
EAST STUART	RESIDENT	923 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	CABAN JUAN JOSE	924 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	924 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	924 SE DIXIE HWY	STUART	FL	34994
EAST STUART	RESIDENT	924 SE NASSAU AVE	STUART	FL	34994
EAST STUART	RESIDENT	924 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	RESIDENT	925 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	RESIDENT	925 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	GREEN VINCE	925 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	GREEN VINCENT	925 SE NASSAU AVE	STUART	FL	34994-3159

EAST STUART	RESIDENT	925 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	925 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	RESIDENT	925 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	BRICKSON, SCOTT A & AMY L	926 E 6TH ST	STUART	FL	34994-2406
EAST STUART	BRICKSON, SCOTT A & AMY L	926 E 6TH ST	STUART	FL	34994-2406
EAST STUART	RESIDENT	926 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	COLEMAN SANDERS	927 SE 7TH ST	STUART	FL	34994-2409
EAST STUART	RESIDENT	927 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	HAMILTON CAROL	927 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	RESIDENT	927 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	HAMILTON, VELDA	927 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	MITCHELL REGINALD A SR	928 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	MITCHELL MELANIE	928 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	HOLLOWAY GREGORY LAMAR	928 SE SPRUCE AVE	STUART	FL	34994-3186
EAST STUART	RIGGS RICHARD L	9280 N STATE ROUTE 42	WAYNESVILLE	OH	45068-8851
EAST STUART	RESIDENT	929 SE BAHAMA AVE	STUART	FL	34994
EAST STUART	RESIDENT	929 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	929 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	VALDIVIEZO ROSARIO E	930 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	VALDIVIEZO ROSARIO E	930 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	RESIDENT	931 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	RESIDENT	932 1/2 SE SPRUCE AVE	STUART	FL	34994-3186
EAST STUART	RESIDENT	932 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	932 SE SPRUCE AVE	STUART	FL	34994-3186
EAST STUART	RESIDENT	933 SE BAYOU AVE	STUART	FL	34994
EAST STUART	CARTER, MARLET	933 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	933 SE 6TH ST	STUART	FL	34994-2462
EAST STUART	COOPER REVOCABLE LIVING TRUST	933 SE 6TH ST	STUART	FL	34994-2462
EAST STUART	SOLIZ ANNA SANCHEZ	4520 KING ST APT 408	ALEXANDRIA	VA	22302-1303
EAST STUART	WEBSTER, CLAUDE	933 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	933 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	PARSON LILLIE B ESTATE	933 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	RESIDENT	935 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	RESIDENT	936 SE 6TH ST	STUART	FL	34994-2406

EAST STUART	MITCHELL GRACE ESTATE	936 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	936 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	JONES MATTIE L	936 SE SPRUCE AVE	STUART	FL	34994-3186
EAST STUART	RESIDENT	936 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	HASTON, LESLIE	937 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	937 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	SAEZ ROSETTA	937 SE SPRUCE AVE	STUART	FL	34994-3164
EAST STUART	JADUSINGH JOSEPH HENRY L/E	937 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	FIELD STEPHANIE	938 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	RESIDENT	938 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	RESIDENT	938 SE BAYOU AVE	STUART	FL	34994-3172
EAST STUART	RESIDENT	939 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	939 SE BAYOU AVE	STUART	FL	34994-3173
EAST STUART	RESIDENT	939 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-2409
EAST STUART	OLIVER, RUBY NELL	940 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	940 SE 6TH ST	STUART	FL	34994-2406
EAST STUART	RESIDENT	940 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	COLEMAN, FLOYD & FAITH	941 E 6TH ST	STUART	FL	34994-2462
EAST STUART	RESIDENT	941 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	941 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	942 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	943 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	RESIDENT	943 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	943 SE TARPON AVE	STUART	FL	34994-3102
EAST STUART	DUFFY, DANIEL LEE	943 SW NASSAU AVE	STUART	FL	34994
EAST STUART	SHERWOOD, VALERIE NADINE	944 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	RESIDENT	944 SE TARPON AVE	STUART	FL	34994-3171
EAST STUART	RESIDENT	945 SE BAHAMA AVE	STUART	FL	34994-3116
EAST STUART	VELAZQUEZ CARMEN	945 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	RESIDENT	945 SE FORREST PARK DR	STUART	FL	34994-5600
EAST STUART	BRINKLEY, BETTY J	945 SE NASSAU AVE	STUART	FL	34994-3159
EAST STUART	RESIDENT	945 SE TARPON AVE	STUART	FL	34994
EAST STUART	CONNERY CORPORATION	946A BEACHLAND BLVD STE 12	VERO BEACH	FL	32963-1687
EAST STUART	BURNIN MONEY RACING LLC	962 NW 15TH TER	STUART	FL	34994-9616

EAST STUART	BURNIN MONEY RACING LLC	962 NW 15TH TER	STUART	FL	34994-9616
EAST STUART	SJOGREN, TORSTEN N	9650 S OCEAN DR APT 1808	JENSEN BEACH	FL	34957-2362
EAST STUART	DUPLO LLC	8090 SE COUNTRY ESTATES WAY	JUPITER	FL	33458-1046
EAST STUART	TAYLOR FAMILY TRUST 7/25/18	14984 SW 171ST DR	INDIANTOWN	FL	34956-3944
EAST STUART	TAYLOR FAMILY TRUST 7/25/18	14984 SW 171ST DR	INDIANTOWN	FL	34956-3944
EAST STUART	DIOCESE OF SOUTHEAST FLORIDA	PO BOX 109650	WEST PALM BEACH	FL	33410-9650
EAST STUART	HALL CLARENCE A	1010 SE 7TH ST	STUART	FL	34996-3628
EAST STUART	GORE JERRY SR L\E	PO BOX 1312	STUART	FL	34995-1312
EAST STUART	DAVIS, SELENA A	PO BOX 1454	STUART	FL	34995-1454
EAST STUART	AULT BROS INC	PO BOX 1528	PORT SALERNO	FL	34992-1528
EAST STUART	CHURCH OF CHRIST INC	PO BOX 198	STUART	FL	34995-0198
EAST STUART	CHURCH OF CHRIST INC	PO BOX 198	STUART	FL	34995-0198
EAST STUART	PHILIP W HARVEY AND OLLIE C HARVEY JOINT REVOCABLE	5821 SE COLEE AVE	STUART	FL	34997-8414
EAST STUART	WESLEY LILLIAN ESTATE	PO BOX 1142	STUART	FL	34995-1142
EAST STUART	DAWSON MICHAEL JOSEPH	PO BOX 1243	STUART	FL	34995-1243
EAST STUART	GORE JERRY L SR (L/E)	PO BOX 1312	STUART	FL	34995-1312
EAST STUART	GREIT LLC	PO BOX 13175	FORT PIERCE	FL	34979-3175
EAST STUART	DELANCY, CALVIN	PO BOX 1392	STUART	FL	34995-1392
EAST STUART	DAVIS, MATTIE MAE	PO BOX 1454	STUART	FL	34995-1454
EAST STUART	REED JENNIFER D	PO BOX 1474	STUART	FL	34995-1474
EAST STUART	RUTLEDGE NELLIE W	PO BOX 1534	STUART	FL	34995-1534
EAST STUART	LEDFORD JOHN C	PO BOX 1545	STUART	FL	34995-1545
EAST STUART	ST MONICAS EPISCOPAL CHURCH OF STUART INC	PO BOX 1798	STUART	FL	34995-1798
EAST STUART	DUFFY, DONALD	PO BOX 1828	STUART	FL	34995-1828
EAST STUART	MOUNT CALVARY MISSIONARY BAPTIST CHURCH OF STUART	PO BOX 1916	STUART	FL	34995-1916
EAST STUART	ZAPATA, CYDNEY	PO BOX 1964	STUART	FL	34995-1964
EAST STUART	CHURCH OF GOD BY FAITH INC	PO BOX 2056	STUART	FL	34995-2056
EAST STUART	CHURCH OF GOD BY FAITH INC	PO BOX 2056	STUART	FL	34995-2056
EAST STUART	ANDERSON CARMEN L	PO BOX 2176	STUART	FL	34995-2176
EAST STUART	ALBANI SYLVIA S	PO BOX 219	STUART	FL	34995-0219
EAST STUART	ST PAUL AFRICAN METHODIST	PO BOX 2462	STUART	FL	34995-2462
EAST STUART	RAYSOR WINIFRED A	PO BOX 2538	STUART	FL	34995-2538
EAST STUART	MATHENY SARA LYNETTE	PO BOX 2545	STUART	FL	34995-2545
EAST STUART	NEWTON DARLENE	PO BOX 2662	STUART	FL	34995-2662

EAST STUART	UNITED STATES POSTAL SERVICE	PO BOX 27497	GREENSBORO	NC	27498-1103
EAST STUART	MILLER ANTHONY L	PO BOX 3196	STUART	FL	34995-3196
EAST STUART	MILLER ANTHONY L	PO BOX 3196	STUART	FL	34995-3196
EAST STUART	MCHARDY ALVIN	PO BOX 357	PORT SALERNO	FL	34992-0357
EAST STUART	MCHARDY, ALVIN C	PO BOX 357	PORT SALERNO	FL	34992-0357
EAST STUART	LCI ENTERPRISES LLC	PO BOX 36	JENSEN BEACH	FL	34958-0036
EAST STUART	INDIANTOWN NON-PROFIT HOUSING	PO BOX 456	INDIANTOWN	FL	34956-0456
EAST STUART	TAYLOR CHANDRA	PO BOX 524	STUART	FL	34995-0524
EAST STUART	LAWSON ROBERT FENTON	PO BOX 543	ROCKPORT	ME	04856-0543
EAST STUART	BELL DORIS M	PO BOX 701	STUART	FL	34995-0701
EAST STUART	BELL JOHNNIE	PO BOX 881	STUART	FL	34995-0881
EAST STUART	GREGG KATHY	PO BOX 931	HOBE SOUND	FL	33475-0931
EAST STUART	HALL DAVID	PO BOX 9342	PORT SAINT LUCIE	FL	34985-9342
EAST STUART	HAMILTON ROSETTA ANECIA	PO BOX 9684	PORT SAINT LUCIE	FL	34985-9684

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The Display Advertisement shall be in substantially the following form:

****

CITY OF STUART
NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY AND CITY COMMISSION

NOTICE: The City of Stuart Local Planning Agency will meet on Thursday, November 10, 2022, at 5:30 PM and the City Commission will meet on Monday, November 14, 2022, at 4:00 PM, in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, Florida.

The following item is scheduled on the agenda:

ORDINANCE NUMBER 2498-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NUMBER 2507-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

The public is encouraged to attend and participate in the public meeting. Any questions regarding the meeting may be addressed by calling the City Development Department at (772) 288-5375 from 8:30 a.m. to 4:00 p.m. Monday through Friday.

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City's ADA coordinator at (772) 288-5306 or TDD at (772) 288-5302 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk

Publish November 3, 2022 / Local Display Ad /Affidavit Required **(at least 7 prior to LPA and CC Hearings)**

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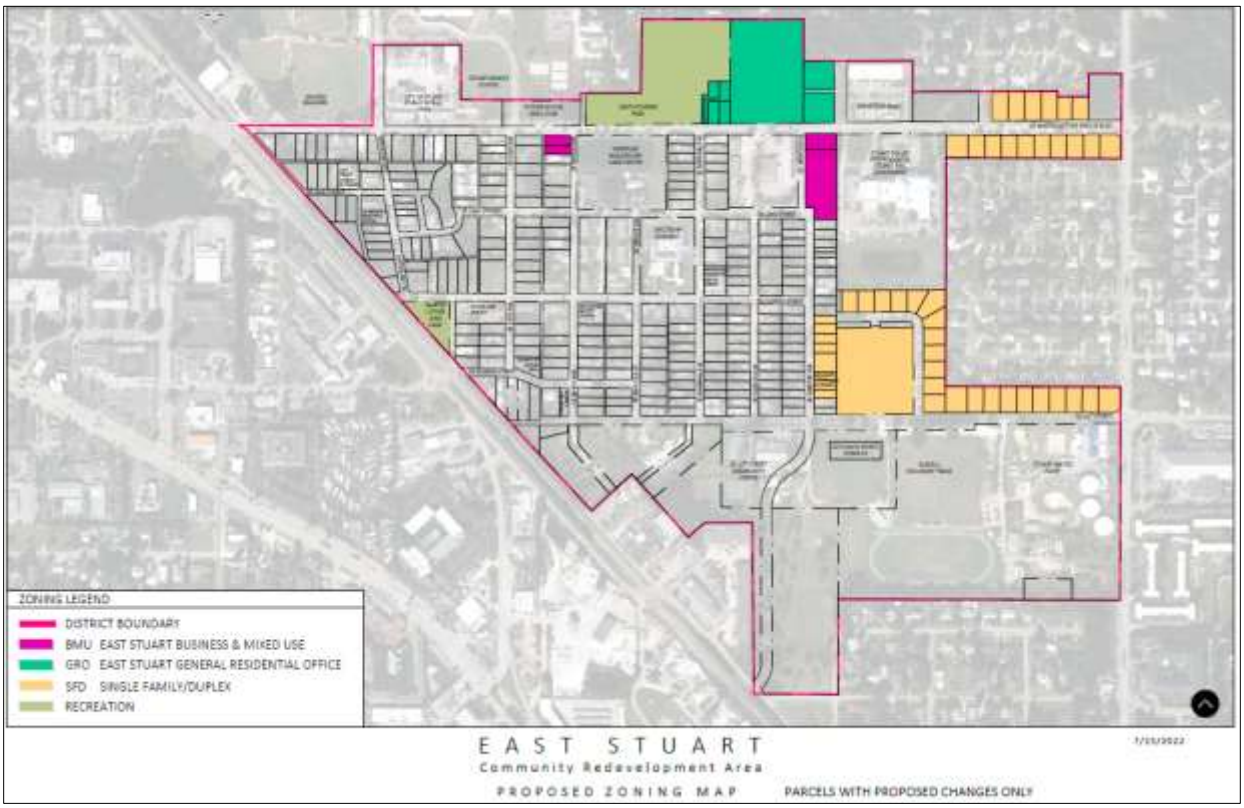
ORDINANCE NUMBER 2499-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



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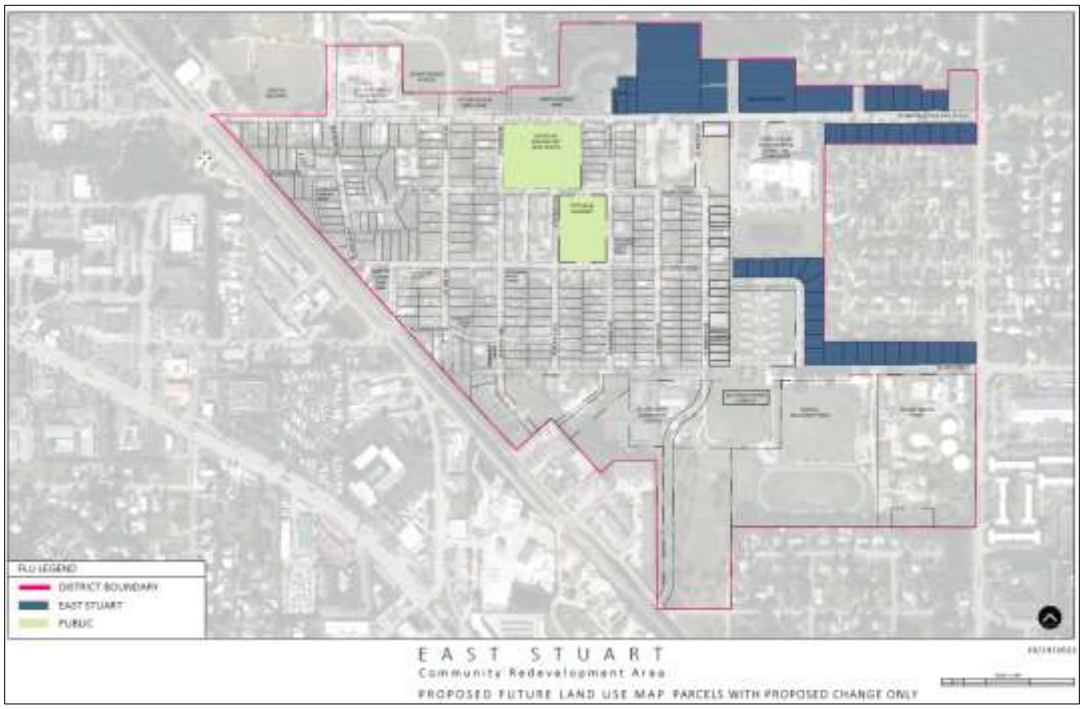
The following item is scheduled on the agenda:

ORDINANCE NUMBER 2500-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "LOW DENSITY" TO "EAST STUART" FOR 8.60 ACRES OF LAND; "OFFICE-RESIDENTIAL" TO "EAST STUART" FOR 1.93 ACRES OF LAND; "MULTI-FAMILY" TO "EAST STUART" FOR 4.50 ACRES OF LAND; "PUBLIC" TO "EAST STUART" FOR .53 ACRES OF LAND; AND "EAST STUART" TO "PUBLIC" FOR 5.16 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



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Mary Kindel, City Clerk

Publish November 3, 2022 / Local Display Ad /Affidavit Required **(at least 7 prior to LPA and CC Hearings)**

BUREAU OF DIRECT MAIL INC.

Bureau of Direct Mail Inc.
2809 SE Monroe St.
Stuart, FL 34997
Phone: (772) 283-8850
Toll Free: (800 368-0004

October 11, 2022

Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

RE: The Creek CRA mailing - Notice of Form Based Code

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed notification letters, frequently asked questions notices and the corresponding maps as provided by the City of Stuart CRA to the recipients on the clients supplied mailing list. There was a total of 664 records on the mailing list. There were 2 records removed that were verified to be City of Stuart properties on the Martin County Property Appraisers website. The mailing was delivered to the West Palm Beach Post office on Summit Blvd. October 10, 2022. There was a total of 662 pieces mailed. Attached is the Postage Statement from the US Postal Service verifying the amount of the mailing, date the mailing was processed and the total postage of the mailing.

Bonnie L Arnold

Bonnie Arnold
Bureau of Direct Mail Inc.
Bonnie.Arnold@bureauinc.com
(772) 283-8850

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

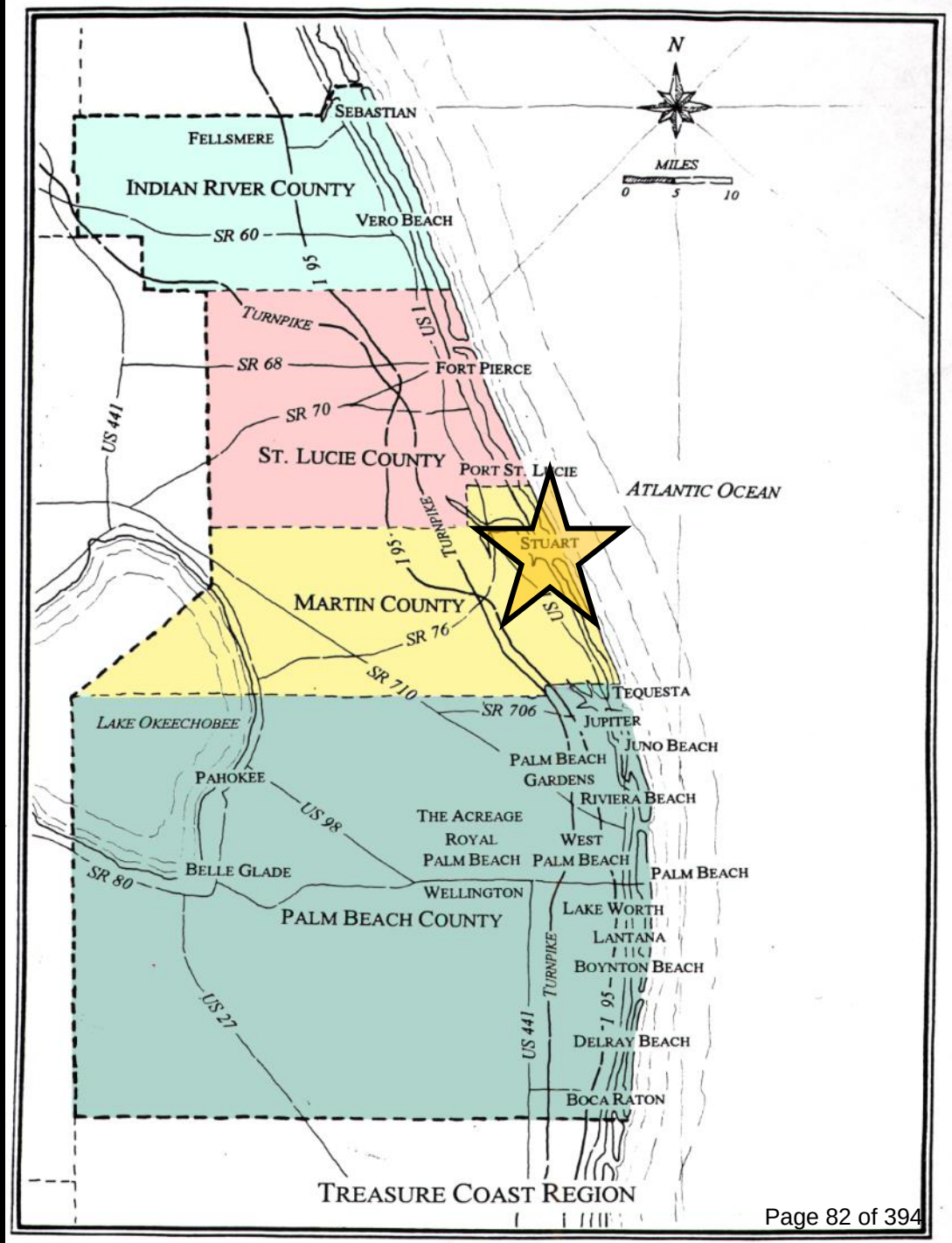
EAST STUART NEIGHBORHOOD FUTURE LAND USE

PUBLIC HEARING PRESENTATION

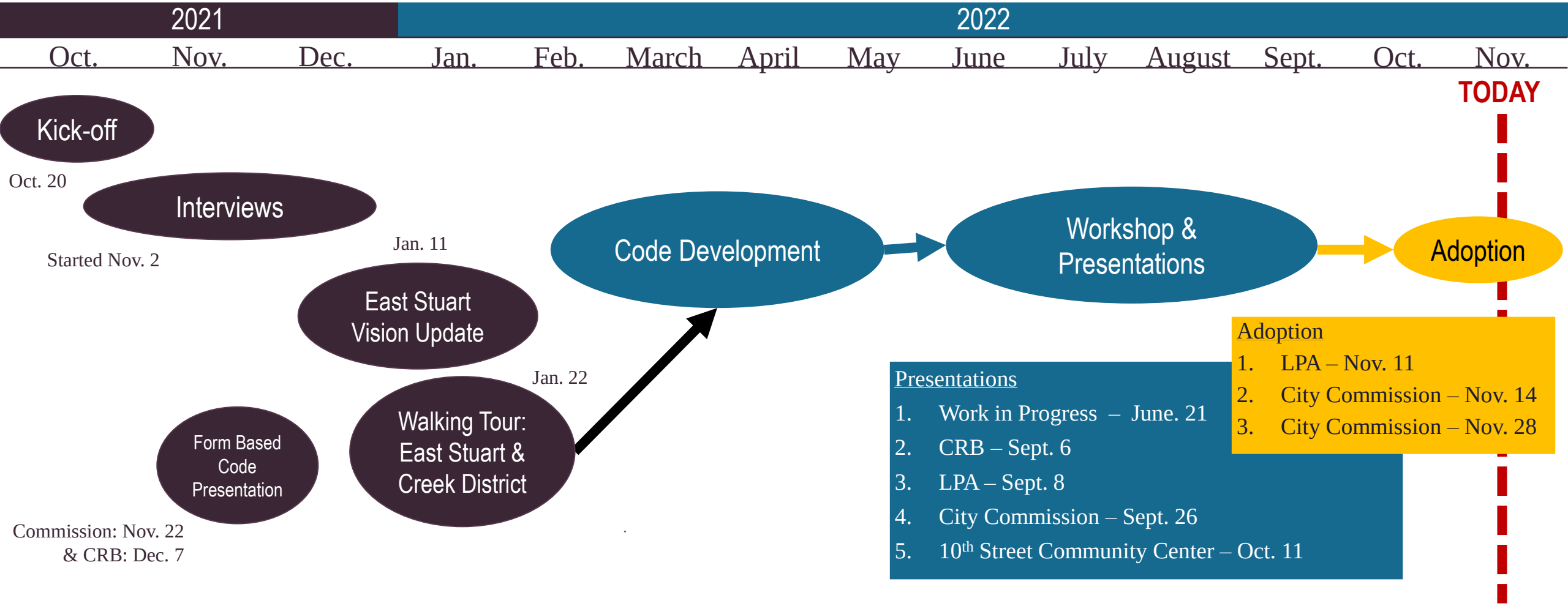
Local Planning Agency - November 10, 2022

TREASURE COAST
REGIONAL PLANNING COUNCIL

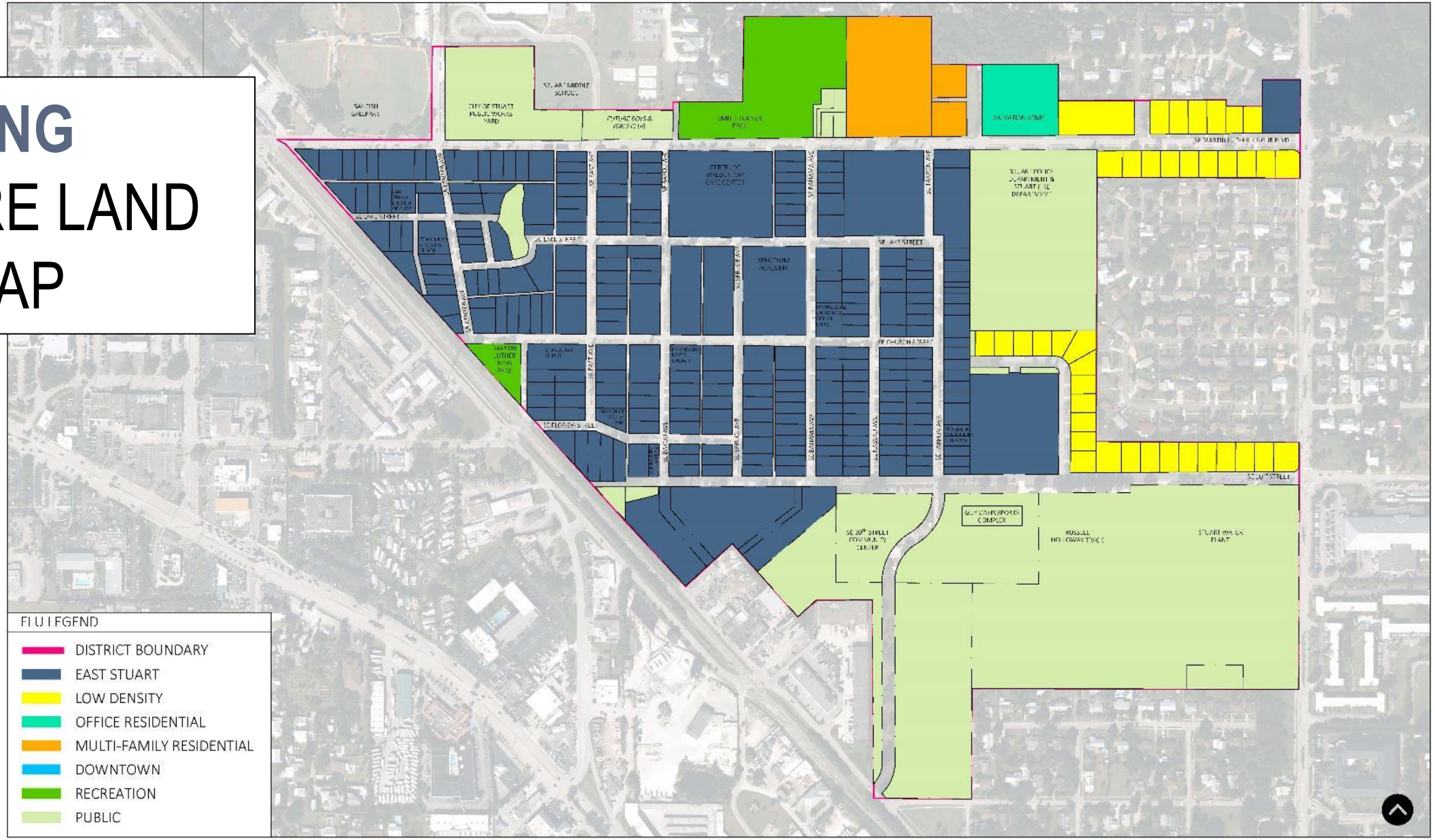
- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 52 Municipalities
- 2 million people
- 3,700 square miles
- **Provide Technical Assistance to Local Governments**



TIMELINE


2021
2022
Oct.
Nov.
Dec.
Jan.
Feb.
March
April
May
June
July
August
Sept.
Oct.
Nov.
TODAY
Kick-off
Oct. 20
Interviews
Started Nov. 2
Jan. 11
East Stuart Vision Update
Jan. 22
Walking Tour: East Stuart & Creek District
Form Based Code Presentation
Commission: Nov. 22
& CRB: Dec. 7
Code Development
Workshop & Presentations
Adoption
Presentations
1. Work in Progress – June. 21
2. CRB – Sept. 6
3. LPA – Sept. 8
4. City Commission – Sept. 26
5. 10th Street Community Center – Oct. 11
Adoption
1. LPA – Nov. 11
2. City Commission – Nov. 14
3. City Commission – Nov. 28

EXISTING FUTURE LAND USE MAP

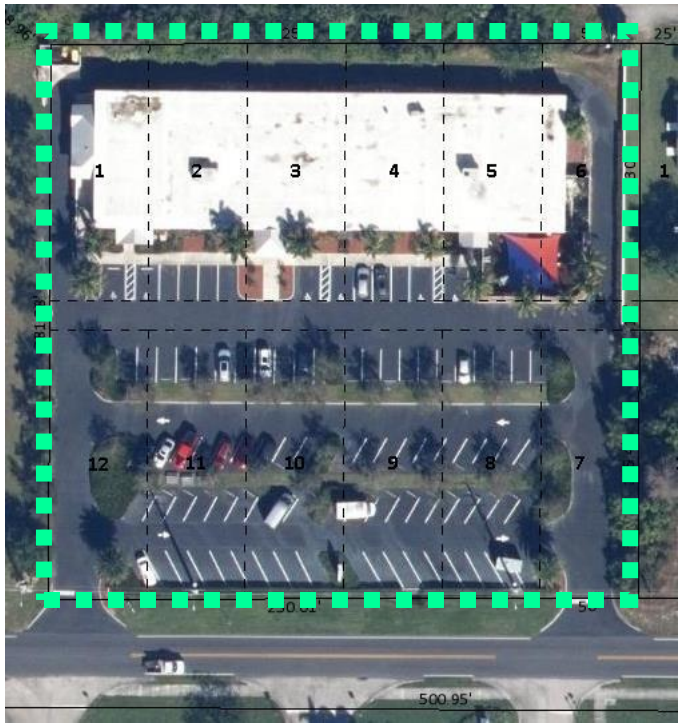


EAST STUART
Community Redevelopment Area
EXISTING FUTURE LAND USE MAP

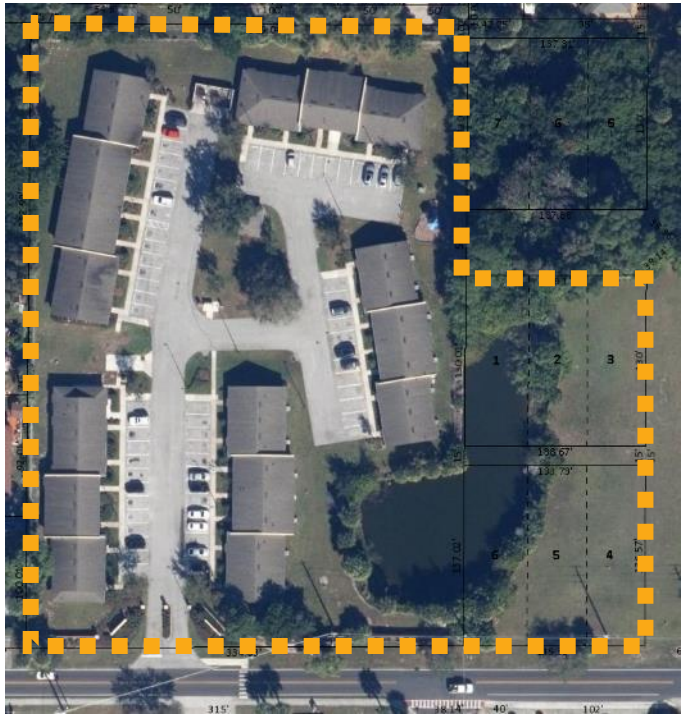
7/25/2022

ACRES	EXISTING FUTURE LAND USE DESIGNATION	PROPOSED FUTURE LAND USE DESIGNATION
0.53	**Public** **Public** Density: 0 du/ac 0 DU	**East Stuart** Density of 17 dua / 30 dua by CU (9 DU/15 du)

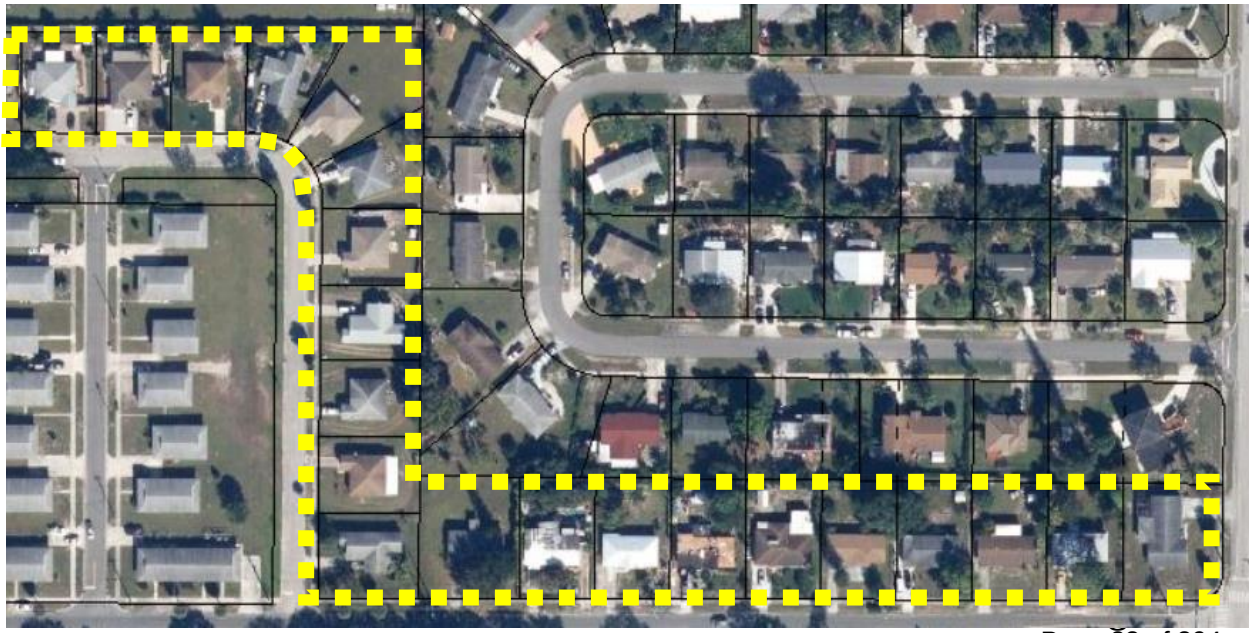
ACRES	EXISTING FUTURE LAND USE DESIGNATION	PROPOSED FUTURE LAND USE DESIGNATION
1.93	**Office-Residential** Max density: 30 du/ac (57 du)	**East Stuart** Density of 17 dua / 30 dua by CU (32 du/57 du)



ACRES	EXISTING FUTURE LAND USE DESIGNATION	PROPOSED FUTURE LAND USE DESIGNATION
4.5	**Multifamily** Max density: 30 dua (135 du)	**East Stuart** Density of 17 dua / 30 dua by CU (76 du /135 du)



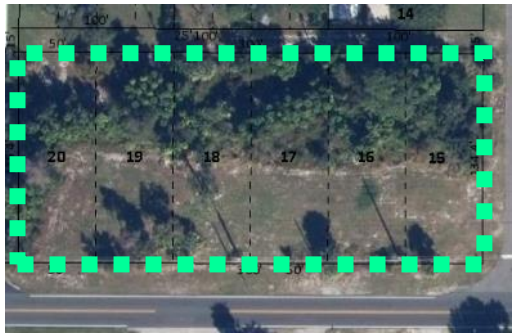
ACRES	EXISTING FUTURE LAND USE DESIGNATION	PROPOSED FUTURE LAND USE DESIGNATION
8.6	**Low Density** Max density: 11.62 du/ac (99 du)	**East Stuart** Density of 17 dua / 30 dua by CU (149 du/258 du)

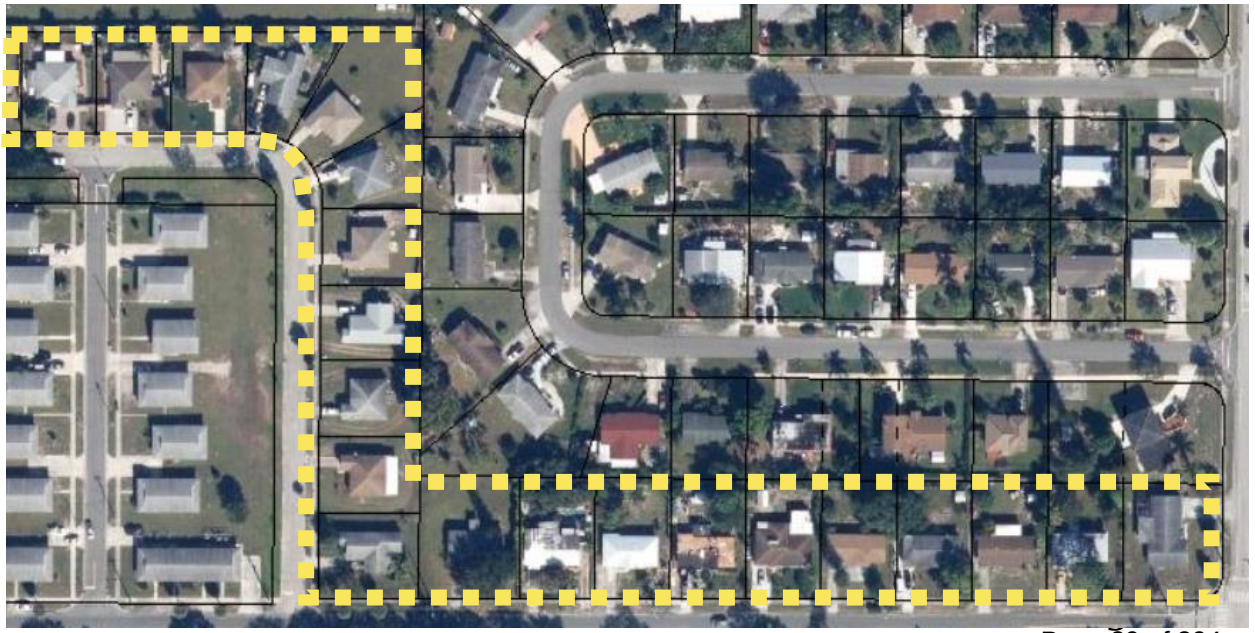


East Stuart

Density of 17 dua / 30 dua by Conditional Use

Zoning GRO	Zoning SFD
Approved Site Plan	Density of 17 dua

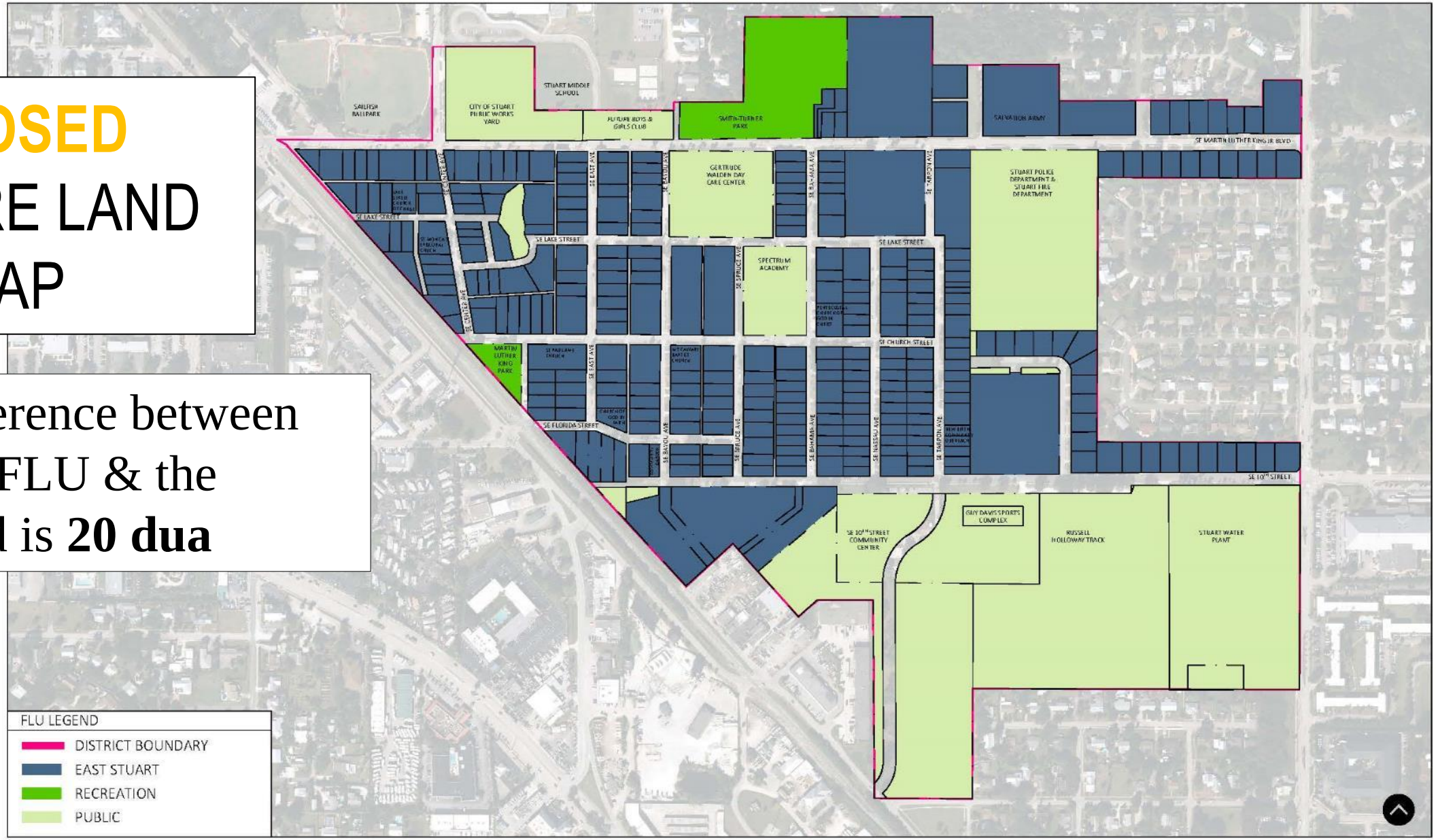




PROPOSED FUTURE LAND USE MAP

The difference between existing FLU & the proposed is **20 dua**

99	258
57	57
135	135
154	15
445	**465**



RECOMMENDED ACTION

Motion to approve Ord. No. 2500-2022, amending the city's Official Future Land Use Map to include and reflect the changes from "Low Density" to "East Stuart"; "Office-Residential" to "East Stuart"; "Multi-Family" to "East Stuart"; "Public" to "East Stuart; and "East Stuart" to "Public" on certain lands within the "East Stuart Neighborhood".

THANK YOU

Jessica Cortor Seymour

Principal Program Coordinator

Treasure Coast Regional Planning Council

jseymour@tcrpc.org

NEXT STEPS

Nov. 14: City Commission Meeting 1st Reading

Nov. 28: City Commission Meeting 2nd Reading

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/10/2022 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT

ORDINANCE NUMBER 2499-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The subject parcels are located within the "East Stuart Neighborhood" and have recently been assigned a future land use of either "East Stuart" or "Public". The prior zoning designation of "East Stuart General Residential Office (GRO)"; "R-1 Single Family – General"; "R-2 Duplex"; "R-3 Multi-Family/Office"; or "Public" on certain lands are no longer appropriate and require amendment. This ordinance will rezone certain parcels, which will bring them into compliance with the Future Land Use. The rezoning is in compliance with the Comprehensive Plan and is compatible with the surrounding zoning.

ATTACHMENTS:
1. A. Ordinance No. 2499-2022 Zoning East Stuart and Map Exhibits
2. B. Public Notification - Certified Letters

Funding Source:
N/A

Recommended Action:
Motion to approve Ord. No. 2499-2022, amending the city's official Zoning Map to include changes on certain lands within the "East Stuart Neighborhood" to be consistent with the Future Land Use Map.

ATTACHMENTS:
1. Ordinance 2499-2022 - Rezoning East Stuart and Map Exhibits
2. Public Notification - Certified Letters

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2499-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "EAST STUART NEIGHBORHOOD" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the City Commission has adopted the City's Comprehensive Plan within which are included goals, objectives and policies related to zoning and land development.

WHEREAS, on November 10, 2022, the Local Planning Agency held duly noticed public hearing to consider amending the city's Official Zoning Map and recommended approval of the rezoning within the "East Stuart Neighborhood"; and

WHEREAS, the City Commission held duly noticed public hearings on November 14, 2022 and November 28, 2022 to consider this ordinance and provide for full public participation on the proposed amendment to the Zoning Map.

WHEREAS, the City Commission finds the proposed amendment of the Zoning Map consistent with the goals, objectives and policies of the Comprehensive Plan; and

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

SECTION 1: A map depicting the rezoning is attached hereto as **Exhibit "A"** and made a part hereof by reference.

SECTION 2: The City Commission hereby amends the city's Official Zoning Map, to include the "East Stuart Neighborhood" as shown in **Exhibit "B"**.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the Developer of the site, this ordinance shall prevail.

SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: This ordinance shall take effect upon adoption.

PASSED on first reading this _____ day of_____, 2022.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second reading this _____ day of _____, 2022.

ATTEST:

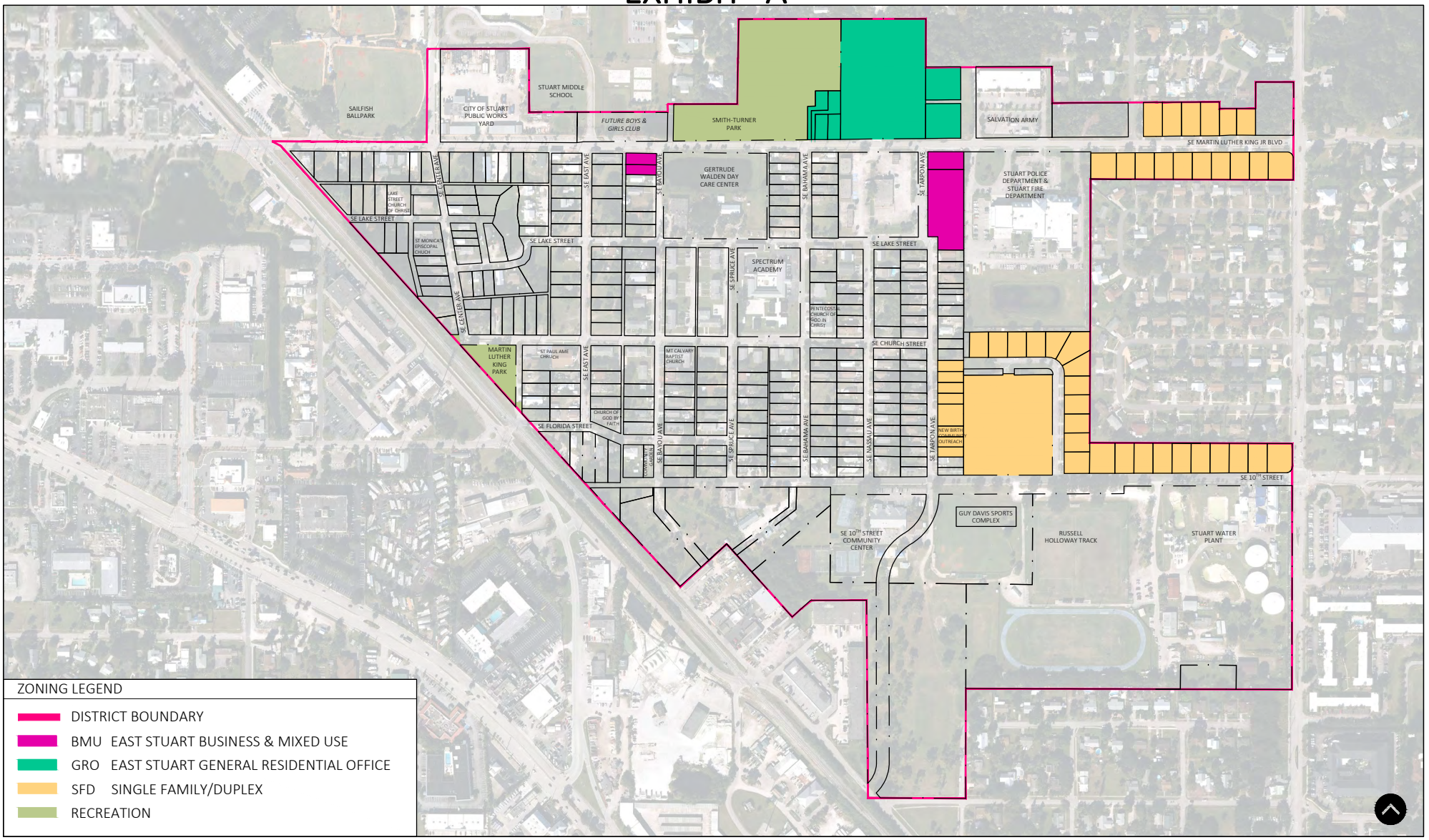
_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

EXHIBIT "A"



ZONING LEGEND

- DISTRICT BOUNDARY
- BMU EAST STUART BUSINESS & MIXED USE
- GRO EAST STUART GENERAL RESIDENTIAL OFFICE
- SFD SINGLE FAMILY/DUPLEX
- RECREATION

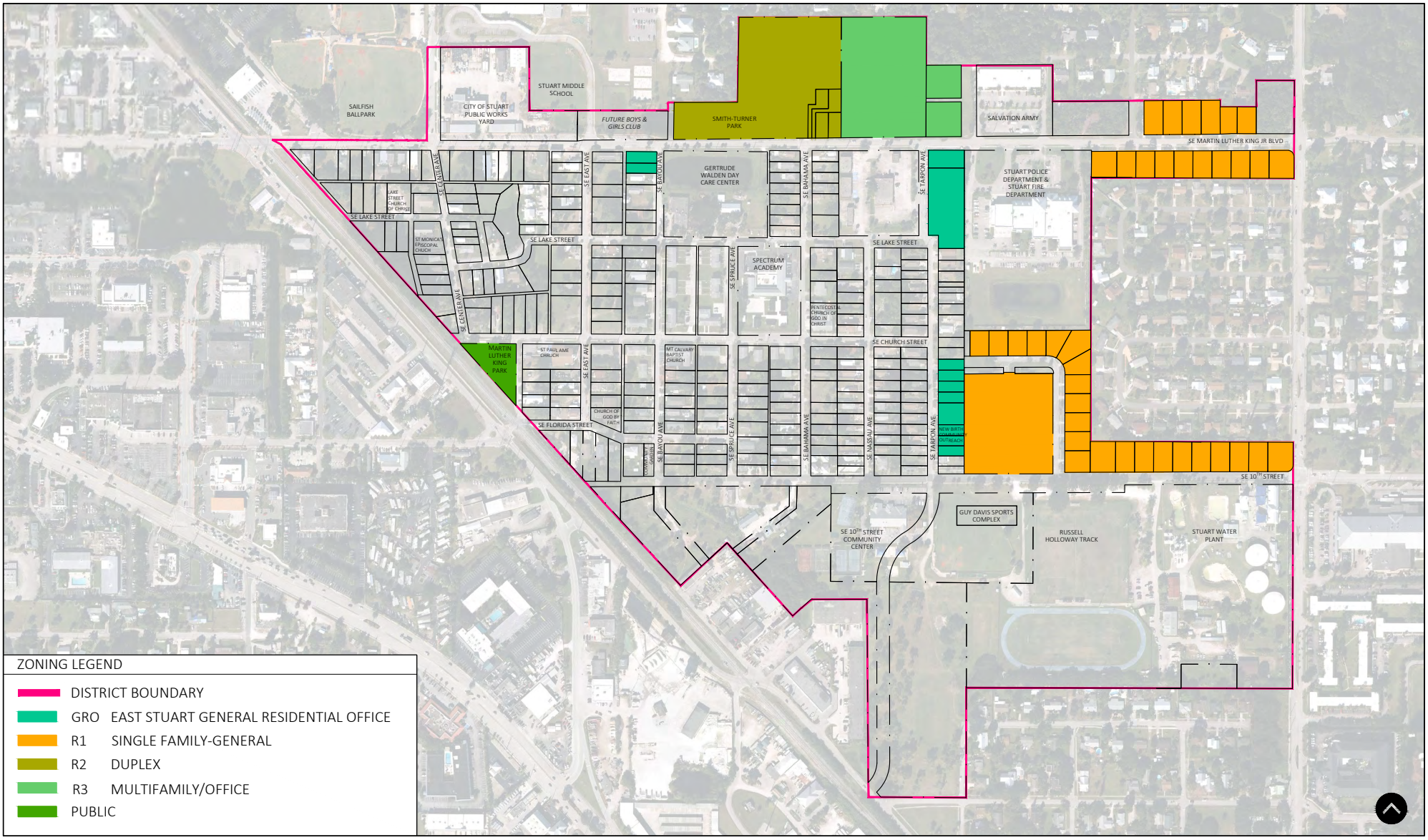
E A S T S T U A R T

Community Redevelopment Area

P R O P O S E D Z O N I N G M A P

PARCELS WITH PROPOSED CHANGES ONLY

7/25/2022



EAST STUART

Community Redevelopment Area

EXISTING ZONING PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

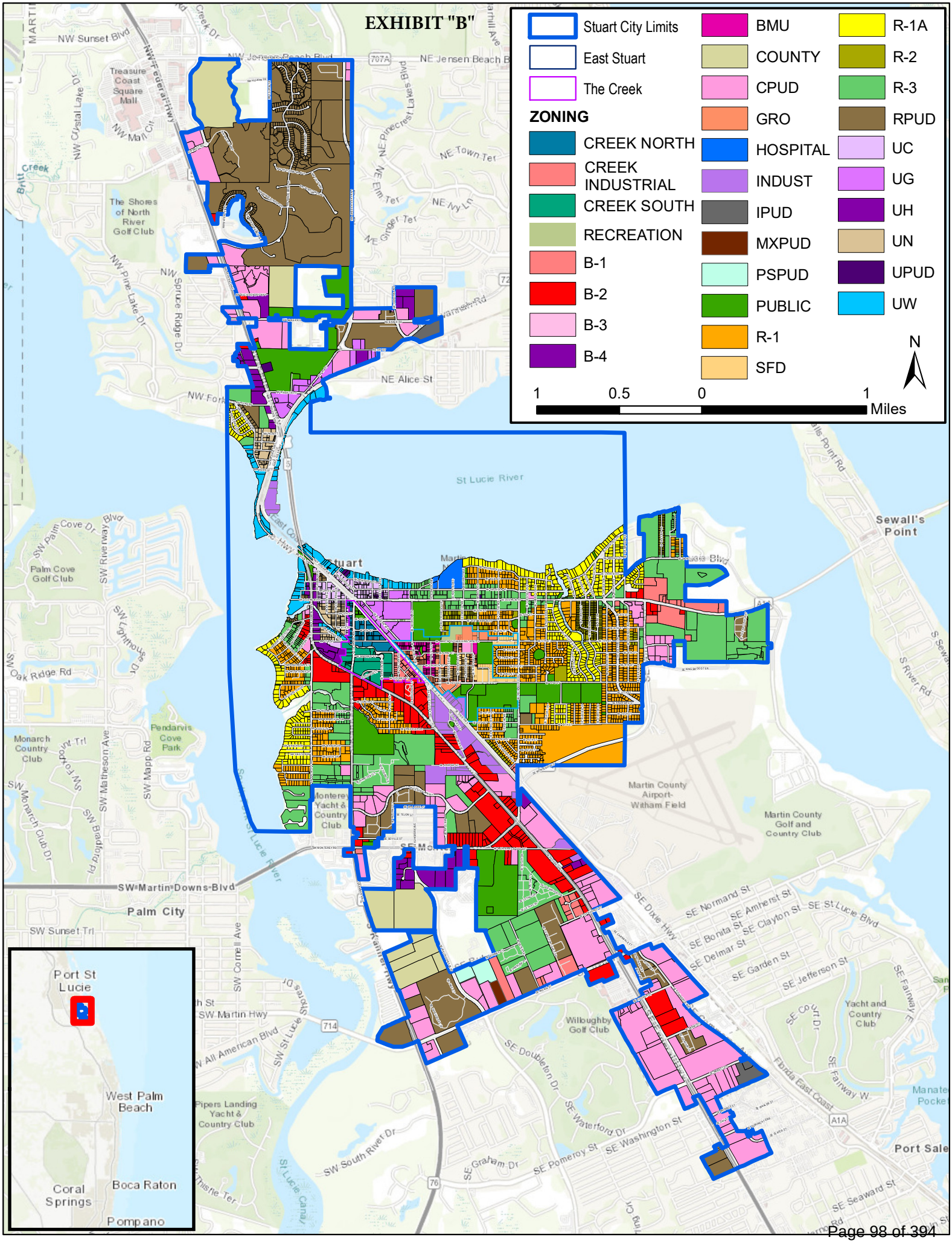


EXHIBIT "B"
Stuart City Limits
East Stuart
The Creek
ZONING
CREEK NORTH
CREEK INDUSTRIAL
CREEK SOUTH
RECREATION
B-1
B-2
B-3
B-4
BMU
COUNTY
CPUD
GRO
HOSPITAL
INDUST
IPUD
MXPUD
PSPUD
PUBLIC
R-1
SFD
R-1A
R-2
R-3
RPUD
UC
UG
UH
UN
UPUD
UW
N
1 0.5 0 1
Miles
Port St Lucie
West Palm Beach
Boca Raton
Coral Springs
Pompano
St Lucie River
Sewall's Point
Palm City
Martin County Airport-Witham Field
Martin County Golf and Country Club
Monterey Yacht & Country Club
Willoughby Golf Club
Yacht and Country Club
Pipers Landing Yacht & Country Club
Monarch Country Club
Palm Cove Golf Club
The Shores of North River Golf Club
Pendarvis Cove Park
NW Sunset Blvd
NE Jensen Beach Blvd
NE Alice St
SW Martin Downs Blvd
SW Martin Hwy
SE Dixie Hwy
SE Ocean Blvd
A1A
Florida East Coast
SE Fairway W
SE Waterford Dr
SE Washington St
SE Pomeroy St
SE Graham Dr
SW South River Dr
SE Seaward St
SE Normand St
SE Amherst St
SE Bonita St
SE Clayton St
SE St Lucie Blvd
SE Delmar St
SE Garden St
SE Jefferson St
SW Palm Cove Dr
SW Riverway Blvd
SW Lighthouse Dr
SW Oak Ridge Rd
SW Matheson Ave
SW Mapp Rd
SW Monarch Club Dr
SW Cornell Ave
SW All American Blvd
SW St Lucie
SW Sunset Trl
NW Federal Hwy
NW Crystal Lake Dr
NW Mall Cir
NW Pine Lake Dr
NW Spruce Ridge Dr
NW Fork
NE Pinecrest Lakes Blvd
NE Elm Ter
NE Ginger Ter
NE Ivy Ln
NE Town Ter
Britt Creek
East Cove
Indian River Dr
Sewall's Point Rd
S River Rd

BUREAU OF DIRECT MAIL INC.

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2809 SE Monroe St.
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October 11, 2022

Jordan Pinkston
Executive Assistant to the Development Director
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Bonnie L Arnold

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911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/10/2022 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT

ORDINANCE NUMBER 2507-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The proposed work-program amendment to the Land Development Code, amendment to the Future Land Use Map, and amendment to the Zoning Map to assign the "East Stuart Neighborhood" Zoning District to certain parcels within the "East Stuart Neighborhood" was presented to the Community Redevelopment Board, Local Planning Agency, and the City Commission in September 2022.

The East Stuart Neighborhood is a new section in Chapter III, Special Zoning Codes, of the Land Development Code. It is not presented as underline. In places where there is no underline, the language or policy is similar to an existing policy. The underline text is where policies are new or modified. The existing zoning code for this area is presented as strike through.

The proposed code is intended to: reflect the unique and historical character of the East Stuart Neighborhood and create harmonious infill development which allows a variety of housing options.

Jessica Seymour, Principal Program Coordinator, TCRPC has drafted proposed amendments to the city's LDC for the "East Stuart Neighborhood." TCRPC worked with the Community Redevelopment Board, Community Redevelopment Agency, the Development Department, the Public Works Department, interviews with members of the public, property owners, developers, land planners/professionals working in the area, American Institute of Architect (AIA), and conducted peer review of the proposed code as recommended by the Community Redevelopment Board. Interviews and public meetings have reached over 110 individuals. The CRA/City has mailed 3,500 postcards, dropped off over 1,500 flyers, 500 doorhangers and communicated through the city's webpage, newsletter, and social media to advertise meetings.

Treasure Coast Regional Planning Council staff will present the proposed Chapter III, Section 3.02.00, at the public hearing, assisted by staff as appropriate.

A copy of the proposed code is included in the agenda item. A few edits were made to the proposed code between the presentations and the first public hearing:

1. Solid waste and dumpster language
2. Landscape buffers and parking lot landscaping standards
3. Ramps and ADA accessibility

4. Architectural standards

ATTACHMENT:
1. A. Ordinance No. 2507-2022 LDC Amendment East Stuart Neighborhood
2. B. Presentation

Funding Source:
N/A

Recommended Action:
Motion to approve Ord. No. 2507-2022, amending Chapter III of the Land Development Code to include form-based land development regulations for the “East Stuart Neighborhood”.

ATTACHMENTS:
1. Ordinance 2507-2022 - LDC Amendment East Stuart
2. Presentation

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2507-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the Community Redevelopment Agency and City Commission has determined that an analysis of existing code for the East Stuart Neighborhood in the CRA would benefit the residents and businesses of Stuart; and

WHEREAS, on September 27, 2021, by Resolution No. 09-2021, the Community Redevelopment Agency approved to enter to an Interlocal Agreement with the Treasure Coast Regional Planning Council to conduct a public input process and develop a Form Based Code for the East Stuart Neighborhood; and

WHEREAS, the Treasure Coast Regional Planning County and the Community Redevelopment Agency held the Vision Workshop, Walking Tour, interviews with residents and property owners, several public outreach meetings/presentations, and work in progress workshops to get input to develop a Form Based Code for the East Stuart Neighborhood; and

WHEREAS, on November 10, 2022, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearings on November 14, 2022 and November 28, 2022 to consider this ordinance and provide for full public participation on the Land Development Code amendment process.

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

SECTION 1: The provisions of the Land Development Code as amended are hereby adopted as provided in the attached Exhibit "A" which is incorporated herein as set forth below.

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

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

SECTION 4: The provisions of this ordinance shall be codified into the City's Land Development Code.

SECTION 5: This ordinance shall take effect upon adoption.

Passed on first reading the ____ day of _____, 2022.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second and final reading this _____day of _____, 2022.

ATTEST:

_____	_____
MARY R. KINDEL CITY CLERK	TROY MCDONALD MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Sec. 03.02.00. East Stuart Neighborhood Code

Sec. 03.02.01. Procedure & Process

A. Intent. The purpose of this Code is to encourage redevelopment, infill development, small business development, affordable housing, historic preservation and restoration, and to promote stability within the East Stuart Neighborhood. This Code provides development incentives, allows for the replication of historic buildings and calls for historically relevant, durable construction which is harmonious with the architectural heritage of East Stuart.

B. Boundary. The boundaries of the neighborhood are set forth in **Sec. 03.02.02. Regulating Plan.**

C. Applicability. The provisions of this Code shall only apply to development within the East Stuart Neighborhood and only properties within the East Stuart Neighborhood may utilize the Business & Mixed Use (BMU), General Residential & Office (GRO), and Single Family & Duplex (SFD) designations. The standards and regulations set forth in **Sec. 3.02.00** shall apply to ***new development, substantial improvement,*** and ***substantial renovation***. Incremental compliance with this code shall be required as part of site plan approval.

D. Consistency with Comprehensive Plan. Applicable Future Land Use designations are listed in **Figure 01 Future Land Use & Zoning Consistency.**

FIGURE 01 FUTURE LAND USE & ZONING CONSISTENCY

	FUTURE LAND USES IN THE EAST STUART NEIGHBORHOOD		
	East Stuart FLU	Recreation FLU	Public FLU
ZONING CATEGORIES	**BMU** *Business & Mixed Use*	-	-
	GRO *General Residential & Office*	-	-
	SFD *Single Family & Duplex*	-	-
	MXPUD *Mixed-Use Planned Unit Development*	-	-
	CPUD *Commercial Planned Unit Development*		
		PSPUD *Public Service Planned Unit Development*	**PSPUD** *Public Service Planned Unit Development*
	-	**Recreation**	**Recreation**
	-	-	**Public**

E. Effective date. This Code shall be effective at adoption on adoption, and as amended from time to time.

F. Administration. The provisions of this Code shall be administered and enforced by the Development Director whose duties shall include receiving and reviewing building permits and other land development permit applications, assisting applicants in procedures required hereunder, making decisions regarding the application of the East Stuart Neighborhood Code to particular properties, inspecting premises, and issuing permits and certificates of occupancy.

G. Form-based code. The East Stuart Neighborhood Code is a form-based code that fosters predictable built results and a high-quality public realm by using physical form rather than full separation of uses, as the code's primary organizing principle.

H. Amendment to this Code. In the continued administration of the intent of this Code, the Commission may find it reasonable and necessary to adopt amendments to the text, zoning, and regulating plan(s). All such amendments shall follow procedures in **Chapter XI**.

I. How to Use this Code. See **Figure 02 How to Use this Code**.

FIGURE 02 HOW TO USE THIS CODE

1 **FIND YOUR PROPERTY ON THE REGULATING PLAN & IDENTIFY THE ZONING DISTRICT.**

SEC. 03.02.02

2 **REVIEW PERMITTED USE OR USES AND IDENTIFY ANY ADDITIONAL STANDARDS FOR SPECIFIC USES THAT MAY APPLY.**

SEC. 03.02.03

3 **REVIEW & COMPLY WITH THE STANDARDS/REGULATIONS APPLICABLE TO THE PROPERTY.**

SEC. 03.02.04 - SEC. 03.02.12

- **Sec. 03.02.04. Development Standards**
- **Sec. 03.02.05. Frontage Types & Building Types**
- **Sec. 03.02.06. Thoroughfare Standards**
- **Sec. 03.02.07. Access & Parking Standards**
- **Sec. 03.02.08. Stormwater Standards**
- **Sec. 03.02.09. Landscape & Site Standards**
- **Sec. 03.02.10. Fence & Wall Standards**
- **Sec. 03.02.11. Sign Standards**
- **Sec. 03.02.12. Architectural Standards**

4 **IDENTIFY IF WORK/PROJECT REQUIRES ADDITIONAL APPROVALS**

Some examples include:

- Project/work creates a new block or street?
- Does the project/work exceed the criteria in **Figure 05 Major Development Projects Matrix**?
- Subdividing a lot is part of project/work? See **Sec. 11.01.05**.
- Project/work requires a Zoning change? See **Sec. 11.01.09**.
- Project/work requires a Conditional Use? See **Sec. 11.01.11**.

5 **COMPLETE PRE-APPLICATION CONFERENCE FORM & SCHEDULE A PRE-APPLICATION CONFERENCE WITH THE DEVELOPMENT DEPARTMENT.**

6 **SUBMIT TO FOR APPROVAL.**

ADDITIONAL RESOURCES:

- Definitions can be found in **Chapter XII** of the Land Development Code.
- Questions along the way? Contact City Staff at the Development Department.
- East Stuart Neighborhood is in the Community Redevelopment Area (CRA). Familiarize yourself with the incentives, program and projects within the Community Redevelopment Agency.

J. Application permits. No building or other land development permit shall be issued by the Development Director unless all provisions of this Code have been met, including approved exceptions, based on the development review and approval process.

1. Pre-application conference. Before beginning any new development, substantial renovation development, renovation, or demolition on private or public land, applicants are required to schedule a pre-application conference with the Development Department. Pre-application conference is not required for interior renovations Development Director.

a. Preliminary development review. After the pre-application conference, a preliminary design review may be requested by the Development Director to include a conceptual site plan, floor plans, and elevations.

b. At a pre-application conference, the applicant and Development Department will discuss relevant procedures from **Chapter XI** and required board presentation(s) as outlined in **Figure 03 Required Board Presentations.**

c. The Development Director may request an applicant host a community workshop including any active neighborhood association(s) or business associations before submitting an application. A community workshop will be required of all ***major development projects***. Applicant shall notify City staff in advance of the meeting shall submit minutes and sign-in sheets from the community workshop as part of the application.

FIGURE 03 REQUIRED BOARD PRESENTATIONS

		PRE-APPLICATION CONFERENCE	Community Redevelopment Agency			BOARD OF ADJUSTMENT	LOCAL PLANNING AGENCY	CITY COMMISSION
			CRB	SHPB	CRA BOARD			
Variance	**Sec. 8.05.01**	✓	✓			✓		
Plat Application	**Sec. 11.01.05**	✓						✓
Major Development Project	**Sec. 11.01.02**	✓	✓					✓
Conditional Use	**Sec. 11.01.11**	✓	✓					✓
Zoning Change	**Sec. 11.01.09**	✓	✓				✓	✓
FLU Change	**Sec. 11.01.06** or **11.01.07**	✓	✓				✓	✓

2. Application. After the pre-application conference and preliminary design review, an application for development shall be submitted to the city development department in accordance with this Code. Except as modified herein, applications for development permits, excluding interior tenant finishes, within the East Stuart Neighborhood shall meet the submittal requirements of plan document as defined in **Chapter XI**. Completed applications shall include **Figure 05 Major development projects matrix** and a completed Pre-Application Form from the Development Department.

FIGURE 04 APPLICATION REQUIREMENTS

APPLICATION REQUIREMENTS
A general vicinity or location map & legal description
Proposed permitted uses, development activities & design
Conceptual building plans
Front, rear, & side architectural elevations with required Frontage Types identified
Finished floor elevation, base flood elevation and crown of road
Documentation related to streets, parking, loading and connections to existing sidewalks
Landscaping including existing tree protection and planned shade trees
Identify any existing historic buildings as defined by **Sec. 5.09.00. - Historic preservation.**
Signage
Conceptual stormwater management plan
Any other documentation as required by the Development Director in order to demonstrate compliance with this Code

K. ***Major development projects***. ***Major development projects*** shall be subject to the major development plan approval process described in **Sec. 11.01.02**. Major development projects shall be as defined in **Figure 05 Major Development Projects Matrix.** In addition to the requirements of **Sec. 11.01.02,** a presentation to the CRB shall be required.

FIGURE 05 MAJOR DEVELOPMENT PROJECTS MATRIX

MAJOR DEVELOPMENT IN EAST STUART NEIGHBORHOOD
A residential project which exceeds 20 total dwelling units
A non-residential development over 20,000 square feet in floor area.
A mixed-use development over 20,000 square feet in floor area.
A public or private institutional development exceeding one acre in land area.
Pursuant to **Sec. 5.05.02.A.2.c** when no practical alternative exists to locating structures on the site to accommodate a historic tree, a major development plan may apply for the removal and replacement of a historic tree.

L. ***Planned Unit Development project***. Applications for ***planned unit development*** projects shall outline any deviations from the East Stuart Neighborhood Code.

M. Violations and remedies. It shall be unlawful and a violation of this Code for any person to construct, renovate or remodel a building within the East Stuart Neighborhood except in compliance with the provisions of this Code. A violation of this Code shall be deemed a zoning violation. In such event the Development Director may initiate code enforcement proceedings to compel compliance. The City Commission may initiate appropriate civil proceedings, including, but not limited to, a declaratory action, injunction action and mandamus action to compel compliance.

Sec. 03.02.02. Regulating Plan.

A. Zoning Districts in East Stuart Neighborhood. The following zoning districts are intended to regulate building placement, building height, parking, architectural character, outbuildings, signage, and curb cuts, etc. within each respective zoning district. The requirements vary according to the desired type and intensity of development. All zoning districts promote a compact walkable neighborhood with a variety of housing choices. Three zoning districts are described below:

1. *Business and mixed-use zoning district (BMU)*. The BMU zoning district encompasses East Stuart's traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern of business and office uses with proximity to residential uses promotes a vibrant mixed use neighborhood.

2. *General residential and office zoning district (GRO)*. The GRO zoning district is generally characterized by a mix of single-family, duplexes and multi-family dwellings. The area allows for limited non-residential uses, and permits professional offices.

3. *Single-family and duplex zoning district (SFD)*. The SFD zoning district, at the center of the East Stuart community, is characterized mainly by single-family and duplex dwellings.

B. Regulating plan. **Figure 06 Regulating Plan** and **Figure 07 Thoroughfare Plan** are the Regulating Plans that apply to the East Stuart Neighborhood.

1. Recommended Connections. Potential future street and alley connections are illustrated on the Thoroughfare Regulating Plan. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.

FIGURE 06 REGULATING PLAN

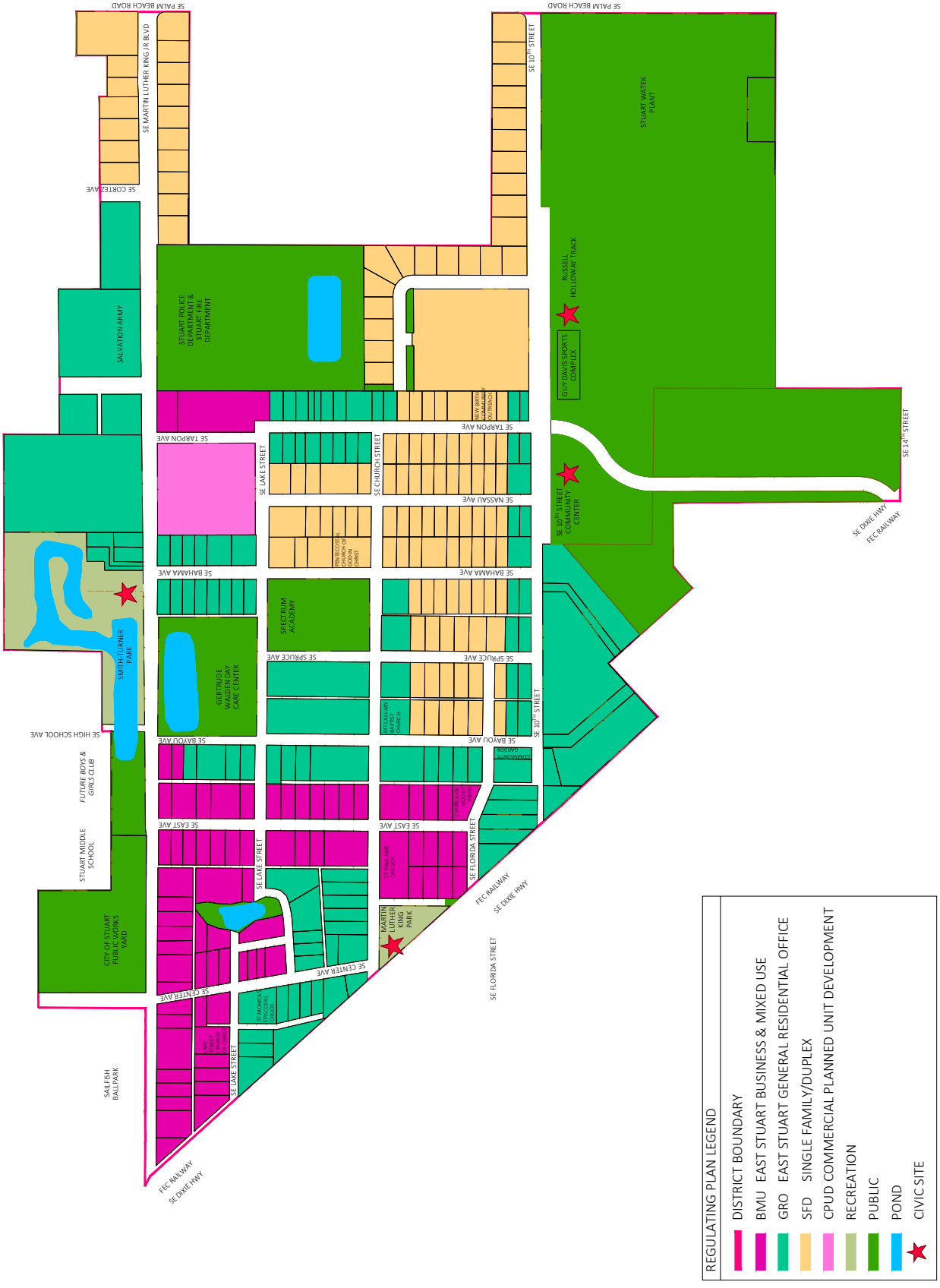
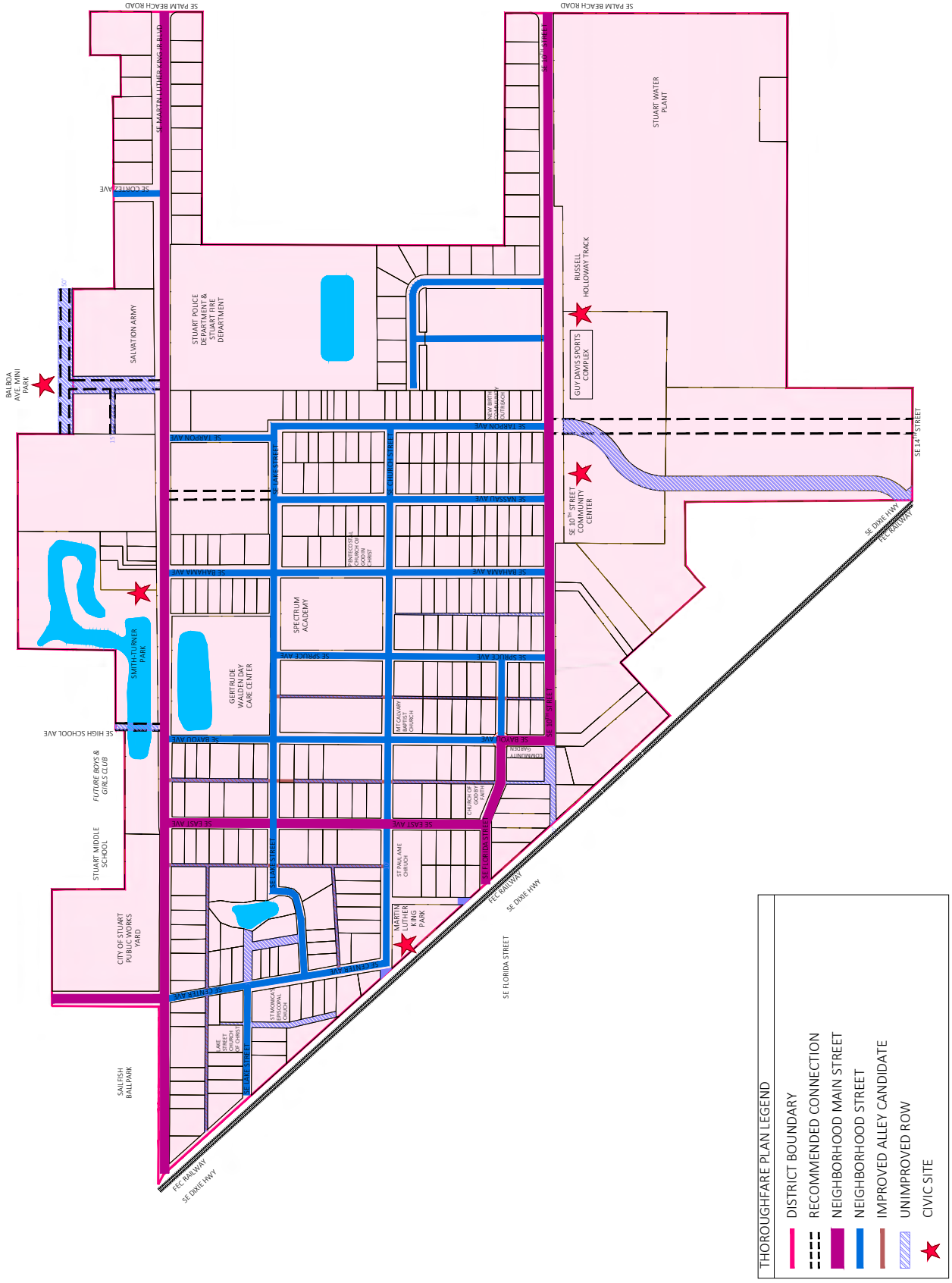


FIGURE 07 THOROUGHFARE PLAN



Sec. 03.02.03. Permitted Uses.

A. **Figure 08** identifies permitted uses in East Stuart Neighborhood.

1. Consideration of uses not specifically listed. If a use is not listed within a zoning district, then the use is not allowed. A proposed use that is not listed within a zoning district, but which is determined by the Development Director to have a similar character, nature, and impact to a permitted use in that district may be approved through, a determination of comparability by the Development Director. Conditions may be placed on the decision. A determination by the Development Director that a proposed use is not similar to a permitted use may be appealed according to procedures in **Chapter VIII**.

2. *Conditional Use*. Uses which require a *conditional use* (CU) approval are marked with "CU."

3. Non-conforming uses. Non-conforming uses created by virtue of the adoption of this Code shall be deemed legal non-conforming uses subject to the provisions of **Sec. 8.03.00**.

FIGURE 08 PERMITTED USES IN THE EAST STUART NEIGHBORHOOD

	Standards for Specific Use	BMU	GRO	SFD	Public	Rec.
Residential Uses						
Single-family dwelling unit		✓	✓	✓	-	-
Duplex dwellings units		✓	✓	✓	-	-
Multi-family dwelling units		✓	✓	-	-	-
Accessory dwelling unit	**Sec. 03.02.04.G.04**	✓	✓	✓	-	-
Mixed-use		✓	✓			
Family day care home in a residence		✓	✓	✓	-	-
Group home of six or fewer residents		-	-	✓	-	-
Home occupation	**Sec. 03.02.03.B.2**	✓	✓	✓	-	-
Transient Residential & Overnight Accommodations						
Hotels/motels		✓	-	-	-	-
Rooming & boarding houses		✓	✓	-	-	-
Bed & breakfast inn		✓	✓	-	-	-
Institutional Uses						
Adult day care centers (< three acres)		✓ CU	✓	-	-	-
Child care centers (< three acres)	**Sec. 02.04.03.B.1**	✓ CU	✓	-	-	-
Community centers		✓	✓	-	✓	✓
Funeral homes without crematoriums		✓ CU	-	-	-	-
Governmental buildings		✓	✓	-	✓	-
Libraries		✓	✓	-	✓	-
Museums		✓	-	-	✓	-
Assisted living facilities (< three acres)		✓	✓	-	-	-
Religious institutions (< three acres)		✓	✓	✓	-	-
Schools—public, private, parochial or technical		✓ CU	✓ CU	-	✓	-
Commercial Uses						
Art shops/galleries		✓	-	-	-	-
Banks/financial institutions, excluding drive-in		✓	-	-	-	-

	Standards for Specific Use	BMU	GRO	SFD	Public	Rec.
Barbershop, beauty salons, specialty salons		✓	-	-	-	-
Bars		✓ CU	-	-	-	-
Catering shop		✓	-	-	-	-
Clubs, lodges,& fraternal organizations		✓ CU	-	-	-	-
Massage therapy establishment		✓	-	-	-	-
Microbreweries & craft distilleries		✓ CU	-	-	-	-
Office, business, professional, medical or veterinary		✓	✓	-	-	-
Restaurants, convenience & general, excluding drive-in	**Sec. 2.06.13**	✓	-	-	-	-
Retail sales & service		✓	-	-	-	-
Rooftop dining	**Sec. 2.06.19**	✓ CU	-	-	-	-
Studios, art, dance, music, or exercise		✓	-	-	-	-
Theater, excluding drive-in theaters		✓	-	-	-	-
Recreational Uses						
Public parks		✓	✓	✓	✓	✓
Utility & Service Uses						
Public facilities & services		✓	✓	✓	✓	✓
Public utility		✓	✓	✓	✓	✓
Telecommunication Uses						
Camouflage telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	**Sec. 2.06.11**	✓	✓	-	-	-
Agricultural Uses						
Community gardens	**Sec. 2.06.08**	✓	✓	✓	✓	✓
Urban farms	**Sec. 2.06.08**	✓	✓	-	-	-
Storage, Transportation & Logistics Uses						
Government provided public parking garages & lots		✓	-	-	✓	✓
Private parking garages & lots		✓ CU	-	-	-	-

B. Standards for Specific Uses. Certain uses have unique characteristics that require the imposition of development standards in addition to those minimum standards which may pertain to the general group of uses encompassing the use. These standards shall be met in addition to all other standards of this Code, unless specifically exempted.

1. *Child care centers*. Child care centers shall comply with the following standards:

a. Required square footage of outdoor play area per child shall meet Florida Department of Children and Family Services standards and provide proof of issuance of a state license for such facility;

b. The outdoor play area is enclosed by a fence having a height of at least five feet in order to prevent passage;

c. One non-illuminated sign may be permitted to identify the principal structure, but such sign cannot exceed the size and height requirements of the respective zoning

district, and cannot contain any advertising other than the name of the business;

d. The location of outdoor play equipment shall be determined in the site plan review;

e. Proof of application of a state license for such facility before approval of the conditional use shall be shown and such license must be issued before, or at the same time, any certificate of occupancy or business tax receipt may be issued for such facility.

2. *Home occupations.* Home occupations shall comply with the following standards:

a. The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to the residential use and shall under no circumstances change the residential character of the dwelling, outbuilding or accessory structures.

b. The home occupation shall not generate pedestrian or vehicular traffic in greater volume than would normally be expected to the home.

c. The home occupation shall have no more than one non-illuminated sign with a maximum area of one square foot. The sign shall be mounted flat against a wall within one foot of the entrance to the dwelling or outbuilding in which the home occupation is located.

d. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.

e. The home occupation shall not employ equipment which creates fire hazards, electrical interference, noise, vibration, glare, fumes, odors detectable to the normal senses outside the dwelling unit. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

f. A home occupation that involves retail sales or services that require patrons to visit the residence shall be limited to detached single-family dwellings, townhouses or outbuildings and shall require approval of a conditional use process, as provided in Sec. 3.02.01. The permitted hours of operation shall be specified in such approval.

g. Storage or parking of one commercial vehicle is allowed, provided:

i. That such vehicle or trailer is owned or operated by the resident of the property; and

ii. That such vehicle is garaged or otherwise screened from view of adjoining properties and any adjoining street. Public service agency vehicles such as law enforcement and those providing emergency response services are exempt.

h. The use can qualify for all local, state and federal licenses, certificates and permits.

i. Any violation of these regulations may result in the revocation of any home occupation business tax receipt, in addition to any other remedy for such violation provided in the City's Code. The issuance of a business tax receipt to engage in a home occupation in accordance with this ordinance shall not be deemed to be a change in zoning nor an official expression of opinion as to the proper zoning for the particular property.

3. Re-construction of ***grandfathered business***. The following non-conforming business premises may be re-constructed within its existing building footprint and former use therein continued.

a. Taylor's Grocery Store, 610 East 10th Street

Sec. 03.02.04. Development Standards

A. All *new development, substantial improvement,* and *substantial renovation* shall comply with the Development Standards in **Figure 09 Development Standards in the East Stuart Neighborhood**. Development Standards which require a *conditional use* (CU) approval are marked with "CU."

FIGURE 09 DEVELOPMENT STANDARDS IN THE EAST STUART NEIGHBORHOOD

	BMU	GRO	SFD	Public	Recreation
Lot Size					
Lot area in sf min./max.	None	None	None	None	None
Lot width in feet min./max.	None	None	None	None	None
Building Placement					
Front Build-to-Zone	5'-20'	10'-20'	10'-20'	5'-20'	5'-20'
Side setback at property line, min. in feet	5'	5'	5'	10'	10'
Side setback at street, min. in feet	10'	10'	10'	10'	10'
Rear setback, min. in feet	10'	10'	10'	10'	10'
Placement for Accessory Structures	5' rear/side	5' rear/side	5' rear/side		
Building Height					
Building height, max. in stories	3 / 4[1]	3 / 4[1]	2	3	3
Building height, max. in feet	40'/ 45' [1]	35' / 45' [1]	35'	40'	40'
Building height for Accessory Structures	2-stories / 25'	2-stories / 25'	2-stories / 25'		
Ground story height, min. in feet	12'	-	-	12'	12'
Gross Density					
Residential density, max. in units/acre	17 / CU 30	17 / CU 30	17	Not Applicable	Not Applicable
Coverage					
Impervious surface, max. in %	See Sec. 6.03	65%	65%	65%	65%
Civic Open Space for lots ≥ 1 acre	5%	5%	5%	Not Applicable	Not Applicable
Frontage Types					
Porch	✓	✓	✓	✓	✓
Stoop	✓	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✗	✓	✓
Forecourt	✓	✓	✗	✓	✓
Arcade	✓	✗	✗	✓	✓
Storefront	✓	✗	✗	✓	✓
Parking Placement, see Sec. 03.02.07. Access & Parking Standards					
Footnote:					
[1] Four stories and 45' in height shall only be achieved through an approved PUD and requires Community Workshop & Outreach as described in Sec.3.04.01.J.1.c.					

B. Building Placement.

1. *Build-to-Zone (BTZ)*. Setbacks are measured from the property line and are defined in **Chapter XII.**

2. *Setbacks*. Setbacks are measured from the property line and are defined in **Chapter XII. Sec. 2.04.04. - Supplemental building setback requirements.**

3. *Primary Facade*. Main entries shall be prominent and orientated to the street.

a. The primary façade shall be generally parallel to the right-of-way, located in

accordance with the build-to-zone of the zoning district.

b. The primary façade shall face existing roadways.

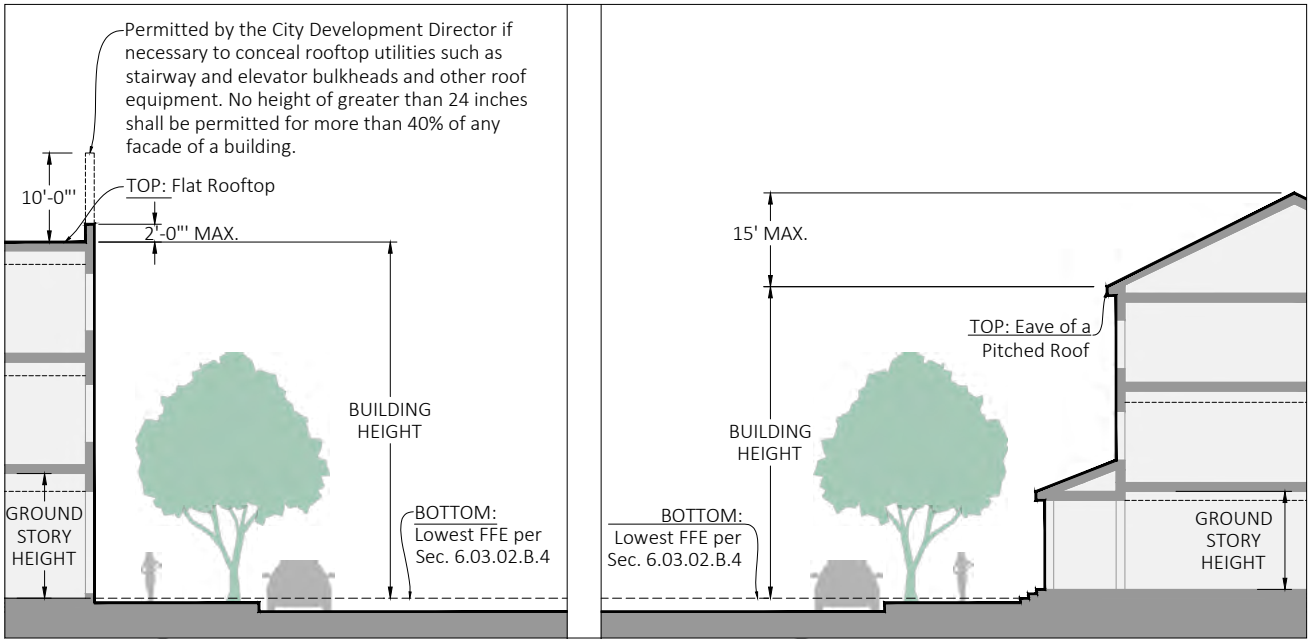
c. The location of the primary façade is not changed by the projection of architectural elements such as cornices, bay windows, awnings, balconies, or stoops.

d. On corner lots, the primary façade shall extend to the corner or a civic open space shall be provided.

C. *Building Height*. Building height is measured in accordance with **Sec. 2.04.07. - Supplemental building height**. See **Figure 10** for illustration.

1. *Ground story height*. Minimum ground story heights are provided for zoning districts. Ground story height is measured as the clear height from finished floor elevation to the underside of structure above.

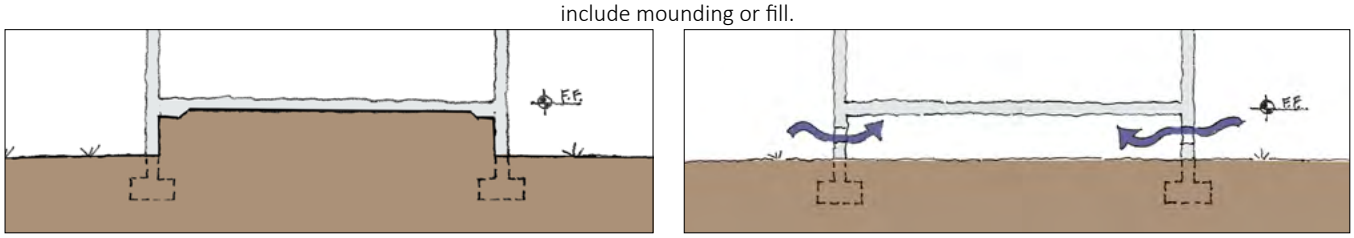
FIGURE 10 ILLUSTRATION OF MEASURING HEIGHT



2. *Finished floor elevations.* For the purpose of minimizing stormwater impacts, the finished floor elevations of surrounding properties shall be taken into consideration in establishing the finished floor elevation of the new structure. If new construction has a floor level higher than natural grade, the foundation shall provide for the rise in floor level, rather than mounding fill to the building perimeter. Minor grading not to exceed 2% directing water away from building to established drainage is allowed. **Sec. 6.03.01.G.2** and **Sec. 6.03.02.B.4** apply for all habitable spaces. They do not apply for non-habitable spaces such as garages and storage. See illustrated examples in **Figure 11 Alternatives to Foundations on Fill**.

FIGURE 11 ALTERNATIVES TO FOUNDATIONS ON FILL

Stem wall, extended footers, thickened monolithic foundation, stem pier wall foundation, or other means of construction that does not include mounding or fill.



D. *Building Length*. Buildings shall not be longer than 150'.

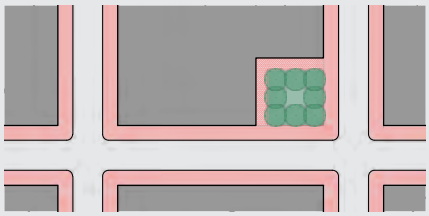
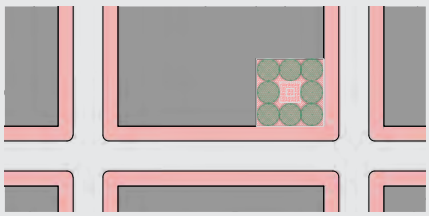
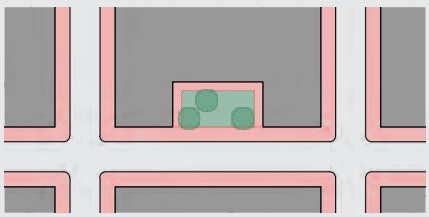
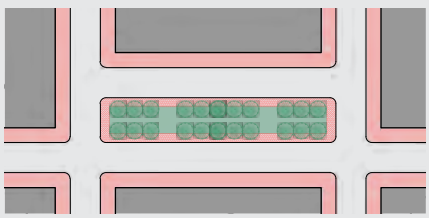
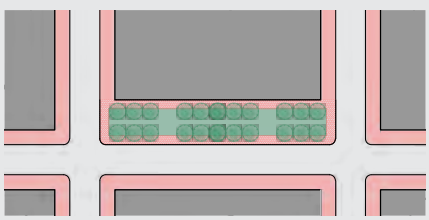
E. *Gross Density*. The gross density is measured in as defined in **Chapter XII**.

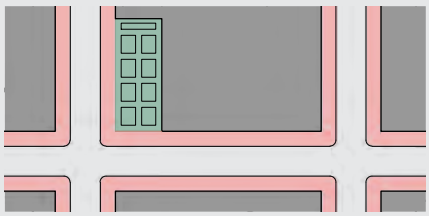
F. Coverage.

1. *Impervious surface*. Impervious surface coverage is determined by calculating the total impervious surface area as a percentage of the gross site area. See **Sec. 2.04.03. - Supplemental impervious surface coverage requirements.**

2. *Civic Open Space*. *Civic open space* is privately maintained outdoor space which is accessible by the general public, improves the pedestrian environment, and serves as an amenity for the City as a whole. *Civic open space* shall provide low impact infrastructure elements to promote improved stormwater treatment. *Civic open space* is not required for residential developments with fewer then 15 dwelling units. Where *civic open space* is pervious, the area does not count towards impervious coverage. Examples of *civic open space* which can be implemented are shown in **Figure 12 Civic Open Space Types.**

FIGURE 12 CIVIC OPEN SPACE TYPES

	SIZE	DESCRIPTION	ILLUSTRATION
GREEN	≥1,500 sf	A green is at least 1,500 square feet in size and adjoins streets on at least two sides or a street and a pedestrian passageway or main building entry. Greens are designed primarily for passive uses, consisting primarily of lawn with either formally or informally arranged landscaping and shade trees.	
PLAZA	≥ 1,500 sf	A plaza adjoins streets on at least two sides, or a street and a pedestrian passageway, or main building entry. Plazas are mostly hardscaped with formally arranged landscaping and a water feature and shade trees.	
PLAYGROUND	≥ 2,500 sf	Playgrounds provide children's play equipment and are shaded with shade trees or shade structures. Playgrounds adjoin a street on at least one side and the configuration shall ensure easy surveillance of the area from adjacent buildings and streets.	
SQUARE	≥ 10,000 sf	A square adjoins streets on at least three sides. Squares may be up to 50% hardscaped, with formal landscaping and shade trees. Squares accommodate both passive uses and community gatherings.	
ATTACHED GREEN	2,000 to 6,000 sf	An attached green spans the entire length of a block. Attached greens shall be at least 30 feet wide and are appropriate on the short end of a block. Attached greens are primarily lawns with formally arranged landscaping and shade trees.	

	SIZE	DESCRIPTION	ILLUSTRATION
COMMUNITY GARDEN	≥ 15' wide	Community Garden. A community garden is 2,500 to approximately 5,000 square feet and adjoins a street on at least one side. Community gardens are land that is cultivated collectively by members of a community.	
FORE-COURT	250 to 1,500 sf	Buildings shall utilize standards from Forecourt frontage type, see **Figure 18 Forecourt**.	

G. *Accessory Structures*. Accessory structures shall comply with the Development Standards applicable in the zoning district except where modified herein.

1. Accessory structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal structure to which it is accessory.

2. Shielding from Street. Sheds, exposed pumps, electrical meters, heat pumps, generators, pool equipment, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street. Listed items and similar structures shall be shielded from view from public rights-of-way. All rooftop utilities and facilities, such as air conditioning units, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

3. *Outbuildings. Outbuildings* shall conform to the following requirements:

a. *Outbuildings* may include detached garages and carports, greenhouses, slat houses, cabanas, detached garage apartments and *Accessory Dwelling Units* (ADU).

b. Outbuildings shall be located behind the rear facade of the principal building or in the rear one half of the property subject to minimum five-foot side and rear yard setbacks from the property line. On corner lots, the side corner setback shall be ten feet.

c. There shall not be less than five feet separation between an outbuilding and a principal building.

d. *Outbuildings* shall be constructed of the same materials used in the principal building. Canvas outbuildings are not permitted.

e. Only two ***outbuildings*** per principle building are permitted.

f. Outbuildings shall not exceed a maximum building footprint of 1,000 square feet and a maximum gross floor area of 2,000 square feet.

g. Outbuildings may be constructed as elevated buildings that include the location of open parking below an enclosed structure; however, open parking shall be shielded from public right-of-way by landscaping, lattice or other screening material that is not less than 42 inches in height.

h. Outbuildings may be connected to the principal building by a covered walkway element, trellis, or other structural link.

i. Residential Recreational Facilities such as swimming pools, tennis, basketball or volleyball courts, and other similar private outdoor recreational uses shall have setbacks consistent with ***accessory structures***. The size of a residential recreational facility shall be restricted by the maximum impervious coverage standards of the

zoning district.

4. *Accessory Dwelling Units.*

a. One ADU may be permitted on a lot on which a detached single-family dwelling, duplex, or townhouse is located.

b. An ADU shall not count as a separate unit for purposes of calculating density.

c. An ADU may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.

d. An ADU shall not exceed a footprint of 1,000 square feet.

e. An ADU may have a separate utility meter or share utilities with the principal dwelling, as required or permitted by the utility provider.

H. ***Frontage Types.*** Each ***new development, substantial improvement,*** and ***substantial renovation,*** constructed must meet the standards for one of the Frontage Types permitted in the zoning district where it is located. See **Sec. 03.02.05.**

I. *Historic preservation*. Structures identified as historically and architecturally contributing shall be candidates for historic preservation as set forth in **Sec. 05.09.00.**

1. The requirements of this Code may be adjusted by variance for the purposes of preserving a historic building.

2. Replication of historic buildings. Historical buildings including historical buildings that have been demolished, may be rebuilt within the same footprint of the original structure provided the rebuilt structure meets the standards for replication. Reconstructions shall be supported by drawings, images, and review by the Stuart Historic Preservation Board. The following historic buildings are eligible for reconstruction:

a. McHardy Building

b. Taylor's Grocery Store, 610 East 10th Street

J. Conflicts with utilities. In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the Development Director may adjust the requirements of this Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.

Sec. 03.02.05. Frontage Types & Building Types

A. *Frontage Types* are required by zoning district. Using one or more of the permitted ***frontage types*** indicated in **Figure 14 Permitted Frontage Types Matrix** is required. Standards for ***frontage types*** are found in **Figure 15** through **Figure 20**.

1. Frontage types shall be located on the ***primary facade***.

2. Frontage Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables control for regulatory requirements.

B. *Façade Transparency.*

1. Windows and doors at the ground level shall have clear, transparent glass that has a minimum visible light transmission (VLT) of 50%. Mirrored glass is prohibited.

2. Building façades facing street and ***Civic open spaces*** shall meet or exceed the minimum percentage of transparent glazing. The required percentage is determined by the frontage type.

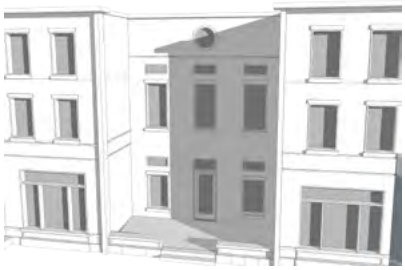
3. Above the ground level, building façades shall meet or exceed the minimum percentage of transparent glazing at each story as measured between finished floors. The required percentage is determined by the frontage type.

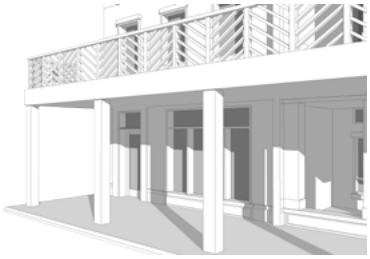
FIGURE 13 FRONTAGE TYPES MATRIX

PORCH

STOOP

BRACKETED BALCONY


FORECOURT

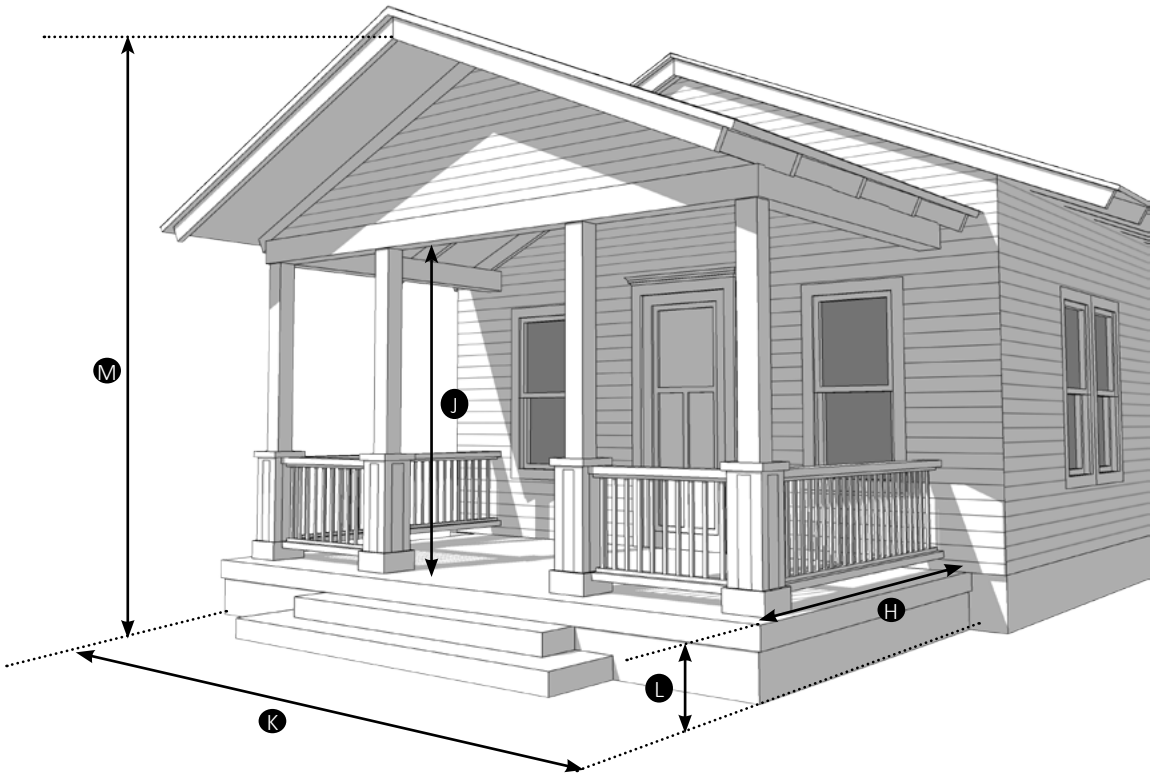

ARCADE / GALLERY

SHOPFRONT

FIGURE 14 PERMITTED FRONTAGE TYPES MATRIX

Zoning District			Frontage Types	Cottage	Duplex	Cottage Court	Town-house	Apartment House	Court-yard	Live-Work
SFD			Porch	✓	✓	✓	✓	✓		
			Stoop	✓	✓	✓	✓	✓		
	GRO		Bracketed Balcony				✓	✓		
		BMU	Forecourt					✓	✓	✓
			Arcade / Gallery					✓	✓	✓
			Shopfront						✓	✓

FIGURE 15 PORCH



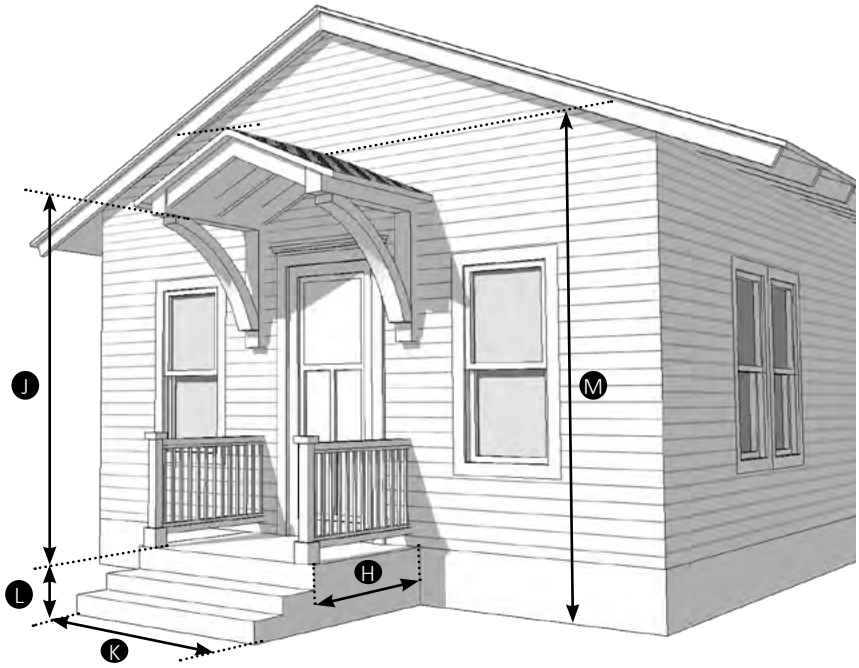
Description
A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Porches shall have direct access to sidewalks where they exist. Front porches may be screened.

Dimensions		
Depth	6 feet min.- 8 feet recommended	H
Height, clear	8 feet min.	J
Width, length of facade	50% min.	K
Finish level above crown of road	18 inches min. - 30 inches recommended	L
Height, stories	2 stories max.	M

Façade Transparency	
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District		
SFD	GRO	BMU

FIGURE 16 STOOP



Description

A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building. Stoops shall have direct access to sidewalks where they exist.

Dimensions

Depth	5 feet min.	H
Height, clear	8 feet min.	J
Width, clear	4 feet min.	K
Finish level above crown of road	18 inches min. - 30 inches recommended	L
Height, stories	1 story max.	M

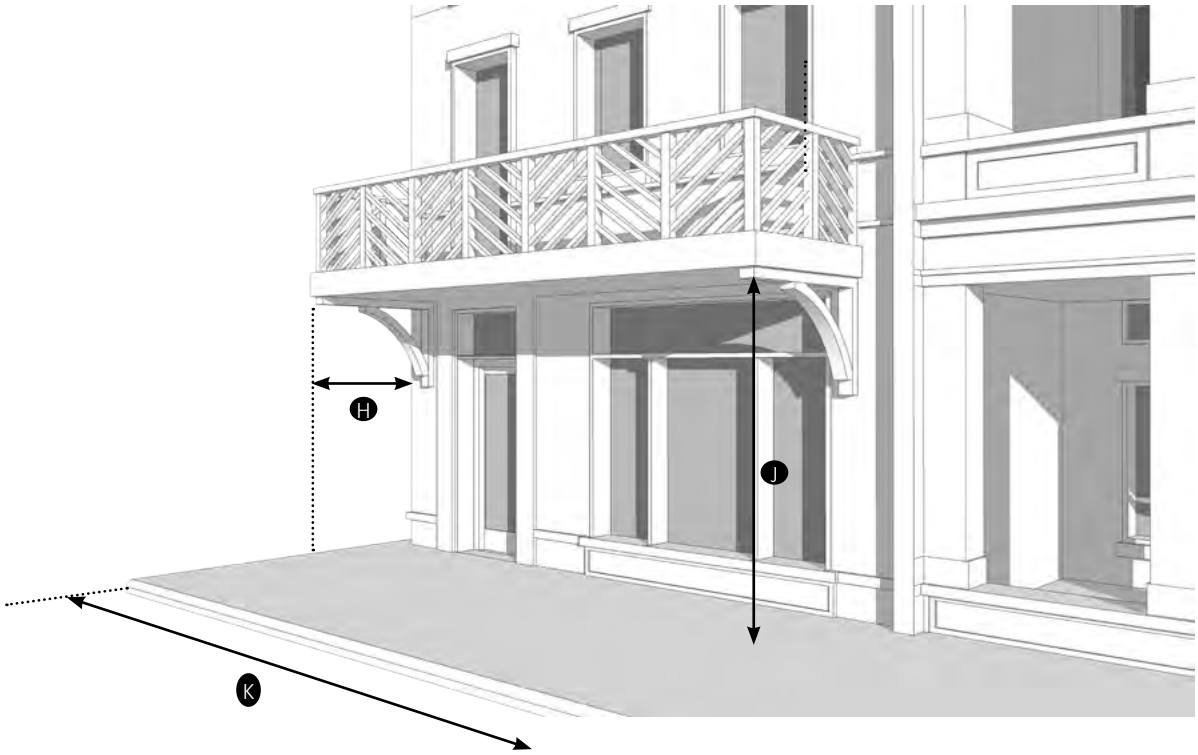
Façade Transparency

Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District

SFD | GRO | BMU

FIGURE 17 BRACKETED BALCONY



Description

A bracketed balcony is a second-story balcony, that creates a semi-public space overlooking the street above a main entry or unit. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous. Where balconies are required, the aggregate length of balconies shall be not less than 50% of the building facade at the floor level from which it projects on each floor level.

Dimensions

Depth	3 feet min., 5 feet max.	H
Height, ground level clear	10 feet min.	J
Width	4 feet min.	K

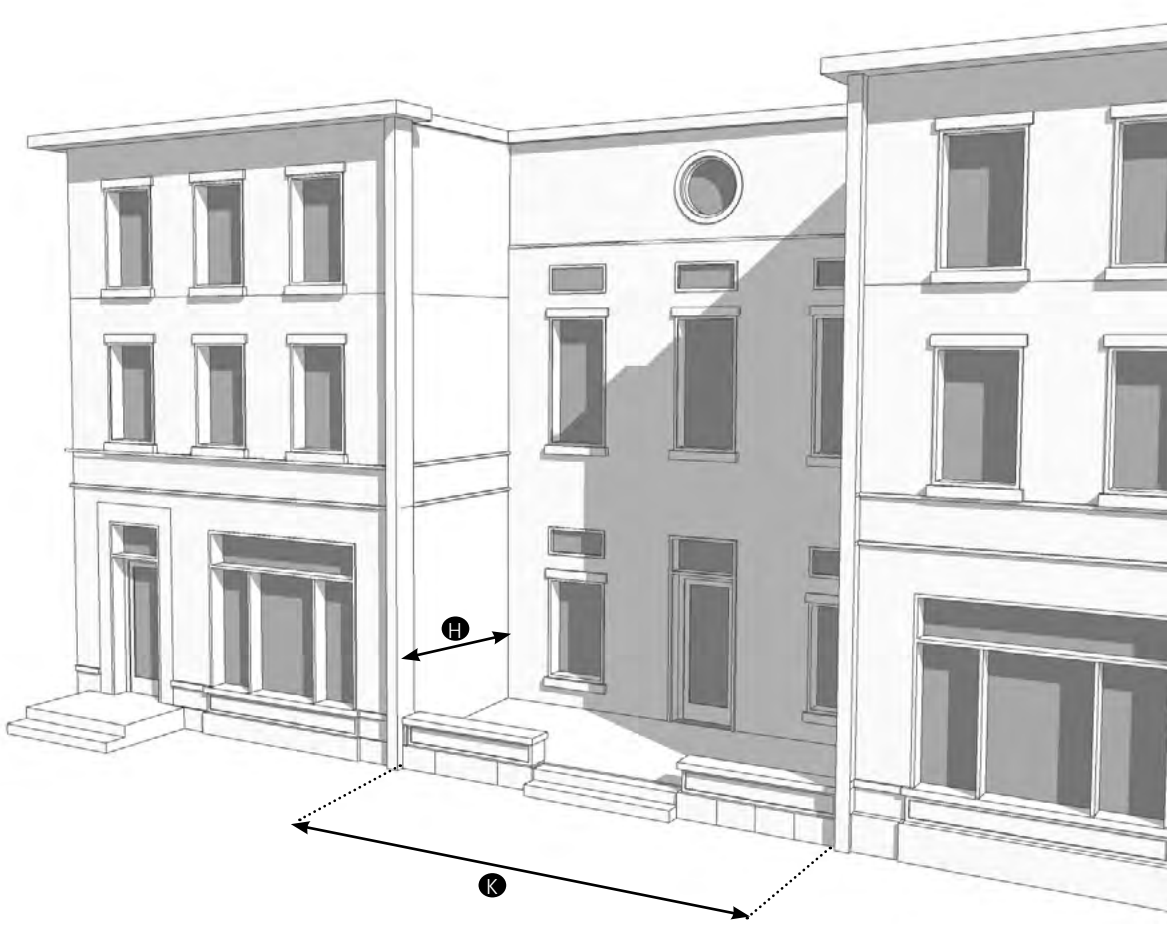
Façade Transparency

Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

GRO BMU

FIGURE 18 FORECOURT



Description

A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings.

Dimensions

Depth, clear	20 feet max.	H
Width, length of facade	12 feet min. / 50% of facade max.	K

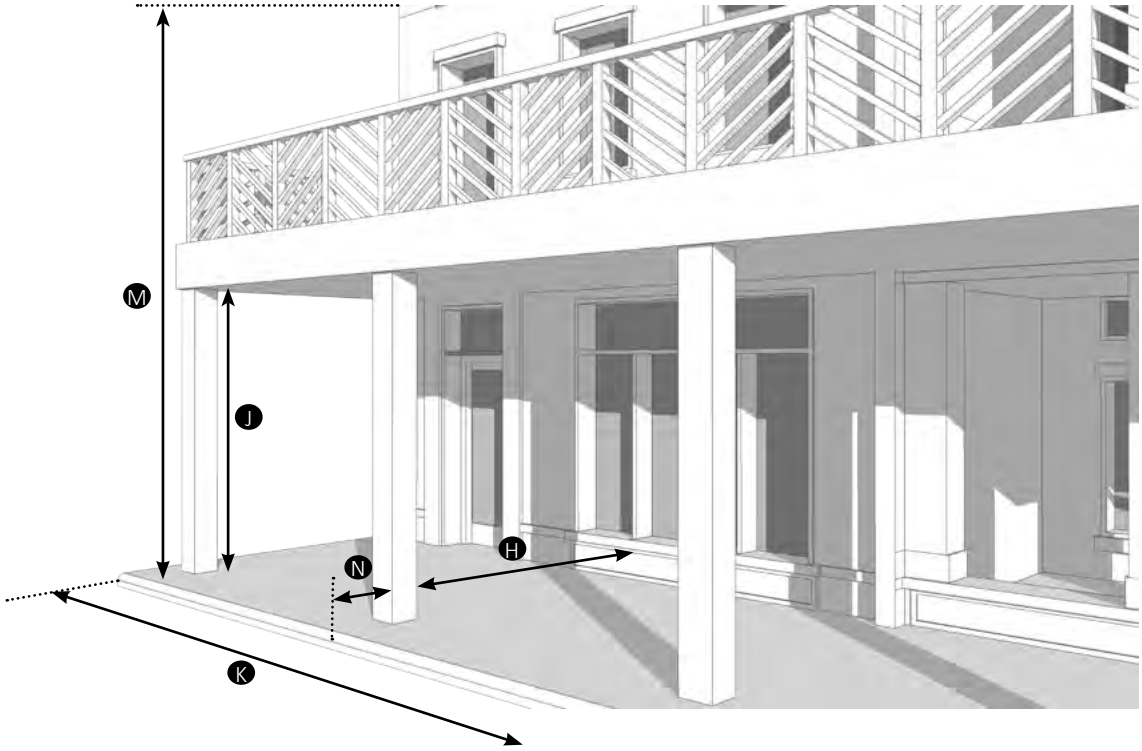
Façade Transparency

Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

GRO BMU

FIGURE 19 ARCADE



Description

An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type shall be used in conjunction with a **Shopfront Frontage Type** for a minimum of 50% of the Arcade length. Arcades shall remain open to the public at all times. Where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required.

Dimensions

Depth, clear	8 feet min.	H
Height, ground level clear	10 feet min.	J
Width, length of facade	70% min.	K
Height, stories	2 stories max.	M
Set back from curb	2 feet min. / 4 feet max.	N

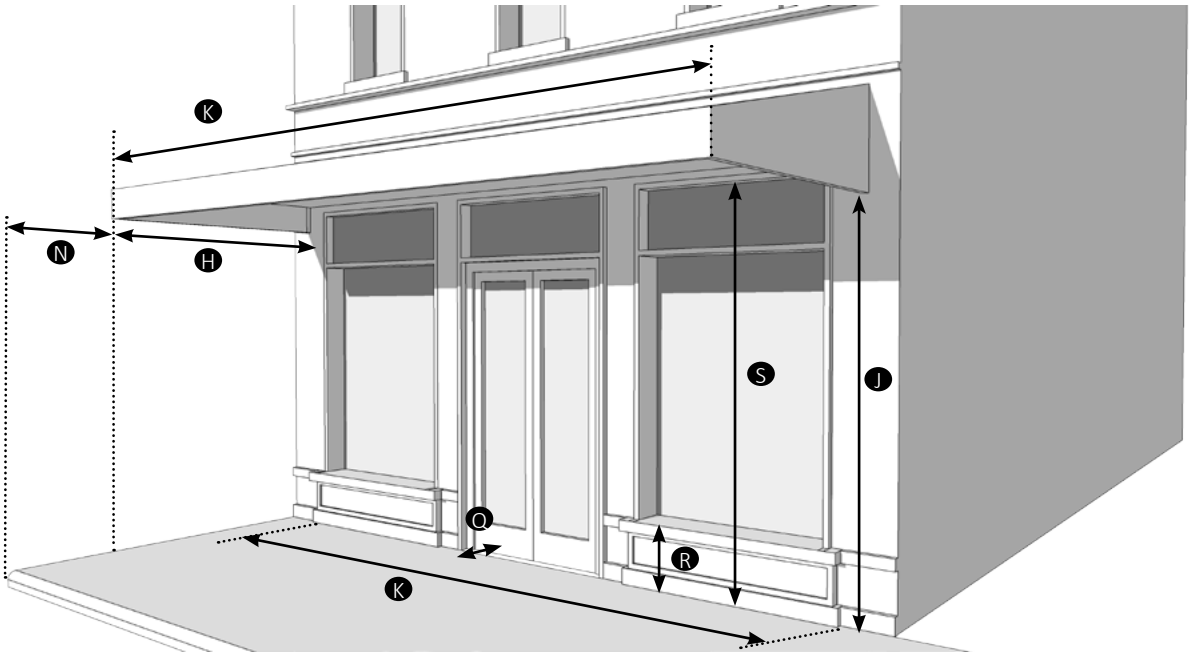
Façade Transparency

Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

GRO BMU

FIGURE 20 SHOPFRONT



Description
The shopfront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Shopfronts are frequently shaded by awnings or arcades. Quarterballs and waterfall type awnings are not permitted.

Dimensions		
Width, length of facade	70% min.	K
Door recess	10 feet max.	C
Storefront base	1 foot min. / 3 feet max.	R
Glazing height	8 feet min.	S

Optional Awning		
Depth	3 feet min.	H
Height, ground level clear	8 feet min.	J
Width, length of facade	70% min.	K
Set back from curb	2 feet min.	N

Façade Transparency	
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

BMU

C. The Florida Building Code contains technical requirements for accessibility to sites, facilities, buildings and elements by individuals with disabilities, these may include code requirements for the access into a building. The images above depict possible solutions for buildings when raised above the natural or existing grade. Refer to the latest version of Florida Building Code for the specific requirements and standards of the code. See **Figure 22** for images for built examples ramps at front and side entries. Strategies for accommodating ramps and ADA accessibility may include:

1. Combined access for multiple buildings within site plan

2. Utilizing 2% slope at alleys and rear access

3. Combining ramps and stair entrances

FIGURE 22 ACCESSIBLE ROUTES

D. *Building Types*. The following Building Types listed in in **Figure 21** are illustrative examples of appropriate building types. Building Types do not prescribe use or architectural style. New development shall identify the building type provided. **Figure 09 Development Standards in the East Stuart Neighborhood** provides additional Development Standards.

FIGURE 21 BUILDING TYPES MATRIX

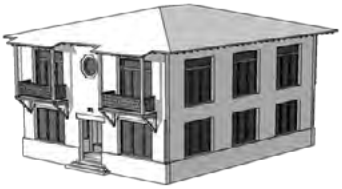
COTTAGE

DUPLEX

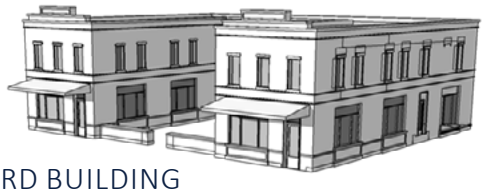
COTTAGE COURT

TOWNHOUSE

APARTMENT HOUSE



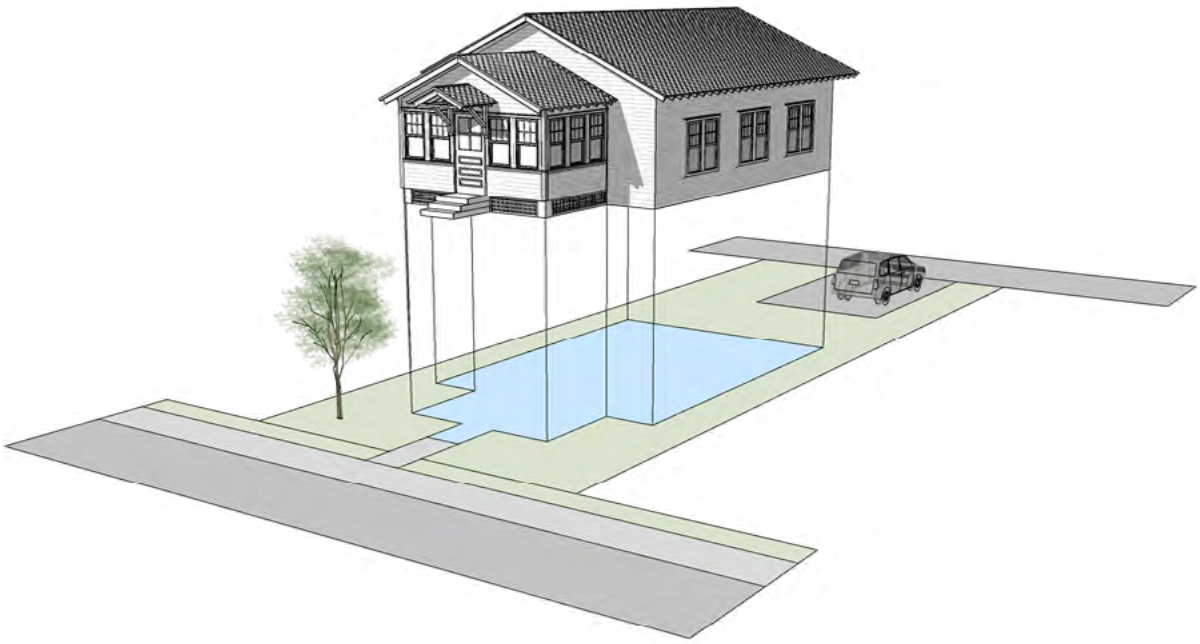
COURTYARD BUILDING



LIVE/WORK BUILDING

OUTBUILDING

FIGURE 23 COTTAGE



KEY

BUILDING FOOTPRINT

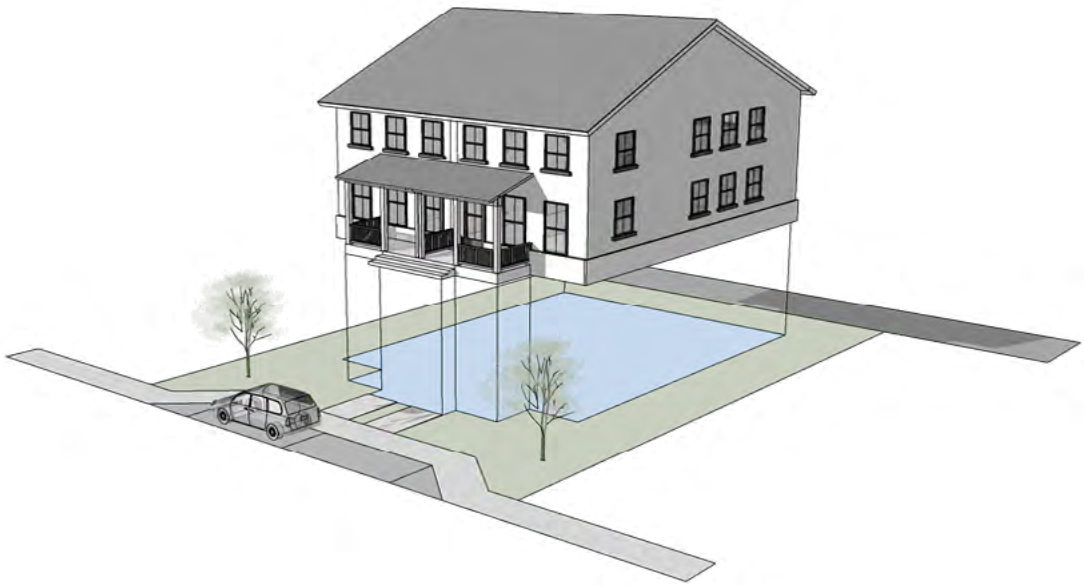
PARKING AREA

Description
A Cottage is a detached building with a small front yard often located on a narrow lot.

Notes
Cottages shall not exceed a footprint of 2,000 square feet.
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓

FIGURE 24 DUPLEX



KEY

BUILDING FOOTPRINT

PARKING AREA

Description

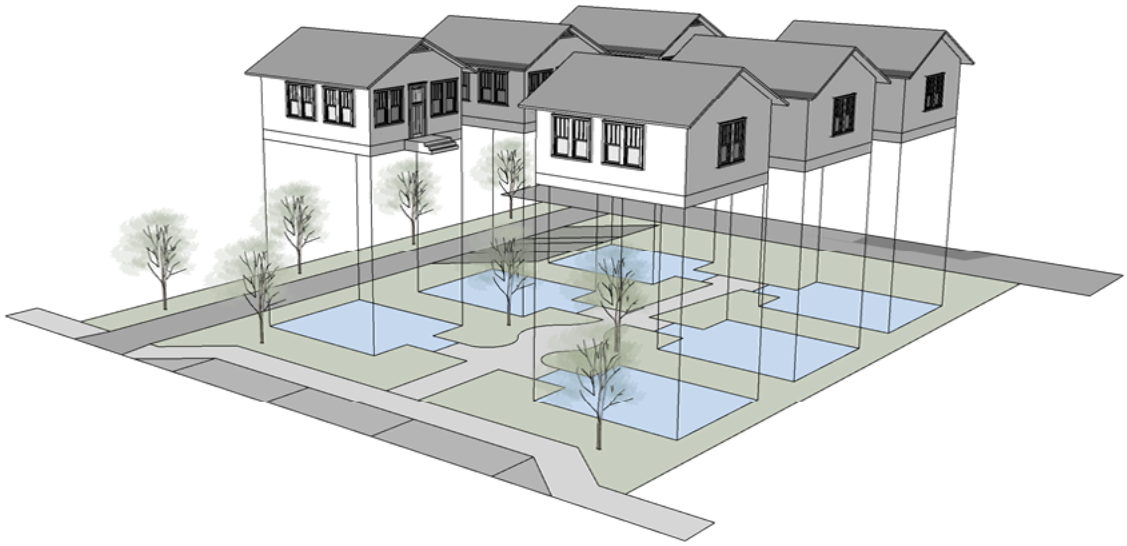
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family dwellings.

Notes

For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓

FIGURE 25 COTTAGE COURT



KEY

BUILDING FOOTPRINT

PARKING AREA

Description
A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.

Notes
Cottage Courts may include duplexes.
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓

FIGURE 26 TOWNHOUSE

KEY

BUILDING FOOTPRINT

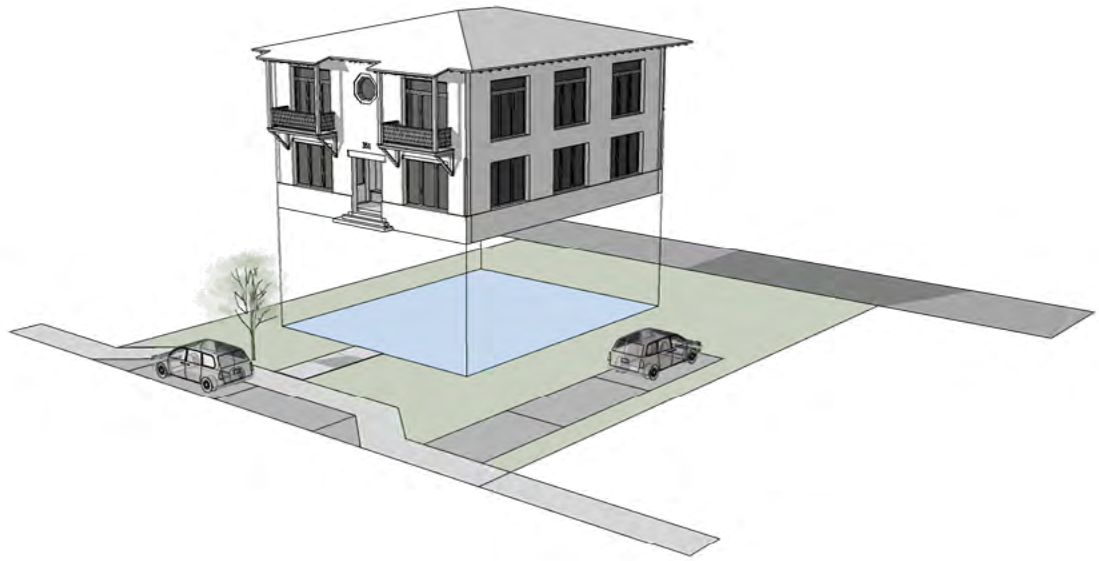
PARKING AREA

Description
A Townhouse is a building with common walls on one or both sides and often a private garden to the rear.

Notes
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum seperation of 15 feet between buildings.
Where off-street parking is required, parking shall be located in the rear.
When adjacent to another property that is not part of the townhouse development the Side Property Line Setback is 10 feet minimum from the property line.
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓
			Bracketed Balcony	✓

FIGURE 27 APARTMENT HOUSE



KEY

BUILDING FOOTPRINT

PARKING AREA

Description

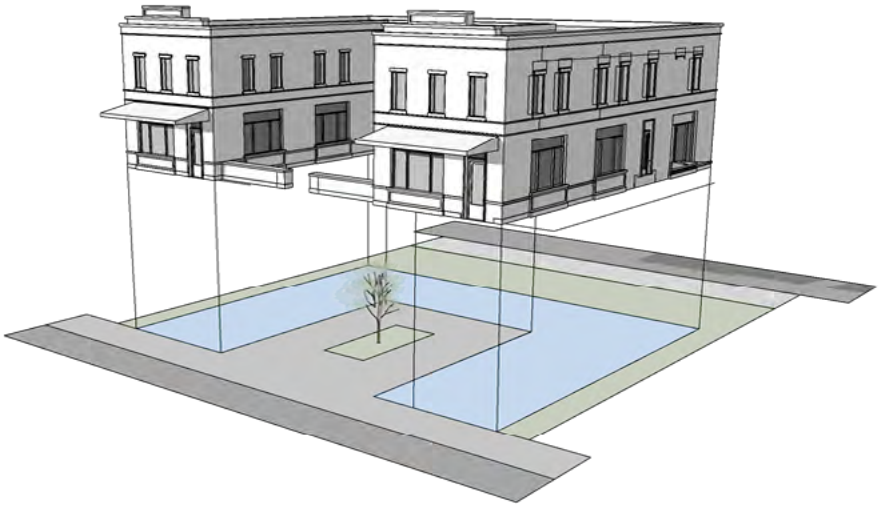
An Apartment House contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk.

Notes

For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓
			Bracketed Balcony	✓
			Forecourt	✓
			Arcade / Gallery	✓

FIGURE 28 COURTYARD BUILDING



KEY

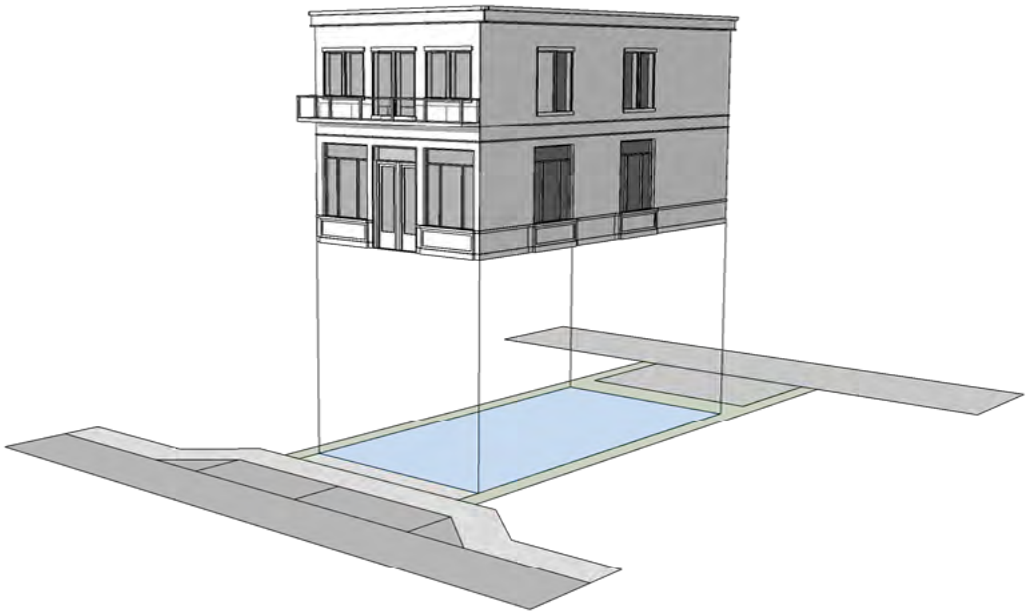
BUILDING FOOTPRINT

PARKING AREA

Description
A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.
Notes
The proportions of the courtyard space shall be at least as deep as it is wide.
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District	Permitted Frontage Types	
GRO, BMU	Forecourt	✓
	Arcade / Gallery	✓
	Shopfront	✓

FIGURE 29 LIVE/WORK BUILDING



KEY

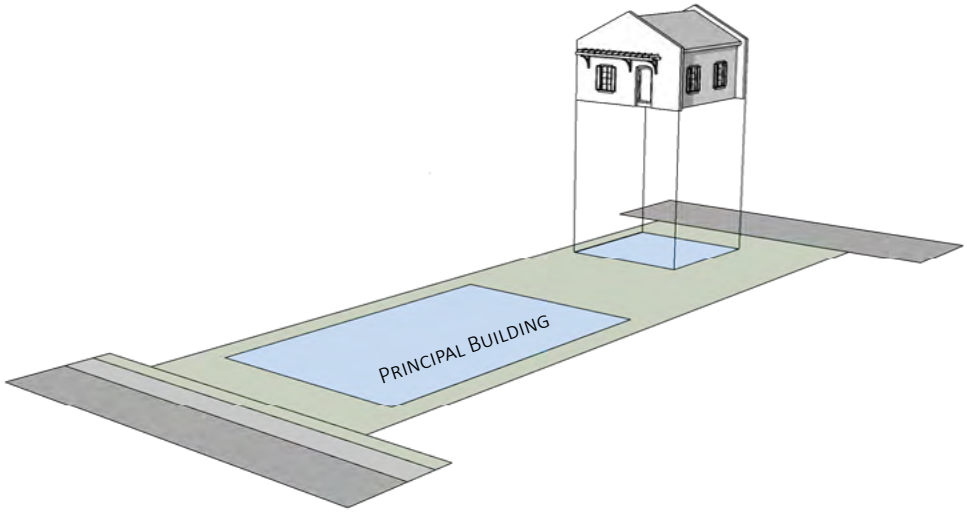
BUILDING FOOTPRINT

PARKING AREA

Description
A Live/Work Building is a building which is predominately residential in its character, but contains commercial and residential uses.
Notes
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District		Permitted Frontage Types	
GRO	BMU	Forecourt	✓
		Arcade / Gallery	✓
		Shopfront	✓

FIGURE 30 OUTBUILDING



KEY

BUILDING FOOTPRINT

PARKING AREA

Description
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.

Notes
Outbuildings shall not exceed a footprint of 1,000 square feet.
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District			Permitted Frontage Types	
SFD	GRO	BMU	Porch	✓
			Stoop	✓
			Bracketed Balcony	✓

Sec. 03.02.06. Thoroughfare Standards.

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure 31 Thoroughfare, Access & Parking Standards**.

FIGURE 31 THOROUGHFARE, ACCESS & PARKING STANDARDS

Sec. 6.01.00	Transportation Systems	Applies as written	Replaced by
Sec. 6.01.01	General provisions.	✓	-
Sec. 6.01.02	Streets.	✓	-
Sec. 6.01.03	Rights-of-way.	→	**Sec.03.02.06**
Sec. 6.01.04	Sidewalks and bikeways.	→	**Sec.03.02.07.D**
Sec. 6.01.05	Pedestrian access for large-scale commercial development (LCD).	→	**Sec.03.02.07.D**
Sec. 6.01.06	Access.	→	**Sec.03.02.07**
Sec. 6.01.07	Standards for drive-through facilities.	✗	Does not apply.
Sec. 6.01.08	Non-residential vehicular access.	→	**Sec.03.02.06**
Sec. 6.01.09	Stuart Parking Code.	→	**Sec.03.02.07**
Sec. 6.01.10	Rules for computing parking requirements.	✓	-
Sec. 6.01.11	Location of required parking spaces.	→	**Sec.03.02.07**
Sec. 6.01.12	Shared parking and joint use of facilities.	✓	-
Sec. 6.01.13	Off-street parking schedule.	→	**Figure 42**
Sec. 6.01.14	Design standards for off-street parking.	→	**Sec.03.02.07.D**
Sec. 6.01.15	Parking structure standards.	→	**Sec.03.02.07.D**
Sec. 6.01.16	Transit stops.	✓	-
Sec. 6.01.17	Parking study.	✓	-
Sec. 6.01.18	Off-street loading requirements.	✓	-
Sec. 6.01.19	Payment in lieu of parking program.	✓	-
Sec. 6.01.20	Bicycle parking.	✓	-

B. Thoroughfare Principles. All development including public improvements shall incorporate the following thoroughfare principles:

1. Street layout shall exhibit a high degree of overall connectivity.

2. Cul-de-sacs are strongly discouraged.

3. Oversized blocks shall be avoided so that neighborhoods can be traversed easily. Blocks created by new streets shall not exceed 550 feet on any side of the block. New block perimeters shall not exceed 1,600 feet.

4. Shade trees shall be planted between the sidewalk and vehicles wherever feasible.

5. The abandonment of existing streets or paved or unpaved rights-of-way is strongly discouraged.

6. Private gated communities are not permitted. This prohibition does not preclude gates that control access to a single parking lot.

C. Thoroughfare Plan. A Thoroughfare Plan is provided for East Stuart Neighborhood in **Figure 07 Thoroughfare Plan** in **Sec. 03.02.02. Regulating Plan.**

D. Description of Thoroughfare Types. **Figure 32 Description of Thoroughfare Types** describes street types that are appropriate for the East Stuart Neighborhood.

1. New Thoroughfare. When new streets and alleys are developed or an existing street or alley is extended, the street types in **Figure 32 Description of Thoroughfare Types** and illustrated in **Figure 34** through **Figure 41** shall be used. The selection of the particular street type shall be determined through consultation between the Development Director, CRA, the developer, the Engineering Director, and the Public Works Director.

2. Existing Thoroughfare. The Thoroughfare Standards of this section should be incorporated into the construction or reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards.

FIGURE 32 DESCRIPTION OF THOROUGHFARE TYPES

Type	Description	Preferred ROW	Design Speed
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15’	Not Applicable
Neighborhood Yield Street	A residential street with on-street parking on one side of the roadway and sidewalks on both sides with limited slow vehicular travel. A neighborhood street shall have sidewalks of at least 6’ and vehicular travel lanes no greater then 10’. It may include pedestrian scale lighting, bulb-outs for trees, and on-street parking.	40’	15 mph
Neighborhood Street	A residential street with sidewalks on both sides and limited slow vehicular travel. A neighborhood street shall have sidewalks of at least 6’ and vehicular travel lanes no greater then 10’. It may include pedestrian scale lighting, bulb-outs for trees, and on-street parking.	40’	15 mph
Neighborhood Street between public parks	A local street with two travel lanes, and a wide pedestrian and furnishing zone.	46’	25 mph
Neighborhood Street at public use	A local street with two travel lanes, on-street parking on one side, existing shade trees to remain, pedestrian scale lighting, and wide sidewalks on both sides. Street design shall buffer active public uses from the residential side of the roadway and provide safe and comfortable access to parks and neighborhood schools.	60’	25 mph
Neighborhood Main Street	A local street with two travel lanes, on-street parking on both sides, a wide pedestrian and furnishing zone. Furnishing zone may or may not include street trees, but shall include pedestrian scale lighting. Local streets may also serve as the gateways into the neighborhood, so special care and attention must be made to announce the neighborhood character and to promote safe speeds.	60’	25 mph
Shared-use path	The shared use path connects important thoroughfares in the City. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf carts and other forms of micro-mobility. .	15’	Not Applicable
Shared-use Bridge	The shared use bridge connects important thoroughfares where waterways and stormwater treatment areas interrupt important connections in the City. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf carts and other forms of micro-mobility. Bridges are opportunities to celebrate water in Stuart and establish community identity.	15’	Not Applicable

E. Thoroughfare Design Standards. See elements illustrated in **Figure 33 Streetscapes Diagrams**. The illustrative street designs address the desired street elements:

a. *Vehicular travel lanes* – primarily for vehicular circulation and shall be no greater than 11’, and may include a marked sharrow for posted speed of 25 mph or less.

b. *Parking lanes* – on-street parking, may be parallel or reverse angled parking.

c. *Bike facility* – may be a marked sharrow, a separate bicycle lane, or shared used path.

d. *Pavement width* – width of pavement from edge of pavement or curb which is dedicated for vehicular travel, but could include separate bike lane or marked

sharrow. Where appropriate, pavement may includes pervious areas to manage stormwater.

e. ***Sidewalk*** – A sidewalk shall be at least six feet wide and be provided on both sides of the streetscapes. Sidewalks may be shared use path.

f. ***Pedestrian zone*** – A pedestrian zone is free of any street furnishings or above ground utilities and allows the clear passage of pedestrians. A pedestrian zone shall be no less than 5 feet wide. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition.

g. ***Furnishing zone*** – paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width. Pedestrian scale lighting is often included. New thoroughfare lighting shall be Dark Sky Approved lighting.

h. ***Median*** – vegetated area between travel lanes of opposing direction (required only where indicated. Medians, when present, should be used to integrate stormwater management.

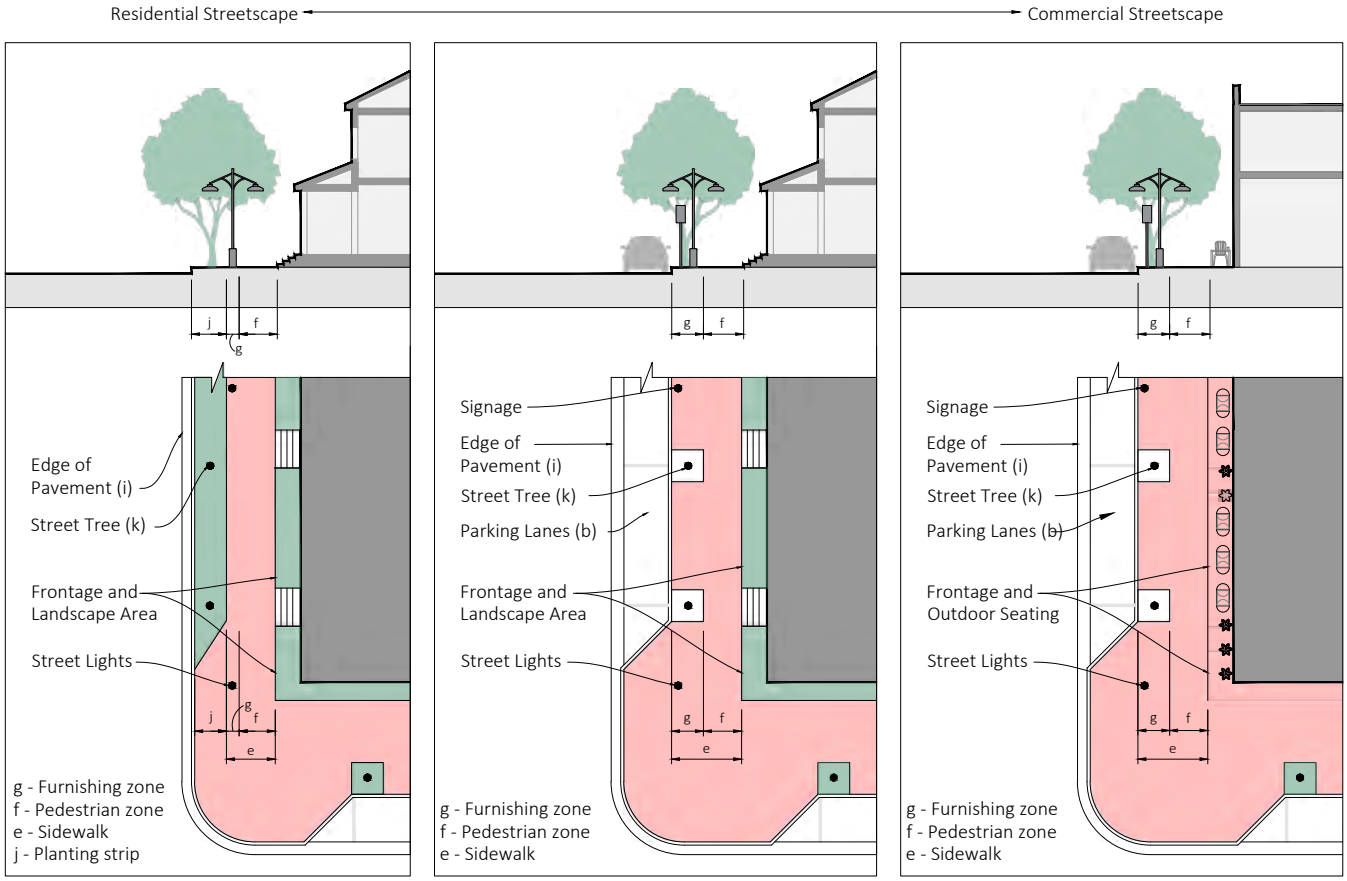
i. ***Edge of pavement*** – curb and gutter or a valley gutter. Enhanced crosswalks with design features like bulb-outs or pinch-points are encouraged to address visibility when crossing vehicular travel lanes.

j. ***Planting strip or planting area*** – vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate stormwater management.

k. ***Street trees*** – required type and placement of street trees. Street designs shall prioritize maintaining existing shade trees where they already exist.

l. ***Low Impact Development*** – are decentralized stormwater management strategies that provide on-site water quantity and water quality treatment. Examples include pervious paving, pervious pavers, pervious concrete, bio-retention systems, rain gardens, bioswales, and stormwater planters. These techniques are encouraged to slow and treat stormwater runoff while providing additional community benefits.

FIGURE 33 STREETSCAPES DIAGRAMS



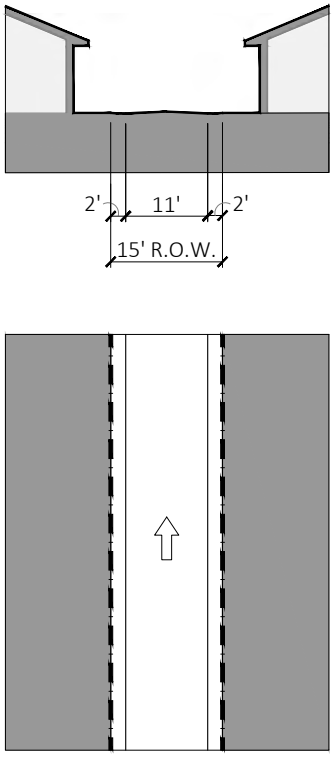
F. *Visibility triangles.* No building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 10 feet above the crown of a street, driveway, or alley. A clear sight area shall be established for all streets, whether public or private.

1. The clear sight area is the triangular area formed by the street right-of-way line; another street right-of-way line, alley right-of-way line, or driveway surface edge; and a line connecting points 10 feet from the intersection of said lines. In the case of a round or corner-cut right-of-way, the measurement shall be taken from the intersection of the right-of-way lines extended.

2. The Engineering Director and Public Works Director may require a larger clear sight area, as provided by Florida Department of Transportation Design Manual standards, when necessary to provide for the safe movement of pedestrians and vehicles.

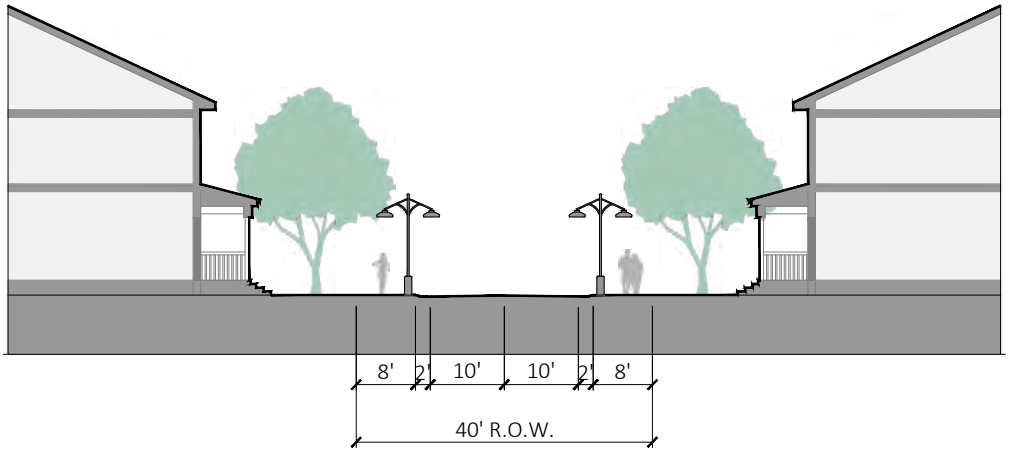
G. Deviation from Street Design Standards. The Engineering Director and Public Works Director after consulting with the Development Director may allow deviations from the standards contained in **Figure 34** through **Figure 41** when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment.

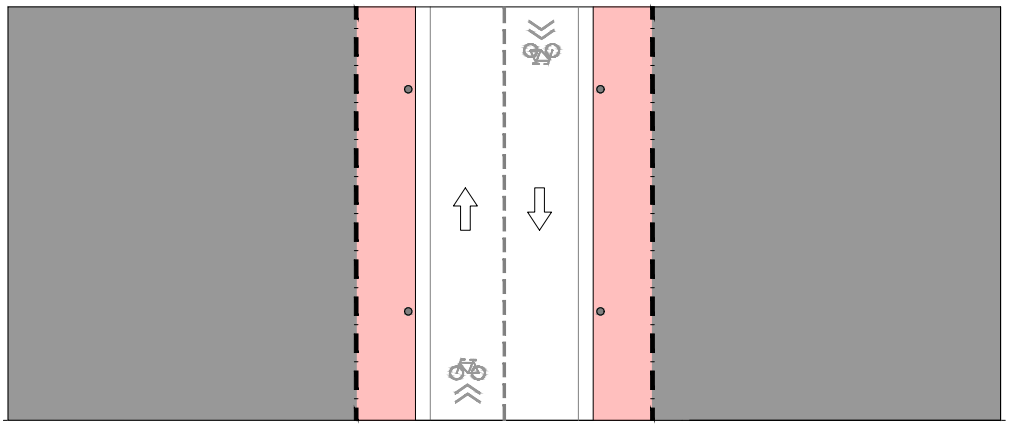
FIGURE 34 ALLEY



Type	
Vehicular travel lanes	11 feet paved 1-way traffic
Parking Lanes	Not required
Bike Facility	Not required
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Sidewalk	Not required
Road Edge Treatment	Valley gutter
Planter Strip	Not required
Planting	Not required
Low Impact Development	Permeable surface

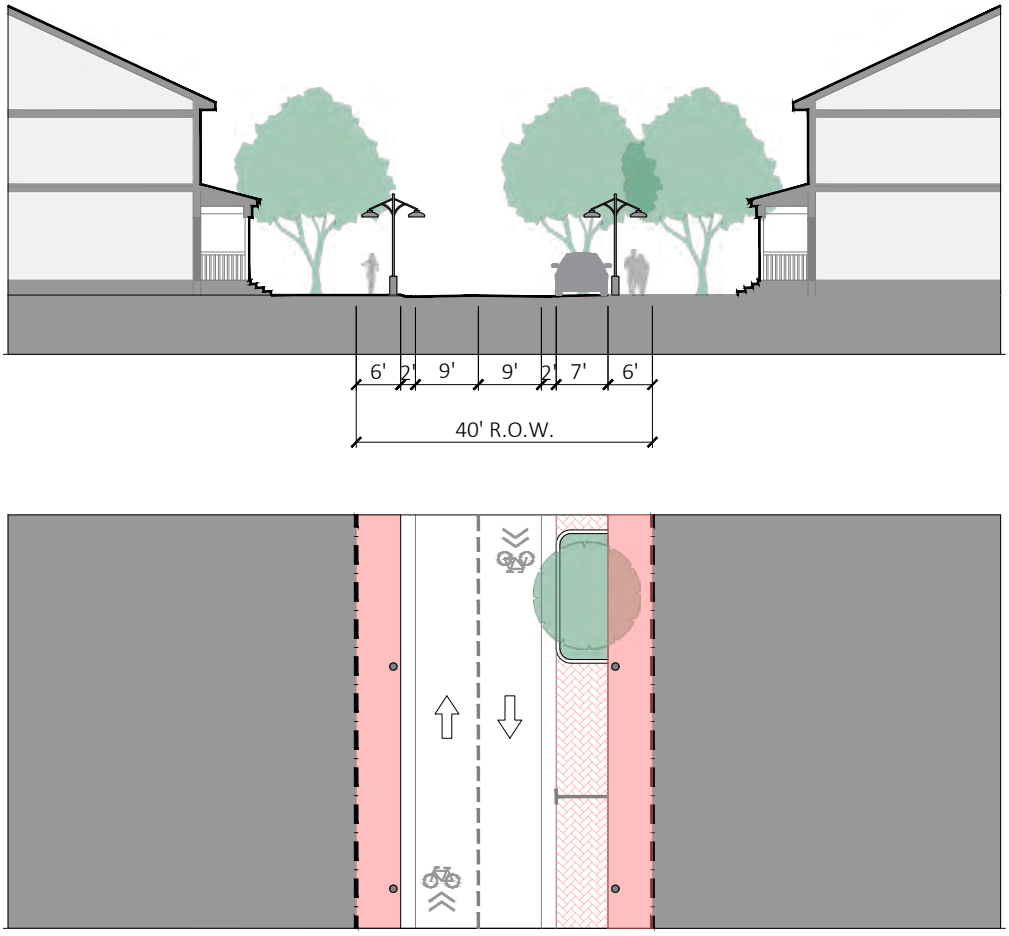
FIGURE 35 NEIGHBORHOOD STREET





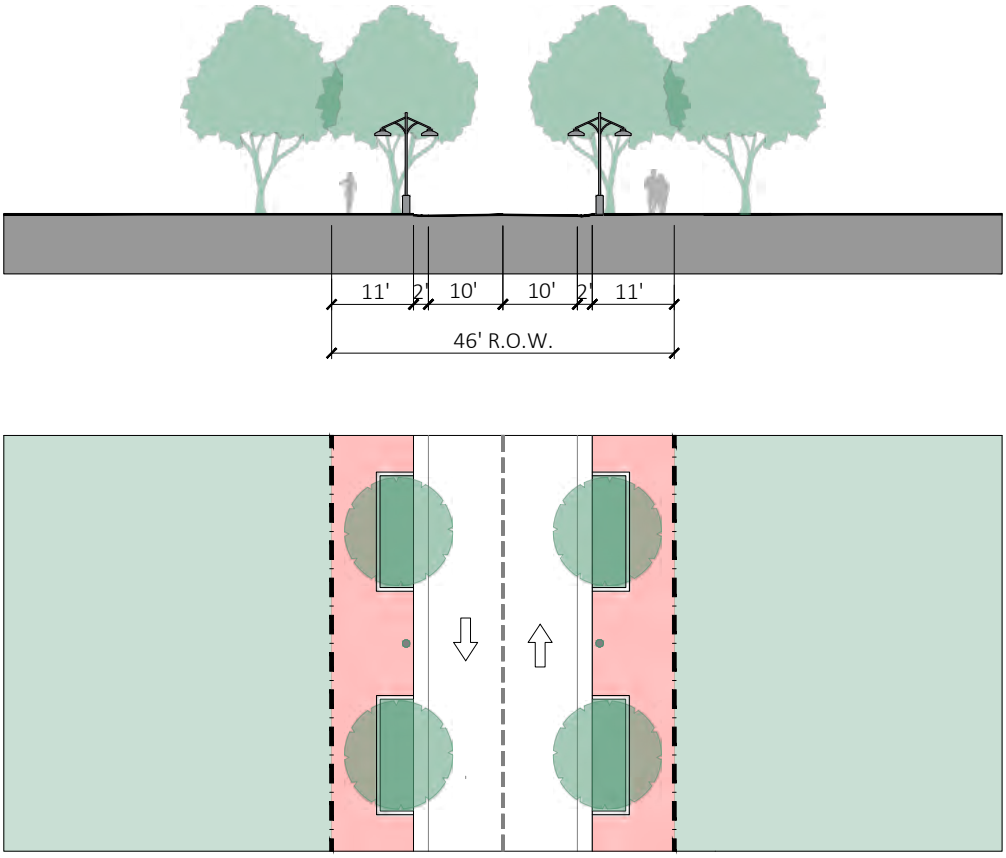
Type	
Vehicular travel lanes	10 feet
Parking Lanes	Not required
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	24 feet
Sidewalk	8 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	Not required
Low Impact Development	Not required

FIGURE 36 NEIGHBORHOOD YIELD STREET



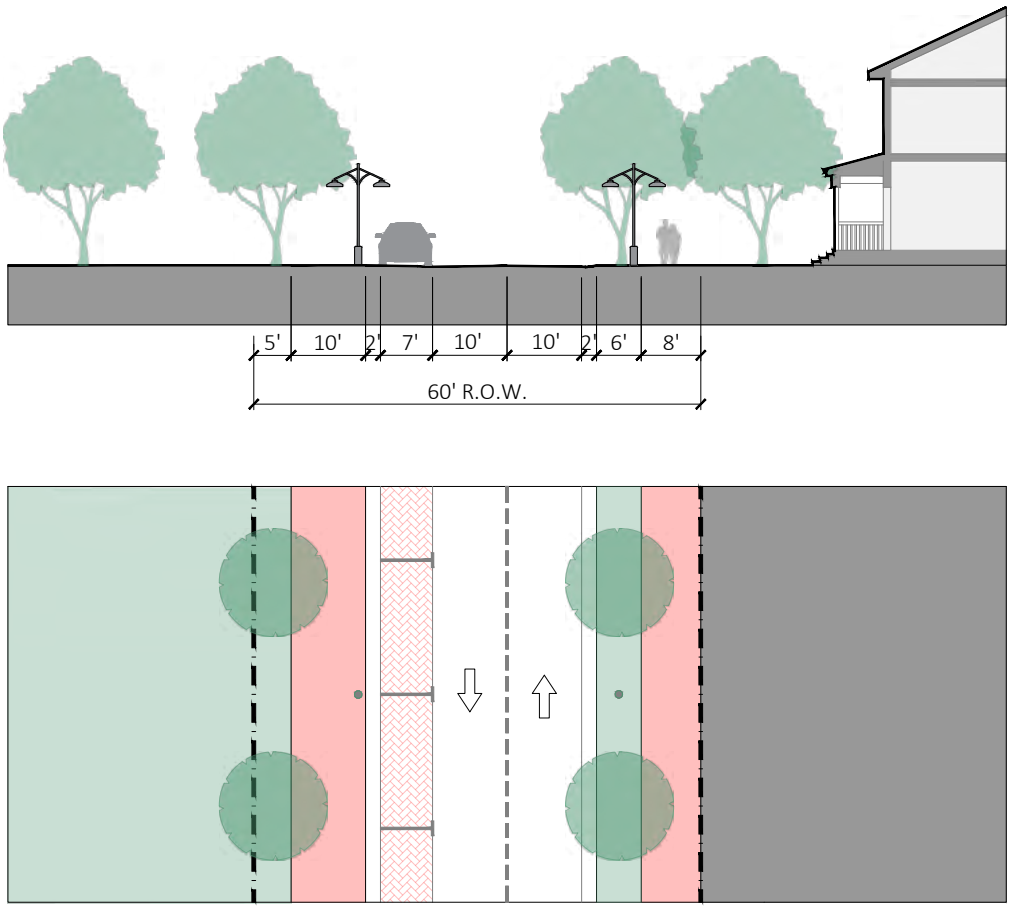
Type	
Vehicular travel lanes	9 feet
Parking Lanes	7 feet parallel one side
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	22 feet
Sidewalk	6 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	Shade trees within bulb-outs
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE 37 NEIGHBORHOOD STREET AT PUBLIC PARK



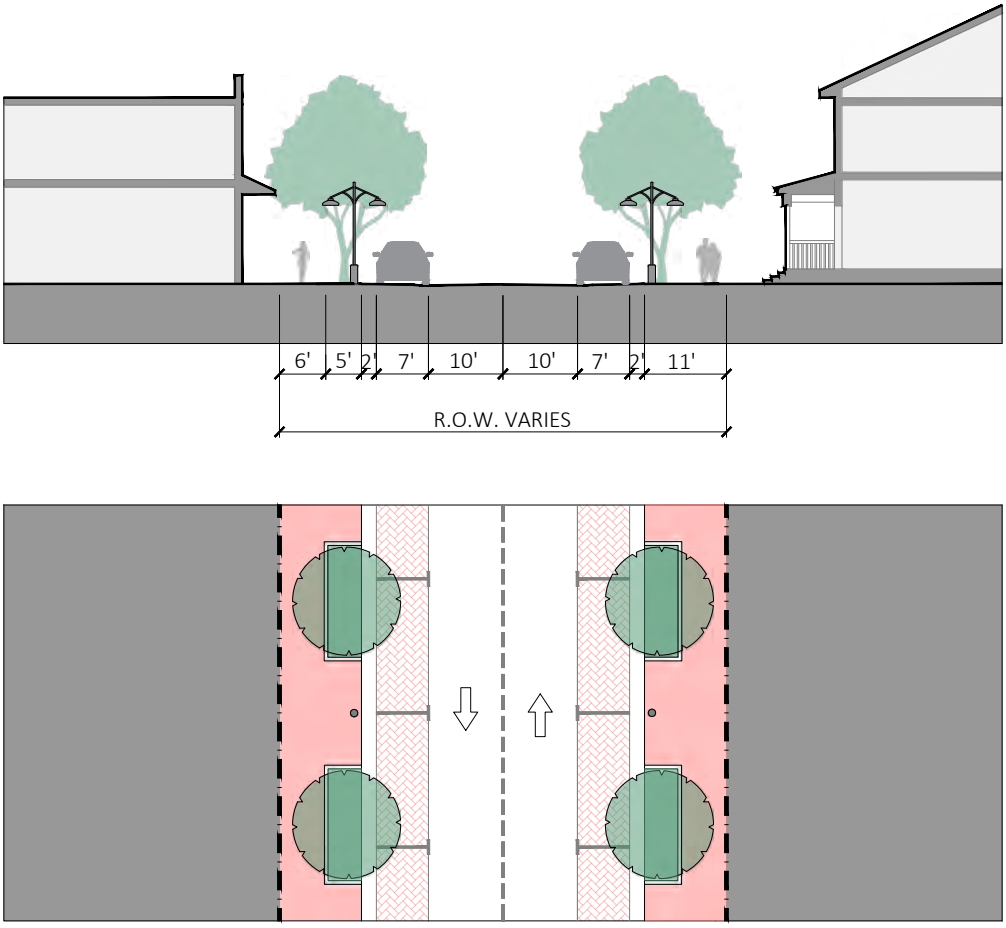
Type	
Vehicular travel lanes	10 feet
Parking Lanes	Not required
Bike Facility	Shared-use path
Preferred R.O.W.	46 feet
Pavement Width	20 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Tree well with shade trees 30 feet on center
Low Impact Development	Tree Box Filter

FIGURE 38 NEIGHBORHOOD STREET AT PUBLIC USE



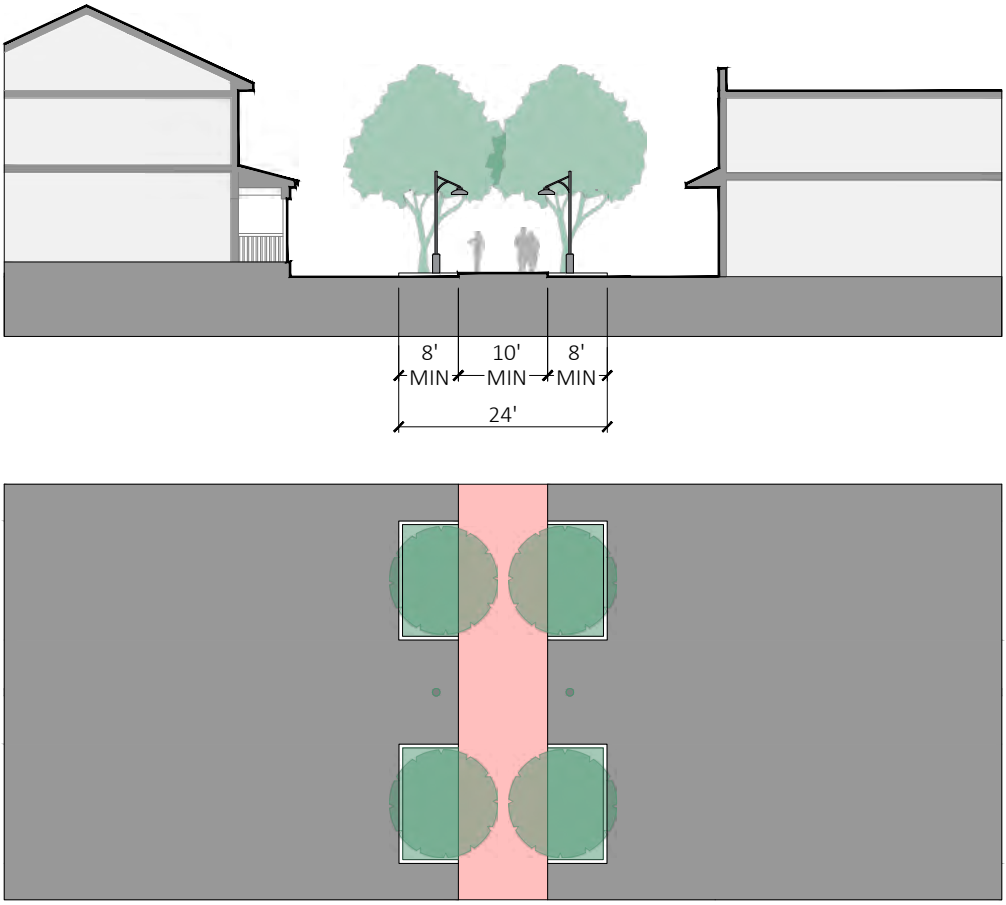
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on one side
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	8-10 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center and maintaining existing shade trees where applicable
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE 39 NEIGHBORHOOD MAIN STREET



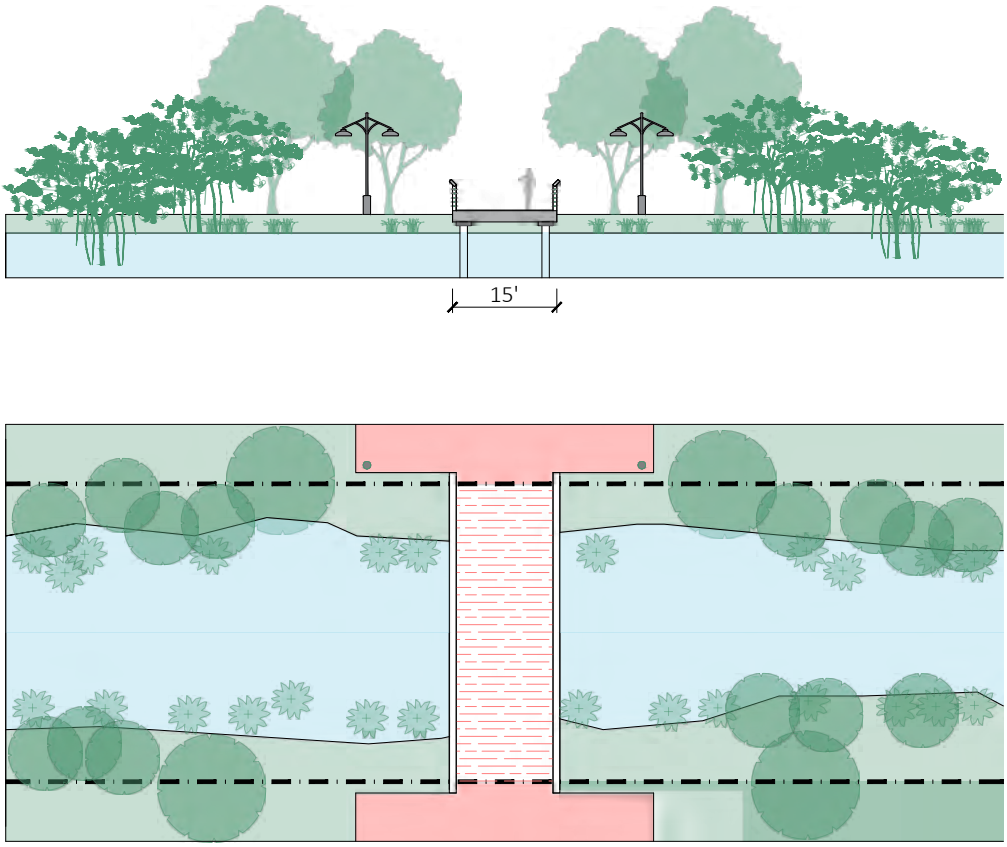
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE 40 SHARED-USE PATH



Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Shared-use path
Preferred R.O.W.	Not required
Pavement Width	Not required
Sidewalk	Shared-use path with pedestrian lighting
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone
Low Impact Development	Tree box filter, permeable surfaces

FIGURE 41 SHARED-USE BRIDGE



Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Shared-use path
Preferred R.O.W.	15 feet
Pavement Width	Not required
Sidewalk	Shared-use path with pedestrian lighting
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Not required
Low Impact Development	Bio-retention systems, rain gardens, bioswales at water's edge

Sec. 03.02.07. Access & Parking Standards

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure 31 Thoroughfare, Access & Parking Standards**.

B. Pedestrian Access. The owner shall be responsible for the installation of a continuous sidewalk along the entire length of the parcel frontage(s) that abuts a public street.

1. Minimum width. All sidewalks within the East Stuart Neighborhood shall be not less than 6' minimum on a right-of-way of 50' or less. All others shall be 8' minimum. See **Sec. 03.02.06. Thoroughfare Standards.**

2. All development shall include direct pedestrian access from development to existing and future sidewalks within the public right-of-way. Pedestrian access shall be separated from the vehicular travel path.

3. Sidewalks shall be provided for internal circulation and linkage to other projects when such facilities are possible given the particular physical characteristics of the site, type of project, and adjacent land uses. Determination shall be made by the Development Director.

4. Materials. Pedestrian access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, grass block, or other similar material approved by the Development Director which clearly distinguish them from vehicular use areas and promote traffic calming.

C. Bicycle Access & Parking.

1. **Sec. 6.01.20. - Bicycle parking** applies within East Stuart Neighborhood. A minimum 5' pedestrian clear zone shall not be reduced by the placement of bicycle parking.

D. Vehicle Access & Parking.

1. The required minimum on-site parking is listed in **Figure 42 Minimum Provided Parking Schedule**.

FIGURE 42 MINIMUM PROVIDED PARKING SCHEDULE

Uses	Required Minimum Parking
Residential Uses	
All residential uses	1 per unit
Transient Residential & Overnight Accommodations	
All Transient Residential & Overnight Accommodations	1 per room
Institutional Uses	
Adult day care centers	1 per 300-sf
Child care centers	1 per 6 kids adequate stacking for pick-up/drop-off activities consistent with the student population
Community centers	1 per 300-sf
Funeral homes without crematoriums	1 per 4 seats
Governmental buildings	1 per 300-sf
Libraries	1 per 300-sf
Museums	1 per 500-sf
Nursing homes	1 per 4 beds + 1 per 1000-sf
Religious institutions	1 per 4 seats
Elementary or junior high Schools—Private, parochial	1 per classroom, plus 1 per 500-sf for employees & visitors with adequate stacking for pick-up/drop-off activities consistent with the student population
High schools—Private, parochial, or technical	1 space per 3 students, plus 1 per 500-sf for employees & visitors

Uses	Required Minimum Parking
Technical Schools—Private, parochial	1 per 10 student stations, plus 1 per 500-sf for employees & visitors
Commercial Uses	
All Commercial uses	1 per 300-sf
Recreational Uses	
All Recreational uses	Not Applicable
Utility & Service Uses	
All Utility & Service uses	Not Applicable
Telecommunication Uses	
Stealth telecommunications facilities	1 per tower
Agricultural Uses	
Community gardens	Not Applicable
Urban farms	1 per 4 employees
Storage, Transportation & Logistics Uses	
All Storage, Transportation & Logistics Uses	Not Applicable

2. On-street parking. On-street parking, constructed to City code, within a public right-of-way along the lot frontage can be counted towards on-site parking requirements. An approved revocable permit from the City Commission is required for on-street parking constructed by the new development.

3. *Payment in lieu of parking* (PILOP). Up to three required parking spaces may be accommodated via payments to the PILOP program as described in **Sec. 6.01.19.**

4. Parking alternatives. The following may be substituted for required on-site parking spaces. Alternative parking spaces shall count toward no more than twenty-five (25) percent of the overall on site parking requirement.

a. (2) motorcycle or scooter spaces shall count as one (1) parking space

b. (2) golf cart spaces shall count as one (1) parking space

5. Historic preservation credit. Historic buildings as designated by the *Stuart Historic Preservation Board* and recorded and preserved in compliance with **Sec. 5.09.00.A Historic Preservation Program** are exempt from new parking requirements due to a change of use when existing on-site parking remains. If existing on-site parking is removed, up to 50 percent of the required parking for any use may be accommodated via payments to the PILOP as described in **Sec. 6.01.19**.

6. *EV Charging Station (EVCS).* All new commercial development of greater than 5,000 square feet of gross floor area and all new residential development greater than 50 dwelling units are required to provide *EVCI* to accommodate the future installation of *EVCS*(s). See **Sec. 2.06.22**.

7. Parking Placement. See **Figure 43 Parking Placement.**

a. All parking areas shall be located as shown in **Figure 44 Parking Placement Diagram** behind the rear facade of the principal building and screened from public rights-of-way by a street-wall, other screening approved by the Development Director, or landscape buffer as described in **Sec. 3.02.09**, Landscaping and Site Design Standards, of this Code.

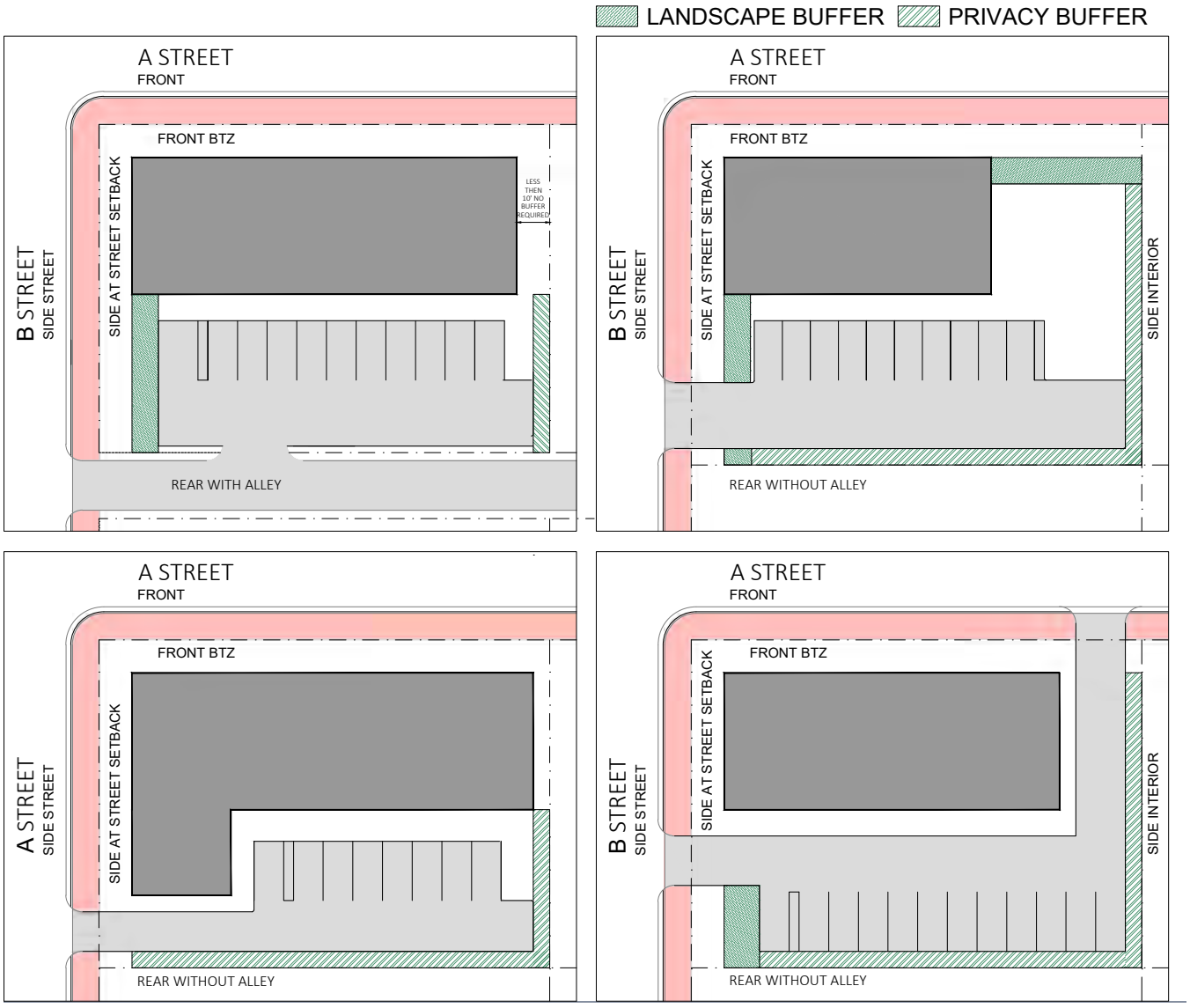
b. Boats, campers, and recreational trailers may only be parked in rear yard setbacks.

FIGURE 43 PARKING PLACEMENT

	Distance from Lot Line	Landscaping Requirement in Parking Lots
Front	10' or 5' behind building facade	Landscape buffer
Side street	10' or 5' behind building facade	Landscape buffer
Side interior	5'	Privacy buffer
Side with alley	0'	Not applicable
Rear without alley	5'	Privacy buffer
Rear with alley	0'	Not applicable

Curb Cut Notes	
1.	For properties with access to an improved alley, no street curb cuts are permitted.
2.	Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage. Distance between curb cuts shall be measured from the centerlines of each curb cut.
3.	Curb cut(s) shall be permitted for a single-family residence utilized as a single family dwelling or duplex dwelling regardless of the existence of an alley.
4.	The total driveway width at the property line shall not exceed 20 feet.

FIGURE 44 PARKING PLACEMENT DIAGRAM



8. Parking Design Standards.

a. See **Figure 45 Parking Lot Design Dimensions**.

b. Where an alley is located along the side or rear property lines, said alleyways may be used as part of the required back-up/drive aisle dimension for parking spaces.

c. Materials.

i. Vehicular access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, grass block, or other similar material approved by the Development Director.

ii. For developments requiring ten or fewer parking spaces, parking areas may be constructed with shell-rock, gravel, turf blocks, paver blocks, or other alternative materials approved by the Development Director. Additional maintenance requirements may be required of a developer utilizing alternative materials such as daily sweeping of shell-rock or gravel areas maintained at a certain depth.

FIGURE 45 PARKING LOT DESIGN DIMENSIONS

Space Angle	Space Width	Parking Row Depth	Curb Length	Drive Aisle Width: One-way	Drive Aisle Width: Two-way
Parallel or 0°	8'-0" [1]	9'-0"	22'-0"	10'-0"	20'-0" [3]
30°	9'-0" [2]	17'-0"	20'-0"	12'-0"	20'-0" [3]
45°	9'-0" [2]	19'-0"	14'-6"	12'-0"	20'-0" [3]
60°	9'-0" [2]	20'-0"	11'-9"	13'-0"	20'-0" [3]
Perpendicular or 90°	9'-0" [2]	18'-0"	9'-0"	24'-0"	20'-0" [3]
[1] May include valley gutter.					
[2] The width of parking spaces may be reduced to 8½ feet for up to 20% of the required parking.					
[3] The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.					

9. Garages, structured parking and parking located within a building envelope.

a. Garages shall not be the principal element of the front facade.

b. Structured parking. Structured parking may be permitted through a conditional use approval, and shall:

i. Be screened by a liner building with active commercial or residential use provided for a depth of no less than 20 feet measured from the building facade.

ii. Provide shade on at least 30% of any exposed parking on the roof with an aged Solar Reflectance Index (SRI) of at least 32, be a vegetated roof, or be covered by energy generation systems.

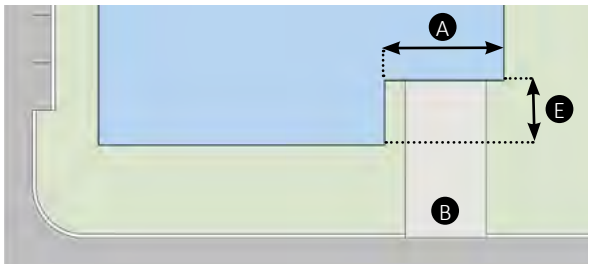
c. For single-family detached dwellings and duplexes the following shall apply:

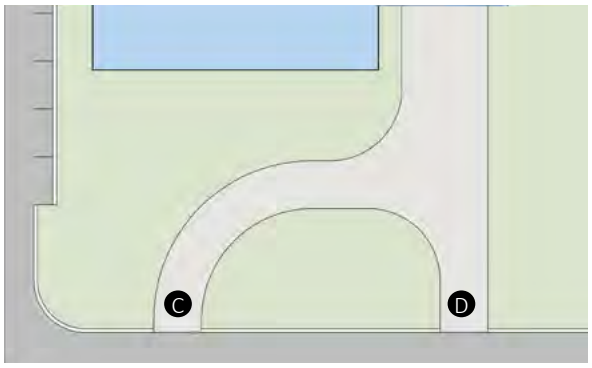
i. Attached garages shall be set back from the front facade as described in **Figure 46 Front Loaded Attached Garage** or configured with a side entry, shown in **Figure 47 Front Loaded-Side Entry Attached Garage**.

ii. Detached garages are permitted provided they comply with the Outbuilding Building Type and building coverage requirements.

iii. Carports and porte cocheres shall be regulated the same as attached garages.

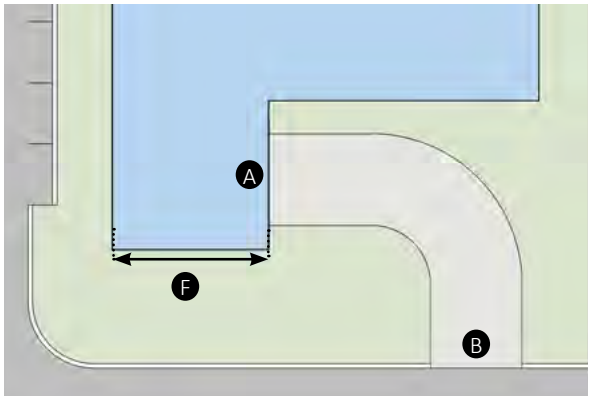
FIGURE 46 FRONT LOADED ATTACHED GARAGE





Description		
Setting the garage back from the primary façade emphasizes the building entrance and living spaces.		
Dimensions		
Garage	40% max. of front elevation 2 car garage max. (garage door greater than 16')	A
Width of Driveway	20’ max. total width at property line	B
	or 20’ max. total width (C+D) at property line	C D
Setback from Front Facade	5’ min. for a 1 car garage (garage door less then 16') 10’ min. for 2 or more car garage (garage door greater than 16')	E

FIGURE 47 FRONT LOADED-SIDE ENTRY ATTACHED GARAGE



Description		
Side entry garage continues the character of the home and diminishes the appearance of non-livable space to the street.		
Dimensions		
Garage	2 car garage max. (garage door greater than 16')	A
Width of Driveway	20 feet max.	B
Building Width	40% max. of front elevation; must be in character of main house and have operable windows.	F

E. Heat Island Effect. In order to reduce urban heat islands the following recommendations are provided for site design:

1. Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.

2. Use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site’s non-roofed impervious surfaces

Sec. 03.02.08. Stormwater Standards

A. **Sec 6.03.00 Stormwater Management** applies as written.

Sec. 03.02.09. Landscape Standards

A. **Figure 48** identifies which of the landscaping, buffering, tree protection standards in **Sec. 6.04.00** apply in the East Stuart Neighborhood and which standards are modified, replaced, or do not apply.

FIGURE 48 LANDSCAPE & SITE STANDARDS

Sec. 6.04.00	Landscaping	Applies as written	Replaced by
Sec. 6.04.01	Applicability of the Stuart Landscape Code	✓	-
Sec. 6.04.02	General provisions	✓	-
Sec. 6.04.03	Landscape design	→	**Sec. 03.02.09.B**
Sec. 6.04.04	Maintenance	✓	-
Sec. 6.04.05	Xeriscape landscape	✓	-
Sec. 6.04.06	Land use transitions & landscape buffers	→	**Sec. 03.02.09.C**
Sec. 6.04.07	Parking areas for multi-family & all non-residential developments	→	**Sec. 03.02.09.C**
Sec. 6.04.08	Developments landscape requirements	→	**Sec. 03.02.09.B**
Sec. 6.04.09	Variance appeal to board of adjustment	✓	-
Sec. 6.04.10	Loading, storage, mechanical equipment, solid waste disposal facilities & other service function	→	Modified by **Sec. 03.02.09.F**
	Additional Site Standards		
Sec. 6.07.00	Lighting	→	Modified by **Sec. 03.02.09.E**
Sec. 6.08.00	Solid Waste & Recycling Container Standards	→	Modified by **Sec. 03.02.09.F**

B. Landscape Design. For all development a landscape plan shall be submitted and approved as part of the development approval process and prior to the issuance of a development permit. Landscape plans for a ***major development*** shall be prepared by a registered landscape architect. All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted.

1. Required landscape area & tree planting. **Figure 49 Required Landscape Area & Tree Planting** indicates the minimum number of trees and landscape area that must be planted.

FIGURE 49 REQUIRED LANDSCAPE AREA & TREE PLANTING

Zoning	Minimum Percentage	Number of Trees per Site
BMU	Not applicable	1 within ***build-to-zone***
GRO	20%	1 within ***build-to-zone***
SFD	20%	1 within ***build-to-zone***
Public	Not applicable	1 per 30 linear feet at ***lot frontage***
Recreation	Not applicable	1 per 30 linear feet at ***lot frontage***

2. The landscaped areas shall be located on the site as to maximize preservation of existing trees with priority given to specimen and/or historic trees as described in **Chapter V, Resource Protection Related Development Standards**. The Development Director may grant a reduction in required trees to be planted for existing trees to remain.

3. All required shade trees, as defined by **Chapter VI** shall be 14 feet in height at installation, and have a DBH of not less than 2½ inches.

4. Where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site in right-of-way or other nearby public space, in openings within paved areas, or in other locations as determined by the Development Director.

5. Yards shall be sodded or otherwise landscaped in accordance with **Sec. 03.02.09**.

6. Impervious surfaces shall not be placed within five feet of the base of an existing tree to be preserved.

7. Mulch shall be designed and installed in all planting areas to a depth of two to three inches. The type of mulch shall be Florida Friendly mulch and be specified on the landscape plan.

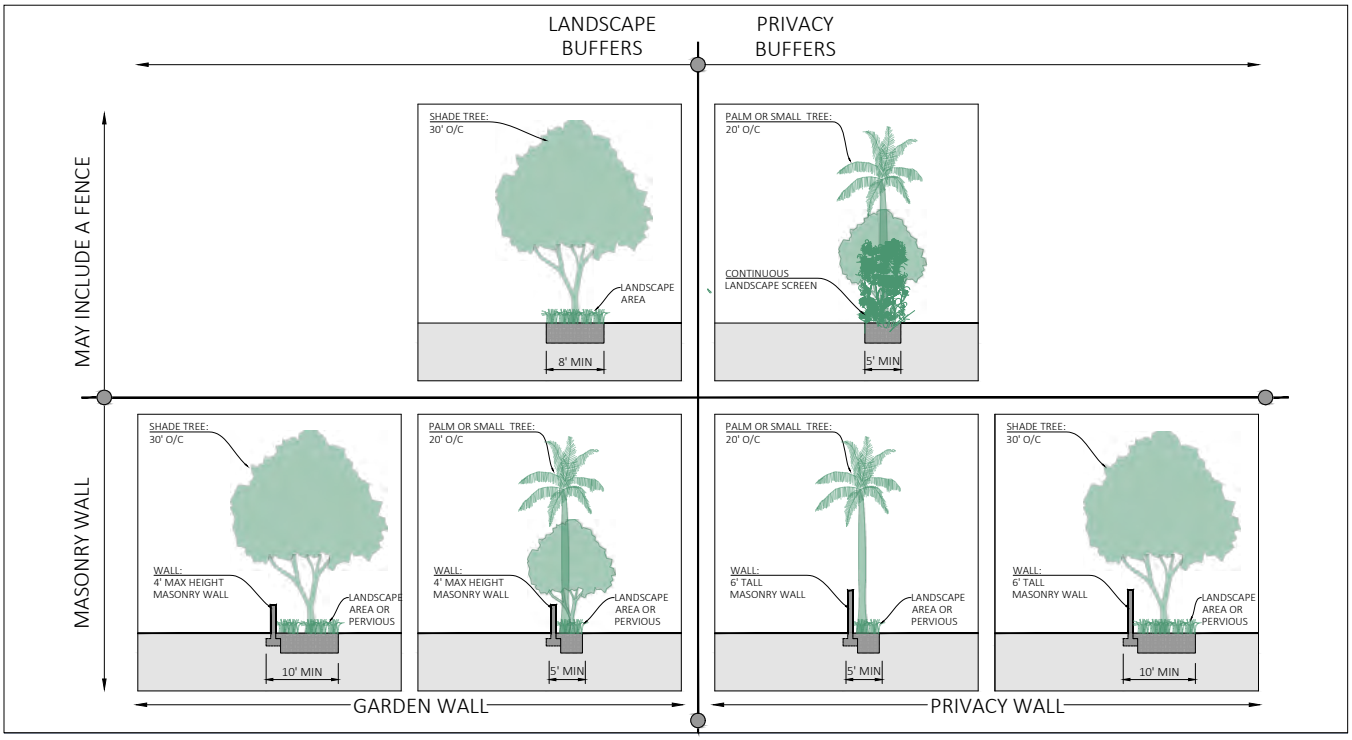
8. ***Visibility triangles***. All landscaping within a visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet and shall comply with **Sec. 03.02.06.F**

C. *Landscape and privacy buffers.* See **Figure 50 Minimum Buffer Types** and **Figure 51 Minimum Buffer Types Illustrated** for descriptions of required buffers.

FIGURE 50 MINIMUM BUFFER TYPES

Type	Name	Min. Width	Wall or Fence, see Sec. 03.02.10	Tree or Palm	Landscaping
Landscape buffers	Shade tree buffer	8'	May include fence	***Shade tree,*** every 30' o/c	A hedge planted 24 to 30 inches on-center, and grass, ground cover, or other landscape treatment not less then 50%
	Garden wall buffer 1	10'	Finished masonry wall, 4' max. height	***Shade tree,*** every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
	Garden wall buffer 2	5'	Finished masonry wall, 4' max. height	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
Privacy buffers	Landscape privacy buffer	5'	May include fence	Tree or palm, every 20' o/c	A hedge planted 24 to 30 inches on-center or other landscape treatment to create a 6' tall continuous landscape screen
	Privacy wall buffer 1	5'	Finished masonry wall, 6' tall	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
	Privacy wall buffer 2	10'	Finished masonry wall, 6' tall	***Shade tree,*** every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material

FIGURE 51 MINIMUM BUFFER TYPES ILLUSTRATED



D. *Parking lot* standards.

1. Parking lot perimeter landscaping. A ***parking lot*** not entirely screened visually by an intervening building from abutting rights of way or private property, and with 6 or more parking spaces shall include landscape and privacy buffers. See **Figure 43 Parking Placement** and **Figure 44 Parking Placement Diagram in Sec. 03.02.07.**

2. *Parking lot* interior landscaping.

a. Interior landscaping shall include not less than one ***shade tree*** for every 500 square feet or fraction thereof of interior landscaped area.

b. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than 2 feet.

c. Not less than 80 percent of trees used in parking area interior landscaping shall be ***shade trees***.

d. Interior landscaped islands shall be provided between every 10 parking spaces. Each interior island shall be not less than 8 feet in width. Each interior island shall contain not less than one ***shade tree*** and a combination of shrubs, ground cover, grass, and mulch.

e. Terminal landscaped islands shall be provided at the end of each parking row. Terminal landscaped islands shall not be less than 10 feet in width and the length of the parking space. Each terminal island shall contain not less than one ***shade tree*** and a combination of shrubs, ground cover, grass and mulch.

f. Interior landscaped medians shall be provided between every interior row of parking spaces and not less than 6 feet in width. Interior medians shall be landscaped with not less than one shade tree every 30 linear feet and a combination of shrubs, ground cover, grass and mulch.

g. Unless technically not feasible, parking lot interior landscaping shall utilize low-impact development strategies.

h. Parking lot interior landscaping shall utilize low-impact development strategies.

i. If curbs are to be used, their number, placement and design should be carefully considered. An opening of 18 inches wide is recommended to reduce the potential for clogging. The sides can be vertical or angled at 45 degrees.

ii. A 2" drop is recommended between the pavement and the vegetated area.

iii. Consider whether a concrete pad or gravel area is needed to dissipate energy and prevent erosion at entry points to rain gardens or parking lot islands. The street profile shall match the intended drainage; i.e., a crowned street will drain to both sides, or a side shed profile will drain to only one side.

3. Excess parking lot spaces. Where the number of parking spaces to be installed exceeds the minimum number of on-site parking spaces required by this Code, the required landscaping shall be increased by 100 square feet for each additional parking space. The additional landscaping shall consist of shrubs, ground cover, grass, and mulch. For each additional 500 square feet of impervious surface or fraction thereof, one shade tree shall be provided in addition to the shrubs, ground cover, grass and mulch. All excess parking spaces shall be made of pervious hardscape such as pavement, concrete and/or pavers.

E. Lighting. **Sec. 06.07.00** applies except where modified below:

1. The use of exposed neon or LED rope lighting on any property is prohibited.

2. Light pollution and spillage. The applicant is encouraged to minimize light spillage from building and site and to reduce urban-glow. Dark Sky Approved lighting is encouraged.

a. For perimeter exterior lighting, only full cutoff luminaries shall be approved.

b. For commercial and multifamily of greater than 15 dwelling units the maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.2 horizontal and vertical foot-candles measured at 6 feet above grade level.

F. Solid waste & recycling.

1. Solid waste & recycling generation rates. Generation rates in **Sec. 6.08.01** are weekly and apply except where modified below in **Figure 52 Solid Waste & Recycling Weekly Generation Rates.** Generation rates shall be calculated or reassessed with ***new development, substantial renovation, substantial improvement***, or change of use.

FIGURE 52 SOLID WASTE & RECYCLING WEEKLY GENERATION RATES

Use	Recycling (min)	Garbage (min)	Cardboard
Residential, 4 units or less, per unit	(1) 65-gallon blue cart	(1) 95-gallon green cart	Not required
Residential, 5 untis or more, per unit	0.17 cubic yards per unit	0.17 cubic yards per unit	Not required
Commercial less than 5,000-sf	(2) 95-gallon blue carts	(2) 95-gallon green carts	Not required

2. Location of solid waste & recycling storage and/or enclosures. All ***new development, substantial renovation***, or change of use must provide sufficient on-site space and maintenance for the placement and collection of solid waste and recycling storage and/or enclosures. Excluding improved alleys, all solid waste & recycling storage shall be screened from view from public rights of way.

a. Screening may be achieved by with a buffer as described in **Figure 50 Minimum Buffer Types**, a freestanding enclosure, or an enclosure within the building footprint. Where more than 6 roll-out carts are required a enclosure shall be provided.

b. The location of solid waste & recycling storage and/or enclosures:

i. Shall be accessed from the alley if an improved alley is present.

ii. Prohibited on ***Neighborhood Main Street*** as shown in **Figure 07 Thoroughfare Plan**.

iii. Where an alley is not present, solid waste & recycling storage and/or enclosures shall be located to prevent conflict with pedestrians, minimize the quantity and length of curb cuts, and promote a high quality, livable public realm.

c. The Utilities & Engineering Director encourages businesses under the same ownership or within the same block to share enclosures to meet required enclosure standards.

d. Design of freestanding solid waste & recycling storage enclosures shall have:

i. A 6 foot tall finished concrete wall on three sides. Use of chain link or wooden fencing to meet this requirement is prohibited.

ii. Closable, lockable opaque gates. Gates may be opaque inserts within a chain link gate.

iii. Landscaping around the enclosure is not required.

iv. Bollards are required to be located at the rear of enclosure only.

v. Enclosure size shall be a minimum 10 feet by 10 feet (interior dimensions). Larger enclosures shall be provided as necessary to house larger proposed or required containers.

Sec. 03.02.010. Fence & Wall Standards

A. Fence & Wall Principles. All development including public improvements shall incorporate the following fence and wall principles:

1. Fences or walls shall be in harmony and compatible with their surroundings.

2. All fences and walls shall be maintained in good repair on both sides, so as to be structurally sound.

3. No fences, walls, or hedges may be located within the intersection sight-triangle as set forth. See **Sec. 03.02.06.F Visablity triangles.**

4. Obstruction of water drainage. In no case shall a fence or wall restrict the natural sheet flow of water or impede movement of drainage water from swales, drainage ditches, etc.

B. Construction Fences. All development projects greater than a half acre shall install with a temporary six-foot chain link fence with obscure green or black fabric of uniform color or other visual barrier material approved by the Development Director around the site prior to the initiation of the construction phase.

C. Materials

1. Fences and walls shall be constructed with one or more of the materials listed in **Figure 53 Fence & Wall Materials.**

FIGURE 53 FENCE & WALL MATERIALS

Fence Materials			
Aluminum or Steel	Stone or pre-cast concrete	Wrought iron	Painted stucco
Brick	Wood	Vinyl	Split-face masonry block

2. Metal fences shall be of non-corrodible metal or galvanized wire fabric, having a minimum of 11 gauge. Chain link fences shall be vinyl coated. Colors of the vinyl material shall be limited to green or black.

3. Fences and walls shall be finished on the exterior side where all framing is facing the interior.

4. Dangerous materials prohibited.

a. No fence, wall, or other enclosures shall include materials or devices, such as broken glass, spikes, razors, nails or similar materials intended or designed to maim, mutilate or cause other bodily injury to any person or animal.

b. Electrically charged fences are prohibited.

c. Barbed wire fences are hereby prohibited, unless approved as necessary to protect the public from hazardous conditions.

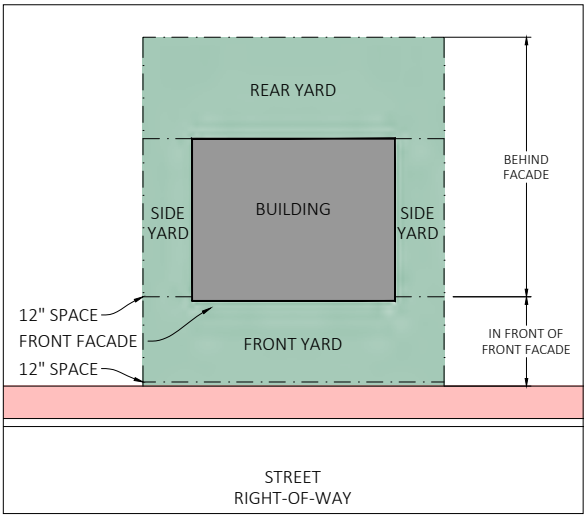
D. Height

1. Fences located in the front yard shall have a maximum height of 4 feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be no more than 6 feet in height. See **Figure 54 Wall & Fence Locations** for an illustration of front, rear, and side yards.

2. The height of fences and walls shall be measured from existing natural elevation of a lot, prior to any construction or alteration.

3. An entryway bower, arbor, or trellis, constructed in conjunction with a fence or wall, shall not exceed a maximum height of nine feet, measured from existing grade.

FIGURE 54 WALL & FENCE LOCATIONS



Sec. 03.02.011. Sign Standards

A. **Figure 55 Sign Standards** identifies which of the sign standards in **Sec. 6.11.00** apply in The East Stuart Neighborhood and which standards are modified, replaced, or do not apply. Signs are only permitted in the BMU Zoning District. Refer to **Sec. 03.02.03.B Standards for Specific Uses** for exceptions.

FIGURE 55 SIGN STANDARDS

Sec. 6.11.00	Signs	Applies as written	Replaced by
Sec. 6.11.01	Purpose and goals	✓	-
Sec. 6.11.02	Permit required.	✓	
Sec. 6.11.03	Non-conforming pole signs	✓	
Sec. 6.11.04	Permit procedures	✓	
Sec. 6.11.05	Aesthetic attributes	✓	
Sec. 6.11.06	Code applicability	✓	
Sec. 6.11.07	Sign area, dimensioning, lighting and colors	→	Modified by **Sec. 3.04.11.B**
Sec. 6.11.08	Design requirements and restrictions	✓	
Sec. 6.11.09	Unified signage plan; location, safety, design requirements and restrictions	✓	
Sec. 6.11.10	Structural standards	✓	
Sec. 6.11.11	Removal and disposition of certain signs	✓	
Sec. 6.11.12	Types of signs permitted	✓	
Sec. 6.11.13	Special purpose signs and signing	✓	
Sec. 6.11.14	"No fee permit" signs	✓	
Sec. 6.11.15	Exempt signs (not requiring a permit)	✓	
Sec. 6.11.16	Prohibited signs	→	Modified by **Sec. 3.04.11.H**
Sec. 6.11.17	Design standards matrix	✓	

B. Illumination. In addition to **Sec. 6.11.07** applies except where modified in **Figure 56 Sign Lighting Standards**.

FIGURE 56 SIGN LIGHTING STANDARDS

		PERMITTED	PERMITTED	PROHIBITED
POWER SOURCE & ILLUMINATION	Sign lighting should be integrated into the architectural features of the building. Power sources, raceways and conduits shall not be visible.	Gooseneck lighting	Front-lit LED channel letters with translucent acrylic faces, or Reverse channel LED halo-lit letters	Face illuminated channel letters mounted on exposed raceway. Florescent lighting, exposed neon, LED rope or similar perimeter lighting, electronic changeable copy sign

C. *Prohibited signs*. **Sec. 6.11.16** applies except where modified in **Figure 57 Types of Signs Prohibited**.

FIGURE 57 TYPES OF SIGNS PROHIBITED

PROHIBITED			
Adverting flags including feather flags and tear drop flags	Murals which are advertising or painted wall signage which exceed permitted dimensions	Face illuminated cabinet sign, back-lit sign panels	Vinyl banners hung from awnings, roof fascia or arcade
Billboards, single pole & pylon signs	Electronic changeable copy signs	Window signs exceeding 40% of glazing area. It can be perceived as visual clutter.	
PROHIBITED SIGNAGE ILLUSTRATED			
Activity inside is obscured by banners and window coverings. The materials such as plastic face-lit cabinets and banners are not durable and long lasting. The pole sign is too high, contributes to signage clutter, and does not address the pedestrian.			

Sec. 03.02.012. Architectural Standards

A. Historic Preservation. Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in **Sec. 5.09.00**.

B. Building Additions. The exterior appearance of additions to an existing building should be compatible with the existing building. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.

C. Architectural character. New development, substantial renovations and major facade improvements within the East Stuart Neighborhood Code shall be harmonious with the community's traditional architecture, including, but not limited to, early Florida vernacular, cottages, dog-trot, camelbacks, conch house, Mediterranean revival, mission revival, bungalow, classic revival—folk Victorian, ranch or other architectural types common to Stuart. The Development Director shall determine compliance in this regard.

1. Roofs and gutters.

a. Heat Island Effect. In order to reduce urban heat islands Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a “green” (vegetated) roof for at least 50% of the roof area.

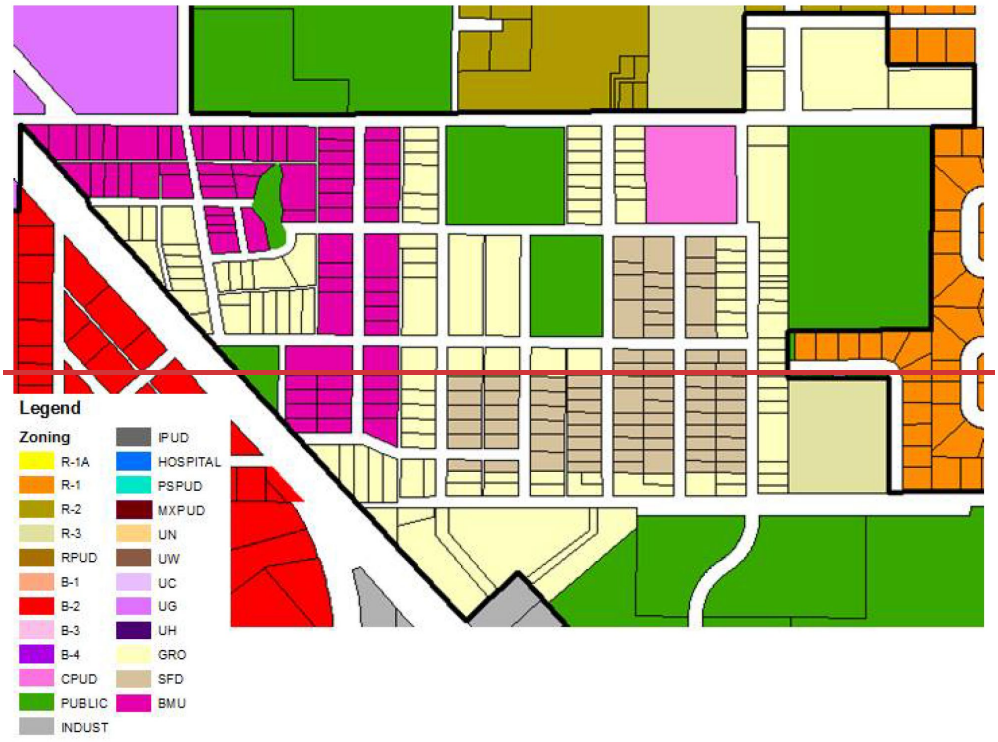
2. Building colors and finishes. Exterior building wall colors for all new development and substantial renovation within the East Stuart Neighborhood shall be neutral shades, white, or Bahamian pastel-color exteriors including but not limited to pinks, blues, yellows, and greens to reflect the historic neighborhood. The use of black or florescent colors is prohibited as exterior wall or accent colors. Building trim color shall complement the predominant exterior building color.

3.02.00. EAST STUART NEIGHBORHOOD CODE

~~Sec. 3.02.01. Area defined.~~

~~The East Stuart Code District shall be that geographical area of the City of Stuart as encompassed by the following general description, and more fully described in the City of Stuart community redevelopment plan, dated August 2010:~~

~~THE AREA BOUNDED BY MARTIN LUTHER KING, JR. BOULEVARD (FORMERLY KNOWN AS 7TH STREET) TO THE NORTH; THOSE PROPERTIES LOCATED NORTH OF AND CONTIGUOUS TO MARTIN LUTHER KING, JR, BEING LOTS 1-6, BLK 8, , LOTS 1-12, BLK 7, STYPMANN PARK FIRST ADDITION, AND LOTS 15-20, BLK 4, STYPMANN PARK SECOND ADDITION; SE TARPON AVENUE TO THE EAST, INCLUDING THOSE PROPERTIES LOCATED EAST OF AND CONTIGUOUS TO SE TARPON AVENUE; 10TH STREET TO THE SOUTH, AND SR A1A TO THE WEST, PLUS THE PRIVATE PROPERTY FRONTING THE SOUTH SIDE OF 10TH STREET.~~



~~Sec. 3.02.02. East Stuart Code District.~~

~~A. *Title*. The provisions of this section shall be known as the "East Stuart Code District."~~

~~Sec. 3.02.03. Generally.~~

~~A. *Intent*. The purpose of this Code is to encourage redevelopment, in-fill development, small business development, affordable housing, historic preservation and restoration, and to promote stability within the~~

East Stuart community by providing standards and development incentives that are not otherwise available. This Code provides development incentives, allows for the replication of historic buildings and calls for historically relevant, durable construction which is harmonious with the architectural heritage of East Stuart.

B. *The East Stuart Code District.* There is hereby established within the City of Stuart the "East Stuart Code District." The boundaries of the district are set forth in Exhibit 3.01.07.04.

C. *Applicability.* The provisions of this Code shall apply to development within the East Stuart Code District. The standards and regulations set forth at section 3.02.05 below shall apply to new development, and to substantial renovation. The architectural criteria at section 3.02.09 below shall apply to new development, to substantial renovation, and to exterior renovation that affects more than 50 percent of the facade of a building. All major development shall adhere to the site design qualitative development standards outlined in section 6.00.04.

D. *Effective date.* The provisions of this Code shall apply to all development within the East Stuart Code District for which a complete application for a development permit pursuant to submittal requirements of plan document as defined in chapter XI of this Code has not been filed with the city development department on or before December 12, 2005.

E. *Non-conforming uses.* Non-conforming uses created by the adoption of this Code shall be deemed legal non-conforming uses subject to the provisions of section 8.03.00 of this Code.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.04. Administration, enforcement, procedures and penalties.

A. *Administration.* The provisions of this Code shall be administered and enforced by the city development director whose duties shall include receiving and reviewing building permit and other land development permit applications, assisting applicants in procedures required hereunder, making decisions regarding the application of the East Stuart District to particular properties, inspecting premises, and issuing permits and certificates of occupancy. Nothing in this Code is intended to conflict with the building codes of the city.

B. *Application permits.* No building or other land development permit shall be issued by the city development director unless all provisions of this Code have been met, including approved exceptions, based on the development review and approval process.

C. *Procedures for application.*

1. *Pre-application conference.* Before beginning any new development, substantial renovation, renovation development, renovation, or demolition on private or public land, applicants are encouraged to schedule a pre-application conference with the city development department to determine the applicability of this Code. Pre-application conferences shall be mandatory for projects requiring major site plan approval as defined herein.

2. *Preliminary development review.* After the pre-application conference, a preliminary design review may be requested by the city development director to include a conceptual site plan and floor plans, and elevations. A non-binding preliminary written response of the city development director may be requested by the applicant.

3. *Application.* After the pre-application conference and preliminary design review if any, an application for development shall be submitted to the city development department in accordance with this Code. Except as modified herein, applications for development permits, excluding interior tenant finishes, within the East Stuart Code District shall meet the submittal requirements of plan document as defined in chapter XI of this Code. Completed applications shall include a general vicinity or location map, legal description, map of vegetative cover, proposed development activities and design, building plans,

front, rear, and side architectural elevations, floor elevations, documentation related to streets, parking, and loading; tree removal and protection, landscaping, signs, and any other documentation as required by the city development director in order to demonstrate compliance with this Code.

D. *Major development projects.* Major development projects, as defined by this Code, shall be subject to the major development plan approval process described in section 11.01.01.

E. *Violations and remedies.* It shall be unlawful and a violation of this Code for any person to construct, renovate or remodel a building within the East Stuart Code District except in compliance with the provisions of this Code. A violation of this Code shall be deemed a zoning violation. In such event the city development director may initiate code enforcement proceedings to compel compliance. The city commission may initiate appropriate civil proceedings, including, but not limited to, a declaratory action, injunction action and mandamus action to compel compliance.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.05. Development standards for the East Stuart Code District.

The following sub-districts are intended to regulate building placement, building height, parking, architectural character, outbuildings, signage, and curb cuts, etc. within each respective sub-district. The requirements vary according to the desired type and intensity of development. Three sub-districts are described below:

Business and mixed-use sub-district (BMU). The BMU sub-district encompasses East Stuart's traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern is limited business and office uses along with mixed-used occupancies combining residential and non-residential uses. The area does not allow for single-family residences or duplexes. A greater intensity of development is envisioned in the BMU sub-district than in any other area of the East Stuart Code District.

General residential and office sub-district (GRO). The GRO sub-district is spread across the East Stuart community and is generally characterized by a mix of single-family residences, duplexes and multi-family apartments. The area permits non-residential uses, including professional offices, but does not accommodate retail or service related businesses. The desired development pattern in GRO is a mix of housing types combined with low intensity non-residential uses.

Single-family and duplex sub-district (SFD). The SFD sub-district, at the center of the East Stuart community, is characterized mainly by single-family and duplex homes. The area permits limited non-residential uses, such as home occupational licenses, but generally prohibits business activities. The desired development pattern in the SFD sub-district is low-density residential.

A. *Business and mixed-use sub-district (BMU).* The following development standards shall apply in the BMU sub-district.

Design Standards	Permitted
Maximum density	Up to 15 units per acre. Up to 30 units per acre by East Stuart Code District Conditional Use.
Minimum lot size	None
Minimum lot width	None

Minimum building setback—Front	Zero lot line front setback (build-to line) required for parcels fronting Martin Luther King Jr. Boulevard, SE Central Avenue and SE East Avenue.[1] 15-foot minimum for all other parcels.
Minimum building setbacks—Side	5 feet for one and two story buildings. 10 feet for full or partial three story buildings.[2]
Minimum building setback—Rear	20 feet
Impervious surface coverage	There shall be no impervious surface coverage requirement; however, all development must meet the requirements of section 6.03.00 entitled "Stormwater Management" of this Code, as amended from time to time.
Maximum number of stories	Up to 3[3]
Maximum building height	Up to 35 feet (except as otherwise provided)
Outbuildings	Outbuildings may be one or two stories, shall be located behind the rear facade of the principal building and shall be subject to a minimum 5-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than 5 feet separation between an outbuilding and a principal building. One story outbuildings shall not exceed 12 feet in height. Two story outbuildings shall not exceed 25 feet in height.

[1] The eave of roof structure may project no more than two feet into the public right-of-way.

[2] One story buildings shall not exceed 12 feet in height. Two story buildings shall not exceed 25 feet in height. Three story buildings shall not exceed 35 feet in height.

[3] If 25 percent or more of the building is residential, a fourth floor may be permitted by East Stuart Code district conditional use. The maximum building height for a four-story building is 45 feet. Greater setbacks may be required as a condition of approving a fourth floor.

Permitted uses. The following uses shall be permitted by right, or by an East Stuart District major conditional use approval in the BMU sub-district.

Land Use Type	Number of Parking Spaces Required
Residential Land Uses	
Home occupations, as approved by the city development director. Refer to section 2.06.09, Supplemental Use Standards	N/A
Residential units combined with non-residential uses provided all applicable standards for each use are met. Refer to chapter VI, On-Site and Off-Site Development Standards. Not less than 20 percent of the	1 per residential unit; plus required spaces for the applicable permitted non-residential uses.

~~project's total floor space shall be a non-residential use.~~	
~~*Transient Residential Land Uses and Overnight Accommodations*~~	
~~Hotels, motels~~	~~1 per rental room, plus 2 spaces per 3 employees~~
~~Rooming and boardinghouses and bed and breakfast inns~~	~~0.5 per unit (minimum of one space)~~
~~*Institutional Uses*~~	
~~Adult day care centers of three acres or less, by East Stuart Code District conditional use~~	~~1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation.~~
~~Child care centers of three acres or less, by East Stuart Code District conditional use, refer to section 2.06.04, Supplemental Use Standards.~~	~~1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building~~
~~Libraries, community centers, any governmental building~~	~~1 per 300 square feet~~
~~Museum~~	~~2 per 1,000 square feet of exhibit floor space, plus 2 spaces for bus parking~~
~~Religious institutions and ancillary uses on the same premises of three acres or less. Greater in size by East Stuart Code District conditional use.~~	~~1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable~~
~~Schools (private, parochial, technical) of three acres or less, by East Stuart Code District conditional use.~~	~~Elementary or junior high school: 1 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas that may be used for public assemblies; together with adequate stacking for pick-up/drop-off activities consistent with the student population. High school: 1 space per 3 students, plus 1 space per employee, plus adequate space for ancillary uses as described in other sections of this Code. Technical school: 1 per 10 student stations, plus 1 space per each employee, plus 20 visitor spaces.~~
~~*Health Care Uses*~~	
~~Nursing homes.~~	~~1 per 4 beds, plus 1 space per 2 employeesCommercial Uses~~
~~Art shops/galleries~~	~~1 per 300 square feet~~

Banks/financial institutions	1 per 300 square feet, plus queuing spaces (refer to Section 6.01.07 for queuing requirements)
Bar, provided all provisions of the Stuart Code of Ordinances, chapter 4, Alcoholic Beverages, are met.	1 per 4 seats
Barber, Beauty Salons, Specialty Salons	2 per station
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Massage therapy establishment	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops.
Office, business or professional, medical, and veterinary.	1 per 350 square feet (professional) 1 per 200 square feet (medical and veterinary)
Retail business or retail service establishment (intensive and non-intensive)	1 per 300 square feet of floor space
Rooftop dining, as defined by this Code, is permitted as a major conditional use, and in accordance with the supplemental standards set forth in section 2.06.19.	
Theatres, restaurants-general, excluding drive-in theatres, drive-in or drive-through restaurants.	1 per 4 seats.
Studios (art, dance, music, exercise)	1 per 300 square feet
Recreational Uses	
Public parks	Dependent upon type of recreational activities provided
Utility and Service Uses	
Public facilities and services	Dependent upon type of facility and service
Public utility	Dependent upon type of utility and any required buildings and employees
Telecommunication Uses	
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	1 per tower
Storage, Transportation and Logistics Uses	

Government provided public parking garages and lots.	
Private parking garages and lots by East Stuart Code District conditional use	N/A
Agricultural Uses	
Community gardens pursuant to section 2.06.08 of this Code	0
Urban farms pursuant to section 2.06.08 of this Code	1 per 4 employees

B. *General residential and office sub-district (GRO).* The following development standards shall apply in the GRO sub-district.

Design Standard	Permitted
Maximum density	Up to 15 units per acre. Up to 30 units per acre by East Stuart Code District conditional use.
Minimum lot size	None
Minimum lot width	None
Minimum building setback—Front	15 feet
Minimum building setbacks—Side	5 feet for one and two-story buildings. 15 feet for full or partial three-story buildings[4]
Minimum building setback—Rear	20 feet
Maximum impervious surface coverage	Up to 65%[5] (See note 1. below)
Maximum number of stories	Up to 3[6]
Maximum building height	Up to 35 feet (except as otherwise provided)
Outbuildings	Outbuildings may be one or two stories, shall be located behind the rear facade of the principal building and shall be subject to a minimum 5 foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than 5 feet separation between an outbuilding and a principal building. One story outbuildings shall not exceed 12 feet in height. Two story outbuildings shall not exceed 25 feet in height.
	An outbuilding may be used for a single detached accessory dwelling unit providing the following requirements are met:
	1. It is located on the same lot as a single-family detached home.

	2. A detached accessory dwelling unit shall not exceed one story in height. The unit may be located on a second story if the first story is utilized as a garage or storage facility.
	3. An accessory dwelling unit to be located on the second story of a detached garage or storage facility shall be set back a minimum of 10 feet from the rear property line.
	4. The accessory dwelling unit shall contain one full bath and kitchen facilities.
	5. An accessory dwelling unit and the primary dwelling unit shall be occupied by members of a single family as that term is defined in this Code. The accessory dwelling unit shall use the same street address.
Note 1. The applicant must show either that the soils of the site can be proven to accommodate the additional runoff via soil boring tests by a registered professional engineer, or	
	(a) The runoff created by the additional coverage will be retained on-site via retention facilities for a ten-year, three-day storm event for lots which are not more than one acre and for a 25-year, three-day event for lots which are one acre or greater in area; and
	(b) Retention areas will not be located above drain fields; and
	(c) Retention areas shall be not more than two feet deep unless a professional engineer certifies the appropriate plans and installation; and
	(d) All improvements will show compliance with section 6.03.00, Stormwater Management of this Code.

[4] One story buildings shall not exceed 12 feet in height. Two story buildings shall not exceed 25 feet in height. Three story buildings shall not exceed 35 feet in height.

[5] May exceed 65 percent by East Stuart Code district conditional use.

[6] If 25 percent or more of the building is residential, a fourth floor may be permitted by East Stuart Code district conditional use. The maximum building height for a four-story building is 45 feet. Greater setbacks may be required as a condition of approving a fourth floor.

Permitted uses. The following uses shall be permitted in the in the GRO sub-district.

Land Use Type	Number of Parking Spaces Required
Residential Land Uses	
Detached accessory dwelling unit, ancillary to a primary single-family structure, as	N/A

~~defined in this Code. Refer to section 6.09.02, General standards and requirements~~	
~~Duplex dwelling units~~	~~1 per unit~~
~~Family day care home in a residence~~	~~2 per dwelling unit plus adequate space for pick-up and drop-off.~~
~~Home occupations, as approved by the city development director. Refer to section 2.06.09, Supplemental Standards~~	~~N/A~~
~~Multi-family dwelling units~~	~~1 per unit~~
~~Single-family dwelling unit~~	~~1 per unit~~
~~*Transient Residential Land Uses and Overnight Accommodations*~~	
~~Rooming and boardinghouses and bed and breakfast inns~~	~~0.5 per unit (minimum of one space)~~
~~*Institutional Uses*~~	
~~Adult day care centers of three acres or less, by East Stuart Code District conditional use.~~	~~1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation.~~
~~Child care centers of three acres or less, by East Stuart Code District conditional use. Refer to section 2.06.04, Supplemental Use Standards~~	~~1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building~~
~~Libraries, community centers, any governmental building~~	~~1 per 300 square feet~~
~~Religious institutions and ancillary uses on the same premises of three acres or less. Greater in size by East Stuart Code District conditional use~~	~~1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable~~
~~Schools (private, parochial, and technical) of three acres or less by East Stuart Code District conditional use~~	~~Elementary or junior high school: 1 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas that may be used for public assemblies; together with adequate stacking for pick-up/drop-off activities consistent with the student population. High school: 1 space per 3 students, plus 1 space per employee, plus adequate space for ancillary uses as described in other sections of this code.Technical school: 1 per 10 student stations, plus 1 space per each employee, plus 20 visitor spaces.~~

Health Care Uses	
Nursing homes	1 per 4 beds, plus 1 space per 2 employees
Commercial Uses	
Office, business or professional, medical, and veterinary.	1 per 350 square feet (professional)1 per 200 square feet (medical and veterinary)
Recreational Uses	
Public parks	Dependent upon type of recreational activities provided
Utility and Service Uses	
Public facilities and services	Dependent upon type of facility and service
Public utility	Dependent upon type of utility and any required buildings and employees
Telecommunication Uses	
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	1 per tower
Agricultural Uses	
Community gardens pursuant to section 2.06.08 of this Code	0
Urban farms pursuant to section 2.06.08 of this Code	1 per 4 employees

C. *Single-family duplex sub-district (SFD).* The following development standards shall apply in the SFD sub-district.

Design Standard	Permitted
Maximum density	Up to 17 dwelling units per acre.
Minimum lot size	None
Minimum lot width	None
Minimum building setback — Front	15 feet
Minimum building setbacks—Side	5 feet for one and two story buildings[7]
Minimum building setback—Rear	20 feet
Maximum impervious surface coverage	Up to 65%[8] (See note 1. below)

~~Maximum number of stories~~	~~Up to 2~~
~~Maximum building height~~	~~Up to 25 feet~~
~~Outbuildings~~	~~Outbuildings may be one or two stories, shall be located behind the rear facade of the principal building and shall be subject to a minimum 5 foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than 5 feet separation between an outbuilding and a principal building. One story outbuildings shall not exceed 12 feet in height. Two story outbuildings shall not exceed 25 feet in height.~~
	~~An outbuilding may be used for a single detached accessory dwelling unit providing the following requirements are met:~~
	~~1. It is located on the same lot as a single-family detached home.~~
	~~2. A detached accessory dwelling unit shall not exceed one story in height. The unit may be located on a second story if the first story is utilized as a garage or storage facility.~~
	~~3. An accessory dwelling unit to be located on the second story of a detached garage or storage facility shall be set back a minimum of 10 feet from the rear property line.~~
	~~4. The accessory dwelling unit shall contain one full bath and kitchen facilities.~~
	~~5. An accessory dwelling unit and the primary dwelling unit shall be occupied by members of a single family as that term is defined in this Code. The accessory dwelling unit shall use the same street address.~~
~~Note 1. The applicant must show either that the soils of the site can be proven to accommodate the additional runoff via soil boring tests by a registered professional engineer, or~~	
	~~(a) The runoff created by the additional coverage will be retained on-site via retention facilities for a ten-year, three-day storm event for lots which are not more than one acre and for a 25-year, three-day event for lots which are one acre or greater in area; and~~
	~~(b) Retention areas will not be located above drain fields; and~~
	~~(c) Retention areas shall be not more than two feet deep unless a professional engineer certifies the appropriate plans and installation; and~~
	~~(d) All improvements will show compliance with section 6.05.00, Stormwater Management of this Code.~~

	7. One story buildings shall not exceed 12 feet in height. Two story buildings shall not exceed 25 feet in height.
	8. May exceed 65% by East Stuart Code District conditional use.Permitted uses. The following uses shall be permitted in the in the SFD sub-district:
Land Use Type	Number of Required Parking SpacesResidential Land Uses
Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 6.09.02, General standards and requirements	N/A
Detached single-family dwelling unit	1 per unit
Duplexes	1 per unit
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off
Group home of six or fewer residents which otherwise meets the definition of a community residential home as defined in chapter XII	1 per 4 beds, plus 1 space per employee
Home occupations, as approved by the city development director. Refer to section 2.06.09, Supplemental Use Standards	N/ARecreational Uses
Public parks	Dependent upon type of recreational activities providedUtility and Service Uses
Public facilities and services	Dependent upon type of facility and service
Public utility	Dependent upon type of utility and any required buildings and employeesAgricultural Uses
Community gardens pursuant to Section 2.06.08 of this Code	0
Urban farms pursuant to Section 2.06.08 of this Code	1 per 4 employees

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.06. Additional development standards.

A. *Parking.* Except as otherwise provided in use tables above, required off-site parking spaces within the East Stuart Code District shall comply with section 6.01.00, referred to as the "Stuart Parking Code."

B. *On-street parking,* constructed to city code, may be used to offset the required number of off-street parking spaces where it does not currently exist. Such parking shall abut the proposed development, shall meet sound design standards, and shall be constructed at the cost of the applicant for development. An approved revocable permit from the city commission is required for on-street parking.

C. *Payment in lieu of parking ("PILOP").* Up to three required parking spaces for any use permitted in any sub-district may be accommodated via payments to the PILOP program as described in chapter VI of this Code.

D. *Modifications of parking design standards.* Within the East Stuart Code District, parking design standards set forth in section 6.01.14 may be modified as follows:

1. For all but 90-degree parking spaces, the one-way traffic aisle width may be reduced to ten feet. For 90-degree parking spaces, the one-way traffic aisle width may be reduced to 20 feet. Any two-way traffic aisle width may be reduced to 20 feet.

2. The width of a two-way traffic drive aisle may be reduced to 20 feet. The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.

3. Where alleyways are located along the side or rear property lines, said alleyways may be used as the required back-up dimension for parking spaces.

4. For developments requiring ten or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the city development director. Additional maintenance requirements may be required of a developer utilizing alternative materials such as daily sweeping of gravel or mulched areas maintained at a certain depth.

5. The width of parking spaces may be reduced to 8½ feet for up to 20 percent of the required parking.

6. Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other.

E. *Storage sheds.* One storage shed may be located on any lot within the East Stuart Code District provided that it is not visible from the principal public right-of-way and complies with setbacks within the applicable sub-district.

F. *Conflicts with utilities.* In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the city development director may adjust the requirements of this Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.

G. *Historic buildings.* The requirements of this Code may be adjusted by East Stuart Code District conditional use for the purposes of preserving a historic building.

H. *Finished floor elevations.* The requirements of section 6.03.02 B.4. relating to finished floor elevations may be modified if the engineer for a proposed development can demonstrate a lower elevation is appropriate and will not be detrimental regarding flooding to adjacent properties.

I. *Storm water management.* With the proper legal documentation and consent of the property owner, storm water runoff from properties within the East Stuart Code district may be conveyed onto adjacent private

properties. Otherwise, storm water runoff must be conveyed to the public right-of-way, and the quality of the runoff must be considered. Proposed development may not obstruct existing drainage patterns. If a site is designed such that storm water is captured by an internal storm water management system, the applicant must illustrate how the storm water reaches the public storm water management system. If a site is designed such that there is no internal storm water management system, the applicant must illustrate how the storm water runoff will be conveyed to the public storm water management system and demonstrate that said system could accommodate the additional runoff. Pervious surfaces such as perforated pavers, mulched areas, and other similar examples may be considered in the calculation for storm water detention. For all development, storm water quality treatment prior to discharge is required to comply with Section 6.03.00 of this Code.

J. *Screens.* All rooftop utilities and facilities such as air conditioning units, as well as all exterior mechanical equipment, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

K. *Fences.* Fences shall adhere to the requirements in section 6.09.05 except for the following: fences located in the front yard shall have a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be six feet in height.

L. *Parapet walls.* A parapet wall shall not exceed 24 inches in height, provided however, a greater height of up to ten feet may be permitted by the city development director if necessary to conceal rooftop utilities such as stairway and elevator bulkheads and other roof equipment or to achieve architectural enhancement. No height of greater than 24 inches shall be permitted for more than 40 percent of any facade of a building. A parapet wall shall be designed to be consistent and compatible with the design and treatment of the facade of the structure.

M. *Residential rooftop use occupancy.* Occupancy Residential uses of a flat rooftop, which shall be limited to uses which are ancillary to residential occupancies only and shall be enclosed by a code-compliant safety railing or other approved barrier. Except as otherwise permitted by this code, no permanently affixed structures, including, gazebos, trellises, or other similar structures shall be allowed on the roof of a four-story building. Maintenance and repairs shall not be deemed occupancy as that term is used in this paragraph.

N. *Rooftop dining.* Rooftop dining, as defined by this Code, is permitted as a major conditional use, and in accordance with the supplemental standards set forth in section 2.06.19.

O. *Dumpster enclosures.* Dumpster enclosures shall comply with section 6.08.00 of this Code.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.07. Uses prohibited in the East Stuart Code District.

A. Adult businesses are prohibited throughout the East Stuart Code District.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.08. Density.

A. Up to 17 dwelling units per acre are permitted in the SFD sub-district.

B. Up to 15 dwelling units per acre are permitted in the BMU and GRO sub-districts.

C. Up to 30 dwelling units per acre may be permitted in the BMU and GRO sub-districts by an East Stuart Code District conditional use.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.09. Landscaping.

A. *Landscaping*. All development in the East Stuart Code District shall comply with the landscaping requirements as described in section 6.04.00, the landscape code, with the following exceptions:

1. The width of landscape buffers shall be determined by the required side and rear setbacks as described in this East Stuart Code, and buffer screens shall be 25 percent of those setbacks.

2. The width of the landscaped strip of land located between parking areas and an abutting public right-of-way shall be the required setback for parking areas for the respective sub-district.

3. The width of the landscaped strip of land located between parking areas and abutting private property shall be the required setback for parking areas for the respective sub-district.

4. The width of the landscaped area located along the sides of a building, which abuts any parking area, shall be 2½ feet.

5. The width of the landscaped strip of land located between the building walls of a multi-family development and parking areas shall be five feet.

6. The width of the landscaped strip of land located between a parking area of a multi-family development and an abutting right-of-way shall be the required setback for parking areas for the respective sub-district.

7. Terminal and interior islands within parking areas may be used for storm water retention.

B. When a permit for new construction or renovation is issued, the owner shall be responsible for planting one shade tree no closer than three feet and no further than five feet from the right-of-way that abuts the front property line. All required shade trees, as defined by chapter VI of this Code, shall be 14 feet in height at installation, and have a DBH of not less than 2½ inches. The development director may grant a reduction for existing trees that meet these requirements.

C. In the case of renovation development and vacant development as described in the landscape code where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site, in planters, in openings within paved areas, or in other locations as determined by the city development director.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.10. Architectural character.

New development, substantial renovations and major facade improvements within the East Stuart Code District shall be harmonious with the community's traditional architecture, including, but not limited to, early Florida vernacular, cracker, shotgun, conch, Spanish—Mediterranean, bungalow, classic revival—folk Victorian, ranch or other architectural types common to Stuart. The city development director shall determine compliance in this regard.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.11. Signage.

A. *Signage*. The use of exposed neon tubing on any property is prohibited. All signage in the East Stuart Code District shall comply with the sign requirements as described in section 6.11.00, the sign code, with the following exceptions:

1. Backlit sign panels and internally illuminated cabinet signs shall be prohibited.

2. Signs affixed to the exterior of a building should be architecturally compatible with the style, composition, materials, colors and details of the building and with other signs used on the building site.

(Ord. No. 2062-05, § 1, 1-6-06; Ord. No. 2145-07, § 1, 11-26-07)

Sec. 3.02.12. Replication of historic buildings.

Notwithstanding section 3.02.05 of this Code, historical buildings, as defined by this Code, including historical buildings that have been demolished, may be rebuilt within the same footprint of the original structure provided the rebuilt structure meets the standards for replication. Nothing in this provision shall counteract existing building and life safety code requirements.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.13. Re-construction of grandfathered business.

Notwithstanding section 3.02.05 of this Code, the following non-conforming business premises may be re-constructed within its existing building footprint and the current use therein continued. This section shall become null and void in 2020, unless extended by amendment to this Code.

Taylor's Grocery Store, 610 East 10th Street.

Nothing in this provision shall counteract existing building and life safety code requirements.

(Ord. No. 2062-05, § 1, 1-6-06)

Sec. 3.02.14. East Stuart Code conditional use.

The city commission may grant an East Stuart Code conditional use. The review of an East Stuart Code District conditional use application shall follow the procedures set forth in section 11.01.10 relating to major conditional use approval review, including, but not limited to, required findings of fact, conditions, notice, public hearing, standards, burden of proof, revocation and expiration. Approval of an East Stuart Code District conditional use shall only be granted if the applicant can demonstrate that the request is consistent with and will further the implementation of this Code and the city comprehensive plan, and will measurably improve the form, function and traditional neighborhood characteristics of East Stuart.

(Ord. No. 2062-05, § 1, 1-6-06)

EAST STUART NEIGHBORHOOD CODE

PUBLIC HEARING PRESENTATION

Local Planning Agency - November 10, 2022

PROPOSED
LAND DEVELOPMENT REGULATIONS

The goal of the overall work program includes amendment of the Land Development Code, amendment to the Future Land Use Map, and amendment of the Zoning Map to ensure the predictability of future development defined by a vision developed by the community while preserving and enhancing the existing character of a neighborhood or district.

PROPOSED
LAND DEVELOPMENT REGULATIONS

CRA Specific Land Development Regulations
Chapter III - SPECIAL ZONING CODES

Neighborhoods

East Stuart Neighborhood Code

Section 3.02.00

COMMENTS AT **CRB**

1. Landscaping & Buffers
    - Updated landscape and site standards along with added figures to describe landscape and wall buffers

2. Legibility of Figure Text
    - Made recommended changes to Figure Text

3. Importance of outreach to Property Owners
    - Held additional meetings, interviews and presentations with property owners. We now have made contact with over 110 individuals.

4. Importance gathering input from Planners & Architects working in the community
    - Workshopped with local AIA members
    - Contracted with local planner to do peer review

COMMENTS AT **LPA**

1. Civic Open Space concerns
    - Clarifying this is not applicable for single family homes
    - Concern the ½ acre provision too far reaching
    - Concern 7% too restrictive

COMMENTS AT **CITY COMMISSION**

1. Civic Open Space concerns echoed
    - Will be addressed in the presentation

2. Additional analysis and concern on the 17 dua as a different standard from the 15 dua in through most of the City
    - Will be addressed in the presentation

PROPOSED
PROCESS

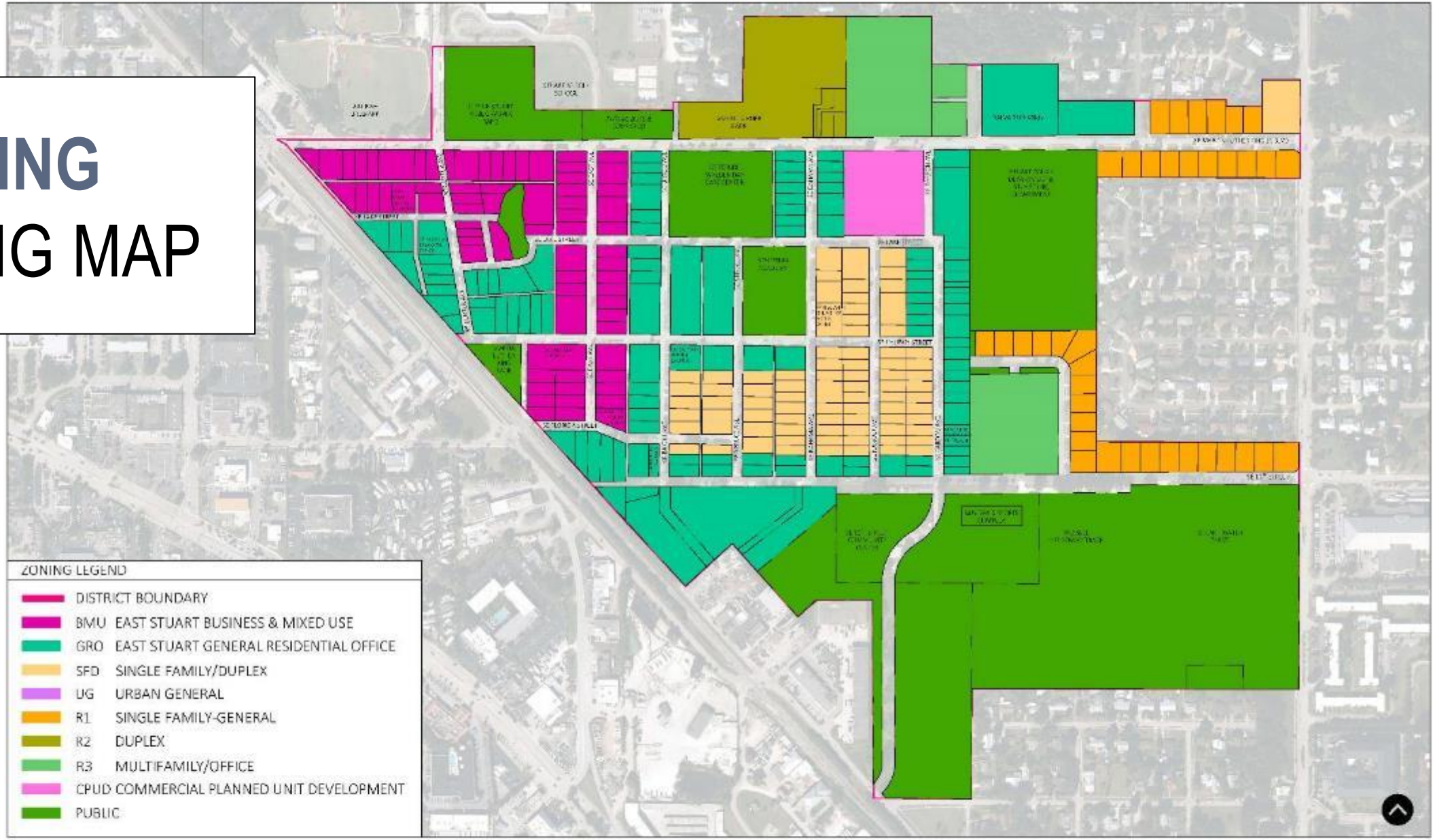
b. At a pre-application conference, the applicant and Development Department will discuss relevant procedures from **Chapter XI** and possible required board presentation as outline in **Figure 03 Required Board Presentations.**

c. Development Director may request an applicant host a community workshop including any active neighborhood association(s) or business associations before submitting an application. A community workshop will be required of all *major development projects*. Applicant shall submit minutes and sign-in sheets from community workshop as part of the application.

FIGURE 03 REQUIRED BOARD PRESENTATIONS

		PRE-APPLICATION CONFERENCE	Community Redevelopment Agency			BOARD OF ADJUSTMENT	LOCAL PLANNING AGENCY	CITY COMMISSION
			CRB	SHPB	CRA BOARD			
Variance	**Sec. 8.05.01**	✓	✓			✓		
Plat Application	**Sec. 11.01.05**	✓						✓
Major Development Project	**Sec. 11.01.02**	✓	✓					✓
Conditional Use	**Sec. 11.01.11**	✓	✓					✓
Zoning Change	**Sec. 11.01.09**	✓	✓				✓	✓
FLU Change	**Sec. 11.01.06** or **11.01.07**	✓	✓				✓	✓

EXISTING
ZONING MAP



EAST STUART
Community Redevelopment Area
EXISTING ZONING

6/27/2022

PROPOSED REGULATING PLAN

EAST STUART
Community Redevelopment Area
PROPOSED REGULATING PLAN

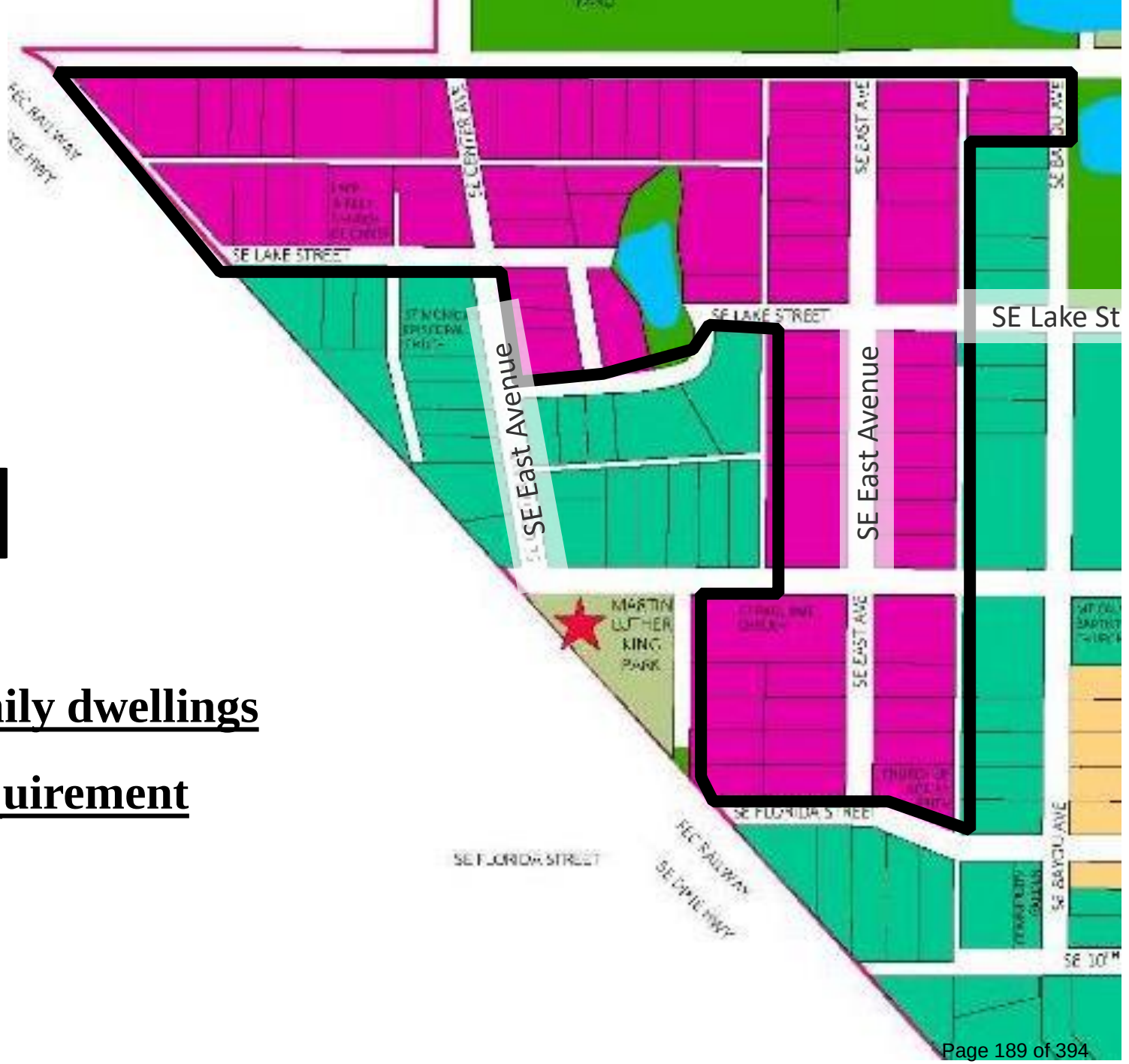
7/25/2022

PROPOSED REGULATING PLAN

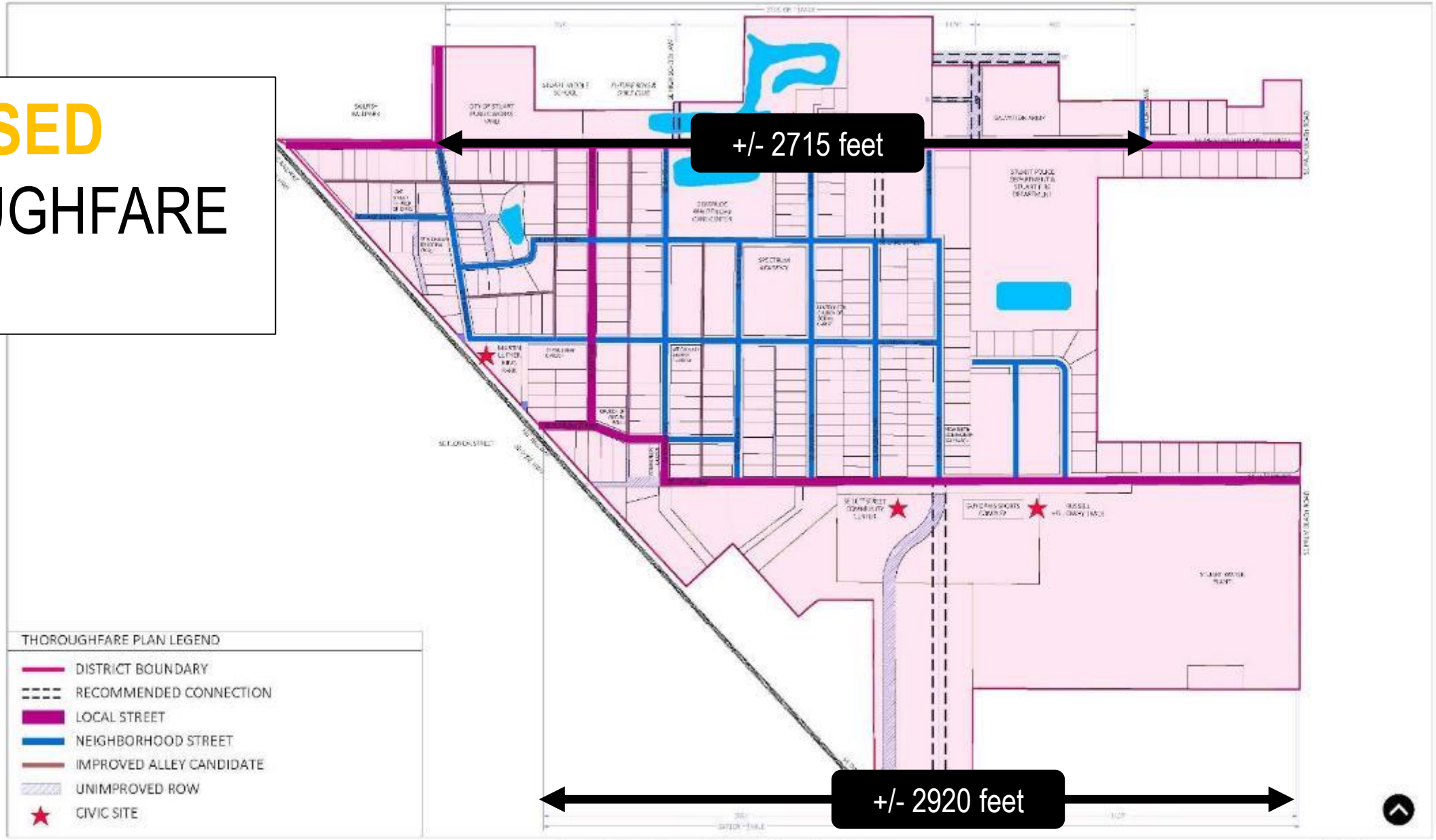
BMU: East Stuart Business and Mixed Use

Permitted Uses

- **ADDING Duplexes, & single-family dwellings**
- **REMOVING the commercial requirement**



PROPOSED THOROUGHFARE PLAN



DEVELOPMENT STANDARDS – TYPICAL LOT SIZES

36’ x 100’

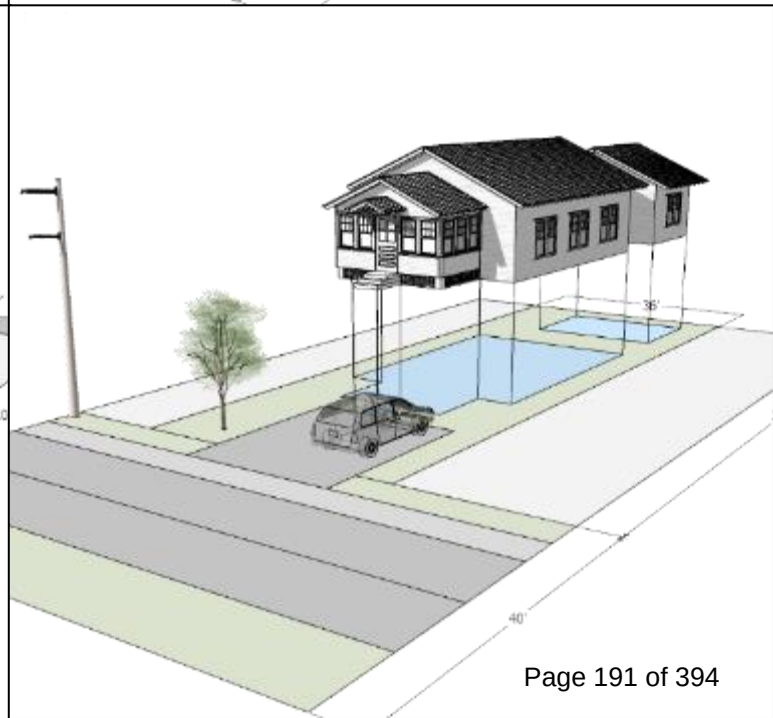
(mostly in the SFD)

50’ x 100’

(mostly in GRO & SFD)

50’ x 120’

(mostly in BMU)



PROPOSED ZONING

- Height made more consistent with vision, context, & modern building

- Density is the remains the same for SFD

- Simplify setbacks
- Allow for ADUs more easily

	Existing SFD	Existing R-1	Proposed SFD
Lot Size			
Lot area, minimum in sf	None	7500-sf	None
Lot width, minimum in feet	None	75'	None
Height			
Building height, maximum in stories	2	3	2
Building height, maximum in feet	25'	35'	35'
Ground story height, minimum in feet	Not Applicable	Not Applicable	Not Applicable
Density			
Residential density, max in units/acre	17	7	17
Non-Residential, maximum FAR	Not Applicable	<0.75 FAR	Not Applicable
Coverage			
Impervious surface, maximum in %	65% [1]	50%	65%
Building & Parking Placement			
Front setback	15'	25'	10'-20' BTZ
Side setback at property line	5'	7.5'	5'
Side setback at street	5'	7.5'	10'
Rear setbacks	20'	15'	10'
Building Types			
Outbuilding	✓ 2-stories/25' & 5' rear/side setback	✓	✓ 2-stories/25' & 5' rear/side setback
Accessory Dwelling Unit (ADU)	✓ 1-story/12' or 2 stories above garage 25' & 10' rear, 5'side setback		✓ 2-stories/25' & 5' rear/side setback

PROPOSED ZONING

- Height made more consistent with vision, context, & modern building
- Added additional community outreach as part of process for four stories

- Density is brought from 15 to 17 to be consistent with historically platted lots & SFD

	Existing GRO	Existing R-3/Office	Proposed GRO
Lot Size			
Lot area, minimum in sf	None	10,000-sf	None
Lot width, minimum in feet	None	100'	None
Height			
Building height, maximum in stories	3 / CU 4	3-4	3 [1]
Building height, maximum in feet	35' / CU 45'	35'-45'	35'
Ground story height, minimum in feet	Not applicable	Not applicable	Not applicable
Density			
Residential density, max in units/acre	15 / CU 30	10	17 / CU 30
Non-Residential, maximum FAR	Not applicable	<3.0 FAR 1 /<1.5 FAR 2	Not applicable
Coverage			
Impervious surface, maximum in %	65%	40%-50%	65%
Building & Parking Placement			
Front setback	15'	25'	10-20'
Side setback at property line	5' 2-stories / 10' 3-stories	5'-25' dependent on number of stories	5'
Side setback at street	5' 2-stories / 10' 3-stories	5'-25' dependent on number of stories	10'
Rear setbacks	20'	20'	10'
Building Types			
Outbuilding	✓ 2-stories/25' & 5' rear/side setback	Not applicable	✓ 2-stories/25' & 5' rear/side setback
Accessory Dwelling Unit (ADU)	✓ 1-story/12' or 2 stories above garage 25' & 10' rear, 5'side setback	Not applicable	✓ 2-stories/25' & 5' rear/side setback
Footnote:			
[1] Four stories in height shall only be achieved through PUD and requires Community Workshop & Outreach as described in Sec.3.02.01.J.1.c.			

PROPOSED ZONING

- Height made more consistent with vision, context, & modern building
- Added additional community outreach as part of process for four stories

- Density is brought from 15 to 17 to be consistent with historically platted lots & SFD

	Existing BMU	Proposed BMU
Lot Size		
Lot area, minimum in sf	None	**None**
Lot width, minimum in feet	None	**None**
Height		
Building height, maximum in stories	3 / CU 4	**3** [1]
Building height, maximum in feet	35' / CU 45'	**40'**
Ground story height, minimum in feet	Not Applicable	**Not Applicable**
Density		
Residential density, max in units/acre	15 / CU 30	**17 / 30 cu**
Non-Residential, maximum FAR	Not Applicable	**Not Applicable**
Coverage		
Impervious surface, maximum in %	See Sec. 6.03	**See Sec. 6.03**
Building & Parking Placement		
Front setback	0' on MLK, East, Central /15'	**5'-20'**
Side setback at property line	5' 2-stories 10' 3-stories	**5'**
Side setback at street	5' 2-stories 10' 3-stories	**10'**
Rear setback	20'	**10'**
Building Types		
Outbuilding	✓ 2-stories/25' & 5' rear/side setback	✓ **2-stories/25' & 5' rear/side setback**
Accessory Dwelling Unit (ADU)		✓ **2-stories/25' & 5' rear/side setback**
Footnote:		
[1] **Four stories in height shall only be achieved through PUD and requires Community Workshop & Outreach as described in Sec.3.02.01.J.1.c.**		

FRONTAGE TYPES

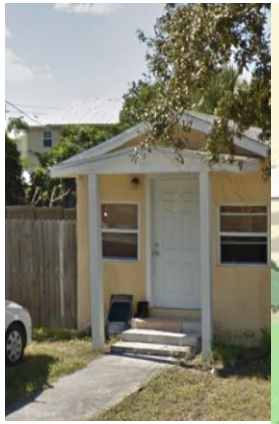
FIGURE 13 FRONTAGE TYPES MATRIX

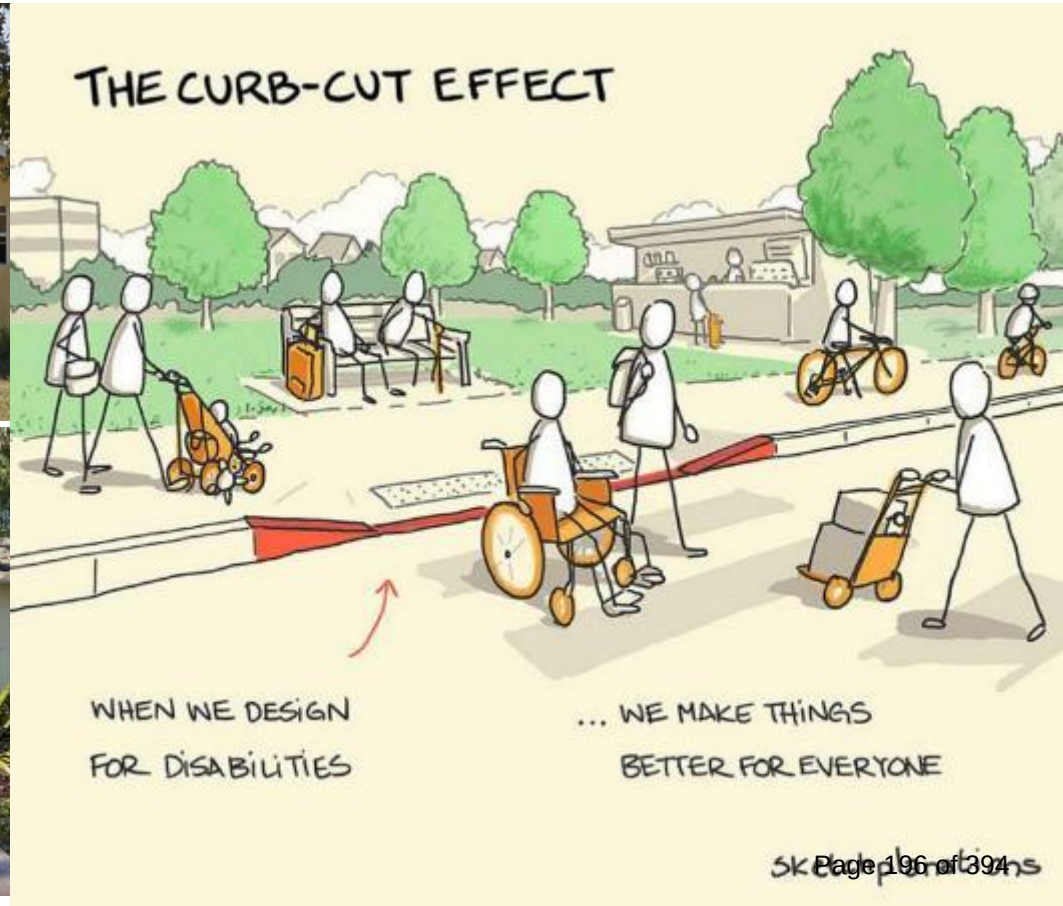
FIGURE 14 PERMITTED FRONTAGE TYPES MATRIX

Permitted Zoning District			Permitted Frontage Types	Cottage	Duplex	Cottage Court	Town-house	Apartment House	Courtyard	Live-Work
SFD			Porch	✓	✓	✓	✓	✓		
	GRO		Stoop	✓	✓	✓	✓	✓		
		BMU	Bracketed Balcony				✓	✓		
			Forecourt					✓	✓	✓
			Arcade / Gallery					✓	✓	✓
			Shopfront						✓	✓

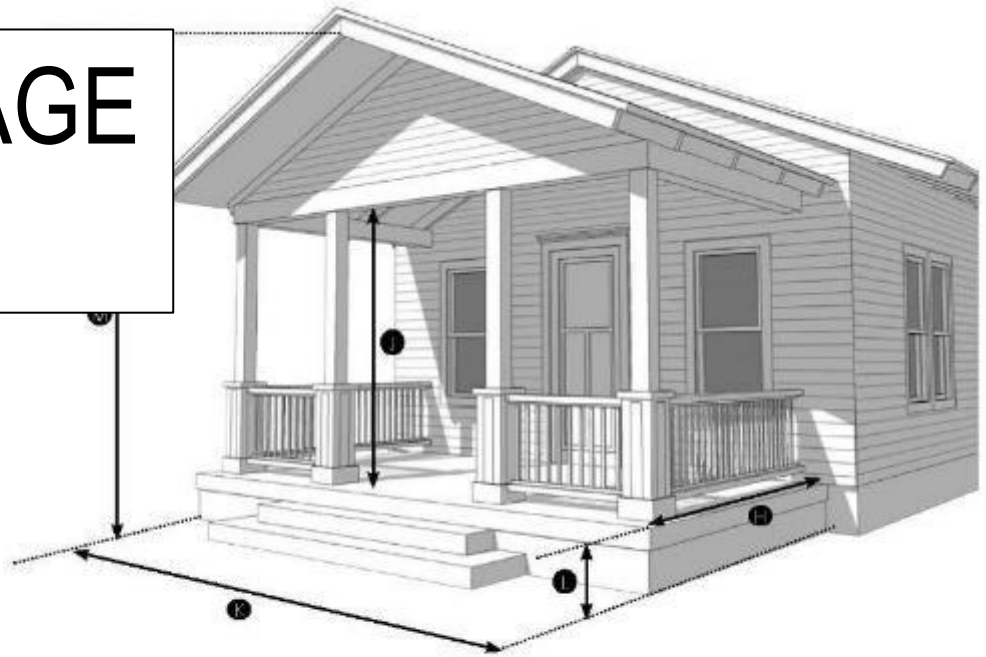
PUBLIC COMMENTS

1. Concern regarding porches & stoops required to be 18” above finished grade and how universal design is addressed.





FRONTAGE TYPES



Description
A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Front porches may be screened.

Dimensions		
Depth	6 feet min. *8 feet preferred*	H
Height, clear	8 feet min.	J
Width, length of facade	50% min.	K
Finish level above finished grade	18 inches min.	L
Height, stories	2 stories max.	M
Façade Transparency		
Ground level	25% min.	
Above the ground level	15% min.	

Permitted Zoning District		
SFD	GRO	BMU

Description
A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building.

Dimensions		
Depth	5 feet min.	H
Height, clear	8 feet min.	J
Width, clear	4 feet min.	K
Finish level above finished grade	18 inches min.	L
Height, stories	1 story max.	M
Façade Transparency		
Ground level	25% min.	
Above the ground level	15% min.	

Permitted Zoning District		
SFD	GRO	BMU

BUILDING TYPES

KEY
- PROPERTY LINE
- BUILDING FOOTPRINT
- PARKING AREA

Description
A Cottage is a detached building with a small front yard often located on a narrow lot.

Notes
Cottages shall not exceed a footprint of 2,000 square feet.
For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

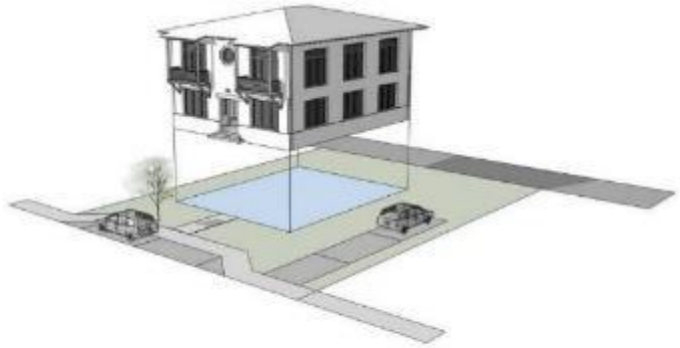
Permitted Zoning District	Permitted Frontage Types	
SFD	Porch	✓
GRO	Stoop	✓
BMU		

KEY
- PROPERTY LINE
- BUILDING FOOTPRINT
- PARKING AREA

Description
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family dwellings.

Notes
For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.
For additional development standards, see **Figure 09 Development Standards**

Permitted Zoning District	Permitted Frontage Types	
SFD	Porch	✓
GRO	Stoop	✓
BMU		



KEY
- PROPERTY LINE
- BUILDING FOOTPRINT
- PARKING AREA

Description
An Apartment House contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk.

Notes
For additional development standards, see **Figure 09 Development Standards in the East Stuart Neighborhood**.

Permitted Zoning District	Permitted Frontage Types	
SFD	Porch	✓
GRO	Stoop	✓
BMU	Bracketed Balcony	✓
	Forecourt	✓
	Arcade / Gallery	✓

KEY
- PROPERTY LINE
- BUILDING FOOTPRINT
- PARKING AREA

Description
A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.

Notes
Cottage Courts may include duplexes.
For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.
For additional development standards, see **Figure 09 Development Standards**

Permitted Zoning District	Permitted Frontage Types	
SFD	Porch	✓
GRO	Stoop	✓
BMU		

COMMENTS AT **LPA**

Civic Open Space

- Clarifying this is not applicable for single family homes
- Concern the ½ acre provision too far reaching
- Concern 7% too restrictive

Updated Language:

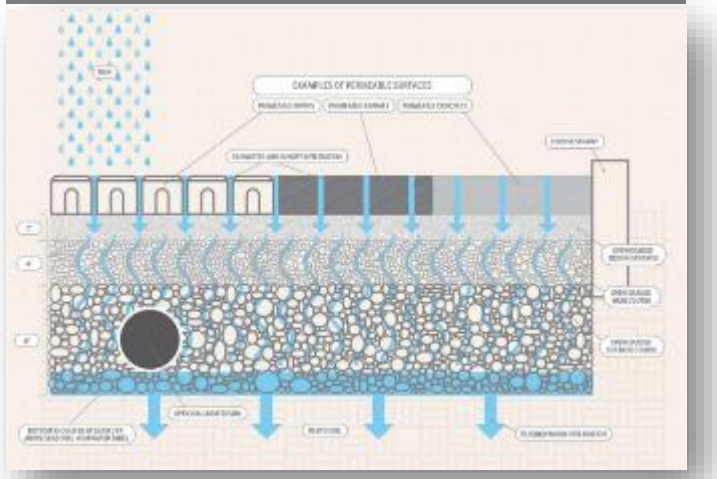
- Added language clarifying it would not apply to single family homes
- Removed ½ acre sites
- Applied only to lots greater then 1 acre and reduced to 5%

LOW IMPACT DEVELOPMENT STANDARDS **PROPOSED**

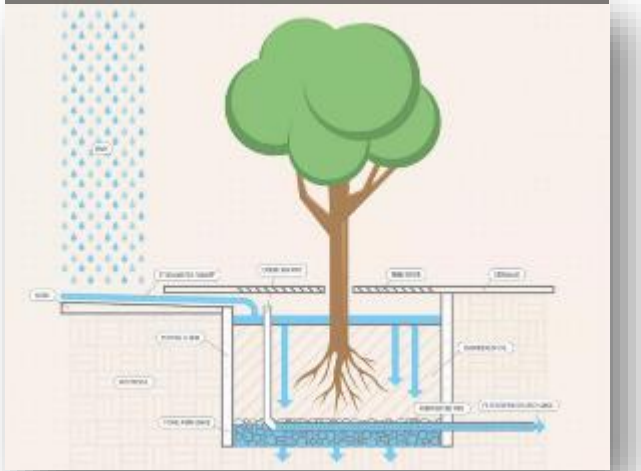
"GET THE GREEN BACK"

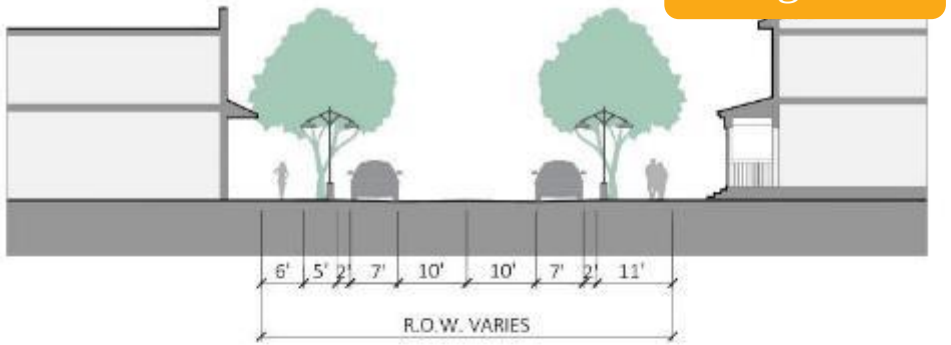
- Thoroughfare Standards
- Civic Open Space
- Parking Lot Standards
- Landscape Standards

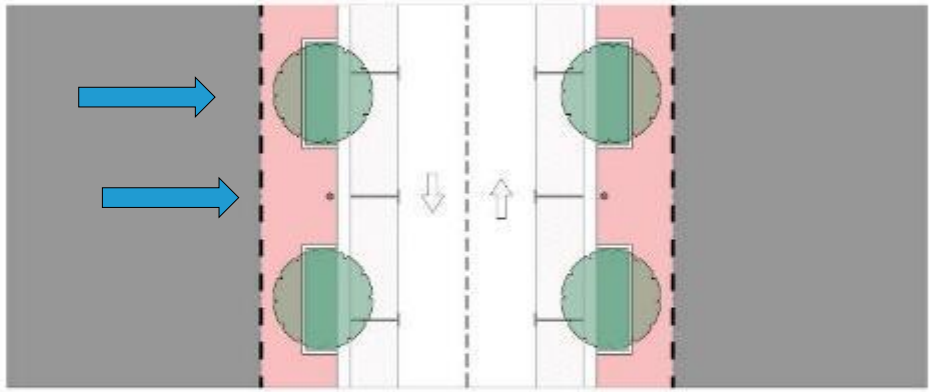
Permeable Surfaces



Tree Boxes







Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Infrastructure	Tree box filter, permeable surface at on-street parking

Images from green stormwater infrastructure (GSI) website from DEP.

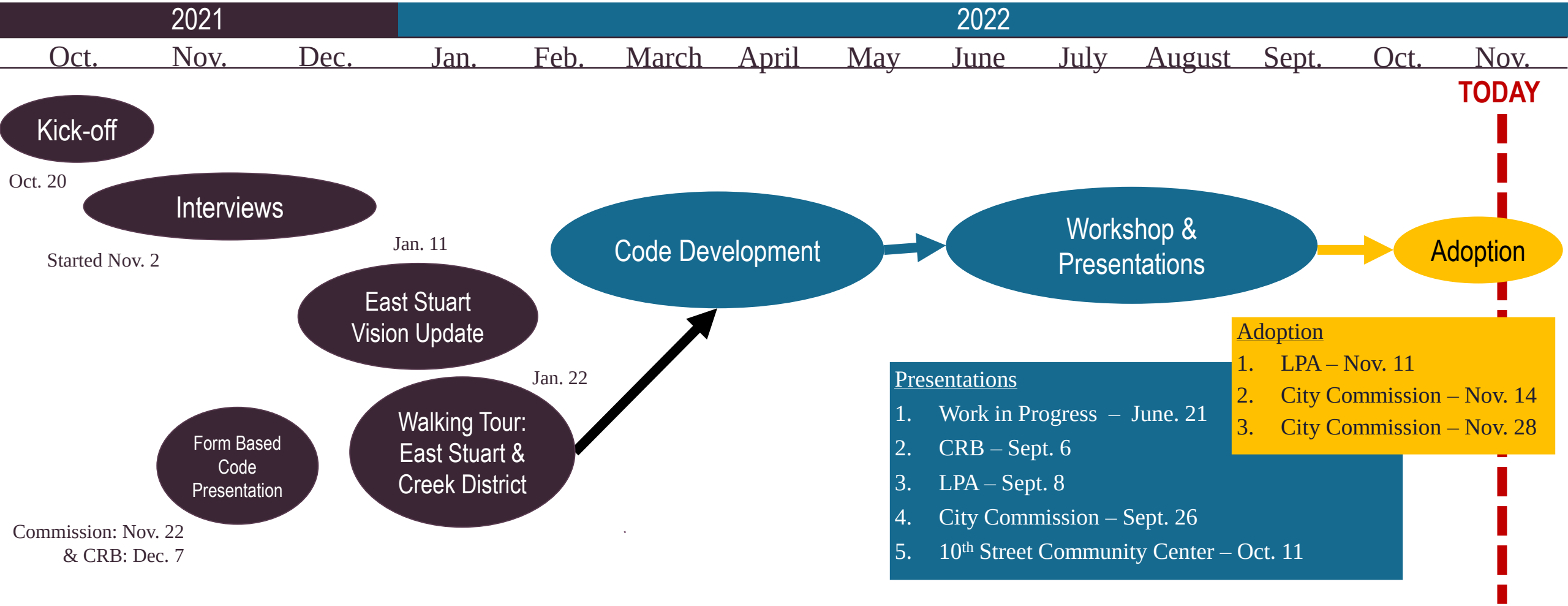
IMAGINE!
26

TOP THREE

TAKE AWAYS FROM FOR THE EAST STUART NEIGHBORHOOD CODE

- Allowing residential on “BMU”
- Reflecting lot sizes and historic building in setbacks
- Additional opportunities for community input for large projects

TIMELINE


2021
2022
Oct.
Nov.
Dec.
Jan.
Feb.
March
April
May
June
July
August
Sept.
Oct.
Nov.
TODAY
Kick-off
Oct. 20
Interviews
Started Nov. 2
Jan. 11
East Stuart Vision Update
Jan. 22
Walking Tour: East Stuart & Creek District
Form Based Code Presentation
Commission: Nov. 22 & CRB: Dec. 7
Code Development
Workshop & Presentations
Adoption
Presentations
1. Work in Progress – June. 21
2. CRB – Sept. 6
3. LPA – Sept. 8
4. City Commission – Sept. 26
5. 10th Street Community Center – Oct. 11
Adoption
1. LPA – Nov. 11
2. City Commission – Nov. 14
3. City Commission – Nov. 28

RECOMMENDED ACTION

Motion to approve Ord. No. 2499-2022, amending the city's official Zoning Map to include changes on certain lands within the "East Stuart Neighborhood" to be consistent with the Future Land Use Map.

Motion to approve Ord. No. 2507-2022, amending Chapter III of the Land Development Code to include form-based land development regulations for the "East Stuart Neighborhood".

THANK YOU

Jessica Cortor Seymour

Principal Program Coordinator

Treasure Coast Regional Planning Council

jseymour@tcrpc.org

NEXT STEPS

Nov. 14: City Commission Meeting 1st Reading

Nov. 28: City Commission Meeting 2nd Reading

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/10/2022 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT
(THIS IS A SINGLE READING ITEM)

ORDINANCE NUMBER 2502-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
This is a city-initiated Small-Scale Future Land Use Amendment for "The Creek District". If adopted, this ordinance will amend the city's Official Future Land Use Map (FLUM) to reflect the following Future Land Use Map changes within "The Creek District":

- "Commercial" to "Downtown" for 20.07 acres of land
- "Downtown" to "Recreation" for .25 acres of land

The Future Land Use Map Amendment is compatible with the surrounding land uses and in compliance with the goals, objectives, and policies of the city's Comprehensive Plan.

ATTACHMENTS:
1. A. Staff Report
2. B. Ordinance No. 2502-2022 and Map Exhibits
3. C. Service Capacity Letters
4. D. Public Notification
5. E. Presentation

Funding Source:
N/A

Recommended Action:
Motion to approve Ordinance No. 2502-2022, amending the city's Official Future Land Use Map to include and reflect the changes from "Commercial" to "Downtown" and "Downtown" to "Recreation" on certain lands within the "The Creek District".

ATTACHMENTS:
1. Staff Report
2. Ordinance 2502-2022 - FLUM Creek District and Exhibits

3. Service Capacity Letters
4. Public Notification - Creek District
5. Presentation

Staff Report

A. Application

The Creek District
Future Land Use Amendment and Rezoning

Applicant	City of Stuart
Property Owner	City of Stuart
Agent for Applicant	Treasure Coast Regional Planning Council
Date of Report	October 27, 2022

B. Executive Summary and Background

Executive Summary

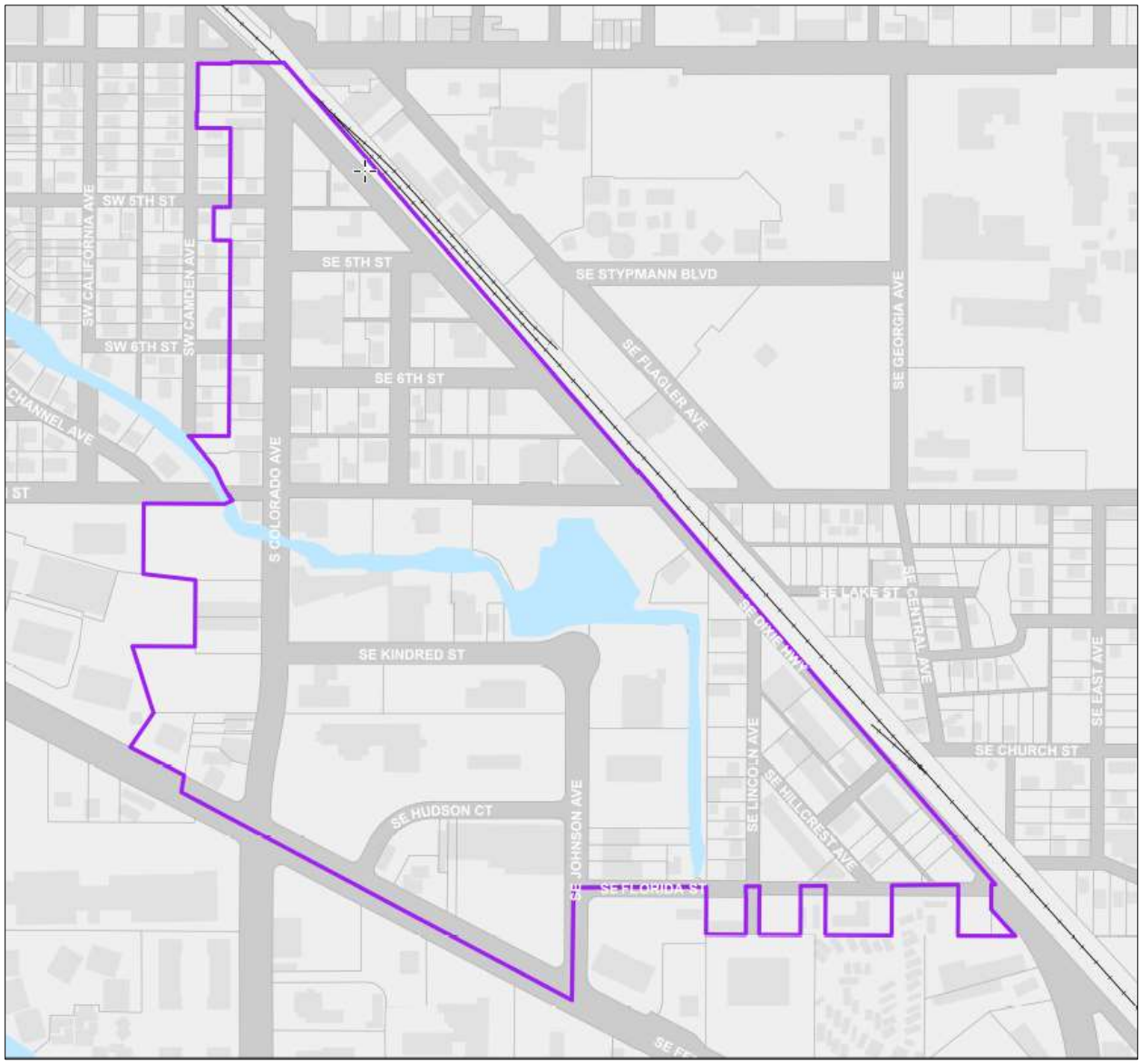
The intent of this application is to change the Future Land Use for certain parcels within the "The Creek District" as follows:

- "Commercial" to "Downtown" for 20.07 acres of land
- "Downtown" to "Recreation" for .25 acres of land

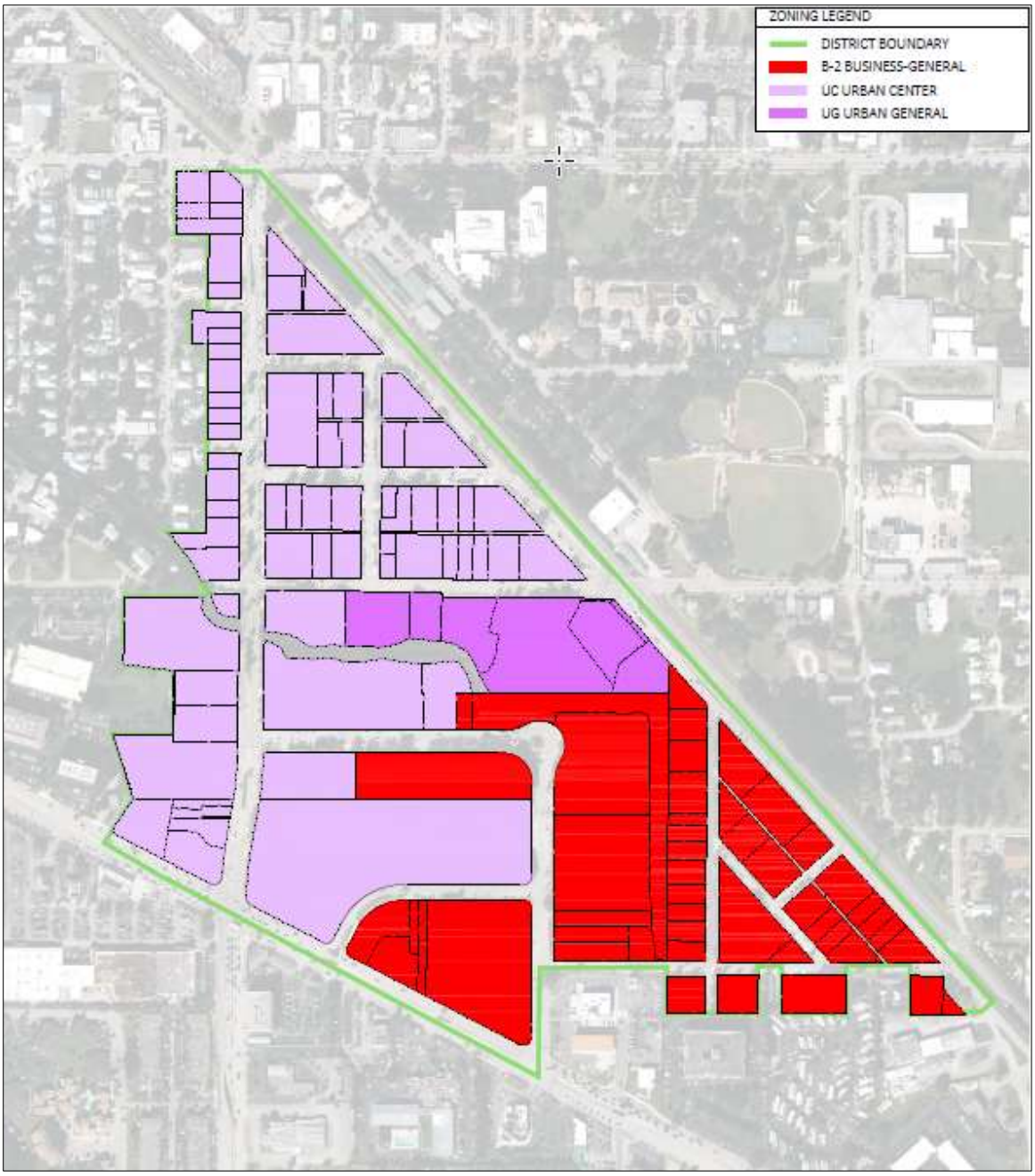
This request has a companion item to rezone all the parcels within the district, which will be consistent with the Future Land Use of either "Downtown" or "Recreation".

C. Site Location and Information

Location Map

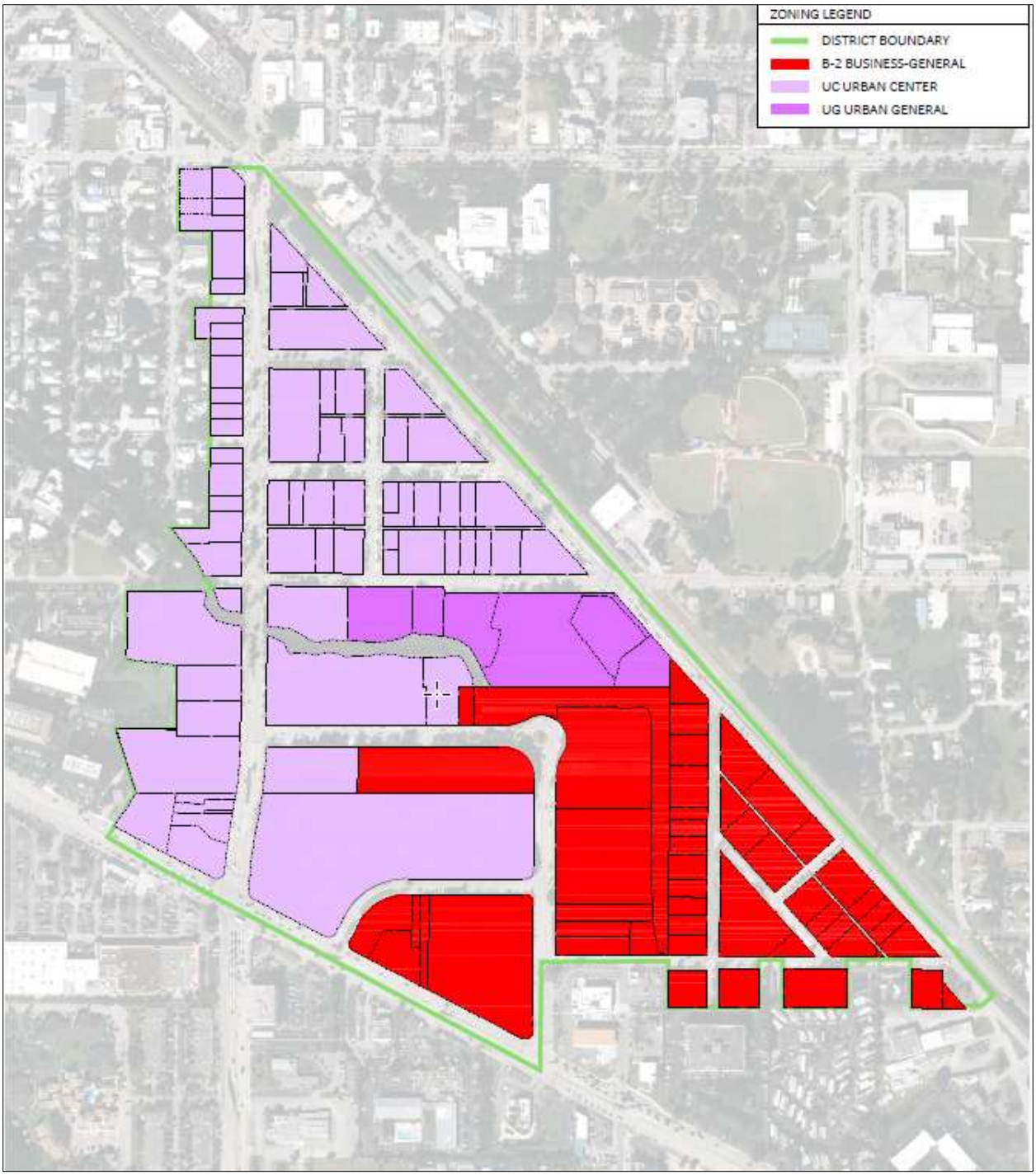


Existing Future Land Use Map



Proposed Future Land Use Map

Existing Zoning Map



Proposed Zoning Map

D. Determination of compliance with Comprehensive Plan

The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

Staff Analysis: City Utilities & Engineering Department has drafted a letter stating that water and wastewater plant capacity exists to serve the maximum buildout for the East Stuart Neighborhood and The Creek District. City staff has received a school capacity determination that states, "…the existing school capacities within the North and South CSA's, appears to be able to handle the impacts of the proposed additional residential units."

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

The Creek District Land Use Changes – (I) Downtown Redevelopment*:* Includes the land area within the Stuart Community Redevelopment Agency. General uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, public facilities, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and non-residential uses shall be required within this designation as a whole. Also, electric distribution substations are allowed. (H) Recreation: Lands and public facilities, including public recreational uses that are both "active" and "passive" in nature. These include, but not limited to, neighborhood and community parks, golf courses, and spectator sport facilities, and open space areas. Additionally, vending or entertainment uses directly in support of the primary recreational use are allowed. Cellular telephone towers are allowed. "Recreation" uses shall include those uses that are permitted in the "Conservation" and "Public" land use categories. Also, electric distribution substations are allowed.

Staff Analysis: The property owner will comply with requirements of the future land use designation on the property subject to the adoption of the land use change.

Objective 1.B1. - Compact Urban Form: Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Staff Analysis: This study areas are in close proximity to downtown Stuart, thus providing a mixed-use option close to the urban core of the city aids in the discouragement of urban sprawl and helps to achieve a compact urban form.

Policy 1.B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

Staff Analysis: ***The Creek District*** *– The study area is surrounded on the north and west by mixed uses and on the south by Federal Highway and commercial uses and western boundary by Dixie Highway/Railroad track. Thus, the future land use is compatible with and complementary to the surrounding land uses.*

E. Service Capacity

Maximum Buildout Analysis

Comprehensive Plan: Element 1, Table of Land Use Densities and Intensities

FLU		Residential		
	In/Out CRA	*General*	*Not ALF*	*ALF*
			UPUD, RPUD, or Major UCE	
Commercial (existing)	In	15 du/ac	15 du/ac	30 du/ac
Downtown Redevelopment (existing and proposed)	In	15 du/ac	30 du/ac	30 du/ac
Recreation (proposed)	In	None	None	None

Gross Site Area:

Commercial to Downtown – 20.07 Acres
Downtown to Recreation – .25 Acres

Maximum Buildout for Future Land Use Map (FLUM) Changes:

The difference between existing Future Land Use and the proposed is 294 density units

Existing FLU	*Proposed FLU*	*Existing Units*	*Proposed Units*
Commercial	Downtown	301 units	602 units
Downtown	Recreation	7 units	None

Level of Service Capacity Letters

On September 12, 2022, the Martin County School District issued a letter stating that sufficient school capacity exists to serve the proposed Land Use Map change in residential dwelling units to meet the school concurrency requirements under Florida Statute 163.3180.

On September 6, 2022, the Utilities & Engineering Department issued a letter stating that the City of Stuart has water and wastewater plant capacity to serve the maximum buildout for the East Neighborhood and The Creek District.

On August 31, 2022, the Police Department issued a letter stating that the City of Stuart Police Department can serve the proposed maximum buildout of Future Land Use Map amendment and

will not negatively affect the level of service the Stuart Police Department offers to the City of Stuart.

On August 11, 2022, the Fire Rescue Department stated that the City of Stuart Fire Rescue can serve the proposed maximum buildout of Future Land Use Map amendment and can be served without any negative impacts to levels of service at this time.

F. Conclusion

City staff and the City's consultants have determined that the proposed amendment of the Future Land Use Map and Zoning Map meets the requirements of the City of Stuart Comprehensive Plan. The Future Land Use Map Amendment and Rezoning is compatible with the surrounding land uses and in compliance with the goals, objectives, and policies of the city's Comprehensive Plan.

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2502-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a comprehensive growth management plan as mandated by the local government comprehensive planning and land development regulation act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan; and

WHEREAS, the City Commission, has considered the city-initiated request for land use map changes; and

WHEREAS, on November 10, 2022, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearings on November 14, 2022 to consider this ordinance; and

WHEREAS, the City Commission has determined the need to change the Future Land Use for said lands; and

WHEREAS, the City Commission has reviewed the criteria set forth in Florida Statute 153.3177 and has evaluated the data testimony, evidence, public comments, and totality of the circumstances. The City Commission has determined which data is professionally acceptable and has reacted accordingly. Pursuant to the data available at the time, the Commission has found that the character of the land is appropriate and that adequate public facilities exist to support the land use.

WHEREAS, the City Commission finds that the Future Land Use Map amendment is compatible with the surrounding land uses and in compliance with the city's Comprehensive Plan.

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

SECTION 1: Attached hereto as **Exhibit "A"** is a map depicting the following land use map changes:

a. **"COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND**
b. **"DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND**

SECTION 2: The City Commission hereby amends the city's Official Future Land Use Map to include and reflect those changes as shown in **Exhibit "B"**.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the Developer of the site, this ordinance shall prevail.

SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: This ordinance shall take effect upon adoption.

PASSED AND ADOPTED the _____ day of_____, 2022.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ATTEST:

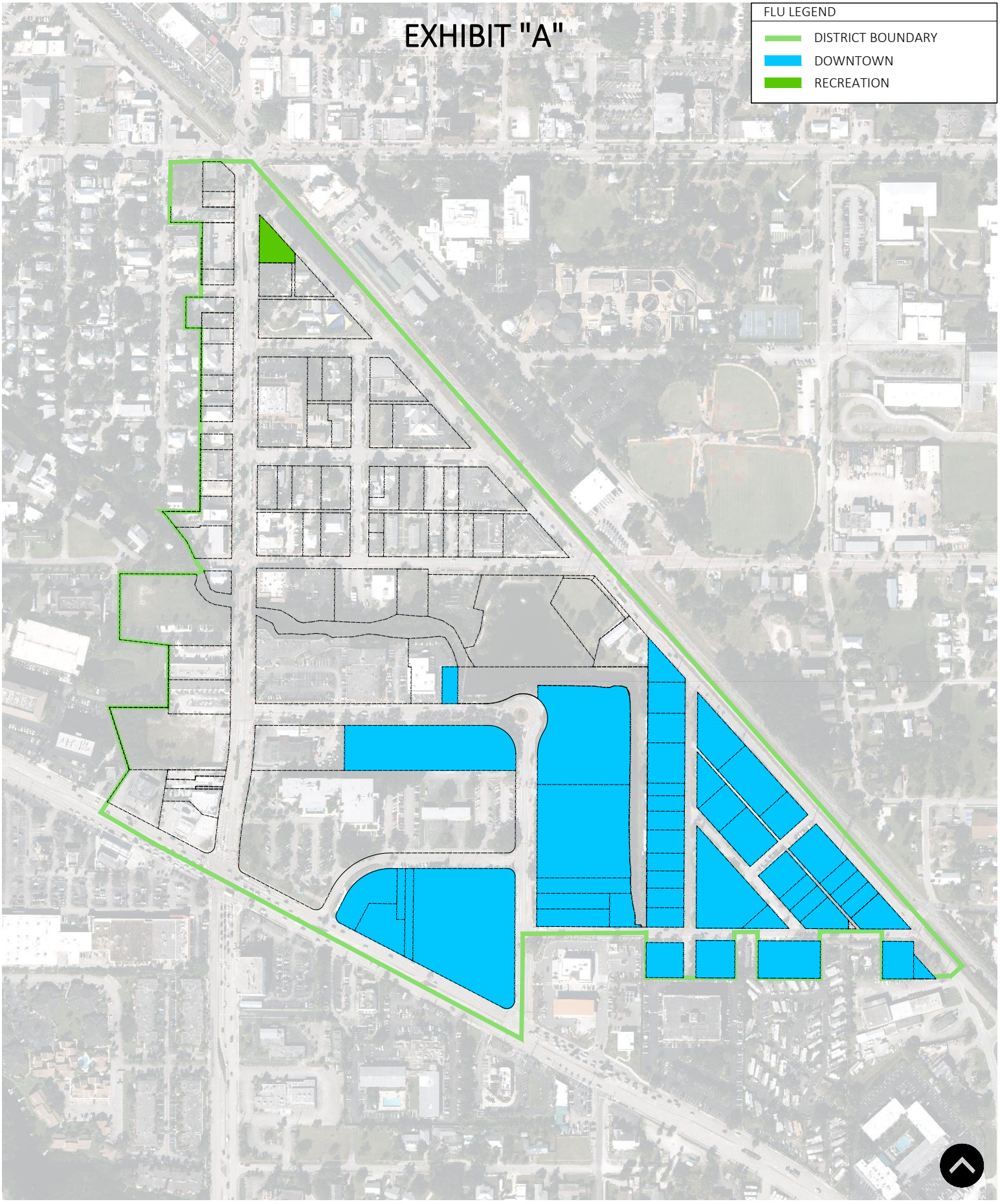
_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

EXHIBIT "A"



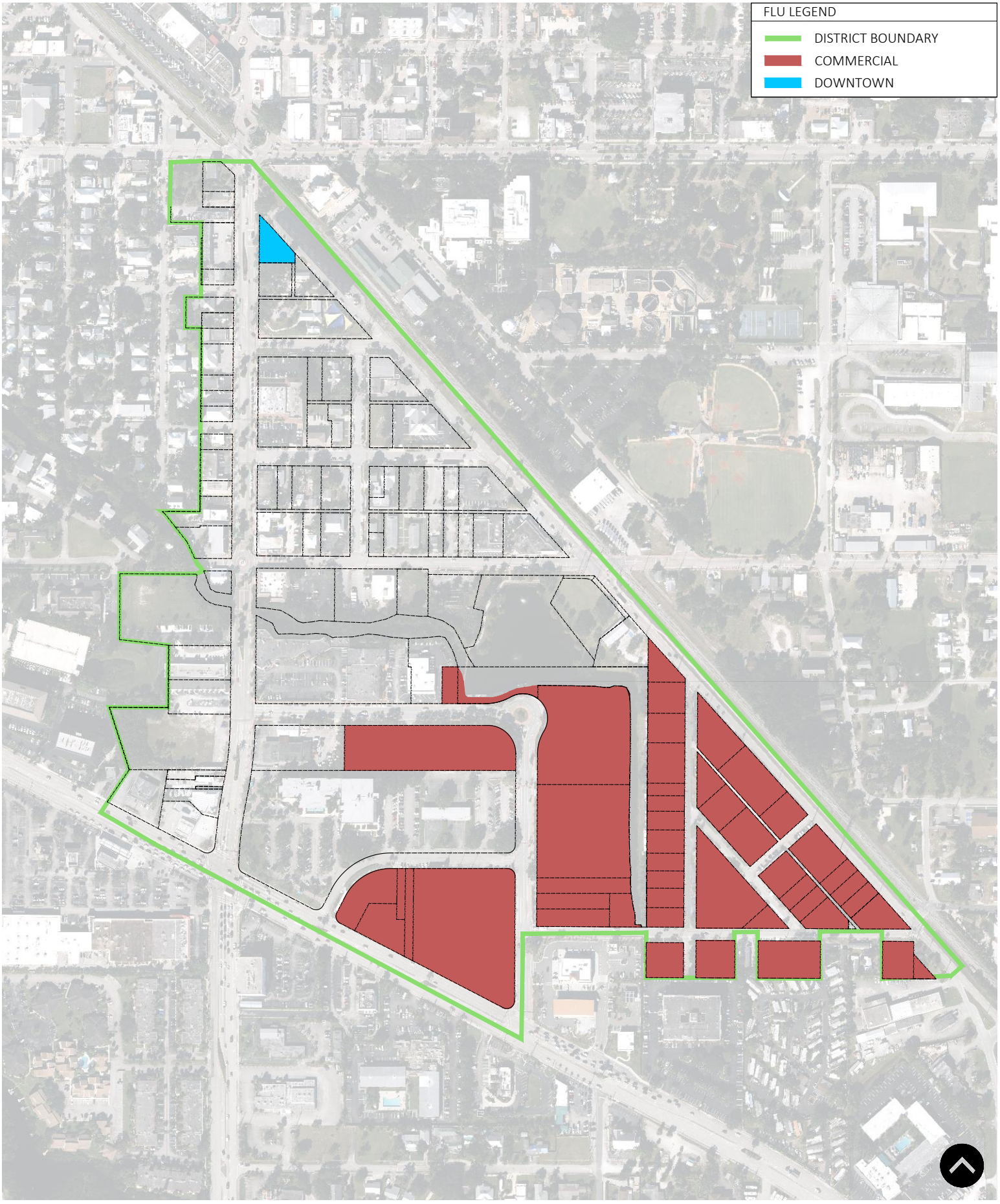
THE CREEK DISTRICT

Community Redevelopment Area

PROPOSED FUTURE LAND USE MAP PARCELS WITH A PROPOSED CHANGE ONLY

7/28/2022

SCALE: 1 = 400



THE CREEK DISTRICT

Community Redevelopment Area

7/28/2022

SCALE: 1 = 400

EXISTING FUTURE LAND USE MAP PARCELS WITH A PROPOSED CHANGE ONLY

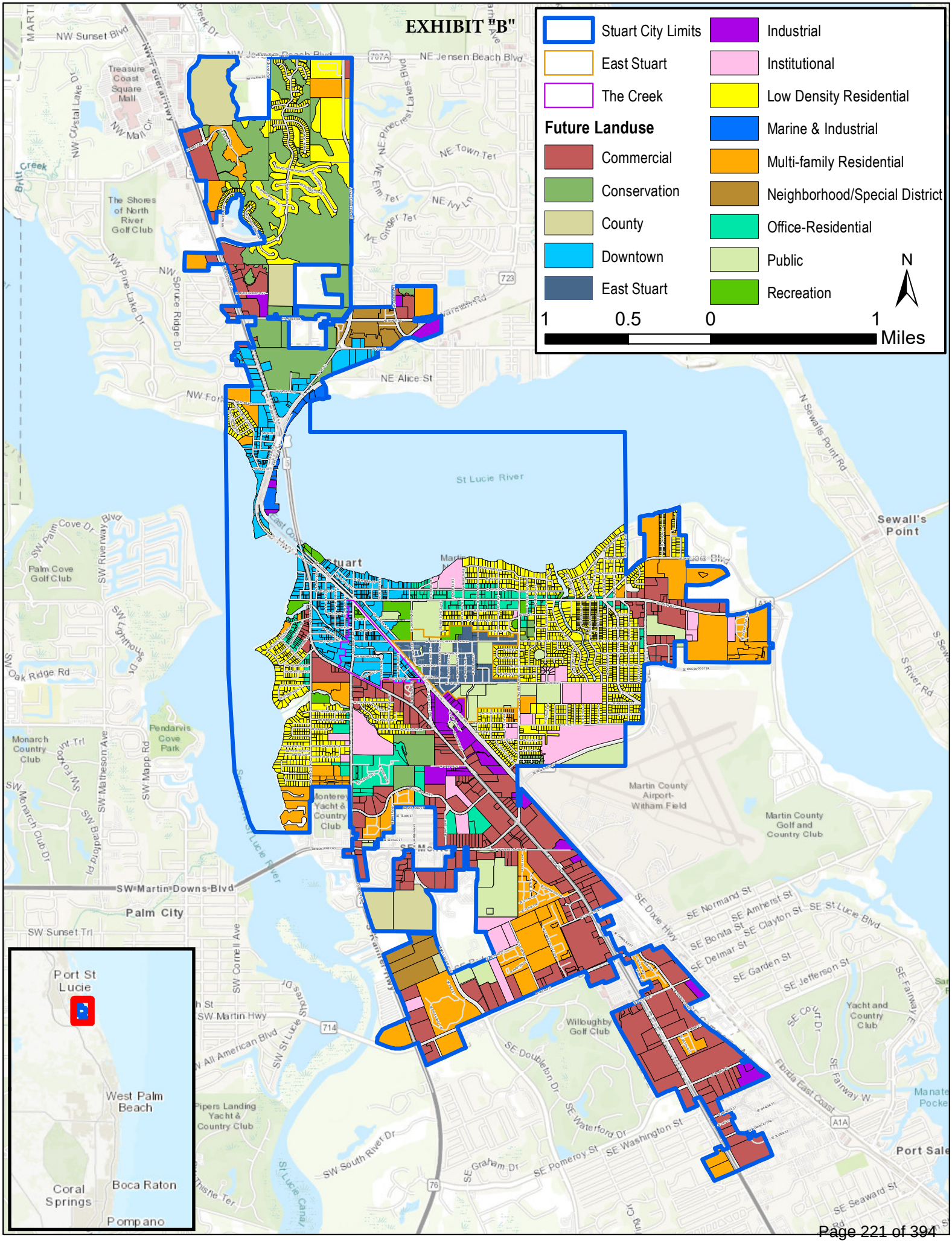


EXHIBIT "B"
Stuart City Limits
East Stuart
The Creek
Future Landuse
Commercial
Conservation
County
Downtown
East Stuart
Industrial
Institutional
Low Density Residential
Marine & Industrial
Multi-family Residential
Neighborhood/Special District
Office-Residential
Public
Recreation
N
1 0.5 0 1
Miles
St Lucie River
Sewall's Point
Martin County Airport-Witham Field
Martin County Golf and Country Club
Monterey Yacht & Country Club
Willoughby Golf Club
Yacht and Country Club
Pendarvis Cove Park
Monarch Country Club
Palm Cove Golf Club
The Shores of North River Golf Club
Treasure Coast Square Mall
Pipers Landing Yacht & Country Club
Palm City
Port St Lucie
West Palm Beach
Boca Raton
Coral Springs
Pompano
NW Sunset Blvd
NE Jensen Beach Blvd
NE Alice St
SW Martin Downs Blvd
SW Martin Hwy
SE Dixie Hwy
SE Ocean Blvd
A1A

City of Stuart Fire Rescue

800 SE Martin Luther King Blvd, Stuart, FL 34994

Vincent Felicione, Fire Chief, CFEI, CVFI

vfelicione@ci.stuart.fl.us

772-600-1287

ISO CLASS 1 DEPARTMENT

August 11, 2022

Pinal Gandhi-Savdas
City of Stuart CRA Director
121 SW Flagler Ave
Stuart, FL 34994

Re: East Stuart and Creek District future land use

Ms. Gandhi-Savdas,

The City of Stuart has sufficient Fire Rescue capacity to serve the proposed land use changes and any net increase in residential and non-residential uses in both areas, without any negative impact to levels of service. This is with the understanding that development review of actual projects changes the realistic build out and Fire Rescue reserves the right to further address at that time.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Please contact me with any questions,

Respectfully,

Vince Felicione
Fire Chief

STUART POLICE DEPARTMENT

Joseph Tumminelli, Chief of Police
830 SE Martin L. King Blvd. Stuart, FL 34994
Telephone 772-287-1122 Fax 772-220-5986

We are S.P.D! Selfless • Proud • Dedicated

August 31, 2022

Pinal Gandhi-Savdas
City of Stuart CRA Director
121 SW FL Flagler 34994 Ave

Re: East Stuart and Creek District Future Land Use

Ms. Gandhi-Savdas,

The proposed maximum buildout of the proposed Future Land Use Map Amendment has been considered. At the present time we have sufficient capacity. However, we understand this could change during site planning and we will need to fully assess the impact of the actual buildout of the site based on Land Development Code constraints at the time of approval.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Respectfully,

Heather Rothe
Support Division Commander

City of Stuart

Tim Voelker P.E.| Utilities & Engineering Director
121 SW Flagler Ave. Stuart Fl. 34994
Phone: 772.288-5332

September 6, 2022

Pinal Gandhi-Savdas | Executive Director
Community Redevelopment Agency
121 SW Flagler Avenue
Stuart, Florida 34994

Re: Development Dept./CRA Future Land Use Map Changes
(East Stuart District, Creek District)

Dear Ms. Gandhi-Savdas:

The City of Stuart has sufficient water and wastewater plant capacity to serve the maximum buildout for the East Stuart and the Creek Districts in Stuart, Florida.

This letter should not be construed as a commitment on behalf of the City to provide water and sewer service to the property until such time final design plans have been approved and all water and sewer availability fees have been paid.

Should you have any questions or require any additional information please contact Marc Rogolino at (772) 221-4700.

Sincerely,
City of Stuart

Tim Voelker, P.E.
Utilities & Engineering Director

cc: M. Rogolino, Capital Projects

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

1939 NE Federal Hwy. • Stuart, Florida 34994 • Telephone (772) 219-1200

Pinal Gandhi-Savdas, Executive Director
Community Redevelopment Agency
City of Stuart
121 SW Flagler Ave,
Stuart, Florida 34994

9/12/2022

RE: Code Amendments to FLUM/Density for Creek District & East Stuart - Prelim MCSD review

We have performed a preliminary review of the proposed Future Land Use Map changes and affects to density as requested. With these new amendments, the Creek District will have a net increase of 138 residential units and the East Stuart will net increase by 369 students within the boundary lines indicated. This would be an overall increase of 507 net units, affecting both the North & Stuart Concurrency Service Areas (CSA's)

Our current Student Generation Rate (SGR) is .1987 per unit which yields an estimated 100 students for these areas. Below is the general service review of the impacted schools:

Generation Calculation:

Residential Unit addition	**100**
Current Student Generation Rate	**.1987**
Elementary	44
Middle	24
High	32
Total Forecasted	**100**

School Zone Enrollment & Permanent Capacity:

CSA	2022-2023 August 11 day Enrollment Count	2024-2025 COFTE Projected Enrollment	2024-2025 Perm. FISH Capacity	2024-2025 Concurrency LOS
Stuart Zone – Elementary (Pinewood, JD Parker -Z, Port Salerno)	1955	1969	2328	2203
Stuart Zone – Middle Stuart Middle	871	826	1170	1314
North Zone – High School Jensen Beach High	1586	1548	1554	1914

Note: Current Enrollment reported from FOCUS, Projections from MCSD Concurrency database

District Summary noted on next page.

District Staff Analysis:

The existing school capacities within the North and Stuart CSA's, appears to be able to handle the impacts of the proposed additional residential units.

As always, concurrency data analysis is based on timing of the submittals and intended build-out. Although we understand the changes proposed may not occur for several years out, we emphasize the comments are based on 2022 current enrollment and outlook.

We appreciate the opportunity to provide comments regarding this proposed Flu Map/Density changes, and hope the School District will have the ability to provide input as proposed projects submittals come in for these areas.

We look forward to a continued collaborative effort with the City and Redevelopment team.

Sincerely,

Kimberly Everman
Capital Projects/Planning Specialist
Martin County School District
772-219-1200 x30220

cc: Mark Sechrist - MCSD

EAST STUART LAND USE CHANGE

Existing Land Use	Proposed Land Use	Acres	Residential		Max Buildout for 100% Residential Use		Net Increase
			Existing	***Proposed***			
Low Density	East Stuart	8.60	8.72 du/ac - SF 11.62 du/ac - duplex	17 du/ac 30 du/ac	74 units/ 99 units	146 units 258 units	258 + 57 + 135 + 15 = 465 units – 445 units = **20-unit net increase** Existing S/F homes; Proposed land use is consistent with surrounding land use
Office Residential	East Stuart	1.93	15 du/ac 30 du/ac	17 du/ac 30 du/ac	28 units 57 units	32 units 57 units	Existing Salvation Army: proposed land use is consistent with existing use and surrounding land use
Multi Family	East Stuart	4.50	15 du/ac 30 du/ac	17 du/ac 30 du/ac	67 units 135 units	76 units 135 units	Existing multi-family development: proposed land use is consistent with existing use and surrounding land use
Public	East Stuart	0.53		17 du/ac 30 du/ac		9 units 15 units	Existing S/F homes; proposed land use is consistent with existing use surrounding land use
East Stuart	Public	5.16	17 du/ac 30 du/ac		87 units 154 units		Existing Gertrude Daycare and Spectrum School; proposed land use is consistent with existing use

Existing Land Use	Proposed Land Use	Acres	Non-Residential		Max Buildout for 100% Non-Residential Use		Net Increase
			Existing	***Proposed***	***Existing***	***Proposed***	
Low Density	East Stuart	8.60	<0.75 FAR	<1.5 FAR	280,962 SF	561,924 SF	561,924 + 126,106 + 294,030 + 34,630 + 224,770 = 1,241,460 SF – 1,481,475 = **(- 240,015 SF no net increase)**
Office Residential	East Stuart	1.93	<3.0 FAR	<1.5 FAR	252,212 SF	126,106 SF	
Multi Family	East Stuart	4.50	<3.0 FAR	<1.5 FAR	588,060 SF	294,030 SF	
Public	East Stuart	0.53	<1.0 FAR	<1.5 FAR	23,087 SF	34,630 SF	
East Stuart	Public	5.16	<1.5 FAR	<1.0 FAR	337,154 SF	224,770 SF	

CREEK LAND USE CHANGE

Existing Land Use	Proposed Land Use	Acres	Residential		Max Buildout for 100% Residential Use		Net Increase
			Existing	***Proposed***	***Existing***	***Proposed***	
Commercial	Downtown	20.07	15 du/ac	15 du/ac 30 du/ac	301 units	301 units 602 units	602-301-7 = **294 units net increase**
Downtown	Recreation	0.25	15 du/ac 30 du/ac		3 units 7 units		Existing Kiwanis Park; proposed land use consistent with existing use

Existing Land Use	Proposed Land Use	Acres	Non-Residential		Max Buildout for 100% Non-Residential Use		Net Increase
			Existing	***Proposed***	***Existing***	***Proposed***	
Commercial	Downtown	20.07	<3.0 FAR	<4.0 FAR	2,622,747 SF	3,496,996 SF	3,496,996 – 2,622,747 = 874,249 – 38,115 = **836,134 SF net increase (19 acres)**
Downtown	Recreation	0.25	<4.0 FAR	<0.5 FAR	43,560 SF	5,445 SF	

Notes:

*43,560 sf/ac
(How to calculate example max building residential: 20.07 ac x15 du/ac = 301 units x 15 % = 45 units or 301 units x 70% = 210 units)
(How to calculate example max buildout FAR: 20.07 ac x 43,560 sf = 874,249 sf x 3.0 FAR = 2,622,747 SF)

Parking required for net increase for non-residential use:

836,134 SF/300 SF = 2,787 parking spaces (total required for net increase)
2,787 parking spaces x 162 SF (9x18 stall) = 451,494 SF
451,494 SF/ 43,560 SF = 10 acres of parking (does not include parking islands)

October 11, 2022

RE: Notice of Public Hearings for proposed amendment of the Future Land Use Map and Zoning Map for "The Creek" District Study Area" and adoption of "The Creek District Code" in the Land Development Code (LDC).

Dear Property Owner:

You are receiving this notice because you are the owner of property within 300 feet of the "The Creek District Study Area" boundary.

Please be advised that the land within "The Creek District Study Area" is the subject of an application to change the future land use designation:

From: Downtown or Commercial future land use designation.

To: Recreation or Downtown future land use designation.

The application also will consider changing the current zoning designation:

From: Urban Center, Urban General or B-2 Business General zoning districts.

To: Creek North, Creek South, Creek Industrial, or Public zoning districts.

No changes are proposed for properties outside of "The Creek District Study Area" boundary as shown on the enclosed map. Owners of properties outside of "The Creek District Study Area" boundary are being notified of the proposed changes because of its proximity to the district.

Public Hearings for adoption of any proposed amendments to the Future Land Use Map, the Zoning Map or amendments to the Land Development Code for "The Creek District Study Area" are scheduled for:

Public Hearing: **Local Planning Agency**

Topic:	Future Land Use Map, Zoning Map and Land Development Code
Date:	Thursday, November 10, 2022
Time:	5:30 PM, or as soon thereafter as the items can be heard.
Location:	Stuart City Hall, 121 SW Flagler Avenue, Stuart, FL

Public Hearing:	**City Commission**
Topic:	Future Land Use Map, Zoning Map and Land Development Code
Date:	Monday, November 14, 2022
Time:	4:00 PM, or as soon thereafter as the items can be heard.
Location:	Stuart City Hall, 121 SW Flagler Avenue, Stuart, FL

The hearings are open to the public, and comments will be accepted on all matters pertinent to the request.

A copy of the proposed Land Use Map amendment, Zoning Map amendment and Land Development Code amendments are available for inspection at the office of the City's Development Department located at 121 SW Flagler Avenue in Stuart. You can also access the information by using the QR code provided below or go to the website www.cityofstuart.us/cra.

Please see enclosed maps and "Frequently asked Questions" for more information.

For more information, contact Pinal Gandhi-Savdas, CRA Executive Director, Community Redevelopment Agency, at (772) 283-2532 or by email at thecreek@ci.stuart.fl.us.

Sincerely,

Pinal Gandhi-Savdas

Pinal Gandhi-Savdas
CRA Executive Director
City of Stuart

Attachments: Maps, "Frequently asked Questions"

TO ACCESS THE CODE & MORE INFORMATION, USE THE QR CODE

Frequently Asked Questions

1. What is a CRA?

A Community Redevelopment Area (CRA) is a special geographic area where the community has determined that redevelopment of public and private facilities should occur according to a redevelopment plan. The City of Stuart CRA contains 692.7 acres of land, which comprises approximately 20% of the city. As redevelopment occurs in the CRA, a portion of the additional tax increment collected by the City, based on the increased property valuation, is reinvested in the CRA to promote economic growth, sustainable development and improved quality of life.

2. What is the Future Land Use Map?

The Future Land Use Map designates the type of development allowed pursuant to the Comprehensive Plan. The Future Land Use designations in "The Creek District Study Area" are Downtown, Commercial and Recreation.

3. What is the Zoning Map?

While the future land use designations establish the general type of development allowed such as residential or commercial, the zoning districts provide more detailed standards regarding permitted uses, such a single-family dwelling or mixed-use, and development standards, such as setbacks and building height. The Zoning Map depicts areas regulated by specific zoning requirements set forth in the Land Development Code.

4. What changes are proposed?

Future Land Use Map – Some of the future land use designation in the "The Creek District Study Area" will be replaced with future land use designation of Downtown to provide consistency within the district. A portion of city-owned land is currently shown as Downtown (Kiwanis Park), and it will be replaced with Recreation as the future land use designation. The remainder of park will retain the Recreation future land Use designation.

5. What is the Process?

A change to the Future Land Use Map requires three public hearings as detailed below.

1. Local Planning Agency (LPA) will hold a public hearing and provide a recommendation to the City Commission.
2. City Commission will hold two public hearings to consider the proposals.

6. **How will the proposed amendments affect me if I own property in "The Creek District Study Area"?**

   All existing uses will be permitted to remain. The City believes that the proposed amendments will ensure predictability of future development while preserving and enhancing the existing character of a district. The intent of the proposed amendments is to provide transparency and consistency related to the permitted uses or development standards applicable within "The Creek District Study Area."

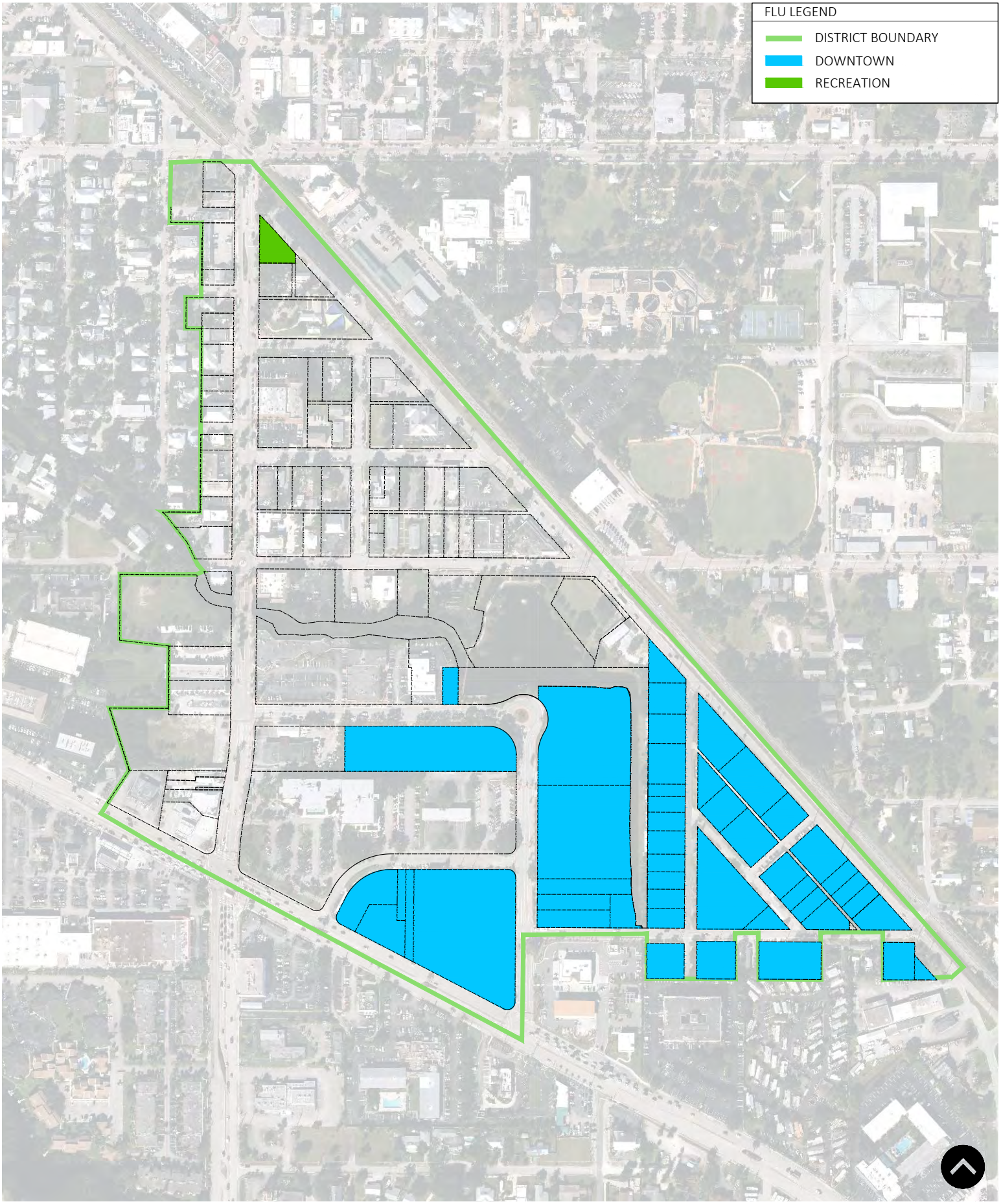
7. **How can I learn more about the proposed changes?**

   a. Go to the website www.cityofstuart.us/cra, click on "Form Based Code Updates" to learn more.

   b. WATCH on Zoom or ATTEND, the presentation of the proposed changes made at these public meetings:

      - The September 6, 2022, meeting of the Community Redevelopment Board.
      - The September 8, 2022, meeting of the Local Planning Agency.
      - The September 26, 2022, meeting of the City Commission.
      - The November 10, 2022, meeting of the Local Planning Agency.
      - The November 14, 2022, meeting of the City Commission.

   c. Call or Email Pinal Gandhi-Savdas, CRA Executive Director, Community Redevelopment Agency at 772-283-2532 or thecreek@ci.stuart.fl.us with your questions.



THE CREEK DISTRICT

Community Redevelopment Area

7/28/2022

SCALE: 1 = 400

PROPOSED FUTURE LAND USE MAP PARCELS WITH A PROPOSED CHANGE ONLY

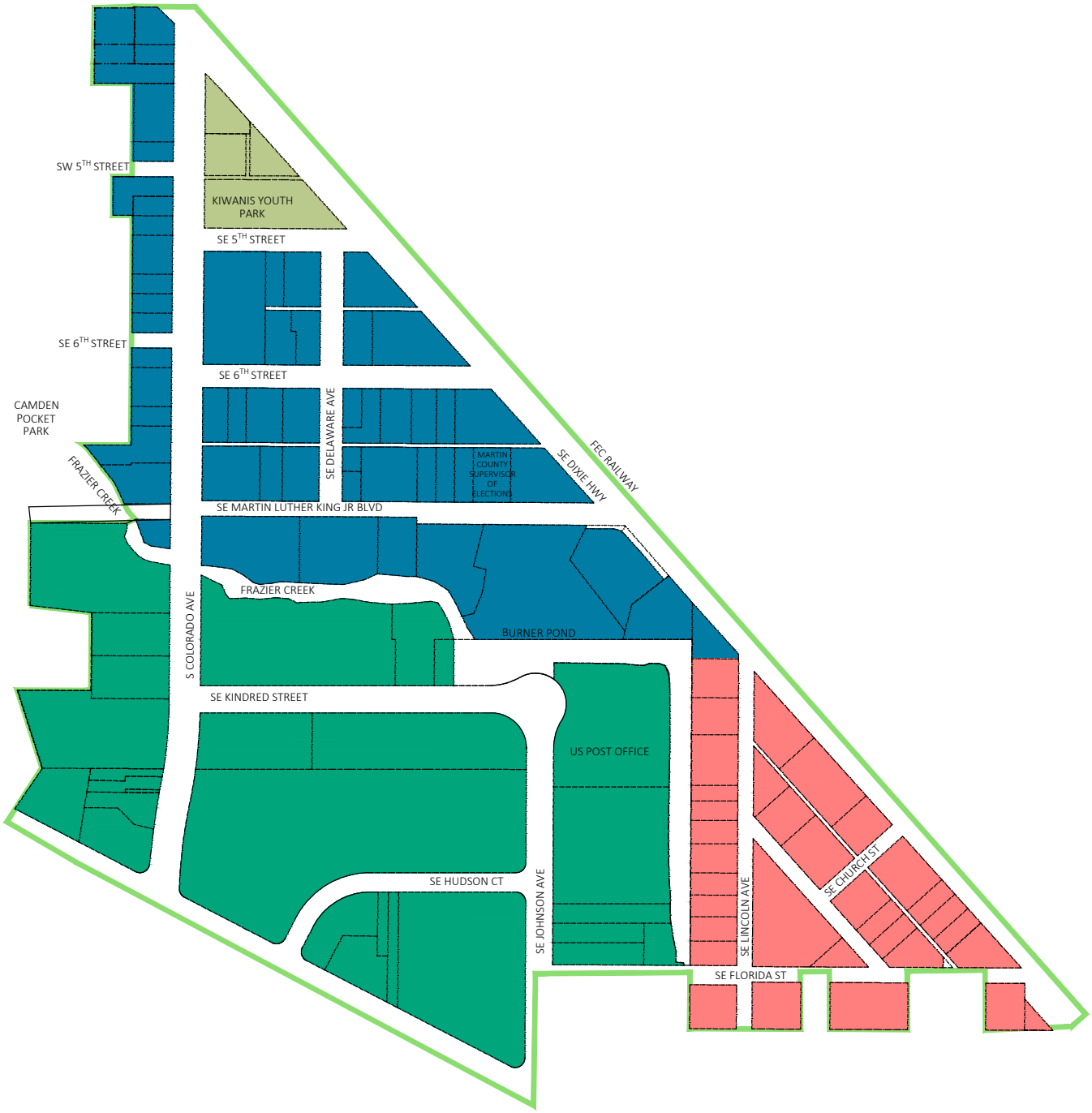
THE CREEK DISTRICT

Community Redevelopment Area

7/28/2022

SCALE: 1 = 400

EXISTING FUTURE LAND USE MAP PARCELS WITH A PROPOSED CHANGE ONLY



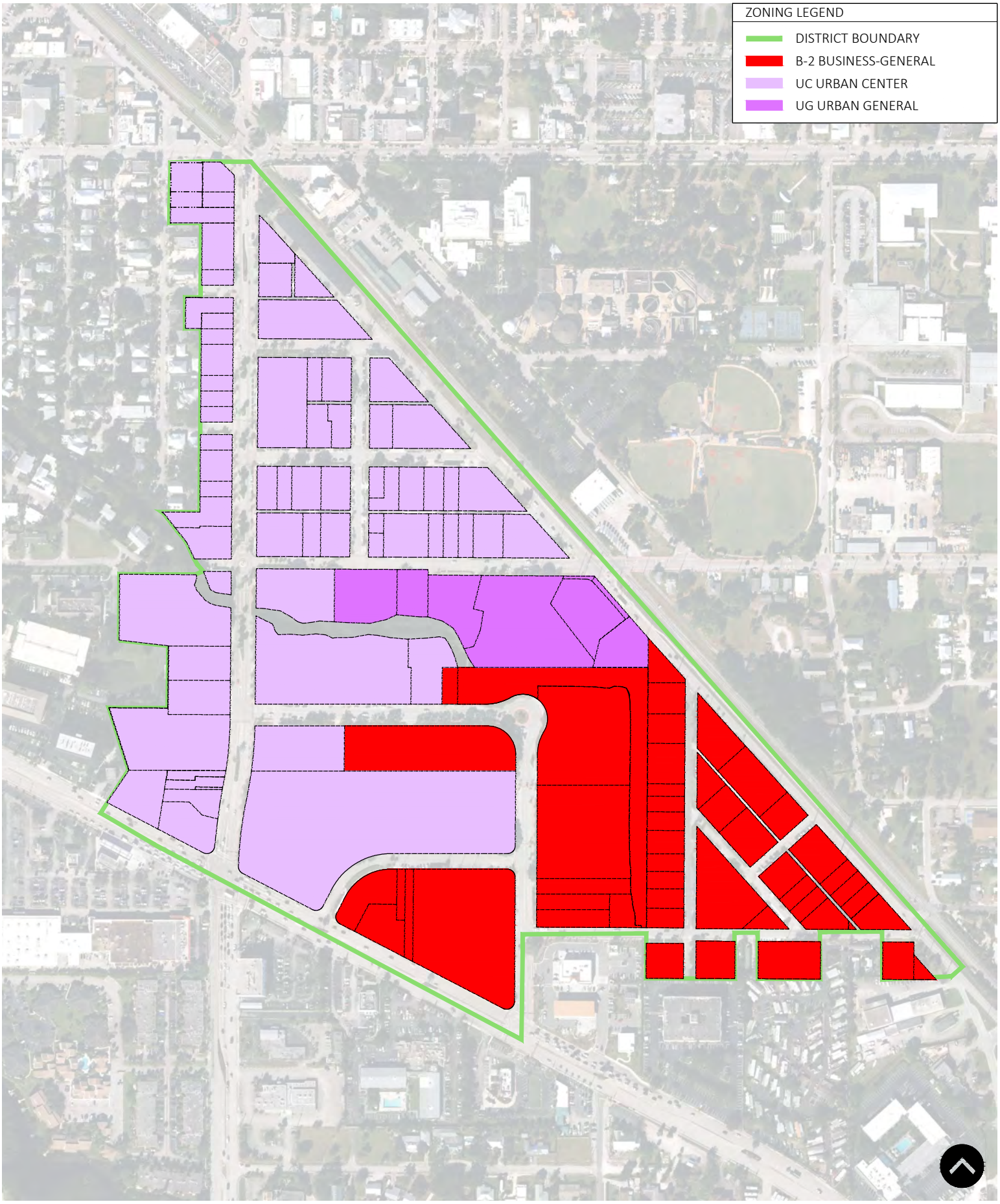
THE CREEK DISTRICT

Community Redevelopment Area

PROPOSED ZONING MAP

9/27/2022

SCALE: 1 = 400



THE CREEK DISTRICT

Community Redevelopment Area

EXISTING ZONING

9/13/2022

SCALE: 1 = 400

BUREAU OF DIRECT MAIL INC.

Bureau of Direct Mail Inc.
2809 SE Monroe St.
Stuart, FL 34997
Phone: (772) 283-8850
Toll Free: (800 368-0004

October 11, 2022

Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

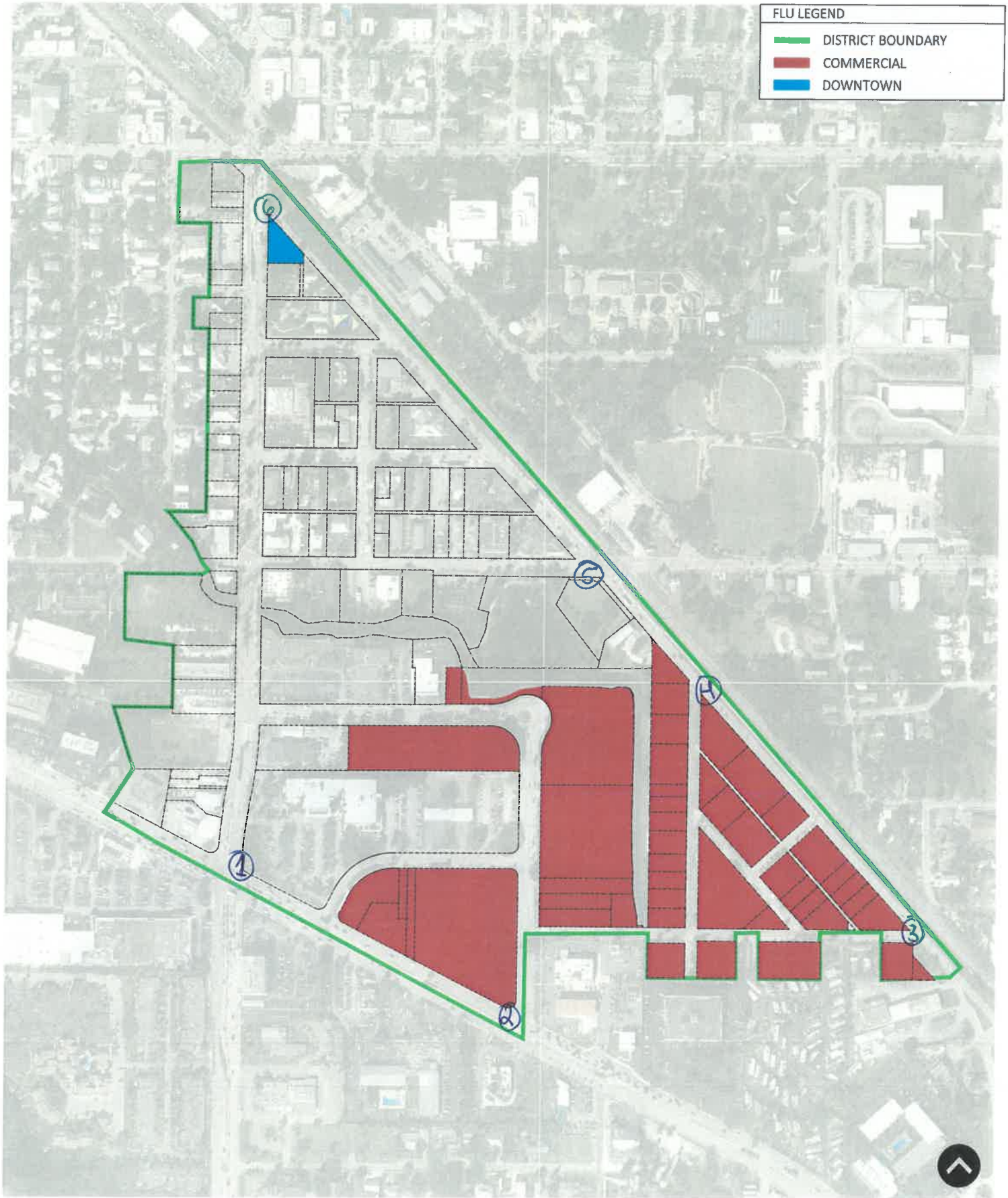
RE: The Creek CRA mailing - Notice of Form Based Code

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed notification letters, frequently asked questions notices and the corresponding maps as provided by the City of Stuart CRA to the recipients on the clients supplied mailing list. There was a total of 664 records on the mailing list. There were 2 records removed that were verified to be City of Stuart properties on the Martin County Property Appraisers website. The mailing was delivered to the West Palm Beach Post office on Summit Blvd. October 10, 2022. There was a total of 662 pieces mailed. Attached is the Postage Statement from the US Postal Service verifying the amount of the mailing, date the mailing was processed and the total postage of the mailing.

Bonnie L Arnold

Bonnie Arnold
Bureau of Direct Mail Inc.
Bonnie.Arnold@bureauinc.com
(772) 283-8850

SIGN PLACEMENT LOCATION MAP



THE CREEK DISTRICT
Community Redevelopment Area

7/28/2022
SCALE: 1 = 400

EXISTING FUTURE LAND USE MAP PARCELS WITH A PROPOSED CHANGE ONLY

NOTICE OF FUTURE LAND USE AND ZONING CHANGE
ALL LAND IN THE CREEK DISTRICT STUDY AREA IS THE SUBJECT OF AN INITIATIVE TO ASSIGN FUTURE LAND USE DESIGNATION AND ZONING
STUART LOCAL PLANNING AGENCY
NOVEMBER 10, 2022 AT 5:30 P.M.
STUART CITY COMMISSION
NOVEMBER 14, 2022 AT 4:00 P.M.
NOVEMBER 28, 2022 AT 5:30 P.M.
CONTACT COMMUNITY REDEVELOPMENT AGENCY
STUART CITY HALL 121 SW FLAGLER AVE. 772-283-2532 8:30 AM-4:00 PM
EMAIL: THECREEK@CI.STUART.FL.US
VISIT WWW.CITYOFSTUART.US/CRA FOR MORE INFORMATION

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

List	Full Name	Property Address	Delivery Address	City	St	ZIP+4
THE CREEK	COLORADO 303 LLC		1 SE OCEAN BLVD	STUART	FL	34994-2214
THE CREEK	RESIDENT		1 SW FLAGLER AVE	STUART	FL	34994-2140
THE CREEK	RESIDENT	10 SW OCEAN BLVD	PO BOX 287	STUART	FL	34995-0287
THE CREEK	RESIDENT		100 SE 6TH ST	STUART	FL	34994-3038
THE CREEK	RESIDENT		100 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3044
THE CREEK	MARTIN COUNTY		100 SE OCEAN BLVD	STUART	FL	34994-2206
THE CREEK	MARTIN COUNTY		100 SE OCEAN BLVD	STUART	FL	34994-2206
THE CREEK	STUART COTTAGE LLC		100 SW 5TH ST	STUART	FL	34994-2901
THE CREEK	RESIDENT	1000 SE DIXIE HWY	2397 SE DIXIE HWY	STUART	FL	34996-4008
THE CREEK	101 MLK LLC		101 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3043
THE CREEK	RESIDENT		101 SW OCEAN BLVD	STUART	FL	34994-2931
THE CREEK	RESIDENT		104 SE 6TH ST	STUART	FL	34994-3038
THE CREEK	PADON FOREST & VALERIE		10423 SE LEATHERBACK TER	TEQUESTA	FL	33469-1573
THE CREEK	RESIDENT		1044 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
THE CREEK	RESIDENT		105 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3052
THE CREEK	Z & H PROPERTIES, INC.		1052 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
THE CREEK	RESIDENT		1052 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
THE CREEK	RESIDENT		1054 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
THE CREEK	ELISON CM CALORADO AVE LLC		107 ABONDANCE DR	PALM BEACH GARDENS	FL	33410-1600
THE CREEK	RESIDENT		109 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3055
THE CREEK	RESIDENT		109 SW 5TH ST	STUART	FL	34994-2902
THE CREEK	RESIDENT		11 SE 6TH ST	STUART	FL	34994
THE CREEK	RESIDENT		11 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	RESIDENT		11 SW OCEAN BLVD	STUART	FL	34994-2953
THE CREEK	RESIDENT		110 SW 5TH ST	STUART	FL	34994-2901
THE CREEK	STEVEN J & MARY BETH ALLISON REVOCABLE TRUST		110 SW 5TH ST	STUART	FL	34994-2901
THE CREEK	BRUNER & CROWELL LLC		1107 SE MONTEREY COMMONS BLVD	STUART	FL	34996-3319
THE CREEK	MATOS, ORLANDO		111 W 5TH ST	STUART	FL	34994
THE CREEK	ESPLANADE AT DOWNTOWN STUART CONDOMINIUM ASSOCIATI		1111 SE FEDERAL HWY STE 100	STUART	FL	34994-3802

THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 100	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 108	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 110	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 116	STUART	FL	34994-3802
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THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 322	STUART	FL	34994-3839
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 324	STUART	FL	34994-3839
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 326	STUART	FL	34994-3839
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 327	STUART	FL	34994-3839
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 328	STUART	FL	34994-3839
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 330	STUART	FL	34994-3839
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 338	STUART	FL	34994-3839
THE CREEK	RESIDENT	112 SW 5TH ST	STUART	FL	34994-2901
THE CREEK	DEMIL LLC	11233 SW SPRINGTREE TER	PORT SAINT LUCIE	FL	34987-2735

THE CREEK	ARRINGTON, ERNESTINE ALLEN	1145 SW 25TH AVE	BOYNTON BEACH	FL	33426-7420
THE CREEK	RESIDENT	117 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3043
THE CREEK	RESIDENT	119 SW 5TH ST	STUART	FL	34994-2902
THE CREEK	119 6TH STREET LLC	119 SW 6TH ST	STUART	FL	34994-2966
THE CREEK	NOBILE ANGELA	120 EUPHRATES CIR	PALM BEACH GARDENS	FL	33410-2184
THE CREEK	RESIDENT	120 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
THE CREEK	GRIFFITH E E L/E	120 SW 6TH ST	STUART	FL	34994-2967
THE CREEK	RESIDENT	120 SW OCEAN BLVD	STUART	FL	34994-2959
THE CREEK	MICHAEL BRAID REVOCABLE TRUST	120 SW OCEAN BLVD	STUART	FL	34994-2959
THE CREEK	PLAZA ENTERPRISES, INC	1200 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
THE CREEK	SAVITS ENTERPRISES INC	12050 NE 14TH AVE	NORTH MIAMI	FL	33161-6585
THE CREEK	STUART COMMUNITY REDEVELOPMENT AGENCY	121 SW FLAGLER AVE	STUART	FL	34994-2139
THE CREEK	RESIDENT	121 SW OCEAN BLVD	STUART	FL	34994
THE CREEK	BOWERS INVESTMENT GROUP OF MARTIN COUNTY LLC	1229 NW FORK RD	STUART	FL	34994-7608
THE CREEK	FELLOWSHIP HALL INC	124 SE 6TH ST	STUART	FL	34994-3038
THE CREEK	RESIDENT	124 SE 6TH ST	STUART	FL	34994-3038
THE CREEK	RESIDENT	124 SE 6TH ST UNIT A	STUART	FL	34994-3038
THE CREEK	RESIDENT	13 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	RESIDENT	13 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3001
THE CREEK	RESIDENT	130 SE 6TH ST	STUART	FL	34994-3038
THE CREEK	RESIDENT	130 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
THE CREEK	ROYAL PALM FINANCIAL CENTER SOUTH LLC	13280 NE 6TH AVE APT 100	NORTH MIAMI	FL	33161-4019
THE CREEK	OCEAN KING APARTMENTS LLC	13280 NE 6TH AVE APT 100	NORTH MIAMI	FL	33161-4019
THE CREEK	DEWITT JOSHUA	133 ANCHORAGE DR S	NORTH PALM BEACH	FL	33408-5024
THE CREEK	MARTIN COUNTY	135 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3043
THE CREEK	MERRILL CHRISTOPHER	14 CRANES NEST ST	STUART	FL	34996-6403
THE CREEK	RESIDENT	14 SE BROADWAY ST	STUART	FL	34994-3831

THE CREEK	RESIDENT	140 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994
THE CREEK	RESIDENT	141 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3043
THE CREEK	PAULSEN, WILLIAM III	1429 SW DYER POINT RD	PALM CITY	FL	34990-1717
THE CREEK	EBCOR INVESTMENTS LLC	1434 SE PRESTON LN	PORT ST LUCIE	FL	34983-3982
THE CREEK	EBCOR INVESTMENTS LLC	1434 SE PRESTON LN	PORT ST LUCIE	FL	34983-3982
THE CREEK	RESIDENT	15 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	RESIDENT	15 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3001
THE CREEK	EAST OCEAN PROPERTIES I LLC	155 SE ALAMANDA WAY	STUART	FL	34996-2502
THE CREEK	DESANTIS, PETER V	1574 SE CHIFFON AVE	PORT SAINT LUCIE	FL	34952-8846
THE CREEK	DESANTIS, PETER V	1574 SE CHIFFON AVE	PORT SAINT LUCIE	FL	34952-8846
THE CREEK	RESIDENT	16 SE BROADWAY ST	STUART	FL	34994-3831
THE CREEK	PROVIDENCE PROPERTY MANAGEMENT LLC	1624 TOM JACKSON RD	BOONE	NC	28607-9009
THE CREEK	SUNSHINE REAL ESTATE HOLDINGS LLLP	1650 NW 87TH AVE	DORAL	FL	33172-2614
THE CREEK	MARTIN L GREENE CORP	1664 SW SEAGULL WAY	PALM CITY	FL	34990-1738
THE CREEK	MARTIN L GREENE CORP	1664 SW SEAGULL WAY	PALM CITY	FL	34990-1738
THE CREEK	JOHN AND SUZANNE SMITH HOLDINGS LLC	1686 NW HARBOR PL	STUART	FL	34994-9476
THE CREEK	JOHN AND SUZANNE SMITH HOLDINGS LLC	1686 NW HARBOR PL	STUART	FL	34994-9476
THE CREEK	LEGACY WAY 3 LLC	17 S RIVER RD	STUART	FL	34996-6723
THE CREEK	RESIDENT	17 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	RESIDENT	17 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-3009
THE CREEK	FIFTEEN FLAGLER LLC	17 SW FLAGLER AVE	STUART	FL	34994
THE CREEK	TD BANK NATIONAL ASSOCIATION	17000 HORIZON WAY	MOUNT LAUREL	NJ	08054-5122
THE CREEK	ANTONIO & LINDA K CASCIO REVOCABLE TRUST	1774 SW SAINT ANDREWS DR	PALM CITY	FL	34990-2206
THE CREEK	THURLOW SANDRA	18 BANYAN RD	STUART	FL	34996-6617
THE CREEK	RESIDENT	18 SE 6TH ST	STUART	FL	34994-3012

THE CREEK	WOODLAND PARK PROPERTIES LLC	18 SE 6TH ST	STUART	FL	34994-3012
THE CREEK	RESIDENT	18 SE BROADWAY ST	STUART	FL	34994-3832
THE CREEK	RESIDENT	19 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	UPTON PETER	1924 NW SHORE TER	STUART	FL	34994-9472
THE CREEK	RESIDENT	20 SE BROADWAY ST	STUART	FL	34994-3832
THE CREEK	RESIDENT	20 SE OCEAN BLVD	STUART	FL	34994-2215
THE CREEK	RESIDENT	20 SW 5TH ST	STUART	FL	34994-2960
THE CREEK	REED SEAN	20 SW 6TH ST	STUART	FL	34994-2904
THE CREEK	FIRST BAPTIST CHURCH OF STUART FLORIDA INC	201 SW OCEAN BLVD	STUART	FL	34994-2945
THE CREEK	WHITE MITCHELL	2098 NE GINGER TER	JENSEN BEACH	FL	34957-6719
THE CREEK	600 COLORADO LLC	2099 NW PINE TREE WAY	STUART	FL	34994-8829
THE CREEK	RESIDENT	21 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	RESIDENT	21 SW 5TH ST	STUART	FL	34994-2932
THE CREEK	BRUNER BROS LLC	211 SE FLORIDA ST	STUART	FL	34994-3836
THE CREEK	RESIDENT	211 SE FLORIDA ST	STUART	FL	34994-3836
THE CREEK	PCS REAL ESTATE SERVICES LLC	214 W CORNERVIEW ST	GONZALES	LA	70737-2842
THE CREEK	GINDELE HELMUT	214 WORTHINGTON PKWY	SAINT JOHNS	FL	32259-6918
THE CREEK	RESIDENT	22 SE BROADWAY ST	STUART	FL	34994-3832
THE CREEK	RESIDENT	22 SE OCEAN BLVD	STUART	FL	34994-2215
THE CREEK	LJ INDUSTRIES INC	226 EMERALD LN	PALM BEACH	FL	33480-3613
THE CREEK	FITZGERALD BROOKE ELISE	229 SE LONITA ST	STUART	FL	34994-3405
THE CREEK	RESIDENT	23 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	MILFAM CI LLC	2336 SE OCEAN BLVD # 400	STUART	FL	34996-3310
THE CREEK	320 MLK BLVD LLLP	2355 RIVIERA DR	DELRAY BEACH	FL	33445-1362
THE CREEK	320 MLK BLVD LLLP	2355 RIVIERA DR	DELRAY BEACH	FL	33445-1362
THE CREEK	MARC RITTERSPORN REVOCABLE LIVING TRUST AGMT	2375 NE OCEAN BLVD APT D304	STUART	FL	34996-2940
THE CREEK	HEURISTIC ADVISORS LLC	2397 SE DIXIE HWY	STUART	FL	34996-4008

THE CREEK	RESIDENT	24 SE BROADWAY ST	STUART	FL	34994-3832
THE CREEK	RESIDENT	24 SE OCEAN BLVD	STUART	FL	34994
THE CREEK	POWELL HAROLD H	2431 SE GOLFWOOD DR	STUART	FL	34996-5127
THE CREEK	RESIDENT	25 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	TRINKLE ARDENE A	2504 SW HORSESHOE TRL	PALM CITY	FL	34990-3708
THE CREEK	RESIDENT	26 SE 5TH ST	STUART	FL	34994-3010
THE CREEK	RESIDENT	26 SE 6TH ST	STUART	FL	34994-3012
THE CREEK	EAST OCEAN ESPLANADE PROPERTIES LLC	26 SE OCEAN BLVD	STUART	FL	34994-2215
THE CREEK	RESIDENT	27 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	EAST OCEAN 2 LLC	27 SE OCEAN BLVD	STUART	FL	34994-2214
THE CREEK	SHERRARD JOHN E & PATRICIA A	2846 SW TURTLE PT	PALM CITY	FL	34990-7929
THE CREEK	SHERRARD JOHN E & PATRICIA A	2846 SW TURTLE PT	PALM CITY	FL	34990-7929
THE CREEK	RESIDENT	29 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	RESIDENT	290 SE FLORIDA ST	STUART	FL	34994-3813
THE CREEK	RESIDENT	290 S DIXIE HWY	STUART	FL	34994
THE CREEK	RESIDENT	295 SE FLORIDA ST	STUART	FL	34994-3836
THE CREEK	RESIDENT	3 SW FLAGLER AVE	STUART	FL	34994-2140
THE CREEK	RESIDENT	300 COLORADO AVE	STUART	FL	34994-2103
THE CREEK	RESIDENT	300 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
THE CREEK	RESIDENT	300 S DIXIE HWY	STUART	FL	34994-2073
THE CREEK	BERNOT INVESTMENTS LLC	301 SE HARBOR POINT DR	STUART	FL	34996-1375
THE CREEK	RESIDENT	303 COLORADO AVE	STUART	FL	34994-2109
THE CREEK	RESIDENT	304 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
THE CREEK	RESIDENT	305 COLORADO AVE	STUART	FL	34994-2109
THE CREEK	RESIDENT	306 COLORADO AVE	STUART	FL	34994-2110
THE CREEK	RESIDENT	307 COLORADO AVE	STUART	FL	34994-2109
THE CREEK	EAST COAST LAND HOLDINGS LLC	308 AVENUE A	FORT PIERCE	FL	34950-4417
THE CREEK	RESIDENT	308 COLORADO AVE	STUART	FL	34994-2110
THE CREEK	WOERNER MARY FRANCES	309 PILGRIM RD	WEST PALM BEACH	FL	33405-3213

THE CREEK	RESIDENT	309 COLORADO AVE	STUART	FL	34994-2109
THE CREEK	OCEAN ROCK HOLDINGS LLC	309 SE OSCEOLA ST STE 105	STUART	FL	34994-2249
THE CREEK	RESIDENT	31 SE 6TH ST	STUART	FL	34994-3011
THE CREEK	RESIDENT	31 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	BRUNER BROS LLC	31 SE OCEAN BLVD	STUART	FL	34994-2214
THE CREEK	MISHERDAN LLP	310 S DIXIE HWY STE 1A	STUART	FL	34994-2068
THE CREEK	RESIDENT	310 S DIXIE HWY	STUART	FL	34994-2068
THE CREEK	RESIDENT	311 COLORADO AVE	STUART	FL	34994-2109
THE CREEK	RESIDENT	312 SE FLORIDA ST	STUART	FL	34994-3815
THE CREEK	RESIDENT	313 COLORADO AVE	STUART	FL	34994-2109
THE CREEK	RESIDENT	314 SE FLORIDA ST	STUART	FL	34994-3815
THE CREEK	RESIDENT	315 COLORADO AVE	STUART	FL	34994-2109
THE CREEK	RESIDENT	316 SE MARTIN LUTHER KING JR BLVD	STUART	FL	34994-6209
THE CREEK	SCHULTZ, JOANNE N	317 SW FEDERAL HWY	STUART	FL	34994-2005
THE CREEK	RESIDENT	4399 SE WHITICAR WAY	STUART	FL	34997-6143
THE CREEK	EURO CAR WHISPERER PROPERTIES LLC	320 SE CHURCH ST	STUART	FL	34994-3837
THE CREEK	RESIDENT	320 SE CHURCH ST	STUART	FL	34994-3837
THE CREEK	RESIDENT	320 SE FLORIDA ST	STUART	FL	34994-3815
THE CREEK	T2A HOLDINGS LLC	3221 RANCHO MILAGRO	CARLSBAD	CA	92009-2232
THE CREEK	RESIDENT	325 SE LAKE ST	STUART	FL	34994
THE CREEK	BALDWIN REATHER ESTATE	328 SE LAKE ST	STUART	FL	34994-6201
THE CREEK	RESIDENT	328 SE LAKE ST	STUART	FL	34994-6201
THE CREEK	RESIDENT	329 SE LAKE ST	STUART	FL	34994
THE CREEK	RESIDENT	33 SE 6TH ST	STUART	FL	34994-3011
THE CREEK	RESIDENT	33 SE BROADWAY ST	STUART	FL	34994-3818
THE CREEK	RESIDENT	33 SE LINDA LEE DR	STUART	FL	34994-3828
THE CREEK	RESIDENT	330 SW CAMDEN AVE	STUART	FL	34994-2968
THE CREEK	RESIDENT	333 SE LAKE ST	STUART	FL	34994
THE CREEK	KANAWHA REVOCABLE TRUST	334 SE CARDINAL WAY	STUART	FL	34996-2602
THE CREEK	RESIDENT	336 SE LAKE ST	STUART	FL	34994-6201
THE CREEK	RESIDENT	338 SE LAKE ST	STUART	FL	34994-6201
THE CREEK	PATHWAYS RECOVERY CENTER LLC	339 LAS PALMAS ST	ROYAL PALM BEACH	FL	33411-1029

THE CREEK	PATHWAYS RECOVERY CENTER LLC	339 LAS PALMAS ST	ROYAL PALM BEACH	FL	33411-1029
THE CREEK	RESIDENT	34 SE 5TH ST	STUART	FL	34994-3010
THE CREEK	RESIDENT	34 SE 6TH ST	STUART	FL	34994-3012
THE CREEK	RESIDENT	340 SE FLORIDA ST LOT A	STUART	FL	34994-3841
THE CREEK	RESIDENT	340 SE FLORIDA ST LOT B	STUART	FL	34994-3841
THE CREEK	RESIDENT	340 SE FLORIDA ST LOT C	STUART	FL	34994-3841
THE CREEK	RESIDENT	340 SE FLORIDA ST LOT D	STUART	FL	34994-3841
THE CREEK	RESIDENT	348 SE FLORIDA ST	STUART	FL	34994
THE CREEK	RESIDENT	35 SE 6TH ST	STUART	FL	34994-3011
THE CREEK	RESIDENT	35 SE LINDA LEE DR	STUART	FL	34994-3828
THE CREEK	RESIDENT	350 SW CAMDEN AVE	STUART	FL	34994-2968
THE CREEK	RESIDENT	PO BOX 3059	STUART	FL	34995-3059
THE CREEK	RESIDENT	36 SE OCEAN BLVD	STUART	FL	34994-2215
THE CREEK	WICKSTROM ERIC	3671 SE FAIRWAY W	STUART	FL	34997-6035
THE CREEK	RESIDENT	37 SE LINDA LEE DR	STUART	FL	34994-3828
THE CREEK	BOHEN, WILLIAM	3723 SE STARBOARD LN	STUART	FL	34997-6136
THE CREEK	RESIDENT	38 SE OCEAN BLVD	STUART	FL	34994-2215
THE CREEK	RESIDENT	39 SE KINDRED ST	STUART	FL	34994-3029
THE CREEK	RESIDENT	39 SE LINDA LEE DR	STUART	FL	34994-3828
THE CREEK	RESIDENT	399 COLORADO AVE	STUART	FL	34994
THE CREEK	RESIDENT	40 SE OCEAN BLVD	STUART	FL	34994-2215
THE CREEK	CONSTRUCTION JOURNAL LTD	3825 EDWARDS RD STE 800	CINCINNATI	OH	45209-1289
THE CREEK	RESIDENT	400 SW CAMDEN AVE	STUART	FL	34994-2909
THE CREEK	RICKS BILLY	401 SE CHURCH ST	STUART	FL	34994-6218
THE CREEK	DARVILLE, LETA	404 SE LAKE ST	STUART	FL	34994-6203
THE CREEK	HERNANDEZ GONZALO JR	404 SW 7TH ST	STUART	FL	34994-2908
THE CREEK	RESIDENT	404 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	RESIDENT	405 1/2 SW CALIFORNIA AVE	STUART	FL	34994
THE CREEK	MANNS MELISSA	405 SW CALIFORNIA AVE	STUART	FL	34994-2917
THE CREEK	RESIDENT	405 SW CALIFORNIA AVE	STUART	FL	34994-2917
THE CREEK	RESIDENT	406 SW 7TH ST	STUART	FL	34994-2908
THE CREEK	RESIDENT	121 SW FLAGLER AVE	STUART	FL	34994-2139
THE CREEK	CUSSWELL CORPORATION	408 COLORADO AVE	STUART	FL	34994-3003

THE CREEK	RESIDENT	408 SW 7TH ST	STUART	FL	34994
THE CREEK	DEWITT JOSHUA	408 SW CAMDEN AVE	STUART	FL	34994-2928
THE CREEK	RESIDENT	409 SE CHURCH ST	STUART	FL	34994-6218
THE CREEK	EDMONDS THOMAS A	409 SW CALIFORNIA AVE	STUART	FL	34994-2917
THE CREEK	RESIDENT	41 SE KINDRED ST	STUART	FL	34994-3029
THE CREEK	RESIDENT	410 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	CUSSWELL CORPORATION	410 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	RESIDENT	412 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	MCCRAIN MICHELLE	413 SW CALIFORNIA AVE	STUART	FL	34994-2917
THE CREEK	CUSSWELL CORPORATION	414 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	RESIDENT	414 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	SCIALDO ANTONIA M	415 SW AKRON AVE	STUART	FL	34994-2911
THE CREEK	RESIDENT	416 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	RESIDENT	416 SE FLAGLER AVE	STUART	FL	34994-2203
THE CREEK	KIBBEY PROPERTIES 412 LLC	416 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	KIBBEY PROPERTIES LLC	416 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	RESIDENT	416 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	RESIDENT	417 SW CALIFORNIA AVE	STUART	FL	34994-2917
THE CREEK	RESIDENT	417 SW CAMDEN AVE	STUART	FL	34994-2919
THE CREEK	RESIDENT	418 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	YOUNG LIFE	420 N CASCADE AVE	COLORADO SPRINGS	CO	80903-3325
THE CREEK	RESIDENT	420 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	COLAB PROPERTIES LLC	4200 N FLAGLER DR	WEST PALM BEACH	FL	33407-4221
THE CREEK	RESIDENT	421 SW CALIFORNIA AVE STE 101	STUART	FL	34994-2905
THE CREEK	RESIDENT	421 SW CAMDEN AVE	STUART	FL	34994-2903
THE CREEK	TREASURE COAST REGIONAL PLANNING	421 SW CAMDEN AVE STE 1	STUART	FL	34994-2903
THE CREEK	CABRE FAMILY TRUST	422 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	RESIDENT	424 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	RESIDENT	424 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	DAVID LEE	425 SW CALIFORNIA AVE	STUART	FL	34994-2917
THE CREEK	RESIDENT	425 SW CALIFORNIA AVE	STUART	FL	34994-2917

THE CREEK	BE A MAN BUY LAND LLC		4260 SE FEDERAL HWY	STUART	FL	34997-4937
THE CREEK	RESIDENT		428 SW CAMDEN AVE	STUART	FL	34994-2920
THE CREEK	RESIDENT		429 SW CAMDEN AVE	STUART	FL	34994-2919
THE CREEK	RESIDENT		43 SE KINDRED ST	STUART	FL	34994-3029
THE CREEK	RESIDENT		430 COLORADO AVE	STUART	FL	34994-3003
THE CREEK	RESIDENT		433 SE FLORIDA ST	STUART	FL	34994-6222
THE CREEK	RESIDENT		435 SE FLAGLER AVE	STUART	FL	34994-2202
THE CREEK	ZAPETA ORLANDO		438 SE FLORIDA ST	STUART	FL	34994-6221
THE CREEK	WABI SABI II LLC		4399 SE WHITICAR WAY	STUART	FL	34997-6143
THE CREEK	RESIDENT		44 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	RESIDENT		45 SE KINDRED ST	STUART	FL	34994-3029
THE CREEK	RESIDENT		45 SE LINDA LEE DR	STUART	FL	34994-3828
THE CREEK	BRAID MICHAEL		45 SW SEMINOLE ST	STUART	FL	34994-2160
THE CREEK	RESIDENT	451 S COLORADO AVE	121 SW FLAGLER AVE	STUART	FL	34994-2139
THE CREEK	629 CHANNEL LLC		4527 SW SAND AVE	PALM CITY	FL	34990-1385
THE CREEK	MULCAHY LAUREN G		4567 NW RED BAY CIR	JENSEN BEACH	FL	34957-3499
THE CREEK	RESIDENT		46 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	RESIDENT		47 SE LINDA LEE DR	STUART	FL	34994-3828
THE CREEK	WAITE BRYAN R		48 PARK CT	STATEN ISLAND	NY	10301-3412
THE CREEK	RESIDENT		48 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	QER HOLDINGS LLC		49 SE KINDRED ST	STUART	FL	34994-3029
THE CREEK	RESIDENT		49 SE KINDRED ST	STUART	FL	34994-3029
THE CREEK	RESIDENT		49 SE LINDA LEE DR	STUART	FL	34994-3828
THE CREEK	RESIDENT		5 SW FLAGLER AVE	STUART	FL	34994-2140
THE CREEK	RESIDENT		50 SE KINDRED ST STE 101	STUART	FL	34994-3007
THE CREEK	RESIDENT		50 SE KINDRED ST STE 103	STUART	FL	34994-3007
THE CREEK	RESIDENT		50 SE KINDRED ST STE 107	STUART	FL	34994-3061
THE CREEK	RESIDENT		50 SE KINDRED ST STE 109	STUART	FL	34994-3061
THE CREEK	RESIDENT		50 SE KINDRED ST STE 203	STUART	FL	34994-3033
THE CREEK	RESIDENT		50 SE KINDRED ST STE 207	STUART	FL	34994-3033
THE CREEK	RESIDENT		50 SE KINDRED ST STE 209	STUART	FL	34994-3033
THE CREEK	RESIDENT		50 SE KINDRED ST STE 211	STUART	FL	34994-3033

THE CREEK	RESIDENT	50 SE KINDRED ST STE 301	STUART	FL	34994-3058
THE CREEK	RESIDENT	50 SE KINDRED ST STE 303	STUART	FL	34994-3058
THE CREEK	RESIDENT	50 SE KINDRED ST STE 311	STUART	FL	34994-3058
THE CREEK	RESIDENT	50 SE LINDA LEE DR	STUART	FL	34994-3829
	LAW OFFICE OF JOSHUA W				
THE CREEK	DECKARD PA	50 SE OCEAN BLVD STE 203	STUART	FL	34994-2222
THE CREEK	HADDEN THOMAS R	50 SE OCEAN BLVD APT 302	STUART	FL	34994-2222
THE CREEK	ALBA DAWN	50 SE OCEAN BLVD APT 304	STUART	FL	34994-2222
THE CREEK	HAASE MARIA SUSANNE	50 SE OCEAN BLVD APT 305	STUART	FL	34994-2222
	PTMJM FLORIDA INVESTMENT				
THE CREEK	PROPERTIES LLC	50 SE OCEAN BLVD UNIT 101	STUART	FL	34994-2222
	MAHENDRA M RAMGOPAL				
THE CREEK	REVOCABLE TRUST	50 SE OCEAN BLVD STE 201	STUART	FL	34994-2222
	PHILIP ROSENBERG REVOCABLE				
THE CREEK	TRUST	50 SE OCEAN BLVD APT 303	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD UNIT 101	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD UNIT 102	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD STE 201	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD STE 202	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD STE 203	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD STE 204	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD STE 205	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD APT 301	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD APT 302	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD APT 303	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD APT 304	STUART	FL	34994-2222
THE CREEK	RESIDENT	50 SE OCEAN BLVD APT 305	STUART	FL	34994-2222
THE CREEK	HAGWOOD LAUREN M	50 SE TAHO TER	STUART	FL	34997-5508
THE CREEK	RESIDENT	500 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	RESIDENT	500 SE DIXIE HWY STE 1	STUART	FL	34994-3054
THE CREEK	RESIDENT	500 SE DIXIE HWY STE 2	STUART	FL	34994-3054
THE CREEK	RESIDENT	500 SE DIXIE HWY STE 3	STUART	FL	34994-3054
THE CREEK	RESIDENT	500 SE DIXIE HWY STE 4	STUART	FL	34994-3054
THE CREEK	MARTIN COUNTY	500 SE FLAGLER AVE	STUART	FL	34994

THE CREEK	RESIDENT	500 SE FLAGLER AVE	STUART	FL	34994
THE CREEK	RESIDENT	500 SE FLORIDA ST	STUART	FL	34994-6202
THE CREEK	RESIDENT	502 SE FLORIDA ST	STUART	FL	34994-6202
THE CREEK	RESIDENT	504 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	RESIDENT	506 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	RESIDENT	506 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	RESIDENT	508 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	RESIDENT	508 SE FLORIDA ST	STUART	FL	34994-6202
THE CREEK	TURNER ROBBIE	508 SE FLORIDA ST	STUART	FL	34994-6202
THE CREEK	WALL BRUCE O	509 SW CALIFORNIA AVE	STUART	FL	34994-2946
THE CREEK	RESIDENT	509 SW CALIFORNIA AVE	STUART	FL	34994-2946
THE CREEK	RESIDENT	509 SW CAMDEN AVE	STUART	FL	34994-2921
THE CREEK	ROYAL PALM I INC	5094 SE FEDERAL HWY	STUART	FL	34997-6627
THE CREEK	RESIDENT	51 SE KINDRED ST	STUART	FL	34994-3029
THE CREEK	RESIDENT	510 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	RESIDENT	510 SE DIXIE HWY	STUART	FL	34994-3045
THE CREEK	FRANKLIN CARLETTE HAZELTON	510 SE FLORIDA ST	STUART	FL	34994-6202
THE CREEK	GEARY LINDA R	510 SW SOUTH CAROLINA DR	STUART	FL	34994-7264
THE CREEK	LOPIAN RICK SCOTT	510 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	RESIDENT	510 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	PAMELA D WILLIAMS REVOCABLE TRUST	511 SW NORTH CAROLINA DR	STUART	FL	34994-7263
THE CREEK	FORD JOSEPH J	512 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	RESIDENT	512 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	RESIDENT	513 SW CAMDEN AVE	STUART	FL	34994-2921
THE CREEK	RESIDENT	514 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	RESIDENT	514 SE DIXIE HWY	STUART	FL	34994-3045
THE CREEK	MPW PROPERTIES LLC	515 SW CAMDEN AVE	STUART	FL	34994-2921
THE CREEK	RESIDENT	516 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	DIETZ CRAIG	516 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	RESIDENT	516 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	RESIDENT	517 SW CAMDEN AVE	STUART	FL	34994-2921
THE CREEK	RESIDENT	518 SE DIXIE HWY	STUART	FL	34994
THE CREEK	RESIDENT	52 SE LINDA LEE DR	STUART	FL	34994-3829

THE CREEK	RESIDENT	520 SE DELAWARE AVE	STUART	FL	34994-3022
THE CREEK	RESIDENT	520 SE DIXIE HWY	STUART	FL	34994-3045
THE CREEK	RESIDENT	520 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	HAMMETT GAVEN	5203 S INDIAN RIVER DR	FORT PIERCE	FL	34982-7703
THE CREEK	FOR THE KIDS LLC	522 COLORADO AVE	STUART	FL	34994-3065
THE CREEK	RESIDENT	522 COLORADO AVE UNIT 101	STUART	FL	34994-3065
THE CREEK	RESIDENT	522 COLORADO AVE UNIT 102	STUART	FL	34994-3065
THE CREEK	RESIDENT	522 SE DELAWARE AVE	STUART	FL	34994-3022
THE CREEK	RESIDENT	522 SE DIXIE HWY	STUART	FL	34994-3045
THE CREEK	RESIDENT	524 SE DELAWARE AVE	STUART	FL	34994-3022
THE CREEK	RESIDENT	524 SE DIXIE HWY	STUART	FL	34994-3045
THE CREEK	RESIDENT	524 SW CAMDEN AVE	STUART	FL	34994-2929
THE CREEK	STEINBERG ROBERT	525 SW CALIFORNIA AVE	STUART	FL	34994-2946
THE CREEK	RESIDENT	525 SW CAMDEN AVE	STUART	FL	34994-2921
THE CREEK	RESIDENT	526 SE DIXIE HWY	STUART	FL	34994-3045
THE CREEK	RESIDENT	528 COLORADO AVE	STUART	FL	34994
THE CREEK	RESIDENT	528 SW CAMDEN AVE	STUART	FL	34994-2922
THE CREEK	ZWEBEN ENTERPRISES INC	532 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	ZWEBEN REALTY LLC	532 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	RESIDENT	532 COLORADO AVE	STUART	FL	34994-3014
THE CREEK	DREAMWERKS PROPERTIES LLC	5320 SE STERLING CIR	STUART	FL	34997-6552
THE CREEK	RESIDENT	550 SE FLAGLER AVE	STUART	FL	34994
THE CREEK	RESIDENT	555 S COLORADO AVE	STUART	FL	34994-3025
THE CREEK	RESIDENT	56 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	THOMPSON HOMER L AND THELMA	5694 SE MERCEDES AVE	STUART	FL	34997-8446
THE CREEK	MCMAHON JAMES F & MARIDEL	57 S SEWALLS POINT RD	STUART	FL	34996-6446
THE CREEK	RESIDENT	58 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	JASMIN HOSPITALITY INC	5825 INTERNATIONAL DR	ORLANDO	FL	32819
THE CREEK	MACKNIGHT LAURIE	5835 GRANADA BLVD	CORAL GABLES	FL	33146-2614
THE CREEK	RESIDENT	60 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	RESIDENT	600 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	RESIDENT	600 SE FLAGLER AVE	STUART	FL	34994

THE CREEK	HERBST KATHY L	600 SW CAMDEN AVE	STUART	FL	34994-2924
THE CREEK	RESIDENT	605 SE DELAWARE AVE	STUART	FL	34994-3023
THE CREEK	BRAID CHRISTINA	606 SW CAMDEN AVE	STUART	FL	34994-2924
THE CREEK	RESIDENT	608 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	RESIDENT	609 COLORADO AVE	STUART	FL	34994-3015
THE CREEK	TRAVIS LAWRENCE C	609 SE KRUEGER PKWY	STUART	FL	34996-3621
THE CREEK	RESIDENT	610 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	HOUSING AUTHORITY OF STUART	611 SE CHURCH ST	STUART	FL	34994-3135
THE CREEK	HOUSING AUTHORITY OF STUART	611 SE CHURCH ST	STUART	FL	34994-3135
THE CREEK	HOUSING AUTHORITY OF STUART	611 SE CHURCH ST	STUART	FL	34994-3135
THE CREEK	MATHEY GERALD F	611 SW CAMDEN AVE	STUART	FL	34994-2924
THE CREEK	RESIDENT	612 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	RESIDENT	612 SE DIXIE HWY	STUART	FL	34994-3049
THE CREEK	RESIDENT	613 COLORADO AVE	STUART	FL	34994-3015
THE CREEK	RESIDENT	613 SW CAMDEN AVE	STUART	FL	34994-2924
THE CREEK	KRUEGER 5G LLC	615 SE KRUEGER PKWY	STUART	FL	34996-3621
THE CREEK	RESIDENT	615 SW CAMDEN AVE	STUART	FL	34994-2924
THE CREEK	RESIDENT	62 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	RESIDENT	620 COLORADO AVE	STUART	FL	34994
THE CREEK	RESIDENT	620 SE DIXIE HWY	STUART	FL	34994-3049
THE CREEK	THOMAS J HORNAMAN REVOCABLE TRUST	620 SW CHANNEL AVE	STUART	FL	34994-2927
THE CREEK	KTJ PROPERTIES LLC	622 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	RESIDENT	624 COLORADO AVE	STUART	FL	34994
THE CREEK	RESIDENT	629 SW CHANNEL AVE	STUART	FL	34994-2926
THE CREEK	CAMDEN AVENUE PROPERTIES LLC	630 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	CAMDEN AVENUE PROPERTIES LLC	630 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	RESIDENT	630 COLORADO AVE	STUART	FL	34994-3016
THE CREEK	ERNESTON, ROBERT C	630 SE FLAGLER AVE	STUART	FL	34994-2203

THE CREEK	RESIDENT	631 SW CHANNEL AVE	STUART	FL	34994-2926
THE CREEK	MAUTZ, ROBERT K II	633 SW CHANNEL AVE	STUART	FL	34994-2926
THE CREEK	RESIDENT	633 SW CHANNEL AVE	STUART	FL	34994-2926
THE CREEK	RESIDENT	64 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	HOLIDAY MOBILE HOME PARK LLC	6400 TELEGRAPH RD STE 2000	BLOOMFIELD HILLS	MI	48301-1722
THE CREEK	RESIDENT	641 SW CHANNEL AVE	STUART	FL	34994
THE CREEK	CRIDDELL HORTENSE	6427 6TH ST NW	WASHINGTON	DC	20012-2613
THE CREEK	CRIDDELL HORTENSE	6427 6TH ST NW	WASHINGTON	DC	20012-2613
THE CREEK	CHASE JENNIFER K	649 SW CHANNEL AVE	STUART	FL	34994-2926
THE CREEK	RESIDENT	649 SW CHANNEL AVE	STUART	FL	34994-2926
THE CREEK	RESIDENT	66 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	BARGHOUTHY SHAHER WAHID	661 NE ZEBRINA SENDA	JENSEN BEACH	FL	34957-6666
THE CREEK	MAGNIFICO CAPITAL LLC	139 POINT CIR	JUPITER	FL	33469-1928
THE CREEK	RESIDENT	68 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	RESIDENT	69 SE KINDRED ST	STUART	FL	34994
THE CREEK	RESIDENT	70 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	RESIDENT	700 COLORADO AVE	STUART	FL	34994-3018
THE CREEK	RESIDENT	701 COLORADO AVE	STUART	FL	34994-3008
THE CREEK	RESIDENT	704 SE DIXIE HWY	STUART	FL	34994
THE CREEK	RESIDENT	710 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	ROBERT P RIGEL DECLARATION OF TRUST	712 SE DIXIE HWY	STUART	FL	34994-3050
THE CREEK	RESIDENT	714 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	715 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256-6802
THE CREEK	RESIDENT	716 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	718 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	719 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	72 SE LINDA LEE DR	STUART	FL	34994-3829
THE CREEK	RESIDENT	720 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	721 COLORADO AVE	STUART	FL	34994-3017

THE CREEK	RESIDENT	722 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	723 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	724 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	COLORADO PLAZA LLC	725 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	725 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	726 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	727 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	728 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	CENTRO NP DOWNTOWN PUBLIX LLC	728 SW FEDERAL HWY	STUART	FL	34994-2937
THE CREEK	RESIDENT	729 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	729 COLORADO AVE UNIT A	STUART	FL	34994-3017
THE CREEK	RESIDENT	730 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	731 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	733 COLORADO AVE	STUART	FL	34994-3017
THE CREEK	RESIDENT	734 COLORADO AVE	STUART	FL	34994-3064
THE CREEK	RESIDENT	735 COLORADO AVE STE 1	STUART	FL	34994-3031
THE CREEK	RESIDENT	735 COLORADO AVE STE 2	STUART	FL	34994-3031
THE CREEK	RESIDENT	735 COLORADO AVE STE 3	STUART	FL	34994-3031
THE CREEK	RESIDENT	735 COLORADO AVE STE 4	STUART	FL	34994-3031
THE CREEK	RESIDENT	735 COLORADO AVE STE 5	STUART	FL	34994-3031
THE CREEK	RESIDENT	735 COLORADO AVE STE 6	STUART	FL	34994-3031
THE CREEK	RESIDENT	735 COLORADO AVE STE 7	STUART	FL	34994-3031
THE CREEK	RESIDENT	736 COLORADO AVE	STUART	FL	34994-3002
THE CREEK	RESIDENT	738 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	74 SE MIDWAY ST	STUART	FL	34994-3812
THE CREEK	RESIDENT	740 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	742 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	RESIDENT	744 COLORADO AVE	STUART	FL	34994-3005
THE CREEK	TED GLASRUD ASSOCIATES FL LLC	759 SW FEDERAL HWY STE 217	STUART	FL	34994-2972
THE CREEK	TED GLASRUD ASSOCIATES FL LLC	759 SW FEDERAL HWY STE 217	STUART	FL	34994-2972

THE CREEK	TED GLASRUD ASSOCIATES FL LLC	759 SW FEDERAL HWY STE 217	STUART	FL	34994-2972
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 100	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 101	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 102	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 200	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 201	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 206	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 207	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 209	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 212	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 300	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 301	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 304	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 306	STUART	FL	34994-2962
THE CREEK	RESIDENT	789 SW FEDERAL HWY STE 310	STUART	FL	34994-2962
THE CREEK	ROBERTS JAMES	7973 SADDLEBROOK DR	PORT ST LUCIE	FL	34986-3114
THE CREEK	RESIDENT	800 SE DIXIE HWY	STUART	FL	34994
THE CREEK	LAWRENCE LEE PROPERTIES LLC	800 SE LINCOLN AVE	STUART	FL	34994-3807
THE CREEK	RESIDENT	800 SE LINCOLN AVE	STUART	FL	34994-3807
THE CREEK	RESIDENT	801 SE JOHNSON AVE	STUART	FL	34994-3027
THE CREEK	RESIDENT	805 COLORADO AVE UNIT 1	STUART	FL	34994-3024
THE CREEK	RESIDENT	805 COLORADO AVE UNIT 2	STUART	FL	34994-3021
THE CREEK	RESIDENT	805 COLORADO AVE UNIT 3	STUART	FL	34994-3021
THE CREEK	808 DIXIE LLC	808 SE DIXIE HWY	STUART	FL	34994-3803
THE CREEK	RESIDENT	812 SE LINCOLN AVE	STUART	FL	34994-3807
THE CREEK	RESIDENT	815 COLORADO AVE	STUART	FL	34994-3053
THE CREEK	SEACOAST NATIONAL BANK	815 COLORADO AVE	STUART	FL	34994-3053
THE CREEK	RESIDENT	816 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	RESIDENT	816 SE DIXIE HWY	STUART	FL	34994-3803
THE CREEK	REVOCABLE LIVING TRUST OF CLIFFORD E JONES	816 SE DIXIE HWY	STUART	FL	34994-3803
THE CREEK	AMERICAN SPRINKLER AND PUMP INC	817 NE MARANTA TERRADO	JENSEN BEACH	FL	34957-5016

THE CREEK	AMERICAN SPRINKLER AND PUMP INC	817 NE MARANTA TERRADO	JENSEN BEACH	FL	34957-5016
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 100	STUART	FL	34994-2952
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 102	STUART	FL	34994-2952
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 106	STUART	FL	34994-2952
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 200	STUART	FL	34994-2952
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 201	STUART	FL	34994-2952
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 203	STUART	FL	34994-2952
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 300	STUART	FL	34994-2952
THE CREEK	RESIDENT	819 SW FEDERAL HWY STE 301	STUART	FL	34994-2952
THE CREEK	RESIDENT	820 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	RESIDENT	822 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	CRIST MARION ESTATE	825 SE CENTRAL AVE	STUART	FL	34994
THE CREEK	DICKERSON ROSEITA AGNES ESTATE	826 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	RESIDENT	828 SE LINCOLN AVE	STUART	FL	34994
THE CREEK	ACG STUART LLC	8300 NW 123RD WAY	PARKLAND	FL	33076-4940
THE CREEK	ACG STUART LLC	8300 NW 123RD WAY	PARKLAND	FL	33076-4940
THE CREEK	MERRICK CHARLOTTE MILLER L/E	832 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	RESIDENT	832 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	V B PROPERTIES OF STUART INC	832 SE DIXIE HWY	STUART	FL	34994-3803
THE CREEK	RESIDENT	834 SE LINCOLN AVE	STUART	FL	34994-3807
THE CREEK	RESIDENT	835 SE CENTRAL AVE	STUART	FL	34994-6227
THE CREEK	RESIDENT	836 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	ETERNAL EAGLE ENTERPRISES PROPERTY MANAGEMENT	836 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	RESIDENT	839 SW FEDERAL HWY	STUART	FL	34994-2938
THE CREEK	CENTRO NP DOWNTOWN PUBLIX LLC	840 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	840 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	849 SW FEDERAL HWY	STUART	FL	34994-2938
THE CREEK	RESIDENT	851 SE JOHNSON AVE	STUART	FL	34994-3000
THE CREEK	851 JOHNSON INC	851 SE JOHNSON AVE STE 100	STUART	FL	34994-3063

THE CREEK	RESIDENT	853 SW FEDERAL HWY	STUART	FL	34994-2938
THE CREEK	CENTRO NP DOWNTOWN PUBLIX LLC	860 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	860 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	870 COLORADO AVE	STUART	FL	34994-3020
THE CREEK	CMJ COMPANY OF COLORADO LLC	872 COLORADO AVE	STUART	FL	34994-3020
THE CREEK	RESIDENT	872 COLORADO AVE	STUART	FL	34994-3020
THE CREEK	RESIDENT	874 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	BRUNER / JOHNSON LLC	875 SE MONTEREY COMMONS BLVD	STUART	FL	34996-3337
THE CREEK	RESIDENT	876 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	881 SW FEDERAL HWY	STUART	FL	34994-2938
THE CREEK	CENTRO NP DOWNTOWN PUBLIX LLC	884 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	884 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	888 COLORADO AVE	STUART	FL	34994-3020
THE CREEK	RESIDENT	888 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	890 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	894 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	RESIDENT	896 SW FEDERAL HWY	STUART	FL	34994-2939
THE CREEK	ST PAUL AFRICAN METHODIST EPISCOPAL CHURCH	900 SE EAST AVE	STUART	FL	34994-6239
THE CREEK	RESIDENT	900 SE FEDERAL HWY	STUART	FL	34994-3725
THE CREEK	RESIDENT	901 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	RESIDENT	901 SE JOHNSON AVE	STUART	FL	34994-3816
THE CREEK	RESIDENT	901 SE PARK AVE	STUART	FL	34994-6229
THE CREEK	RESIDENT	903 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	TSW REAL ESTATE HOLDINGS LLC	904 SE DIXIE HWY	STUART	FL	34994-3826
THE CREEK	RESIDENT	905 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	BRUNER BROS LLC	905 SE JOHNSON AVE	STUART	FL	34994-3816
THE CREEK	JOHN P ANTHONY ENTERPRISES LLC	9950 S OCEAN DR APT 201	JENSEN BEACH	FL	34957-2435
THE CREEK	SCOTT FAY ARTHUR JR	906 SE LAKE ST	STUART	FL	34994-5614

THE CREEK	RESIDENT	906 SE DIXIE HWY	STUART	FL	34994-3826
THE CREEK	HILKER DANIEL E L/E	906 SE LINCOLN AVE	STUART	FL	34994-3809
THE CREEK	RESIDENT	907 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	RESIDENT	908 SE LINCOLN AVE	STUART	FL	34994-3809
THE CREEK	RESIDENT	909 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	RESIDENT	909 SE JOHNSON AVE	STUART	FL	34994-3804
THE CREEK	RESIDENT	909 SE JOHNSON AVE	STUART	FL	34994-3804
THE CREEK	RESIDENT	909 SE PARK AVE	STUART	FL	34994-6229
THE CREEK	RESIDENT	910 SE DIXIE HWY	STUART	FL	34994-3826
THE CREEK	RESIDENT	911 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	REVOCABLE LIVING TRUST OF CLIFFORD E JONES	911 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	RESIDENT	912 SE DIXIE HWY	STUART	FL	34994
THE CREEK	RESIDENT	912 SE LINCOLN AVE	STUART	FL	34994-3809
THE CREEK	RESIDENT	913 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	RESIDENT	913 SE PARK AVE	STUART	FL	34994-6229
THE CREEK	RESIDENT	915 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	RESIDENT	915 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	RESIDENT	916 SE DIXIE HWY	STUART	FL	34994
THE CREEK	RESIDENT	917 SE HILLCREST AVE	STUART	FL	34994-3805
THE CREEK	RESIDENT	917 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	ACOSTA MILTON	917 SE PARK AVE	STUART	FL	34994-6229
THE CREEK	GALEANO MILTON ALEXANDER ACOSTA	917 SE PARK AVE	STUART	FL	34994-6229
THE CREEK	MICHAEL BRAID REVOCABLE TRUST	918 SE LINCOLN AVE	STUART	FL	34994-3809
THE CREEK	RESIDENT	918 SE LINCOLN AVE	STUART	FL	34994-3809
THE CREEK	RESIDENT	919 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	RESIDENT	920 SE DIXIE HWY	STUART	FL	34994-3826
THE CREEK	RESIDENT	920 SE EAST AVE UNIT 101	STUART	FL	34994-6208
THE CREEK	RESIDENT	920 SE EAST AVE UNIT 201	STUART	FL	34994-6208
THE CREEK	RESIDENT	920 SE FEDERAL HWY	STUART	FL	34994-3703
THE CREEK	RESIDENT	921 SE LINCOLN AVE	STUART	FL	34994
THE CREEK	RESIDENT	923 SE LINCOLN AVE	STUART	FL	34994-3810

THE CREEK	RESIDENT		924 SE DIXIE HWY	STUART	FL	34994
THE CREEK	RESIDENT		925 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	RESIDENT		927 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	RESIDENT		929 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	RESIDENT		933 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	RESIDENT		935 SE HILLCREST AVE	STUART	FL	34994-3835
THE CREEK	RESIDENT		935 SE LINCOLN AVE	STUART	FL	34994-3810
THE CREEK	RESIDENT	937 SE FLORIDA ST-ST	1434 SE PRESTON LN	PORT ST LUCIE	FL	34983-3982
THE CREEK	PNR HOTELS INC		9481 GRAND ESTATES WAY	BOCA RATON	FL	33496-1027
THE CREEK	RESIDENT		950 SE FEDERAL HWY	STUART	FL	34994-3703
THE CREEK	RESIDENT		951 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	RESIDENT		955 SE FEDERAL HWY	STUART	FL	34994-3720
THE CREEK	GREAT FLORIDA PROPERTIES LLC		955 SE FEDERAL HWY STE 101	STUART	FL	34994-3720
THE CREEK	FIRTINO HOLDINGS LLC		957 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	RESIDENT		957 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	FIRTINO HOLDINGS LLC		961 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	RESIDENT		961 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	FIRTINO HOLDINGS LLC		963 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	RESIDENT		965 S KANNER HWY	STUART	FL	34994-3737
THE CREEK	RESIDENT		967 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	AEX ENTERPRISES LLC		50 SE OCEAN BLVD STE 205	STUART	FL	34994-2222
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 100	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 101	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 200	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 201	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 300	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 301	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 302	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 400	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 401	STUART	FL	34994-3716
THE CREEK	RESIDENT		969 SE FEDERAL HWY STE 402	STUART	FL	34994-3716
THE CREEK	FRANCHISE REALTY INTERSTATE CORPORATION		970 SE FEDERAL HWY	STUART	FL	34994-3703
THE CREEK	RESIDENT		971 SE FEDERAL HWY	STUART	FL	34994-3702

THE CREEK	RESIDENT	973 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	RESIDENT	975 SE FEDERAL HWY	STUART	FL	34994-3702
THE CREEK	MGB PROPERTIES XII LLC	983 SE FEDERAL HWY	STUART	FL	34994-3734
THE CREEK	RESIDENT	983 SE FEDERAL HWY	STUART	FL	34994-3734
THE CREEK	CABRE FAMILY TRUST	986 SE FEDERAL HWY	STUART	FL	34994-3703
THE CREEK	RESIDENT	989 SE FEDERAL HWY	STUART	FL	34994-3734
THE CREEK	RESIDENT	99 SE 6TH ST	STUART	FL	34994
THE CREEK	RESIDENT	99 SE KINDRED ST	STUART	FL	34994
THE CREEK	GORE JERRY SR L/E	PO BOX 1312	STUART	FL	34995-1312
THE CREEK	CHURCH OF CHRIST INC	PO BOX 198	STUART	FL	34995-0198
THE CREEK	ACACIA LODGE NO.# 163 F & AM	PO BOX 2415	STUART	FL	34995-2415
THE CREEK	TREASURE COAST PROPERTY HOLDINGS LLC	PO BOX 859	SEAHURST	WA	98062-0859
THE CREEK	ST MONICAS EPISCOPAL CHURCH OF STUART INC	PO BOX 1798	STUART	FL	34995-1798
THE CREEK	GRAZI LEIF	PO BOX 1814	STUART	FL	34995-1814
THE CREEK	KING W LEE JR & SUSAN	PO BOX 1890	STUART	FL	34995-1890
THE CREEK	UNITED STATES POSTAL SERVICE	PO BOX 27497	GREENSBORO	NC	27498-1103
THE CREEK	SANDS DOUGLAS K	PO BOX 287	STUART	FL	34995-0287
THE CREEK	SANDS DOUGLAS K	PO BOX 287	STUART	FL	34995-0287
THE CREEK	SANDS DOUGLAS K	PO BOX 287	STUART	FL	34995-0287
THE CREEK	ALL AMERICAN EAGLE PROPERTIES LLC	PO BOX 318	MALVERNE	NY	11565-0318
THE CREEK	INDIAN RIVER HOLDINGS LLC	PO BOX 318	MALVERNE	NY	11565-0318
THE CREEK	MILLER ANTHONY L	PO BOX 3196	STUART	FL	34995-3196
THE CREEK	FAST FOOD ENTERPRISES LLP	PO BOX 547158	ORLANDO	FL	32854-7158
THE CREEK	BELL DORIS M	PO BOX 701	STUART	FL	34995-0701
THE CREEK	3 ESQ LLC	PO BOX 809	STUART	FL	34995-0809
THE CREEK	DOWNTOWN STUART INVESTMENTS LLC	PO BOX 809	STUART	FL	34995-0809
THE CREEK	BUFFINGTON WILLIAM I	PO BOX 88	STUART	FL	34995-0088
THE CREEK	BELL JOHNNIE	PO BOX 881	STUART	FL	34995-0881
THE CREEK	TRIPLE CROWN OF STUART LLC	PO BOX 954	STUART	FL	34995-0954

THE CREEK	TREASURE COAST INVESTMENT COMPANY LLC	PO BOX 990	STUART	FL	34995-0990

Please advertise the requested ad below. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The Display Advertisement shall be in substantially the following form:

****

CITY OF STUART
NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY AND CITY COMMISSION

NOTICE: The City of Stuart Local Planning Agency will meet on Thursday, November 10, 2022, at 5:30 PM and the City Commission will meet on Monday, November 14, 2022, at 4:00 PM, in the City Commission Chambers at City Hall, 121 SW Flagler Avenue, Stuart, Florida.

The following item is scheduled on the agenda:

ORDINANCE NUMBER 2498-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE NUMBER 2507-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER III SPECIAL ZONING CODES FOR THE "EAST STUART NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

The public is encouraged to attend and participate in the public meeting. Any questions regarding the meeting may be addressed by calling the City Development Department at (772) 288-5375 from 8:30 a.m. to 4:00 p.m. Monday through Friday.

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City's ADA coordinator at (772) 288-5306 or TDD at (772) 288-5302 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Mary Kindel, City Clerk

Publish November 3, 2022 / Local Display Ad /Affidavit Required **(at least 7 prior to LPA and CC Hearings)**

CITY OF STUART
NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY AND CITY COMMISSION

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The following item is scheduled on the agenda:

ORDINANCE NUMBER 2501-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

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Mary Kindel, City Clerk

Publish November 3, 2022 / Local Display Ad /Affidavit Required **(at least 7 prior to LPA and CC Hearings)**

CITY OF STUART
NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY AND CITY COMMISSION

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The following item is scheduled on the agenda:

ORDINANCE NUMBER 2502-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND DESIGNATION FROM "COMMERCIAL" TO "DOWNTOWN" FOR 20.07 ACRES OF LAND AND "DOWNTOWN" TO "RECREATION" FOR .25 ACRES OF LAND AS DEPICTED IN EXHIBIT "A" ATTACHED; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

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Mary Kindel, City Clerk

Publish November 3, 2022 / Local Display Ad /Affidavit Required

BUREAU OF DIRECT MAIL INC.

Bureau of Direct Mail Inc.
2809 SE Monroe St.
Stuart, FL 34997
Phone: (772) 283-8850
Toll Free: (800 368-0004

October 11, 2022

Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

RE: The Creek CRA mailing - Notice of Form Based Code

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed notification letters, frequently asked questions notices and the corresponding maps as provided by the City of Stuart CRA to the recipients on the clients supplied mailing list. There was a total of 664 records on the mailing list. There were 2 records removed that were verified to be City of Stuart properties on the Martin County Property Appraisers website. The mailing was delivered to the West Palm Beach Post office on Summit Blvd. October 10, 2022. There was a total of 662 pieces mailed. Attached is the Postage Statement from the US Postal Service verifying the amount of the mailing, date the mailing was processed and the total postage of the mailing.

Bonnie L Arnold

Bonnie Arnold
Bureau of Direct Mail Inc.
Bonnie.Arnold@bureauinc.com
(772) 283-8850

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

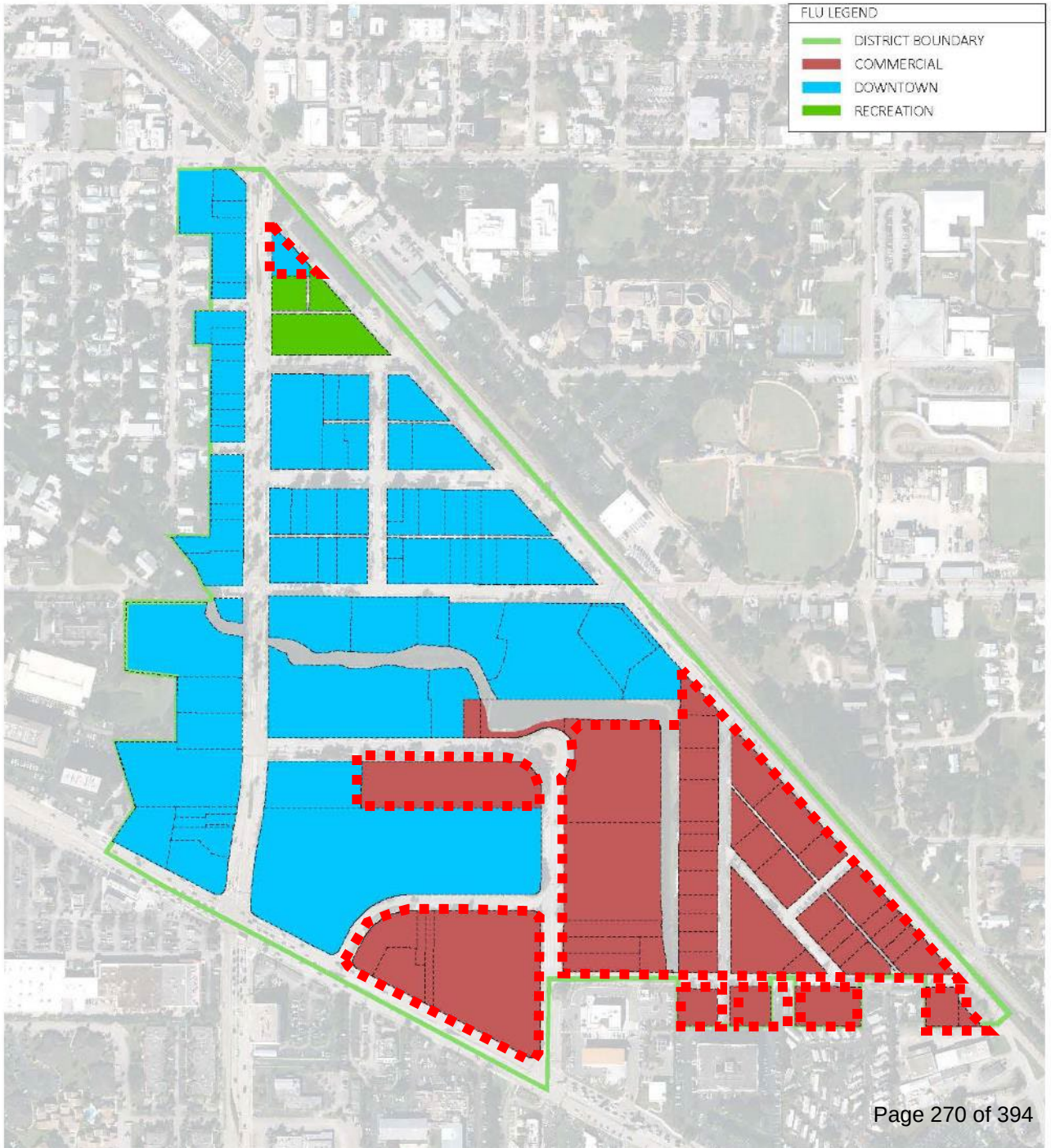
THE CREEK DISTRICT
FUTURE LAND USE
PUBLIC HEARING PRESENTATION

Local Planning Agency - November 10, 2022

EXISTING
FUTURE LAND USE MAP

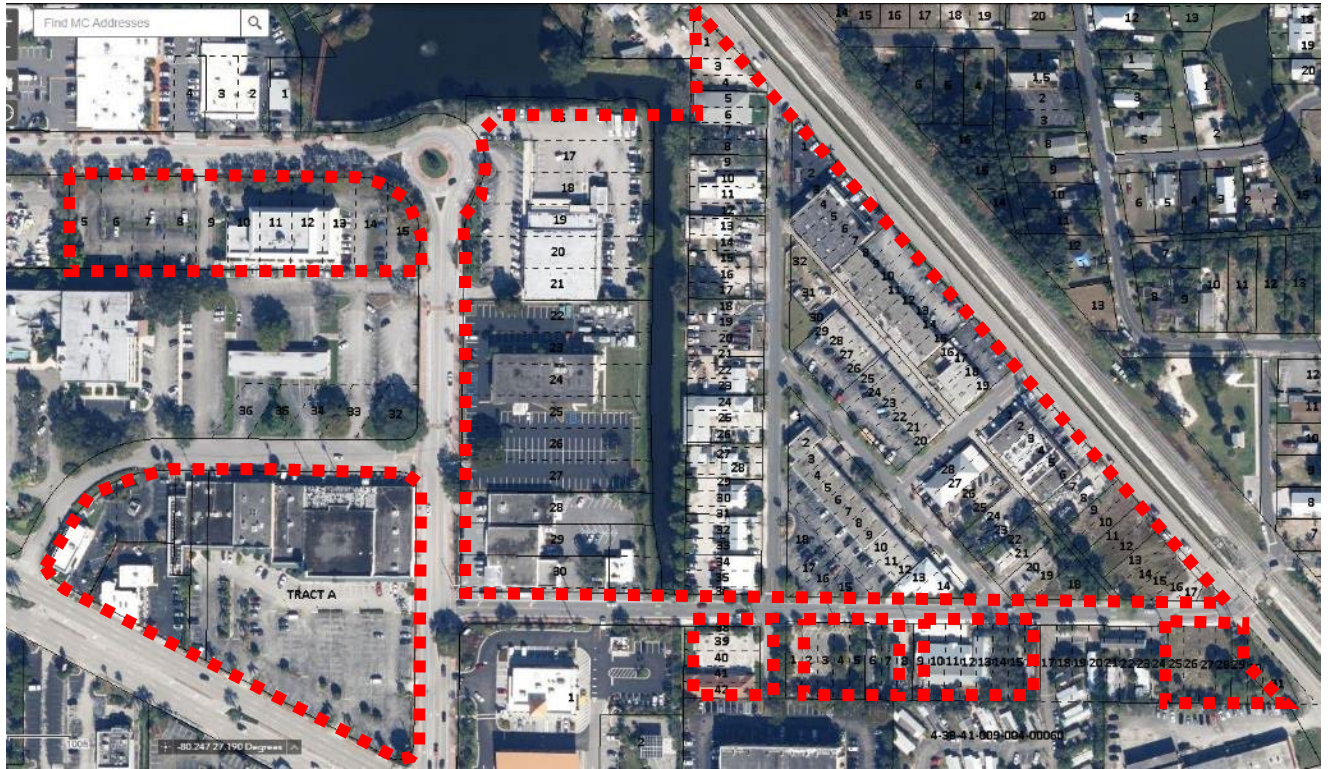
FLU LEGEND

- DISTRICT BOUNDARY
- COMMERCIAL
- DOWNTOWN
- RECREATION



ACRES	EXISTING FUTURE LAND USE DESIGNATION	PROPOSED FUTURE LAND USE DESIGNATION
0.25	Downtown Max density: 30 dua (3 du/7 du)	Recreation Density of 0 (0 du)

ACRES	EXISTING FUTURE LAND USE DESIGNATION	PROPOSED FUTURE LAND USE DESIGNATION
20.07	Commercial	Downtown
	Max density: 30 dua (301 du)	Density of 15 dua / 30 dua by CU (301 du /602 du)



PROPOSED
FUTURE LAND USE MAP

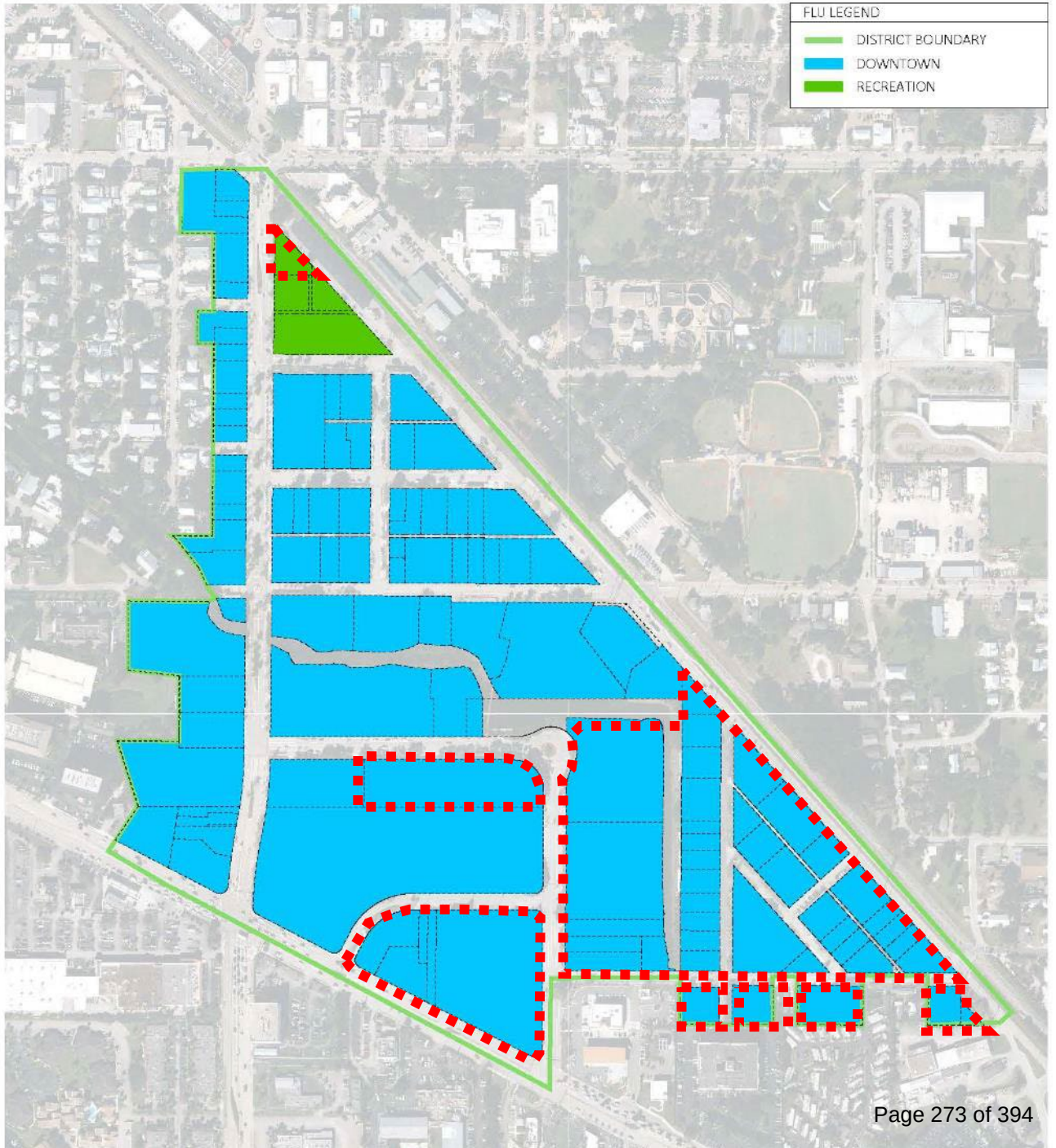
FLU LEGEND

- DISTRICT BOUNDARY
- DOWNTOWN
- RECREATION

Land use change to be consistent with landownership, CRA, & community vision

7	0
301	602
308	**602**

The difference between existing FLU & the proposed is **294 dua**



RECOMMENDED ACTION

Motion to approve Ord. No. 2502-2022, amending the city's Official Future Land Use Map to include and reflect the changes from "Commercial" to "Downtown" and "Downtown" to "Recreation" on certain lands within the "The Creek District".

THANK YOU

Jessica Cortor Seymour
Principal Program Coordinator
Treasure Coast Regional Planning Council
jseymour@tcrpc.org

NEXT STEPS

Nov. 14: City Commission Meeting 1st Reading

Nov. 28: City Commission Meeting 2nd Reading

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/10/2022 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
THE CREEK DISTRICT - ZONING MAP AMENDMENT

ORDINANCE NUMBER 2501-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The subject parcels are located within "The Creek District" and have recently been assigned a future land use designation of either "Downtown" or "Recreation". The prior zoning designations of "Urban Center"; "Urban General"; and "B-2 Business General" on parcels within "The Creek District" are no longer appropriate and require amendment. This ordinance will rezone all the parcels within the district, which will bring them into compliance with the Future Land Use. The rezoning is in compliance with the Comprehensive Plan and is compatible with the surrounding zoning.

ATTACHMENTS:
1. A. Ordinance No. 2501-2022 Zoning Creek District and Map Exhibits
2. B. Public Notification – Certified Letters

Funding Source:
N/A

Recommended Action:
Motion to approve Ord. No. 2501-2022, amending the city's official Zoning Map to include a new zoning on parcels within "The Creek District" to be consistent with the Future Land Use Map.

ATTACHMENTS:
1. Ordinance 2501-2022 - Rezoning Creek District and Map Exhibits
2. Public Notification - Certified Letters

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2501-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO ASSIGN "THE CREEK DISTRICT" ZONING AND MAKE CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the City Commission has adopted the City's Comprehensive Plan within which are included goals, objectives and policies related to zoning and land development.

WHEREAS, on November 10, 2022, the Local Planning Agency held duly noticed public hearing to consider amending the city's Official Zoning Map and recommended approval of the rezoning within "The Creek District"; and

WHEREAS, the City Commission held duly noticed public hearings on November 14, 2022 and November 28, 2022 to consider this ordinance and provide for full public participation on the proposed amendment to the Zoning Map.

WHEREAS, the City Commission finds the proposed amendment of the Zoning Map consistent with the goals, objectives and policies of the Comprehensive Plan; and

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

SECTION 1: A map depicting the rezoning is attached hereto as **Exhibit "A"** and made a part hereof by reference.

SECTION 2: The City Commission hereby amends the city's Official Zoning Map, to include the "The Creek District" as shown in **Exhibit "B"**.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the Developer of the site, this ordinance shall prevail.

SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: This ordinance shall take effect upon adoption.

PASSED on first reading this _____ day of_____, 2022.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second reading this _____ day of _____, 2022.

ATTEST:

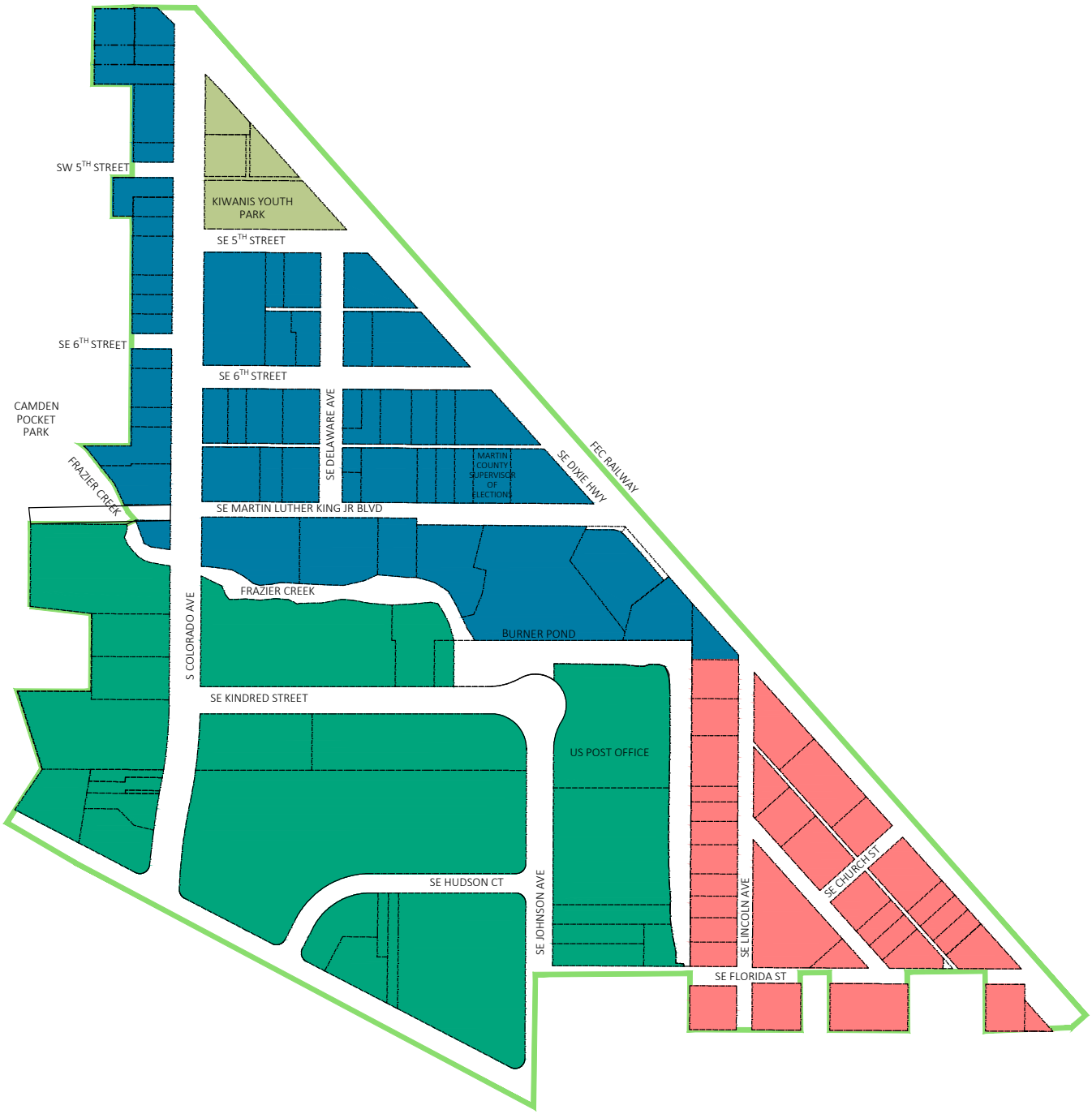
_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

EXHIBIT "A"



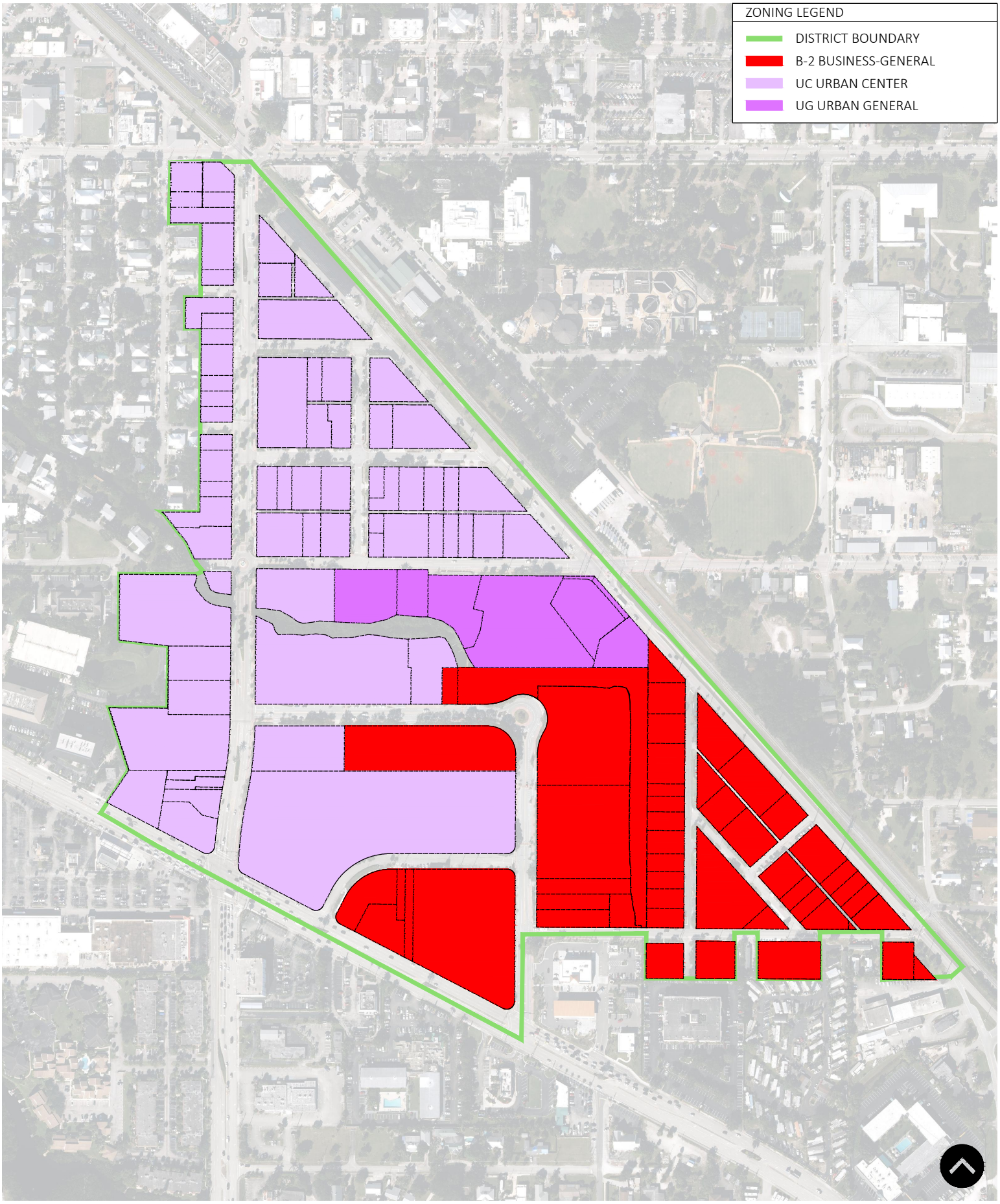
THE CREEK DISTRICT

Community Redevelopment Area

PROPOSED ZONING MAP

9/27/2022

SCALE: 1 = 400



THE CREEK DISTRICT

Community Redevelopment Area

EXISTING ZONING

9/13/2022

SCALE: 1 = 400

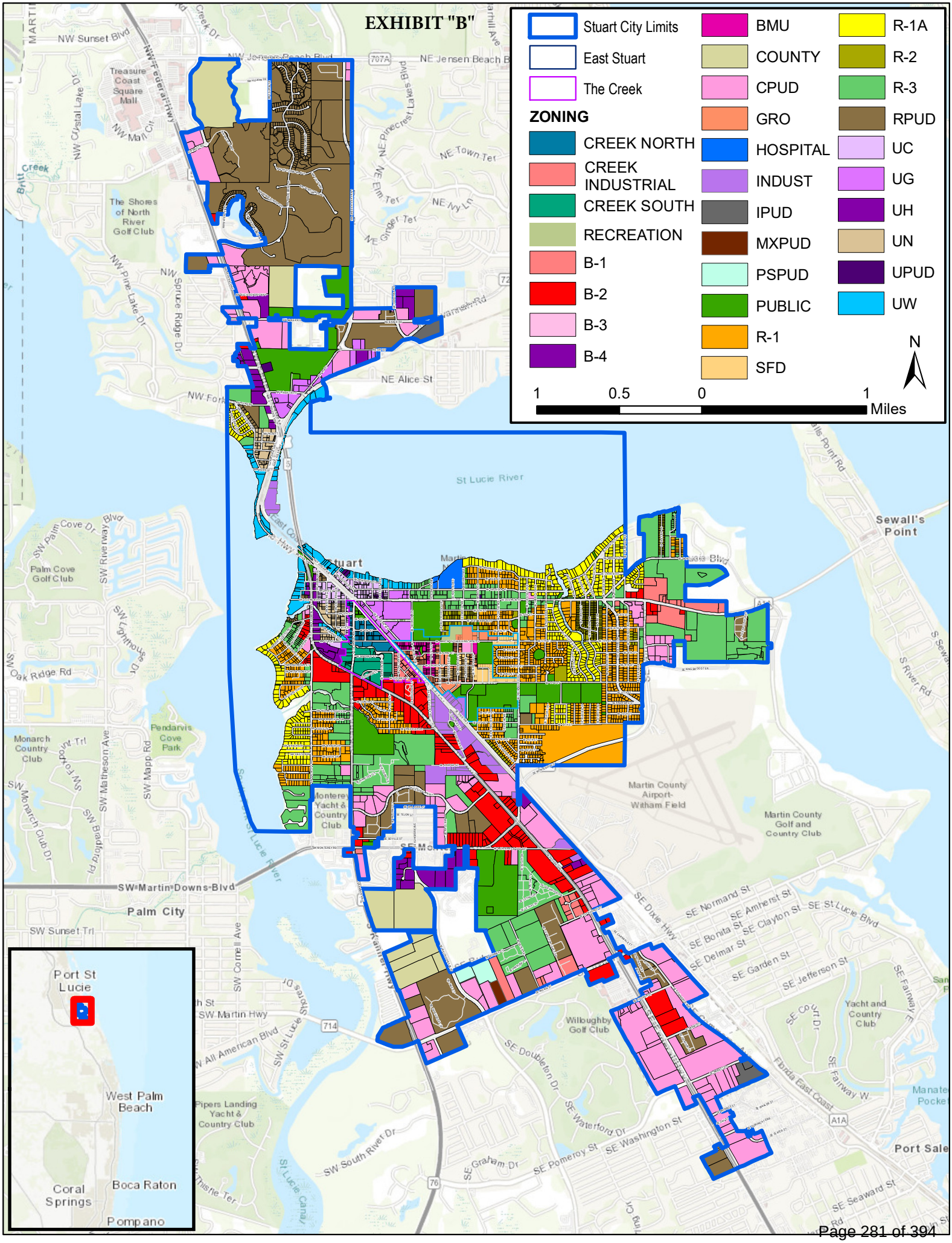


EXHIBIT "B"
Stuart City Limits
East Stuart
The Creek
ZONING
CREEK NORTH
CREEK INDUSTRIAL
CREEK SOUTH
RECREATION
B-1
B-2
B-3
B-4
BMU
COUNTY
CPUD
GRO
HOSPITAL
INDUST
IPUD
MXPUD
PSPUD
PUBLIC
R-1
SFD
R-1A
R-2
R-3
RPUD
UC
UG
UH
UN
UPUD
UW
N
1 0.5 0 1
Miles
St Lucie River
Sewall's Point
Palm City
SW Martin Downs Blvd
Port St Lucie
West Palm Beach
Boca Raton
Coral Springs
Pompano

BUREAU OF DIRECT MAIL INC.

Bureau of Direct Mail Inc.
2809 SE Monroe St.
Stuart, FL 34997
Phone: (772) 283-8850
Toll Free: (800 368-0004

October 11, 2022

Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994

RE: The Creek CRA mailing - Notice of Form Based Code

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed notification letters, frequently asked questions notices and the corresponding maps as provided by the City of Stuart CRA to the recipients on the clients supplied mailing list. There was a total of 664 records on the mailing list. There were 2 records removed that were verified to be City of Stuart properties on the Martin County Property Appraisers website. The mailing was delivered to the West Palm Beach Post office on Summit Blvd. October 10, 2022. There was a total of 662 pieces mailed. Attached is the Postage Statement from the US Postal Service verifying the amount of the mailing, date the mailing was processed and the total postage of the mailing.

Bonnie L Arnold

Bonnie Arnold
Bureau of Direct Mail Inc.
Bonnie.Arnold@bureauinc.com
(772) 283-8850

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Sept. 26, 2022

CRA Program
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

REF: CRA The Creek District Study & The East Stuart Study

Attn:

This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.

Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin

TERRY SCHOMMER
Notary Public - State of Florida
Commission # HH 239928
My Comm. Expires Mar 14, 2026

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/10/2022 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT

ORDINANCE NUMBER 2498-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The proposed work-program amendment to the Land Development Code, amendment to the Future Land Use Map, and amendment to the Zoning Map to assign "The Creek District" Zoning District to the parcels within "The Creek District" was presented to the Community Redevelopment Board, Local Planning Agency, and the City Commission in September 2022.

The Creek District Code is a new section in Chapter III, Special Zoning Codes, of the Land Development Code. It is not presented as underline. In places where there is no underline, the language or policy is similar to an existing policy. The underline text is where policies are new or modified. The existing zoning code for this area is presented as strike through. The proposed changes to Chapter III enacted the proposed changes to Chapter II - Zoning Districts Uses Allowed, Density, Intensity and Chapter XII - Definitions of the Land Development Code.

The proposed code is intended to: reflect the unique character of The Creek District of the Arts & Entertainment District, promote low-impact infrastructure, and promote infill development within the urban center while maintaining Stuart's unique character.

Jessica Seymour, Principal Program Coordinator, TCRPC has drafted proposed amendments to the city's LDC for the "East Stuart Neighborhood." TCRPC worked with the Community Redevelopment Board, Community Redevelopment Agency, the Development Department, the Public Works Department, interviews with members of the public, property owners, developers, land planners/professionals working in the area, American Institute of Architect (AIA), and conducted peer review of the proposed code as recommended by the Community Redevelopment Board. Interviews and public meetings have reached over 110 individuals. The CRA/City has mailed 3,500 postcards, dropped off over 1,500 flyers, 500 doorhangers and communicated through the city's webpage, newsletter, and social media to advertise meetings.

Treasure Coast Regional Planning Council staff will present the proposed Chapter III, Section 3.04.00, and related changes to Chapter II and Chapter XII, at the public hearing, assisted by staff as appropriate.

A copy of the proposed code is included in the agenda item. A few edits were made to the proposed code between the presentations and the first public hearing:

1. Solid waste and dumpster language

2. Landscape buffers and parking lot landscaping standards
3. Ramps and ADA accessibility
4. Architectural standards
5. Sign standards

ATTACHMENTS:
1. A. Ordinance No. 2498-2022 LDC Amendment Creek District and other sections of the code
2. B. Presentation
3. C. Letter of Support - The Creek District Board

Funding Source:
N/A

Recommended Action:
Motion to approve Ord. No. 2498-2022, amending the city's Land Development Code, Chapter III to include form-based land development regulations for "The Creek District"; Chapter II Zoning Districts Uses Allowed, Density, Intensity; and Chapter XII Definitions.

ATTACHMENTS:
1. Ordinance 2498-2022 - LDC Amendment Creek District and Other Sections of the Code
2. Presentation
3. Letter of Support - The Creek District Board

BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA

ORDINANCE NUMBER 2498-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY; CHAPTER III SPECIAL ZONING CODES FOR "THE CREEK DISTRICT"; AND CHAPTER XII DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*****

WHEREAS, the Community Redevelopment Agency and City Commission has determined that an analysis of existing code for "The Creek District of Arts & Entertainment" in the CRA would benefit the residents and businesses of Stuart; and

WHEREAS, on September 27, 2021, by Resolution No. 09-2021, the Community Redevelopment Agency approved to enter to an Interlocal Agreement with the Treasure Coast Regional Planning Council to conduct a public input process and develop a Form Based Code for "The Creek District"; and

WHEREAS, the Treasure Coast Regional Planning County and the Community Redevelopment Agency held the Vision Workshop, Walking Tour, interviews with residents and property owners, several public outreach meetings/presentations, and work in progress workshops to get input to develop a Form Based Code for "The Creek District"; and

WHEREAS, on November 10, 2022, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearings on November 14, 2022 and November 28, 2022 to consider this ordinance and provide for full public participation on the Land Development Code amendment process.

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

SECTION 1: The provisions of the Land Development Code as amended are hereby adopted as provided in the attached Exhibit "A" which is incorporated herein as set forth below.

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

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

SECTION 4: The provisions of this ordinance shall be codified into the City's Land Development Code.

SECTION 5: This ordinance shall take effect upon adoption.

Passed on first reading the ____ day of _____, 2022.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, COMMISSIONER				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second and final reading this _____day of _____, 2022.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Sec. 2.01.02. Designation of districts.

The designated zoning districts within the city are:

A. R-1A residential - single family estate; R-1 residential - single family general;

B. R-2 residential - duplex;

C. R-3 residential - multi-family/office;

D. B-1 business limited;

E. B-2 business general;

F. B-3 business restricted;

G. B-4 limited business/manufacturing;

H. P public service;

I. I industrial;

J. H hospital;

K. Planned unit development (PUD):

1. Residential (RPUD);
2. Commercial (CPUD);
3. Public service (PSPUD);
4. Industrial (IPUD);
5. Mixed use (MXPUD);
6. Urban (UPUD);

L. Urban district:

1. Urban general (UG);
2. Urban center (UC);
3. Urban neighborhood (UN);
4. Urban highway (UH);
5. Urban waterfront (UW);
6. Creek North (CN);
7. Creek South (CS);
8. Creek Industrial (CI)

M. East Stuart Neighborhood ~~district~~:

1. Business and mixed use (BMU);
2. General residential and office (GRO);
3. Single-family and duplex (SFD);

N. S.E. Ocean Boulevard overlay.

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.01.03. Table 1.

ZONING DISTRICT/FUTURE LAND USE CATEGORY COMPATIBILITY

		Implementing Zoning Districts														
		R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	PUD	Urban District ~~Overlay~~	East Stuart Neighbor-hood	S.E. Ocea Blvd
Future Land Use Categories	Low density residential	X	X	X									RPUD UPUD			X
	Multi-family residential				X								RPUD CPUD MXPUD UPUD			X
	Office/residential				X								RPUD CPUD MXPUD UPUD			X
	Commercial					X	X	X	X				CPUD IPUD MXPUD UPUD			X
	Industrial								X		X		CPUD IPUD MXPUD UPUD			
	Public					X	X	X	X	X	X	X	CPUD PSPUD MXPUD UPUD	X	X	X
	Institutional			X	X	X	X	X		X		X	RPUD MXPUD UPUD	X		X
	Recreation	X	X	X	X	X	X	X		X			PSPUD MXPUD UPUD	X		X
	Downtown re-development	X	X	X	X	X	X	X	X	X			RPUD CPUD PSPUD MXPUD UPUD	X		

	Neighborhood Special District											RPUD CPUD MXPUD PSPUD	X		
	East Stuart Neighborhood	X	X	X	X	X	X	X	X	X		RPUD CPUD MXPUD PSPUD	X	X	
	Conservation	X	X	X	X	X	X	X	X	X	X	X	PSPUD	X		
	Marine										X		RPUD	X		
Industrial													CPUD PSPUD IPUD MXPUD UPUD			

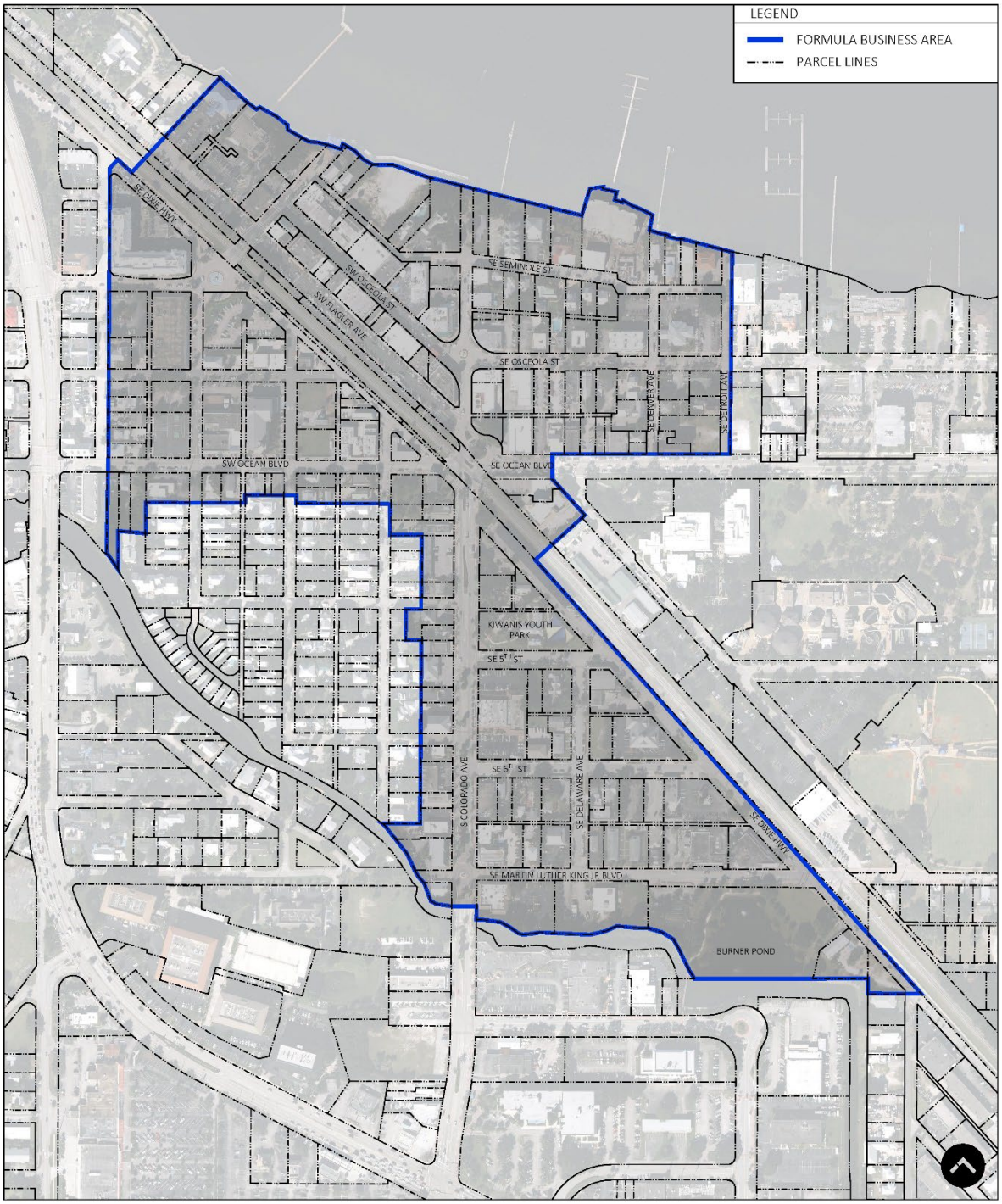
(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.06.12. Formula businesses.

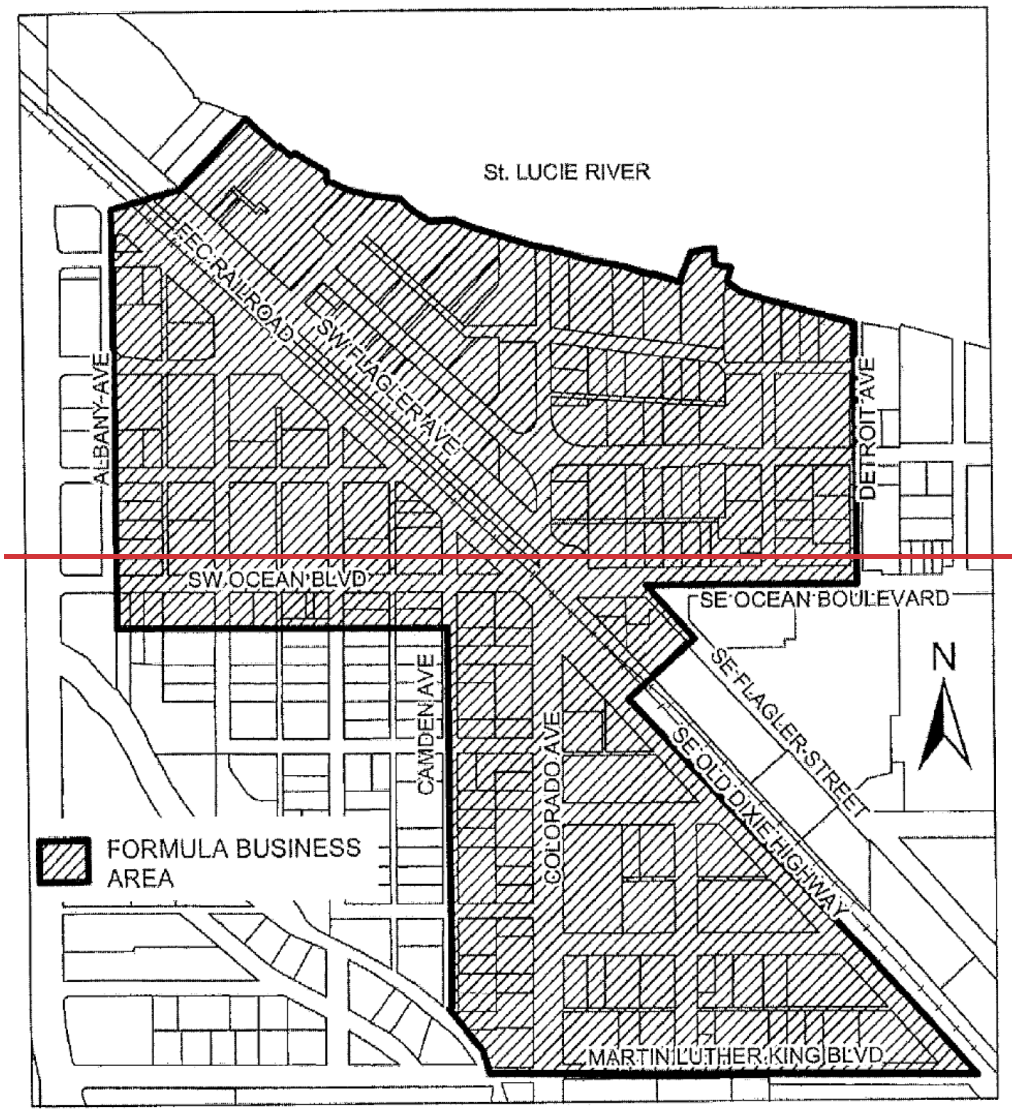
A. *Procedure.* Review of an application to locate a formula business within the formula business area described below shall follow the procedures set forth in section 3.01.06 for a major Urban Code conditional use.

B. *Formula business area.* A formula business may be located in the area within the following boundaries only by major Urban Code conditional use. Commence at the northernmost point of Lot 10 Danforths Addition, thence along the St. Lucie River to Detroit Avenue, thence south along Detroit Avenue to East Ocean Boulevard, thence west along East Ocean Boulevard to the intersection with S.E. Flagler Street, thence south along S.E. Flagler Street to the easternmost point of Lot C of Lainhart and Potter addition and southwest across the F.E.C. Railroad right-of-way to S.E. Old Dixie Highway, thence southeast along S.E. Old Dixie Highway to Martin Luther King Jr. Boulevard, thence west along Martin Luther King Jr. Boulevard to the southerly extension of Camden Avenue, thence north along Camden Avenue to a point directly west of the northernmost point of lot 14, Block 15 Frazier Addition, thence west to the southerly extension of S.W. Albany Avenue, thence north along S.W. Albany Avenue to the F.E.C. Railroad right-of-way, thence across the F.E.C. Railroad right-of-way to the westernmost point of Lot 10 Danforths Addition, thence northeasterly along the west boundary of Lot 10 Danforths Addition to the point of beginning. The following graphic depicts this area.

EXHIBIT A: FORMULA BUSINESS AREA



FORMULA BUSINESS AREA



C. *Standards.* The following specific standards shall apply to formula businesses in the Urban Center, Urban Neighborhood, Urban General, ~~and the~~ Urban Waterfront sub-districts of the Urban District, and Creek North Zoning.

(1) The proposed formula business will not alter the identity of the urban district in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings.

(2) The proposed formula business will contribute to a diverse and appropriate blend of businesses in the urban district.

(3) The proposed formula business will complement those businesses already in the urban district and help promote and foster the local economic base as a whole.

(4) The proposed formula business will be compatible with existing surrounding uses.

(5) The proposed formula business has been designed and will be operated in a nonobtrusive manner to preserve the community's character and ambiance and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites.

(6) The proposed formula business meets all of the following fixed criteria:

a. The size of the business shall not exceed 1,500 square feet of gross floor area.

b. The first floor street frontage of the business shall not exceed 35 feet in width.

c. Corporate advertising shall not be used which is visible from the exterior of the premises.

d. Exterior facade colors shall comply with the requirements of the Urban Code.

e. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building as approved by the city development director.

f. Signage colors shall be muted to minimize visual intrusion as approved by the city development director.

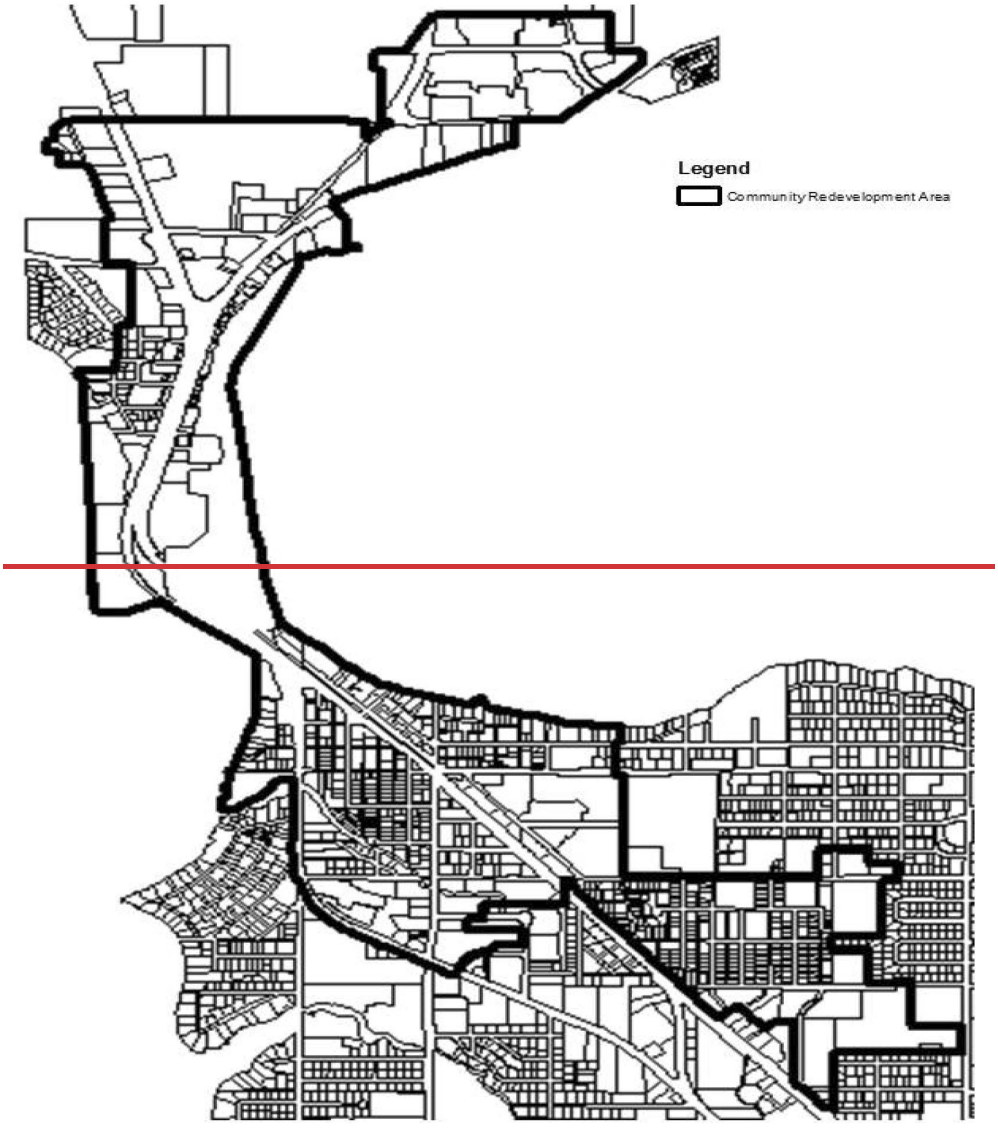
g. No drive thru windows shall be used.

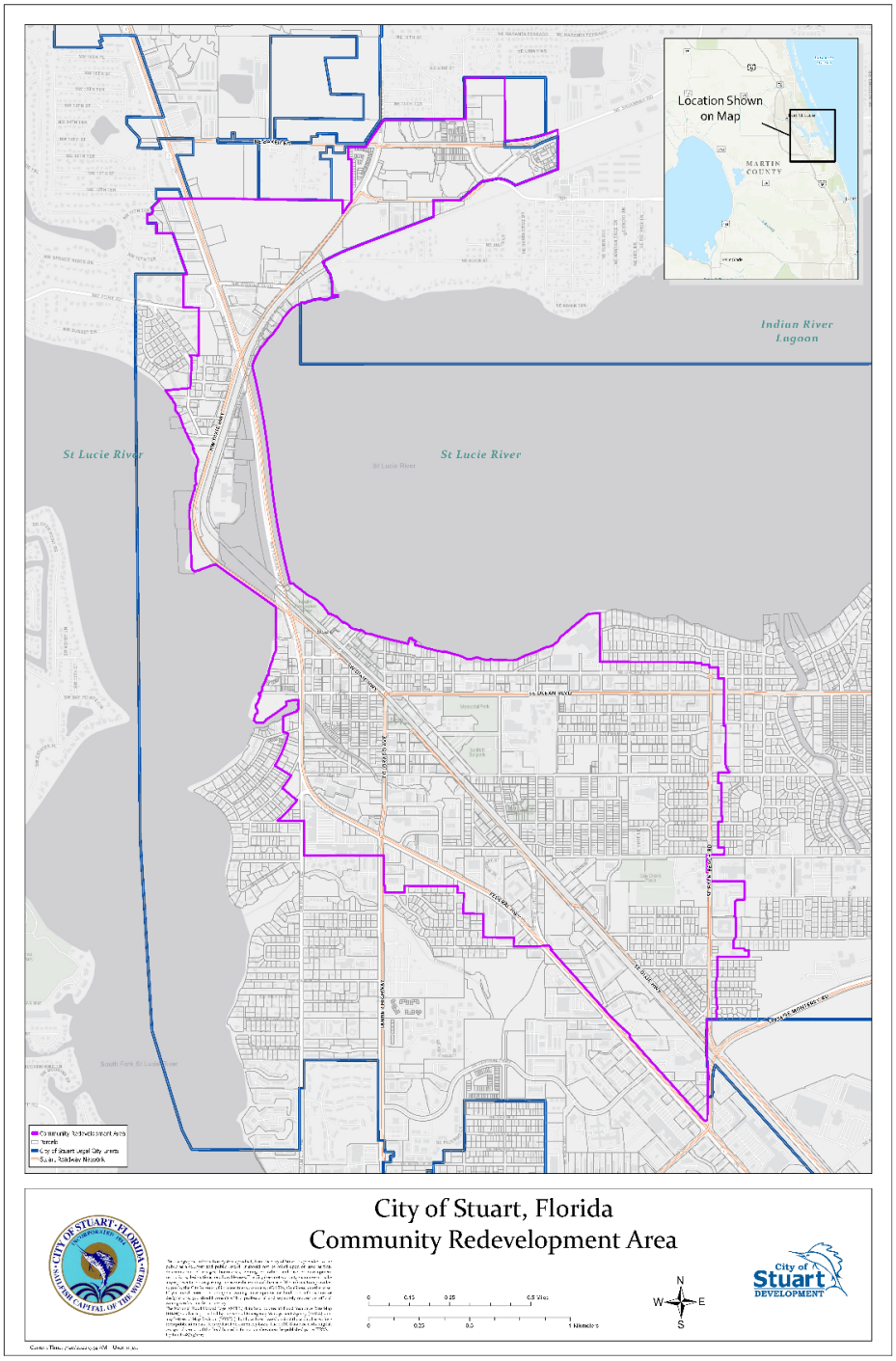
D. *Distance requirements.* A formula business shall not locate within 300 feet of an existing formula business establishment.

E. *Existing formula business.* A business may be a formula business that exists on the 14th day of February, 2005, the effective date of this ordinance. Any such business, and any business that becomes a formula business by virtue of the creation of six or more other such businesses, shall be deemed a legal nonconforming use of a building subject to the provisions of section 8.03.00 of this Code.

3.00.00. PURPOSE

The purpose of this section is to describe specific designated areas with special development regulations. The locations of these areas are established by the City of Stuart based on the need for special protective measures, additional design standards, and redevelopment incentives. At present, the Urban Code District and East Stuart Neighborhood ~~District~~ are located within the City of Stuart Community Redevelopment Area. The boundaries of the Community Redevelopment Area are illustrated in the map below.





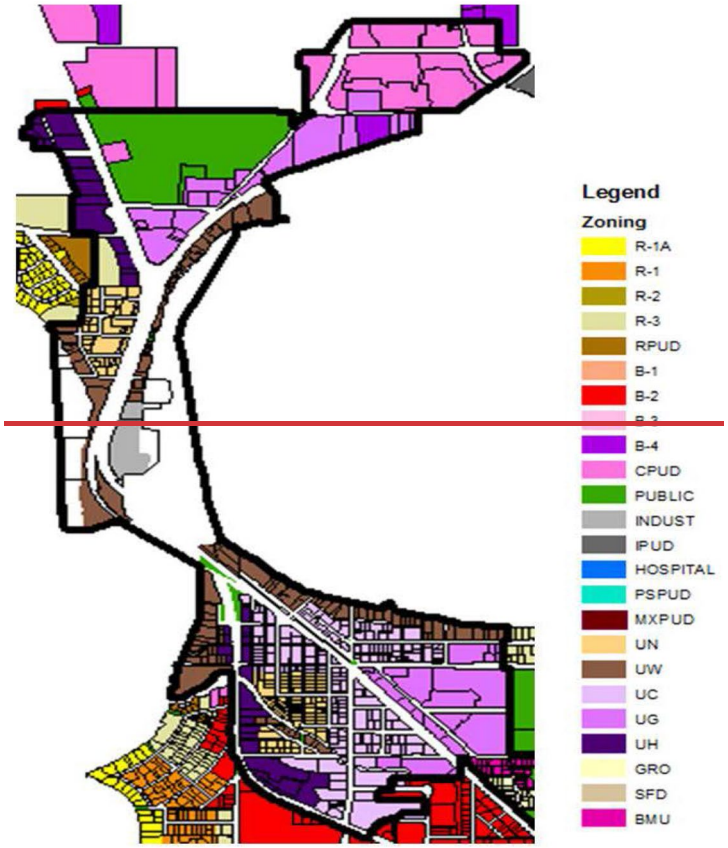
(Ord. 1872-02, § 1, 10-10-02; Ord. No. 1978-04, § 1, 6-28-04; Ord. No. 2062-05, § 1, 1-9-06)

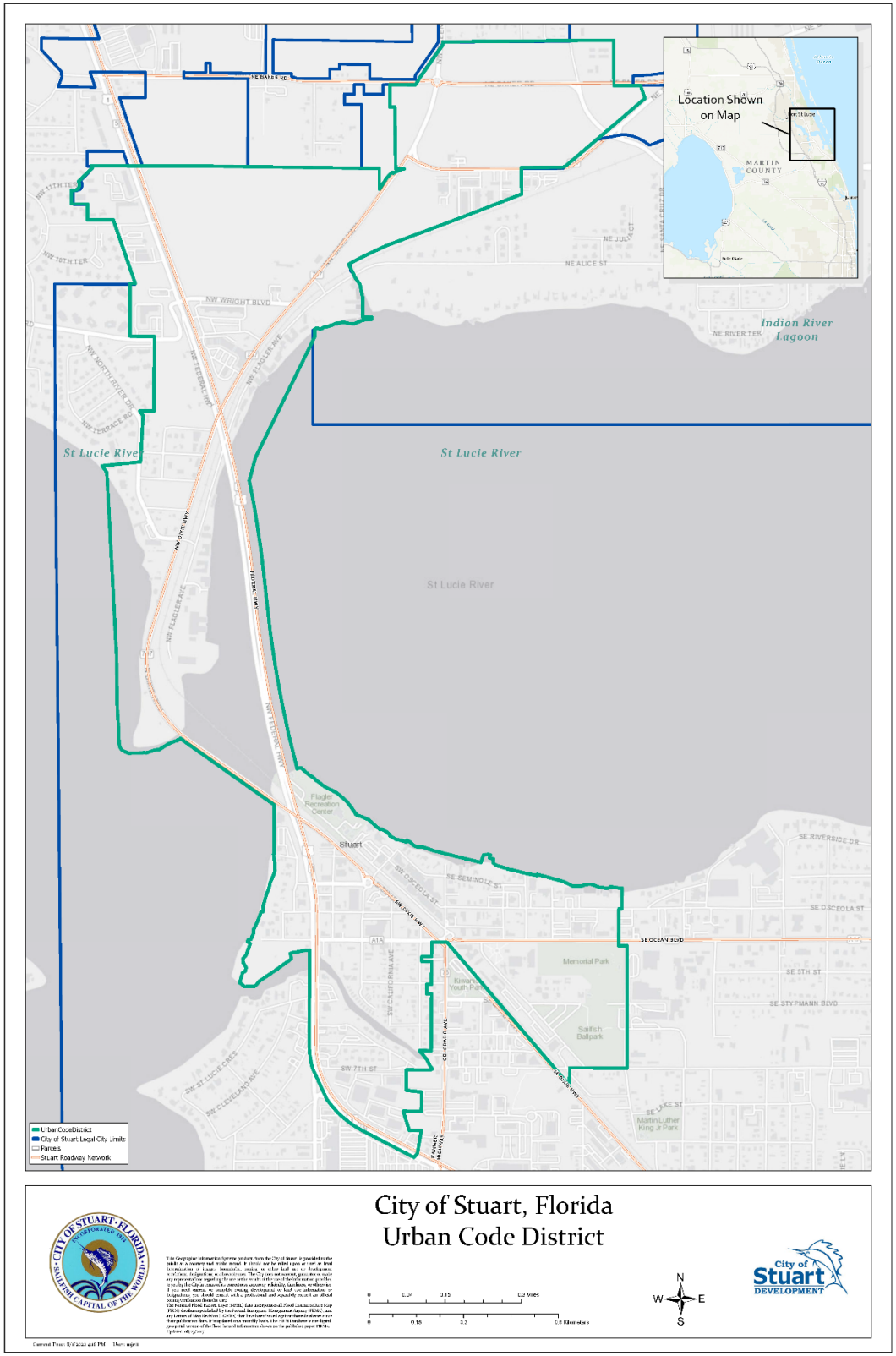
Sec. 3.01.01. Generally.

A. *Intent.* The purpose of the Urban Code is to encourage redevelopment, historic restoration, and infill development, and generally to promote a sense of place within the Urban Code district, described below, by providing standards and development incentives that are not otherwise available. This includes the promotion of traditional building types with arcades, balconies, railings, and porches and the enabling of social interaction on downtown streets. This Urban Code provides for mandated building alignments to define coherent streets spaces, the location of outbuildings at the rear of lots for affordable housing, the visual protection of the streetscape from parking lots, and traditional, historically relevant, durable construction which is harmonious with the architectural heritage of downtown Stuart.

B. *The Urban Code District.* There is hereby established within the City of Stuart an "Urban Code District," including subdistricts, the boundaries of which are generally shown in the map below.

(Ord. No. 1978-04, § 1, 6-28-04)





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C. *Applicability.* The provisions of this Urban Code shall apply to new development, new construction, and to substantial renovation, as defined in chapter XII of the Code within the Urban Code District.

(Ord. No. 1453-96, 6-1-96; Ord. No. 2014-05, § 1, 2-14-05)

D. *Effective date.* The provisions of this Urban Code shall apply to all development within the Urban Code District for which a complete application for a development permit pursuant to submittal requirements of plan document as defined in chapter XII of this Code has not been filed with the city development department on or before December 2, 2003.

(Ord. No. 1872-02, § 1, 10-10-02; Ord. No. 1978-04, § 1, 6-28-04)

E. *Non-conforming uses.* Non-conforming uses created by the adoption of this ordinance code on the 28th day of June 2004 shall be deemed legal non-conforming uses subject to the provisions of section 8.03.00 of this Code.

(Ord. No. 1978-04, § 1, 6-28-04)

Sec. 3.01.03. Urban standards and regulations for designated urban subdistricts.

The geographic locations and current characteristics of the five urban subdistricts are broadly described below:

Urban center ("UC"), inclusive of the "historic downtown," characterized by relatively dense, walkable, mixed-use, development pattern generally located at or near the established downtown area. The UC is the most urban in terms of density, mix of uses, pedestrian activity, historic restoration, shared parking and civic/cultural venues. In the South Point, UC is generally located in portions of the Potsdam subdivision (that triangular portion bound by Albany Avenue, West Ocean Boulevard, and SR 707/Dixie Highway), along both sides of the historic downtown core block (Osceola Street and Flagler Avenue), along portions of SE Ocean Boulevard~~, and along both sides of Colorado Avenue~~.

Urban general ("UG"), characterized by less intensive mixed-use development, with substantial residential uses, generally located adjacent to the urban center. In the North Point, UG is generally located along the triangular area bound by Wright Boulevard, SE Federal Highway and SR 707/Dixie Highway. In the South Point, UG is generally located along portions of SE Ocean Boulevard (both north and south)~~ and in portions of the Woodlawn Park subdivision (that triangular portion generally bound by SR 707/Dixie Highway, Frazier Creek, and the properties fronting Colorado Avenue)~~.

Urban neighborhood ("UN"), characterized by a predominantly residential nature located along low-volume, pedestrian-friendly streets. In the North Point, UN is generally located in the non-waterfront portions of the Riverside Park subdivision (that portion generally bound by North River Drive, Palm Street, SR 707/Dixie Highway, and Fern Street). In the south point, UN is generally located in the Frazier Addition (the triangular area generally bound by Frazier Creek, West Ocean Boulevard, and the properties fronting Colorado Avenue) and the non-waterfront portions of the Frazier Crescent subdivision (along Channel Avenue and 6th and 7th Streets).

Urban highway ("UH"), occurs along both sides of SE Federal Highway as it traverses the Urban Code District. This area allows large front setbacks and highway-oriented commercial or high density residential uses with generous parking lots. In the North Point, UH is generally located along the western side of SE Federal Highway and along the western side of the proposed Green River Parkway. In the South Point, UH is generally located along both sides of SE Federal Highway.

Urban waterfront ("UW"), refers to special waterfront-oriented uses, including marinas, restaurants, entertainment, hotels, and higher-density residential. Existing "marine industrial" uses are conditionally permitted. In both the North and South Points, UW is generally located along all waterfront properties throughout the CRA with the exception of those waterfront properties on the north side of Frazier Creek and on the east side of the "North Point" peninsula south of Fern Street.

(Ord. No. 1978-04, § 1, 6-28-04)

The following urban standards and regulations of "building placement," "building height," "parking," "architectural requirements," "outbuildings," "signage," and "curb cuts" apply to each respective urban subdistrict.

A. *Urban center (UC).*

1. *Principal building placement.*

a. The front building facade shall be constructed parallel to the street along the front property line with a required build-to line of zero feet.

b. The side setbacks may be zero feet.

c. The rear setback may be zero feet.

d. The front street facade width of the principal building shall not be less than 80 percent of the lot width. A ten-foot driveway may be allowed if no alley access is available in the rear or side of the lot.

e. If a property abuts public rights-of-way at its front and rear property lines, any building facade which is 100 feet or more in facade width measured parallel to the public right-of-way shall include a via to allow for pedestrian access to the public rights-of-way. A via shall be not less than six feet in width and not less than ten feet in height. A via may be enclosed; however, a via shall be open to the public during the business hours of operation of the building(s) in which it is located.

f. The front street facade of the building may be set back to form a public courtyard for a maximum of 33 percent of the facade width.

2. *Principal building height.*

a. The maximum building height is three stories and 35 feet. The minimum building height shall be two stories or 26 feet. If 25 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

b. Four story buildings in the Old Downtown District are prohibited. There is no major Urban Code conditional use available for an additional story or building height in the Old Downtown District.

3. *Parking.*

a. All parking areas shall be located behind the rear facade of the principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

a. Balconies are required along all street facades for all buildings. The aggregate length of balconies shall not be less than 50 percent of building facade from which it projects on each floor level.

b. Arcades are required on the west side of Colorado Street between Confusion Corner and Frazier Creek and on the north side of 2nd Street between U.S. 1 and Dixie Highway. Arcades shall conform to the standards in section 3.01.04.C.

c. The ground floor along the front facade of the building shall have doorways, arcades, or glazed openings with aggregate width equal to at least 50 percent of the total facade width.

5. *Outbuildings.*

a. Outbuildings shall be located behind the rear facade of the principal building or in the rear one half of the property subject to a minimum five-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and a principal building.

6. *Curb cuts.*

a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage.

b. For properties with access from a rear alley, no curb cuts shall be permitted.

(Ord. No. 1978-04, § 1, 6-28-04)

B. *Urban general (UG).*

1. *Principal building placement.*

a. The front building facade shall be constructed parallel along the front property line with a required setback of not less than ten feet.

b. The minimum side setbacks are not less than five feet on each side.

c. The rear setback shall be not less than 15 feet.

d. The front street façade width of the principal building shall not be less than 60 percent of the lot width.

2. *Principal building height.*

a. The maximum building height is three stories and 35 feet. If 50 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

3. *Parking.*

a. Parking areas shall be located as follows:

i. For new development, all parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a wall, trellis, other screening approved by the city development director or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

ii. For substantial renovation, where possible, parking areas shall be located behind the rear building facade or at the side property line and screened from the public view and from public rights-of way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

a. Porches are required on the front building facade. Porches shall have a minimum depth of six feet and a minimum length of 50 percent of the building facade width. Porches may project four feet into the front setback.

5. *Outbuildings.*

a. Outbuildings shall be located behind the rear facade of the principal building or in rear one-half of the property subject to a minimum five-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and a principal building.

6. *Curb cuts.*

a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage.

b. For properties with access from a rear alley, no curb cuts shall be permitted.

(Ord. No. 1978-04, § 1, 6-28-04)

C. *Urban neighborhood (UN).*

1. *Principal building placement.*

    a. The front building facade shall be constructed parallel to the street along the front property line with a required setback of not less than ten feet.

    b. The side setbacks are not less than five feet on each side.

    c. The rear setback shall be not less than 15 feet.

    d. The front street facade width of the principal building shall not be less than 60 percent of the lot width.

2. *Principal building height.*

    a. The maximum building height is three stories and 35 feet.

    b. There is no major Urban Code conditional use available for an additional story or building height in this subdistrict.

3. *Parking.*

    a. Parking areas shall be located as follows:

        i. For new development, all parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

        ii. For substantial renovation, parking areas shall be located, where possible, behind the rear building facade or at the side property line and screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

    a. Porches are required on the front building facade. Porches shall have a minimum depth of six feet and a minimum length of 70 percent of the building width. On corner properties, porches must be constructed along both street facades. Porches may project two feet into the front setback.

    b. Walls, wood picket fences, wrought iron fences, or hedges are required along the front property line and on corner lots, along the side property lines and shall have a minimum height of three feet and a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a wall or fence may be six feet in height. Arbors and trellises are permitted in the front yard and may be located along property lines. The maximum height for arbors and trellises shall be ten feet. Above walls and fences, architectural features of up to 12 inches in height shall be allowed, spaced a minimum of four feet apart.

    c. Chain link fences shall not be visible from public rights-of-way. Chain link fences shall be vinyl coated using only black or dark green colors.

5. *Outbuildings.*

    a. Outbuildings shall be located behind the rear facade of the principal building or in rear one half of the property subject to a minimum five-foot side and rear yard setbacks from the

property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and the principal building.

6. *Curb cuts.*

   a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 50 feet of frontage. However one curb cut shall be permitted for a single family residence utilized as a residence regardless of the existence of a rear alley.

   b. For properties with access from a rear alley, no curb cuts shall be permitted.

7. *Trees.*

   a. When a permit for new construction or renovation is issued, the owner shall be responsible for planting two shade trees no closer than three feet and no further than five feet from the right-of-way that abuts the front property line. All required shade trees, as defined by chapter XII of this Code, shall be 14 feet in height at installation, and have a DBH of not less than two and one-half inches, and be selected from the CRA landscape palette, if adopted by the city. The development director may grant a reduction for existing trees that meet these requirements.

8. *Buffer for single family residential.*

   a. A buffer for the single family neighborhood on the west side of NW North River Drive shall be provided. The buffer shall conform to section 6.04.00, Landscaping, of this Code.

(Ord. No. 1978-04, § 1, 6-28-04)

D. *Urban highway ("UH").*

1. *Principal building placement.*

   a. The front building facade shall be constructed parallel to the street along the front property line with a minimum setback of 15 feet and a maximum setback of 20 feet for properties fronting on U.S. 1. If a property does not front on U.S. 1, then the minimum setback shall be zero feet and the maximum setback shall be not more than ten feet.

   b. The side setbacks may be zero feet on each side.

   c. The rear setback is not less than 15 feet.

   d. For lots fronting SE Federal Highway, the front street façade width of the principal building shall not be less than 40 percent of the lot width. For other lots, the width of the principal building shall be not less than 70 percent of the lot width.

2. *Principal building height.*

   a. The maximum building height is three stories and 35 feet. For lots fronting on SE Federal Highway a fourth story is permitted if all off-street parking is located at the rear of building. The maximum building height for a four story building is 45 feet. The minimum building height is two stories or 26 feet.

3. *Parking.*

   a. All parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a streetwall, trellis, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of

this Code. The parking shall be setback from the front public right-of-way a minimum distance equal to 40 percent of the lot depth.

4. *Outbuildings.*

   a. Outbuildings shall be located behind the rear facade of the principal building or in the rear one half of the property subject to a minimum five-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and the principal building.

5. *Curb cuts.*

   a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 100 feet of frontage.

(Ord. No. 1978-04, § 1, 6-28-04)

E. *Urban waterfront ("UW").*

1. *Principal building placement.*

   a. The front building facade shall be constructed parallel to the street along the front property line with a minimum setback of not less than ten feet except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall be not less than five feet.

   b. The side setbacks shall not be less than ten feet on each side except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall not be less than five feet.

   c. The rear setback for all structures shall not be less than ten feet from the mean high water line or the water-side of a seawall or bulkhead.

   d. A vista shall be a designated area along the side of a property that provides an unobstructed view from any public right-of-way to the St. Lucie River or its tributaries, and shall be the same width as the required side setback. Only ten-foot clear trunk plant material and decorative fencing shall be located within the vista. Any equipment such as air conditioning units within a vista shall be not more than three feet in height, unless required by any applicable flood zone regulations.

   e. The maximum cumulative front building facade width is 160 feet measured parallel to the nearest body of water.

   f. If a building facade is 100 feet or more in width, measured parallel to the nearest body of water, an additional vista shall be provided within the building's facade which is not less than 12 feet in width, not less than 12 feet in height, and which allows a visual corridor from the public right-of-way to the St. Lucie River or its tributaries.

   g. Any fencing included within a vista shall have a minimum width of three inches and a maximum width of five inches for all vertical members and shall have a minimum spacing of three inches between the vertical members. Said fences shall be a minimum height of three feet and a maximum height of four feet.

   h. In order to create additional vistas, a minimum separation of 15 feet shall be provided between multiple buildings on the same lot.

2. *Principal building height.*

a. The maximum building height is three stories and 35 feet. If 50 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

b. Four story buildings in the Old Downtown District (as described in Section 3.01.03.F.1.a.i.a.) are prohibited. There is no major Urban Code conditional use available for an additional story or building height in the Old Downtown District.

3. *Parking.*

a. Parking shall not be located within ten feet of the front and side property lines and shall not be located between the rear building facade and the water.

b. Parking shall be screened in the front and the sides from public rights-of-way by a wall, trellis, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

a. Reserved.

b. Balconies and balcony rails are required on the waterfront side of a building for a minimum of 50 percent of the fenestration.

c. Reserved.

d. Porches may project five feet into the front setback.

5. *Outbuildings.*

a. One outbuilding is permitted behind the rear facade of a principal building or in the rear one-half of the lot and one outbuilding is permitted in the front of the lot. Outbuildings shall be set back not less than five feet from the side and front property lines, not less than ten feet from the rear property lines, not be less than five feet separation between an outbuilding and the principal building and shall not be located within a vista.

b. Outbuildings may have marina or waterfront accessory uses.

6. *Curb cuts.*

a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 65 feet of frontage.

(Ord. No. 1978-04, § 1, 6-28-04)

F. *Additional regulations and requirements.*

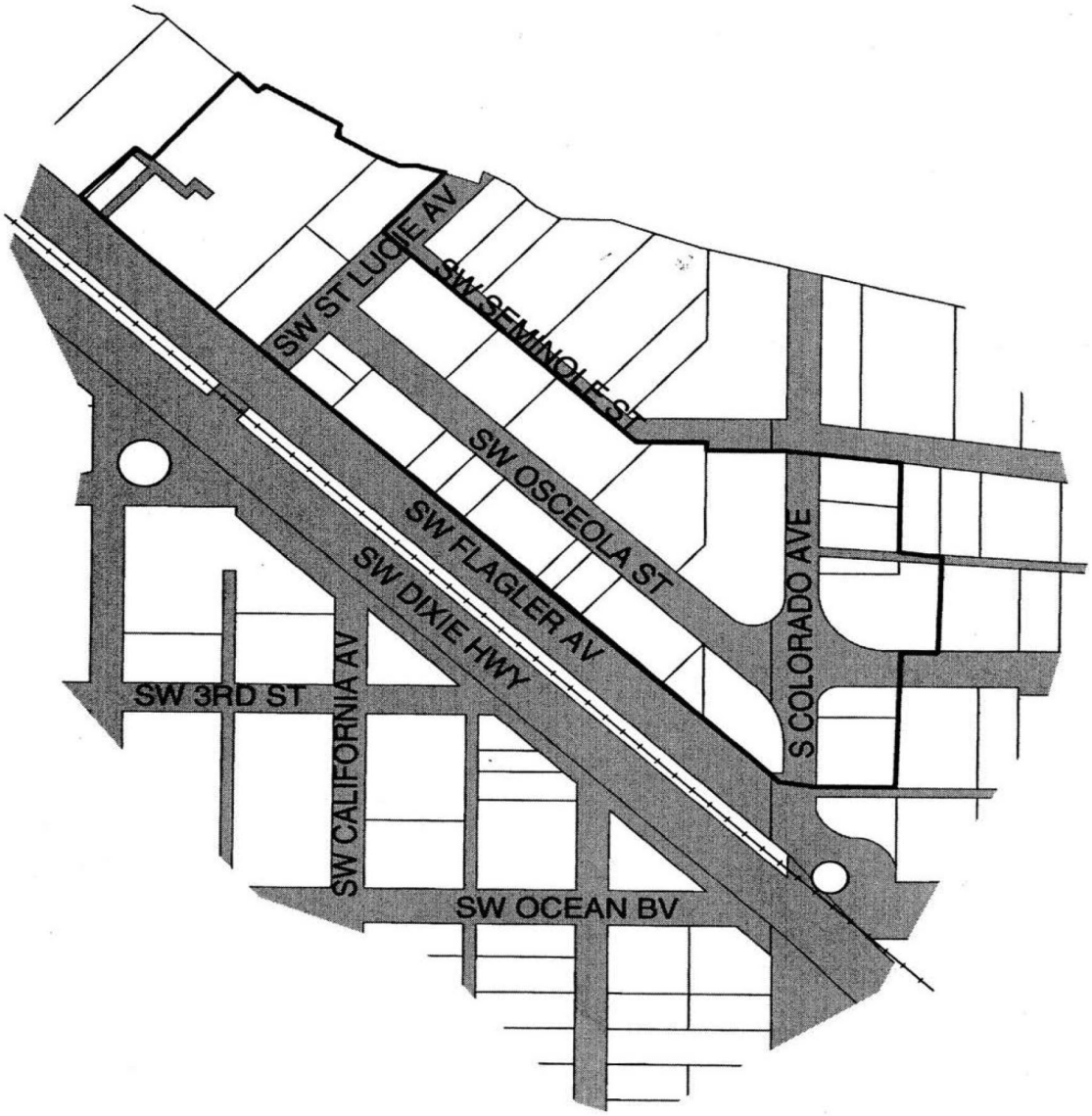
1. *Parking.*

a. *The Old Downtown District.*

i. *Old Downtown District identified.*

a) Those properties within the boundary of the centerlines of SW Seminole Street on the north, SW Flagler Avenue on the south, S Colorado Avenue on the east, and SW Saint Lucie Avenue on the west; the city hall property west of and contiguous to SW Saint Lucie Avenue, being Lot 36 according to the plat of The Feroe Subdivision recorded in the public records of Martin County, Florida, at Plat Book 2, page 25 and Lots 3, 4, 5, 6, 7, 7A, 8, 9, and 9A according to the plat of Revised Danforth's Addition

recorded in the public records of Martin County, Florida, at Plat Book 5, page 69; and those properties located east of and contiguous to S Colorado Avenue, being Lots 8, 9, 12, and 24-28, Block 3, and Lots 19-23, Block 4, amended plat of Porter's Addition recorded in the public records of Martin County, Florida at Plat Book 2, page 75.



ii. *Parking requirements.*

a) Properties located in the "Old Downtown District" shall be exempt from the parking requirements of this Code.

b) The four properties located east of and contiguous to Colorado Avenue, being Lots 8, 9, 12, and 24-28, Block 3, and Lots 19-23, Block 4, amended plat of Porter's Addition (Plat Book 2, page 75), shall be exempt from the parking requirements of this Code provided each such property shall

hereafter maintain not less than the number of on-site parking spaces existing as of November 13, 1995, as follows:

1/2 of lots 8 & 9:	0 spaces
1/2 of lots 8 & 9:	10 spaces
Lots 12, 24-28, Blk. 3:	17 spaces
Lots 19—23, Blk. 4:	7 spaces.

c) In the Old Downtown District required parking for any use permitted may be accommodated via payments to the payment in lieu of parking program as described in chapter VI of this Code.

d) The six properties located on the north side of S.W. Seminole Street, between S.W. Saint Lucie Avenue and S. Colorado Avenue, being Lots 2 thru 8, Feroe Subdivision, Plat Book 2, Page 25, Palm Beach County (now Martin) and Porter's Addition, Lots 1, 2 & 3 Blk 2 and Lot 9, Feroe Subdivision (a replat of Lots 9 & 10) shall be exempt from the parking requirements of this Code, provided that each property shall maintain not less than the number of on-site parking spaces existing as of April 1, 2013. as follows:

Feroe Subdivision	
Lot 2:	0 spaces
Lot 3:	0 spaces
Lots 4 & 5:	4 spaces
Lots 6 & 7:	3 spaces
Lot 8:	2 spaces
Porter's Addition, Lots 1, 2 & 3 and Lot 9, Feroe S/D (replat of Lots 9 & 10)	7 spaces

iii. *Parking exemption not applicable.*

a) For properties identified by paragraphs F.1.a.i.a) and F.1.a.ii.b) above, if a building is demolished by an owner, parking for all uses within the newly constructed building shall be provided. Buildings which are destroyed by accident or an act of God and are replicated, shall remain exempt from parking requirements.

b) For properties identified by paragraphs F.1.a.i.a) and F.1.a.ii.b) above, this exemption from the parking requirements of this Code applies to the building floor space existing as of January 1, 2004. This exemption does not apply to additional building floor space and to the uses thereof that is constructed on and after January 1, 2004 or to any expanded use of the exterior premises which creates additional parking demand. The uses of additional building floor space shall meet the parking requirements of this Code.

c) Reserved.

~~c) Private properties within the Woodlawn Park Section (WPS) shall be granted a credit against required on-site parking spaces based on the following formula:~~

~~Parking space credit per individual property (C) = IP/(A/N),~~

~~where:~~

~~IP = Square footage of an individual property within the WPS, as determined by the Martin County Property Appraiser's latest records.~~

~~A = Total square footage of all properties in the WPS, as determined by the Martin County Property Appraiser's latest records.~~

~~N = Total number creditable on-street parking spaces, as determined by the city development director.~~

~~WPS defined. For the purposes of this section, the WPS shall consist of those properties circumscribed by Colorado Avenue to the west, Dixie Highway to the northeast and Martin Luther King Jr. Boulevard to the south.~~

~~On street parking spaces within the WPS shall remain public. The granting of a parking space credit under this section shall convey no rights whatsoever to property owners within the WPS with regards to on-street parking spaces.~~

d) For the six properties located on the north side of S.W. Seminole Street, between S.W. Saint Lucie Avenue and S. Colorado Avenue, identified by paragraph F.1.a.ii.d) above, if a building is demolished, whether by the owner or by accident or act of God, any newly constructed building shall remain exempt from parking requirements only to the extent that the gross square footage of the newly constructed building does not exceed the gross square footage of the previously existing building. The use of additional building square footage shall meet the parking requirements of this Code. In the event a permit for demolition of a building is sought, the city shall have up to 120 days from the date of application to take possession of the building at no cost to the city and to move the building off site at no cost to the property owner.

e) For the six properties located on the north side of S.W. Seminole Street between S.W. Saint Lucie Avenue and S. Colorado Avenue, identified by paragraph F.1.a.ii.d) above, this exemption from the parking requirements of this Code applies to the building floor space existence as of May 1, 2013. This exemption does not apply to additional building floor space and to the uses thereof that is constructed on and after May 1, 2013 or to any expanded use of the exterior premises which creates additional parking demand, provided that an outside seating area, covered or uncovered, of up to 500 square feet is permitted without regard to parking requirements. Said seats shall not be creditable toward the acquisition of a state SRX liquor license. The uses of additional building floor space shall meet the parking requirements of this Code.

b. Where it does not currently exist, on-street parking, constructed to City Code, may be used to offset the required number of parking spaces. Such parking shall abut the proposed development. The cost of the pavement modifications shall be borne by the private development. An approved revocable permit from the city commission is required for on-street parking.

c. Historic buildings shall receive a parking credit for the existing use and shall provide at least 50 percent of the required parking for a more intense use on the site. Up to 50 percent of

the required parking for any new use permitted may be accommodated via payments to the payment in lieu of parking program as described in section 6.01.19 of this Code.

d. Payment in-lieu-of parking ("PILOP"): In lieu of providing up to three parking spaces required for any use located in Stuart Community Redevelopment Area, a developer may pay into the "Stuart Payment in Lieu of Parking Trust Fund" as described in section 6.01.19 of this Code.

e. Modifications: Within the Urban Code District, the parking design standards set forth in section 6.01.14 may be modified as follows:

i. For all but 90 degree parking spaces, the one-way traffic aisle width may be reduced to ten feet. For 90 degree parking spaces, the one-way traffic aisle width may be reduced to 20 feet.

ii. The width of a two-way traffic drive aisle may be reduced to 20 feet. The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.

iii. Where alleyways are located along the side or rear property lines, said alleyways may be used as the required back-up dimension for parking spaces.

iv. For developments requiring ten or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the city development director. Additional maintenance requirements may be required of a property owner utilizing alternative materials such as daily sweeping of gravel, mulched areas maintained at a certain depth.

v. The width of parking spaces may be reduced to eight and one-half feet for up to ten percent of the required parking.

vi. Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other.

f. Boats, campers, and recreational trailers shall be parked in rear yard setbacks only where possible and shall not be parked in vistas.

2. *Urban Code District uses.*

a. The following uses are permitted and are all-inclusive individually or in combination in the Urban Code District subject to the regulations pertaining to formula businesses in section 2.06.12.

Land Use Type	Number of Parking Spaces Required
Residential Land Uses	
Duplex residences	1.5 per unit; garages count towards required off-street parking
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off
Home occupations as regulated in Section 2.06.09 of this Code	N/A

Multi-family dwelling units	1.5 per unit; garages count towards required off-street parking
Single-family residences	1.5 per unit; garages count towards required off-street parking
Transient Residential Land Uses and Overnight Accommodations	
Bed and breakfast inn	1 per guest room
Hotels/motels	1 per rental room, plus 2 spaces per 3 employees
Rooming and boarding houses	1 per unit
Institutional Uses	
Adult day care centers	1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Child care centers	1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building
Community centers	1 per 300 square feet
Funeral homes without crematoriums	1 per 4 seats of chapel capacity, plus 1 per 3 employees
Governmental buildings	1 per 300 square feet
Libraries	1 per 300 square feet
Museums	2 per 1,000 square feet of exhibit floor space, plus 2 spaces for bus parking
Religious institutions	1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable
Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats

Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats
Recreational Uses	
Public parks	Dependent upon type of recreational activities provided
Utility and Service Uses	
Public facilities and services	Dependent upon type of facility and service
Public utility stations	Dependent upon type of utility and any required buildings and employees
Industrial Uses	

Existing marine industrial uses (may be reconstructed within their existing building footprints and the current uses therein continued. Revision or expansion of building footprints and/or uses permitted as a conditional use by Major Urban Code Conditional Use. Nothing in this provision shall counteract existing building and life safety code requirements)	Dependent on specific use
Telecommunication Uses	
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or tower structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	1 space per tower
Storage, Transportation and Logistics Uses	
Government provided public parking lots or garages	N/A
Agricultural Uses	
Community garden pursuant to section 2.06.08 of this Code	0
Urban farm pursuant to section 2.06.08 of this Code	1 per 4 employee
Miscellaneous	
Outbuildings	Determined by use type

b. The following uses are permitted as conditional uses by major conditional use approval and are all-inclusive individually or in combination in the Urban Code District subject to the regulations pertaining to formula businesses in section 2.06.12.

Land Use Type	Number of Parking Spaces Required
Commercial Uses	
Boat storage, dry	1 per 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers
Formula businesses in the area as regulated in section 2.06.12 of this Code	Required spaces dependent on proposed use
Gasoline sales shall be limited to properties on SE Federal Hwy., Green River Parkway, and Savannah Road	1 per 250 square feet, plus 2 spaces per service bay, plus 1 space per vacuum. Pump locations are not to be included as a parking

	space. Gas stations with car washes shall also provide 1 parking space per wash unit or bayMarinas, as defined herein.
All marinas shall at all times be in compliance with the City of Stuart Public Works Department Standards and Specifications in relation to water supply, sewage disposal and solid waste. Compliance with these standards shall include a written utility service agreement with the City of Stuart expressly authorizing overnight as defined herein	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Pharmacies over 2,000 square feet	1 per 200 square feet
Rooftop dining areas (refer to supplemental standards in section 2.06.19)	1 space for four seats
Street vendors	N/A
Industrial Uses	
Boat building, indoors	1 for each 1,000 square feet of the gross floor area in a building up to 10,000 square feet in area, and then 1 for each 2,000 square feet of gross floor area thereafter; or 1 for each 2 anticipated employees, whichever is greater. In no event shall there be fewer than 5 parking spaces provided per building
Telecommunication Uses	
Stealth telecommunications facilities in excess of 45 feet in height. Refer to chapter II Zoning Districts Uses Allowed, Density and Intensity, section 2.06.12 Telecommunication Facilities Supplemental Use Standards	1 space per tower
Storage, Transportation and Logistics Uses	
Private parking lots	N/A
Private parking garages	N/A

3. *Density.* A density of 15 dwelling units per acre is permitted in all Urban Code subdistricts. The number of dwelling units may be increased to a maximum of 30 dwelling units per acre with a major Urban Code conditional use.
4. *Storage sheds.* One storage shed may be located on any lot within the Urban Code District, provided that it is not visible from the principal public right-of-way.
5. *Multiple frontages.* In the event a single lot abuts more than two streets, the setback and architectural requirements for the corresponding Urban Code District shall only apply to two street facades.

6. *Conflicts with utilities.* In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the city development director may adjust the requirements of this Urban Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.

7. *Historic buildings.* The requirements of this Urban Code may be adjusted by a major Urban Code conditional use for the purposes of preserving a historic building.

8. *Finished floor elevations.* The requirements of section 6.03.02.B.4. relating to finished floor elevations may be modified if the engineer for a proposed development can demonstrate a lower elevation is appropriate and will not be detrimental regarding flooding to adjacent properties.

9. *Lot coverage.* For the purposes of this Urban Code, there shall be no impervious lot coverage requirement; however, all development must meet the requirements of section 6.03.00 entitled "Stormwater Management" of this Code, as amended from time to time.

10. *Lot area requirements.* For purposes of this Urban Code there shall be no minimum lot area or lot width requirement as defined in section 2.04.00.

11. *Stormwater management.* With the proper legal documentation and consent of the property owner, stormwater runoff from properties within the Urban Code District may be conveyed onto adjacent private properties. Otherwise, stormwater runoff must be conveyed to the public right-of-way, and the quality of the runoff must be considered. Proposed development may not obstruct existing drainage patterns. If a site is designed such that stormwater is captured by an internal stormwater management system, the applicant must illustrate how the stormwater reaches the public stormwater management system. If a site is designed such that there is no internal stormwater management system, the applicant must illustrate how the stormwater runoff will be conveyed to the public stormwater management system and demonstrate that said system could accommodate the additional runoff. Pervious surfaces such as perforated pavers, mulched areas, and other similar examples may be considered in the calculation for stormwater detention. For all development, stormwater quality treatment prior to discharge shall be provided in compliance with section 6.03.00 of this Code.

12. *Public art.* Public art shall be required of all development and redevelopment and shall equal not less than one percent of the total costs of vertical construction. Public art may include fountains, murals, sculptures, paintings, or other generally acceptable art form as directed by the community redevelopment board which is displayed in a public venue. All public art required under this section shall be readily visible to the public. All public art intended to meet the requirements of this section that is visible from a public right-of-way or is exterior to a building must be approved by the community redevelopment board as a minor Urban Code conditional use. A single family home on a single platted lot of record is exempt from this requirement.

13. *Curb cuts.* Distance regulations between curb cuts shall be measured from the centerlines of each curb cut.

14. *Shoreline protection zone.* In accordance with section 5.06.00, the shoreline protection zone for any water body shall be ten feet measured from the waterside lot line or perpendicular to the mean high waterline as established by a licensed surveyor, whichever is nearer to the principal structure on the same lot; or perpendicular to the centerline of a seawall.

(Ord. No. 1978-04, § 1, 6-28-04); Ord. No. 2010-05, § 3, 2-14-05)

G. *Landscaping.*

1. All development in the Urban Code District shall comply with the landscaping requirements as described in section 6.04.00, the landscape code, with the following exceptions:

    a. The width of landscape buffers shall be determined by the required side and rear setbacks as described in this Urban Code, and buffer screens shall be 25 percent of those setbacks.

    b. The width of the landscaped strip of land located between parking areas and an abutting public right-of-way shall be the required setback for parking areas for the respective urban subdistrict.

    c. The width of the landscaped strip of land located between parking areas and abutting private property shall be the required setback for parking areas for the respective urban subdistrict.

    d. The width of the landscaped area located along the sides of a building, which abuts any parking area, shall be 2½ feet.

    e. The width of the landscaped strip of land located between the building walls of a multi-family development and parking areas shall be five feet.

    f. The width of the landscaped strip of land located between a parking area of a multi-family development and an abutting right-of-way shall be the required setback for parking areas for the respective urban subdistrict.

    g. The street facade of a building shall contain a hedge, potted plants, or trees planted in public right-of-way. The dimensions for such landscape materials shall comply with section 6.04.05.A. of this Code. In the urban center and urban general subdistricts, no hedge shall be planted between the principal building front and the curb of the street, and trees shall be placed in a continuous sidewalk. If necessary, due to right of way conditions, the requirement for trees may be mitigated subject to the approval of the city development director.

    h. Terminal and interior islands within parking areas may be used for stormwater retention.

    i. A maximum of 20 percent of the pedestrian arcade walkway may be planted. No plantings are required within the arcade.

2. In the case of renovation development and vacant development as described in the landscape code where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site, in planters, in openings within paved areas, or in other locations as determined by the city development director.

(Ord. No. 1872-02, § 1, 10-10-02; Ord. No. 1922-03, § 1, 3-10-03)

Sec. 03.04.00. The Creek District Code

Sec. 03.04.01. Procedure & Process

A. Intent. The purpose of The Creek District Code is to encourage infill redevelopment, historic preservation, and promote the rich arts and entertainment community with appropriate standards. These regulations reflect traditional building with arcades, balconies, porches, and the enabling of social interaction on downtown streets. This Creek District Code defines coherent streetscapes, the visual protection of the streetscape, and the historically relevant architectural heritage of downtown Stuart.

B. Boundary. The boundaries of the neighborhood are set forth in **Sec. 03.04.02. Regulating Plan.**

C. Applicability. The provisions of this code shall only apply to development within The Creek District and only properties within The Creek District may utilize the Creek North. Creek South and Creek Industrial designations. The standards and regulations set forth in **Sec. 3.04.00** shall apply to ***new development, substantial improvement,*** and ***substantial renovation*** Incremental compliance with this code shall be required as part of site plan approval.

D. Consistency with Comprehensive Plan. Zoning categories in The Creek District shall be interpreted as Urban Subdistricts. Applicable Future Land Use designations are listed in **Figure 01 Future Land Use & Zoning Consistency.**

FIGURE 01 FUTURE LAND USE & ZONING CONSISTENCY

		FUTURE LAND USES IN THE CREEK DISTRICT	
		Downtown FLU	Recreation FLU
Urban Subdistricts	ZONING CATEGORIES		
		Creek North	-
		Creek South	-
		Creek Industrial	-
		MXPU *Mixed-Use Planned Unit Development*	
		UPUD *Urban Planned Unit Development*	
			Recreation
			PSPUD

E. Effective date. This Code shall be effective at adoption on November 28, 2022, and as amended from time to time.

F. Administration. The provisions of this Code shall be administered and enforced by the Development Director whose duties shall include receiving and reviewing building permits and other land development permit applications, assisting applicants in procedures required hereunder, making decisions regarding the application of The Creek District Code to particular properties, inspecting premises, and issuing permits and certificates of occupancy.

G. Form-based code. The Creek District Code is a form-based code that fosters predictable built results and a high-quality public realm by using physical form rather than full separation of uses, as the code's primary organizing principle.

H. Amendment to this Code. In the continued administration of the intent of this Code, the Commission may find it reasonable and necessary to adopt amendments to the text, zoning, and regulating plan(s). All such amendments shall follow procedures in **Chapter XI**.

I. How to Use this Code. See **Figure 02 How to Use this Code**.

FIGURE 02 HOW TO USE THIS CODE

1 **FIND YOUR PROPERTY ON THE REGULATING PLAN & IDENTIFY THE ZONING DISTRICT.**

SEC. 03.04.02

2 **REVIEW PERMITTED USE OR USES AND IDENTIFY ANY ADDITIONAL STANDARDS FOR SPECIFIC USES THAT MAY APPLY.**

SEC. 03.04.03

3 **REVIEW & COMPLY WITH THE STANDARDS/REGULATIONS APPLICABLE TO THE PROPERTY.**

SEC. 03.04.04 - SEC. 03.04.12

- **Sec. 03.04.04. Development Standards on page 12**
- **Sec. 03.04.05. Frontage Types on page 18**
- **Sec. 03.04.06. Thoroughfare Standards on page 27**
- **Sec. 03.04.07. Access & Parking Standards on page 38**
- **Sec. 03.04.08. Stormwater Standards on page 43**
- **Sec. 03.04.09. Landscape & Site Standards on page 44**
- **Sec. 03.04.010. Fence & Wall Standards on page 48**
- **Sec. 03.04.11. Sign Standards on page 50**
- **Sec. 03.02.012. Architectural Standards on page 60**

4 **IDENTIFY IF WORK/PROJECT REQUIRES ADDITIONAL APPROVALS.**

Some examples include:

- Project/work creates a new block or street?
- Does the project/work exceed the criteria in **Figure 05 Major Development Projects Matrix**?
- Subdividing a lot is part of project/work? See **Sec. 11.01.05**.
- Project/work requires a Zoning change? See **Sec. 11.01.09**.
- Project/work requires a Conditional Use? See **Sec. 11.01.11**.

5 **COMPLETE PRE-APPLICATION CONFERENCE FORM & SCHEDULE A PRE-APPLICATION CONFERENCE WITH THE DEVELOPMENT DEPARTMENT.**

6 **SUBMIT FOR APPROVAL.**

ADDITIONAL RESOURCES:

- Definitions can be found in **Chapter XII** of the Land Development Code.
- Questions along the way? Contact City Staff at the Development Department.
- The Creek District is in the Community Redevelopment Area (CRA). Familiarize yourself with the incentives, program and projects within the Community Redevelopment Agency.

J. Application permits. No building or other land development permit shall be issued by the Development Director unless all provisions of this Code have been met, including approved exceptions, based on the development review and approval process.

1. Pre-application conference. Before beginning any new development, substantial renovation development, renovation, or demolition on private or public land, applicants are required to schedule a pre-application conference with the Development Department. Pre-application conference is not required for interior renovations Development Director.

a. Preliminary development review. After the pre-application conference, a preliminary design review may be requested by the Development Director to include a conceptual site plan, floor plans, and elevations.

b. At a pre-application conference, the applicant and Development Department will discuss relevant procedures from **Chapter XI** and required board presentation(s) as outlined in **Figure 03 Required Board Presentations.**

c. The Development Director may request an applicant host a community workshop including any active neighborhood association(s) or business associations before submitting an application. A community workshop will be required of all ***major development projects***. Applicant shall notify City staff in advance of the meeting shall submit minutes and sign-in sheets from the community workshop as part of the application.

FIGURE 03 REQUIRED BOARD PRESENTATIONS

		PRE-APPLICATION CONFERENCE	Community Redevelopment Agency			BOARD OF ADJUSTMENT	LOCAL PLANNING AGENCY	CITY COMMISSION
			CRB	SHPB	CRA BOARD			
Variance	**Sec. 8.05.01**	✓	✓			✓		
Plat Application	**Sec. 11.01.05**	✓						✓
Major Development Project	**Sec. 11.01.02**	✓	✓					✓
Conditional Use	**Sec. 11.01.11**	✓	✓					✓
Zoning Change	**Sec. 11.01.09**	✓	✓				✓	✓
FLU Change	**Sec. 11.01.06** or **11.01.07**	✓	✓				✓	✓

2. Application. After the pre-application conference and preliminary design review, an application for development shall be submitted to the Development Department in accordance with this Code. Except as modified herein, applications for development permits, excluding interior tenant finishes, within The Creek District shall meet the submittal requirements of plan document as defined in **Chapter XI**. Completed applications shall include **Figure 04 Application Requirements.**

FIGURE 04 APPLICATION REQUIREMENTS

APPLICATION REQUIREMENTS
A general vicinity or location map & legal description
Proposed permitted uses, development activities & design
Conceptual building plans
Front, rear, & side architectural elevations with required Frontage Types identified
Finished floor elevation, base flood elevation and crown of road
Documentation related to streets, parking, loading and connections to existing sidewalks
Landscaping including existing tree protection and planned shade trees
Identify any existing historic buildings as defined by **Sec. 5.09.00. - Historic preservation.**
Signage
Conceptual stormwater management plan
Any other documentation as required by the Development Director in order to demonstrate compliance with this Code

K. *Major development projects*. *Major development projects* shall be subject to the major development plan approval process described in **Sec. 11.01.02**. Major development projects shall be as defined in **Figure 05 Major Development Projects Matrix.** In addition to the requirements of **Sec. 11.01.02,** a presentation to the CRB shall be required.

FIGURE 05 MAJOR DEVELOPMENT PROJECTS MATRIX

MAJOR DEVELOPMENT IN THE CREEK DISTRICT
A residential project which exceeds 35 total dwelling units.
A non-residential development over 35,000 square feet in floor area.
A mixed-use development over 35,000 square feet in floor area.
A public or private institutional development exceeding one acre in land area.
Pursuant to **Sec. 5.05.02.A.2.c** when no practical alternative exists to locating structures on the site to accommodate a historic tree, a major development plan may apply for the removal and replacement of a historic tree.

L. *Planned Unit Development project*. Applications for planned unit development projects shall outline any deviations from the Creek District Code.

M. Violations and remedies. It shall be unlawful and a violation of this Code for any person to construct, renovate or remodel a building within The Creek District except in compliance with the provisions of this Code. A violation of this Code shall be deemed a zoning violation. In such event the Development Director may initiate code enforcement proceedings to compel compliance. The City Commission may initiate appropriate civil proceedings, including, but not limited to, a declaratory action, injunction action and mandamus action to compel compliance.

Sec. 03.04.02. Regulating Plan.

A. Zoning Districts in The Creek District. The following zoning districts regulate new development, thoroughfares and public spaces. The requirements vary according to the desired type and intensity of development. All zoning districts promote a compact walkable neighborhood with a variety of housing choices. Three zoning districts are described below:

1. Creek North (CN) is a pedestrian-orientated center with dining, shopping, housing, and entertainment. Buildings are richly detailed, promote public art and public civic spaces. The Creek North was originally platted as Woodland Park. Therefore, it is home to historic structures and is characterized by smaller platted lots. A significant community playground is located to the north of the area.

2. Creek South (CS) lies south of Frazier Creek and extends the pedestrian-oriented buildings and thoroughfares to US-1/Federal Highway at the southern edge. The Creek South affords opportunities for a variety of housing and business types on wide shaded sidewalks.

3. Creek Industrial (CI) lies where the Hillcrest plat from 1913 was located. The area was historically platted as a segregated area for Black residents. Today the Creek Industrial is home to small scale industrial and maker spaces. The Creek Industrial allows for a broad range of uses including live-work units, restaurants, and trade industries.

B. Regulating plan. **Figure 06 Regulating Plan** and **Figure 07 Thoroughfare Plan** are the Regulating Plans that apply to the The Creek District.

1. ***"A" Street***s and ***"B" Streets***.

i. ***"A" Streets*** are intended to develop over time as pedestrian friendly environments and, as such, are held to higher standards regarding building placement, building frontage, and the location of parking and service uses.

ii. ***"B" Streets*** while still an important piece of the pedestrian environment, ***B Streets*** are not held to the same strict standards as the "A" Streets.

2. ***Required Commercial Frontage.*** A portion of the street network held to stricter standards regarding allowable frontage types and uses located at the sidewalk level. Areas where Required Commercial Frontage applies are indicated on the Regulating Plan. Required Commercial Frontage shall be at the ground level, non-residential, and open to the public for business. Frontage types shall include a shopfront, arcade, forecourt, or a porch. Required Commercial Frontage shall be provided for a depth of no less than 20 feet measured from the front of the building. The Required Commercial Frontage can also be meet with ***civic open space*** as defined in **Figure 12 Civic Open Space Types .**

3. Recommended Connections. Potential future street and alley connections are illustrated on the Thoroughfare Regulating Plan. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.

FIGURE 06 REGULATING PLAN

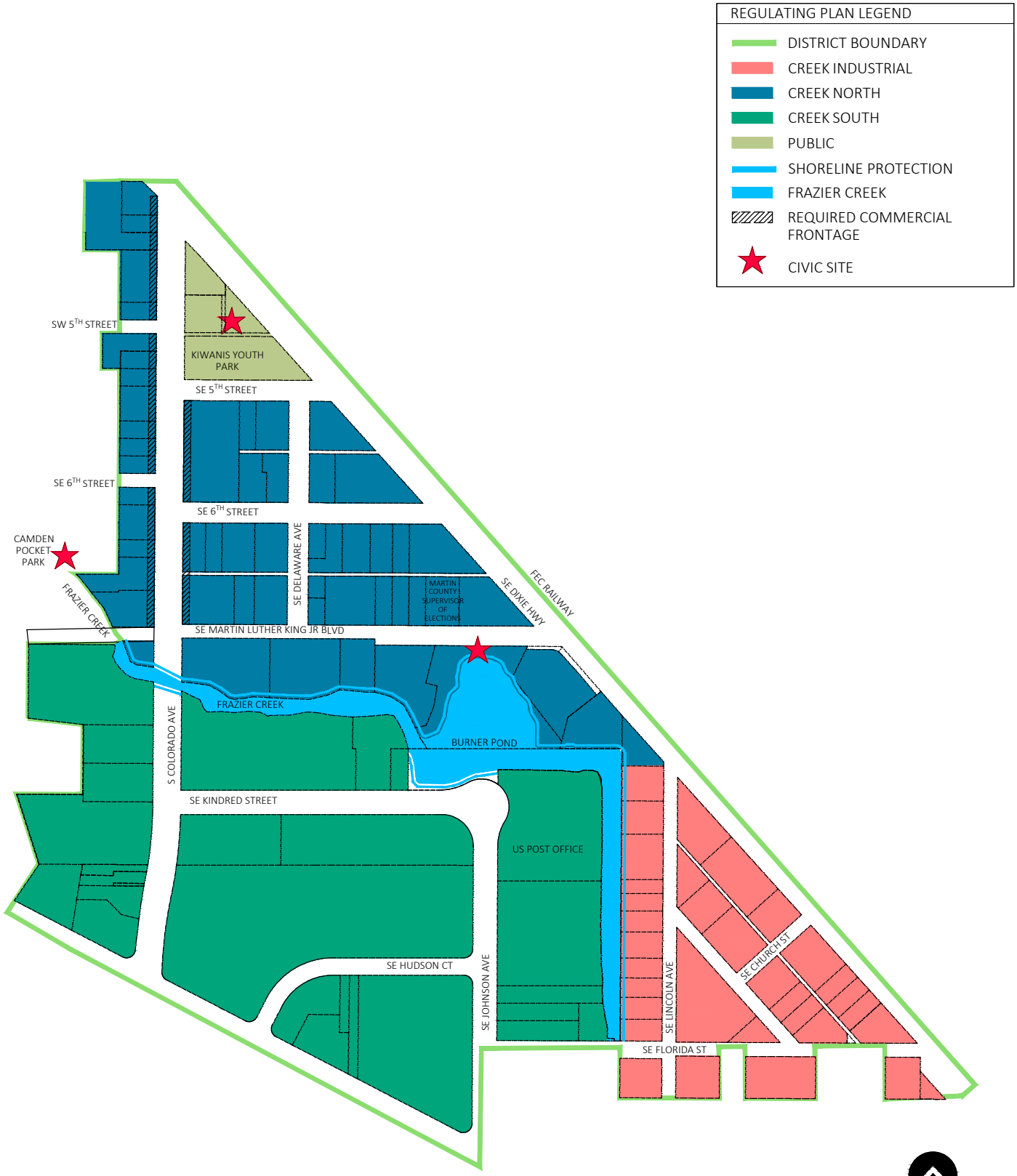
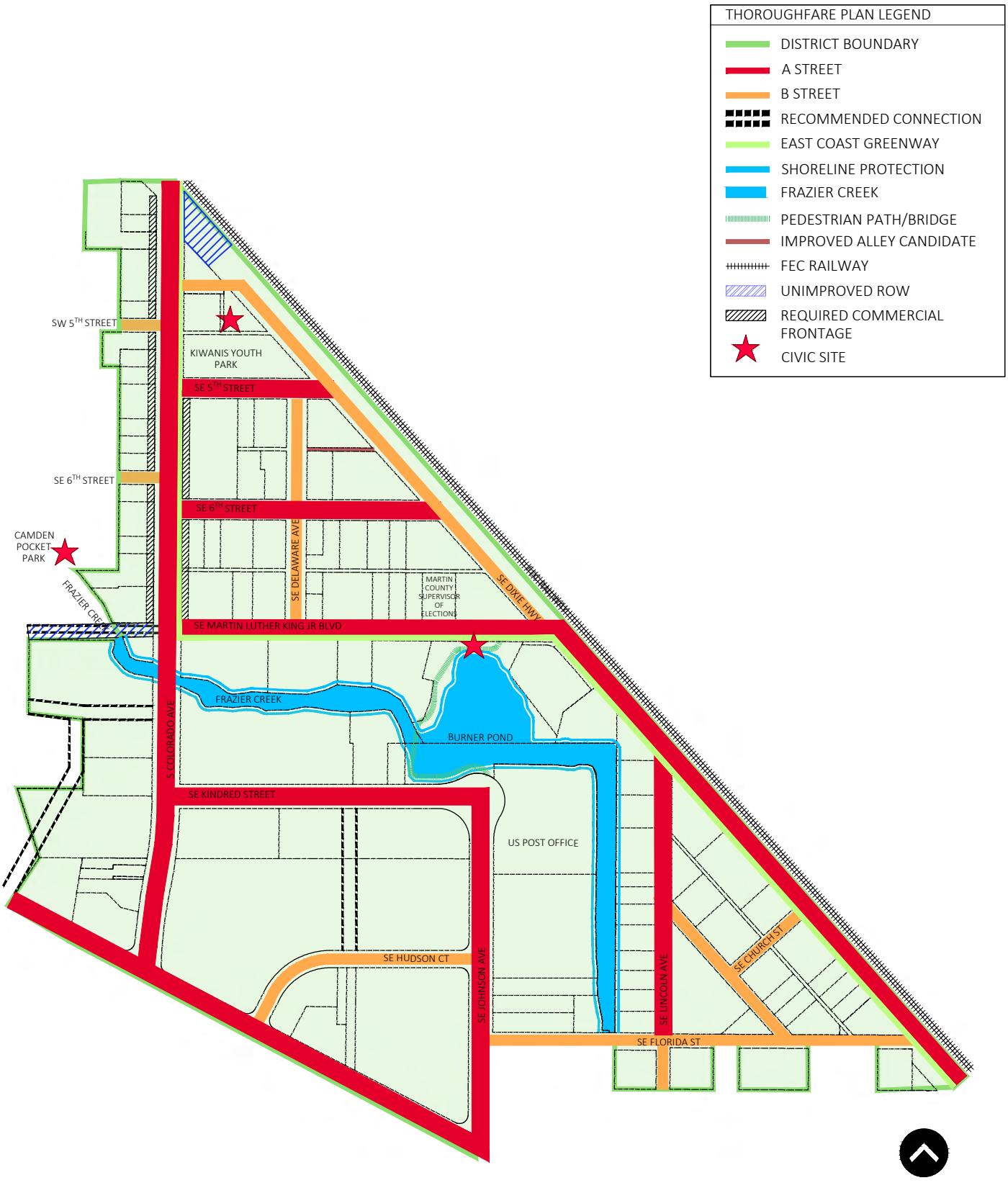


FIGURE 07 THOROUGHFARE PLAN



Sec. 03.04.03. Permitted Uses.

A. **Figure 08** identifies permitted uses in The Creek District.

1. Consideration of uses not specifically listed. If a use is not listed within a zoning district, then the use is not allowed. A proposed use that is not listed within a zoning district, but which is determined by the Development Director to have a similar character, nature, and impact to a permitted use in that district may be approved through, a determination of comparability by the Development Director. Conditions may be placed on the decision. A determination by the Development Director that a proposed use is not similar to a permitted use may be appealed according to procedures in **Chapter VIII**.

2. *Conditional Use*. Uses which require a *conditional use* (CU) approval are marked with "CU."

3. Non-conforming uses. Non-conforming uses created by virtue of the adoption of this Code shall be deemed legal non-conforming uses subject to the provisions of **Sec. 8.03.00**.

FIGURE 08 PERMITTED USES IN THE CREEK DISTRICT

	Standards for Specific Use	Creek North	Creek South	Creek Ind.	Rec.
Residential Uses					
Single-family dwelling unit		✓	✓	-	-
Duplex dwellings units		✓	✓	-	-
Multi-family dwelling units		✓	✓	✓ CU	-
Accessory dwelling units	**Sec. 03.04.04.G.04**	✓	✓	✓	-
Mixed-use		✓	✓	✓	-
Family day care home in a residence		✓	✓	✓	-
Home occupation	**Sec. 03.04.03.B.2**	✓	✓	✓	-
Transient Residential & Overnight Accommodations					
Hotels or motels		✓	✓	✓	-
Rooming & boarding houses		✓	✓		-
Bed & breakfast inn		✓	✓		-
Institutional Uses					
Adult day care centers		✓	✓	✓	-
Child care centers	**Sec. 02.06.04**	✓	✓	✓	-
Community centers		✓	✓	-	✓
Funeral homes, without crematoriums		✓	✓	-	-
Governmental buildings		✓	✓	-	-
Libraries		✓	✓	✓	-
Museums		✓	✓	✓	-
Religious institutions		✓	✓	✓	-
Schools—public, private, parochial or technical		-	-	✓	-
Commercial Uses					
Automobile repair service, within an enclosed building	**Sec. 02.06.05**	-	-	✓	-
Automobile repair service, within an enclosed building along US-1/ Federal Highway or SE Florida Street	**Sec. 02.06.05**	-	✓ CU	✓	-

PERMITTED USES

REVIEW DOCUMENT- THE CREEK DISTRICT - SEC. 03.04.03

	Standards for Specific Use	Creek North	Creek South	Creek Ind.	Rec.
Art shops or galleries		✓	✓	✓	-
Bakery, retail		✓	✓	✓	-
Banks or financial institutions		✓	✓	✓	-
Barbershop, beauty salons, specialty salons		✓	✓	✓	-
Bars		✓	✓	✓	-
Boat building, sales, service & storage, within an enclosed building		-	-	✓ CU	-
Catering shop		✓	✓	✓	-
Formula business	**Sec. 2.06.12**	✓ CU	✓	✓	
Clubs, lodges, and fraternal organizations		✓	✓	-	-
Dry cleaning establishment, provided that all cleaning is conducted off-premises		✓	✓	✓	-
Health clubs & health spas		✓	✓	✓	
Kennels		-	-	✓	
Massage therapy establishment		✓	✓	✓	-
Microbreweries & craft distilleries		✓	✓	✓	-
Office, business, professional, medical, or veterinary		✓	✓	✓	-
Outdoor storage	**Sec. 6.10.00**	-	-	✓	-
Pharmacies, 2,000-sf or less		✓	✓	-	-
Restaurants, convenience & general, excluding drive-in	**Sec. 2.06.13**	✓	✓	✓	-
Retail sales & service		✓	✓	✓	-
Retail manufacturing, provided such manufacturing is incidental to sales and occupies less than 75% of the total gross floor area		✓	✓	✓	-
Repair services		-	-	✓	
Rooftop dining	**Sec. 2.06.19**	✓ CU	✓ CU	✓ CU	-
Studios, art, dance, music, or exercise		✓	✓	✓	-
Theater, excluding drive-in theaters		✓	✓	✓	-
Recreational Uses					
Public parks		✓	✓	✓	✓
Utility & Service Uses					
Public facilities & services		✓	✓	✓	✓
Public utility		✓	✓	✓	✓
Telecommunication Uses					
Camouflage telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	**Sec. 2.06.11**	✓	✓	✓	✓
Agricultural Uses					
Community gardens	**Sec. 2.06.08**	✓	✓	✓	✓
Urban farms	**Sec. 2.06.08**	✓	✓	✓	-

	Standards for Specific Use	Creek North	Creek South	Creek Ind.	Rec.
Storage, Transportation & Logistics Uses					
Government provided public parking garages & lots		✓	✓	✓	-
Private parking garages & lots		-	✓ CU	✓ CU	-
Passenger train station		✓	✓	✓	

B. Standards for Specific Uses. Certain uses have unique characteristics that require the imposition of development standards in addition to those minimum standards which may pertain to the general group of uses encompassing the use. These standards shall be met in addition to all other standards of this Code, unless specifically exempted.

1. *Home occupations.* Home occupations shall comply with the following standards:

a. The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to the residential use and shall under no circumstances change the residential character of the dwelling, outbuilding or accessory structures.

b. The home occupation shall not generate pedestrian or vehicular traffic in greater volume than would normally be expected to the home.

c. The home occupation shall have no more than one non-illuminated sign with a maximum area of one square foot. The sign shall be mounted flat against a wall within one foot of the entrance to the dwelling or outbuilding in which the home occupation is located.

d. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.

e. The home occupation shall not employ equipment which creates fire hazards, electrical interference, noise, vibration, glare, fumes, odors detectable to the normal senses outside the dwelling unit. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

f. A home occupation that involves retail sales or services that require patrons to visit the residence shall be limited to detached single-family dwellings, townhouses or outbuildings. The permitted hours of operation shall be specified in such approval.

g. Storage or parking of one commercial vehicle is allowed, provided:

i. That such vehicle or trailer is owned or operated by the resident of the property; and

ii. That such vehicle is garaged or otherwise screened from view of adjoining properties and any adjoining street. Public service agency vehicles such as law enforcement and those providing emergency response services are exempt.

h. The use can qualify for all local, state and federal licenses, certificates and permits.

i. Any violation of these regulations may result in the revocation of any home occupation business tax receipt, in addition to any other remedy for such violation provided in the City's Code. The issuance of a business tax receipt to engage in a home occupation in accordance with this ordinance shall not be deemed to be a change in zoning nor an official expression of opinion as to the proper zoning for the particular property.

Sec. 03.04.04. Development Standards

A. All *new development, substantial improvement,* and *substantial renovation* shall comply with the Development Standards in **Figure 09 Development Standards in The Creek District**. Development Standards which require a *conditional use* (CU) approval are marked with "CU."

FIGURE 09 DEVELOPMENT STANDARDS IN THE CREEK DISTRICT

	Creek North	Creek South	Creek Indus.	Recreation
Lot Size				
Lot area in sf min./max.	None	None	None	None
Lot width in feet min./max.	None	None	None	None
Building Placement				
Front Build-to-Zone	0'-10'	0'-20'	10'-30'	5'-20'
Build-to-Zone Setback at US-1/Federal Highway	Not Applicable	20'-40'	Not Applicable	Not Applicable
Side setback at property line, min.	0' or 5'+	0' or 5'+	5'	10'
Side setback at street, min.	5'	10'	10'	10'
Rear setback with alley, min.	0'	0'	5'	5'
Rear setback without alley, min.	10'	10'	10'	10'
Percentage of Frontage Buildout	60%	60%	Not Applicable	Not Applicable
Placement for Accessory Structures & Outbuildings	5' rear/side	5' rear/side	5' rear/side	5' rear/side
Additional Building Placement Standards				
Shoreline Protection at Frazier Creek	10'	10'	10'	Not Applicable
Min. sidewalk on S Colorado Ave	10'	10'	Not Applicable	10'
Min. sidewalk at all other rights-of-way	10'	8'	6'	8'
Building Height				
Building height, max. in stories	3 / 4[1]	4	4	3
Building height, max.	40'/ 45' [1]	45'	45'	40'
Building height for Outbuildings	2-stories / 30'	2-stories / 30'	2-stories / 30'	2-stories / 30'
Ground story height, min.	12'	12'	12'	12'
Gross Density				
Residential density, max. in units/acre	15 / 30 CU	15 / 30 CU	15	Not Applicable
Coverage				
Impervious surface, max. %	See Sec. 6.03	See Sec. 6.03	65%	65%
Civic Open Space for lots ≥ 1 acre	5%	5%	5%	Not Applicable
Frontage Types				
Porch	✓	✗	✓	✓
Stoop	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✓	✓
Forecourt	✓	✓	✓	✓
Arcade	✓	✓	✗	✓
Storefront	✓	✓	✓	✓
Garage Storefront	✗	✗	✓	✓
Parking Placement, see Sec. 03.04.07. Access & Parking Standards				
Footnote:				
[1] Four stories and 45' in height shall only be achieved through an approved PUD and requires Community Workshop & Outreach as described in Sec.3.04.01.J.1.c.				

B. Building Placement.

1. *Build-to-Zone (BTZ)*. Setbacks are measured from the property line and are defined in **Chapter XII**.

2. *Setbacks*. Setbacks are measured from the property line and are defined in **Chapter XII**. **Sec. 2.04.04. - Supplemental building setback requirements.**

3. *Primary Facade*. Main entries shall be prominent and orientated to the street.

a. The primary façade shall be parallel to the right-of-way, located in accordance with the build-to-zone of the zoning district.

b. The primary façade shall face "***A" Street*** or existing roadways.

c. The location of the primary façade is not changed by the projection of architectural elements such as cornices, bay windows, awnings, balconies, or stoops.

d. On corner lots, the primary façade shall extend to the corner or a civic open space shall be provided.

4. *Shoreline protection zone* for Frazier Creek. **Sec. 5.06.02 Shoreline protection zone delineations** applies in The Creek District except where modified herein. The following types of development shall be permitted:

a. Living shorelines

b. Rain gardens

c. Riprap

d. Pervious walkways, docks, kayak launches shall be allowed within the shoreline protection zone where they provide public access to the water or connection between adjoining properties where the square footage of impervious surfaces does not exceed fifty percent of the shoreline protection zone area and are permitted by the State of Florida.

e. Any development shall protect wetlands, seagrass, oyster beds, shoreline mangroves, and ensure no shoreline erosion.

f. New bulkheads, seawalls, and parking shall not be permitted. Bulkheads and seawalls may be permitted to remain if established prior to the effective date of this Code.

C. *Building Height*. Building height is measured in accordance with **Sec. 2.04.07. - Supplemental building height**. See **Figure 10 Illustration Building Height** for reference.

1. *Ground story height*. Minimum ground story heights are provided by zoning districts. Ground story height is measured as the clear height from finished floor elevation to the underside of structure above.

2. *Finished floor elevations.* For the purpose of minimizing stormwater impacts, the finished floor elevations of surrounding properties shall be taken into consideration in establishing the finished floor elevation of a new structure. If new construction has a floor level higher than natural grade, the foundation shall provide for the rise in floor level, rather than mounding fill to the building perimeter. Minor grading not to exceed 2% directing water away from building to established drainage is allowed. **Sec. 6.03.01.G.2** and **Sec. 6.03.02.B.4** apply for all habitable spaces. They do not apply for non-habitable spaces such as garages and storage. See illustrated examples in **Figure 11 Alternatives to Foundations on Fill**.

3. ***Residential rooftop use occupancy***. Occupancy of a flat rooftop ancillary to residential occupancies shall be limited to uses which are ancillary to the residential occupancies only and shall be enclosed by a code-compliant safety railing or other approved barrier. Except as otherwise permitted by this code, no permanently affixed structures, including gazebos, trellises, or other similar structures shall be allowed on the roof of a four-story building. Maintenance and repairs shall not be deemed occupancy as that term is used in this paragraph.

4. ***Architectural features***. Tower features shall not be more than 300 square feet in area and shall not be more than 15 feet above the maximum building height. Architectural features may encroach into a setback the lesser of five feet or 60 percent of the width of a setback. For front façade built with a zero setback, cornices, parapets, and bay windows at upper stories may project a maximum of three feet.

FIGURE 10 ILLUSTRATION BUILDING HEIGHT

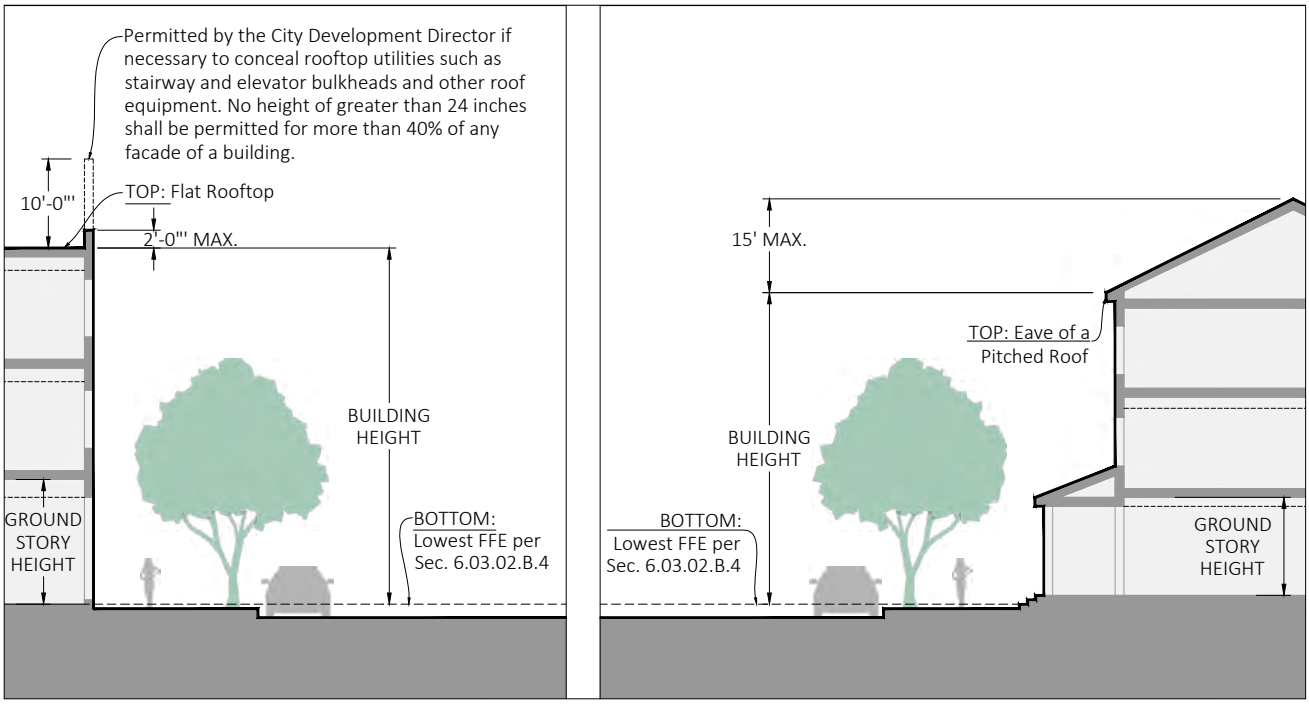
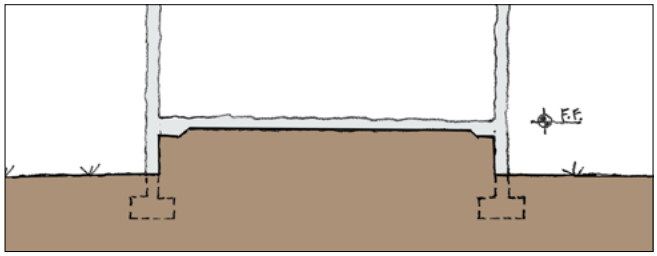
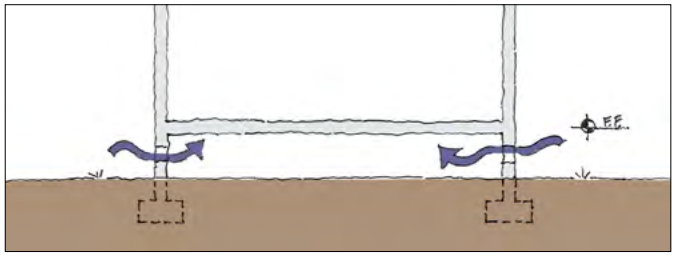


FIGURE 11 ALTERNATIVES TO FOUNDATIONS ON FILL

Stem Wall, Extended Footers, or Thickened Monolithic Foundation with Fill



Historic Stem or Pier Wall Foundation



D. ***Building Length***. Buildings shall not be longer than 200' without a street, alley, or ***via*** providing through access to another street, alley or via. A via shall be a minimum of 10' wide, not less than 10' in height, open to the public, and illuminated at night. Except in residential building vias, the building face shall have transparent windows covering at least 50% of the wall area, and incorporation of storefront standards is encouraged.

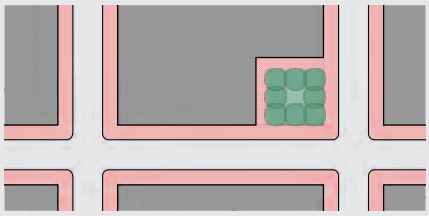
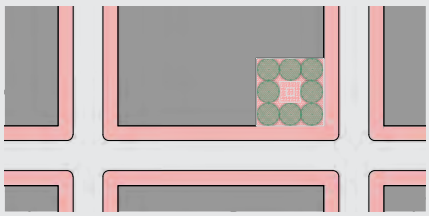
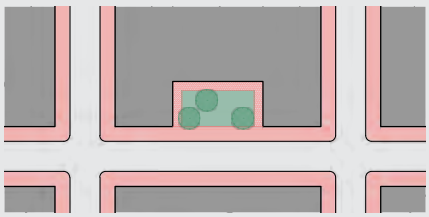
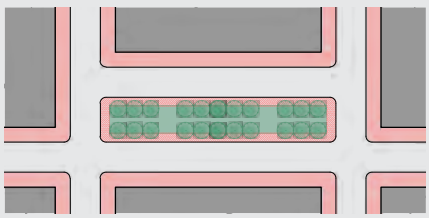
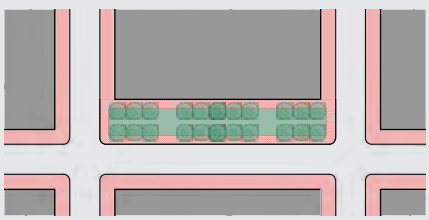
E. *Gross Density*. The gross density is measured in as defined in **Chapter XII**.

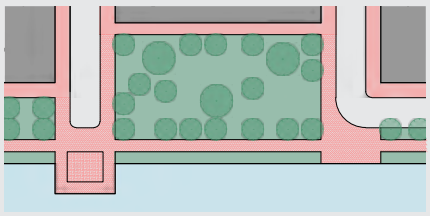
F. Coverage.

1. *Impervious surface*. Impervious surface coverage is determined by calculating the total impervious surface area as a percentage of the gross site area. See **Sec. 2.04.03. - Supplemental impervious surface coverage requirements.**

2. *Civic Open Space*. *Civic open space* is privately maintained outdoor space which is accessible by the general public, improves the pedestrian environment, and serves as an amenity for the City as a whole. *Civic open space* shall provide low impact infrastructure elements to promote improved stormwater treatment. *Civic open space* is not required for residential developments with fewer then 15 dwelling units. Where *civic open space* is pervious, the area does not count towards impervious coverage. Examples of *civic open space* which can be implemented are shown in **Figure 12 Civic Open Space Types.**

FIGURE 12 CIVIC OPEN SPACE TYPES

	SIZE	DESCRIPTION	ILLUSTRATION
GREEN	≥1,500 sf	A green is at least 1,500 square feet in size and adjoins streets on at least two sides or a street and a pedestrian passageway or main building entry. Greens are designed primarily for passive uses, consisting primarily of lawn with either formally or informally arranged landscaping and shade trees.	
PLAZA	≥ 1,500 sf	A plaza adjoins streets on at least two sides, or a street and a pedestrian passageway, or main building entry. Plazas are mostly hardscaped with formally arranged landscaping and a water feature and shade trees.	
PLAYGROUND	≥ 2,500 sf	Playgrounds provide children's play equipment and are shaded with shade trees or shade structures. Playgrounds adjoin a street on at least one side and the configuration shall ensure easy surveillance of the area from adjacent buildings and streets.	
SQUARE	≥ 10,000 sf	A square adjoins streets on at least three sides. Squares may be up to 50% hardscaped, with formal landscaping and shade trees. Squares accommodate both passive uses and community gatherings.	
ATTACHED GREEN	2,000 to 6,000 sf	An attached green spans the entire length of a block. Attached greens shall be at least 30 feet wide and are appropriate on the short end of a block. Attached greens are primarily lawns with formally arranged landscaping and shade trees.	

	SIZE	DESCRIPTION	ILLUSTRATION
WATERWAY PROMENADE	≥ 15' wide	A waterway promenade or public access along the water's edge is a continuous greenway along the length of a waterway. To be effective buildings and sidewalks shall provide direct and clear access. Buildings shall treat the promenade as an additional primary facade. Waterway Promenades shall utilize standards from thoroughfare types, see **Figure 32 Waterway Promenade at Frazier Creek**.	
FORE-COURT	250 to 1,500 sf	Buildings shall utilize standards from Forecourt frontage type, see **Figure 18 Forecourt**.	

G. *Accessory Structures*. Accessory structures shall comply with the Development Standards applicable in the zoning district except where modified herein.

1. Accessory structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal structure to which it is accessory.

2. Shielding from Street. Sheds, exposed pumps, electrical meters, heat pumps, generators, pool equipment, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street. Listed items and similar structures shall be shielded from view from public rights-of-way. All rooftop utilities and facilities, such as air conditioning units, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

3. *Outbuildings. Outbuildings* shall conform to the following requirements:

a. *Outbuildings* may include detached garages and carports, greenhouses, slat houses, cabanas and detached garage apartments and *Accessory Dwelling Units* (ADU).

b. *Outbuildings* shall be located behind the rear facade of the principal building or in the rear one half of the property subject to minimum five-foot side and rear yard setbacks from the property line. On corner lots, the side corner setback shall be ten feet.

c. There shall not be less than five feet separation between an outbuilding and a principal building.

d. *Outbuildings* shall be constructed of the same materials used in the principal building. Canvas outbuildings are not permitted.

e. *Outbuildings* shall not exceed a maximum building footprint of 1,000 square feet.

f. *Outbuildings* may not exceed the height of the principal building.

g. *Outbuildings* may be constructed as elevated buildings that include the location of open parking below an enclosed structure; however, open parking shall be shielded from public right-of-way by landscaping, lattice or other screening material that is not less than 42 inches in height.

h. *Outbuildings* may be connected to the principal building by a covered walkway element, trellis, or other structural link.

4. *Accessory Dwelling Units.*

a. One ADU may be permitted on a lot on which a detached single-family dwelling, duplex, or townhouse is located.

b. An ADU shall not count as a separate unit for purposes of calculating density.

c. An ADU may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.

d. An ADU shall not exceed a footprint of 1,000 square feet or the footprint of the principal structure, whichever is less.

e. An ADU may have a separate utility meter or share utilities with the principal dwelling, as required or permitted by the utility provider.

H. ***Frontage Types.*** Each new building, or substantial improvement, constructed must meet the standards for one of the Frontage Types permitted in the zoning district where it is located. See **Sec. 03.04.05.**

I. *Historic preservation*. Structures identified as historically and architecturally contributing shall be candidates for historic preservation as set forth in **Sec. 05.09.00.** The requirements of this Code may be adjusted by variance for the purposes of preserving a historic building.

J. *Public Art*. All zoning districts shall comply with standards in **Sec. 3.01.07 Public art**. Wall murals shall be permitted on any structures. When visible from a right-of-way, public via, or public land, murals shall require approval by ***conditional use***.

K. Conflicts with utilities. In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the Development Director may adjust the requirements of this Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.

Sec. 03.04.05. Frontage Types

A. ***Frontage Types*** are required by zoning district. Using one or more of the permitted ***frontage types*** indicated in **Figure 14 Permitted Frontage Types Matrix** is required. Standards for ***frontage types*** are found in **Figure 15** through **Figure 21**.

1. Frontage types shall be located on the ***primary facade***. Primary facades shall be located on an "***A" Street*** when identified in the **Figure 07 Thoroughfare Plan**.

2. Frontage Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables control for regulatory requirements.

B. *Façade Transparency.*

1. Windows and doors at the ground level shall have clear, transparent glass that has a minimum visible light transmission (VLT) of 50%. Mirrored glass is prohibited.

2. Building façades facing "***A" Streets*** and ***Civic open spaces*** shall meet or exceed the a minimum percentage of transparent glazing. The required percentage is determined by the frontage type.

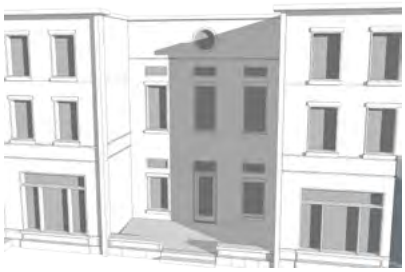
3. Above the ground level, building façades shall meet or exceed the minimum percentage of transparent glazing at each story as measured between finished floors. The required percentage is determined by the frontage type.

FIGURE 13 FRONTAGE TYPES MATRIX

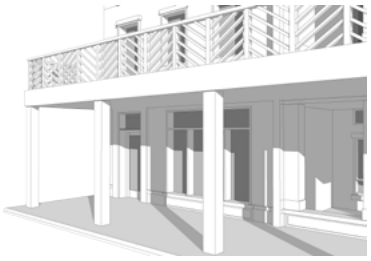
PORCH

STOOP

BRACKETED BALCONY



FORECOURT



ARCADE

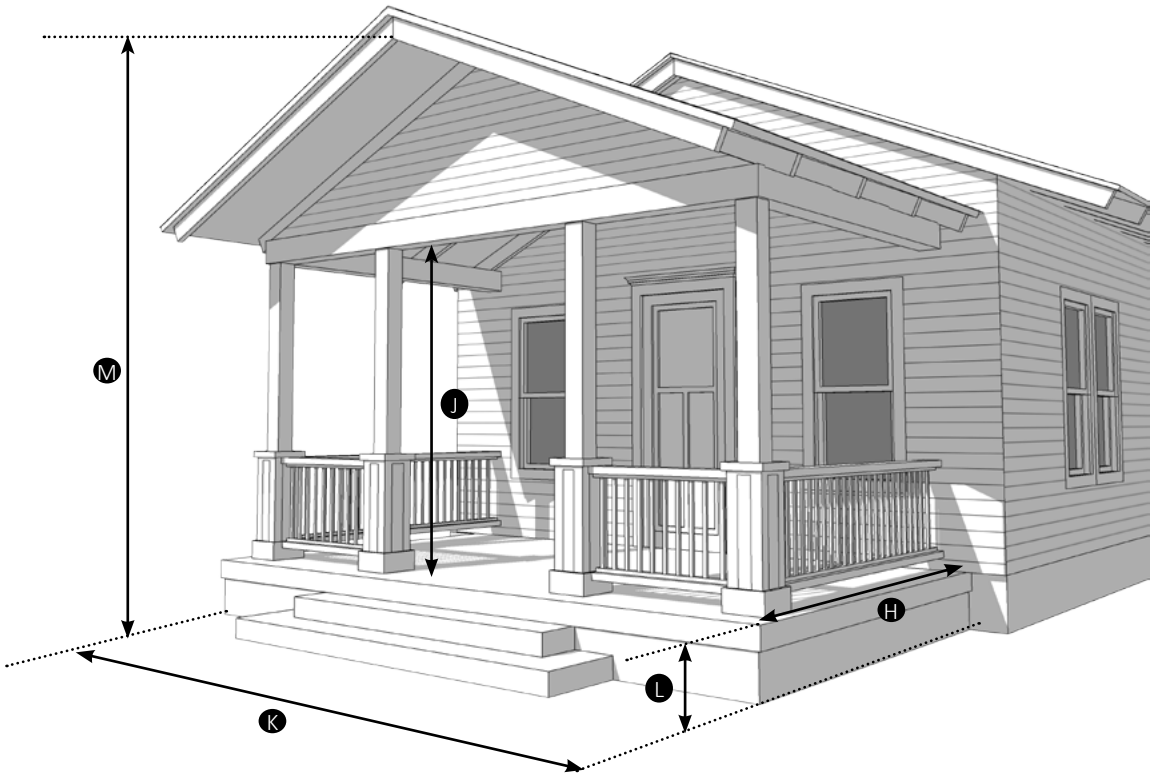
SHOPFRONT

GARAGE STOREFRONT

FIGURE 14 PERMITTED FRONTAGE TYPES MATRIX

Frontage Types	Creek North	Creek South	Creek Industrial	Recreation
Porch	✓	✓	✓	✓
Stoop	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✓	✗
Forecourt	✓	✓	✓	✓
Arcade	✓	✓	✗	✓
Shopfront	✓	✓	✓	✓
Garage Storefront	✗	✗	✓	✓

FIGURE 15 PORCH



Description
A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Porches shall have direct access to sidewalks where they exist. Front porches may be screened.

Dimensions		
Depth	6 feet min. 8 feet recommended	H
Height, clear	8 feet min.	J
Width, length of facade	50% min.	K
Finish level above crown of road	18 inches min. - 30 inches recommended	L
Height, stories	2 stories max.	M

Façade Transparency	
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District		
CN	CS	CI

FIGURE 16 STOOP

Description

A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building. Stoops shall have direct access to sidewalks where they exist.

Dimensions

Depth	5 feet min.	H
Height, clear	8 feet min.	J
Width, clear	4 feet min.	K
Finish level above crown of road	18 inches min. - 30 inches recommended	L
Height, stories	1 story max.	M

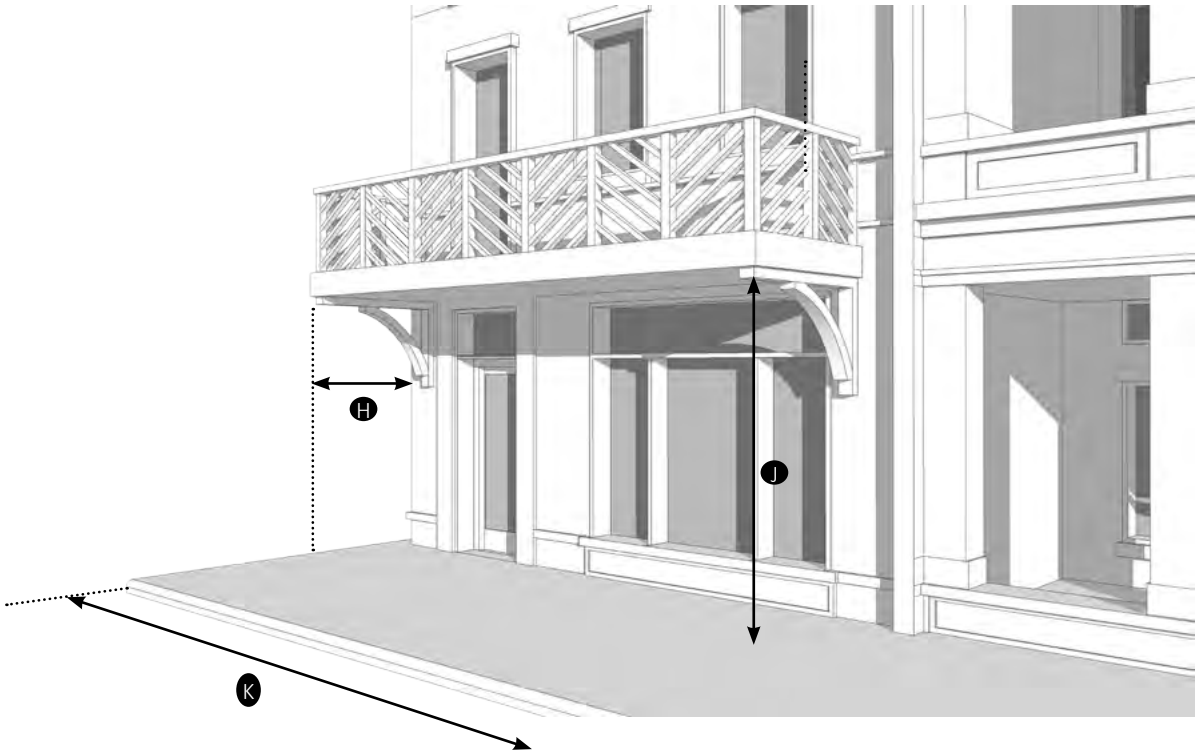
Façade Transparency

Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District

CN | CS | CI

FIGURE 17 BRACKETED BALCONY



Description

A bracketed balcony is a second-story balcony, that creates a semi-public space overlooking the street above a main entry or unit. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous. Where balconies are required, the aggregate length of balconies shall be not less than 50% of the building facade at the floor level from which it projects on each floor level.

Dimensions

Depth	3 feet min., 5 feet max.	H
Height, ground level clear	10 feet min.	J
Width	4 feet min.	K

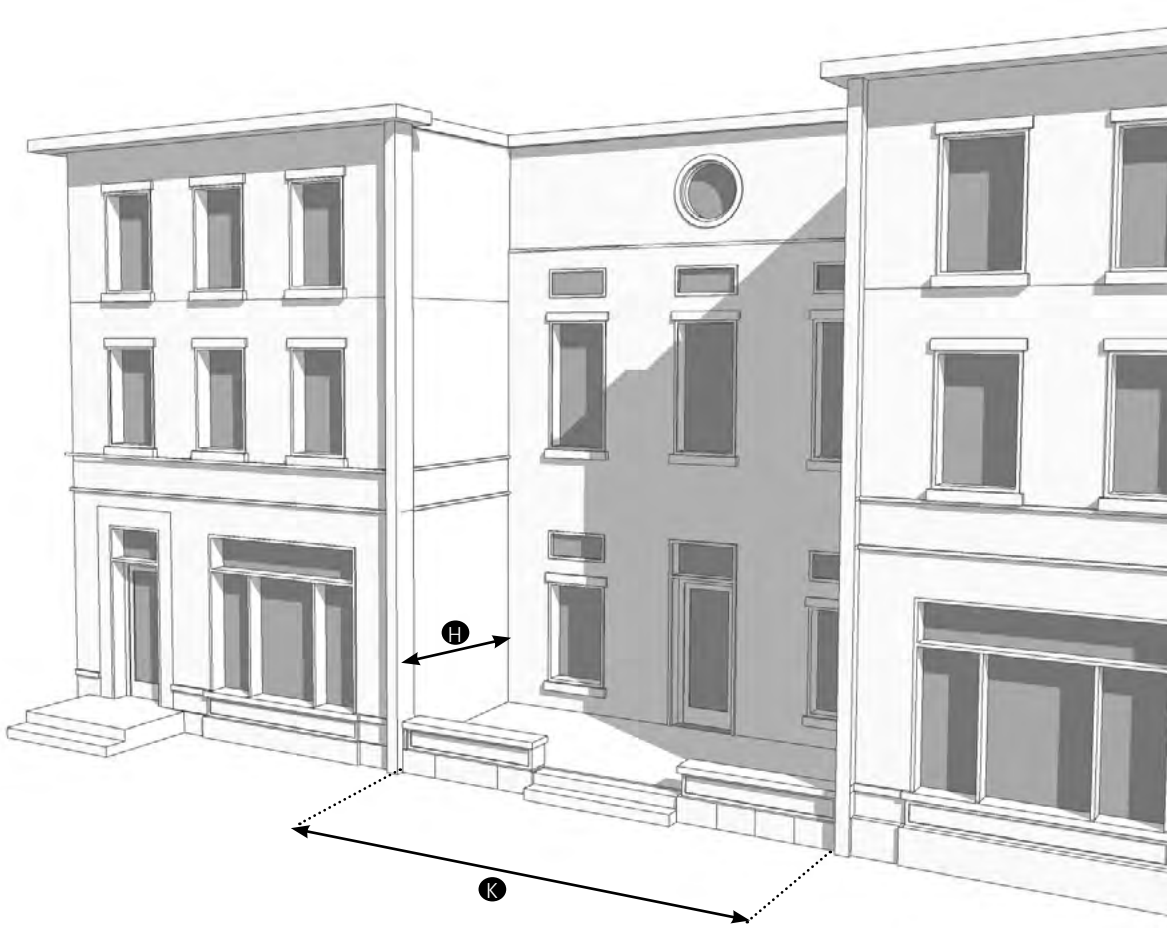
Façade Transparency

Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

CN | CS | CI

FIGURE 18 FORECOURT



Description

A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings.

Dimensions

Depth, clear	20 feet max.	H
Width, length of facade	12 feet min. / 50% of facade max.	K

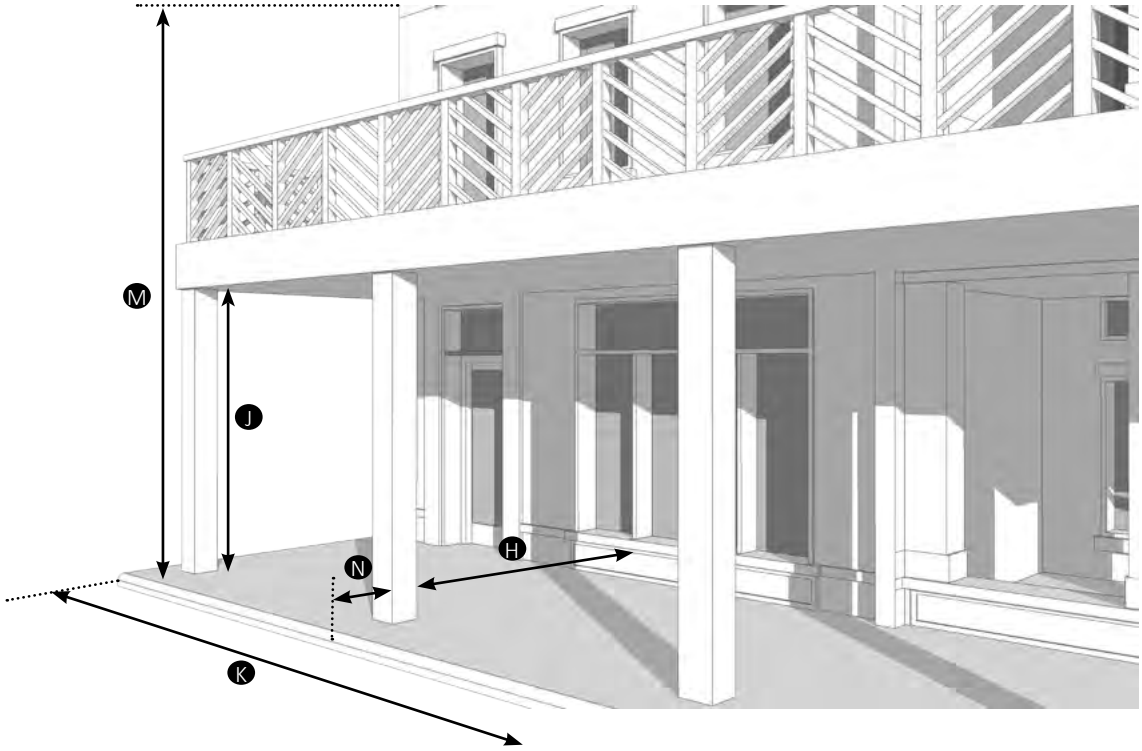
Façade Transparency

Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

CN | CS | CI

FIGURE 19 ARCADE



Description

An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type shall be used in conjunction with a **Shopfront Frontage Type** for a minimum of 50% of the Arcade length. Arcades shall remain open to the public at all times. Where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required.

Dimensions

Depth, clear	8 feet min.	H
Height, ground level clear	10 feet min.	J
Width, length of facade	70% min.	K
Height, stories	2 stories max.	M
Set back from curb	2 feet min. / 4 feet max.	N

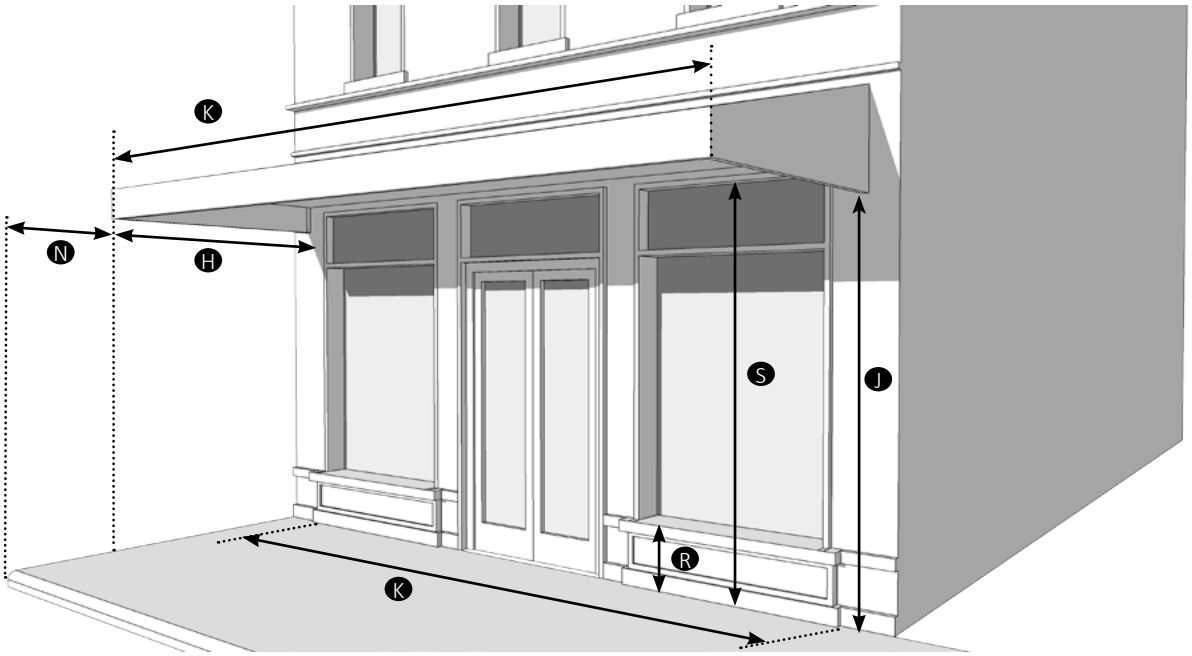
Façade Transparency

Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

CN CS

FIGURE 20 SHOPFRONT



Description
The shopfront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Shopfronts are frequently shaded by awnings or arcades. Quarterballs and waterfall type awnings are not permitted.

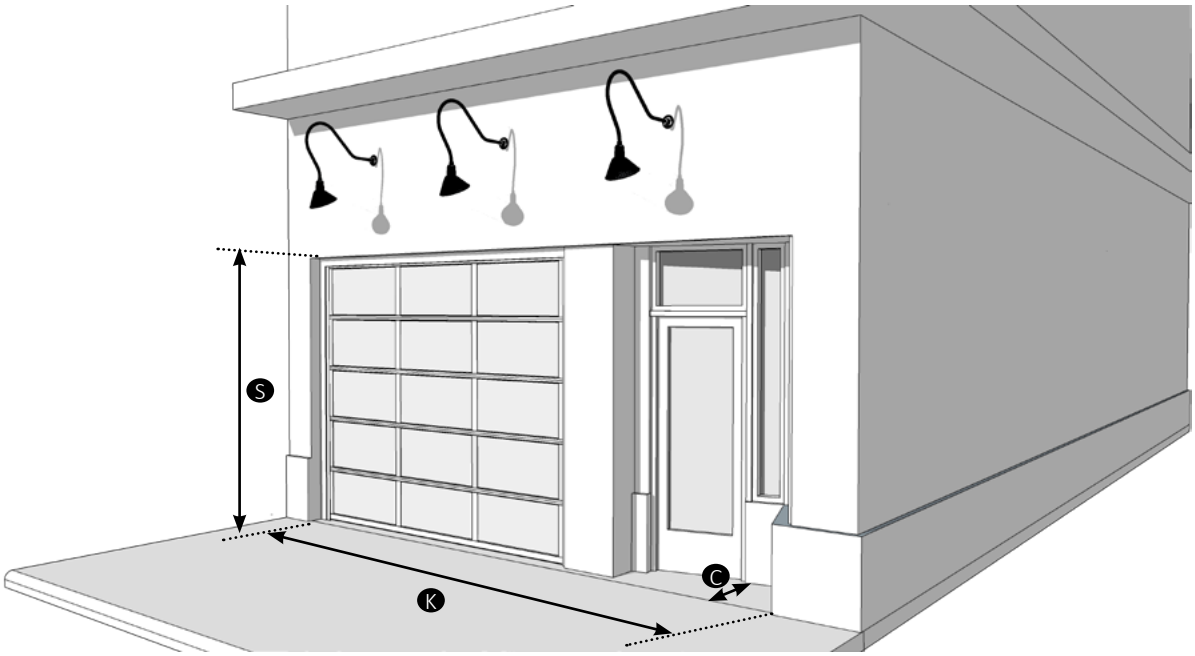
Dimensions		
Width, length of facade	70% min.	K
Door recess	10 feet max.	
Storefront base	1 foot min. / 3 feet max.	R
Glazing height	8 feet min.	S

Optional Awning		
Depth	3 feet min.	H
Height, ground level clear	8 feet min.	J
Width, length of facade	70% min.	K
Set back from curb	2 feet min.	N

Façade Transparency	
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District		
CN	CS	CI

FIGURE 21 GARAGE STOREFRONT



Description		
Garage Storefront provides a large opening necessary for light industrial, maker space or commercial uses. Garage doors may be overhead or bi-folding, but must include glazing to promotes an active streetscape.		
Dimensions		
Width, length of facade	30% min.	K
Door recess	10 feet max.	C
Glazing height	8 feet min.	S
Optional Awning		
Depth	3 feet min.	
Height, ground level clear	8 feet min.	
Width, length of facade	70% min.	
Set back from curb	2 feet min.	
Façade Transparency		
Ground level	25% min.	
Above the ground level	Not required	

Permitted Zoning District
CI

C. The Florida Building Code contains technical requirements for accessibility to sites, facilities, buildings and elements by individuals with disabilities, these may include code requirements for the access into a building. The images above depict possible solutions for buildings when raised above the natural or existing grade. Refer to the latest version of Florida Building Code for the specific requirements and standards of the code. See **Figure 22** for images for built examples ramps at front and side entries. Strategies for accommodating ramps and ADA accessibility may include:

1. Combined access for multiple buildings within site plan

2. Utilizing 2% slope at alleys and rear access

3. Combining ramps and stair entrances

FIGURE 22 ACCESSIBLE ROUTES

Sec. 03.04.06. Thoroughfare Standards

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure 23 Thoroughfare, Access & Parking Standards**.

FIGURE 23 THOROUGHFARE, ACCESS & PARKING STANDARDS

Sec. 6.01.00	Transportation Systems	Applies as written	Replaced by
Sec. 6.01.01	General provisions.	✓	-
Sec. 6.01.02	Streets.	✓	-
Sec. 6.01.03	Rights-of-way.	→	**Sec.03.04.06**
Sec. 6.01.04	Sidewalks and bikeways.	→	**Sec.03.04.07.D**
Sec. 6.01.05	Pedestrian access for large-scale commercial development (LCD).	→	**Sec.03.04.07.D**
Sec. 6.01.06	Access.	→	**Sec.03.04.07**
Sec. 6.01.07	Standards for drive-through facilities.	→	Applicable for banks only
Sec. 6.01.08	Non-residential vehicular access.	→	**Sec.03.04.06**
Sec. 6.01.09	Stuart Parking Code.	→	**Sec.03.04.07**
Sec. 6.01.10	Rules for computing parking requirements.	✓	-
Sec. 6.01.11	Location of required parking spaces.	→	**Sec.03.04.07**
Sec. 6.01.12	Shared parking and joint use of facilities.	✓	-
Sec. 6.01.13	Off-street parking schedule.	→	**Figure 42**
Sec. 6.01.14	Design standards for off-street parking.	→	**Sec.03.04.07.D**
Sec. 6.01.15	Parking structure standards.	→	**Sec.03.04.07.D**
Sec. 6.01.16	Transit stops.	✓	-
Sec. 6.01.17	Parking study.	✓	-
Sec. 6.01.18	Off-street loading requirements.	✓	-
Sec. 6.01.19	Payment in lieu of parking program.	✓	-
Sec. 6.01.20	Bicycle parking.	✓	-

B. Thoroughfare Principles. All development including public improvements shall incorporate the following thoroughfare principles:

1. Street layout shall exhibit a high degree of overall connectivity.

2. Cul-de-sacs are prohibited.

3. Oversized blocks shall be avoided so that neighborhoods can be traversed easily. Blocks created by new streets shall not exceed 550 feet on any side of the block. New block perimeters shall not exceed 1,600 feet.

4. Shade trees shall be planted between the sidewalk and vehicles wherever feasible.

5. The abandonment of existing streets or paved or unpaved rights-of-way is strongly discouraged.

6. Private gated communities are not permitted. This prohibition does not preclude gates that control access to a single parking lot.

C. Thoroughfare Plan. A Thoroughfare Plan is provided for The Creek District in **Figure 07 Thoroughfare Plan** in **Sec. 03.04.02. Regulating Plan.**

D. Description of Thoroughfare Types. **Figure 24 Description of Thoroughfare Types** describes street types that are appropriate for The Creek District.

1. New Thoroughfare. When new streets and alleys are developed or an existing street or alley is extended, the street types in **Figure 24 Description of Thoroughfare Types** and illustrated in **Figure 26** through **Figure 33** shall be used. The selection of the particular street type shall be determined through consultation between the Development Director, CRA, the developer, Engineering Director, and Public Works Director.

2. Existing Thoroughfare. The Thoroughfare Standards of this section should be incorporated into the construction or reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards.

FIGURE 24 DESCRIPTION OF THOROUGHFARE TYPES

Type	Description	Preferred ROW	Design Speed
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15'	Not Applicable
Industrial Street	A local street with on-street parking on one side of the roadway and sidewalks on both sides. Curb design shall consider the frequent movement of commercial work trucks.	40'	15 mph
Urban Street	A local street with two travel lanes, on-street parking, a wide pedestrian and furnishing zone on both sides of the street. Furnishing zone may or may not include street trees, but shall include pedestrian scale lighting.	60'	25 mph
Urban Street with bike lane	A local street similar to the above which includes a dedicated bike lane. Design speeds greater than 25 mph require a protected bike lane.	70'	25 mph
Main Street with bike lane	A major arterial with on-street parking, bike lanes, and a wide pedestrian and furnishing zone. A landscape median and turn lanes divides travel lanes.	80'	25 mph
Boulevard Setback	Applicable where a major arterial with a significant number of vehicle lanes is required and consumes the majority of the right-of-way, the design of the setback with a shared use path and shade trees becomes essential to promote safe mobility.	140'	35-40 mph
Waterway Promenade	The waterway promenade is a pedestrian, cycling, and small scale non-motorized watercraft path which allows for access to the waterways. The path and access shall enhance the waterway by improving water quality with low impact infrastructure and littoral planting.	Not Applicable	Not Applicable
Shared-use Bridge	The shared use bridge connects important thoroughfares where waterways and stormwater treatment areas interrupt important connections in the City. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf carts and other forms of micro-mobility. Bridges are opportunities to celebrate water in Stuart and establish community identity.	15'	Not Applicable

E. Thoroughfare Design Standards. See elements illustrated in **Figure 25 Streetscapes Diagrams**. The illustrative street designs address the desired street elements:

a. *Vehicular travel lanes* – primarily for vehicular circulation and shall be no greater than 11', and may include a marked sharrow for posted speed of 25 mph or less.

b. *Parking lanes* – on-street parking, may be parallel or reverse angled parking.

c. *Bike facility* – may be a marked sharrow, a separate bicycle lane, or shared used path.

d. *Pavement width* – width of pavement from edge of pavement or curb which is dedicated for vehicular travel, but could include separate bike lane or marked sharrow. Where appropriate, pavement includes pervious areas to manage stormwater.

e. *Sidewalk* – A sidewalk shall be provided on both sides of a streetscape. Sidewalks may be part of a shared use path. Minimum width is determined by zoning district. See **Sec. 03.04.04. Development Standards** for minimum width of a sidewalk.

f. *Pedestrian zone* – A pedestrian zone is free of any street furnishings or above ground

utilities and allows the clear passage of pedestrians. A pedestrian zone shall be no less than 5 feet wide. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition.

g. *Furnishing zone* – paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width. Pedestrian scale lighting is often included. New thoroughfare lighting shall be Dark Sky Approved lighting.

h. *Median* – vegetated area between travel lanes of opposing direction (required only where indicated. Medians, when present, should be used to integrate stormwater management.

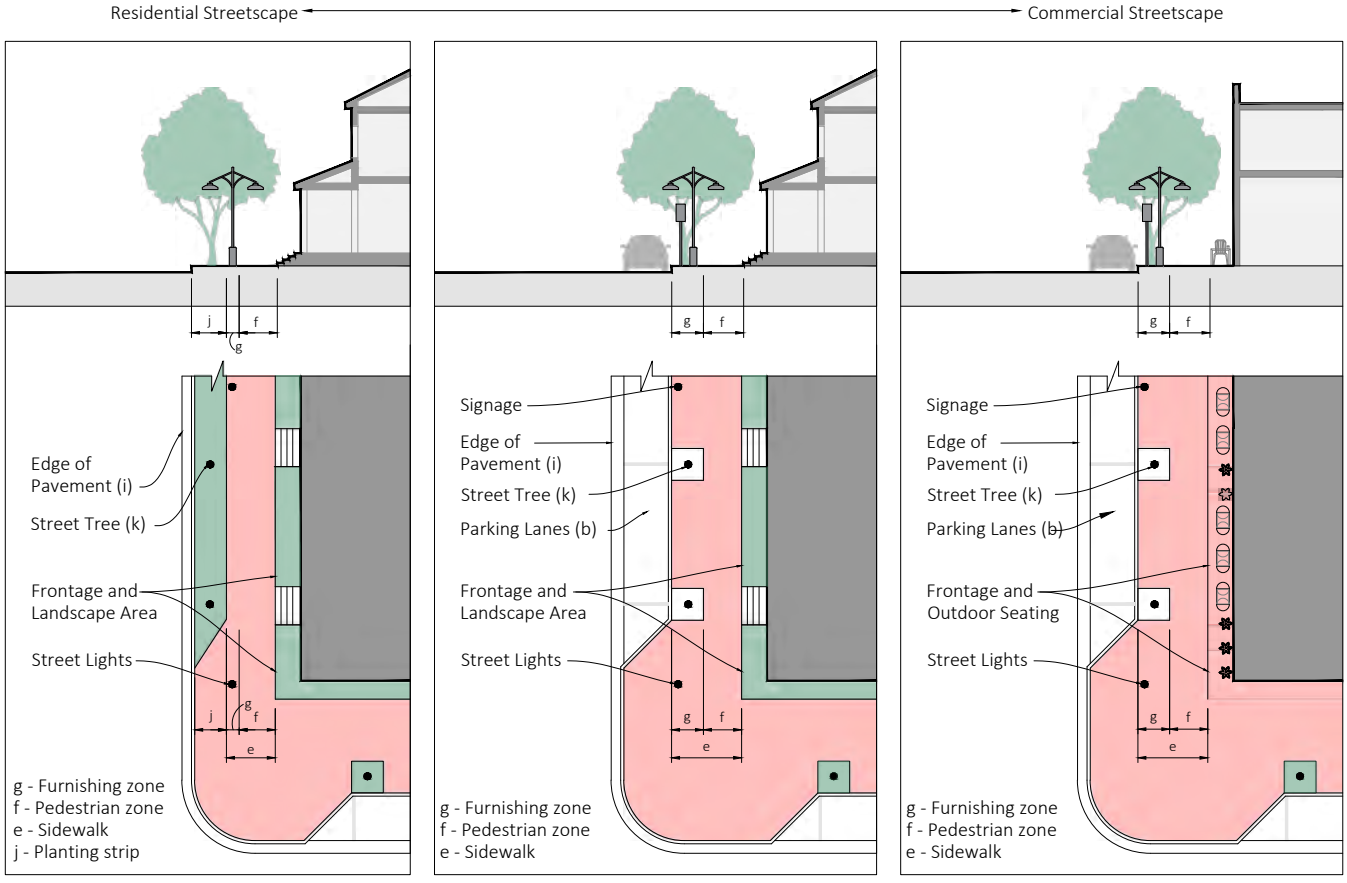
i. *Edge of pavement* – curb and gutter or a valley gutter. Enhanced crosswalks with design features like bulb-outs or pinch-points are encouraged to address visibility when crossing vehicular travel lanes.

j. *Planting strip or planting area* – vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate stormwater management.

k. *Street trees* – required type and placement of street trees. Street designs shall prioritize maintaining existing shade trees where they already exist.

l. *Low Impact Development* – are decentralized stormwater management strategies that provide on-site water quantity and water quality treatment. Examples include pervious paving, pervious pavers, pervious concrete, bio-retention systems, rain gardens, bioswales, and stormwater planters. These techniques are encouraged to slow and treat stormwater runoff while providing additional community benefits.

FIGURE 25 STREETSCAPES DIAGRAMS



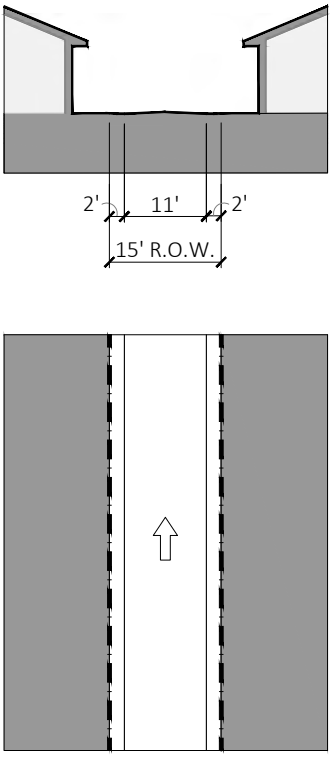
F. *Visibility triangles.* No building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 10 feet above the crown of a street, driveway, or alley. A clear sight area shall be established for all streets, whether public or private.

1. The clear sight area is the triangular area formed by the street right-of-way line; another street right-of-way line, alley right-of-way line, or driveway surface edge; and a line connecting points 10 feet from the intersection of said lines. In the case of a round or corner-cut right-of-way, the measurement shall be taken from the intersection of the right-of-way lines extended.

2. The Engineering Director and Public Works Director may require a larger clear sight area, as provided by Florida Department of Transportation Design Manual standards, when necessary to provide for the safe movement of pedestrians and vehicles.

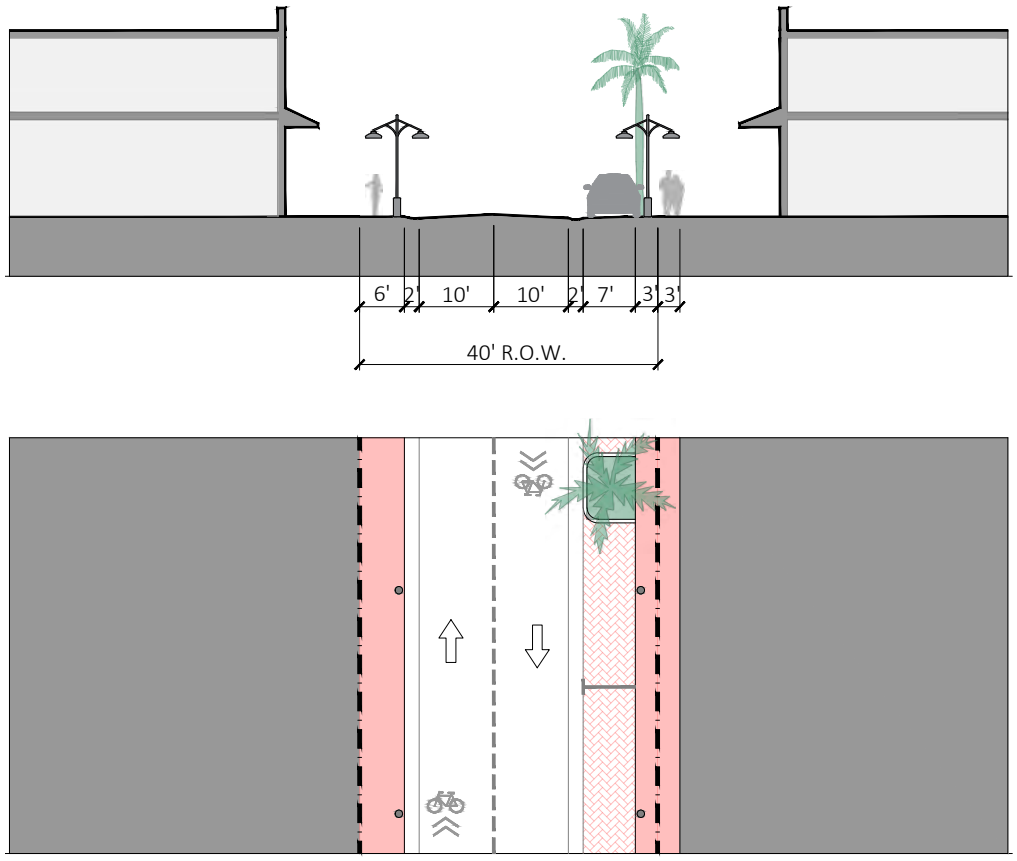
G. Deviation from Street Design Standards. The Engineering Director and Public Works Director after consulting with the Development Director may allow deviations from the standards contained in **Figure 24** when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment.

FIGURE 26 ALLEY



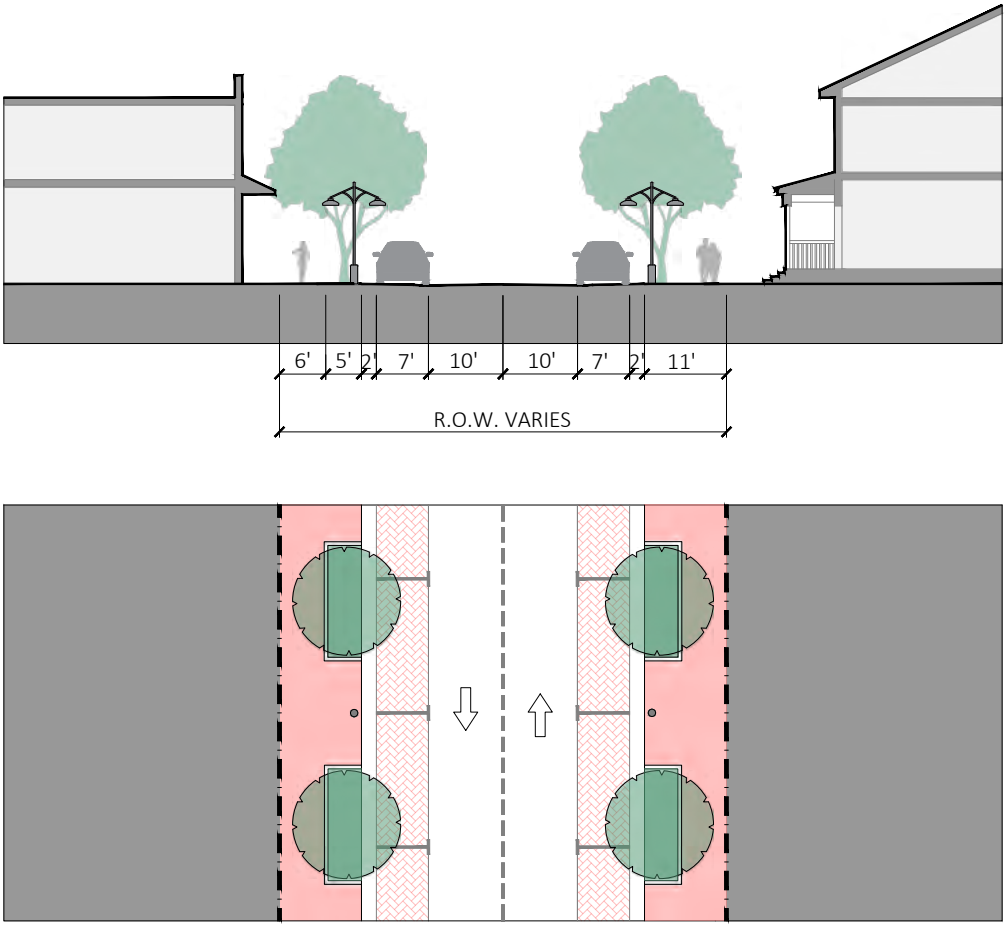
Type	
Vehicular travel lanes	11 feet paved 1-way traffic
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Road Edge Treatment	Valley gutter
Low Impact Development	Permeable surface

FIGURE 27 INDUSTRIAL STREET



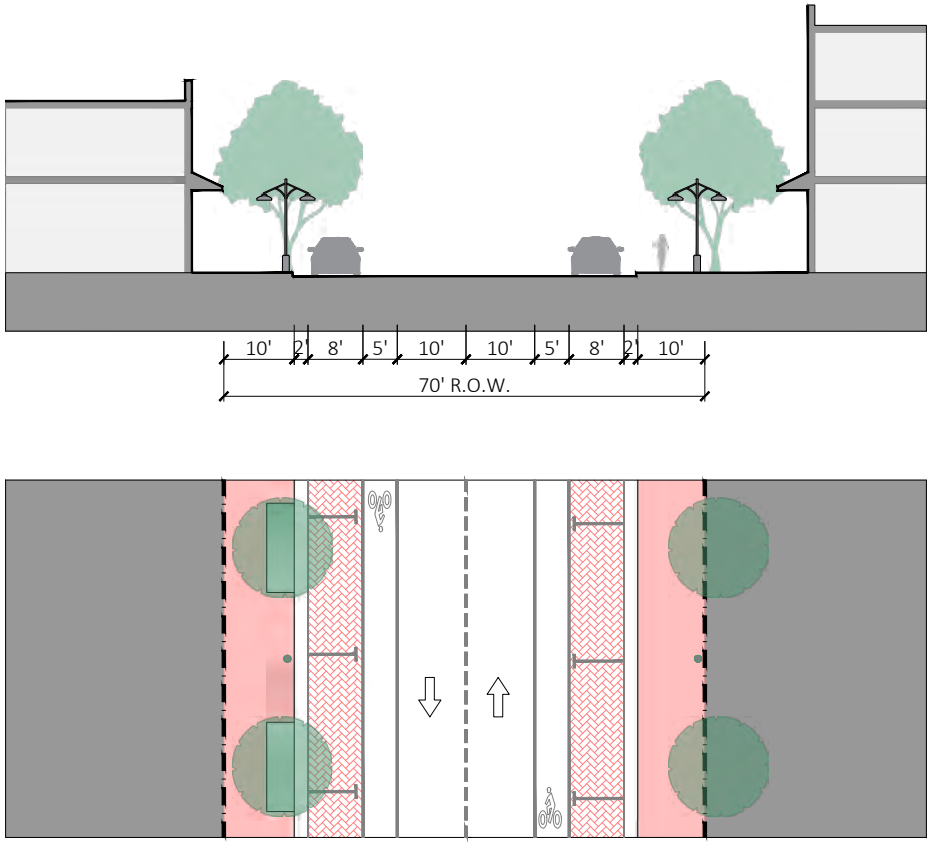
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel one side
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	29 feet
Sidewalk	6 feet
Median	Not required
Road Edge Treatment	Valley gutter or curb & gutter
Planting	Not required
Low Impact Development	Permeable surface at on-street parking

FIGURE 28 URBAN STREET



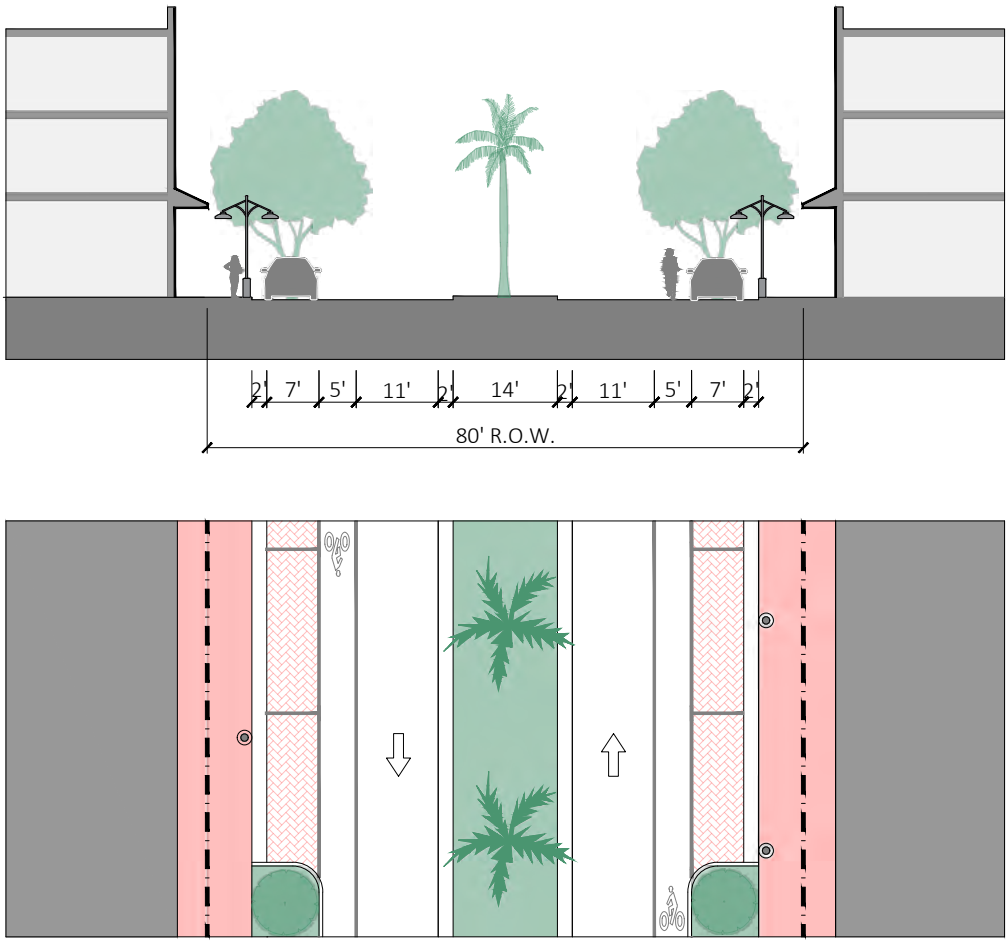
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	34 feet
Sidewalk	10 feet
Median	Not required
Road Edge Treatment	Curb & gutter or valley gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE 29 URBAN STREET WITH BIKE LANE



Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	5’ bike lane
Preferred R.O.W.	70 feet
Pavement Width	46 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE 30 MAIN STREET WITH BIKE LANE

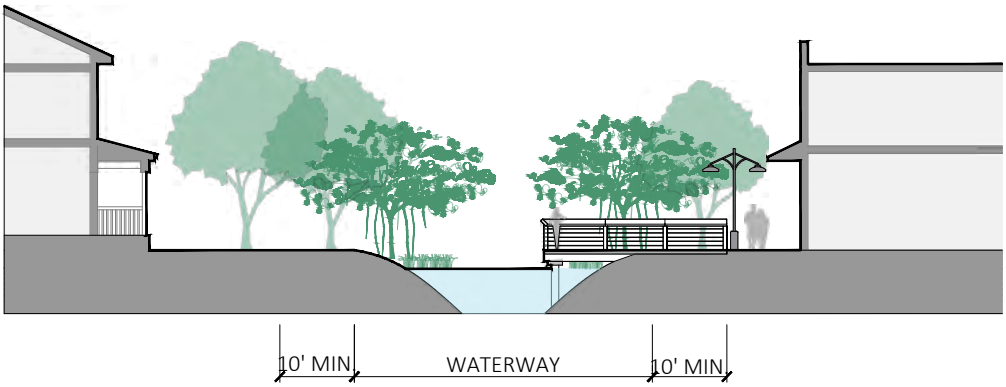


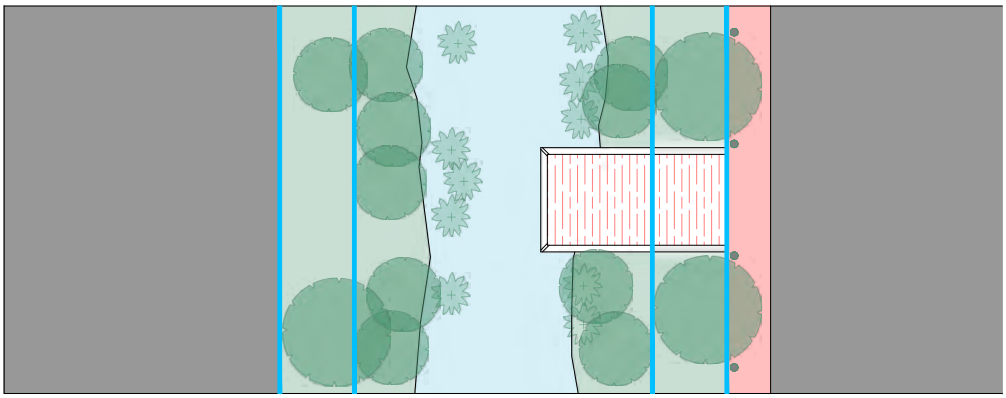
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	23 feet & 23 feet
Sidewalk	11 feet
Median	18 feet
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking

FIGURE 31 BOULEVARD SETBACK FOR US-1 FEDERAL HIGHWAY
ILLUSTRATED EXAMPLES

Type	
Vehicular travel lanes	10 to 12 feet
Parking Lanes	Prohibited
Bike Facility	Shared use path
Preferred R.O.W.	120 feet
Pavement Width	30 to 100 feet
Sidewalk	10 feet min shared use path
Median	18 feet preferred
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone
Low Impact Development	Tree box filter

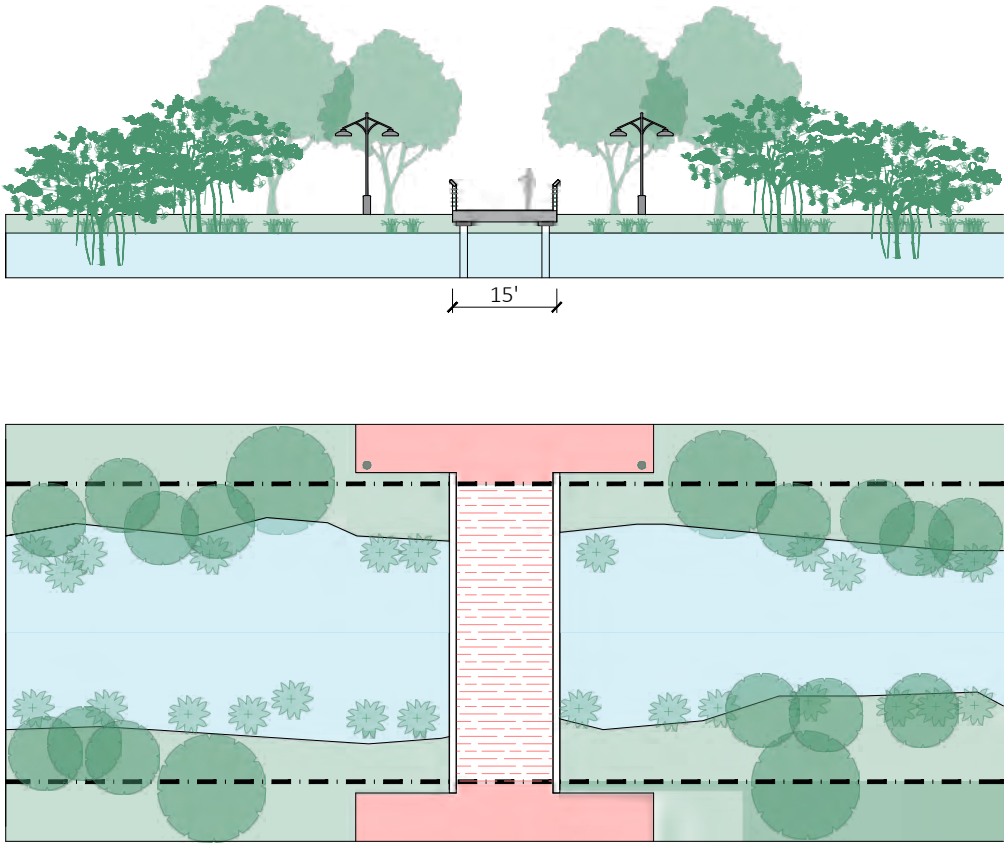
FIGURE 32 WATERWAY PROMENADE AT FRAZIER CREEK





Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Not required
Preferred R.O.W.	15 feet
Pavement Width	Not required
Sidewalk	8 feet
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Maintain existing mangroves and littoral plantings
Low Impact Development	Bio-retention systems, rain gardens, bioswales at water's edge
Shoreline protection area	10 feet min.

FIGURE 33 SHARED-USE BRIDGE AT FRAZIER CREEK



Type	
Vehicular travel lanes	Prohibited
Parking Lanes	Prohibited
Bike Facility	Shared-use path
Preferred R.O.W.	15 feet
Pavement Width	Not required
Sidewalk	Shared-use path
Median	Prohibited
Road Edge Treatment	Prohibited
Planting	Not required
Low Impact Development	Bio-retention systems, rain gardens, bioswales at water's edge
Shoreline protection area	10 feet min.

Sec. 03.04.07. Access & Parking Standards

A. Applicability. **Sec. 6.01.00** shall apply except where modified in **Figure 23 Thoroughfare, Access & Parking Standards**.

B. Pedestrian Access. The owner shall be responsible for the installation of a continuous sidewalk along the entire length of the parcel frontage(s) that abuts a public street.

1. Minimum width. Minimum width of sidewalk is determined by the zoning district, see **Sec. 03.02.06. Thoroughfare Standards.**

2. All development shall include direct pedestrian access from development to existing and planned sidewalks within the public right-of-way. Pedestrian access shall be separated from the vehicular travel path.

3. Sidewalks shall be provided for internal circulation and linkage to other projects when such facilities are possible given the particular physical characteristics of the site, type of project, and adjacent land uses. Determination shall be made by the Development Director.

4. Materials. Pedestrian access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, or other similar material approved by the Development Director which clearly distinguish them from vehicular use areas and promote traffic calming. Where identified by the Development Director, sidewalks shall be constructed of paver block, brick or integral color concrete.

C. Bicycle Access & Parking.

1. **Sec. 6.01.20. Bicycle Parking** applies within The Creek District, and the minimum 6' pedestrian clear zone shall not be reduced due to the placement of bicycle parking.

D. Vehicle Access & Parking.

1. The required minimum on-site parking is listed in **Figure 34 Minimum On-site Parking Schedule**.

FIGURE 34 MINIMUM ON-SITE PARKING SCHEDULE

Uses	Required Minimum Parking
Residential Uses	
All residential uses	1 per unit
Transient Residential & Overnight Accommodations	
All Transient Residential & Overnight Accommodations	0.75 per room
Institutional Uses	
Adult day care centers	1 per 300-sf
Child care centers	1 per 6 kids & adequate stacking for pick-up/drop-off activities consistent with the student population
Community centers	1 per 300-sf
Funeral homes without crematoriums	1 per 4 seats
Governmental buildings	1 per 300-sf
Libraries	1 per 300-sf
Museums	1 per 500-sf
Nursing homes	1 per 4 beds + 1 per 1000-sf
Religious institutions	1 per 4 seats
Commercial Uses	
All Commercial uses	1 per 300-sf

Uses	Required Minimum Parking
Recreational Uses	
All Recreational uses	Not Applicable
Utility & Service Uses	
All Utility & Service uses	Not Applicable
Telecommunication Uses	
Stealth telecommunications facilities	1 per tower
Agricultural Uses	
Community gardens	Not Applicable
Urban farms	1 per 4 employees
Storage, Transportation & Logistics Uses	
All Storage, Transportation & Logistics Uses	Not Applicable

2. On-street parking. On-street parking, constructed to City code, within a public right-of-way along the lot frontage can be counted towards on-site parking requirements. An approved revocable permit from the City Commission is required for on-street parking constructed by new development.

3. *Payment in lieu of parking* (PILOP). Up to three required on-site parking spaces may be accommodated via payments to the PILOP program as described in **Sec. 6.01.19.**

4. Parking alternatives. The following may be substituted for required on-site parking spaces. Alternative parking spaces shall count toward no more than twenty-five (25) percent of the overall on site parking requirement.

a. (2) motorcycle and/or scooter spaces shall count as one (1) parking space

b. (2) golf cart spaces shall count as one (1) parking space

c. (1) transit vehicle pull-off shall count as four (4) parking space

5. Historic preservation credit. Historic buildings as designated by the Stuart Historic Preservation Board and recorded and preserved in compliance with **Sec. 5.09.00.A Historic Preservation Program** are exempt from new parking requirements due to a change of use when existing on-site parking remains. If existing on-site parking is removed, up to 50 percent of the required parking for any new may be accommodated via payments to the PILOP as described in **Sec. 6.01.19**.

6. *EV Charging Station (EVCS).* All new commercial development of greater than 5,000 square feet of gross floor area and all new residential development greater than 50 dwelling units are required to provide *EVCI* to accommodate the future installation of *EVCS*(s). See **Sec. 2.06.22**.

7. Parking Placement. See **Figure 35 Parking Placement** dimensions**.**

a. All parking areas shall be located as shown in **Figure 36 Parking Placement Diagram** behind the rear facade of the principal building and screened from rights-of-way by a privacy buffer or landscape buffer described in **Figure 41 Minimum Buffer Types**, or other screening approved by the Development Director.

b. Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other.

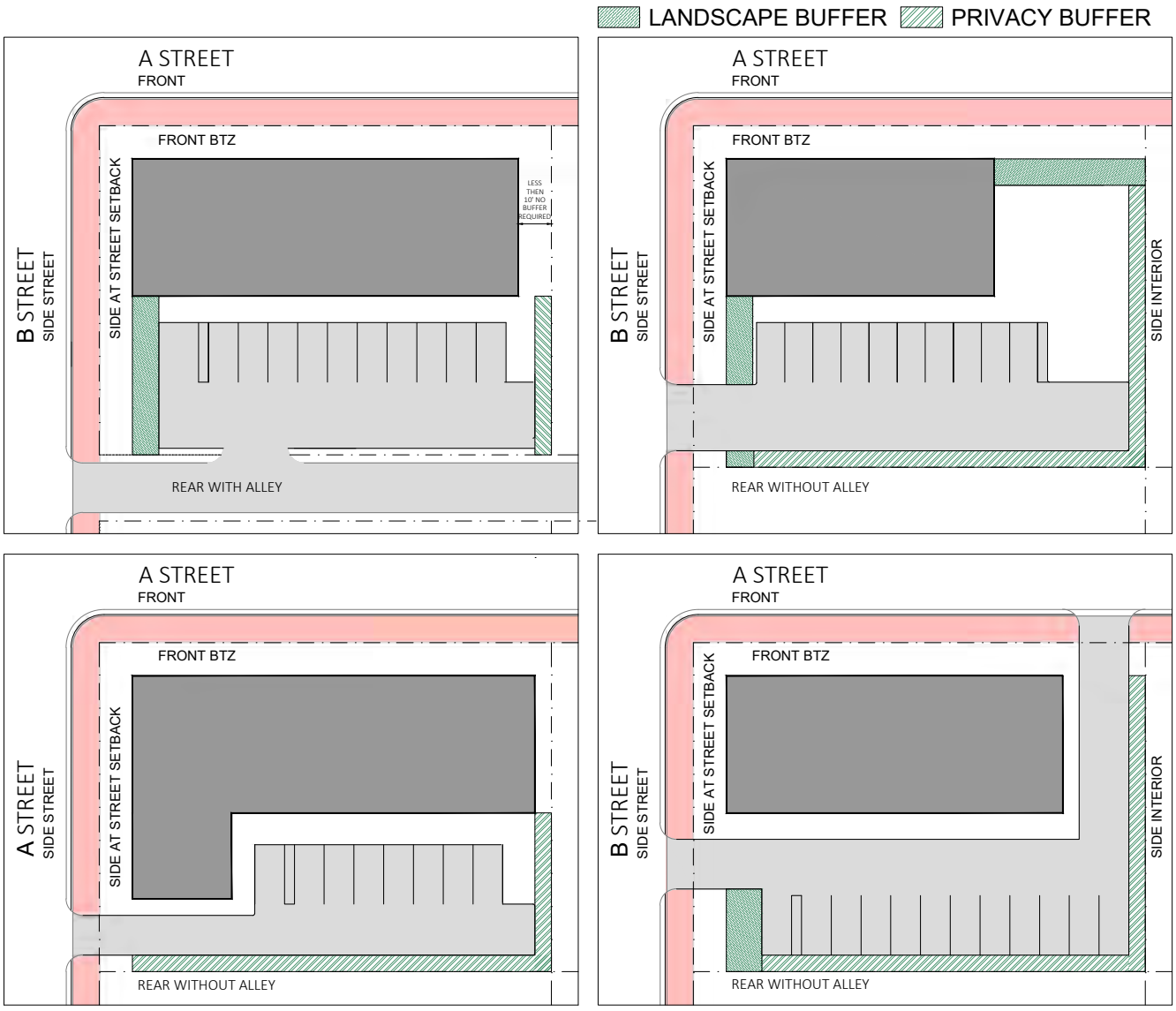
c. Boats, campers, and recreational trailers may only be parked in the rear yard.

FIGURE 35 PARKING PLACEMENT

	Distance from Lot Line	Buffer Requirements, see in Sec.03.04.09 Figure 41
Front, min.	10' or 5' behind building facade	Landscape buffer
Side street, min.	10' or 5' behind building facade	Landscape buffer
Side interior, min.	5'	Privacy buffer
Side with alley, min.	0'	Not applicable
Rear without alley, min.	5'	Privacy buffer
Rear with alley, min.	0'	Not applicable

Curb Cut Notes	
1.	For properties with access to an improved alley, no street curb cuts are permitted.
2.	Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage. Distance between curb cuts shall be measured from the centerlines of each curb cut.
3.	The total driveway width at the property line shall not exceed 20 feet.

FIGURE 36 PARKING PLACEMENT DIAGRAM



8. Parking Design Standards.

a. See **Figure 37 Parking Design Dimensions**.

b. Where an alley is located along the side or rear property lines, said alleyways may be used as part of the required back-up/drive aisle dimension for parking spaces.

c. Materials. Vehicular access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, or other similar material approved by the Development Director.

FIGURE 37 PARKING DESIGN DIMENSIONS

Space Angle	Space Width	Parking Row Depth	Curb Length	Drive Aisle Width: One-way	Drive Aisle Width: Two-way
Parallel or 0°	8'-0" [1]	9'-0"	22'-0"	10'-0"	20'-0" [3]
30°	9'-0" [2]	17'-0"	20'-0"	10'-0"	20'-0" [3]
45°	9'-0" [2]	19'-0"	14'-6"	10'-0"	20'-0" [3]
60°	9'-0" [2]	20'-0"	11'-9"	10'-0"	20'-0" [3]
Perpendicular or 90°	9'-0" [2]	18'-0"	9'-0"	20'-0"	20'-0"
[1] May include valley gutter.					
[2] The width of parking spaces may be reduced to 8½ feet for up to 20% of the required parking.					
[3] The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.					

9. Garages, structured parking and parking located within a building envelope.

a. Garages shall not be the principal element of the front facade.

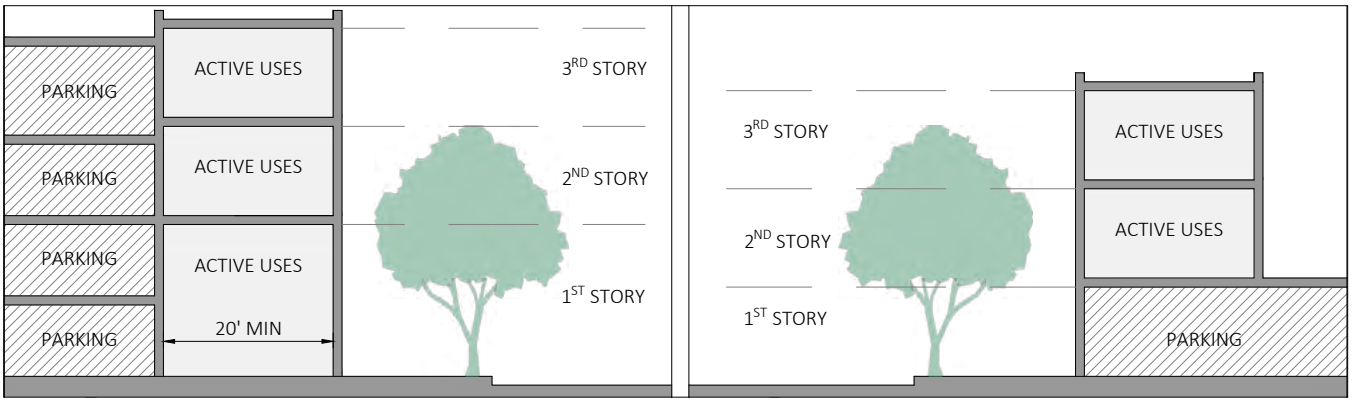
b. Structured parking may be permitted through ***conditional use*** approval and shall provide shade on at least 30% of any exposed parking on the roof with an aged Solar Reflectance Index (SRI) of at least 32, be a vegetated roof, or be covered by energy generation systems.

c. All structured parking shall minimize the appearance of expansive blank walls along the ground floor through exterior design, architectural features, and landscaping. The intent is to provide an appealing facade from the sidewalk pedestrian perspective. Buildings which have parking located within the envelope shall be consistent with the design of the facades and be entirely screened. On "***A" Streets*** structured parking shall be screened by a liner building with active commercial or residential use provided for a depth of no less than 20 feet measured from the building facade. Landscaping shall be installed along the ground floor facade, within the public sidewalk or within on-street landscape islands. The visual impact of structured parking garage doors shall be minimized through architectural design and are not permitted on "***A" Streets***.

d. Access drives into the parking area on the ground floor shall be limited to one drive aisle at a maximum of 24 feet in width for buildings less than 100 linear feet in width and two drive aisles at a maximum of 24 feet in width each for buildings 100 linear feet in width and greater. If the property is adjacent to an alley, two drive aisles at a maximum of 24 feet in width each shall be permitted for buildings less than 100 linear feet in width. The development director may permit two 12-foot drive aisles for buildings less than 100 linear feet in width.

e. Where maximum building heights are established in stories, all levels devoted to parking are considered as individual stories except when screened by a liner building with active use provided for a depth of no less than 20 feet measured from the front of the building. See **Figure 38 Structured Parking & Active Uses** for illustration. Under all circumstances the 4-story height limit shall not be exceeded.

FIGURE 38 STRUCTURED PARKING & ACTIVE USES



E. Heat Island Effect. In order to reduce urban heat islands the following recommendations are provided for site design:

1. Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.

2. Use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site's non-roofed impervious surface

Sec. 03.04.08. Stormwater Standards

A. **Sec 6.03.00 Stormwater Management** applies as written.

Sec. 03.04.09. Landscape & Site Standards

A. **Figure 39** identifies which of the landscaping, buffering, tree protection, and site standards in **Sec. 6.04.00** apply in The Creek District and which standards are modified, replaced, or do not apply.

FIGURE 39 LANDSCAPE & SITE STANDARDS

Sec. 6.04.00	Landscaping	Applies as written	Replaced by
Sec. 6.04.01	Applicability of the Stuart Landscape Code	✓	-
Sec. 6.04.02	General provisions	✓	-
Sec. 6.04.03	Landscape design	→	**Sec. 3.04.09.C**
Sec. 6.04.04	Maintenance	✓	-
Sec. 6.04.05	Xeriscape landscape	✓	-
Sec. 6.04.06	Land use transitions & landscape buffers	→	**Sec. 3.04.09.D**
Sec. 6.04.07	Parking areas for multi-family & all non-residential developments	→	**Sec. 3.04.09.D**
Sec. 6.04.08	Developments landscape requirements	→	**Sec. 3.04.09.C**
Sec. 6.04.09	Variance appeal to board of adjustment	✓	-
Sec. 6.04.10	Loading, storage, mechanical equipment, solid waste disposal facilities & other service function	→	Modified by **Sec. 3.04.09.E**
	Additional Site Standards		
Sec. 6.07.00	Lighting	→	Modified by **Sec. 3.04.09.G**
Sec. 6.08.00	Solid Waste & Recycling Container Standards	→	Modified by **Sec. 3.04.09.G**

B. Landscape Design. For all development a landscape plan shall be submitted and approved as part of the development approval process and prior to the issuance of a development permit. Landscape plans for a ***major development*** shall be prepared by a registered landscape architect. All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted.

1. Required landscape area & tree planting. **Figure 40 Required Landscape Area & Tree Planting** indicates the minimum number of trees and landscape area that must be planted.

FIGURE 40 REQUIRED LANDSCAPE AREA & TREE PLANTING

Zoning	Min. Percentage	Number of Trees per Site
Creek North	10%	1 per 30 linear feet of ***lot frontage***
Creek South	20%	1 per 30 linear feet of ***lot frontage***
Creek Industrial	Not applicable	1 per 30 linear feet of ***lot frontage***
Recreation	Not applicable	1 per 30 linear feet of ***lot frontage***

2. The landscaped areas shall be located on the site as to maximize preservation of existing trees with priority given to specimen and/or historic trees as described in **Chapter V, Resource Protection Related Development Standards**. The Development Director may grant a reduction in required trees to be planted for existing trees to remain.

3. All required shade trees, as defined by **Chapter VI** shall be 14 feet in height at installation, and have a DBH of not less than 2½ inches.

4. Where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site in a right-of-way or other nearby public space, in openings within paved areas, or in other locations as determined by the Development Director.

5. Yards shall be sodded or otherwise landscaped in accordance with **Sec. 03.04.09**.

6. Impervious surfaces shall not be placed within five feet of the base of an existing tree to be preserved.

7. Mulch shall be designed and installed in all planting areas to a depth of two to three inches. The type of mulch shall be Florida Friendly mulch and be specified on the landscape plan.

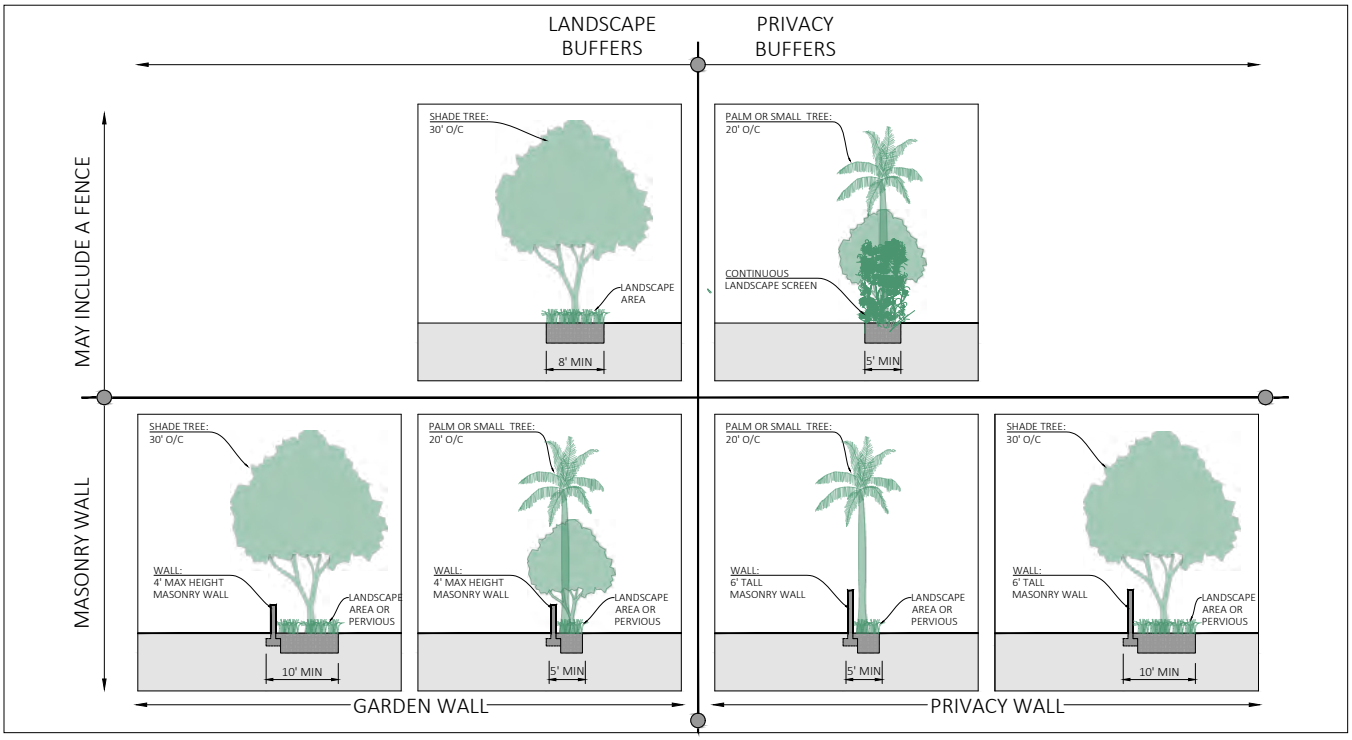
8. *Visibility triangles*. All landscaping within a visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet and shall comply with **Sec. 03.04.06.F**

C. *Landscape and privacy buffers*. See **Figure 41 Minimum Buffer Types** and **Figure 42 Minimum Buffer Types Illustrated** for descriptions of required buffers.

FIGURE 41 MINIMUM BUFFER TYPES

Type	Name	Min. Width	Wall or Fence, see Sec. 03.04.10	Tree or Palm	Landscaping
Landscape buffers	Shade tree buffer	8'	May include fence	***Shade tree,*** every 30' o/c	A hedge planted 24 to 30 inches on-center, and grass, ground cover, or other landscape treatment not less then 50%
	Garden wall buffer 1	10'	Finished masonry wall, 4' max. height	***Shade tree,*** every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
	Garden wall buffer 2	5'	Finished masonry wall, 4' max. height	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
Privacy buffers	Landscape privacy buffer	5'	May include fence	Tree or palm, every 20' o/c	A hedge planted 24 to 30 inches on-center or other landscape treatment to create a 6' tall continuous landscape screen
	Privacy wall buffer 1	5'	Finished masonry wall, 6' tall	Tree or palm, every 20' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material
	Privacy wall buffer 2	10'	Finished masonry wall, 6' tall	***Shade tree,*** every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material

FIGURE 42 MINIMUM BUFFER TYPES ILLUSTRATED



D. *Parking lot* standards.

1. Parking lot perimeter landscaping. Landscaping and privacy buffer requirements shall apply for any ***parking lot*** not entirely screened visually by an intervening building from abutting rights of way or private property. See **Figure 35 Parking Placement** and **Figure 36 Parking Placement Diagram in Sec. 03.04.07. Access & Parking Standards.**

2. *Parking lot* interior landscaping.

a. Interior landscaping shall include not less than one ***shade tree*** for every 500 square feet or fraction thereof of interior landscaped area.

b. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than 2 feet.

c. Not less than 80 percent of trees used in parking area interior landscaping shall be *shade trees*.

d. Interior landscaped islands shall be provided between every ten parking spaces. Each interior island shall be not less than 8 feet in width. Each interior island shall contain not less than one ***shade tree*** and a combination of shrubs, ground cover, grass, and mulch.

e. Terminal landscaped islands shall be provided at the end of each parking row. Terminal landscaped islands shall not be less than ten feet in width and the length of the parking space. Each terminal island shall contain not less than one ***shade tree*** and a combination of shrubs, ground cover, grass and mulch.

f. Interior landscaped medians shall be provided between every interior row of parking spaces and not less than six feet in width. Interior medians shall be landscaped with not less than one shade tree every 30 linear feet and a combination of shrubs, ground cover, grass and mulch.

g. Parking lot interior landscaping shall utilize low-impact development strategies.

i. If curbs are to be used, their number, placement and design should be carefully considered. An opening of 18 inches wide is recommended to reduce the potential for clogging. The sides can be vertical or angled at 45 degrees.

ii. A 2" drop is recommended between the pavement and the vegetated area.

iii. Consider whether a concrete pad or gravel area is needed to dissipate energy and prevent erosion at entry points to rain gardens or parking lot islands. The street profile shall match the intended drainage; i.e., a crowned street will drain to both sides, or a side shed profile will drain to only one side.

3. Excess parking lot spaces. Where the number of parking spaces to be installed exceeds the minimum number of on-site parking spaces required by this Code, the required landscaping shall be increased by 100 square feet for each additional parking space. The additional landscaping shall consist of shrubs, ground cover, grass, and mulch. For each additional 500 square feet of impervious surface or fraction thereof, one shade tree shall be provided in addition to the shrubs, ground cover, grass and mulch. All excess parking spaces shall be made of pervious hardscape such as pavement, concrete and/or pavers.

E. Lighting. **Sec. 06.07.00** applies except where modified below:

1. The use of exposed neon or LED rope lighting on any property is prohibited.

2. Light pollution and spillage. The applicant is encouraged to minimize light spillage from building and site and to reduce urban-glow. Dark Sky Approved lighting is encouraged.

a. For perimeter exterior lighting, only full cutoff luminaries shall be approved.

b. For commercial and multifamily of greater than 15 dwelling units the maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.2 horizontal and vertical foot-candles measured at 6 feet above grade level.

F. Solid waste & recycling.

1. Solid waste & recycling generation rates. Generation rates in **Sec. 6.08.01** are weekly and apply except where modified below in **Figure 43 Solid Waste & Recycling Weekly Generation Rates.** Generation rates shall be calculated or reassessed with ***new development, substantial renovation, substantial improvement***, or change of use.

FIGURE 43 SOLID WASTE & RECYCLING WEEKLY GENERATION RATES

Use	Recycling (min)	Garbage (min)	Cardboard
Residential, 4 units or less, per unit	(1) 65-gallon blue cart	(1) 95-gallon green cart	Not required
Residential, 5 untis or more, per unit	0.17 cubic yards per unit	0.17 cubic yards per unit	Not required
Commercial less than 5,000-sf	(2) 95-gallon blue carts	(2) 95-gallon green carts	Not required

2. Location of solid waste & recycling storage and/or enclosures. All ***new development, substantial renovation***, or change of use must provide sufficient on-site space and maintenance for the placement and collection of solid waste and recycling storage and/or enclosures. Excluding improved alleys, all solid waste & recycling storage shall be screened from view from public rights of way.

a. Screening may be achieved by with a buffer as described in **Figure 41 Minimum Buffer Types**, a freestanding enclosure, or an enclosure within the building footprint. Where more than 6 roll-out carts are required a enclosure shall be provided.

b. The location of solid waste & recycling storage and/or enclosures:

i. Shall be accessed from the alley if an improved alley is present.

ii. Prohibited on "***A" Streets*** as shown in **Figure 07 Thoroughfare Plan**.

iii. Where an alley is not present, solid waste & recycling storage and/or enclosures shall be located to prevent conflict with pedestrians, minimize the quantity and length of curb cuts, and promote a high quality, livable public realm.

c. The Utilities & Engineering Director encourages businesses under the same ownership or within the same block to share enclosures to meet required enclosure standards.

d. Design of freestanding solid waste & recycling storage enclosures shall have:

i. A 6 foot tall finished concrete wall on three sides. Use of chain link or wooden fencing to meet this requirement is prohibited.

ii. Closable, lockable opaque gates. Gates may be opaque inserts within a chain link gate.

iii. Landscaping around the enclosure is not required.

iv. Bollards are required to be located at the rear of enclosure only.

v. Enclosure size shall be a minimum 10 feet by 10 feet (interior dimensions). Larger enclosures shall be provided as necessary to house larger proposed or required containers.

Sec. 03.04.010. Fence & Wall Standards

A. Fence & Wall Principles. All development including public improvements shall incorporate the following fence and wall principles:

1. Fences or walls shall be in harmony and compatible with their surroundings.

2. All fences and walls shall be maintained in good repair on both sides, so as to be structurally sound.

3. No fences, walls, or hedges may be located within the intersection sight-triangle as set forth. See **Sec. 03.04.06.F. Visibility triangles. No building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 10 feet above the crown of a street, driveway, or alley. A clear sight area shall be established for all streets, whether public or private.**

4. Obstruction of water drainage. In no case shall a fence or wall restrict the natural sheet flow of water or impede movement of drainage water from swales, drainage ditches, etc.

B. Construction Fences. All development projects greater than a half acre shall install with a temporary six-foot chain link fence with obscure green or black fabric of uniform color or other visual barrier material approved by the Development Director around the site prior to the initiation of the construction phase.

FIGURE 45 FENCE & WALL MATERIALS

Fence Materials			
Aluminum or Steel	Stone or pre-cast concrete	Wrought iron	Painted stucco
Brick	Wood	Vinyl	Split-face masonry block

C. Materials

1. Fences and walls shall be constructed with one or more of the materials listed in **Figure 45 Fence & Wall Materials.**

2. Metal fences shall be minimum of 11 gauge non-corrodible metal or galvanized wire fabric. Chain link fences shall be vinyl coated in green or black. Chain link fences shall not be visible from public rights-of-way. Chain link fences may be concealed by landscaping and shall only be located on the side and rear yard.

3. Fences and walls shall be finished on the exterior side where all framing is facing the interior.

4. Dangerous materials prohibited.

a. No fence, wall, or other enclosures shall include materials or devices, such as broken glass, spikes, razors, nails or similar materials intended or designed to maim, mutilate or cause other bodily injury to any person or animal.

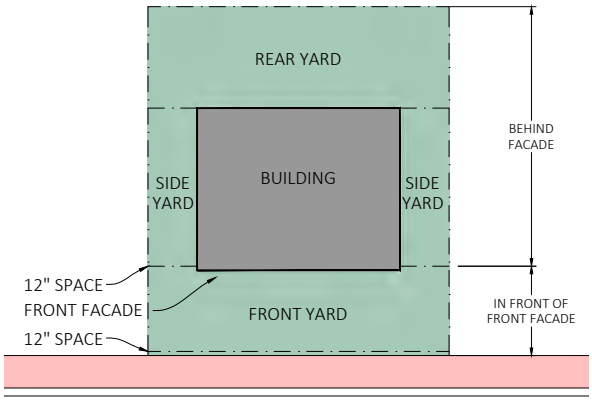
b. Electrically charged fences are prohibited.

c. Barbed wire fences are hereby prohibited, unless approved as necessary to protect the public from hazardous conditions.

D. Height

1. Fences located in the front yard shall have a maximum height of 4 feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be no more than 6 feet in height. See **Figure 46 Wall & Fence Locations** for an illustration of front, rear, and side yards.

FIGURE 46 WALL & FENCE LOCATIONS



2. The height of fences and walls shall be measured from existing natural elevation of a lot, prior to any construction or alteration.

3. An entryway bower, arbor, or trellis, constructed in conjunction with a fence or wall, shall not exceed a maximum height of nine feet, measured from existing grade.

Sec. 03.04.11. Sign Standards

A. **Figure 47 sign Standards** identifies which of the sign standards in **Sec. 6.11.00** apply in The Creek District and which standards are modified, replaced, or do not apply.

FIGURE 47 SIGN STANDARDS

Sec. 6.11.00	Signs	Applies as written	Replaced by
Sec. 6.11.01	Purpose and goals	✓	-
Sec. 6.11.02	Permit required.	✓	
Sec. 6.11.03	Non-conforming pole signs	✓	
Sec. 6.11.04	Permit procedures	✓	
Sec. 6.11.05	Aesthetic attributes	→	Modified by **Sec. 3.04.11.B**
Sec. 6.11.06	Code applicability	✓	
Sec. 6.11.07	Sign area, dimensioning, lighting and colors	→	Modified by **Sec. 3.04.11.C**
Sec. 6.11.08	Design requirements and restrictions	→	Modified by **Sec. 3.04.11.D**
Sec. 6.11.09	Unified signage plan; location, safety, design requirements and restrictions	✓	
Sec. 6.11.10	Structural standards	✓	
Sec. 6.11.11	Removal and disposition of certain signs	✓	
Sec. 6.11.12	Types of signs permitted	→	Modified by **Sec. 3.04.11.E**
Sec. 6.11.13	Special purpose signs and signing	✓	
Sec. 6.11.14	"No fee permit" signs	→	Modified by **Sec. 3.04.11.F**
Sec. 6.11.15	Exempt signs (not requiring a permit)	→	Modified by **Sec. 3.04.11.G**
Sec. 6.11.16	Prohibited signs	→	Modified by **Sec. 3.04.11.H**
Sec. 6.11.17	Design standards matrix	✓	

B. Aesthetic attributes. In addition to **Sec. 6.11.05** signage within The Creek District shall follow the material standards set forth in **Figure 48 Sign Material Standards**.

FIGURE 48 SIGN MATERIAL STANDARDS

		PERMITTED	PERMITTED	PROHIBITED
MATERIALS	Sign materials shall be high quality, durable and easy to maintain.	Metals, wood, & wood-like materials like high-density-urethane	Well maintained painted signs	Vinyl banners, acrylic and plexiglas

C. Illumination. In addition to **Sec. 6.11.07** signage within The Creek District shall follow the material standards set forth in **Figure 49 Sign Lighting Standards**.

FIGURE 49 SIGN LIGHTING STANDARDS

		PERMITTED	PERMITTED	PROHIBITED
POWER SOURCE	Sign lighting should be integrated into the architectural features of the building. Power sources, raceways and conduits shall not be visible.	Gooseneck lighting	Face illuminated channel letters mounted on wireway	Face illuminated channel letters mounted on exposed raceway
ILLUMINATION	Signs shall be lit to encourage continuous activity and advertise the business at night. Halo-lit or reverse channel lit consist of aluminum faces and sides mounted away from the wall	Reverse channel LED halo-lit letters	Front-lit LED channel letters with translucent acrylic faces	Florescent lighting, exposed neon, LED rope or similar perimeter lighting, electronic changeable copy sign

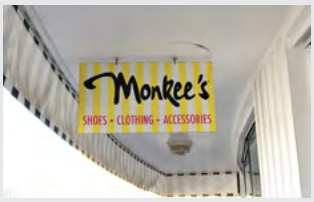
D. Building outline. **Sec. 6.11.08** applies except building outline perimeter lighting of neon, LED rope lighting, or similar is prohibited.

E. Permitted signs. **Sec. 6.11.12** applies except where modified in **Figure 50 Types of Signs Permitted**.

FIGURE 50 TYPES OF SIGNS PERMITTED

		EXAMPLE
A-FRAME	Sandwich or A-frame sign provided the signs do not exceed 6 square feet per face, are located on private property, do not obstruct pedestrian or vehicular movement, and are removed by 9:00 PM daily.	
AWNING	Signs consisting of one line of letters not exceeding nine inches in height may be painted, placed or installed upon the hanging border. A graphic or other similar feature not exceeding an area of eight square feet, may be painted, placed, or installed elsewhere on any awning provided that any such graphic shall comply with all other sign standards.	Winter Park, Florida by Boogich on Getty Images

TYPES OF SIGNS PERMITTED CONTINUED

		EXAMPLE
GROUND SIGNS: FREESTANDING	Freestanding signs shall be wood or composite material supported by 2 wood or composite posts, with the top edge of the sign no higher than 6 feet above the finished grade, and shall not exceed six feet in width. Each post shall have ornamental post caps or covers. A freestanding sign shall not be used as a frame for a cabinet sign. Freestanding signs shall be lit with integrated lighting, externally lit by concealed lighting or gooseneck lighting	
GROUND SIGNS: MONUMENT	Monument signs shall be composed of metal frame, textured brick, concrete block, or other masonry, and finished with stucco or other textured material, and having a solid base. The top edge of the sign shall be no higher than elsewhere permitted in **Sec. 6.11.17**, and the skirt and base shall be no smaller than 80 percent of the sign width nor greater than 120 percent of the sign width. A monument sign shall not be used as a frame for a cabinet sign.	Metal monument sign with individual letters Metal monument sign with push through or routed copy
PROJECTING	Projecting signs. A projecting sign is affixed to a structure and extends at a right angle from the structure. 1. A projecting sign shall not have more than two sign faces. Projecting signs may project into the public right-of-way. Projecting signs shall have clear height of no less thn 9 feet and be no closer than 2 feet from the curb. 2. Signs must not project more than six feet from the wall face of a building. 3. The permitted size of a fixed projecting sign shall not exceed 16 square feet.	Supported by metal brackets. These signs can come in all shapes and sizes and are sometimes made in the likeness of objects and symbols associated with an actual type of business.
UNDER CANOPY	A sign hung from the underside of an awning, canopy, ceiling of an arcade, covered walkway, or portico. It may be rigid or it may swing. Any swinging sign shall be removed during a major storm event. Sign shall not have more than two sign faces. No portion of any sign projecting over a public sidewalk shall be less than nine feet above the grade of the sidewalk. Any sign projecting over private property and located where motor trucks may be required to pass beneath it shall be erected and maintained at a height of not less than 14 feet.	Under canopy  Under arcade or roof
WINDOW	Window sign shall not cover more then 40% of the window. Window signs are very helpful at a pedestrian scale and often tell patrons the business name, operating hours, or additional details about the business or promotions.	

TYPES OF SIGNS PERMITTED CONTINUED

		EXAMPLE
WALL SIGN	A wall sign shall be flush mounted, raised channel, or individual letters and may be applied to the building face. Plastic face box or cabinet signs shall not be allowed.	Cabinet side with push through or routed copy Individual letters
WALL SIGN: MURAL OR PAINTED	Mural signs shall be counted as wall signs for the portion which includes any message, logo or which depicts a product or service, and shall be of such a design as to compliment the architectural style of the subject building and shall be in keeping with the general character of the district. There shall be a maximum of only one mural sign per building. The sign portion of a mural sign, if any, shall comply with the dimensional requirements of a wall sign.	A wall sign shall be professionally hand-painted on building face.
PERMITTED SIGNAGE ILLUSTRATION	Activity inside can be seen by those outside the building. The signs are of high quality durable materials. The scale of signage should address both the pedestrian and those traveling by vehicle.	

F. *Mural*. **Sec. 6.11.14.D. Mural** applies except when a mural is interior to development and not visible to public right of way, parks, public land or vista, the approval of CRA is not required.

G. *Non-residential and multi-family residential real estate signs*. **Sec. 6.11.15.G** applies except when the duration of sign posting exceeds that of a ***temporary sign***, six months per year or less, the sign shall require a permit and conform to permitted sign standards.

H. *Prohibited signs*. **Sec. 6.11.16** applies except where modified in **Figure 51 Types of Signs Prohibited**.

FIGURE 51 TYPES OF SIGNS PROHIBITED

PROHIBITED			
Adverting flags including feather flags and tear drop flags	Murals which are advertising or painted wall signage which exceed permitted dimensions	Face illuminated cabinet sign, back-lit sign panels	Vinyl banners hung from awnings, roof fascia or arcade
Billboards, single pole & pylon signs	Electronic changeable copy signs	Window signs exceeding 40% of glazing area. It can be perceived as visual clutter.	
PROHIBITED SIGNAGE ILLUSTRATED			
Activity inside is obscured by banners and window coverings. The materials such as plastic face-lit cabinets and banners are not durable and long lasting. The pole sign is too high, contributes to signage clutter, and does not address the pedestrian.			

Sec. 03.04.012. Architectural Standards

A. Historic Preservation. Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in **Sec. 5.09.00**.

B. Building Additions. The exterior appearance of additions to an existing building shall be compatible with the overall building type. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.

C. Architectural Character.

1. Building colors and finishes. All exterior building wall colors used within The Creek District shall be restricted to muted pastel, whites, neutrals tones, or earth-toned shades. The use of black or florescent colors is prohibited as a predominant exterior building color. Exterior colors shall be approved by the Development Director.

2. Roofs and gutters.

a. Exposed gutters shall be half-round gutters.

b. For buildings which are located not more than five feet from the front property line, gutters must be shielded and may not drain onto the surface of public sidewalks. Downspouts may be enclosed within a column or other architectural feature.

c. Clay or cement barrel, s-shaped, flat cement, or mission tiles shall be a shade of "red," "ochre," "cream" and "white" color shades provided that such coloring is integral to the clay or cement. No glazed or painted clay or cement tiles shall be allowed. No other shape of clay or cement tiles shall be permitted.

d. Flat roofs shall have a parapet.

e. Pitch roofs shall not have a ratio less than 3-12.

f. Aluminum fascia and soffits are not permitted.

g. Heat Island Effect. In order to reduce urban heat islands for roofed areas, it is recommended to use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a “green” (vegetated) roof for at least 50% of the roof area.

3. Windows and Doors. The following window and door types are encouraged:

a. Operable windows

b. Operable shutters which are sized to match openings

c. Bahama shutters

d. Operable Paris balconies

e. Bird friendly glazing for structures 3 stories and greater

Chapter XII

Build-to zone means that a building must be built to the specified zone.

Community redevelopment agency (CRA) means a public agency that was created by the city commission on May 12, 1986 in accordance with the provisions of Florida statutes and encompasses approximately 700 acres of land, including those areas with an Urban Code, The Creek District, and ~~or~~ East Stuart Neighborhood zoning ~~district~~ designations.

East Stuart Code District conditional use means the granting of relief from the provisions of this Code relating to permitted uses, density, ~~setbacks, building height, location of parking, location of buildings~~ and structures, conflicts with utilities, historic buildings, and architectural requirements within the East Stuart Neighborhood Code ~~District [zone]~~.

THE CREEK DISTRICT CODE

PUBLIC HEARING PRESENTATION

Local Planning Agency - November 10, 2022

PROPOSED
LAND DEVELOPMENT REGULATIONS

The goal of the overall work program includes amendment of the Land Development Code, amendment to the Future Land Use Map, and amendment of the Zoning Map to ensure the predictability of future development defined by a vision developed by the community while preserving and enhancing the existing character of a neighborhood or district.

PROPOSED
LAND DEVELOPMENT REGULATIONS

CRA Specific Land Development Regulations
Chapter III - SPECIAL ZONING CODES

Districts

Creek District Code

Section 3.04.00

COMMENTS AT **CRB**

1. Landscaping & Buffers
2. Legibility of Figure Text
3. Importance of outreach to Property Owners
4. Importance gathering input from Planners & Architects working in the community

COMMENTS AT **LPA**

1. Civic Open Space concerns
2. Identifying nonconformities: avoiding where possible & clarifying when substantial improvement is required
    - B-2 Uses in Creek Industrial
    - Shoreline Protection Zone

Will be addressed in the presentation

COMMENTS AT **CITY COMMISSION**

1. Civic Open Space concerns echoed

Will be addressed in the presentation

PROPOSED
PROCESS

b. At a pre-application conference, the applicant and Development Department will discuss relevant procedures from **Chapter XI** and possible required board presentation as outline in **Figure 03 Required Board Presentations.**

c. Development Director may request an applicant host a community workshop including any active neighborhood association(s) or business associations before submitting an application. A community workshop will be required of all ***major development projects***. Applicant shall submit minutes and sign-in sheets from community workshop as part of the application.

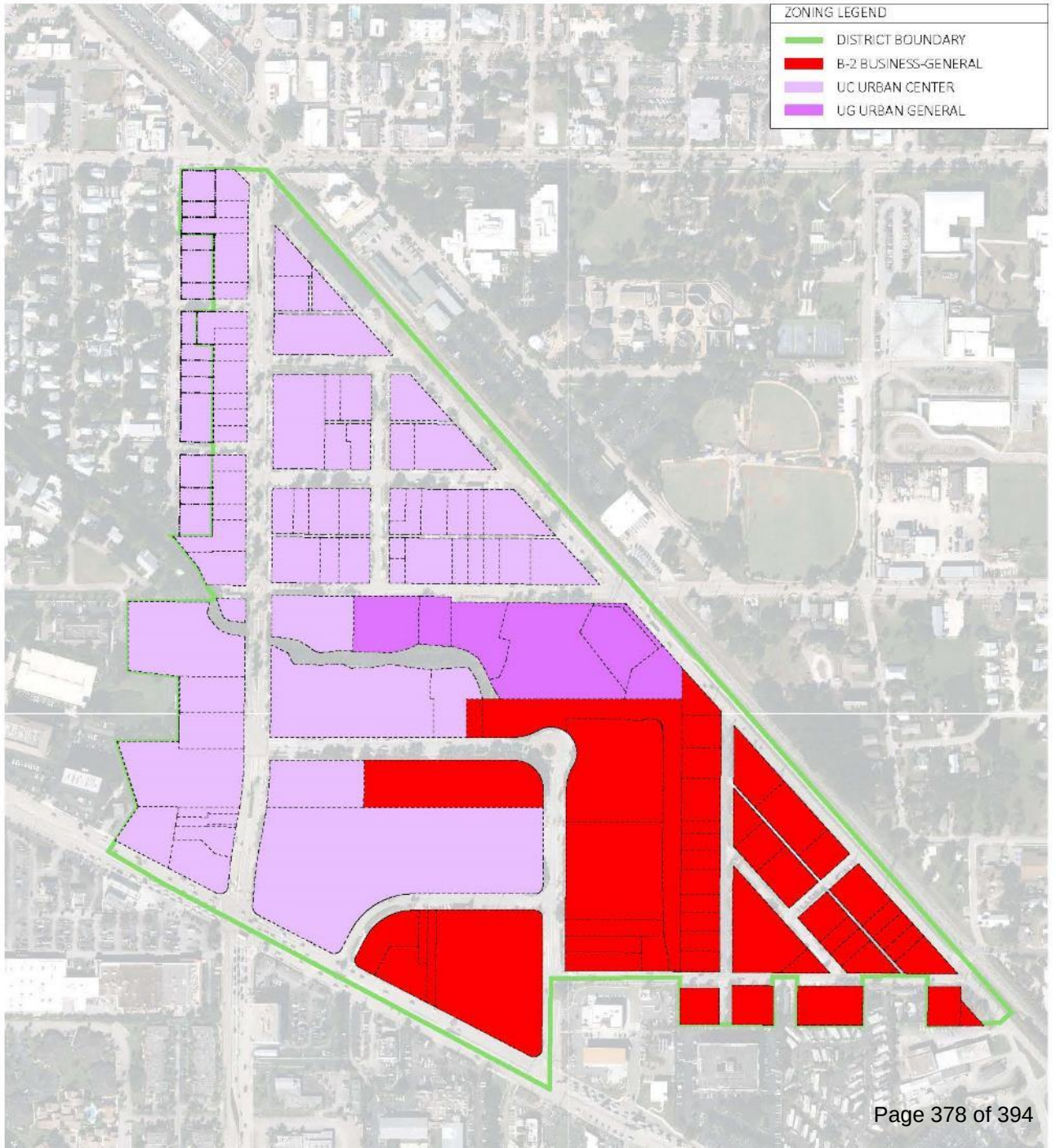
FIGURE 03 REQUIRED BOARD PRESENTATIONS

		PRE-APPLICATION CONFERENCE	Community Redevelopment Agency			BOARD OF ADJUSTMENT	LOCAL PLANNING AGENCY	CITY COMMISSION
			CRB	SHPB	CRA BOARD			
Variance	**Sec. 8.05.01**	✓	✓			✓		
Plat Application	**Sec. 11.01.05**	✓						✓
Major Development Project	**Sec. 11.01.02**	✓	✓					✓
Conditional Use	**Sec. 11.01.11**	✓	✓					✓
Zoning Change	**Sec. 11.01.09**	✓	✓				✓	✓
FLU Change	**Sec. 11.01.06** or **11.01.07**	✓	✓				✓	✓

EXISTING
ZONING MAP

ZONING LEGEND

- DISTRICT BOUNDARY
- B-2 BUSINESS-GENERAL
- UC URBAN CENTER
- UG URBAN GENERAL



PROPOSED
REGULATING PLAN

REGULATING PLAN LEGEND

- DISTRICT BOUNDARY
- CREEK INDUSTRIAL
- CREEK NORTH
- CREEK SOUTH
- PUBLIC
- SHORELINE PROTECTION
- FRAZIER CREEK
- REQUIRED COMMERCIAL FRONTAGE
- CIVIC SITE

DEVELOPMENT STANDARDS PROPOSED

- Height remains the same
- Density remains the same
- Modified setbacks to context
- Allow for more frontage types

	UC Urban Center	UG Urban General	Creek North
Lot Size			
Lot area, minimum in sf	None	None	None
Lot width, minimum in feet	None	None	None
Height			
Building height, maximum in stories	3 / 4 MU	3 / 4 MU	3 / 4 CU
Building height, maximum in feet	35' / 45' mu	35' / 45' mu	40' / 45' CU
Ground story height, min.	-	-	12'
Density			
Residential density, max in units/acre	15 / 30 CU	15 / 30 CU	15 / 30 CU
Non-Residential, maximum FAR	<3.0 FAR 1 /<1.5 FAR 2	<3.0 FAR 1 /<1.5 FAR 2	12'
Coverage			
Impervious surface, maximum in %	Sec. 6.03	Sec. 6.03	See Sec. 6.03
Building & Parking Placement			
Front setback	0' build to line	10'	0-10'
Side setback at property line, min.	0'	5'	0' or 5' ≥
Side setback at street, min.	0'	5'	**5'**
Rear setback with alley, min.	**0'**	**15'**	0'
Rear setback without alley, min.	**0'**	**15'**	**10'**
**Shoreline protection zone within a CRA	**10' Setback at Frazier Creek**	**10' Setback at Frazier Creek**	**10' Setback at Frazier Creek**
Frontage Buildout, minimum %	80% ex. 10' driveway/ courtyard	60%	60%
Frontage Types			
Storefront	✓ Required		✓ Permitted
Arcade	✓ Required		✓ Permitted
Balconies	✓ Required		✓ Permitted
Forecourt			✓ Permitted
Stoop			✓ Permitted
Porch		✓ Required	✓ Permitted

DEVELOPMENT STANDARDS PROPOSED

- Height remains the same
- Density remains the same
- Modified setbacks to context
- Allow for more frontage types

	UC Urban Center	B-2 Business General	Creek South
Lot Size			
Lot area, minimum in sf	None	10,000	**None**
Lot width, minimum in feet	None	100'	**None**
Height			
Building height, maximum in stories	3 / 4 MU	4	**4**
Building height, maximum in feet	35' / 45' mu	45'	**45'**
Ground story height, min.	**Not Applicable**	**Not Applicable**	**12'**
Density			
Residential density, max in units/acre	15 / 30 CU	Up to 15 in PUD	**15 / 30 CU**
Non-Residential, maximum FAR	<3.0 FAR 1 /<1.5 FAR 2	<3.0 FAR 1 /<1.5 FAR 2	**Not Applicable**
Coverage			
Impervious surface, maximum in %	Sec. 6.03	65%	**Sec. 6.03**
Building & Parking Placement			
Front setback	0' build to line	30'	**0'-20'**
**2.04.06 US-1 20' from ROW	***20' setback at US1***	***20' setback at US1***	**20' -40' Build-to-Zone**
Side setback at property line, min.	***0'***	***5'***	**0' or 5' ≥**
Side setback at street, min.	0'	5'	**10'**
Rear setback with alley, min.	**0'**	20'	**0'**
Rear setback without alley, min.	**0'**	20'	**10'**
**Shoreline protection zone within a CRA	**10' Setback at Frazier Creek**	**10' Setback at Frazier Creek**	**10' Setback at Frazier Creek**
Frontage Buildout, minimum %	80% ex. 10' driveway/ courtyard	-	80% ex. 10' driveway/ courtyard
Frontage Types			
Storefront	✓ Required		✓ **Permitted**
Arcade	✓ Required		✓ **Permitted**
Balconies	✓ Required		✓ **Permitted**
Forecourt			✓ **Permitted**
Stoop			✓ **Permitted**

DEVELOPMENT STANDARDS PROPOSED

- Height remains the same
- Density remains the same
- Modified setbacks to context
- Added Frontage Types

	B-2 Business General	Creek Industrial
Lot Size		
Lot area, minimum in sf	10,000	None
Lot width, minimum in feet	100'	None
Height		
Building height, maximum in stories	4	**4**
Building height, maximum in feet	45'	**45'**
Ground story height, min.	Not Applicable	**12'**
Density		
Residential density, max in units/acre	Up to 15 in PUD	**15**
Non-Residential, maximum FAR	<3.0 FAR 1 /<1.5 FAR 2	Not Applicable
Coverage		
Impervious surface, maximum in %	65%	65%
Building & Parking Placement		
Front setback	30'	**10'-30'**
Side setback at property line, min.	5'	**5'**
Side setback at street, min.	***5'***	**10'**
Rear setback with alley, min.	20'	**5'**
Rear setback without alley, min.	20'	**10'**
**Shoreline protection zone within a CRA	**10' Setback at Frazier Creek**	**10' Setback at Frazier Creek**
Frontage Buildout, minimum %	Not Applicable	Not Applicable
Frontage Types		
Storefront		✓ Permitted
Balconies		✓ Permitted
Forecourt		✓ Permitted
Stoop		✓ Permitted
Porch		✓ Permitted

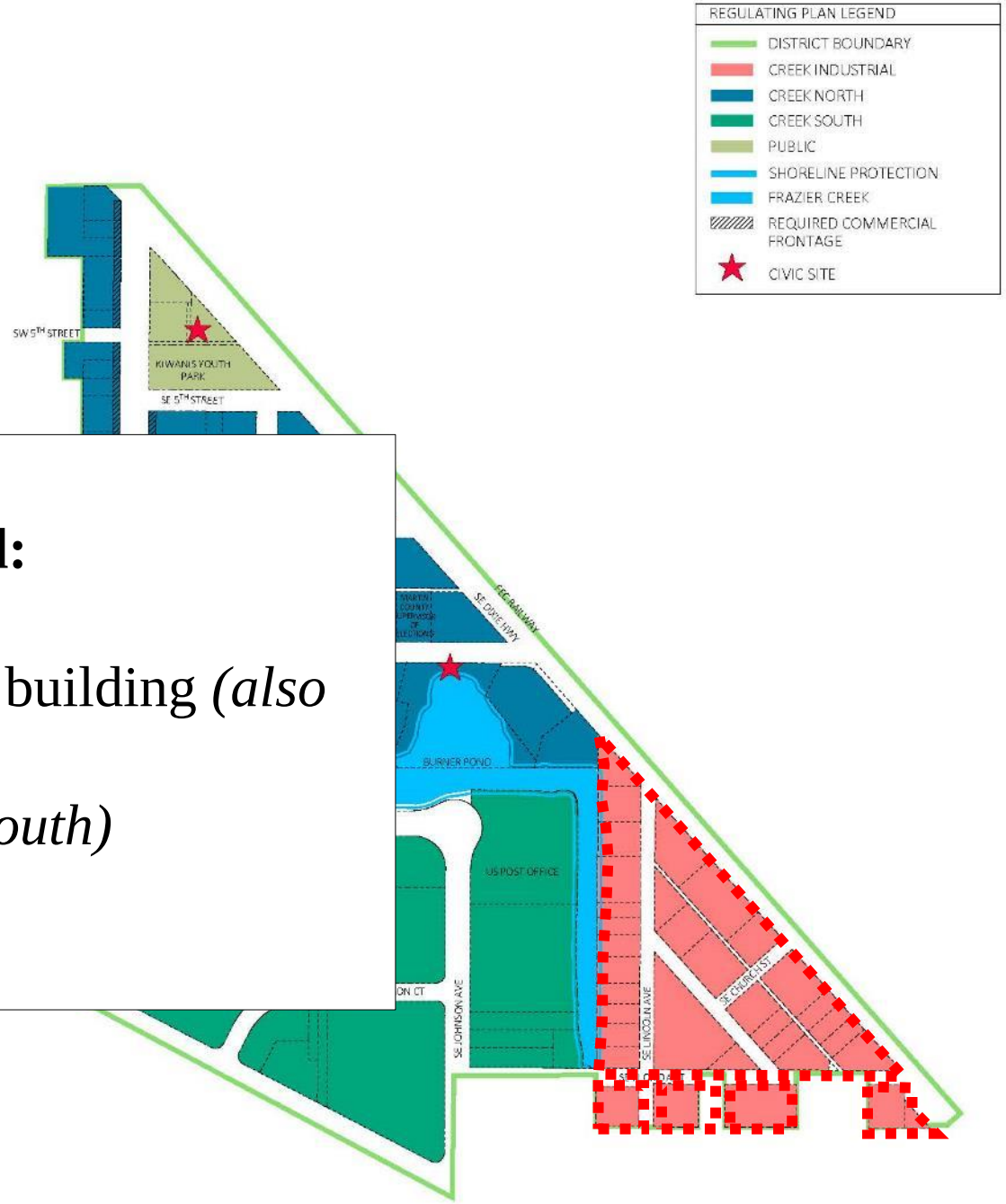
USES

CREEK INDUSTRIAL

Permitted Uses

Consistent with B-2 (existing zoning) included:

- Banks & Financial Institutions
- Automobile repair service within an enclosed building *(also along Florida Street & US-1 in Creek South)*
- Health Clubs *(also added to Creek North & South)*
- Kennels
- Repair Services



DENSITY

CREEK INDUSTRIAL

Downtown FLU
Density of 17 dua / 30 dua by Conditional Use

Recommended Zoning District Creek Industrial
Density of 15 dua

PROPOSED FRONTAGE TYPES

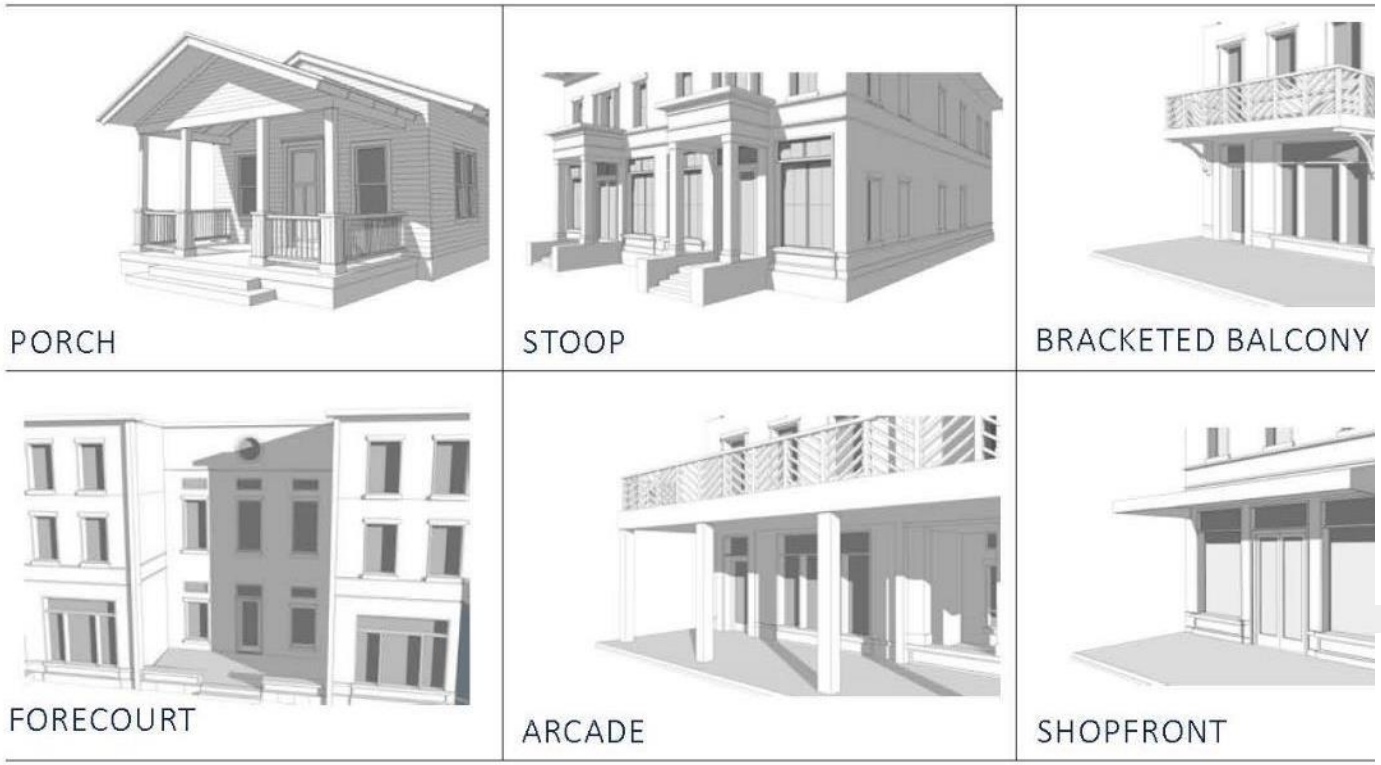


FIGURE 14 PERMITTED FRONTAGE TYPES MATRIX

Permitted Frontage Types	Creek North (CN)	Creek South (CS)	Creek Industrial (CI)	Recreation
Porch	✓	✓	✓	✓
Stoop	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✓	✗
Forecourt	✓	✓	✓	✓
Arcade	✓	✓	✗	✓
[illegible]t	✓	✓	✓	✓
[illegible] Storefront	✗	✗	✓	✓

Description		
Garage Storefront provides a large opening necessary for light industrial, marker space or commercial uses. Garage door may be overhead or bio-folding, but must include glazing while still promoting an active streetscape.		
Dimensions		
Width, length of facade	30% min.	K
Door recess	10 feet max.	C
Glazing height	8 feet min.	S
Optional Awning		
Depth	3 feet min.	
Height, ground level clear	8 feet min.	
Width, length of facade	70% min.	
Set back from curb	2 feet min.	
Façade Transparency		
Ground level	25% min.	
Above the ground level	Not required	

Permitted Zoning District
CI

PARKING STANDARDS **EXISTING**

	UC Urban Center	UG Urban General	B-2 Business General
Residential Uses			
Single-family residences	1.5 per unit		
Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 6.09.02, General standards and requirements			
Duplex dwellings units	1.5 per unit		
Family day care home in a residence	2 per unit		2 per unit
Multi-family dwelling units	1.5 per unit		1.5 per unit for 1-bedroom 2 per 2-bedroon
Transient Residential Land Uses and Overnight Accommodations			
Hotels/motels	1 per room + 2 spaces 3 employees		
Rooming and boarding houses	1 per room		
Bed and breakfast inn	1 per room		
Institutional Uses			
Adult day care centers	1 per 200 square feet. This may be reduced by 1 space for each 1 users for which the center agrees to provide alternative transportation		1 per 200 sf
Child care centers	1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building		1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building
Community centers	1 per 300 square feet		
Funeral homes without crematoriums	1 per 4 seats of chapel capacity, plus 1 per 3		

Commercial Uses		
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee	-
Art shops/galleries	1 per 200 square feet	
Bakery, retail	(1) space for each employee on the largest working shift plus (1) space per (300) square feet of gross floor area	-
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07	-
Barbershop, Beauty Salons, Specialty Salons	seats	-
Bars	1 per 4 seats	-
Catering shop	-	-
Clubs, lodges and fraternal organizations	-	-
Dry cleaning, provided that all cleaning is conducted off-premises	-	-
Health spas	-	-
Marinas, Commercial	-	-

- Limits change of use and responsiveness to market
- Too often connected to seats and number of employees which are difficult to regulate

PARKING STANDARDS PROPOSED

1,200-sf Retail

1 per 300-sf

=

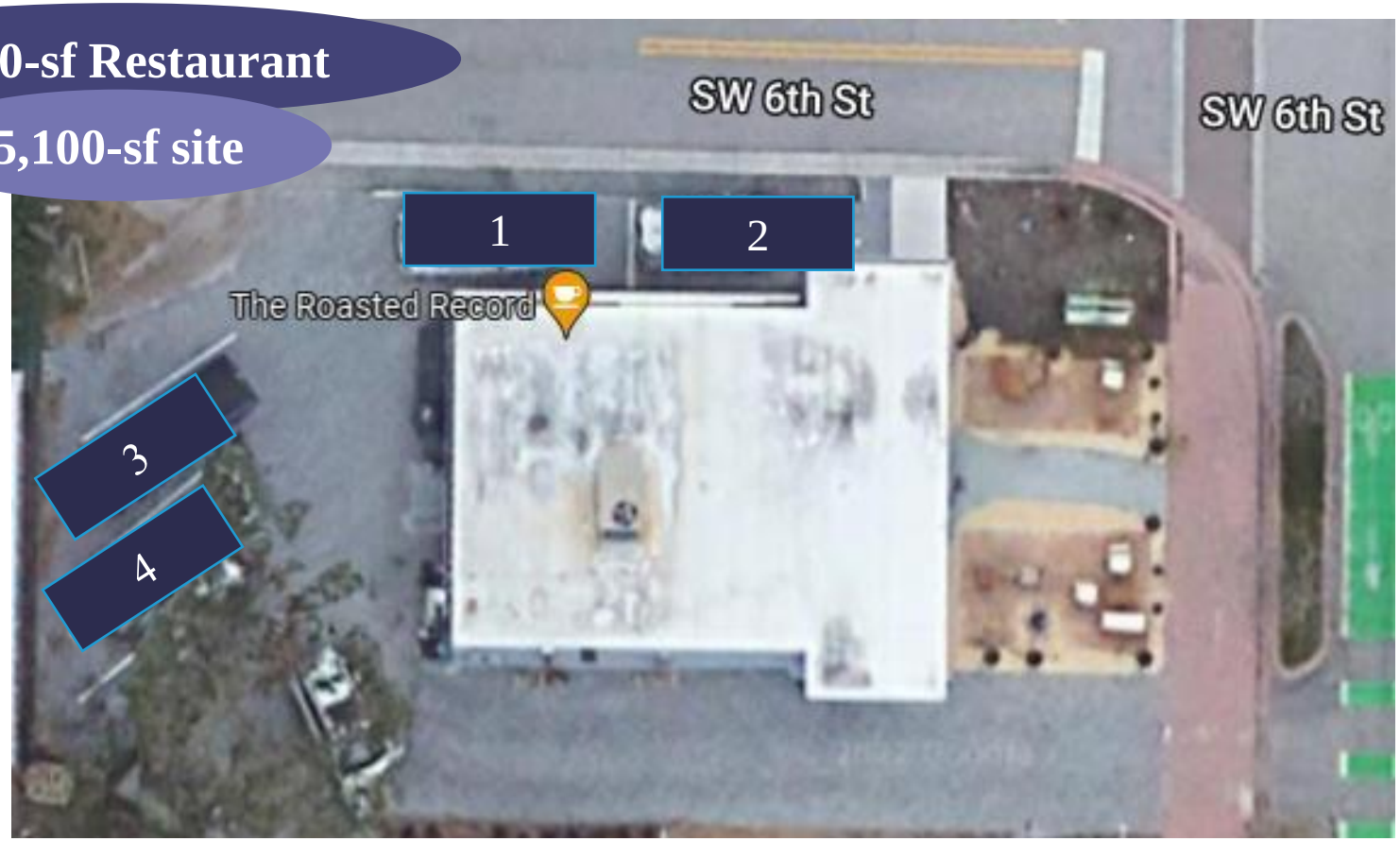
4 parking spaces

4 parking spaces

810-sf parking spaces

1,200-sf Restaurant

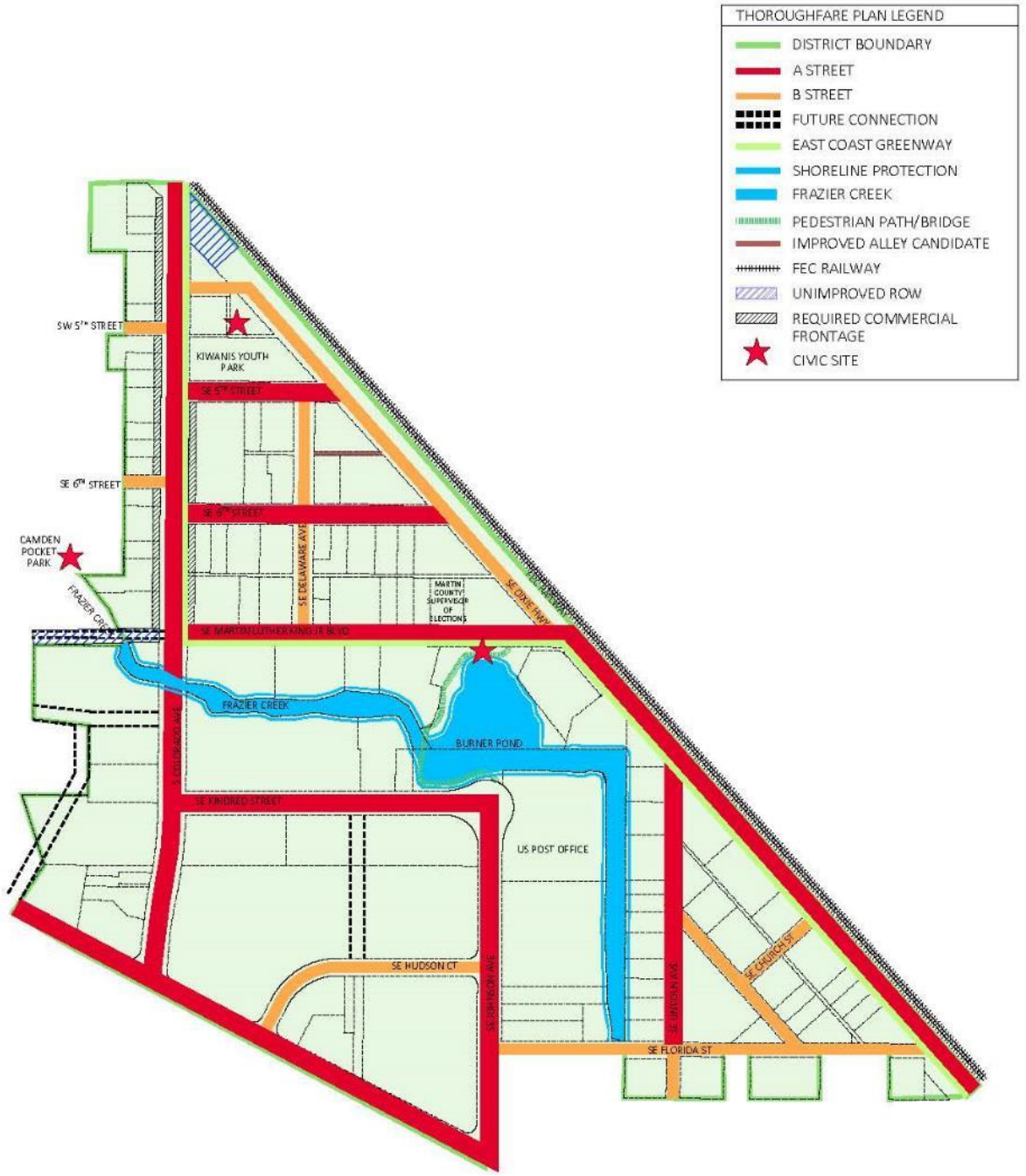
5,100-sf site



PROPOSED
THOROUGHFARE PLAN

THOROUGHFARE PLAN LEGEND

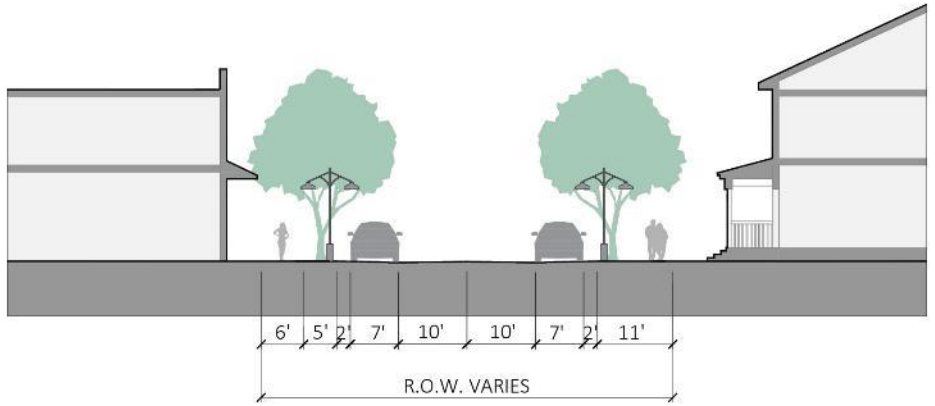
- DISTRICT BOUNDARY
- A STREET
- B STREET
- FUTURE CONNECTION
- EAST COAST GREENWAY
- SHORELINE PROTECTION
- FRAZIER CREEK
- PEDESTRIAN PATH/BRIDGE
- IMPROVED ALLEY CANDIDATE
- FEC RAILWAY
- UNIMPROVED ROW
- REQUIRED COMMERCIAL FRONTAGE
- CIVIC SITE

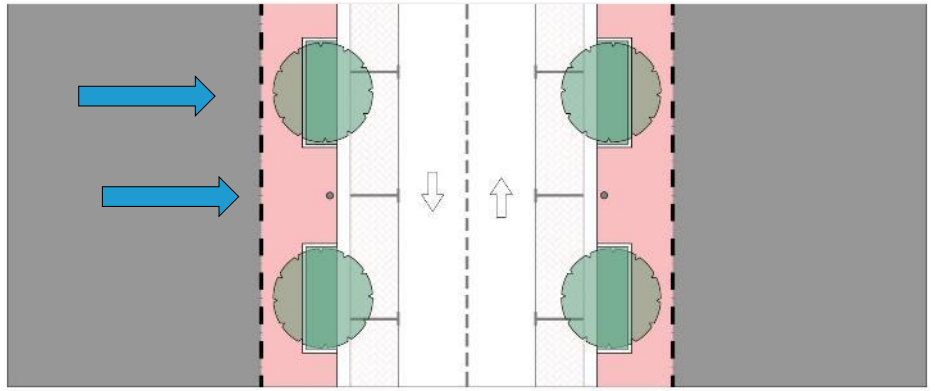


LOW IMPACT DEVELOPMENT STANDARDS **PROPOSED**

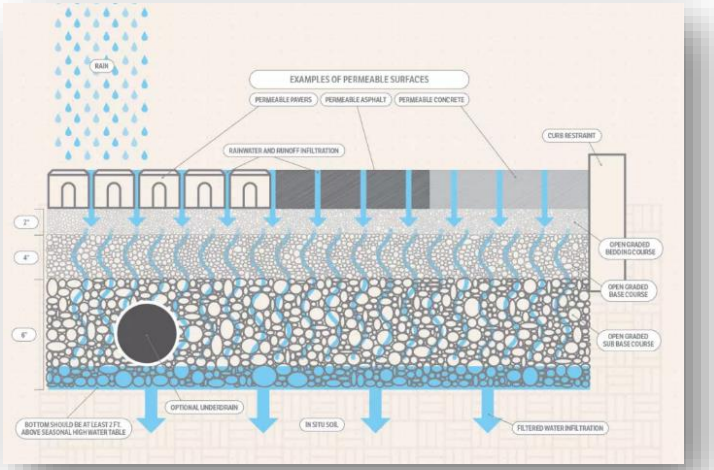
"GET THE GREEN BACK"

- Thoroughfare Standards
- Civic Open Space
- Parking Lot Standards
- Landscape Standards

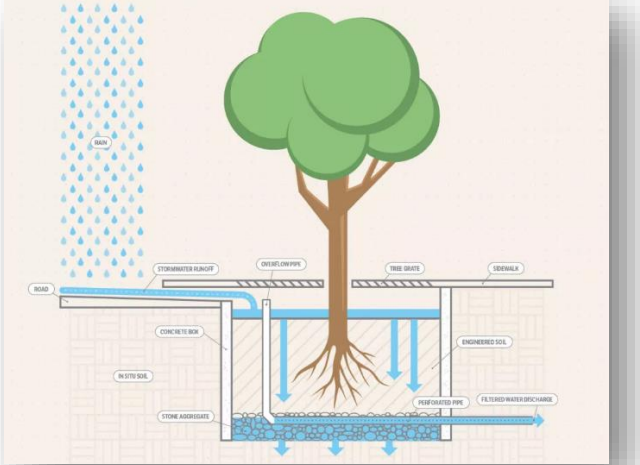




Permeable Surfaces



Tree Boxes



Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Infrastructure	Tree box filter, permeable surface at on-street parking

Images from green stormwater infrastructure (GSI) website from DEP.

LOW IMPACT DEVELOPMENT STANDARDS **PROPOSED**

SHORELINE PROTECTION ZONE

Shoreline protection zone of Frazier Creek. **Sec. 5.06.02 Shoreline protection zone delineations** applies in The Creek District except where modified herein. The following types of development shall be permitted:

- Living shorelines;
- Rain gardens;
- Riprap and,
- Pervious walkways, docks, kayak launches shall be allowed within the shoreline protection zone where they provide public access to the water or connection between adjoining properties where the square footage of impervious surfaces does not exceed fifty percent of the shoreline protection zone area and are permitted by the State of Florida.
- Any development shall protect wetlands, seagrass, oyster beds, shoreline mangroves, and ensure no shoreline erosion.
- Bulkheads, seawalls, and parking shall not be permitted.

LOW IMPACT DEVELOPMENT STANDARDS **PROPOSED**

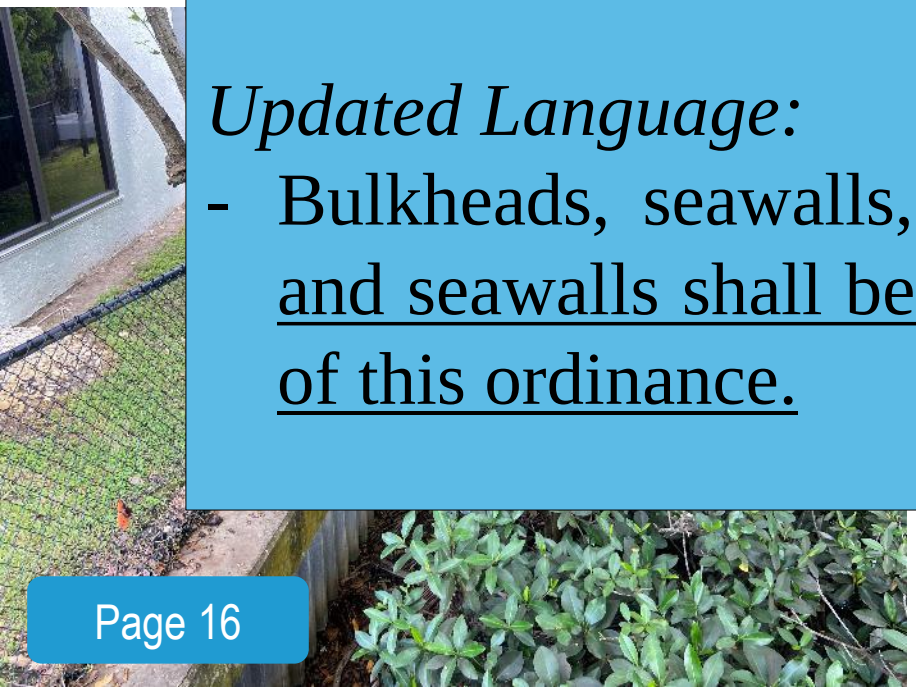
SHORELINE PROTECTION ZONE – **LPA COMMENT**

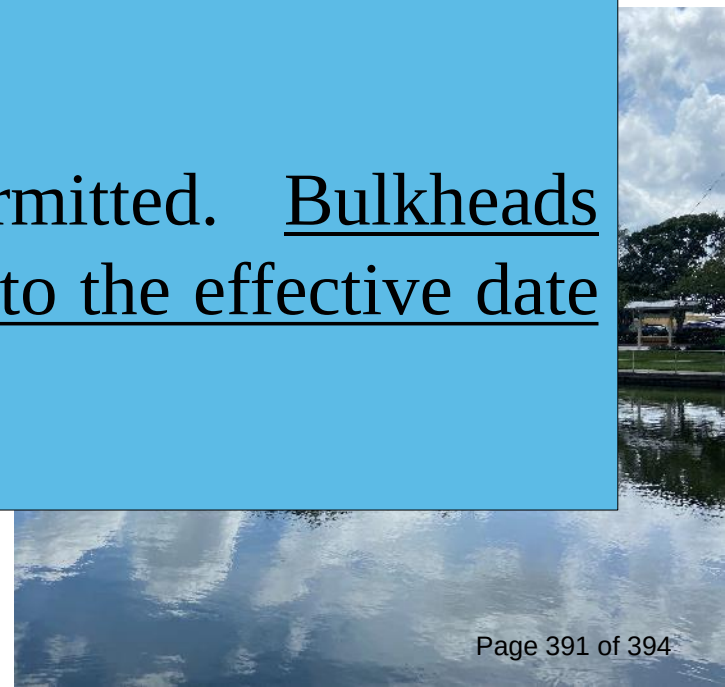
Identifying nonconformities: avoiding where possible & clarifying when substantial improvement is required

- Bulkheads – two properties have existing bulkheads

Updated Language:

- Bulkheads, seawalls, and parking shall not be permitted. Bulkheads and seawalls shall be permitted if established prior to the effective date of this ordinance.





COMMENTS AT **LPA**

Civic Open Space

- Clarifying this is not applicable for single family homes
- Concern the ½ acre provision too far reaching
- Concern 7% too restrictive

Updated Language:

- Added language clarifying it would not apply to single family homes
- Removed ½ acre sites
- Applied only to lots greater then 1 acre and reduced to 5%

RECOMMENDED ACTION

Motion to approve Ord. No. 2501-2022, amending the city's official Zoning Map to a new zoning on parcels within "The Creek District" to be consistent with the Future Land Use Map.

Motion to approve Ord. No. 2498-2022, amending the city's Land Development Code, Chapter III to include form-based land development regulations for "The Creek District"; Chapter II Zoning Districts Uses Allowed, Density, Intensity; and Chapter XII Definitions

THANK YOU

Jessica Cortor Seymour

Principal Program Coordinator

Treasure Coast Regional Planning Council

jseymour@tcrpc.org

NEXT STEPS

Nov. 14: City Commission Meeting 1st Reading

Nov. 28: City Commission Meeting 2nd Reading

THE CREEK DISTRICT

of Arts & Entertainment

STUART, FLORIDA

October 20, 2022

Dear City of Stuart Commissioners:

I am writing on behalf of the Board of Directors of The Creek District of Arts and Entertainment, Inc., a not-for-profit organization created with the mission of establishing and promoting a vibrant arts and entertainment district in downtown Stuart, in support of the proposed code revisions before you as they affect The Creek District.

The Creek District has evolved from a sleepy gateway to historical downtown to a destination in its own right, with retail stores, restaurants, entertainment venues and other businesses that attract visitors and shoppers from throughout Martin County and beyond. These revisions to the City Code will help to foster a more walkable area that will draw visitors and investors alike. In particular, we are encouraged by the proposals for mixed uses of property, the ability to move storefronts and active uses closer to sidewalks and streets, and the reduction in parking space requirements.

We encourage you to approve these proposed revisions as a means of supporting our vision to attract and encourage artistic expression throughout The Creek District, which will, in turn, benefit both the businesses and the residents of the area.

Most sincerely,

Duncan Hurd, President
Board of Directors

The Creek District of Arts and Entertainment, Inc.
901 SE Johnson Avenue, Stuart, FL 34994