



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

DECEMBER 12, 2022

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald

Commissioner Becky Bruner

Commissioner Eula R. Clarke

Commissioner Christopher Collins

Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel

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

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

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

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

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

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

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

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - HOLIDAY SONG BY SAMARA LEWIS
2. SELECTION OF MAYOR AND VICE MAYOR

PROCLAMATIONS

PRESENTATIONS

3. SERVICE AWARDS - DECEMBER 2022
4. COMMERCIAL & INDUSTRIAL ZONING BY KEVIN CROWDER WITH BUSINESSFLARE
5. 2023 CALENDAR PHOTO CONTEST WINNERS

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

6. APPROVAL OF 11/14/2022 CCM AND 11/28/2022 CCM MINUTES (RC)
7. APPROVAL OF 2023 MEETING CALENDAR (RC)

8. AWARD OF ITB #2023-100: CITY OF STUART REVERSE OSMOSIS CONCENTRATE PIPELINE PROJECT (RC):

RESOLUTION No. 121-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-100, CITY OF STUART REVERSE OSMOSIS CONCENTRATE PIPELINE PROJECT TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$900,000.00 TO UNDERGROUND CONSTRUCTION MANAGEMENT OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. UPDATE EMPLOYEE HANDBOOK POLICY, CHAPTER VIII (APPEARANCE, UNIFORMS, EQUIPMENT, VEHICLES, AND TOOLS) (RC):

RESOLUTION No. 123-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA UPDATING CHAPTER 8 (APPEARANCE, UNIFORMS, EQUIPMENT, VEHICLES, AND TOOLS) OF THE CITY EMPLOYEE HANDBOOK, EFFECTIVE OCTOBER 1, 2022; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

10. CONTRACTUAL AGREEMENT WITH ST. JOSEPH'S SCHOOL FOR A STUART POLICE SCHOOL RESOURCE OFFICER (RC):

RESOLUTION No. 116-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A THREE-YEAR CONTRACTUAL AGREEMENT BOTH OPERATIONALLY AND FINANCIALLY WITH ST. JOSEPHS CHURCH/ST. JOSEPHS SCHOOL AUTHORIZING A FULL TIME EMPLOYEE FOR THE PURPOSES OF PROVIDING A SCHOOL RESOURCE OFFICER AT THE ST. JOSEPHS SCHOOL; AND BUDGET AMENDMENT NUMBER 3 TO THE 2023 OPERATING BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

11. SE ILLINOIS AVENUE LIVING SHORELINE DEMONSTRATION PROJECT (RC):

RESOLUTION No. 122-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE UTILITIES & ENGINEERING DEPARTMENT TO SUBMIT AN INDIAN RIVER LAGOON COUNCIL GRANT APPLICATION FOR THE SE ILLINOIS AVENUE LIVING SHORELINE DEMONSTRATION PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

12. APPOINTMENTS OF CITY COMMISSIONERS TO COMMUNITY BOARDS

13. COMMISSION LIAISON AND AT LARGE APPOINTMENTS / RATIFICATION TO ADVISORY BOARDS OF THE CITY

ORDINANCE SECOND READING

14. IMPACT FEE UPDATES (RC):

ORDINANCE No. 2508-2022; AN ORDINANCE OF THE CITY OF STUART, AMENDING CHAPTER 32 ARTICLE III IMPACT FEES, ADJUSTING FEES AND LANGUAGE FOR COLLECTION AND NOTIFICATION PROCEDURES; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICT CLAUSE; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

RESOLUTION No. 120-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING APPENDIX "A" BY AMENDING CHAPTER 32 AND CHAPTER 34 OF THE CITY'S CODE OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE.

15. ADDING INVOCATIONS TO THE AGENDA (RC):

ORDINANCE No. 2509-2022; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION AMENDING ARTICLE II DIVISION 2; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION No. 119-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING A POLICY REGARDING INVOCATIONS AT THE OPENING OF ITS MEETINGS; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

16. EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (RC):

(THIS IS A SINGLE READING ITEM) (CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2500-2023; 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.

**17. THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT (RC):
(THIS IS A SINGLE READING ITEM) (CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)**

ORDINANCE No. 2502-2023; 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.

ORDINANCE FIRST READING

18. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2499-2023; 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.

19. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2498-2023; 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.

20. THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2501-2023; 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.

21. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2507-2023; 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.

DISCUSSION AND DELIBERATION

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Mary Kindel

Title of Item:

ARTS MOMENT - HOLIDAY SONG BY SAMARA LEWIS

Summary Explanation/Background Information on Agenda Request:

Have Yourself A Merry Little Christmas to be sung by talented local artist and student, Samara Lewis.

Funding Source:

N/A

Recommended Action:

Enjoy!

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Mary Kindel

Title of Item:

SELECTION OF MAYOR AND VICE MAYOR

Summary Explanation/Background Information on Agenda Request:

This is the annual reorganization of the City Commission. Each year, the City Commission has the opportunity to elect and name a Mayor and Vice Mayor as the presiding officers of the City Commission. The City Charter (Sec 7.09 (a)) does not prescribe a method for this reorganization, except that at the "second Monday in December of each year, the City Commission shall select from its membership a mayor and vice mayor." Historically, the City Commission has rotated the mayor's position among its members, and most typically chooses the vice-mayor as the new mayor. This has been a tradition in the City for the past several years.

In addition, it is customary that the outgoing Mayor makes a few remarks then turns the "gavel" over to the incoming Mayor, who also makes a few comments, then presides at the meeting.

Funding Source:

N/A

Recommended Action:

Motion to approve the selection of Mayor and Vice Mayor.

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Karen Chambers-Cuffy

Title of Item:

SERVICE AWARDS - DECEMBER 2022

Summary Explanation/Background Information on Agenda Request:

Lucas Brown Fire Rescue 5 years

Funding Source:

General Fund

Recommended Action:

Present Award

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Michelle Berger

Title of Item:

COMMERCIAL & INDUSTRIAL ZONING BY KEVIN CROWDER WITH BUSINESSFLARE

Summary Explanation/Background Information on Agenda Request:

A professional consultant presentation on the status of industrial and commercial zoned properties within the City of Stuart. Combines and answers the following specific directives from the Commissioners' inquiries during the annual priorities conversation:

Mayor McDonald: Evaluate industrial/manufacturing areas for proper placement and encourage use.

Commissioner Clark: Corridor Study of Commerce Boulevard area from Indian Street to Pomeroy, from US 1 to Commerce Blvd and parcels to the east which are within the City.

Presented by Kevin Crowder, principal and founder of BusinessFlare.

Funding Source:

N/A

Recommended Action:

As always, staff is open to any additional direction. Enjoy the presentation.

ATTACHMENTS:

1. Industrial Real Estate Assessment 221212 Presentation

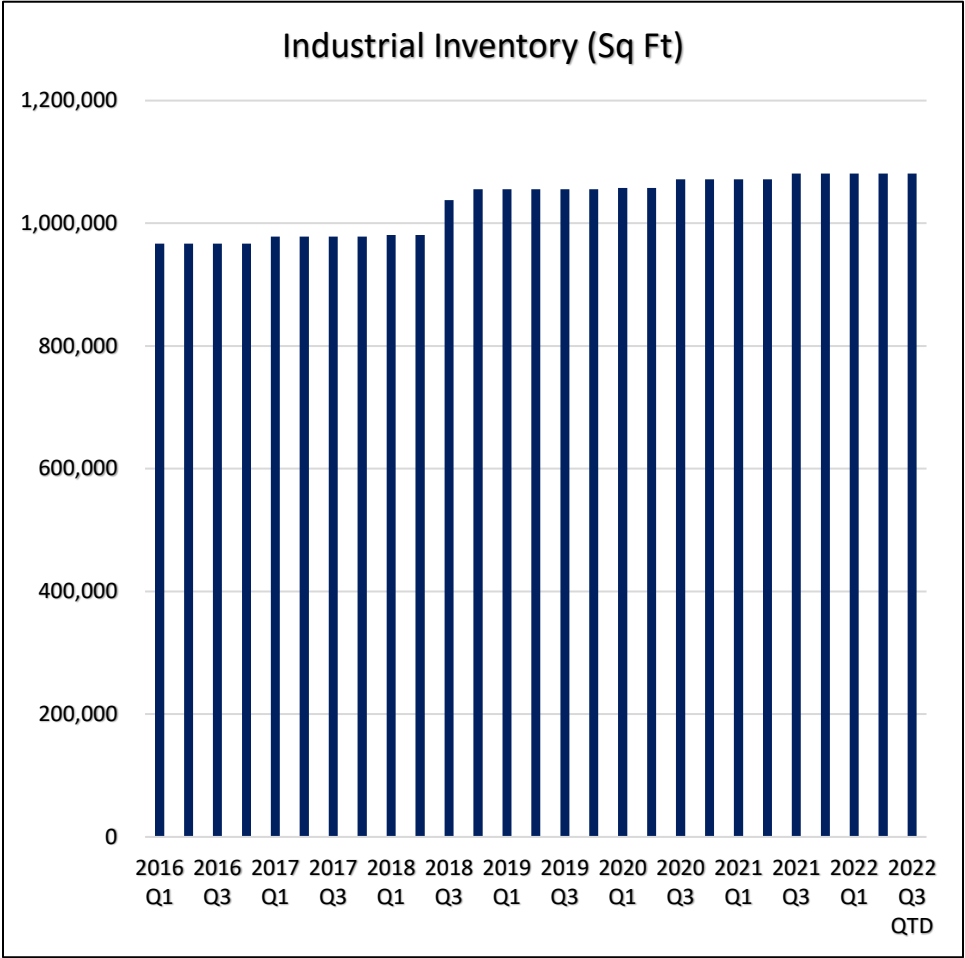
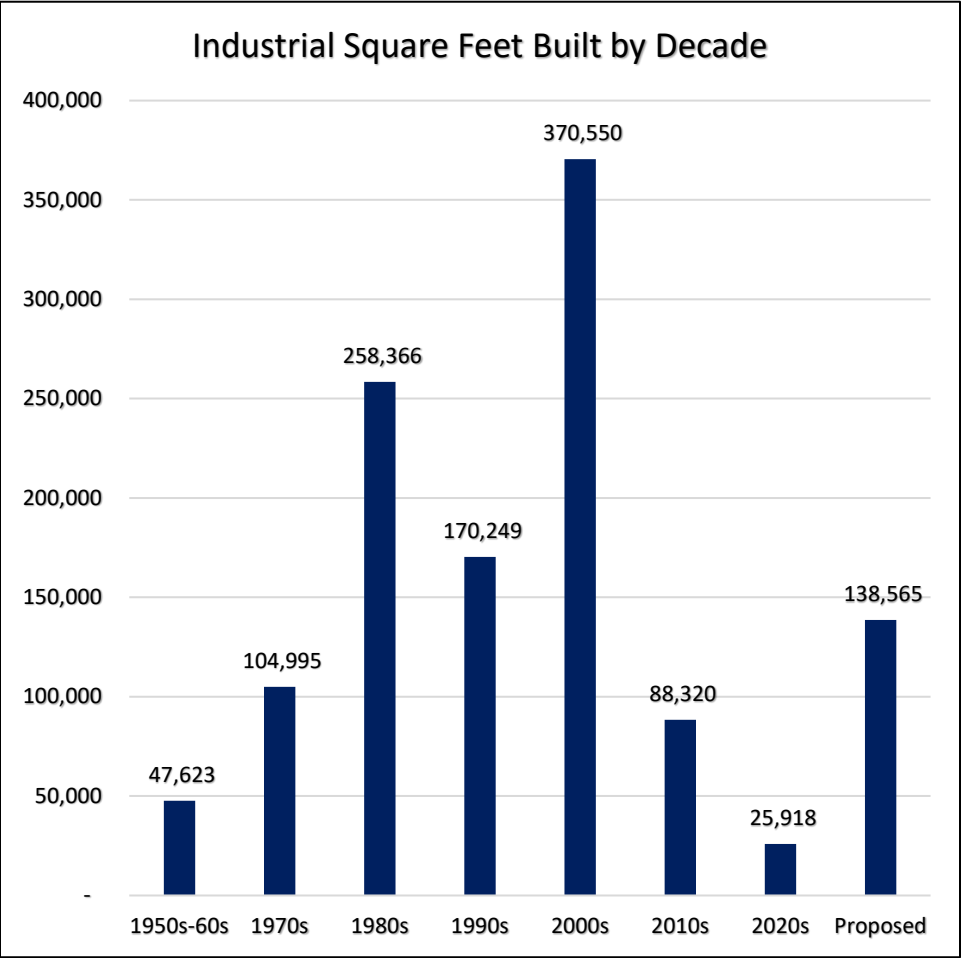


Industrial Real Estate Assessment



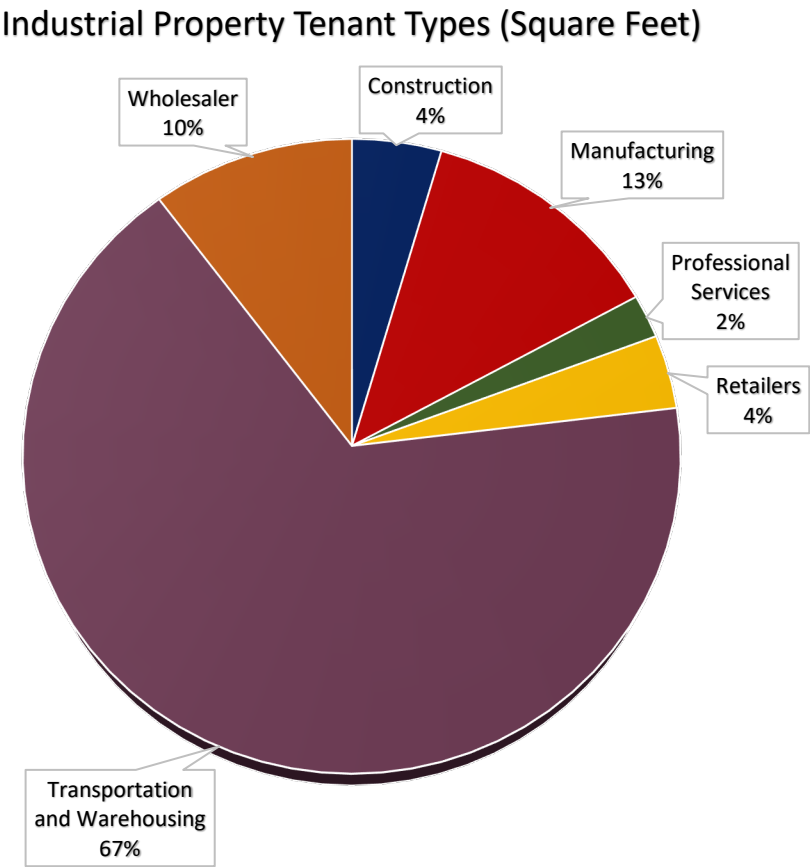
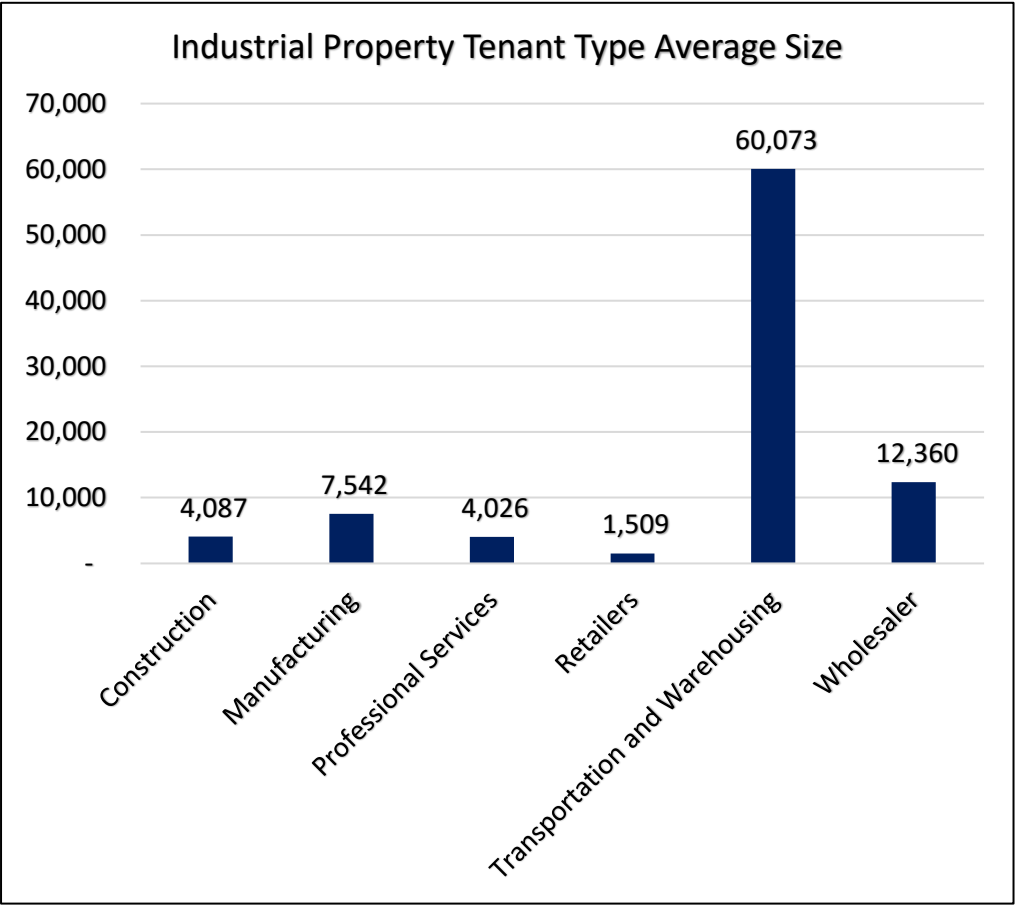
The industrial building stock in the City of Stuart is aging.

The City of Stuart’s Industrial Inventory is comprised of 1.1 million square feet in 85 buildings.
This represents approximately 25% of Martin County’s industrial space.



The largest user group of industrial space in Stuart is logistics and warehousing.

The city’s industrial buildings range in size from 1,300 to 122,000 square feet with an average size of 14,000 square feet.

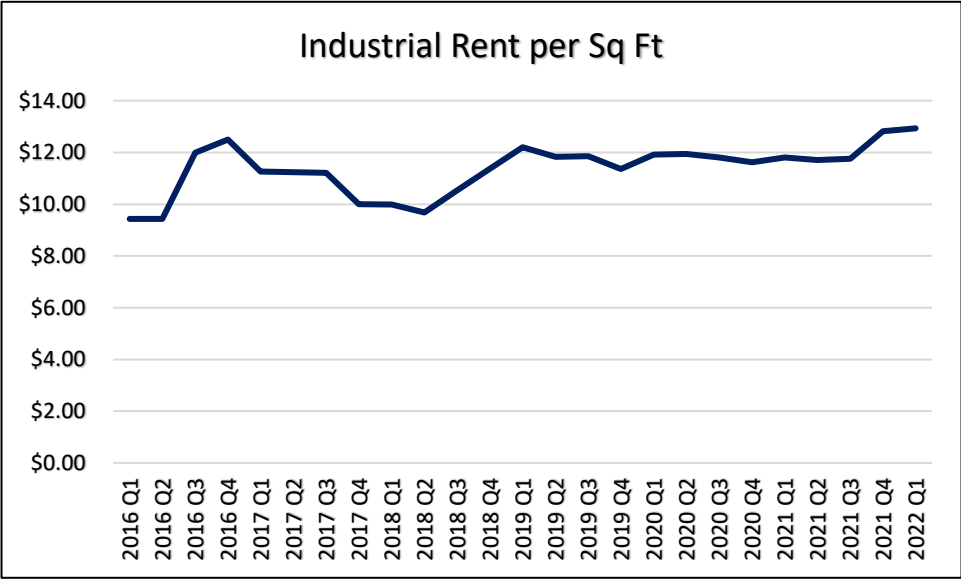
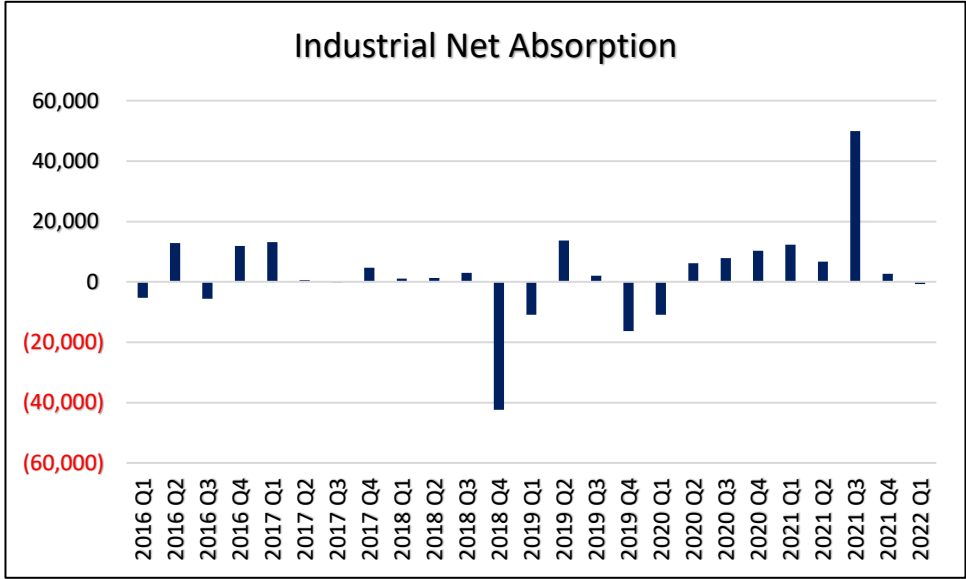
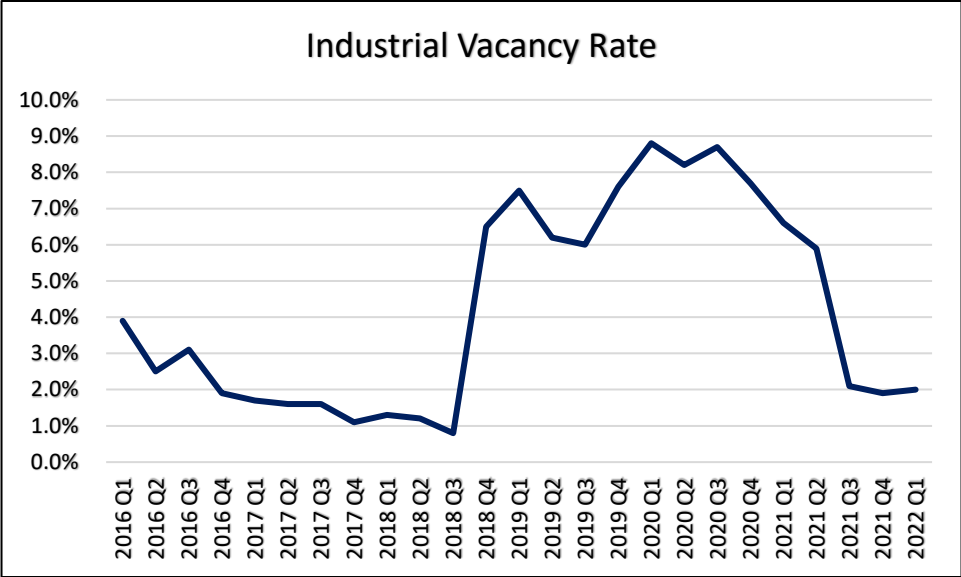


Absorption and leasing activity is limited due to the lack of space.

Absorption of industrial space during the last year has been flat in both the city and the county.

However, although industrial use has not gone up or down in meaningful ways, market conditions indicate that additional demand exists and could be satisfied with new inventory.

Vacancy in industrial space is below 5% in both the city and the county.



Industrial metrics and fundamentals are solid but are not as strong as countywide due to the more limited inventory.

Capitalization rates indicate strong investor confidence in industrial product in the City compared to the county overall.

However, cap rates are higher than in the counties to the south.

City of Stuart

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
1.1M +0.2%	0 -100.0%	2.7K -96.1%	3.1% +0%	\$14.51 +11.7%	\$133 +15.1%	6.9% +0%
Prior Period 1.1M	Prior Period 2.6K	Prior Period 68.3K	Prior Period 3.1%	Prior Period \$12.99	Prior Period \$115	Prior Period 6.9%

Martin County

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
4.1M +0%	12.4K -	13.4K -86.4%	4.9% -0.3%	\$22.75 +3.3%	\$190 +3.7%	8.2% +0%
Prior Period 4.1M	Prior Period 0	Prior Period 98.7K	Prior Period 5.2%	Prior Period \$22.03	Prior Period \$183	Prior Period 8.2%

There is very little industrial space for sale or for lease within the city.

64,725 sq ft of five (5) existing buildings for sale

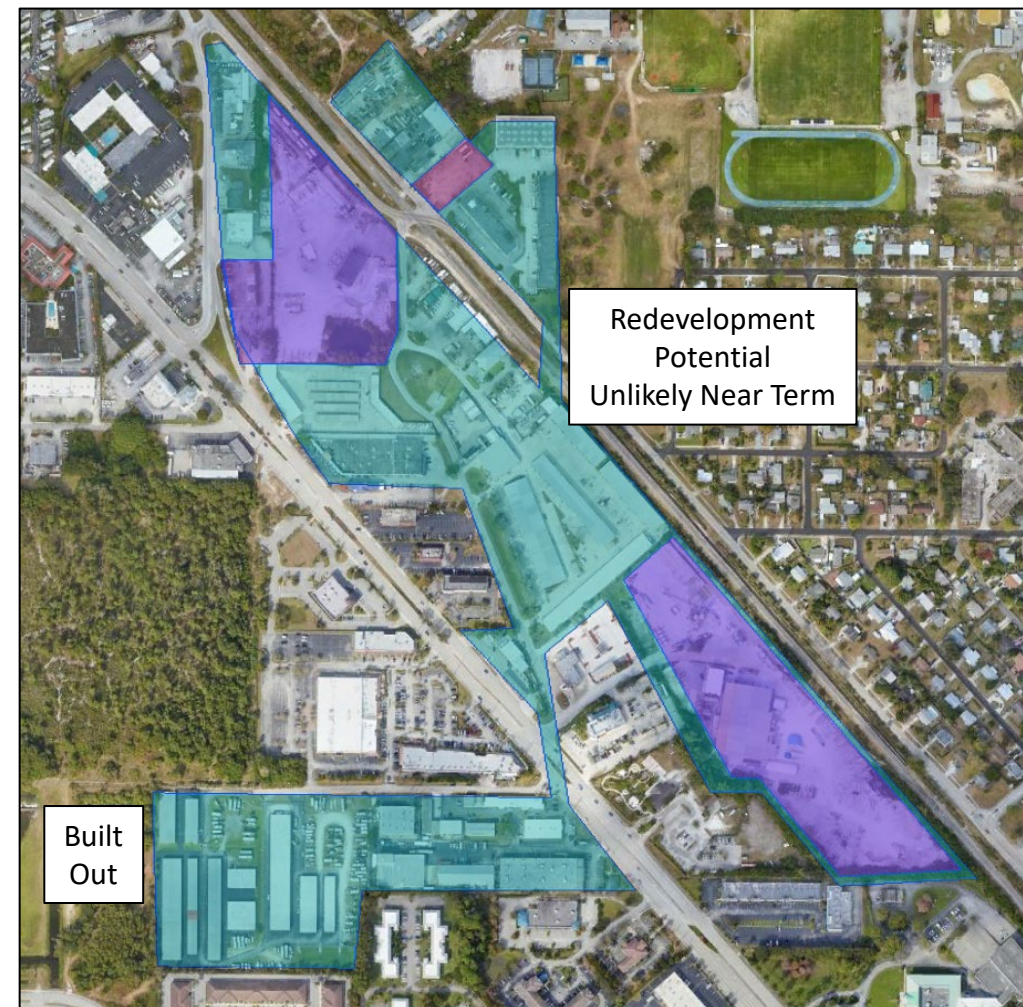
19,571 sq ft available for lease



While limited, there are some opportunity sites for additional Industrial and B-4 type uses.

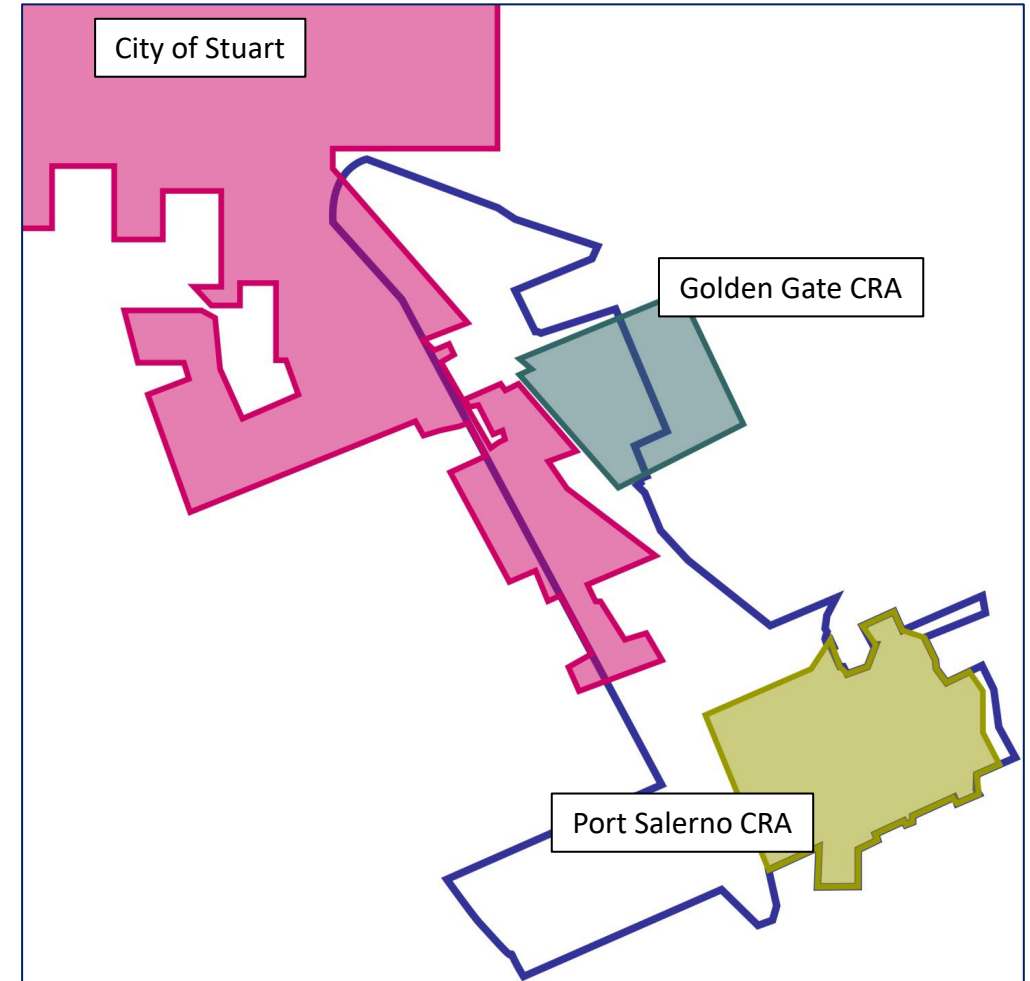
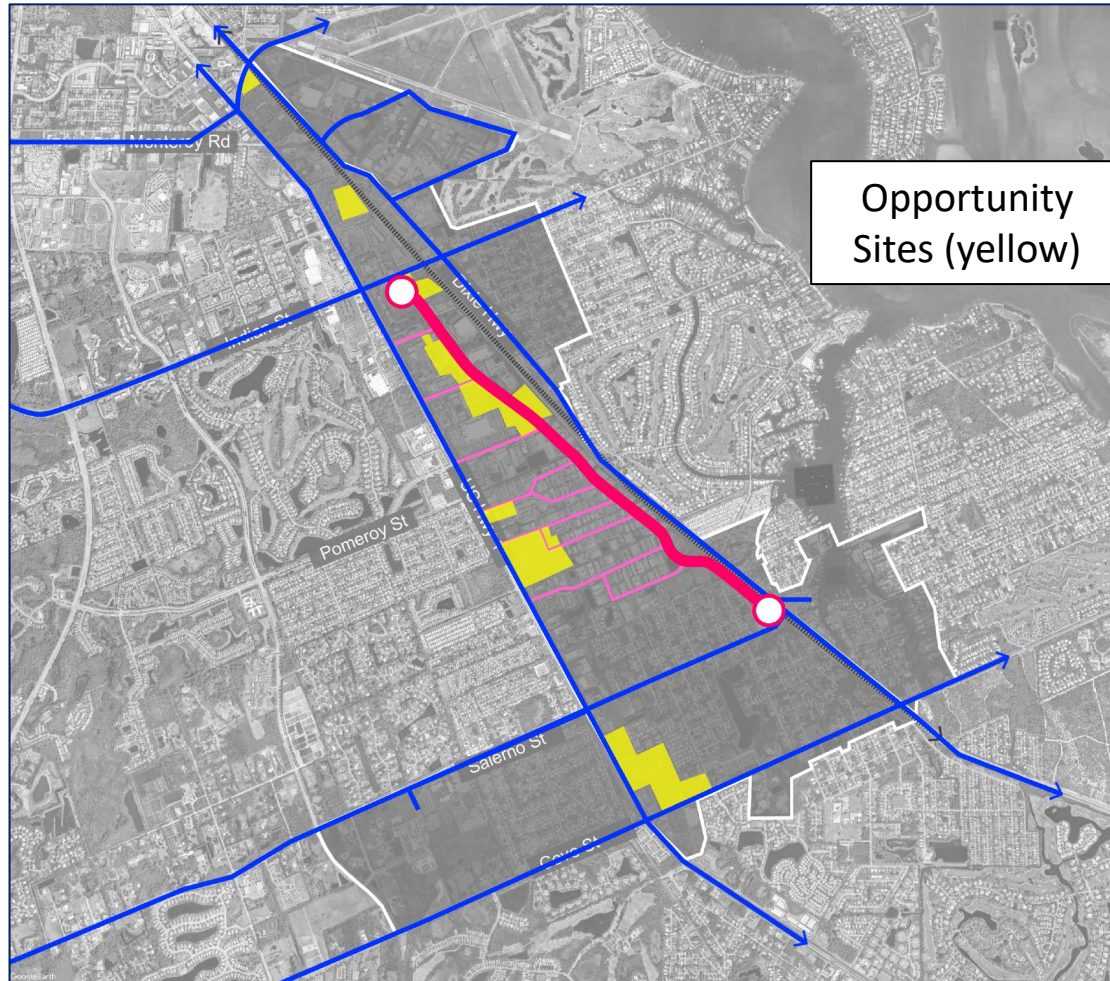
Some of these sites are more realistic than others for near term redevelopment. The more realistic sites are within the Martin County Innovation Hub.

Others have existing operations on them or ownership that is unlikely to pursue sale or redevelopment without other market shifts that enhance their potential return.



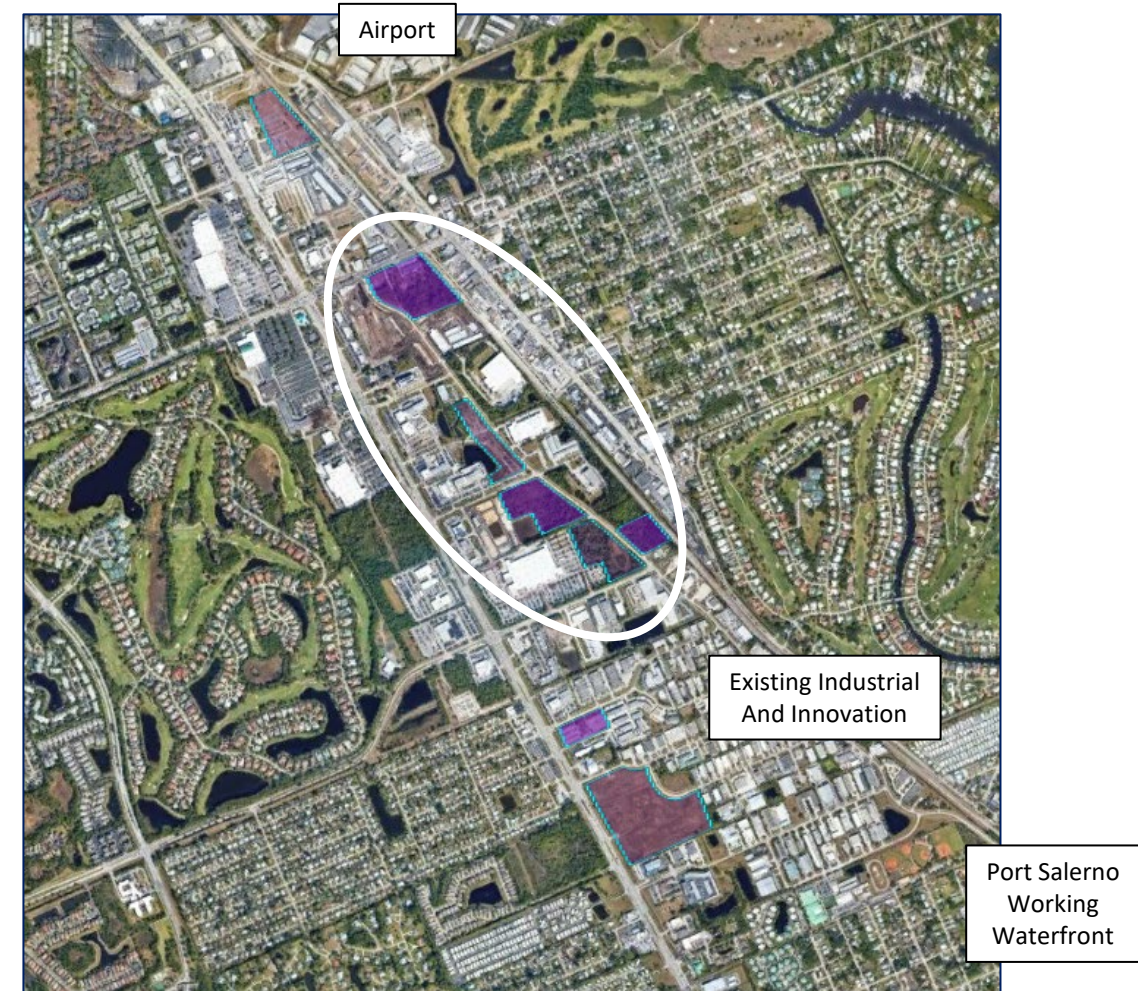
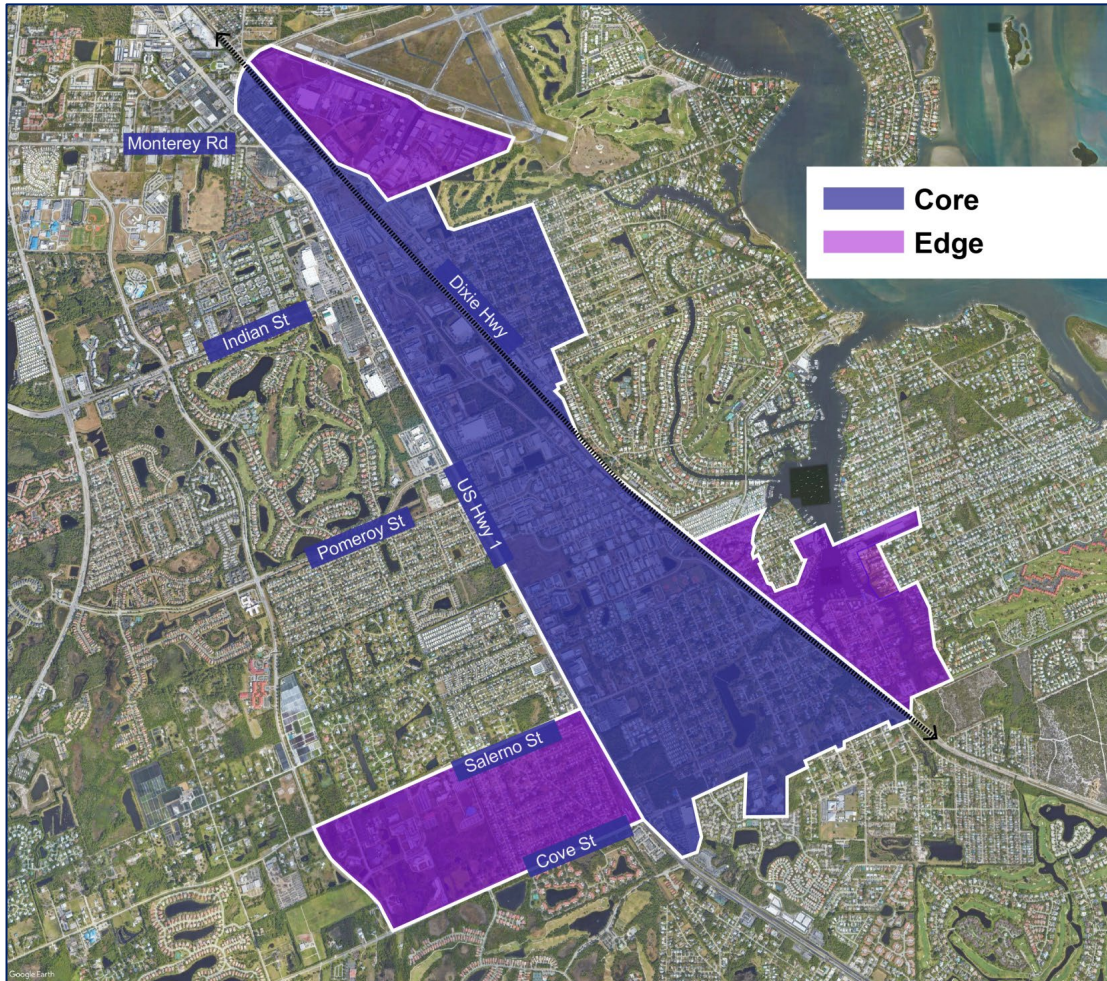
In the Innovation Hub, most opportunity sites are located within City limits.

This is an “Innovation Hub” vision that will provide a gathering space for entrepreneurs and businesses, a place where innovation and collaborations are happening.



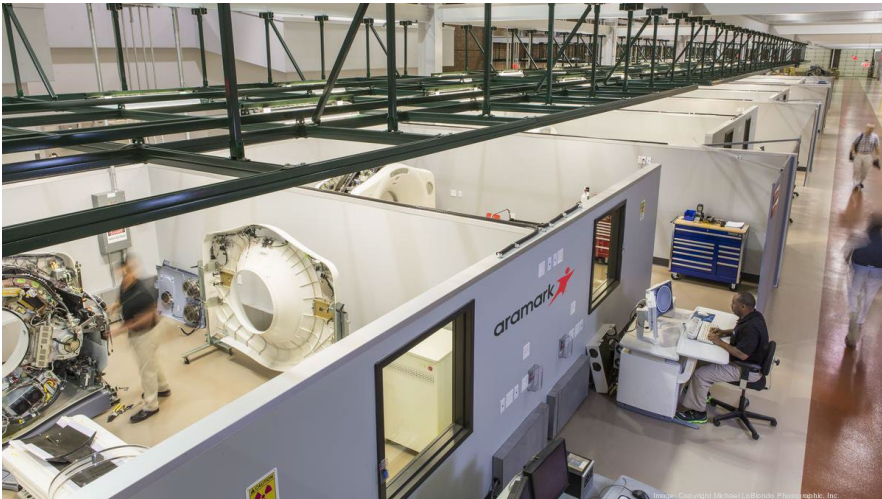
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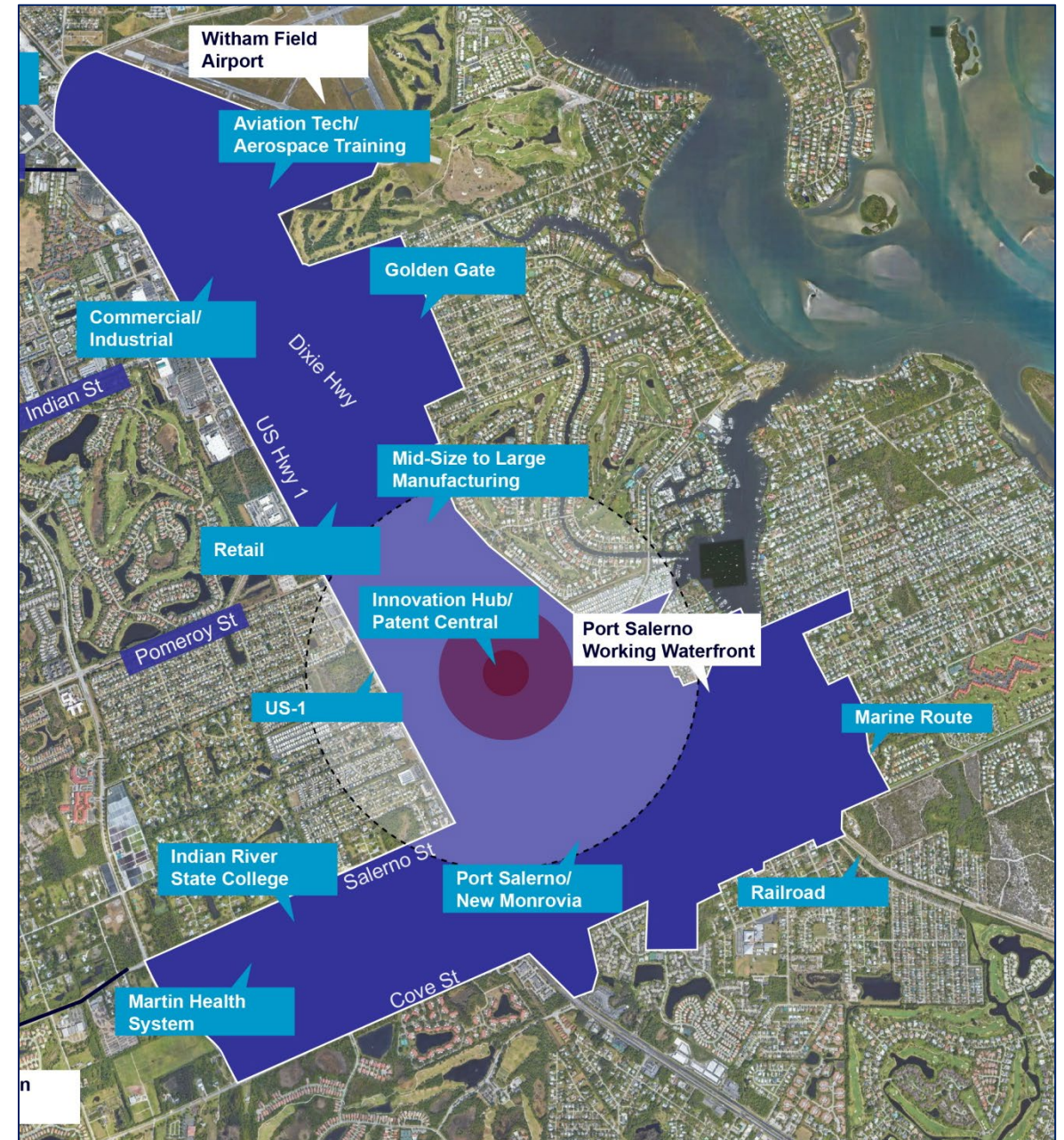
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Summary

- Strong demand fundamentals.
- Aging building stock.
- Better opportunity outside of the city.
- Limited turnover of space.
- Limited new inventory planned.
- Planned new construction is light logistics, not manufacturing.
- Opportunity for new users/tenants is limited.
- Transportation and warehouse uses dominate.
- Best opportunity to remain competitive is in the Innovation Hub.





Industrial Real Estate Assessment



**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Anne Ellig

Title of Item:

2023 CALENDAR PHOTO CONTEST WINNERS

Summary Explanation/Background Information on Agenda Request:

The Stormwater Division of the Public Works Department in association with the Utilities & Engineering Department provides for the production of the "Creating A Healthier River...Day by Day" biennial calendar. A key component of this production is a calendar photo contest.

Staff will award all contest winners a Certificate and a group photo will be taken with the Mayor.

Funding Source:

Stormwater Division

Recommended Action:

Recognize 2023 Photo Contest Winners

ATTACHMENTS:

1. 2023 Calendar winners Agenda item 12122022

2023 Photo Contest Winners

“Creating A Healthier River...Day-By-Day”

The City of Stuart is please to announce the winners of the 2023 “Creating a Healthier River...Day-By-Day” Calendar Photo Contest. All of the entries were wonderful examples of the strong connection we have in the City between our river environs and ourselves. The winner of the contest are as follows:

COVER	Mia Gifford - <i>Slider</i>
January	Jim Ferro – <i>A Riverwalk Kinda of Sunset</i>
February	Sal DeFini – <i>Proud Eagle Parent</i>
March	Pat Houston – <i>Delightful Ducklings Parade</i>
April	Greg Gardner – <i>Her Little Chickadees</i>
May	Wayne King – <i>Sailfish Fountain and Moon</i>
June	Fred Peterson – <i>Mangrove Crab</i>
July	Anastazia Huryan – <i>My Happy Place</i>
August	Karl Krueger – <i>Pelican Gliding over the St. Lucie River</i>
September	Mark Stall – <i>Sunset on the St. Lucie River</i>
October	Jim Gallegos – <i>Roosevelt Bridge in fog</i>
November	Sharon Wood – <i>Sunset with Baby Mangrove</i>
December	Grace Warner – <i>Long Tailed Skipper</i>

The 2023 Calendar will be available to the public by the end of the year and photo contestant winners are also recognized on the City of Stuart website at www.cityofstuart.us.

The City of Stuart thanks all contestants for their entries and appreciate their commitment to promoting a healthier river, day-by-day.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Mary Kindel

Title of Item:

APPROVAL OF 11/14/2022 CCM AND 11/28/2022 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 11142022 CCM Minutes
2. 11282022 CCM Minutes

**MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
NOVEMBER 14, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

ROLL CALL

PRESENT: Mayor McDonald, Commissioner Bruner, Commissioner Rich
LATE: Commissioner Collins (arrived at 4:24 PM)
ABSENT: Commissioner Clarke

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. HOSPICE AND PALLIATIVE CARE MONTH - NOVEMBER 2022

April Price, Vice President of Clinical Service and Craig Perry, Community Outreach accepted the Proclamation and thanked the Commission.

2. 22ND ANNUAL BIBLE READING MARATHON - NOVEMBER 11-15, 2022

Pastor Donna Hilton, founder of the Bible Reading, thanked the City as well as Eddie and Joanne Rodrigues for taking over and continuing the annual event, then Dr. Julie Bujornson commented on the event, thanked Veterans and religious freedom.

3. WORLD PREMATURITY DAY - NOVEMBER 17, 2022

City Clerk to mail Proclamation to Infant Health Initiatives of March of Dimes.

4. SMALL BUSINESS SATURDAY - NOVEMBER 26, 2022

City Clerk to mail Proclamation to Pam Woo of Small Business Saturday Coalition

Women Impacting Public Policy.

5. WORLD AIDS DAY - DECEMBER 1, 2022

Richardo Jackson, CEO of Campbell Health Solutuippns Inc. and Nyaisha Cummings, CEO of Seaside Behavioral Health and Wellness Center accepted and thanked the Commission for the Proclamation and provided some statistical information.

PRESENTATIONS

6. SERVICE AWARDS NOVEMBER 2022

Matthew Clough	Fire Rescue	10 years	(Present)
Deborah Carrasco	Neighborhood Services	5 years	(Present)
Matthew Isham	Police	5 years	(Not Present)

COMMENTS BY CITY COMMISSIONERS

4:24 PM Commissioner Collins arrived late.

Commissioner Rich

- Commented on Stuart's growth being the #1 issue during his election campaign and on the Costco appeal, stated his interest in the City withdrawing the appeal and if it did, how would that affect the City? He felt there would be no risk and referred to a letter from Richard Grosso and asked Attorney Mike Mortell if he had received the letter.

Attorney Mortell commented that he heard about the letter but did not receive a copy, quoted the Florida Statute referring to the Comp Plan and noted the amendment is not in effect yet. The Commission voted on the appeal and would've had to reconsider the vote to appeal at the next meeting. Mortell reviewed the appeal for clarification. The ruling is in 3 weeks.

- Rich continued and debated the possibility of Cartwright appealing and the City fighting this for 1 to 2 more years. He read from the Comp Plan and quoted the judge from the report, and commented that he could not ask the staff involved in this as none of them are employed with the City any longer, quoted comments in the report about natural resources and would like the City to consider withdrawing the Costco appeal. Would like the City to follow the law instead of play politics. Would like to have the discussion.

Commissioner Rich made a motion.

PUBLIC COMMENT:

1. Robin Cartwright - Hibiscus Ave.; Commented the City should rescind the appeal and not waste tax payer dollars; supports the motion.
2. Linda Kay-Richards - Cabana Pt.; Encouraged City to listen to residents, support the motion and repeal the Ordinance of 2021.
3. Gil Smart - Ocean Blvd.; Commented on behalf of Friends of the Everglades, concerned over protection of the wetlands, in support of the motion.

4. Valerie Jones - 14th Ave.; Submitted handouts to the Clerk and commented on the growth in Stuart, supports the motion.
5. Jim Moir - Williams Way (?); Commented considering all the data and would like more discussion and debate so the river can be saved.
6. Helen McBride - Flamingo Ave.; Property used to be the City dump and the land isn't a pristine wetland as they're portraying it, City debated and decision made.
7. Walter Loyd - Cabana Point Ci.; Stated the land was never a dump and supports the motion to rescind the order.
8. Eve Samples - On behalf of Friends of the Everglades, commented on concerns on the wetlands and inaccurate testimony of Mr. Braughn.

5:16 PM City Attorney Mortell clarified the case and the City's position.

4:47 PM MOTION: We put on the Agenda, Nov. 28th, we discuss filing a notice to the governor and cabinet that the City withdrawal its exception to the ALJ's recommended order and that the City schedules a public hearing to consider an ordinance rescinding the plan amendment and related approvals.

MOVED BY: Campbell Rich

SECONDED BY: Christopher Collins

VOTE: Fail 5:23 PM

YES: Rich, Collins

NO: Bruner, McDonald

Commissioner Bruner

- Commented on her attendance at the Stuart Air Show and thanked all who worked on it.

Mayor McDonald

- Commented on the hurricane (Ian) and how well the staff did, complimented the Building Department, the new employee Val for the great job in keeping City Hall and the Annex so clean, and thanked all City employees for doing a great job during the storm. Wished the City Manager a Happy Birthday.

COMMENTS BY CITY MANAGER

No Comments.

APPROVAL OF AGENDA

5:26 PM MOTION: Approve

MOVED BY: Campbell Rich

SECONDED BY: Becky Bruner

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

1. Bert Mautz - Channel Ave.; Commented to oppose the Dog's World project, concerned with the barking and traffic.
2. Caryn Hall Yost-Rudge - Palm City Rd.; Reviewed handouts provided to Mayor about

property on Palm City Road.

3. Robin Cartwright - Hibiscus Ave.; Lawsuit from a petitioner looks like, neighborhood special district, to remove special

4. Marck Brechbill - Osceola St. - Commented that Commission should listen to the citizens and must support staff, even if you weren't a Commissioner at the time; see's a trend of Commissioners using staff as a whipping board.

5. Ted Astolfi - Coconut Ave.; Commented on a live wire down and the fast response of Milton Leggett and his team, thanked them.

6. Linda Kay-Richards - Cabanna Point Ci.; Concerned that Commissioners did not vote to agree to a discussion.

CONSENT CALENDAR

7. APPROVAL OF 10/24/2022 CCM MINUTES & 11/02/2022 SCM ZONING IN PROGRESS MINUTES (RC)

8. EASEMENT WITH FECR, L.L.C. FOR UNDERGROUND UTILITIES (RC):

RESOLUTION No. 99-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO EXECUTE AN EASEMENT AGREEMENT BETWEEN THE CITY OF STUART AND THE FLORIDA EAST COAST RAILWAY, L.L.C. ("FECR") FOR TWO (2) TEN (10) FOOT WIDE EASEMENTS RELATED TO THE PLACEMENT OF UNDERGROUND UTILITIES AS DEPICTED IN SCHEDULE A, RESCINDING ALL RESOLUTIONS IN CONFLICT, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. ADOPTION OF FISCAL POLICY (RC)

RESOLUTION No. 100-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY OF STUART FISCAL POLICY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

10. ADOPTION OF PROCUREMENT AND P-CARD POLICY (RC)

RESOLUTION No. 101-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE PROCUREMENT POLICY AND PURCHASING CARD POLICY FOR THE CITY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

11. FLORIDA DEPARTMENT OF TRANSPORTATION GRANT FOR PURCHASE OF A NEW TRAM (RC)

RESOLUTION No. 107-2022; A RESOLUTION OF THE CITY COMMISSION OF

THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE A THREE (3) YEAR 50% MATCHING PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR TRAM PURCHASE OF ONE VEHICLE AND RELATED EQUIPMENT PROVIDING FOR THE EFFECTIVE DATE AND OTHER PURPOSES.

12. FLORIDA DEPARTMENT OF TRANSPORTATION TRAM EXPANSION GRANT (RC)

RESOLUTION No. 108-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE A THREE (3) YEAR 50% MATCHING PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR FUNDING OF THE OPERATION OF TRANSIT SERVICE EXPANSION PROVIDING FOR THE EFFECTIVE DATE AND OTHER PURPOSES.

13. AUTHORIZATION TO NEGOTIATE RFQL# 2022-400 PROFESSIONAL ENGINEERING SERVICES (RC)

RESOLUTION No. 110-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA REQUESTS AUTHORIZATION TO NEGOTIATE FOR RFQL #2022-400, PROFESSIONAL ENGINEERING SERVICES TO THE SIX MOST QUALIFIED FIRMS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

14. SECURE CODE ENFORCEMENT LEIN (RC)

RESOLUTION No. 115-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY ATTORNEY TO TAKE STEPS NECESSARY TO SECURE CODE ENFORCEMENT LEIN AND FILE CLAIM TO SURPLUS PROCEEDS FROM TAX DEED SALE, IF ANY, WITH THE MARTIN COUNTY CLERK OF CIRCUIT COURT AND COMPTROLLER, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

**5:39 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Campbell Rich
Motion approved unanimously.**

COMMISSION ACTION

15. RENEWAL OF FLAGLER CENTER LEASE WITH STUART MAIN STREET ASSOCIATION, INC. (RC)

RESOLUTION No. 106-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZE A THIRTY-SIX (36) MONTH ABSOLUTE TRIPLE NET – UNSUBORDINATED LEASE AGREEMENT RENEWAL BETWEEN THE CITY OF STUART AND STUART MAIN STREET ASSOCIATION, INC. FOR THE “FLAGLER CENTER” LOCATED AT 121 SW FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Dyess provided a brief history of the Stuart Main Street (SMS) Lease Agreement.

Commissioner Collins initiated a discussion with Jim Chrulski, Community Services Director and Candace Callahan, Director of Stuart Main Street about the financial support and services provided to the City. Programs and events were reviewed and, as a private non-profit, quarterly reports are provided to the City.

Commissioners commented on the reasons the City has supported the SMS and the benefits/positive effects on the community.

Mike McCarty, Design Planning Chair of the SMS Board came forward and commented on the thousands of hours spent to give back to the community and all funds go back into the downtown.

Reports and forms requested by Commissioner Collins will be provided to Commissioner Collins by Jim Chrulski as requested.

PUBLIC COMMENT:

1. Ann MacMillan - Harbor Point Dr.; Supports Stuart Main Street.
2. Katie Crews - Racquet Club Dr.; Supports Stuart Main Street.
3. Cherie White - (Did not speak.)
4. Tom Whittington - Woodcrete Dr.; Commented on how different the Flagler Center is compared to the past and supports Stuart Main Street
5. Mark Brechbill - Osceola St.; Main Streets are typically supported in one-thirds and the organization is not supposed to fund itself, supports SMS.
6. Helen McBride - Flamingo Ave.; Feels SMS is a benefit to the City.
7. Bob Massey - Commented in support of SMS. (No Comment Card submitted)

Bruner made a motion, Collins seconded.

Bruner amended the motion, Collins withdrew his Second.

McDonald passed the gavel and seconded the amended Motion.

6:30 PM MOTION: Approve for 1-year

AMENDED MOTION: Approve for 3-years (lease starting January 1, 2023)

MOVED BY: Becky Bruner

SECONDED BY: Christopher Collins

VOTE: 3/1, Clarke absent

YES: Becky Bruner, Troy McDonald, Campbell Rich

NO: Christopher Collins

16. STUART BOAT SHOW ROAD CLOSURE (RC):

RESOLUTION No. 112-2022: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A ROAD CLOSURE FOR THE 49TH ANNUAL STUART BOAT SHOW FROM TUESDAY, JANUARY 10TH 5:00 AM THROUGH MONDAY, JANUARY 16TH AT 5:00 PM 2023, ALONG NW DIXIE HIGHWAY (FORMERLY SR 707) FROM ALBANY AVENUE SOUTH OF THE OLD ROOSEVELT BRIDGE TO FERN STREET AT THE FEC RR CROSSING, NORTH OF THE ST. LUCIE RIVER DRAW BRIDGE, SUBJECT TO FLORIDA DEPARTMENT OF TRANSPORTATION APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Dyess briefly provided the details of this Resolution and noted that no complaints were received from the traffic from last year's boat show road closure.

PUBLIC COMMENT:

1. Tom Whittington - President of Boat Club, commented on the work they have done to make all run smoothly.

6:40 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

17. IMPACT FEE UPDATE STUDY (RC)

RESOLUTION No. 105-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ACCEPTING THE CONSULTANT STUDY OF UPDATED IMPACT FEE OPTIONS AS CONTRACTED; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Consultant, Mr. Ben Griffin of TischlerBise presented on Impact Fees.

7:14 PM MOTION: Approve Motion to accept using the maximum allowable.
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

18. ADOPT MPO VISION ZERO PLAN

RESOLUTION No. 109-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING THE MARTIN MPO VISION ZERO PLAN TO ELIMINATE ALL TRAFFIC RELATED FATALITIES AND SERIOUS INJURIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mayor McDonald reported on the Resolution as a Board Member of the MPO, describing the goal for safer roads.

PUBLIC COMMENT:

1. Curt Meulengracht - McPherson St.; Commented on traffic and speeders, lost a child

years ago in a car accident and feels something has to be done to cut down on the speeding traffic.

7:18 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

**** 7:24 PM RECESS MEETING ****
**** 7:32 PM RESUME MEETING ****

ORDINANCE SECOND READING

- 19. MAJOR AMENDMENT TO THE JOHNSON HONDA CPUD (QUASI-JUDICIAL)(RC):**

ORDINANCE No. 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 DEALERSHIP 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.

Three sworn; 2 City Staff and 1 Applicant; Jodi Nentwick, Bonnie Landry, and Applicant.

7:34 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

- 20. MAJOR AMENDMENT TO THE WALLACE VOLVO PUD (QUASI-JUDICIAL)(RC):**

ORDINANCE No. 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 PUD 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.

Three people sworn; Jodi Nentwick, Bonnie Landry, and Scott Montgomery, Project Engineer.

Commissioner Collins requested clarification on the Site Plan of the parking lot and noted the opportunity for a more permeable surface instead of asphalt.

Mr. Montgomery, Project Engineer, reviewed the percentage of permeable surface and it will be considered if they expand in the future.

7:41 PM MOTION: Approve
MOVED BY: Becky Bruner
SECONDED BY: Campbell Rich
Motion approved unanimously.

21. DOGSWORLD URBAN CODE CONDITIONAL USE (QUASI-JUDICIAL)(RC)
(THIS IS A SINGLE READING ITEM)

RESOLUTION No. 73-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO JUSTIN PHILLIPS, (CONTRACT PURCHASER) FOR THE PROPERTY LOCATED AT 400 SW 7TH STREET, CONSISTING OF APPROXIMATELY 1.62 ACRES; TO ALLOW THE USE OF KENNELS FOR DOGSWORLD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ten (10) people sworn; Jodi Nentwick, Bonnie Landry, and Applicant representatives. Commissioners reported their ex-parte communications for the record.

Bonnie Landry, Planning Consultant, presented the DogsWorld Urban Code Conditional Use presentation.

Terry McCarthy, on behalf of the applicant, briefly talked about his experience in being familiar with the running of a shelter and introduced expert and contract purchaser, Justin Philips and partner, Katie Bural. Mr. Philips presented on the luxury pet resort operations and business plan.

Mr. Scott Learned, a Licensed Professional Engineer in FL from Connecticut, designs animal care facilities all over the U.S., noted the evaluations done and the dramatic changes in the field to make these facilities controlled and stress free.

Commission and applicant discussion on number of dogs allowable in particular areas, chemicals used, and the wall height/zoning.

PUBLIC COMMENT:

1. Garry Slauson - Channel Ave.; Commented on the street water that ran down his driveway and into his drain field and wonders about their runoff, would like an

investigation to be done.

2. Ellen Walden - Lee St., Dog's World customer in Jupiter and her dog is very happy, supports the service here in Stuart.
3. Courtney Caslow - Meridian Way; Dogs World customer, is very happy with their service and temperament of the dogs in their care, supports the business.
4. Kristina Maralino - Triste Way; Her pet is like her child and supports DogsWorld coming to Stuart.
5. Taylor Casey - Did not speak
6. Sheri Quinn - Dune Dr.; Supports Dogs World in Stuart and still drives to Jupiter to use their facility; in support of project.
7. Thomas Hornaman - Channel Ave.; Property neighbor and supports the project and requests the commission approve the project; commented on the changes to the area and encouraged the Commission to embrace the change.
8. Curt Mealeagracht - McPherson St.; Commented on the Urban Code District and there is no way to police this once approved, great idea, just not right area; also up against The Creek District.
9. Tracy Barnes - Channel Ave.; On behalf of her and her sister; commented on points made in her letter submitted to the Commission on noise decibels concerning dogs barking and increased traffic; opposes project in that location.

Commissioner discussion included peak hours and traffic study,

No motion made by the Commission.

22. FIRE STATION 3 - REZONE FROM CPUD TO PUBLIC (QUASI-JUDICIAL)(RC):

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 NORTHERN 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.

9:19 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

Clerk's Note: The following Items were all requested to be "Continued to Date Certain of December 12, 2022 City Commission Meeting" and approved with one Motion: Item #23, Item #24, Item #25, Item #26, Item #27, and Item #28.

23. EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT
CONTINUED TO DATE CERTAIN DECEMBER 12, 2022 CITY COMMISSION

(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 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.

- 24. THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT
CONTINUED TO DATE CERTAIN DECEMBER 12, 2022 CITY COMMISSION**
(THIS IS A SINGLE READING ITEM)

ORDINANCE No. 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.

ORDINANCE FIRST READING

- 25. EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT
CONTINUED TO DATE CERTAIN DECEMBER 12, 2022 CITY COMMISSION**

ORDINANCE No. 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.

- 26. THE CREEK DISTRICT - ZONING MAP AMENDMENT
CONTINUED TO DATE CERTAIN DECEMBER 12, 2022 CITY COMMISSION**

ORDINANCE No. 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.

27. EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT

CONTINUED TO DATE CERTAIN DECEMBER 12, 2022 CITY COMMISSION

ORDINANCE No. 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.

28. THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT
CONTINUED TO DATE CERTAIN DECEMBER 12, 2022 CITY COMMISSION

ORDINANCE No. 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.

9:21 PM MOTION: Motion to continue items read by Mr. Mortell to December 12, 2022 CCM. (Items include: Ordinance No.'s 2500-2022, 2502-2022, 2499-2022, 2501-2022, 2507-2022, and 2498-2022.)

MOVED BY: Campbell Rich

SECONDED BY: Christopher Collins

Motion approved unanimously.

Per Commissioner Collins request after recess, a review of Item #8 was held.

Item #8 - Easement with FERC, L.L.C. for Underground Utilities. This item was approved under Consent Calendar and Attorney Mortell read the Resolution title for the record. City Manager Dyess provided the background and a brief discussion of negotiation options and the potential outcomes. No action was taken.

DISCUSSION AND DELIBERATION

ADJOURNMENT

9:31 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 12th day of December, 2022.**

**MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
NOVEMBER 28, 2022
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

ROLL CALL

5:31 PM

PRESENT: Mayor McDonald, Commissioner Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Mayor McDonald

- Spoke about the tragedy that occurred in East Stuart on Thanksgiving and expressed he was saddened and is hoping for a resolution in the case. He thanked all first responders that were at the scene and the great work that was done.
- Discussed an episode of "60 Minutes" that he saw, stated it was about historic black cemeteries in Clearwater FL and mentioned how these cemeteries were bulldozed and paved over. Recognized Commissioner Clarke for the work she has done and how she has helped protect Moore's Cemetery.
- Expressed his appreciation of all that came to the tree lighting event, he stated it was one of the best attended Tree Lighting events thus far.

Commissioner Clarke

- Saddened about the tragedy that occurred on Thanksgiving, she stated that the

citizens are ready for the Police department to come down to the end of this. She thanked all first responders and appreciates that the department is looking out for the welfare of our community.

- Reflected on the Tree Lighting event and stated it was a great event, she thanked all the volunteers who organized the event.
- Stated that she heard all of what was brought up in the last meeting and does not have anything else to add. As for the land use change, she stated that she wants to follow the process and would like to follow due process and wants to wait for the Governors' decision from the Cabinet meeting. Commented that she has received several messages lately and stated whether it is positive or negative they all count.
- Stated she would like to continue recognizing all neighborhoods and work for them. Commented on all the hard work, City Manager Dyess and Pinal Gandhi-Savdas, CRA Director, are doing to align all the projects in CRA and Development. Thanked Pinal for all the guidance she has given the Commission in regards to the CRA.

Commissioner Rich

- Commented on the meeting he attended for the Treasure Coast League of Cities, he stated the Legislative Liaison, spoke about the Legislative Agenda for the state of Florida and how it will be dominated by the presidential ambitions of Governor DeSantis looking to eliminate Home Rule. The Florida League of Cities is looking to state our points of views and fighting them as best they can.
- Commented on the flood of emails that were received in regards to Costco, he stated the emails were requesting the Commissioners to vote "yes" for Costco but there is no motion to vote on. He asked whoever was soliciting people to send these emails to be precisely informed about the decision the Commissioners have to make and to state correctly what actions the public is asking them to take.

COMMENTS BY CITY MANAGER

5:44 PM

City Manager Dyess

- Provided updates on community events as follows:
- Christmas Parade on December 2, 2022 at 7:00PM.
- Santa's City Lights/Field of Christmas trees on December 9, 2022 at Memorial Park.
- Miracle on 10th Street on December 17, 2022 at Guy Davis Park.

APPROVAL OF AGENDA

5:45 PM MOTION: Move approval as published.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

1.) Suzanne Bowman - SE Winter Haven Ct; Provided a briefing on the apartments behind

Spring tree and stated the different times those developers were inconsiderate to the community and their concerns.

2.) Robin Cartwright - SE Hibiscus Ave; Thanked the Stuart police department for completing an incident report she made due to a threatening comment that was made on a Facebook page and commented on what was before the FL state Cabinet in regards to Costco.

3.) Althea Wiley - SW Diane Ter; Stated she was here for things that affect the community as a whole. She thanked the Mayor and Commissioners for speaking about the recent death, and stated that something has to be done as there have been 3 deaths just in that neighborhood. She is in favor of Costco due to the jobs it will provide.

4.) Valerie Jones - Vero Beach; Commented that she has been looking into Costco and gave statistics of what she found, she spoke on the traffic study by the Department of transportation and stated her opposition to the project.

CONSENT CALENDAR

1. AWARD OF ITB# 2022-113 ZONE 5 MILL/OVERLAY AND POINT REPAIRS PROJECT (RC):

RESOLUTION No. 114-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2022-113, ZONE 5 MILL/OVERLAY AND POINT REPAIRS PROJECT TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$230,000.00 TO MUNICIPAL CONTRACTORS OF BOYNTON BEACH, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

2. BA #4 - TRANSFER DONATION FROM WALMART TO POLICE BUDGET FOR SHOP WITH A COP EVENT (RC):

RESOLUTION No. 117-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NUMBER #4 TO THE 2023 OPERATING BUDGET; AUTHORIZING RECEIPT AND APPROPRIATION OF A DONATION FROM WALMART CORPORATION AUTHORIZING THE EXPENDITURE OF FUNDS FOR POLICE COMMUNITY EVENTS; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

3. IMPACT FEE REPORT (UPDATED) (RC):

RESOLUTION No. 118-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ACCEPTING THE NEWLY UPDATED IMPACT FEE STUDY REPORT WITH CORRECTIONS AS CONTRACTED; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:58 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

COMMISSION ACTION

4. AGREEMENT WITH FLORIDA POWER AND LIGHT FOR EV CHARGING STATIONS AT SAILFISH PARKING LOT (RC):

RESOLUTION No. 104-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ELECTRIC VEHICLE CHARGING EQUIPMENT AND RELATED INFRASTRUCTURE AT THE SAILFISH PARKING LOT LOCATED IN DOWNTOWN STUART; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jim Chrulski, Director of Community Services, introduced the representatives for FPL, Marshall Critchfield, External Affairs Manager, and Peter Martinez, Project Manager for the Evolution Charging program.

Mr. Martinez spoke about the statistics and timeline of the electric charging program.

Commissioner Collins spoke on the residential version of the program, questioned how much it would cost to put in the 4 chargers, stated that FPL has 30 days to walk away but the City has to wait 10 years, and wants to know what the benefit is for the City to have these parking spaces.

Mr. Martinez answered Commissioner Collins' questions and Mr. Critchfield, stated the benefits of these parking spaces for the City.

Commissioners continued discussion.

Commissioner Rich asked to amend language in Section 9, which stated that the City can move the chargers anywhere in the City and eliminate the ability for FPL to say "No".

Attorney Mortell reiterated the motion - Authorize the mayor to execute the agreement in the SF parking lot with amendment in section 9 which would authorize the City to relocate the 4 chargers within the City at FPL cost if, within 10 years. At the end of the term, the chargers will be sold to the City for \$1.00.

PUBLIC COMMENT

1.) Frank McCrystal - SE Flamingo Ave; Stated that he would like to see a Commission that looks over the hill and researches items coming before them and stated statistics on EV vehicles.

6:15 PM MOTION: Approve with conditions.

MOVED BY: Campbell Rich

SECONDED BY: Becky Bruner

YES: Becky Bruner, Eula Clarke, Troy McDonald, Campbell Rich

NO: Christopher Collins

5. ADOPTING LEGISLATIVE PRIORITIES FOR THE 2023 FLORIDA LEGISLATIVE SESSION (RC):

RESOLUTION No. 113-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE ADOPTION OF LEGISLATIVE PRIORITIES FOR THE 2023 LEGISLATIVE SESSION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ben Hogarth, Community Affairs Liaison, presented the below 2023 Legislative Priorities.

- Appropriation Request - \$500,000.00
- Stormwater improvement project - Woods Point Basin
- Policy Priorities:
 - Home Rule Protection
 - Homeowners Insurance Crisis
 - Affordable Housing and Renters Assistance
 - Water Quality & Sustainability
 - Resiliency & Land Acquisition for Conservancy
 - Investments in Alternative Energy & Transportation
 - Funding for remediation of PFAS contamination

6:24 PM

Commissioners discussed the different legislative priorities.

PUBLIC COMMENT:

1.) Tom Campenni - St Lucie Crescent; Spoke about the Zubowski funds and commented on what a great job our Governor has done for the water.

2.) Jimmy Smith - SE Apache Ave; Asked if we have anybody who regulates the boats' sewage.

Mayor McDonald stated the County has a boat called Ms. Poop and it regulates the sewage for boats.

6:46 PM MOTION: Approve moving #4 to #1.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

6. IMPACT FEE UPDATES (RC):

ORDINANCE No. 2508-2022; AN ORDINANCE OF THE CITY OF STUART, AMENDING CHAPTER 32 ARTICLE III IMPACE FEES, ADJUSTING FEES AND LANGUAGE FOR COLLECTION AND NOTIFICATION PROCEDURES; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICT CLAUSE; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

6:56 PM

City Manager Dyess spoke about the revisions that were made to the Impact fee and minor language changes.

Commissioner Collins questioned the fees for developers and stated he believes there is more of an impediment to developing certain types of housing due to the high impact fees. Stated he would like to see the numbers off set so the Multi-family impact fee and Single Family impact fees are closer together.

Commissioners, Attorney Mortell, and City Manager Dyess discussed the impact fees.

7:09 PM MOTION: Approve as published.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

Motion approved unanimously.

7. ADDING INVOCATIONS TO THE AGENDA (RC):

ORDINANCE No. 2509-2022; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION AMENDING ARTICLE II DIVISION 2; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Dyess stated the changes that were made to the City Code, Chapter 2.

Commissioner Collins questioned the Resolution in the Ordinance. City Manager stated it was just an example, but it would be approved at the second reading.

Commissioner Rich spoke about the changes and read several whereas clauses. He also requested that when the invocation takes place people are not asked to stand, as he does not believe that people should have to stand if they are not comfortable with it.

Commissioners had a discussion about having an invocation and stated that the Resolution is an almost replica of the Counties resolution.

PUBLIC COMMENT

1.) Missy Harris - SE Alamanda St; Thanked the Commission for the job that they do and stated she is in favor of the invocation.

2.) Nathan Joiner - SW 96th St; Thanked the Commission for having this brought up and read a prayer from George Washington. Is in favor of the invocation.

3.) Laura Joiner - SW 96th St; Read an excerpt from the Declaration of Independence

and stated she is in favor of the invocation.

4.) Mary Hutchinson - St Lucie Crescent; Is against the invocation and agrees a moment of silence is sufficient.

5.) Frank McChrystal - SE Flamingo Ave; Is in favor of the invocation.

7:13 PM MOTION: Approve with modification removing "maintain" and add "create" in the whereas clause.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

YES: Becky Bruner, Eula Clarke, Christopher Collins

NO: Troy McDonald, Campbell Rich

DISCUSSION AND DELIBERATION

ADJOURNMENT

7:46 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 12th day of December, 2022.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Mary Kindel

Title of Item:

APPROVAL OF 2023 MEETING CALENDAR (RC)

Summary Explanation/Background Information on Agenda Request:

The Meeting Calendar, adopted by the City Commission annually, provides a scheduled public meeting listing consisting of Regular City Commission Meetings, Advisory Board Meetings, Community Redevelopment Agency Meetings, Joint Meetings, Magistrate Hearings, and City-recognized Holidays.

Funding Source:

N/A

Recommended Action:

Approve 2023 Meeting Calendar.

ATTACHMENTS:

1. 2023 Meeting Calendar



City of Stuart 2023 Meeting Calendar



2 New Years Holiday 9 City Commission Meeting 4:00pm 10 CRB Meeting 4:00pm 12 LPA Meeting 5:30pm 16 Martin Luther King Jr Holiday 18 Magistrate Hearing 2:00pm 23 CRA/CRB/CCM Meeting 4:30pm 23 City Commission Meeting 5:30pm 26 BOA Meeting 5:30pm	January						
	S	M	T	W	T	F	S
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				
7 CRB Meeting 4:00pm 9 LPA Meeting 5:30pm 13 City Commission Meeting 4:00pm 15 Magistrate Hearing 2:00pm 23 BOA Meeting 5:30pm 27 CRA Meeting 5:00pm 27 City Commission Meeting 5:30pm 30 JT City/County/School Bd 9:00am	March						
	S	M	T	W	T	F	S
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	26	27	28	29	30	31	
2 CRB Meeting 4:00pm 8 City Commission Meeting 4:00pm 11 LPA Meeting 5:30pm 17 Magistrate Hearing 2:00pm 22 CRA Meeting 5:00pm 22 City Commission Meeting 5:30pm 25 BOA Meeting 5:30pm 29 Memorial Day Holiday	May						
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	28	29	30	31			
4 4th of July Holiday 10 City Commission Meeting 4:00pm 11 CRB Meeting 4:00pm 13 LPA Meeting 5:30pm 19 Magistrate Hearing 2:00pm 24 CRA/CRB/CCM Meeting 4:30pm 24 City Commission Meeting 5:30pm 27 BOA Meeting 5:30pm	July						
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	30	31					
4 Labor Day Holiday 5 CRB Meeting 4:00pm 11 City Commission Meeting 4:00pm 14 LPA Meeting 5:30pm 20 Magistrate Hearing 2:00pm 25 CRA Meeting 5:00pm 25 City Commission Meeting 5:30pm 28 BOA Meeting 5:30pm	September						
	S	M	T	W	T	F	S
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	24	25	26	27	28	29	30
7 CRB Meeting 4:00pm 9 LPA Meeting 5:30pm 10 Veterans Day Holiday 13 City Commission Meeting 4:00pm 15 Magistrate Hearing 2:00pm 16 BOA Meeting 5:30pm 23 Thanksgiving Holiday 24 Day after Thanksgiving Holiday 27 CRA Meeting 5:00pm 27 City Commission Meeting 5:30pm	November						
	S	M	T	W	T	F	S
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	26	27	28	29	30		

7 CRB Meeting 4:00pm 9 LPA Meeting 5:30pm 13 City Commission Meeting 4:00pm 15 Magistrate Hearing 2:00pm 23 BOA Meeting 5:30pm 27 CRA Meeting 5:00pm 27 City Commission Meeting 5:30pm	February						
	S	M	T	W	T	F	S
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4 CRB Meeting 4:00pm 10 City Commission Meeting 4:00pm 13 LPA Meeting 5:30pm 19 Magistrate Hearing 2:00pm 24 CRA/CRB/CCM Meeting 4:30pm 24 City Commission Meeting 5:30pm 27 BOA Meeting 5:30pm	April						
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	30						
6 CRB Meeting 4:00pm 8 LPA Meeting 5:30pm 12 City Commission Meeting 4:00pm 15 JT City/County/School Bd 9:00 am 21 Magistrate Hearing 2:00pm 22 BOA Meeting 5:30pm 26 CRA Meeting 5:00pm 26 City Commission Meeting 5:30pm	June						
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	25	26	27	28	29	30	
1 CRB Meeting 4:00pm 10 LPA Meeting 5:30pm 14 City Commission Meeting 4:00pm 16 Magistrate Hearing 2:00pm 24 BOA Meeting 5:30pm 28 CRA Meeting 5:00pm 28 City Commission Meeting 5:30pm	August						
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3 CRB Meeting 4:00pm 9 City Commission Meeting 4:00pm 12 LPA Meeting 5:30pm 18 Magistrate Hearing 2:00pm 19 JT City/County/School Bd 9:00am 23 CRA/CRB/CCM Meeting 4:30pm 23 City Commission Meeting 5:30pm 26 BOA Meeting 5:30pm	October						
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	22	23	24	25	26	27	28
	29	30	31				
5 CRB Meeting 4:00pm 11 City Commission Meeting 4:00pm 14 LPA Meeting 5:30pm 20 Magistrate Hearing 2:00pm 22 Christmas Eve Holiday 25 Christmas Day Holiday 28 BOA Meeting 5:30pm	December						
	S	M	T	W	T	F	S
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	24	25	26	27	28	29	30
	31						

CCM - City Commission Meeting
CRA - Community Redevelopment Agency
CRB - Community Redevelopment Board
LPA - Local Planning Agency
BOA - Board of Adjustment

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Alaina Knofla

Title of Item:

AWARD OF ITB #2023-100: CITY OF STUART REVERSE OSMOSIS CONCENTRATE PIPELINE PROJECT (RC):

RESOLUTION No. 121-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-100, CITY OF STUART REVERSE OSMOSIS CONCENTRATE PIPELINE PROJECT TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$900,000.00 TO UNDERGROUND CONSTRUCTION MANAGEMENT OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This solicitation was advertised in the Palm Beach Post on October 6, 2022. OpenGov Procurement notified two hundred and two (202) potential bidders, there were nineteen (19) plan holders, and issued six (6) bid packages for this project. Three (3) bids were received on the bid opening date and time of November 2, 2022 at 2:30 pm.

Funding Source:

410-56300-610

Recommended Action:

Adopt Resolution No. 121-2022

ATTACHMENTS:

1. R121-2022 Award of ITB #2023-100



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 121-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-100, CITY OF STUART REVERSE OSMOSIS CONCENTRATE PIPELINE PROJECT TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$900,000.00 TO UNDERGROUND CONSTRUCTION MANAGEMENT OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

WHEREAS, the City entered into the competitive bid process in order to solicit qualified underground utility & excavation contractors to submit bid proposals for the construction of the Reverse Osmosis Concentrate Pipeline Repair Project.

WHEREAS, the project consists of erosion control, installation of 12-inch HDPE concentrate main, 2-inch HDPE fiber optic conduit via horizontal direction drill (HDD) and open trench, installation of fiber optic pull boxes, installation of all valves, manual air release valves and appurtenances necessary, asphalt roadway removal and replacement including pavement markings, concrete removal and replacement, decorative crosswalk replacement, sod, tree/shrubbery, and miscellaneous restoration.

SECTION 1: The City Commission of the City of Stuart hereby approves the award of ITB #2023-100: City of Stuart Reverse Osmosis Concentrate Pipeline Project to the lowest, responsive, and responsible bidder, Underground Construction Management, of Stuart, Florida at the unit price total of \$900,000.00; subsequent to review and approval by City Attorney.

SECTION 2: This resolution shall take effect upon adoption.

Resolution No. 121-2022

Approve Award of ITB #2023-100, City of Stuart Reverse Osmosis Concentrate Pipeline Project

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 12th day of December 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Roz Johnson

Title of Item:

UPDATE EMPLOYEE HANDBOOK POLICY, CHAPTER VIII (APPEARANCE, UNIFORMS, EQUIPMENT, VEHICLES, AND TOOLS) (RC):

RESOLUTION No. 123-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA UPDATING CHAPTER 8 (APPEARANCE, UNIFORMS, EQUIPMENT, VEHICLES, AND TOOLS) OF THE CITY EMPLOYEE HANDBOOK, EFFECTIVE OCTOBER 1, 2022; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

RESOLUTION 164-07 AUTHORIZES THE CITY MANAGER TO AMEND AND REVISE ANY PERSONNEL POLICY, OR PART THEREOF, THAT DOES NOT RESULT IN MONETARY OR ECONOMIC IMPACT. UPDATES TO THE CITY OF STUART EMPLOYEE HANDBOOK, CHAPTER 8 (APPEARANCE, UNIFORMS, EQUIPMENT, VEHICLES, AND TOOLS) HAVE BEEN RECOMMENDED AND INCLUDE PROCEDURAL CLARIFICATION AND ELEVATION IN THE SAFETY SHOE ALLOWANCE TO ALIGN WITH RECENT MARKET PRICE INCREASES.

Funding Source:

General Fund

Recommended Action:

Motion to approve Resolution No. 123-2022.

ATTACHMENTS:

1. R123-2022 Update Employee Handbook Chapter VIII
2. R123-2022 Exhibit A: Chapter VIII of the Employee Handbook



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 123-2022

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF STUART, FLORIDA UPDATING CHAPTER 8
(APPEARANCE, UNIFORMS, EQUIPMENT, VEHICLES,
AND TOOLS) OF THE CITY EMPLOYEE POLICY
HANDBOOK, EFFECTIVE OCTOBER 1, 2022; PROVIDING
AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, Resolution 164-07 authorizes the City Manager to amend and revise any personnel policy, or part thereof, that does not result in monetary or economic impact; and

WHEREAS, updates to the City of Stuart Employee Handbook, Chapter 8 (Appearance, Uniforms, Equipment, Vehicles, and Tools), have been recommended and include procedural clarification and elevation in the safety shoe allowance to align with recent market price increases.

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

SECTION 1: The City Commission hereby revises Chapter 8 of the Employee Handbook as illustrated in Exhibit A.

SECTION 2: This resolution shall take effect upon adoption.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

Chapter VIII: Appearance, Uniforms, Equipment, Vehicles & Tools

Updated October 1, 2022

8.01 Professional Appearance

(1) Uniformed Personnel

- (a) It is each employee's responsibility to keep uniforms clean, neat, and in good repair. Any employee reporting to work not wearing the proper uniform as outlined by the Department guidelines will be instructed to leave the work site and not to report to work until dressed in a proper uniform. The time away from the workplace may be considered as unpaid time.
- (b) The City may provide cleaning services for issued uniforms. Details may be obtained through appropriate department channels.
- (c) The complete uniform must be worn at all times while on duty.
- (d) No uniform may be altered or changed in appearance.
- (e) Any employee who loses or intentionally or willfully destroys the uniform will be responsible for replacing the uniform. If replaced by the City, the amount of replacement may be deducted from the employee's next regular paycheck.
- (f) Employees are only permitted to wear their uniform one hour prior to commencing the work period or shift, during the work period or shift, and for one hour following the completion of the work period or shift. Employees shall not wear their uniforms during off-duty hours in public places unless specifically authorized by their Department Director.
- (g) If uniform garments become stained, worn/torn, or damaged, it is the employee's responsibility to request a replacement to their supervisor in accordance with department protocols.
- (h) Uniforms that are furnished as a condition of employment and used for identification purposes will be considered a working condition benefit and therefore not considered taxable. Uniforms that are considered by the Internal Revenue Service (IRS) to be adaptable for general or outside usage may be deemed a taxable fringe benefit and subject to payroll taxes and personal income tax.
- (i) **Safety Shoes:** Once during each fiscal year, the City will provide one or more pairs of safety shoes to those employees whose jobs require the wearing of such (determined by the job description for the classification assigned). Beginning FY23, the per-person maximum shall not exceed a total of \$95 \$150. The safety shoes selected by the employee will meet City safety requirements as communicated by the Department Director. If the cost of safety shoes exceeds \$95 \$150, the employee will pay the difference. A Department Director may authorize the use a P-Card for safety shoe purchases not to exceed the per-person policy maximum. Employees who wish to purchase safety shoes in excess of the limit afforded in this policy may make such purchase on their own and submit for reimbursement up to the policy limit to the Financial Services Department.
- (j) Employees in Police or Fire, and for whom department rules and regulations or a collective bargaining agreement may apply, should review such documents for specific

information relative to their position.

(2) Non-Uniformed Personnel

- (a) All non-uniformed personnel are expected to dress appropriately for their assigned duties and responsibilities.
- (b) Clothing should be neat, clean, and appropriate for the work environment, and at a minimum, in alignment with “business casual,” defined as: a style of clothing that is less formal than traditional business wear but is still intended to give a professional and businesslike impression.
- (c) Employees shall avoid clothing that is typically worn in a casual environment outside of the workplace (e.g., leggings, athletic wear, beach sandals, sweatshirts, etc).
- (d) Department Directors may authorize dress-down Fridays, at which time employees may wear jeans or slacks, and sneakers, in good repair.
- (e) Employees are expected to maintain a neat and clean appearance, particularly those in positions where considerable public contact is required.

8.02 Safety Eyewear

- (1) City employees who wear prescription eyeglasses and are exposed to work-related hazards requiring the use of protective eye protection may be reimbursed for the purchase of prescription safety eyewear.
- (2) To be eligible, the employee’s supervisor must certify that work and environmental conditions do not allow regular protective eyewear to be worn safely over the employee’s prescription eyewear. The employee’s Department Director must approve all requests for reimbursement for the purchase of prescription safety eyewear.
- (3) Departments will reimburse qualifying employees an amount determined by the Department Director and Human Resources Director (for Risk Management). Reimbursement amount will be based on local business rates and availability of funds and shall be applied toward the cost of safety frames with safety lenses. The frames and lenses will comply with OSHA criteria and will be designed for durability, rather than cosmetics. The Department will reimburse the employee for replacement of safety eyewear or prescription changes once every two years, if needed.
- (4) To qualify for reimbursement, employees must submit documentation that the lenses and frames meet OSHA criteria, along with proof of purchase for the frames and/or lenses. Frames and lenses will become the personal property of the employee.
- (5) Whenever possible, employees with vision benefits should coordinate the eye examination and prescription to obtain safety prescription eyewear.

8.03 City Vehicles

- (1) An employee’s Department Director and the City Manager shall approve the use of City vehicles for certain positions. The primary criterion for approval shall be the ultimate benefit to the City and the exceptional or unique requirements of the position.
- (2) City vehicles shall be used for official business only and shall be operated in accordance with all traffic laws and safety regulations. Each employee who drives a City vehicle for official business purposes shall possess a valid Florida Driver License in good standing, or Federal Commercial Driver License (CDL), as appropriate.
- (3) Employees who are authorized to operate a City vehicle are prohibited from transporting minors unless specifically authorized by the Department Director as part of an assigned job function. Employees are also prohibited from transporting family members, significant others,

and friends in a City vehicle unless specifically authorized by the City Manager.

- (4) No employee shall operate a City vehicle when any physical or mental impairment causes the employee to be unable to drive safely. This prohibition includes, but is not limited to, circumstances in which the employee is temporarily unable to operate a vehicle safely or legally because of illness, medication, intoxication, or other impairment.
- (5) Employees using City vehicles shall report any malfunctions or maintenance requirements to their supervisor and Fleet Maintenance.
- (6) **Take-Home Vehicles:** All take-home vehicles must be authorized by the employee's Department Director and City Manager. IRS guidelines provide that an employee's use of a qualified non-personal vehicle is a non-taxable working condition benefit. A qualified non-personal vehicle is any vehicle the employee is not likely to use more than minimally for personal purposes because of its design or markings. Qualified non-personal vehicles generally include all the following vehicles:
 - (a) Clearly marked police and fire vehicles.
 - (b) Unmarked vehicles used by law enforcement officers if the use is officially authorized.
 - (c) A passenger bus with a capacity of at least 20 passengers used for its specific purpose.

All other vehicles must be used for City business only and may not be used for personal use other than for commuting or de minimis personal use (such as a stop for a personal errand on the way between the City and the employee's home). The employee must document all use of the City vehicle by maintaining a vehicle log that includes mileage and purpose.

With the exception of law enforcement, as described in chapter 627.7491 of Florida State Statutes, employees assigned a take-home vehicle must provide proof of automobile liability insurance coverage specific to the operation of City owned vehicles. Such proof must be submitted to Risk Management. It is the responsibility of the employee to maintain coverage and any change to such coverage must be reported to Risk Management.

- (7) The City will perform driving record audits on a periodic basis to ensure an employee's continued eligibility to drive a City vehicle. Employees who are assigned to drive a City vehicle and experience an adverse action on their driver license shall report this immediately to their supervisor for a determination to be made.
- (8) Employees in Police or Fire, and for whom department rules and regulations or a collective bargaining agreement may apply, should review such documents for specific information relative to their position.

8.04 Equipment, Tools, and Resources Issued

- (1) All equipment, tools, and resources issued to an employee by the City shall remain the property of the City.
- (2) Employees shall ensure all items issued are maintained accordingly and protected from damage, theft, or loss as directed by the issuer and/or manufacturer. Furthermore, employees will immediately report to their supervisor any damage, theft, or loss of issued equipment, tools, and/or resources along with a properly completed incident report.
- (3) Employees are prohibited from bringing tools and equipment from home into the workplace to perform their duties.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Joe Tumminelli

Title of Item:

CONTRACTUAL AGREEMENT WITH ST. JOSEPH'S SCHOOL FOR A STUART POLICE SCHOOL RESOURCE OFFICER (RC):

RESOLUTION No. 116-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A THREE-YEAR CONTRACTUAL AGREEMENT BOTH OPERATIONALLY AND FINANCIALLY WITH ST. JOSEPHS CHURCH/ST. JOSEPHS SCHOOL AUTHORIZING A FULL TIME EMPLOYEE FOR THE PURPOSES OF PROVIDING A SCHOOL RESOURCE OFFICER AT THE ST. JOSEPHS SCHOOL; AND BUDGET AMENDMENT NUMBER 3 TO THE 2023 OPERATING BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Contractual Agreement with St. Joseph's School for a Stuart Police School Resource Officer

Funding Source:

St. Joseph's Church/School

Recommended Action:

Recommend Approval

ATTACHMENTS:

1. R116-2022_BA_No._3-2023_St Joseph SRO Agreements Final
2. R116-2022_BA_No._3-2023_St Joseph Financial SRO- Signed Contract 11.28.22
3. R116-2022_BA_No._3-2023_St Joseph SRO Operational- Signed Contract 11.28.22



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 116-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A THREE-YEAR CONTRACTUAL AGREEMENT BOTH OPERATIONALLY AND FINANCIALLY WITH ST. JOSEPHS CHURCH/ST. JOSEPHS SCHOOL AUTHORIZING A FULL TIME EMPLOYEE FOR THE PURPOSES OF PROVIDING A SHCOOL RESOURCE OFFICER AT THE ST. JOSEPHS SCHOOL; AND BUDGET AMENDMENT NUMBER 3 TO THE 2023 OPERATING BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, St. Joseph's Catholic Church owns and operates a school known as St. Joseph's Catholic School located at 1200 SE 10th Street, Stuart, Florida 34996; and

WHEREAS, St. Joseph's Catholic School desires to provide a School Resource Officer (SRO) for its Students and the position requires a sworn law enforcement officer for the safety and security, counseling, and a law-related educational service programs.

WHEREAS, the City of Stuart is willing to create an additional position on its staff a Full Time Employee (FTE) for the sole purpose of fulfilling the needs of St. Joseph's Catholic School which is located within the jurisdictional limits of the City.

WHEREAS, the City of Stuart, Florida is to accept, appropriate and expend the equipment and salary cost to include fringe benefits for payments from St. Joseph's Church.

WHEREAS, the City of Stuart, Florida Police Department is a full-service police agency and has full authority to enter into this agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS FOLLOWS:

SECTION 1: The foregoing precatory language is incorporated herein, as if set forth below.

SECTION 2: The City of Stuart, Florida will derive funding for the School Resource Officer from St. Joseph's School.

SECTION 3: The 2023 Fiscal Year Budget of the Police Department is hereby further amended as the start date of January 2, 2023, as follows:

FROM: St. Joseph's Church for Employees Salary and Fridge Benefits: \$43,820.00

TO: Police Department (190) Operation Acct. 512 \$43,820.00

This authorization is to accept, appropriate, and expend funds in the amount of \$43,820.00 for Salary and Fringe Benefits for the SRO for the remainder of the fiscal year of 2023 from January 2, 2023, to September 30, 2023.

SECTION 4: The 2023 Fiscal Year Budget of the Police Department is hereby further amended as the start date of January 2, 2023, for police officer start-up equipment as follows:

FROM: St. Joseph's Church for Employees Salary and Fridge Benefits: \$12,735.00

TO: Police Department (190) Acct. 552 \$12,735.00

This authorization is to accept, appropriate, and expend funds in the amount of \$12,735.00 for start-up equipment for a police officer.

SECTION 5: St. Joseph's Catholic Church is aware that the cost per officer may or may not increase due to Collective Bargaining Agreement sessions through negotiations with the Police Benevolent Association of Palm Beach County (PBA).

SECTION 6: The City Commission of the City of Stuart, Florida hereby authorizes the Mayor and City Clerk to execute an agreement with St. Joseph's Catholic Church to provide police services.

SECTION 7: Conflicts. All Resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8: Severability. If any section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other Section or part of this Resolution.

SECTION 9: Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

Resolution No. 116-2022; BA #3-2023

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

SCHOOL RESOURCE OFFICER FINANCIAL AGREEMENT

Between

St. Joseph's Catholic School and the City of Stuart/Police Department

This Financial Agreement is made, this _____ day of _____, 2023, by and between St. Joseph's Catholic Church also known as St. Joseph's Catholic School (hereinafter "SJCS"), and the CITY OF STUART; Stuart Police Department (hereinafter "SPD:") as follows:

WITNESSETH:

WHEREAS, SPD agrees to provide SJCS a School Resource Officer (SRO) Program;

WHEREAS, SJCS agrees to financially support a SRO for the campus facility located at 1200 SE 10th Street, Stuart, Florida 34996, within the jurisdictional boundaries of the City of Stuart

WHEREAS, SJCS and SPD desire to set forth in this School Resource Officer (SRO) Agreement the specific terms and conditions of the services to be performed and provided by the School Resource Officers (SRO) for SJCS;

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Cost of the SRO Program.
 - A. The cost of the SRO Program shall be paid by SJCS. The rules and regulations will be set forth in Exhibit A, which is attached hereto and incorporated herein by this reference.
2. Employment of School Resource Officer(s)
 - A. SJCS agrees to pay the full salary at a prorated cost from the time of January 2, 2023, to September 30, 2023, to correlate with the city's fiscal year in addition to the start-up cost for officer equipment due to SPD adding an extra full-time employee to fill the SRO position. The total cost for this time is as follows:

SALARY: includes fringe benefits	\$43,820.00
----------------------------------	-------------

+

UNIFORMS:

- | | |
|-----------|----------|
| • Class A | \$150.00 |
| • Class B | \$500.00 |

EQUIPMENT

• Bullet proof Vest	\$1,200.00
• Belt(s)	\$150.00
• Radio (Motorola)	\$5,000.00
• Flashlight	\$100.00
• Firearm(s)	\$1,000.00
• Taser	\$1,200.00
• Traffic Vest	\$25.00
• Raincoat	\$100.00
• Winter Jacket	\$100.00
• Windbreaker Jacket	\$60.00
• Body Worn Camera (BWC)	\$450.00
• Boot Allowance	\$200.00

INFORMATION TECHNOLOGIES

• Laptop	\$1,500.00
• Software Licensing	\$1,000.00
	<u>\$12,735.00</u>

TOTAL JANUARY 2, 2023, TO SEPTEMBER 30, 2023

POLICE VEHICLE	\$0.00
SALARY	\$43,820.00
EQUIPMENT	\$12,735.00
INITIAL TOTAL START-UP COST	<u>\$56,555.00</u>

3. Subsequent Years to September 30, 2025

Thereafter, October 1, 2023, SJCS agrees to pay the full salary to include fringe benefits of a dedicated SRO for the entire school year. The first yearly salary starting October 1, 2023, is as follows:

SALARY

• Salary and Wages	\$48,277.00
• FRS	\$13,435.00
• Health Insurance	\$9,225.00
• FICA	\$2,993.00
• Medicare	\$700.00
• Dental	\$348.00
• Life insurance	\$114.00
• EAP	\$25.00

• Merit	\$0.00
• Special Pay (phone)	\$40.00
• Merit Bonus	\$0.00
TOTAL	<u>\$75,157.00</u>

4. Payments

Payments will be made in two installments, the first on October 1st and the second on April 1st. On October 1st, St. Joseph's School will pay a partial payment for the contract totaling \$37,578.50 and on April 1st the remaining installment will be paid in the amount of \$37,578.50.

5. Collective Bargaining

Collective bargaining occurs every year between the police union and the City of Stuart, wage increases, merit increase and cost of living adjustments are not included in this yearly figure. SJCS should be aware that the cost per officer may or may not increase due to these bargaining sessions.

6. Duty Hours.

- A. SRO duty hours shall be determined by the provisions of the labor agreement between SPD and SJCS as well as the Police Benevolent Association Contract. It is the intent of the parties that the SRO's duty hours shall conform to the school day which are from 7:30am to 5:30pm, Monday through Friday.
- B. It is understood and agreed that time spent by SROs attending municipal court, juvenile court, and/or criminal cases arising from and/or out of their employment as an SRO shall be considered as hours worked under this Agreement.
- C. IN THE EVENT OF A MAJOR EMERGENCY, determined by executive staff of SPD and the SRO is ordered to leave the school during normal duty hours as described above and to perform other services for the major emergency, then the time spent shall not be considered hours worked under this Agreement. In such an event, the compensation paid by SJCS to SPD shall be reduced by the number of hours of SRO service not provided to SJCS or the hours shall be made up in a manner determined by mutual agreement of the parties.
- D. In the event an SRO is absent from work, the SRO shall notify his or her supervisor at SPD, and the principal of the school to which the SRO is assigned. SPD will assign another officer, to substitute for the assigned SRO.
- E. The SRO shall be an employee of SPD and shall be subject to the administration, supervision, and control of SPD.
- F. The SRO shall be subject to all personnel policies and practices of SPD except as such policies or practices that may be modified by the terms and conditions of this Agreement.

- G. SPD, in its sole discretion, shall have the power and authority to hire, discharge, and discipline SRO(s).
 - H. Assignment of an SRO shall be the discretion of the Chief of Police. The Chief of Police will appoint an SRO that is a good fit for the job duties of an SRO. If a principal/director is dissatisfied with an SRO who has been assigned to SJCS, then that principal may request in writing that the Chief of Police assign a different officer as the SRO for that school. An inquiry will be conducted for validation of the complaint and valid cause for dismissal from the SRO assignment.
 - I. One SRO shall be assigned to SJCS.
7. Chain of Command.
- A. The SRO will be subject to the chain of command of SPD.
 - B. In the performance of their duties, SROs shall coordinate and communicate with the principal or the principals' designee of the school to which they are assigned.
8. Term of Agreement.

The initial term of this Agreement will begin on the 2nd day of January 2023 and continue until September 30, 2025, however, should either party encounter budgetary constraints that make the continuation of this agreement impractical, then either party may cancel this agreement upon 180 days' notice to the other. Cancellation will forfeit provided compensation by SJCS to SPD. Following the initial three-year term, this agreement shall be automatically renewed for successive one-year periods unless either party requests termination (with 180-day notice) or modification of this agreement. This request will be made in writing.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first written above.


MINDY MILLER
ST. JOSEPH'S CATHOLIC CHURCH


WITNESS

Rev. Fr. Noel McGrath
FATHER NOEL MCGRATH
ST. JOSEPH'S CATHOLIC CHURCH

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

**OPERATIONAL AGREEMENT FOR A SCHOOL RESOURCE OFFICER AT
ST. JOSEPH'S CATHOLIC SCHOOL WITH THE CITY OF STUART/POLICE DEPARTMENT**

EXHIBIT A

THIS AGREEMENT is made and entered into this ____ day of _____, 2023, by and between St. Joseph's Catholic School, and the City of Stuart, a Florida municipal corporation (the "City").

WHEREAS, St. Joseph's Catholic Church owns and operates a school known as St. Joseph's Catholic School (the "School"), located at 1200 SE 10th Street, Stuart, Florida 34996; and

WHEREAS, St. Joseph's Catholic School desires to provide a School Resource Officer (SRO) for its students and the position requires a sworn law enforcement officer for the safety and security, counseling, and any law-related educational service programs.

WHEREAS, the City of Stuart is willing to create an additional position on its staff for the sole purpose of fulfilling the needs of St. Joseph's Catholic School which is located within the jurisdictional limits of the City.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, St. Joseph's Catholic School and the City hereby agree as follows:

ARTICLE I

- 1.1 The School Resource Officer Program at the School is hereby ratified and shall continue for a period of time beginning January 2, 2023, and ending September 30, 2025, (the "Initial Term"). The Initial Term may be extended by mutual agreement of the parties for additional renewal periods of a minimum of one (1) year each.
- 1.2 The City shall assign to the school one (1) full-time SRO, who shall be on duty from the beginning of the school year to the end of the school year, on those days and during those hours that the school is in session, that are mutually agreed upon by the parties. In the event extra-duty details are required by the School, the City shall assign additional police officers, depending on their availability. Extra duty details will be paid for separately by SJCS through the Police Off Duty Detail Account.
- 1.3 The SRO shall remain a Stuart Police Department employee and shall remain responsive to the chain of command of the City. However, the administration for St. Joseph's Catholic Church shall have the authority to schedule the SRO for on duty employment and the SRO shall also be responsible to comply with all rules and regulations as set forth by the St. Joseph's administration.
- 1.4 The assignment of which police officer employed by the City shall serve as the SRO for St. Joseph's will be made solely by the City. The City recognizes that continuity is very important and maintaining the same officer is a priority for all parties.

ARTICLE II

- 2.1 At minimum, the SRO shall be trained in the Basic SRO Program, and in crisis intervention.
- 2.2 The SRO shall abide by school policies and shall consult with and coordinate activities through the school principal or designee. The SRO shall be responsible to SPD in all matters relating to employment, subject to agreements between the school and SPD. Activities conducted by the SRO which are part of the regular instructional program of the school shall be under the direction of the school's principal. Other duties of the SRO are as follows:
- (a) Notify the School's principal when the SRO arrives at or departs from the school
 - (b) Performs law enforcement functions within the school setting
 - (c) Identify and prevent, through counseling and referral, delinquent behavior, including substance abuse
 - (d) Foster a better understanding of the law enforcement function
 - (e) Develop positive concepts of law enforcement
 - (f) Provide information about crime prevention
 - (g) Provide aid and support for crime victims identified within the school setting including abused children
 - (h) Promote positive relations between students and law enforcement officers
 - (i) Enhance knowledge of the fundamental concepts and structure of law
 - (j) When requested by the Principal or their designee, attend school-related activities (i.e., faculty, parent meetings, school functions, etc.). Such attendance is subject to the approval of the SRO's supervisor if it is outside the scope of this agreement.
 - (k) The SRO will be available for conferences with students, parents, and faculty members to assist them with problems. When in a counseling capacity, the SRO will be subject to all confidentiality issues and confidentiality rules and ethics as accepted and defined in State laws and professional standards. The City acknowledges and agrees that it will not disclose confidential student information to any other person or entity and will only use the confidential student information for the purposes of this Agreement and for no other purpose unless otherwise required by State and Federal law. Upon the completion of the non-law enforcement SRO services, the City shall return to the school all original and any copies of the confidential student information and shall not retain any confidential student information as the City will be receiving student information that is otherwise confidential. The City shall fully comply with the requirements of Florida Statutes and any other law or regulation, either federal or State, regarding confidentiality of student information and records unless otherwise required by law. Further, notwithstanding any other provision in this Agreement to the contrary, the City, for itself, and its officers, employees, agents, representatives, contractors, and subcontractors, shall indemnify and hold the School and its

officers and employees harmless for the City's negligence, including, but not limited to defending the School and its officers and employees against any complaint, administrative or judicial proceeding, payment of any penalty imposed upon the School, or payment of any and all costs, damages, judgments, or losses incurred by or imposed upon the School arising out of the negligence by the City, or its officers, employees, agents, representatives, contractors, and subcontractors, or a negligent violation of Florida Statutes that is not permissible by law. This provision shall survive the termination of or completion of all obligations under this Agreement and shall be fully binding upon the City until such time as any proceeding which may be brought on account of this provision is barred by any applicable statute of limitations.

- (l) Become familiar with all community agencies, such as mental health clinics and drug treatment centers, which aids youths and their families. The SRO may make referrals to such agencies, when necessary and appropriate, thereby acting as a resource to the students, faculty, and staff of the School. The decision whether to report an event shall be within the sole discretion of the SRO, subject however to all applicable State and Federal laws.
- (m) Assist the principal in developing plans and strategies to prevent and/or minimize dangerous situations which may result from student unrest and emergency situations.
- (n) Should it become necessary to conduct formal law enforcement investigative interviews with the students, the SRO shall adhere to rules and guidelines set forth in the Florida State Statutes, Federal law and departmental guidelines.
- (o) Take law enforcement action as required. As soon as practical, the SRO shall make the principal aware of such action. At the Principal's request, the SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the School or School-related functions.
- (p) The SRO will also act as a liaison between the School and other government agencies, e.g., law enforcement, DCF, State's Attorney, etc.;
- (q) Submit reports and statistical data, as necessary, to include police department generated reports regarding any on-campus incidents for which the SRO or other police officer prepares reports and documents as allowed by State law.
- (r) The SRO shall not act as a school disciplinarian. Disciplining students shall remain the school's responsibility. However, if the principal believes an incident is a violation of the law, the principal may contact the SRO and the SRO shall then determine whether law enforcement action is appropriate. The SRO shall not be assigned lunchroom duties, hall monitors, truancy, or other monitoring duties. If there is a problem area, the SRO may assist the School until the problem is solved;
- (s) Perform duties outside the school as needed (i.e., court, training, depositions, vacation, etc.

ARTICLE III

- 3.1 School personnel shall report all law infractions to the SRO.

ARTICLE IV

- 4.1 The City and the SRO shall only use the information made accessible by the School in furtherance of this Agreement, and only for the purposes for which the disclosure was made or as may otherwise be required by law. The City acknowledges and agrees that each SRO will have access to Personally Identifiable Information and Education Records pursuant to Florida Statutes and the federal regulations, and the SRO shall not disclose such information to any other party unless specifically authorized or required by law.

ARTICLE V

- 5.1 The School shall provide to the SRO a secure and private office located as close to the principal's office as possible. The SRO will be the only one assigned to the office due to the sensitive and confidential information maintained within. The office will be voice secure for purposes of interviews and counseling.

ARTICLE VI

- 6.1 The School will bear the overall costs associated with the School Resource Officer Program. Notwithstanding the foregoing, any negotiations the City has regarding its Collective Bargaining unit shall take precedence. The School should provide the City any funding obtained via the Marjory Stoneman Douglas Act High School Safety Act, if applicable.
- 6.2 The School shall pay the City an amount equal to 100% of the funds described in Section 6.1 upon receipt of yearly invoices from the City. See the financial agreement between the City and School.

ARTICLE VII

- 7.1 The City, in its sole discretion, shall provide the appropriate vehicle to conduct the duties of the SRO. Any equipment purchased, leased, rented, or donated to the City for use in the SRO Program shall become an asset of the City and therefore, will be subject to City rules, regulations, and policy governing use.

ARTICLE VIII

- 8.1 In the event the principal of the School feels that the SRO is not effectively performing their duties and responsibilities, as outlined in Florida Statute, §1006.12, the Principal shall recommend, in writing, to the Chief of Police, that the SRO be removed or such other remedial action as the Principal deems appropriate, stating the reasons for such removal. Upon receipt of such recommendation, the Chief may meet with the SRO, their immediate supervisor, the Principal, and specified members of the School staff, in an attempt to resolve the issue raised by the Principal. If acceptable terms cannot be reached, The Chief shall have the sole discretion to remove the SRO from the School, and a replacement SRO shall be assigned to the School.

- 8.2 In the event of the resignation, dismissal, or reassignment of a SRO, or in the case of long-term absences by a SRO, the City shall provide a temporary or permanent SRO replacement.

ARTICLE IX

- 9.1 This Agreement is subject to and governed by the laws of the State of Florida, including without limitation Chapter 119, Florida Statutes, which generally makes public all records or other writings made by or received by the parties. The City and St. Joseph's Catholic School acknowledge their legal obligation to comply with 119.0701, Florida Statutes.
- 9.2 **IF ST. JOSEPH'S CATHOLIC SCHOOL HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY'S CUSTODIAN OF RECORDS VIA THE CITY CLERK.**
- 9.3 The City and the School shall keep and maintain public records, as that phrase is defined in the Florida Public Records Act, required to perform the scope of services.
- 9.4 Upon request by the City or the School, either party shall provide a copy of any and all requested public records or allow the requested public records to be inspected or copied, within a reasonable time, at a cost that does not exceed the cost allowed by law.
- 9.5 The City and the School shall not disclose public records that are exempt, or confidential and exempt, from public records disclosure unless specifically authorized by law for the duration of the Agreement term and following completion of the Agreement if the City does not transfer the public records to the School as indicated below.
- 9.6 The City and the School shall comply with all requirements for retaining public records and shall keep and maintain all such public records required by the School to perform the scope of services. Upon request by the School, all public records stored electronically must be provided in a format that is compatible with the information technology systems of the City or the School.
- 9.7 Notwithstanding any other provision of this Agreement to the contrary, failure to comply with this requirement shall result in the immediate termination of the Agreement, without penalty to the City or the School. Further, the City and the School shall mutually and fully indemnify and hold harmless each other, their officers, agents, and employees from any liability and/or damages, including attorney's fees through any appeals, resulting from the City's or the School's failure to comply with the requirements of Chapter 119, Florida Statutes.

ARTICLE X

- 10.1 This Agreement may be terminated by either party upon a 180 day written notice that the other party has failed to substantially perform in accordance with the terms and conditions of this Agreement, but subject to applicable law. Termination of this Agreement may only be accomplished as provided herein. In the event this Agreement is terminated for failure to perform, compensation will be made to the City for all obligations incurred by the City in order to perform under the agreement.

ARTICLE XI

- 11.1 The City shall be responsible for the actions of the SRO officer just as it is responsible for the actions of all of its police officers. The City agrees to defend, indemnify, and hold the School, its employees, and agents, harmless from any claim, demand, suit, loss, cost, expense, or damage which may be asserted, claimed, or recovered against, or from the School, its agents or employees by reason of any damage to property or personal injury including death sustained by any persons whomsoever, and which damage, injury, or death arises out of, or is incident to, or in any way connected with, the performance of this Agreement by the City or its SRO in their law enforcement duties to the extent permitted by Florida Statute § 768.28. This contract and specifically this section should not be interpreted to waive sovereign immunity as it is the intention of the parties that the SRO shall be in the course and scope of employment at the City when providing services under this agreement.

ARTICLE XII

- 12.1 The School, their agents, and their employees agree to cooperate in good faith in fulfilling the terms of this Agreement. Unforeseen difficulties or questions will be resolved by negotiation between the School and the Chief of Police.

ARTICLE XIII

- 13.1 This Agreement constitutes the full understanding of the parties, and no terms, conditions, understandings, or agreements purporting to modify or vary the terms of this Agreement shall be binding unless made in writing and signed by the party to be changed.
- 13.2 This Agreement, and each covenant herein, shall not be assigned without the express written consent of the parties.
- 13.3 Nothing contained in this Agreement is intended to serve as a waiver of sovereign immunity by any entity to which sovereign immunity may be applicable.
- 13.4 This Agreement constitutes the final written expression of all the terms of this Agreement and is a complete and exclusive statement of those terms.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their duly authorized officers.


MINDY MILLER

ST. JOSEPH'S CATHOLIC CHURCH


WITNESS



FATHER NOEL MCGRATH
ST. JOSEPH'S CATHOLIC CHURCH

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Timothy Voelker

Title of Item:

SE ILLINOIS AVENUE LIVING SHORELINE DEMONSTRATION PROJECT (RC):

RESOLUTION No. 122-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE UTILITIES & ENGINEERING DEPARTMENT TO SUBMIT AN INDIAN RIVER LAGOON COUNCIL GRANT APPLICATION FOR THE SE ILLINOIS AVENUE LIVING SHORELINE DEMONSTRATION PROJECT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The SE Illinois Avenue Living Shoreline Demonstration project consists of a living shoreline that will protect against erosion and provide habitat for marine species and wading birds. The living shoreline plantings will also provide nutrient removal from the existing stormwater discharge entering the St. Lucie River at this location. In addition, a buffered shoreline will be constructed at the north end of SE Illinois Avenue to provide filtration for stormwater runoff from the northern portion of the SE Illinois Avenue right-of-way and adjacent properties. It is estimated that 18.77 pounds per year of Total Nitrogen (TN) and 2.82 pounds per year of Total Phosphorus (TP) will be kept from entering the lagoon.

Resolution No. 13-2022 was adopted on January 24, 2022, authorizing the Utilities & Engineering Department to submit a grant application to the Indian River Lagoon (IRL) Council to apply for funding in the amount of \$85,000 for the project.

Resolution No. 65-2022 was subsequently adopted on July 12, 2022, authorizing the Mayor to execute a Cost-Share Agreement for the project with the IRL Council. Per the agreement, the IRL Council will pay the City approximately 50% of the total cost for satisfactory completion of the project, which amounts to \$85,000.

Construction costs for the project have significantly increased this past year; therefore, the Utilities & Engineering Department is requesting authorization to apply for additional funding through the IRL National Estuary Program. The IRL Council issued the FY 2024 IRL Council and IRL National Estuary Program RFP Announcement on November 21, 2022, with an application deadline of Friday January 6, 2023.

Funding Source:

Project was included in the Fiscal Year 2022/2023 budget – Stormwater Enterprise Fund, Capital Outlay.

Recommended Action:

Move approval of Resolution No. 122-2022.

ATTACHMENTS:

1. R122-2022 Authorization to Submit a Grant Application for the SE Illinois Ave Living Shoreline Demonstration
2. Landscape Plan



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 122-2022

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF STUART, FLORIDA, AUTHORIZING THE
UTILITIES & ENGINEERING DEPARTMENT TO
SUBMIT AN INDIAN RIVER LAGOON COUNCIL GRANT
APPLICATION FOR THE SE ILLINOIS AVENUE LIVING
SHORELINE DEMONSTRATION PROJECT; PROVIDING
AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, the Indian River Lagoon (IRL) Council provides cost-share funding to Recipients for the purposes provided for herein which will benefit the management of the water resources of the Indian River Lagoon; and

WHEREAS, the proposed SE Illinois Avenue Living Shoreline Demonstration Project (the project) will align with the IRLNEP's "One Lagoon - One Community- One Voice" mission; and

WHEREAS, the City of Stuart (the City) has previously adopted Resolution No. 13-2022, which authorized the Utilities & Engineering Department to submit an IRL Council grant application for the project, and

WHEREAS, the City has previously adopted Resolution No. 65-2022, which authorized the Mayor to execute a cost-share agreement for the project with the IRL Council, and

WHEREAS, construction costs for the project have significantly increased this past year. To help offset the increases, the City is submitting another grant application to the IRL Council for additional funding for the project, and

Authorization to Submit a Grant Application for the SE Illinois Ave Living Shoreline
Demonstration

WHEREAS, the City continues to implement strategies to improve the quality of stormwater runoff entering the St. Lucie River to advance toward BMAP goals and improving water quality of the St. Lucie River and Estuary.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA, AS FOLLOWS:**

SECTION 1: The Utilities & Engineering Department is hereby authorized and directed to submit a grant application to the IRL Council for the project.

SECTION 2: This resolution shall take effect on adoption.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 12th day of December, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



TABLE OF CONTENTS:	LOCATION MAP:	SITE DATA	LEGEND																																																							
L1 - TITLE SHEET L2 - SITEWORK PLAN L3 - PLANTING PLAN L4 - PLANT SCHEDULE, PICTURES & ELEVATION L5 - LANDSCAPE DETAILS AND SPECIFICATIONS		HARDINESS ZONE: MEAN ANNUAL PRECIPITATION: MEAN ANNUAL AIR TEMP: FROST FREE PERIOD: SOIL TYPE: LANDFORM: 10A 40" - 68" 68° - 79° 345 - 365 DAYS URBAN LAND FLATWOODS, RISES, KNOLLS, RIDGES, HILLS ON MARINE TERRACES SOIL PROFILE: SLOPE: DEPTH TO RESTRICTIVE FEATURE: DRAINAGE CLASS: RUNOFF CLASS: DEPTH TO WATER TABLE: FREQUENCY FOR FLOODING: HYDROLOGIC SOIL GROUP: HYDRIC SOIL RATING: NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE UNRANKED	<table><tr><th colspan="3">SYMBOLS</th></tr><tr><td>T TELEPHONE PEDESTAL</td><td>□ DOWNSPOUT</td><td> A/C UNIT</td></tr><tr><td>CA CABLE TV PEDESTAL</td><td>+ HOSE BIB</td><td> EXISTING PALM SYMBOLS VARY BASED ON SPECIES</td></tr><tr><td>W WELL</td><td>☐ MAILBOX</td><td> EXISTING TREE SYMBOLS VARY BASED ON SPECIES</td></tr><tr><td>WM WATER METER</td><td> UTILITY POLE</td><td> EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES</td></tr><tr><td>G GAS METER</td><td> LIGHT POST</td><td> EXISTING PLANT SYMBOLS SHOWN ON THE PLANTING PLAN REPRESENT PLANTS TO REMAIN</td></tr><tr><td>E ELECTRIC METER</td><td> WALL MOUNTED LIGHT</td><td> EXISTING TREE TO BE REMOVED</td></tr><tr><td>IB IRRIGATION BOX</td><td> POOL EQUIPMENT</td><td> EXISTING TREE TO BE RELOCATED</td></tr><tr><td>FH FIRE HYDRANT</td><td></td><td></td></tr></table> <table><tr><th colspan="2">LINE TYPES / NOTES</th></tr><tr><td></td><td>FENCE</td></tr><tr><td></td><td>PROPERTY LINE</td></tr><tr><td></td><td>SETBACK / EASEMENT</td></tr><tr><td></td><td>EXISTING CONTOURS (BASED ON LOCAL GIS DATA)</td></tr><tr><td></td><td>PROPOSED CONTOURS</td></tr><tr><td></td><td>EXISTING VEGETATION MASS</td></tr><tr><td></td><td>SPOT GRADES</td></tr><tr><td></td><td>OVERHEAD UTILITY LINE</td></tr></table> <table><tr><th colspan="2">ABBREVIATIONS</th></tr><tr><td>EX</td><td>EXISTING</td></tr><tr><td>FV</td><td>FIELD VERIFY</td></tr><tr><td>TBD</td><td>TO BE DETERMINED</td></tr><tr><td>OAP</td><td>ON ADJACENT PROPERTY</td></tr></table>	SYMBOLS			T TELEPHONE PEDESTAL	□ DOWNSPOUT	A/C UNIT	CA CABLE TV PEDESTAL	+ HOSE BIB	EXISTING PALM SYMBOLS VARY BASED ON SPECIES	W WELL	☐ MAILBOX	EXISTING TREE SYMBOLS VARY BASED ON SPECIES	WM WATER METER	UTILITY POLE	EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES	G GAS METER	LIGHT POST	EXISTING PLANT SYMBOLS SHOWN ON THE PLANTING PLAN REPRESENT PLANTS TO REMAIN	E ELECTRIC METER	WALL MOUNTED LIGHT	EXISTING TREE TO BE REMOVED	IB IRRIGATION BOX	POOL EQUIPMENT	EXISTING TREE TO BE RELOCATED	FH FIRE HYDRANT			LINE TYPES / NOTES			FENCE		PROPERTY LINE		SETBACK / EASEMENT		EXISTING CONTOURS (BASED ON LOCAL GIS DATA)		PROPOSED CONTOURS		EXISTING VEGETATION MASS		SPOT GRADES		OVERHEAD UTILITY LINE	ABBREVIATIONS		EX	EXISTING	FV	FIELD VERIFY	TBD	TO BE DETERMINED	OAP	ON ADJACENT PROPERTY
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Michael Flough
LANDSCAPE ARCHITECT

FL Reg. #LA0001728
772.419.0024
Stuart
10022.com/p/michael-flough www.mikefloughla.com

Sheet
L1

Title Sheet

Landscape Plan
SE ILLINOIS AVE.
SE Illinois Ave, Stuart, FL 34994

Please note:
This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

Date:
11/03/2022
Design by: AM/PA
Reviewed by: MF
Revised: 00/00/0000

Page 77 of 608

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Mary Kindel

Title of Item:

APPOINTMENTS OF CITY COMMISSIONERS TO COMMUNITY BOARDS

Summary Explanation/Background Information on Agenda Request:

There are currently eight community boards, two of said boards have two appointments. As a result, there are currently 10 positions to be filled by the City Commissioners. Each year, the City Commission appoints individual Commissioners best suited to serve and attend meetings on behalf of the City.

It is recommended that all Commissioners serve on at least one board and then the City Commission decide which Commissioners are best suited to represent the City for the remaining positions. In the past, the City Commission has addressed each position individually during deliberation but the ratification of the appointments can be done with one vote of the Board.

As the City representative, the serving Commissioner typically provides updates during public meeting comments.

Funding Source:

Recommended Action:

ATTACHMENTS:

1. Commission Board Appointments for 2023

2022 COMMISSION BOARD MEMBERSHIP			
BOARD	MEMBER	2023 MEMBER	MEETINGS
Airport Noise Advisory Committee	Eula Clarke		Quarterly (1/27, 4/28, 7/28, & 10/27/2022) - 10 AM Airport Maint. Building Conference Room, Flying Fortress Way
Arts Council	Becky Bruner		Quarterly, 4th Tues. of the month (January, April, July, October) - Courthouse Cultural Center; Contact: Nancy Turrell - nturrell@martinarts.org
Business Development Board (BDB)	Troy McDonald		2nd Wed. every month at 8:30 AM - Wolf Tech. Center IRSC Chastain Campus; Contact: Joan Goodrich - joan@bdbmc.org
Metropolitan Planning Organization (MPO)	Christopher Collins / Troy McDonald		3rd Mon. every month at 9 AM - MC Commission Chambers; or as scheduled; Contact: Beth Beltran - bbeltran@martin.fl.us
Tourist Development Council (TDC)	Christopher Collins		3 PM on 1/12, 3/23, 5/11, 9/21, and 11/16/2022 MC Commission Chambers; Contact: Donna Gordon - dgordon@martin.fl.us
Treasure Coast Council of Local Governments (TCCLG)	Campbell Rich		1st Wed. every month at 10 AM - St. Lucie County Admin Annex; Contact: Patricia Christensen - pchristensen@tcrlc.com
Treasure Coast Regional League of Cities (TCRLC)	Campbell Rich / Alt: Becky Bruner		3rd Wed. every month at 10 AM - Chamber of Commerce in St. Lucie County; Contact: Teri Barenborg - Teri.Barenborg@indianriverschools.org
Treasure Coast Regional Planning	Eula Clarke (Voting Member 2021-2023) Alternate: Sewall's Point		3rd Fri. every month at 9:30 AM - Wolf Tech. Center IRSC Chastain Campus; Contact: Donna Gordon - dgordon@martin.fl.us

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Mary Kindel

Title of Item:

COMMISSION LIAISON AND AT LARGE APPOINTMENTS / RATIFICATION TO ADVISORY
BOARDS OF THE CITY

Summary Explanation/Background Information on Agenda Request:

Each Commissioner is responsible for appointing a representative to each advisory board. The City Commission as a whole ratifies the individual appointments from each commissioner. The LPA and CRB has two additional positions which are filled by the City Manager and referred to as "At Large Positions".

Funding Source:

N/A

Recommended Action:

Motion to approve 2023 Advisory Board Members as listed.

ATTACHMENTS:

1. Advisory Board Spreadsheet 2023 Draft for Approval
2. Board Application_ BOA_ Sean Reed
3. Board Application_LPA_Laura Giobbi
4. Board Application_LPA_James McCutchen Stuckey
5. LPA Board Application_Donald Cuzzo
6. Board Application_CRB_Micah Hartowski
7. Board Application_CRB_Jackie Vitale
8. Board Application_CRB_Frank McCrystal
9. CRB Board Application_Seth Owens

Advisory Boards

Board of Adjustment			
		Quorum - Min. 3	
Member	Term Expires	Commission Liaison	Notes
Kristin Stanley	12/31/2023	Becky Bruner	also SIRB member
Werner Bols	12/31/2023	Troy McDonald	
Christina Vogl	12/31/2023	Campbell Rich	
Sean Reed	12/31/2023	Christopher Collins	
Claire Y. Nash Ph.D.	12/31/2023	Eula Clarke	
Community Redevelopment Agency		Quorum - Min. 4	
Member	Term Expires	Commission Liaison	Notes
VACANT (until 1/2023)	12/31/2023		
Tom Campenni	12/31/2023	Confirmed Nomination	also CRB member
Planning Advisory Board / Local Planning Agency Quorum - Min. 4			
Member	Term Expires	Commission Liaison	Notes
Ryan Strom	12/31/2023	At Large	Term Limit - 6 Years Remaining
Kelly Laurine	12/31/2023	At Large	Term Limit - 8 Years
William Mathers	12/31/2023	Becky Bruner	
Laura Giobbe	12/31/2023	Christopher Collins	
Mac Stuckey	12/31/2023	Campbell Rich	
Donald Cuzzo	12/31/2023	Troy McDonald	
Margaret A. Bromfield	12/31/2023	Eula Clarke	
Community Redevelopment Board		Quorum - Min. 4	
Member	Term Expires	Commission Liaison	Notes
Micah Hartowski	12/31/2023	At Large	Maximum Term Limit 8 Years
Tom Campenni	12/31/2023	At Large	Maximum Term Limit 8 Years
Chris Lewis	12/31/2023	Eula Clarke	
Jackie Vitale	12/31/2023	Campbell Rich	
Frank McCrystal	12/31/2023	Christopher Collins	
Seth Owens	12/31/2023	Troy McDonald	
Nikolaus Schroth	12/31/2023	Becky Bruner	
Stuart Independent Review Board		Quorum - Min. 3	
Member	Term Expires	Commission Liaison	Notes
Helen McBride	12/31/2023	Campbell Rich	
Kristen Stanley	12/31/2023	Becky Bruner	also BOA member
Pearlie B. Clark	12/31/2023	Eula Clarke	
"Dee" Diane C. Gusch	12/31/2023	Christopher Collins	
Anita Concoves	12/31/2023	Troy McDonald	

11/30/2022

Board Application

Full Name	sean reed
Present Occupation	preschool owner
Contact Phone	7722091060
Email Address	sean@reedchildcarecenter.com
Street Address	20 sw 6th st
City, State, Zip	stuart fl 34994
Membership in Community Organizations or Professional Groups	<i>Field not completed.</i>
List Former Advisory Board(s) Affiliations	none
Comments	My name is Sean Reed, Ive been a preschool provider in Martin County with family for many years, Ive done variances in the past I know how the process works. I'd just like to serve on a board in the city that I love.
Indicate Board You Would Like to be Considered For	Community Redevelopment Board <i>-OR- Board of Adjustment mk</i>
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Male
Race	Caucasian
Disability	Not Known

Board Application

Full Name	Laura Giobbi
Present Occupation	Semi-Retired
Contact Phone	203-524-5702
Email Address	lgiobbi21@gmail.com
Street Address	2950 SE Ocean Blvd 57-6
City, State, Zip	Stuart, FL 34996
Membership in Community Organizations or Professional Groups	<i>Field not completed.</i>
List Former Advisory Board(s) Affiliations	Condo Board of Director, President
Comments	<i>Field not completed.</i>
Indicate Board You Would Like to be Considered For	Local Planning Agency
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Female
Race	Caucasian
Disability	Not Known

Board Application

Full Name	James McCutchen Stuckey
Present Occupation	Attorney at Law
Contact Phone	772-370-4796
Email Address	jmstuckey333@aol.com
Street Address	428 SW 7th Street
City, State, Zip	Stuart, FL 34994
Membership in Community Organizations or Professional Groups	Martin County Bar Association, Florida Bar Association
List Former Advisory Board(s) Affiliations	Stuart Citizens Review Board, Martin County Historical Preservation Board, Martin County Environmental Control Board
Comments	I want to help protect our quality of life in Stuart and insure excellent planning for the future. I have lived here since 1956, and I have worked with real estate, land use planning, and environmental issues most of my career.
Indicate Board You Would Like to be Considered For	Local Planning Agency
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Male
Race	Caucasian
Disability	Not Known

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Board Application

Full Name	Donald J Cuzzo
Present Occupation	Land Planner
Contact Phone	7724851600
Email Address	dcuzzo@cdgplan.com
Street Address	926 SE 5th Street
City, State, Zip	Stuart Florida 34994
Membership in Community Organizations or Professional Groups	Commissioner Florida Inland Navigation District
List Former Advisory Board(s) Affiliations	Pres Business Development Board Pres Martin County Economic Council Pres Palm City Chamber Appointee Treasure Coast Regional Planning Council
Comments	<i>Field not completed.</i>
Indicate Board You Would Like to be Considered For	Local Planning Agency
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Male
Race	Caucasian
Disability	Not Known

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Board Application

Full Name	Micah Hartowski
Present Occupation	Finance Manager
Contact Phone	7722852980
Email Address	micah.hartowski@gmail.com
Street Address	620 Southeast 5th Street
City, State, Zip	Stuart, FL, 34994
Membership in Community Organizations or Professional Groups	Florida Oceanographic Society - Member Florida Native Plant Society - Member
List Former Advisory Board(s) Affiliations	<i>Field not completed.</i>
Comments	I'm honored to be considered for a seat on the Community Redevelopment Board. I am a former city of Stuart business owner and entrepreneur, as well as a current city of Stuart resident. I look forward to bringing my business knowledge and background, as well as my deep love and pride in our gem of a city to the CRB.
Indicate Board You Would Like to be Considered For	Community Redevelopment Board
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Female
Race	Caucasian
Disability	Not Known

Board Application

Full Name	Jacqueline Vitale
Present Occupation	baker
Contact Phone	7722043360
Email Address	jackie.vitale@gmail.com
Street Address	38 SE SEMINOLE ST
City, State, Zip	Stuart, FL 34994
Membership in Community Organizations or Professional Groups	Martin County NAACP executive committee, MartinArts Foundation Board, TCPalm Reader Advisory Board
List Former Advisory Board(s) Affiliations	Stuart LPA, Golden Gate NAC (chair), Martin MPO BPAC
Comments	<i>Field not completed.</i>
Indicate Board You Would Like to be Considered For	Community Redevelopment Board
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Female
Race	Caucasian
Disability	Not Known

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Board Application

Full Name	Frank McChrystal
Present Occupation	Retired
Contact Phone	772 285 1971
Email Address	kmcchrystal2001@yahoo.com
Street Address	812 SE Flamingo Ave
City, State, Zip	Stuart Fla. 34996
Membership in Community Organizations or Professional Groups	<i>Field not completed.</i>
List Former Advisory Board(s) Affiliations	<i>Field not completed.</i>
Comments	Will serve diligently and respectfully
Indicate Board You Would Like to be Considered For	Community Redevelopment Board
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Male
Race	Caucasian
Disability	Not Known

Board Application

Full Name	Seth Owens
Present Occupation	Realtor
Contact Phone	6613395544
Email Address	sethmowens@gmail.com
Street Address	504 SW South Riverpoint Drive
City, State, Zip	Stuart
Membership in Community Organizations or Professional Groups	Palm Beach Board of Realtors St. Lucie County Board of Realtors
List Former Advisory Board(s) Affiliations	Palm Beach Chamber of Commerce Young Professional Group of Palm Beaches
Comments	<i>Field not completed.</i>
Indicate Board You Would Like to be Considered For	Community Redevelopment Board
The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)	
Gender	Male
Race	Caucasian
Disability	Not Known

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**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: David Dyess

Title of Item:

IMPACT FEE UPDATES (RC):

ORDINANCE No. 2508-2022; AN ORDINANCE OF THE CITY OF STUART, AMENDING CHAPTER 32 ARTICLE III IMPACT FEES, ADJUSTING FEES AND LANGUAGE FOR COLLECTION AND NOTIFICATION PROCEDURES; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICT CLAUSE; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

RESOLUTION No. 120-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING APPENDIX "A" BY AMENDING CHAPTER 32 AND CHAPTER 34 OF THE CITY'S CODE OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE.

Summary Explanation/Background Information on Agenda Request:

Ordinance 2508-2022 is to update to our Impact Fee ordinance to transfer the rates from Appendix A and adjust the fees as recommended and adopted from an Impact Fee Rate Study. Minor changes to comply with current state law are also included in Attachment A (redlined). The incremental increases for each year have been recognized in this ordinance change to give advanced notice of the increases.

Resolution 120-2022 modifies Appendix A to remove the fees from the appendix and correct a small scrivener's error.

The changes to this ordinance and resolution will take effect 90 days after adoption, which is in compliance with Florida Statutes, Section 163.31801(3)(d).

Funding Source:

N/A

Recommended Action:

Motion to Approve Ordinance 2508-2022

ATTACHMENTS:

1. 2508-2022 Impact Fee Rates Ordinance
2. 2508-2022 ATTACHMENT A_IMPACT FEES
3. Resolution 120-2022 Amending Appendix A



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

ORDINANCE NUMBER 2508-2022

**AN ORDINANCE OF THE CITY OF STUART, AMENDING
CHAPTER 32 ARTICLE III IMPACE FEES, ADJUSTING FEES AND
LANGUAGE FOR COLLECTION AND NOTIFICATION
PROCEDURES; PROVIDING FOR A SEVERABILITY CLAUSE AND
A CONFLICT CLAUSE; PROVIDING FOR AN EFFECTIVE DATE,
AND FOR OTHER PURPOSES**

WHEREAS, the City Commission seeks to provide for regulation and use of development of land so that the new development bears its proportionate share of the cost of the capital expenditures necessary to provide facilities required to mitigate the impacts of the new growth; and

WHEREAS, local governments in Florida may assess impact fees to offset infrastructure costs; and

WHEREAS, the City of Stuart is hereby recognizing that conducting a study to establish impact fee rates provides for the most recent data for rate calculation as identified in Florida Statutes and the City of Stuart Comprehensive Plan; and

WHEREAS, the City of Stuart, Florida, contracted with consultant TischlerBise to update its impact fees through a study dated November 14, 2022 pursuant to Florida Statutes 163.31801; and

WHEREAS, the City Commission has determined that the proposed revisions are in compliance with law and the study for assessing impact fees.

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

SECTION 1: Chapter 32 Article III Impact Fees, of the Code of Ordinances of the City of Stuart is hereby amended, as indicated in Attachment A.

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

SECTION 4: This ordinance shall be codified.

SECTION 5: This ordinance shall take effect 90 days from adoption.

Passed on first reading the 28th day of November, 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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

ARTICLE III. IMPACT FEES¹

Sec. 32-58. Levy and purpose.

Impact fees, and the administrative costs attendant thereto, are hereby levied on new construction and development in accordance with the schedule of impact fees adopted herein, and other provisions of this article, for the purpose of ensuring that new construction and development within the city bear its proportionate share of the cost of the capital expenditures necessary to provide facilities and equipment required to mitigate the impacts of the new growth.

(Code 1995, § 62-61; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-59. Applicability.

This article shall apply to all new construction within the city limits, unless otherwise exempted herein.

(Code 1995, § 62-62; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-60. Review of fee amounts.

- (a) Impact fees shall be reviewed periodically, at least every five years, in accordance with a detailed analysis of projected construction within the city limits, the cost of any expanded or new capital facilities and equipment for city services generated by such construction and the money otherwise available to meet such costs.
- (b) The city commission may make annual adjustments to the established impact fee rates to reflect changes in the cost of relevant capital facilities and equipment.
- (c) All additions, amendments or adjustments in the established impact fee rates shall be made by ordinance, and shall apply only to construction for which building permits are issued after the effective date of such ordinance.

(Code 1995, § 62-63; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-61. Schedule of impact fees; calculation; administrative fee.

~~Impact fees for new construction within the city limits shall be adopted by resolution of the city commission from time to time in appendix A to this Code.~~

A 90-day notice will be given before the effective date of an ordinance imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees

¹State law reference(s)—Florida Impact Fee Act, F.S. § 163.31801.

may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

<u>Schedule of impact fees; calculation; and administrative fee</u>						
	<u>(a)</u>	<u>Impact fees for new construction within the city limits shall be as follows:</u> <u>(Rates change on January 1 of each year after 2023)</u>				
		<u>Residential Per Housing Unit</u>	<u>Parks</u>	<u>Multimodal</u>	<u>Public Safety</u>	<u>Total</u>
		<u>Single unit</u> <u>2023 Rate</u>	<u>\$136.00</u>	<u>\$732.00</u>	<u>\$853.00</u>	<u>\$1721.00</u>
		<u>2024 Rate</u>	<u>\$151.00</u>	<u>\$732.00</u>	<u>\$948.00</u>	<u>\$1831.00</u>
		<u>2025 Rate</u>	<u>\$166.00</u>	<u>\$732.00</u>	<u>\$1042.00</u>	<u>\$1940.00</u>
		<u>2026 and Beyond Rate</u>	<u>\$182.00</u>	<u>\$732.00</u>	<u>\$1137.00</u>	<u>\$2051.00</u>
		<u>2+ units per structure</u> <u>2023 Rate</u>	<u>\$73.00</u>	<u>\$439.00</u>	<u>\$460.00</u>	<u>\$972.00</u>
		<u>2024 Rate</u>	<u>\$81.00</u>	<u>\$439.00</u>	<u>\$511.00</u>	<u>\$1031.00</u>
		<u>2025 Rate</u>	<u>\$89.00</u>	<u>\$439.00</u>	<u>\$562.00</u>	<u>\$1090.00</u>
		<u>2026 and Beyond Rate</u>	<u>98.00</u>	<u>\$439.00</u>	<u>\$614.00</u>	<u>\$1151.00</u>
		<u>Non-Residential (per 1,000 square feet of floor area)</u>				
		<u>Industrial</u> <u>2023 Rate</u>		<u>\$267.00</u>	<u>\$186.00</u>	<u>\$453.00</u>
		<u>2024 Rate</u>		<u>\$291.00</u>	<u>\$186.00</u>	<u>\$477.00</u>
		<u>2025 Rate</u>		<u>\$291.00</u>	<u>\$186.00</u>	<u>\$477.00</u>
		<u>2026 and Beyond Rate</u>		<u>\$291.00</u>	<u>\$186.00</u>	<u>\$477.00</u>
		<u>Commercial</u> <u>2023 Rate</u>		<u>\$1741.00</u>	<u>\$573.00</u>	<u>\$2314.00</u>
		<u>2024 Rate</u>		<u>\$1864.00</u>	<u>\$636.00</u>	<u>\$2500.00</u>
		<u>2025 Rate</u>		<u>\$1986.00</u>	<u>\$700.00</u>	<u>\$2686.00</u>
		<u>2026 and Beyond Rate</u>		<u>\$2109.00</u>	<u>\$764.00</u>	<u>\$2873.00</u>
		<u>Institutional</u> <u>2023 Rate</u>		<u>\$614.00</u>	<u>\$255.00</u>	<u>\$869.00</u>
		<u>2024 Rate</u>		<u>\$614.00</u>	<u>\$284.00</u>	<u>\$898.00</u>
		<u>2025 Rate</u>		<u>\$614.00</u>	<u>\$312.00</u>	<u>\$926.00</u>
		<u>2026 and Beyond Rate</u>		<u>\$614.00</u>	<u>\$341.00</u>	<u>\$955.00</u>
		<u>Office & other services</u> <u>2023 Rate</u>		<u>\$759.00</u>	<u>\$597.00</u>	<u>\$1,356.00</u>
		<u>2024 Rate</u>		<u>\$818.00</u>	<u>\$597.00</u>	<u>\$1415.00</u>

		<u>2025 Rate</u>		<u>\$877.00</u>	<u>\$597.00</u>	<u>\$1474.00</u>
		<u>2026 and Beyond Rate</u>		<u>\$936.00</u>	<u>\$597.00</u>	<u>\$1533.00</u>
	<u>(b)</u>	<u>Uses that are not specifically set forth in the above schedule shall be calculated according to the most similar use on the schedule.</u>				
	<u>(c)</u>	<u>The calculation of impact fees for new development shall be based upon the net increase in impact of the new development or redevelopment as compared to the most recent previous use.</u>				
	<u>(d)</u>	<u>If a building permit is requested for a mixed-use development, then the impact fees shall be determined according to the fee schedule by apportioning the space committed to uses specified on the fee schedule.</u>				
	<u>(e)</u>	<u>If the type of development activity is not specified on the fee schedule, the city manager shall use the fee applicable to the most nearly comparable type of land use shown on the fee schedule.</u>				
	<u>(f)</u>	<u>An amount not to exceed three percent of the impact fee levied may be added to the total amount due for each impact fee, for the purpose of defraying administrative costs associated with the collection and monitoring of impact fees.</u>				

(Code 1995, § 62-64; Ord. No. 2083, § 1, 9-25-2006; Ord. No. 2281-2014, § 1, 7-28-2014)

Sec. 32-62. Payment of fees.

~~Except as otherwise provided, the payment of impact fees shall be made prior to the issuance of any building permits for the applicable construction or development. Collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.~~ Impact fees shall be paid in cash or cash equivalent, unless the city commission specifically accepts an in-kind contribution of land or capital facilities for public use. Credit for an in-kind contribution shall be on a fair market value basis as of the date the city commission accepts the offer of such contribution. The fair market value of any land accepted as an in-kind contribution shall be based upon an appraisal of its highest and best use then allowed under its current land use designation. Such appraisal shall be paid for by the donor.

(Code 1995, § 62-65; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-63. Capital expansion trust funds; created; fee deposit.

(a) *Funds created.* The following capital expansion trust funds are hereby created:

- (1) Public safety capital expansion trust fund;
- (2) Parks and recreational services capital expansion trust fund;
- (3) Multimodal capital expansion trust fund;
- (4) Municipal facilities capital expansion trust fund (suspended).

(b) *Deposit of fees.* All impact fees collected by the city shall be separately accounted for and shall be deposited only in the capital expansion trust fund for which they were collected.

(Code 1995, § 62-66; Ord. No. 2083, § 1, 9-25-2006; Ord. No. 2281-2014, § 1, 7-28-2014)

Sec. 32-64. Use of funds.

- (a) Amounts in each capital expansion trust fund shall be used only for the purpose contained in the title of such fund and for no other purpose.
- (b) Expenditures from each fund shall be specifically approved by the city commission and shall be limited to the expansion or acquisition of:
 - (1) Public capital facilities;
 - (2) Public capital equipment;
 - (3) Public capital improvements;
 - (4) Sustainability projects, including site-related improvements;
 - (5) An activity related to preserving existing public buildings for their intended or historic use;
 - (6) Impact fee studies, updates.
- (c) Each project shall have been made necessary by the new construction from which the fees were collected or for principal payments (including sinking fund payments) on bonds to expand or acquire such facilities or equipment. Under no circumstances shall any such funds be used for maintenance activities, except that a road resurfacing project will be permitted, if it provides for increased capacity.
- (d) Before authorizing any expenditure from any one of these trust funds, the city commission shall make a finding that:
 - (1) Such expenditure is for capital facilities, or capital equipment, or public capital improvement; or sustainability projects, or activities related to preserving existing public buildings for their intended use;
 - (2) Such expenditure is made necessary by new construction or development from which such funds were collected; and
 - (3) Such expenditure will result in a special benefit to the new construction or development from which such funds were collected or are a recoupment project.
- (e) Funds shall only be used as specified in this section unless it is determined by the city commission that the impact fees so collected are recoupment-based impact fees. In that case, consideration may be given to using funds for public capital facility provisions related to new development apart from the purpose for which they were originally assessed. Fees shall be used first for debt repayment on public facilities. All improvements shall be of the type made necessary by the city's growth and development as shown in the adopted capital improvements plan.

(Code 1995, § 62-67; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-65. Capital expansion plans.

The city commission shall prepare and maintain a capital expansion plan for each such fund. These plans shall be reviewed at least annually during the budget review process.

(Code 1995, § 62-67; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-66. Time of payment; remedies for nonpayment.

Except as otherwise provided, impact fees shall be due and payable at the time of issuance by the city of a building permit for new construction and shall not be refundable once a building permit has been issued. No building permit on such new construction shall be issued until all applicable impact fees have been received by the city.

(Code 1995, § 62-68; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-67. Independent fee calculation study.

The city or an impact fee payer may prepare an independent fee calculation study for the development activity for which a building permit is sought. If prepared by the fee payer, the independent fee calculation study shall follow generally accepted calculation methodologies and formats which are acceptable to the development director. All relevant data, analysis, and reports necessary for the development director to make a recommendation to the city manager shall be provided. Within 15 working days after receiving a complete independent fee calculation study, as determined by the development director, the development director shall issue a written recommendation to the city manager, a copy of which shall be provided to the fee payer, on whether to adjust the applicable impact fees. The independent fee calculation study shall follow generally accepted calculation methodologies and formats which are acceptable to the city manager, and which conform to the requirements established in *Homebuilder's and Contractor's Association of Palm Beach County v. Board of County Commissioners of Palm Beach County*, 446 So.2d 140 (Fla. 4th DCA 1983). The burden shall be upon the fee payer to provide all relevant data, analysis, and reports necessary for the city manager to make a determination. Within 15 working days after receiving a complete independent fee calculation study and the development director's recommendation, the city manager shall issue a written decision to the fee payer adjusting or refusing to adjust the applicable impact fees. In addition to any other fee charged herein, the city shall charge an additional one percent of the impact fee as a fee for reviewing the independent fee calculation study.

(Code 1995, § 62-69; Ord. No. 2083, § 1, 9-25-2006; Ord. No. 2281-2014, § 1, 7-28-2014)

Sec. 32-68. Exemptions, credits, and deferrals.

(a) *Exemptions.* The following shall be exempted from the payment of impact fees:

- (1) Alteration, expansion or replacement of an existing residential building where no additional living units are created, where the use is not changed, and no additional vehicular trips will be produced over and above that produced by the existing use.
- (2) Alteration, remodeling or replacement of an existing nonresidential building or structure where the use is not changed, and the square footage and/or parking is not increased.
- (3) The construction of accessory buildings or structures that do not create an additional impact on public capital facilities over and above that produced by the principal building or use of the land.
- (4) An exemption must be claimed by the fee payer prior to the issuance of a building permit. Any exemption not so claimed shall be deemed waived by the fee payer.

(b) *Credits.*

- (1) All reductions in the amount due for impact fees must be approved by the city commission.
- (2) The value of any donation or dedication of public capital facilities above and beyond those improvements that are necessary for the project but have been required of the fee payer under a city

development order shall be deducted from the impact fees otherwise due and owing for the project. In the event that the value of the donation exceeds the total amount of impact fee payments due for the project, there shall be no refund or transfer and the balance due for impact fees shall be deemed zero.

- (3) The fee payer will provide the following information to the city manager for a determination of the value of any donation or dedication:
- a. An independent property appraisal report prepared by an individual who is both a member of the appraisal institute (MAI) and a state-certified general appraiser acceptable to the city manager, containing the following:
 1. Purpose of the appraisal.
 2. Legal description of property, including a minimum of five years delineation of title.
 3. Present use and zoning.
 4. Utilities.
 5. Type and condition of improvements and special features that may add to or detract from the value of the property.
 6. Highest and best use of the property on which the appraisal is based before the acquisition of rights and interests to be acquired and the highest and best use of the remainder after the acquisition when a partial taking is involved. In either instance, if the existing use is not the premises on which the valuation is based, the appraisal will contain an explanation justifying the determination that the property is available and adaptable for a different highest and best use and there is a demand for that use in the market.
 7. Before and after valuation as interpreted by state law will be used in partial donations or special benefits to the residue land or improvements.
 8. Approaches to value including all applicable approaches to value. If an approach is not considered applicable, the appraiser must state why. All pertinent calculations used in developing the approaches will be shown.
 - A. In the market approach, the appraisal report will contain a direct comparison of pertinent comparable sales to the property being appraised. The appraiser must include a statement setting forth his analysis and reasoning for each item of adjustment to comparable sales.
 - B. Where the income (capitalization) approach is used, there must be documentation to support the income, expenses, interest rate, capitalization rate, discount rate, or any other factors used in the analysis. Where it is determined that the market rental income is different from the existing or contract income, the increase or decrease must be explained and supported by market information.
 - C. Where the cost approach is utilized, the appraisal report must contain the specific source of cost data, remaining economic life, and an explanation of each type of accrued depreciation.
 9. Appraisal after value must be supported to the same extent as the appraisal of the before value. This support should include one or more of the following:
 - A. Sales comparable to the remainder properties.
 - B. Sales of comparable properties from which there have been similar donations or acquisitions for like usages.

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- C. Development of the income approach on properties which show economic loss or gain as a result of similar acquisition or taking for like usages.
 - D. Public sales of comparable lands by the state or other public agencies.
 - E. If the data described in subsections (b)(3)a.9.A. through (b)(3)a.9.D. of this section are not available the appraisal will so state and give the appraiser's reasoning for his value estimate.
- b. The difference between the before and after appraisal will represent the value of property to be acquired including the damages to the remainder property. The appraiser will separately analyze and tabulate the difference showing a reasonable allocation of site improvements and damages.
 - c. Where two or more of the approaches of value are used, the appraisal will show the correlation of the separate indications of value derived by each approach along with a reasonable explanation for the final conclusion of value. This correlation will be included for both before and after appraisals.
 - d. All appraisal reports should include identified photographs of the subject property including all principal aboveground improvements or unusual features affecting the value of the property to be taken or damaged.
 - e. Appraisal reports will contain a survey and sketch or plat of the property showing boundary dimensions, location of improvements and other significant features of the property.
 - f. Each appraisal report will contain or make reference to the comparable sales which were used in arriving at the fair market value. Comparable sales data must state the date of sale, names of parties to the transaction, consideration paid, financing, conditions of sale and with whom these were verified, the location, total area, type of improvements, appraiser's estimate of highest and best use at the date of sale, zoning, and any other data pertinent to the analysis and evaluation thereof. If the appraiser is unable to verify the financing and conditions of sale from the usual sources such as buyer, seller, broker, title or escrow company, etc., he will so state. Pertinent comparable sales data should include identified photographs of all principal above ground improvements or unusual features affecting the value of the comparable sales.
 - g. All properties appraised and the comparable sales which were relied upon in arriving at the fair market value estimate will be personally inspected in the field by the appraiser and all dates of inspection will be shown in the appraisal report.
 - h. The effective date to which the valuation applies.
 - i. A statement of appropriate content and limiting conditions, if any.
 - j. The certification, signature, and date of signature of the appraiser.
 - k. Actual new build cost of facility may be used for determination of reductions.
- (4) No value or amount shall be deducted from the amount of impact fees due for site-related improvements.
- (c) *Deferral or reductions of impact fee payments for affordable housing.*
- (1) *Deferrals or reductions.* Prior to the application for a building permit, builders of affordable housing for very-low-income, low-income, and moderate-income households may request that the payment of impact fees be reduced or deferred until the issuance of the certificate of occupancy or one year after the issuance of the building permit, whichever is earlier. This deferral or reduction is available only when the affordable housing has been certified by the city development director, as meeting the criteria established by the city for affordable housing.

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- (2) Approval of deferrals or reductions will be made to applicants who meet the criteria and shall be determined on a case-by-case basis by the city manager.
 - (3) *Reduced city road impact fees for "de minimus" projects within the city's community redevelopment area (CRA).* Projects within the city's community redevelopment area (CRA) which are deemed to be "de minimus," that is ten residential units or less, 2,000 square feet of office space or less, or 1,000 square feet of retail space or less, or up to a 20-seat sit-down restaurant, are entitled to a 35 percent reduction in the city's multimodal impact fee.
 - (d) *Transfer of city surplus residential units.* The transfer of surplus residential units shall be permitted on a project-by-project basis subject to the following.

City surplus residential units shall be defined as all residential impact fees historically existing on a parcel of property that would have otherwise been available to use as a set off toward the cost of impact fees that may have been due or payable when redeveloping the property.

- (1) A request to permit the transfer of surplus residential units, if any, shall be submitted simultaneously with the property owner's application for development order or permit in the event of straight zoning applications.
 - a. All requests to permit the transfer of surplus residential units shall be approved by the city commission.
 - b. Untimely request shall not be considered and shall be deemed waived.
- (2) The city shall establish an account in the name of the owner of record and document the account so that it accurately reflects the surplus residential units to the parcel of land which is the subject of the city resolution as determined by the city commission. In the event the owner of record desires to transfer any portion of the surplus residential units to another parcel, and the city commission has previously approved the number of surplus residential units by resolution, the owner of record shall submit a notarized affidavit to the city manager or designee indicating which parcel will be the recipient of the surplus residential units. Upon receipt of the notarized affidavit and payment of the administrative fee, the surplus residential units shall be transferred to a similar account established for the transferee parcel. The applicant shall pay an administrative fee of \$2,000.00 at the time of transfer.
- (3) The transfer shall become effective upon issuance of a written confirmation or receipt by the city that the surplus residential units have been distributed from the original parcel to the new parcel.
- (4) In no event shall the transferee be entitled to further transfer those same units to a second parcel.²
- (5) All other provisions, policies and procedures that are applicable to the payment of impact fees shall be applicable to the transfer of surplus residential units.

²Editor's note(s)—The legislative intent is to allow transfers to more than one location but only allow the transfer to occur one time. For example, if parcel A has ten surplus units, it can transfer four units to parcel B, four units to parcel C and ten units to parcel D. But the four units that were transferred to parcel B could not be used to create surplus units on parcel B nor could they be transferred from parcel B to any other parcel. Therefore, if the owner of parcel A inadvertently transferred too many units to parcel B and the excess units were not used in the development, they would expire because they have already been transferred once. On the other hand, parcel A could transfer two units to parcel B and then at another time transfer two more units to parcel B and again transfer two more units to parcel B as long as the units being transferred had originated on parcel A and had never been transferred before.

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- (e) *Procedure for transfer.* No surplus units shall be transferable until such time as the city commission has passed a resolution approving the transferability of the excess units.
- (1) The resolution shall identify the original source of the surplus residential units.
 - (2) The resolution shall determine the number of excess units and provide a basis for this determination.
 - a. It is the intention of this section that the resolution provide detailed information pertaining to the calculation of the excess impact fees.
 - (3) At no time shall the number ever exceed the original units and impact fees determined for the parcel.
 - (4) Unused units shall not be refunded. If surplus residential units are assigned or transferred to a new parcel, there shall be no claim for refund if the transferred value isn't used at the time of the issuance of the permit. Upon issuance of the permit, the parcel that has received a transfer shall be deemed to have zero remaining units.
- (f) *Expiration of impact fee units.* Unless a longer time period is specifically authorized by the city commission in a development approval all surplus residential units determined by resolution of the city shall expire at the end of ten years from the date of the resolution authorizing them.

(Code 1995, § 62-70; Ord. No. 2083, § 1, 9-25-2006; Ord. No. 2281-2014, § 1, 7-28-2014 ; Ord. No. 2426-2020 , § 1, 1-27-2020)

Sec. 32-69. Refunds.

- (a) Any funds not expended, or encumbered, or programmed in the capital expansion plan by the end of the calendar quarter immediately following six years from the date the impact fee was paid shall, upon application of the fee payer within 180 days of that date, be returned to the fee payer with statutory simple interest. Funds shall be encumbered and expended in the order in which they were collected.
- (b) Notwithstanding the six-year requirement in subsection (a) of this section, if at any time a building permit expires, is cancelled or revoked, the structure has not been completed, and no certificate of occupancy has been issued or no construction has been commenced and the impact fee revenues have not been expended or encumbered, then the fee payer shall be entitled to a refund, without interest, of the impact fees paid, less an administrative fee of three percent to offset the costs of collection and refund. The fee payer must submit an application for such a refund to the city development director within 30 days of the expiration of the building permit.
- (c) The application for a refund must contain a dated receipt issued for payment of the impact fee, the building permit or other permit for which the impact fees were paid, evidence that the applicant is the fee payer or a successor in interest to the fee payer, and a determination of whether the impact fee revenues have been expended or encumbered, upon application. At the option of the fee payer:
 - (1) The fee payer shall apply to the city development director and shall receive a full monetary credit in the amount of the prepaid fee which shall remain valid and run with the land for a period of ten years from the date of receipt of the credit;
 - (2) The fee payer may apply to the city commission, and enter into a cost reimbursement agreement in which the fee payer shall be repaid over the next five years, up to the full amount of the fee paid by the fee payer less the administrative charge of three percent to offset the cost of collection and refund, provided that the timely and efficient provision of programmed facilities are not adversely impacted; or
 - (3) At the sole option of the city commission, a cash refund may be given for good cause shown.

(Code 1995, § 62-71; Ord. No. 2083, § 1, 9-25-2006)

Sec. 32-70. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Encumbered impact fee revenue means the commitment by the city commission of impact fees for the purpose of expenditures on the planning or design of, land acquisition for, or construction of capital improvements that provide a benefit to new growth and development. For the purpose of this article, impact fee revenues shall be considered encumbered when any impact fee supported facility benefiting the district in which the development is located is included in the city's annual budget or adopted capital improvements plan, or deemed encumbered by resolution of the city commission.

Fee payer means a person commencing a land development activity who is requesting the issuance of a building permit.

Multimodal improvement means (in addition to traditional automobile-bases improvements) the provision of safe and efficient movement by walking, cycling, and transit service while also taking advantage of opportunities to improve traffic flow circulation on public roads.

Public capital equipment means equipment with an expected-use life of three years or more.

Public capital facility means city parks, city waterfront facilities and access, boat ramps, open space/conservation lands; transportation facilities and enhancements, including roadway segments, pedestrian and bicycle pathways, police and law enforcement buildings, motor vehicles, communications equipment, and any other capital equipment related to law enforcement facilities; fire protection, fire prevention, emergency medical services, emergency shelter buildings and capital equipment; other public buildings and capital equipment for city administration and operations, acquisition of land or sites for public capital facilities; and building design and facility need studies which are listed in the adopted capital improvements plan.

Public capital improvement means planning, preliminary engineering, design studies, legal work, land surveys, right-of-way acquisition, engineering, land acquisitions, site improvements including exotic plant removal, buildings, capital equipment, permitting and construction of all necessary features for any project contained in the adopted capital improvement plan, but excludes operations and maintenance.

Public safety improvement means the provision of capital items primarily in the areas of police and fire/EMS.

Recoupment means impact fee revenue that is received for facilities that are presently in place, benefiting new development.

Site-related improvements are capital improvements and right-of-way dedications for direct-access improvements to a planned development. Direct-access improvements include, but are not limited to, the following:

- (1) Site driveways and roads within the development, access roads leading to and from the development, and the paving and/or improvement of a thoroughfare plan roadway segment where such improvement is necessary to provide paved access to and from the project, if the roadway segment is not scheduled to be improved within five years from the time of the credit agreement, as shown on the adopted capital improvements program;
- (2) Right-turn and left-turn lanes leading to those roads and driveways, acceleration and deceleration lanes;
- (3) Traffic control measures and devices (including signs, marking, channelization and signals) for those roads and driveways within the development;
- (4) Internal roads; and
- (5) Rights-of-way.

Sustainability project means a project that is designed to enhance and maintain the character of the city, including, but not limited to, the implementation of selected best development practices, and the provision of streetscape improvements, waterfront improvements, and bicycle and pedestrian facilities.

(Code 1995, § 62-72; Ord. No. 2083, § 1, 9-25-2006; Ord. No. 2281-2014, § 1, 7-28-2014)

Sec. 32-71. Appeals.

Any determination made by the city development director or city manager in reference to this article may be appealed to the city commission by filing an appeal with the city manager within 30 days of such decision. The city manager shall schedule the appeal for consideration by the city commission at the next available regular meeting or at a special meeting within 30 days for the purpose of hearing the appeal. The city commission shall render a decision within 60 calendar days of the date of the regular meeting at which the appeal was considered unless good cause is shown and made part of the record, or provided that the appellant has not requested a postponement of the matter.

(Code 1995, § 62-73; Ord. No. 2083, § 1, 9-25-2006)

Secs. 32-72—32-100. Reserved.



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 120-2022

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF STUART, FLORIDA ADOPTING APPENDIX “A”
BY AMENDING CHAPTER 32 AND CHAPTER 34 OF THE
CITY’S CODE OF ORDINANCES, AND PROVIDING AN
EFFECTIVE DATE.**

* * * * *

WHEREAS, pursuant to various provisions of the City Code, the City Commission has determined that certain rates, fess, and charges for municipal services be amended; and

WHEREAS, pursuant to an Impact Fee Study adopted by Stuart City Commission (Resolution 118-2022), the impact fees are to be adjusted; and

WHEREAS, impact fees are required to be adopted by two readings, staff is moving the rates to the Impact Fee ordinance in Chapter 32 Article III and removing them from Appendix A; and

WHEREAS, a scriveners error in Chapter 34 is to be corrected to comply with the adopted utilities study.

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

SECTION 1: The Impact Fees of Appendix A are removed and relocated to the Chapter 32 ordinance text.

SECTION 2: The scrivener’s error in Chapter 34 for solid waste collection is corrected to coincide with the utility rate study adopted on September 14, 2022.

SECTION 4: The City Commission retains jurisdiction over the rate schedule and any administrative costs, which may be later amended from time to time, by Resolution.

SECTION 5: This resolution shall take effect 90 days from adoption.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 12 day of December, 2022.

ATTEST:

MARY R. KINDEL, CMC
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Appendix A - FEE, RATE AND CHARGE SCHEDULE

Code Section	Subject	Fees, Rates and Charges
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Chapter 2. Administration

2-2	Lien Search per property	\$100.00
2-217	Copies of city records:	
	For each one-sided legal or standard length page	\$0.15
	For each two-sided legal or standard page	\$0.20
	Certification of a public record as a true and accurate copy of an original public record, each	\$1.00
2-218	Service fee for dishonored checks:	
	(a) Face value not exceeding \$50.00	\$25.00
	(b) Face value more than \$50.00 but not exceeding \$300.00	\$30.00
	(c) Face value more than \$300.00, greater of	\$40.00 or five percent of the face amount of the check, draft or order
2-220	Fees for fire-rescue related services	
	The following fees for certain services provided by the city in relation to fire-rescue emergency services and special activities are hereby established and shall be charged and collected:	

	Foam or wetting agent use	\$150.00 per five gallons
	EMS transport fees:	
	Basic life support (BLS)	\$637.00
	Advanced life support (ALS 1)	\$718.00
	Advanced life support (ALS 2)	\$841.00
	Specialty care transport (SCT)	\$977.00
	Waiting fee (\$360.00 per hour after first 30 minutes of waiting to transport, or waiting to discharge patient to tertiary care)	\$360.00
	Mileage—per loaded mile	\$11.00
	Appropriate service level fees (above), plus mileage, will be charged for incidents requiring transport.	
	Incidents that require Advanced Life Support (ALS) assessment or treatment and do not result in a transport are billed the appropriate service level fee, without mileage.	
	Actual hourly rates, and FEMA equipment scheduled rates shall be charged in connection with investigating, mitigating, minimizing, removing or abating the release of any hazardous substances, hazardous incident, and hazardous waste, including, but not limited to: •The cost of actual labor of city personnel or its agents, •Of equipment operation and rental, •Of expendable items such as, including, but not limited to, firefighting foam, chemical extinguishing agents, absorbent materials,	

	sand, recovery drums, protective clothing, gloves, and testing equipment, and of action taken by the city to recover such costs.	
2-221	Fingerprinting services fee	\$10.00
2-222	Court costs for criminal justice education for local government	\$2.00

(Res. No. 77-09, § 1, 7-13-2009; Res. No. 57-2013, § 1, 6-10-2013; [Res. No. 86-2014, § 2\(Exh. A\), 9-10-2014](#); Res. No. [92-2018](#), §§ 1—6, 9-24-2018)

Chapter 10. Buildings and Building Regulations

10-1	Building permit fees:	
	(a) The following fees for building permits and other related permits are hereby established and shall be charged and collected prior to issuance:	Value to be determined by latest ICC Building Valuation Data chart
	General construction:	
	\$0.00 to \$50,000.00,	\$424.00
	Over \$50,000.00 up to and including \$100,000.00	\$424.00
	Over \$100,000.01 up to and including \$500,000.00	Value X .006
	Over \$500,000.00	Value X .005
	Minor misc. permit includes all sub permit fees	\$ \$75.00
	Alarm decal	\$24.00
	Swimming pools (based upon 4 required inspections)	\$424.00

	Commercial pool	Value X .006 or \$424 min
	Signs: (Sign permit fee waived for applications for monument signs that replace existing pole signs with monument signs and which are submitted on or before August 30, 2022)	\$212.00
	Driveways, paving (based upon 2 required inspections)	\$212
	Pavers	\$106.00
	Sign: Nonelectrical	\$106.00
	Sign: Electrical	\$132.00
	Sign Monument	\$212.00
	Garage door, Slab, Shutters, Window and door permits	\$106.00
	Re-Roof	\$212.00
	Siding	\$212.00
	Fences	\$106.00
	Water heater replacement permit fee	\$99.00
	Screen rooms, carports with foundations—3 inspections	\$212.00
	Screen enclosure on existing slab	\$106.00
	Pre-Manufactured accessory buildings	\$106.00
	Accessory buildings constructed on site (based upon 4 required inspections)	\$424.00
	Electrical	Value X .006 or \$106.00 \$212.00
	Generators	
	Plumbing, Gas,	Value X .006 or \$106.00 min

	Mechanical	
	Residential renovations and additions up to \$5,000.00	\$106.00
	Residential renovations and additions between \$5,000.00— \$10,000.00	\$424.00
	\$10,000.01- \$100,000.00	\$575.00
	\$100,000.01- \$500,000.00	Value X .006
	>\$500,000.01	Value X .005
	Commercial renovations and additions up to \$10,000.00	\$424.00
	\$10,000.01-\$100,000.00	\$575.00
	\$100,000.01- \$500,000.00	Value X .006
	>\$500,000.01	Value X .005
	Plan review fee Residential	\$75.00 or Value X.003
	Commercial review up to \$2500.00	\$100.00
	\$2500.01-\$100,000.00	\$250.00
	>\$100,000.01	Value X .003
	Plan revision review to issued permits residential	\$25.00 per page
	Commercial	\$50.00 per page
	Plan review re-review	\$106.00
	Reinstate or close expired permit	\$106.00
	Permit Time Extensions	\$50.00

	Unlicensed contractor 1 st offense \$500.00 2 nd offense \$1,000.00 3 rd and subsequent offense \$2,000.00	Up to \$2,000.00
	Plan revision review to issued permits commercial	\$50.00 per page
	Demolition:	\$106.00
	Working without a permit	4 times the required permit fee
	Re-inspection or inspection, per inspection	\$106.00
	Plan review resubmittal fee, 4th plan review is necessitated due to the failure of the applicant to adequately respond to the plan review comments of the city 3rd reinspection for the same deficiency	4X fee per FS 553
	Any violation of the chapter 10, land development code, state building code, unless otherwise regulated	\$500.00 per each violation
	Fees set forth to be reviewed April 1 st each year and only changed per resolution of the city commission	

(Res. No. 57-2013, § 1, 6-10-2013; Res. No. 81-2011, § 1, 9-12-2011; Ord. No. 2182-09, 7-13-2009; Res. No. 42-2010, §§ 1, 2, 4-26-2010; Res. No. 57-2013, § 1, 6-10-2013; Res. No. [92-2018](#), §§ 1—6, 9-24-2018; Res. No. [37-2019](#), § 2, 3-25-2019; Res. No. [81-2019](#), § 1, 9-23-2019)

Chapter 12. Businesses

12-45	Processing fee for permit for outdoor uses and activities	\$25.00
12-46	Unpermitted Event/Activities	\$250.00
12-73	License fee for special sales	\$50.00
12-77	License renewal fee for special sales	\$50.00

12-106	License fee for taxicabs and vehicles for hire (with 10 or fewer passengers)	\$50.00
12-130	License fee for wreckers and vehicle towing businesses	
	First truck	\$43.75
	Each additional truck	\$12.50
12-140	Maximum towing and storage rates for providing services	
	Day or night service [per call]:	
	Class A/Rollback (\$5.50 per hooked-up mile)	\$161.00
	Class B (\$6.50 per hooked-up mile)	\$233.00
	Class C (\$8.50 per hooked-up mile)	\$363.00
	These rates include the first 30 minutes on the scene and the cleaning of debris as necessary	
	After first 30 minutes on scene - will be charged in increments of 30 minutes	\$52.00
	Additional fees:	
	Underwater dive: certified scuba diver w/full gear (per hour)	\$130.00
	Airbag recovery (per hour)	\$622.00
	Additional manpower (per half hour)	\$63.00
	Outside storage for Class A-B-C (per Day - no charge for first 6 hours)	\$0.00

	Class A- Outside storage (Per Day- 6 hours -24 hours)	\$37.00
	Class A- Outside storage (Per Day)	\$37.00
	Class B-Outside storage (Per Day- 6 hours -24 hours)	\$42.00
	Class B-Outside storage (Per Day)	\$42.00
	Class B-Outside storage (Per Day- 6 hours -24 hours)	\$83.00
	Class B-Outside storage (Per Day)	\$83.00
	Inside storage for Class A-B-C (Per Day - no charge for first 6 hours)	\$0.00
	Class A- Inside storage (Per Day- 6 hours -24 hours)	\$47.00
	Class A- Inside storage (Per Day)	\$47.00
	Class B- Inside storage (Per Day- 6 hours -24 hours)	\$52.00
	Class B- Inside storage (Per Day)	\$52.00
	Class B- Inside storage (Per Day- 6 hours -24 hours)	\$94.00
	Class B- Inside storage (Per Day)	\$94.00
	Administrative and clerical costs to comply with Florida State Statutes Ch. 713 in placing a lien on a vehicle to recover towing charges and/or ownership of a vehicle	\$50.00

(Res. No. 57-2013, § 1, 6-10-2013; [Res. No. 97-2016, § 1, 9-12-2016](#); Res. No. [92-2018](#), §§ 1—6, 9-24-2018)

Chapter 13. Cemeteries

13-6	Plot Location Fee	\$50.00
	Cemetery Plot	\$800.00
	Companion Space, up to two (2) cremated remains	\$400.00

Chapter 18. Emergency Services

18-64	Alarm system permits and decals	\$24.00
	Unregistered Alarm	\$100.00
	Renewal	\$10.00
18-73	Service charge for excessive false alarms:	
	(1) For the 3rd and 4th alarm, per alarm	\$50.00
	(2) For the 5th and 6th alarm, per alarm	\$100.00
	(3) For the 7th and 8th alarm, per alarm	\$200.00
	(4) For the 9th and each alarm thereafter, per alarm	\$400.00
	(5) Unregistered user for 1st and 2nd false alarm, per alarm	\$100.00
	(6) Unregistered user for 3rd alarm and thereafter	Double the per alarm cost for a registered user

(Res. No. [92-2018](#), §§ 1—6, 9-24-2018)

Chapter 20. Environment

20-25	Lot clearing administrative charge	\$250.00
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(Res. No. [92-2018](#), §§ 1—6, 9-24-2018)

Chapter 22. Fire Prevention

22-3	Fees for fire prevention related services		
The following fees for certain services provided by the city in relation to fire prevention to include: plan review, inspections and investigations are hereby established and shall be charged and collected:			
	(a)	Plan review fees	
		Site plan review fees (based on project value)	
		Less than \$50,000	\$125.00
		\$50,000 to \$500,000	\$250.00
		Greater than \$500,000	\$400.00
		New construction plan review (based on square footage of project)	
		Up to 4,999 sq. ft.	\$370.00
		5,000 to 9,999 sq. ft.	\$410.00
		10,000 to 14,999 sq. ft.	\$450.00
		15,000 to 19,999 sq. ft.	\$480.00
		20,000 to 49,999 sq. ft.	\$500.00
		50,000 to 199,999 sq. ft.	\$670.00
		200,000 to 499,999 sq. ft.	\$710.00
		500,000 and up	\$950.00
		>Alterations	
		Up to 4,999 sq. ft.	\$180.00

		5,000 to 9,999 sq. ft.	\$210.00
		10,000 to 14,999 sq. ft.	\$225.00
		15,000 to 19,999 sq. ft.	\$240.00
		20,000 to 49,999 sq. ft.	\$250.00
		50,000 to 199,999 sq. ft.	\$340.00
		200,000 to 499,999 sq. ft.	\$360.00
		500,000 and up	\$475.00
		Fire alarm system plan review fees	
		Up to 999 sq. ft.	\$120.00
		1,000 to 4,999 sq. ft.	\$160.00
		5,000 to 9,999 sq. ft.	\$210.00
		Greater than 10,000 sq. ft.	\$250.00
		Fire sprinkler system plan review fees	
		Aboveground, 1—5 heads	\$150.00
		Aboveground, 6—50 heads	\$190.00
		Aboveground, 51—100 heads	\$230.00
		Aboveground, 100—300 heads	\$300.00
		Aboveground, 300—1,000 heads	\$500.00
		Aboveground, greater than 1,000 heads	\$700.00
		Underground	\$180.00

		Fire suppression system plan review fees	
		(Hood—grease or hazardous vapor/gas)	\$140.00
		Wet or dry agent	\$140.00
		Residential fire sprinkler	\$250.00
(b)		Plus on-site fire inspection fees as shown below:	
		Required annual fire inspections fee schedule, per occupancy:	
		0—2,500 square feet	\$50.00
		2,501—5,000 square feet	\$100.00
		5,001—20,000 square feet	\$200.00
		20,001—100,000 square feet	\$300.00
		Over 100,000 square feet	\$500.00
		Business tax receipt fire inspection fee	\$150.00
		Additional occupancy in building	\$50.00 per sublet portion of building
		Tent Inspection (greater than 900 sq. ft)	\$100.00
		Food Truck Inspection (per truck)	\$50.00
		Standpipe—water flow test site	\$380.00 per standpipe
		Water flow test (hydrant)	\$200.00 per hydrant

		Water flow test hydrant—witness	\$50.00 per hydrant
		Fuel tank fire inspection fees:	
		Abandonment or removal	\$140.00
		Aboveground	\$140.00
		Underground	\$240.00
		Tenant Improvement fire inspection fees:	
		Up to 4,999 sq. ft.	\$320.00
		5,000 to 9,999 sq. ft.	\$340.00
		Over 10,000 sq. ft.	\$400.00
	(c)	Hourly fire prevention rates.	
		Fire inspector —hourly rate	\$40.00
		Fire Marshal —hourly rate	\$55.00
		Clerical—hourly rate	\$35.00
		There will be no additional charge for a second fire inspection if all fire code violations have been corrected. For a third and subsequent re-inspections due to noncompliance, a fee of double the above fee shall be assessed for each such inspection.	

	All fire prevention fees are due within 30 days of date of the inspection. Any delinquent accounts will be charged a late fee of \$25.00. Any delinquent accounts past 60 days will be charged double the original fire inspection fee.		

22-26	Surcharge for recovery of cost of hazardous substance and hazardous waste cleanup; code enforcement, greater of	\$100.00 per day for each day that the bill for such cost remains unpaid or ten percent of the total amount of the bill.
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(Res. No. 77-09, § 2, 7-13-2009; Res. No. 42-2010, § 1, 4-26-2010; Res. No. 57-2013, § 1, 6-10-2013; Res. No. [92-2018](#), §§ 1—6, 9-24-2018)

Chapter 30. Parks and Recreational Areas

30-24	Park event fees. See 36-61 et seq., Recreation facility and special events fees.
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(Res. No. [92-2018](#), §§ 1—6, 9-24-2018)

Chapter 32. Planning and Development

32-2	Application Type	Fee
	Planned unit development (PUD)—Rezoning designation	- \$3,638.00
	Planned unit development amendment (PUD) (major)	\$3,195.00
	Planned unit development amendment (PUD) (minor)	\$2,130.00

	Urban planned unit development (PUD) containing a maximum of 5 bungalow residential units	1,523.00
	Major development plan (site)	\$2,130.00
	Minor development plan (site)	1,703.00
	Residential development plan	\$852.00
	Amendment to approved site plan	\$852.00
	Plat	\$852.00
	Large scale comprehensive plan amendment	\$2,130.00
	Small scale comprehensive plan amendment	\$1,864.00
	Land development code text amendment	\$1,065.00
	Zoning map change—Rezoning non-PUD	\$1,065.00
	Major conditional use	\$1,598.00

	Minor conditional use	\$532.00
	Urban code major conditional use	\$1,598.00
	Urban code minor conditional use	\$532.00
	S.E. Ocean Boulevard overlay zone major conditional use	\$1,598.00
	S.E. Ocean Boulevard overlay zone minor conditional use	\$532.00
	East Stuart Code major conditional use	\$1,598.00
	East Stuart Code minor conditional use	\$532.00
	Annexation (single family residential)	No fee
	Annexation (governmental or non-taxable entity)	No fee
	Annexation (small scale improved property less than 10 acres)	\$1,864.00
	Annexation (other not listed)	\$2,130.00
	Variance—Board of adjustment	\$852.00

	Variance—Administrative	\$104.00
	Letter of determination—Binding	\$319.00
	Letter of determination—Zoning	\$42.00
	Mural permit	\$254.00
	Revocable permit—City manager (residential)	\$104.00
	Revocable permit—City commission (commercial)	\$260.00
	Administrative appeal	\$425.00
	Application for award of floor space for consumption on premises (COP) of alcoholic beverages in the old downtown district	\$1,015.00
	Right-of-way abandonment (+ appraised value)	\$799.00
	Doggy dining application	\$112.00
	Doggy dining renewal	\$25.00

	Plan review resubmittal, 25 percent of the initial review fee in the event modifications are added by the applicant during the review process or after issuance of the building permit or in the event a third plan review is necessary because of the failure of the applicant to adequately respond to plan review comments of the city development department.	
	Unless otherwise provided by resolution of the city commission, fees set forth in this section shall be increased effective October 1 each year by the lesser of three percent or the Consumer Price Index published by the U.S. Department of Labor, U.S. city average, all items. The computed amount shall be rounded downward to the nearest whole dollar amount.	

32-61	Schedule of impact fees; calculation; and administrative fee					
	(a)	Impact fees for new construction within the city limits shall be as follows:				
		Residential Per Housing Unit	Parks	Multimodal	Public Safety	Total
		Single unit	\$121.00	\$1,202.00	\$714.00	\$2,037.00
		2+ units per structure	\$65.00	\$840.00	\$386.00	\$1,291.00
		Non-Residential (per 1,000 square feet of floor area)				
		Industrial		\$242.00	\$351.00	\$593.00
		Commercial		\$1,618.00	\$537.00	\$2,155.00
		Institutional		\$646.00	\$241.00	\$887.00
		Office & other services		\$700.00	\$677.00	\$1,377.00
	(b)	Uses that are not specifically set forth in the above schedule shall be calculated according to the most similar use on the schedule.				

	(c)	The calculation of impact fees for new development shall be based upon the net increase in impact of the new development or redevelopment as compared to the most recent previous use.
	(d)	If a building permit is requested for a mixed-use development, then the impact fees shall be determined according to the fee schedule by apportioning the space committed to uses specified on the fee schedule.
	(e)	If the type of development activity is not specified on the fee schedule, the city manager shall use the fee applicable to the most nearly comparable type of land use shown on the fee schedule.
	(f)	An amount not to exceed three percent of the impact fee levied may be added to the total amount due for each impact fee, for the purpose of defraying administrative costs associated with the collection and monitoring of impact fees.

32-166	Preliminary plans and specifications deposit		\$2,000.00
32-168	Procedures on approval of final plans and specifications, inspection fees:		
	a.	Water distribution	Four percent of estimated construction cost with \$500.00 minimum per project
	b.	Sewage collection	Five percent of estimated construction cost with \$750.00 minimum per project

(Res. No. 57-2013, § 1, 6-10-2013; [Res. No. 38-2014, § 1, 7-28-2014](#); Res. No. [69-2017](#), § 1, 6-12-2017; Res. No. [92-2018](#), §§ 1—6, 9-24-2018; Res. No. [37-2019](#), § 1, 3-25-2019; Res. No. [81-2019](#), § 2, 9-23-2019)

Chapter 34. Solid Waste

34-5	Solid waste collection charges.
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	(1) Residential:
	Single-family, duplex and triplex buildings: \$22. 10 <u>11</u> for each dwelling unit.
	Multifamily (four or more units); commercial rate.
	Residential buildings using a dumpster shall be billed as a commercial consumer. Where vehicle access is not available, carts shall be used and the consumer shall be billed as a commercial consumer.
	(2) Commercial (all nonresidential uses): The fee for all nonresidential uses shall be \$52.65 per weekly picked up multiplied by cubic yard of garbage as set forth in the following schedule:

Number of Pickups per Week

Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	\$26.33	\$52.65	\$78.98	\$105.30	\$131.63	\$157.95
1	\$52.65	\$105.30	\$157.95	\$210.60	\$263.25	\$315.90
2	\$105.30	\$210.60	\$315.90	\$421.20	\$526.50	\$631.80
3	\$157.95	\$315.90	\$473.85	\$631.80	\$789.75	\$947.70
4	\$210.60	\$421.20	\$631.80	\$842.40	\$1,053.00	\$1,263.60
6	\$315.90	\$631.80	\$947.70	\$1,263.60	\$1,579.50	\$1,895.40
8	\$421.20	\$842.40	\$1,263.60	\$1,684.80	\$2,106.00	\$2,527.20

Unless otherwise determined by the city utilities & engineering director, the cubic yardage of garbage shall be the cubic yardage of the container used.

(3) Home occupational businesses: Home occupational businesses using 90-gallon containers shall be charged the residential rate plus an additional rate not to exceed \$50.14 per container based on the volume of waste generated by each home business as determined by the supervisor.

(4) Commercial roll-off/compactor: The fees for all commercial roll-off/compactor services shall be calculated based on the actual tipping fee and pull rate as set forth in the following schedule:

Container Size (cubic yards)	Fee per Pickup
10 yards	\$194.02
20 yards	\$207.39
30 yards	\$220.78
40 yards	\$234.15
Compactor	\$307.74

(5) Voluntary commercial recycling: Commercial consumers may elect to participate in a voluntary recycling program. The voluntary program will be established through solid waste audits. Commercial consumers must adhere to the audited findings and will not be eligible for a reduced commercial rate should future audits determine the commercial consumer has failed to recycle materials identified in the audit.

(6) Commercial recycling: The fee for all commercial uses shall be \$26.34 per weekly pickup multiplied by cubic yard of recycling materials as set forth in the following schedule:

Number of Pickups per Week

Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	\$13.17	\$26.34	\$39.51	\$52.68	\$65.85	\$79.02
1	\$26.34	\$52.68	\$79.02	\$105.37	\$131.71	\$158.05
2	\$52.68	\$105.37	\$158.05	\$210.73	\$263.42	\$316.10
3	\$79.02	\$158.05	\$237.07	\$316.10	\$395.12	\$474.15
4	\$105.37	\$210.73	\$316.10	\$421.46	\$526.83	\$632.20
6	\$158.05	\$316.10	\$474.15	\$632.20	\$790.25	\$948.30
8	\$210.73	\$421.46	\$632.20	\$842.93	\$1,053.66	\$1,264.39

(7) Commercial Garbage Reduced Rate (recycling credit): The recycling credit shall be \$1.00 per weekly pickup multiplied by cubic yard. Therefore, the commercial garbage reduced rate shall be \$51.65 per weekly picked up multiplied by cubic yard of garbage as set forth in the following schedule.:

Number of Pickups per Week						
Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	\$25.83	\$51.65	\$77.48	\$103.3	\$129.13	\$154.95
1	\$51.65	\$103.30	\$154.95	\$206.60	\$258.25	\$309.90
2	\$103.30	\$206.60	\$309.90	\$413.20	\$516.50	\$619.80
3	\$154.95	\$309.90	\$464.85	\$619.80	\$774.75	\$929.70
4	\$206.60	\$413.20	\$619.80	\$826.40	\$1,033.00	\$1,239.60

6	\$309.90	\$619.80	\$929.70	\$1,239.60	\$1,549.50	\$1,859.40
8	\$413.20	\$826.40	\$1,239.60	\$1,652.80	\$2,066.00	\$2,479.20

(8) Commercial extra pickup fees: The fee for an extra pickup on a commercial dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	\$139.30
3	\$191.95
4	\$244.60
6	\$349.90
8	\$455.20

(9) Commercial recycle extra pickup fees: The fee for an extra pickup on a recycling dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	\$86.68
3	\$113.02
4	\$139.37

6	\$192.05
8	\$244.73

(10) Commercial extra pickup fees with recycle service: The fee for an extra pickup on a commercial dumpster where the consumer also has recycle service shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	\$137.30
3	\$188.95
4	\$240.60
6	\$343.90
8	\$447.20

(11) Commercial cleanup fees: The fee for cleaning up loose debris surrounding a commercial dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	\$24.32
3	\$36.46

4	\$48.63
6	\$72.93
8	\$97.24

(12) Commercial recycle cleanup fees: The fee for cleaning up loose debris surrounding a recycling dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	\$12.15
3	\$18.22
4	\$24.30
6	\$36.45
8	\$48.60

(13) Commercial cleanup fees with recycle service: The fee for cleaning up loose debris surrounding a commercial dumpster where the consumer also has recycle service shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	\$21.66

3	\$32.49
4	\$43.32
6	\$64.98
8	\$86.63

(14) Trash pickup fees: The fee for all trash pickup fees shall be based on the load size as set forth in the following schedule:

Load Size	Fee
$\frac{1}{4}$ load = 6 cu yds	\$40.37
$\frac{1}{2}$ load = 12 cu yds	\$80.74
$\frac{3}{4}$ load = 18 cu yds	\$121.10
Full load = 24 cu yds	\$161.48

(15) Commercial trash pickup minimum fee: The minimum fee for any commercial trash pickup regardless of size shall be no less than a one-fourth load.

(16) Yard trash generated by landscaping business: In addition to the fee based on load size there shall be an additional \$66.53 fee for removal of yard trash generated by any landscaping business.

(17) Residential deposits: Residential consumers shall pay a \$50.00 deposit to the city upon commencement of a new or re-established containerized service. This deposit shall be returned to the payer upon termination of the solid waste removal service by the city, the payment of all charges due, and return of the container in good and sanitary condition.

(18) Commercial and multifamily deposits: Commercial and multi-family consumers shall pay a deposit equal to three months estimated service charge upon the commencement of new or re-established service. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, taxes or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.

(19) Roll-off container deposits: Commercial roll-off container consumers shall pay a deposit of \$500.00 upon the commencement of new or re-established service. The deposit will be waived for all existing accounts in good standing. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, taxes or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.

(20) Roll-off compactor deposits: Commercial and multifamily consumers shall pay a deposit of \$1,000.00 upon the commencement of new or re-established service. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, taxes or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.

(21) Accounting charge: There shall be a charge of \$34.00 to establish an account for sanitation service only. After disconnection, a sanitation service shall not again be established without payment of all outstanding sanitation service charges and fees due the city.

(22) No partial service: As a condition of service provided by the city, a consumer may not request to discontinue sanitation service without requesting all services provided by the city be discontinued.

(23) New container service fee: A new container service fee of \$15.00 shall be charged for the delivery of a new or different dumpster requested by the consumer. A fee of \$75.00 shall be charged for the installation of casters on dumpsters.

(24) Roll-off/compactor service fee: A new roll-off/compactor service fee of \$100.00 shall be charged for the delivery of a new roll-off/compactor.

(25) Delinquent account service charge: A bill shall be deemed delinquent if not paid within 30 days of mailing. After 30 days of the date of mailing, the city shall charge one and one-half percent interest monthly or fraction thereof on the amount of a delinquent balance of \$15.00 or more of charges due the city for the service.
(26) Key-operated dumpster charge: There shall be a charge of \$56.00 for installation by the city of a locking device for a key-operated dumpster.
(27) Inaccessible dumpster or roll-off/compactor: There shall be a charge of \$15.00 for each return trip necessitated by an inaccessible dumpster and a charge of \$135.00 for each return trip necessitated by an inaccessible roll off/compactor.
(28) Change in billing charge: There shall be a charge of \$34.00 per unit for any change in service requested by the consumer which requires a corresponding change in the manner or amount of billing by the city.
(29) Dumpster cleaning by city charge: In the event the consumer fails to clean an unsanitary dumpster or roll-off/compactor after five days' notice to do so by the city, the city shall clean the dumpster and shall charge the consumer a fee of \$75.00, and \$100.00 for roll-off/compactors.
(30) Relocation charge: In the event the consumer requests a relocation of a roll-off/compactor the city shall charge the consumer \$75.00 per occurrence.
(31) Loss of container: The consumer is solely responsible and liable for the loss of any roll-off, compactor, dumpster, or cart provided by the city, regardless of cause, including theft, damage, and vandalism. The city shall charge the consumer the actual cost of repair and/or replacement.

(Res. No. 79-08, § 1, 7-14-2008; Res. No. 96-08, § 1, 9-8-2008; Res. No. 36-2010, § 1(exh. A), 4-26-2010; Res. No. 51-2011, § 1(Exh. A), 6-27-2011; Res. No. 84-2012, § 1(exh. A), 9-10-2012; Res. No. 57-2013, § 1, 6-10-2013; Res. No. 112-2013, § 1(Exh. A), 9-23-2013; [Res. No. 86-2014, § 2\(Exh. A\), 9-20-2014](#) ; [Res. No. 93-2015, § 1\(Exh. A\), 9-28-2015](#) ; [Res. No. 84-2016, § 1\(Exh. A\), 9-12-2016](#) ; Res. No. [119-2017](#), § 1(Exh. A), 9-25-2017; Res. No. [92-2018](#), §§ 1—6, 9-24-2018; Res. No. [81-2019](#), § 5, 9-23-2019)

Chapter 36. Streets, Sidewalks and Other Public Places

36-2	Privilege fee for abandoning public property, minimum	\$500.00
36-61 et seq.	Recreation facility and special events fees	

36-62	Unpermitted Activities	\$250.00
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<i>East 10th Street Community Center</i>		
<i>Rooms</i>	<i>Fees</i>	<i>Damage Deposit</i>
NOTE: Damage Deposits for all rentals will apply if facilities are not returned to original condition.		
10th Street—Multipurpose room (capacity 50—100 lecture style)	\$30.00/hr.	\$200.00
10th Street—Meeting room (capacity 50 lecture style)	\$25.00/hr.	\$100.00
10th Street—Daily rate \$300.00 continuous hours of no more than 12 hours	\$300.00	\$200.00
10th Street—Bereavement rate	\$25.00/hr.	NA
<i>Stuart Shuffleboard</i>		
Shuffleboard Court Rental Per 3-Hour Period	\$25.00	\$25.00
Shuffleboard Building Per 3-Hour Period (Monday-Friday)	\$25.00	\$100.00
Shuffleboard Building (Saturday-Sunday)	\$250.00	\$100.00
Tenant Users Liability Insurance Protection (TULIP)	\$120.00	
<i>Miscellaneous Charges</i>		

Late fee (begins 15 minutes after scheduled event end-time)	After the first 15 minutes, \$25.00 per 15 minutes or any increment thereof	
Kitchen use (in addition to building rental)	\$25.00 (one-time fee)	NA
Kitchen Room Rental	\$25.00 per hour	\$100.00
Community days (based on availability) for 501(c) organizations	1 per a month (6:00 p.m.—9:00 p.m. only)	NA
Game Room Use	One-Time Fee	\$25.00

<i>Athletic Field Rental Fees</i>		
<i>Use</i>	<i>Fees</i>	<i>Duration</i>
<i>Sailfish Ball Park</i>		
Softball/baseball field #1—4 reservations	\$25.00 per field (three hrs.)	3 hours
Additional hours of use	\$10.00 per field	Per hour
Tennis courts	Free	NA
<i>Athletic Facilities/Guy Davis Park</i>		
Baseball/soccer/football field reservations	\$25.00 per field (three hrs.)	3 hours
Additional hours of use	\$10.00 per field	Per hour
Tennis courts	Free	NA
Concession stand	\$25.00	3 hours

<i>Field Lighting Charges</i>		
Softball/baseball field	\$10.00 per field	Per hour
Soccer/football field	\$10.00 per field	Per hour
Softball/baseball field	per 3-hours	\$25.00
Soccer/football field	Per 3-hours	\$25.00
Light use in excess of 3-hours (in addition to hourly rate) All uses will be calculated per 30-minute increments	Per 3-hours	\$25.00
<i>Field Lining Charges</i>		
Baseball/softball/kickball	\$25.00 per field	Per request
Soccer	\$125.00 per field	Per request
Football/lacrosse	\$150.00 per field	Per request
<i>Tournament Fees</i>		
Basketball Tournaments	\$100.00 per courts/per day	\$150.00 deposit. Refundable or can be applied to any additional fees incurred
Baseball/softball fields	\$175.00 (2 fields)	Per day (does not include lining or lighting)
Additional baseball/softball fields	\$100.00 per field	Per day (does not include lining or lighting)
Soccer/football/lacrosse/rugby	\$100.00 per field	Per day (does not include lining or lighting)

Staffing fees incurred after normal hours	\$25.00 per hour	Per employee, per day (can be paid out of tournament deposit)
Concession	\$100.00	Per use
Tennis/racquet courts— Rental for (Tournament/instructional)	\$25.00	3 hours

City manager (or designee) reserves the right to enter into collaborated agreements with qualified 501(c)3 organizations and offer priority scheduling.

<i>Park/Pavilion Rentals</i>		
<i>Park</i>	<i>Fees</i>	<i>Description</i>
Flagler Park pavilion 1	\$85.00/day	Large 34'x34' with five picnic tables
Flagler Park pavilion 2	\$35.00/day	Small 17'x17' with one picnic table
Flagler Park pavilion 3	\$35.00/day	Small 17'x17' with one picnic table
Flagler Park pavilion 4	\$35.00/day	Small 17'x17' with one picnic table
Flagler Park pavilion 5	\$85.00/day	Large 21'x6' with four picnic tables
Basketball Courts. (Flagler and Davis Dome) Rental is for tournaments, instruction, and private parties. All other times are for recreational play Activities other than sporting activities at Davis Dome require a special events permit.	3-hour block.	\$25.00
Shepard Park pavilion 1	\$85.00/day	Large 24'x30' with four picnic tables

Kiwanis Park pavilion—Thelma	\$85.00/day	Large 24'x24' with four picnic tables
Kiwanis Park pavilion—William	\$85.00/day	Large 24'x24' with four picnic tables
Memorial Park pavilion 1	\$55.00/day	Medium 20'x20' with two picnic tables
Memorial Park pavilion 2	\$55.00/day	Medium 20'x20' with two picnic tables
Memorial Park pavilion 3	\$35.00/day	Small 12'x12' with one picnic table
Memorial Park pavilion 4	\$35.00/day	Small 12'x12' with one picnic table
Memorial Park pavilion 5	\$35.00/day	Small 12'x12' with one picnic table
MLK pavilion 1	\$55.00/day	Medium 18'x24' with two picnic tables
Poppleton Creek Park pavilion 1	\$55.00/day	Medium 32'x32' with three picnic tables
Poppleton Creek Park pavilion 2	\$55.00/day	Medium 32'x32' with three picnic tables
10 th St. Guy Davis Park pavilion 1	\$55.00/day	Medium 20'x20' with two picnic tables

Haney Creek Park pavilion 1	\$55.00/day	Medium 32'x32' with three picnic tables
Riverwalk stage	Free	NA
Memorial Park wedding bridge	Free	NA
Bandshell	\$25.00/day	NA
Gazebo	\$25.00/day	NA

Events that exceed the pavilion area may require a special event permit.

<i>Special Events Fees and Charges</i>	
<i>Private/Public Property Special Event Fees</i>	<i>Fees</i>
Application fee (non-refundable)	\$25.00
Late submission fee	\$10.00 per day after deadline
<i>Fire Inspection (Tents)</i>	
One tent	\$100.00
Two to five tents	\$200.00
Six or more tents, including but not limited to those in exhibits, trade shows and festivals	\$300.00

<i>Private Property Fee and Attendance</i>		
All events	\$50.00	NA

<i>Public Property Level and Attendance</i>		
Level 1 - 25—100	\$75.00	\$100.00
Level 2 - 101—500	\$150.00	\$200.00
Level 3 - 501—1,000	\$300.00	\$400.00
Level 4 - 1,001—5,000	\$400.00	\$800.00
Level 5 - 5,001 or more	\$600.00	\$2,000.00
<i>Banner Fees</i>		
Event banner 4'x6' (non-profit organizations and community events only)	\$25.00 each (two max)	10 day limit
Grand opening event banner	\$25.00 (one max)	30 day limit
Street pole banner (pennant) (non-profit organizations and community events only)	\$8.00 each (30 max)	30 day limit
Advertising banner at fields	\$500.00 (per banner)	Per six months
Downtown Wayfinding Signs	Annual Fee per sign	\$100.00
Downtown Wayfinding Signs	Relocation Fee	\$25.00
Downtown wayfinding signs – application fee	\$50.00 per sign	N/A
Tram advertising banners	\$200.00 (per banner)	Per month, minimum of 3-months
<i>Extra Duty Fire Department</i>		
EMT	\$50.00 per hour/per EMT	
Fire medic	\$50.00 per hour/per FM	

Administrative fee (processing fee/coordination/planning)	\$10.00	
Safety inspection	\$35.00	
Sanitation		
95 gallon green carts for event; one per every 100 participants or less	\$10.00 per 95 gallon green cart	Includes delivery and cleaning
Dumpster: 500 participants or less; four cubic yards	\$140.00	Includes delivery and cleaning
Dumpster: 500—1,000 participants; eight cubic yards	\$180.00	Includes delivery and cleaning
Dumpster: 1,000 participants or more; eight cubic yards per 1,000 participants	\$180.00 each	Includes delivery and cleaning
Recycle carts	No charge	Includes delivery and cleaning
Administrative fee	\$25.00	
Public Works		
Barricades (with flasher)	\$3.00 per barricade/per day. Minimum 5 barricades	
Cones	\$2.00 per cone/per day. Minimum 10 cones	
Light towers	\$80.00 per day/each	
Message boards (1)	\$55.00 per day	
Directional/arrow boards (1)	\$40.00 per day	
Bleachers	\$80.00 per day/each	Includes delivery
Administrative fee	\$25.00	

Tram	\$20.00 per hour	Two hours minimum
<i>Recreation Center Closings</i>	\$400.00 per day	

City manager (or designee) reserves the right to exempt certain activities from a level 1 special event.

<i>Special Events Additional Fees Extra Duty Police</i>	<i>Fees</i>	
Police officer	\$50.00 per hour/per officer plus, administrative fee	Two hour minimum
Event commander (required with five or more simultaneous officers)	\$ 55.00 per hour/per officer plus, administrative fee	Two hour minimum
Holiday Extra duty Police officer pay July 4 th , Halloween, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, New Year's Eve	\$60.00 per hour/per officer plus, administrative fee	Two hour minimum
Holiday Event commander (required with five or more simultaneous officers) July 4 th , Halloween, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, New Year's Eve	\$ 65.00 per hour/per officer plus, administrative fee	Two hour minimum
Administrative fee (processing fee/coordination/planning)	\$7.00	

The city reserves the right to deny any special event application or request that either competes directly or indirectly with annual events that regularly occur within the city.

36-102	Application fee for revocable permits to use public right-of-way	
	If the permit is to be issued by the city manager	\$102.00

	If city commission approval is required	\$256.00
36-179	Removal of news racks impoundment and storage fee	\$10.00 per day

(Res. No. 230-04; Res. No. 140-07; Res. No. 95-09, 10-26-2009; Res. No. 57-2013, § 1, 6-10-2013; [Ord. No. 59-2015, § 1, 6-22-2015](#); [Res. No. 76-2015, § 1, 8-10-2015](#); Res. No. [92-2018](#), §§ 1—6, 9-24-2018; Res. No. [37-2019](#), § 3, 3-25-2019; Res. No. [81-2019](#), § 3, 9-23-2019)

Chapter 40. Traffic and Vehicles

40-44	Parking permit fees	
	Permanent resident	\$450.00 per year (equals \$1.23 per night)
	Temporary resident	\$60.00 per month, up to six months (equals \$1.93 per night)
	Transient permits	\$3.00 per permit, per night
40-129	Removal of motor vehicle immobilization device charge	\$100.00
40-151	Initial inspection/permit of golf cart	\$100.00
40-151	Bi-annual permit renewal of golf cart	\$50.00

([Res. No. 79-2015, § 1, 9-24-2015](#); [Res. No. 82-2016, § 2, 8-22-2016](#); Res. No. [92-2018](#), §§ 1—6, 9-24-2018)

Chapter 42. Utilities

42-3	Utilities charges.
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- (1) *Deposit for residential utility service:* A deposit for water service, for sewer service and for water and sewer service shall be charged to new and to reconnected residential water consumers, as follows:

	Inside City		Outside City	
Meter Size	Water	Water/Sewer	Water	Water/Sewer
$\frac{5}{8}$ " x $\frac{3}{4}$ "	\$65.00	\$130.00	\$85.00	\$170.00
1"	130.00	260.00	175.00	350.00
1½"	300.00	600.00	400.00	800.00
2"	520.00	1,040.00	715.00	1,430.00

- (2) *Deposit for commercial or multifamily utility service:* With the exception of the United States and its agencies, the state and its agencies and political subdivisions, cities, school districts and special districts, a deposit for water service, for sewer service and for water service with sewer service shall be charged of new and of reconnected water consumers as follows:

	Inside City		Outside City	
Meter Size	Water	Water/Sewer	Water	Water/Sewer
$\frac{5}{8}$ " x $\frac{3}{4}$ "	\$85.00	\$170.00	\$110.00	\$220.00
1"	135.00	270.00	175.00	350.00
1½"	300.00	600.00	400.00	800.00
2"	520.00	1,040.00	715.00	1,430.00
3"	1,190.00	2,380.00	1,465.00	2,930.00
4"	2,125.00	4,250.00	2,835.00	5,670.00
6"	4,775.00	9,550.00	6,375.00	12,750.00
8"	6,375.00	12,750.00	8,385.00	16,770.00

10"	8,510.00	17,020.00	11,130.00	22,260.00
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- (3) *Deposit Waiver.* A residential applicant may be eligible for a deposit waiver if the property owner has established a satisfactory payment record of all city utility charges for the preceding 23 months within 20 days of mailing. Utility service deposits for residential tenants and commercial consumers will not be refunded until the water and sewer services are terminated.

- (4) *Charges for water service:* The monthly base fee and consumer service charge shall be made for water service as follows:

a. *Residential domestic.*

	Inside City	Outside City
Monthly base fee	\$16.18	\$20.23
Monthly consumer service charge	\$2.27	\$2.82

b. *Residential irrigation.*

	Inside City	Outside City
Monthly base fee	\$16.18	\$20.23
Monthly consumer service charge	\$2.27	\$2.82

c. *Multifamily domestic.*

	Inside City	Outside City
Monthly base fee (per unit)	\$12.14	\$15.18
Monthly consumer service charge	\$2.27	\$2.82

- d. *Commercial domestic.* Monthly base fees are based on meter size and are derived according to the values in the chart below:

Meter Size	ERCs	Inside City	Outside City
5/8" x 3/4"	1.0	\$16.18	\$20.23
1"	2.5	\$40.45	\$50.57
1½"	5.8	\$93.84	\$117.31
2"	8.0	\$129.43	\$161.81
3"	15.0	\$242.70	\$303.41
4"	25.0	\$404.49	\$505.66
6"	50.0	\$808.96	\$1,011.34
8"	80.0	\$1,294.33	\$1,617.86
10"	115.00	\$1,860.53	\$2,326.06

Commercial Domestic Consumer Service Charge

	Inside City	Outside City
Monthly consumer service charge	\$2.27	\$2.82

- e. *Commercial irrigation.* Monthly base fees are based on meter size and are derived according to the values in the chart below:

Meter Size	ERCs	Inside City	Outside City
5/8" x 3/4"	1.0	\$16.18	\$20.23
1"	2.5	\$40.45	\$50.57
1½"	5.8	\$93.84	\$117.31

2"	8.0	\$129.43	\$161.81
3"	15.0	\$242.70	\$303.41
4"	25.0	\$404.49	\$505.66
6"	50.0	\$808.96	\$1,011.34
8"	80.0	\$1,294.33	\$1,617.86
10"	115.00	\$1,860.53	\$2,326.06

		Inside City	Outside City
Monthly consumer service charge		\$2.27	\$2.82

(5) *Monthly volume charge (per thousand gallons):*

a. *Residential domestic.*

	Inside City	Outside City
1—4,000 gallons	\$3.53	\$4.42
4,001—8,000 gallons	\$3.71	\$4.64
8,001—12,000 gallons	\$6.39	\$7.99
12,001—25,000 gallons	\$7.44	\$9.32
25,001 gallons and above	\$8.49	\$10.61

b. *Residential irrigation:*

	Inside City	Outside City
1—13,000 gallons	\$7.44	\$9.32
13,001 gallons and above	\$8.12	\$10.61

c. *Multifamily domestic (per unit).*

	Inside City	Outside City
1—3,000 gallons	\$3.53	\$4.42
3,001—6,000 gallons	\$3.71	\$4.64
6,001—9,000 gallons	\$6.39	\$7.99
9,001—18,500 gallons	\$7.44	\$9.32
18,501 gallons and above	\$8.49	\$10.61

d. *Commercial domestic (tied to system average).*

	Inside City	Outside City
Per thousand gallons	\$4.52	\$5.63

e. *Commercial irrigation (based on meter size, ERC factor multiplied by 13,000 gallons).*

	ERCs	Inside City	Outside City
$\frac{5}{8}$ x $\frac{3}{4}$ -inch meter			
1—13,000 gallons	1.0	\$7.44	\$9.32

13,001 gallons and above	1.0	\$8.49	\$10.61
1-inch meter			
1—32,500 gallons	2.5	\$7.44	\$9.32
32,501 gallons and above	2.5	\$8.49	\$10.61
1½-inch meter			
1—75,400 gallons	5.8	\$7.44	\$9.32
75,401 gallons and above	5.8	\$8.49	\$10.61
2-inch meter			
1—104,000 gallons	8.0	\$7.44	\$9.32
104,001 gallons and above	8.0	\$8.49	\$10.61
3-inch meter			
1—195,000 gallons	15.0	\$7.44	\$9.32
195,001 gallons and above	15.0	\$8.49	\$10.61
4-inch meter			
1—325,000 gallons	25.0	\$7.44	\$9.32
325,001 gallons and above	25.0	\$8.49	\$10.61
6-inch meter			
1—650,000 gallons	50.0	\$7.44	\$9.32
650,001 gallons and above	50.0	\$ 8.49	\$10.61
8-inch meter			

1—1,040,000 gallons	80.0	\$7.44	\$9.32
1,040,001 gallons and above	80.0	\$8.49	\$10.61
10-inch meter			
1—1,495,000 gallons	115.00	\$7.44	\$9.32
1,495,001 gallons and above	115.00	\$8.49	\$10.61

(6) A water system tapping charge shall be made for water service connections:

Meter	Inside City	Outside City
1"	\$603.27	\$717.01
1½"	\$773.89	\$930.88
2"	\$1,137.33	\$1,384.58

(7) *Charges for sewer service.* The monthly base fee shall be made for sewer service as follows:

a. *Residential.*

	Inside City	Outside City
Single-family	\$7.66	\$9.59
Multifamily (per unit)	\$5.69	\$7.13

b. *Commercial.* Derived according to the chart below.

Meter	ERCs	Inside City	Outside City
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5/8" x 3/4"	1.0	\$7.66	\$9.59
1"	2.5	\$19.16	\$23.96
1½"	5.8	\$44.46	\$55.56
2"	8.0	\$61.32	\$76.64
3"	15.0	\$114.96	\$143.71
4"	25.0	\$191.61	\$239.51
6"	50.0	\$383.22	\$479.03
8"	80.0	\$613.15	\$766.43
10"	115.0	\$881.41	\$1,101.76

(8) *Monthly consumer service charge:*

	Inside City	Outside City
All consumers	\$1.40	\$1.76

(9) *Monthly volume charge (per thousand gallons):* For residential and multifamily consumers, there will be no additional charge for wastewater sewer service above 12,000 gallons per month per residential dwelling unit and 8,800 gallons per month per multifamily dwelling unit.

a. *Residential.*

	Inside City	Outside City
1—12,000 gallons	\$7.47	\$9.36

b. *Multifamily.*

	Inside City	Outside City
1—8,800 gallons per unit	\$7.47	\$9.36

c. *Commercial.*

	Inside City	Outside City
Per thousand gallons	\$7.47	\$9.36

(10) *Reclaimed water rates (per thousand gallons):*

1—100,000 gallon—Daily	\$2.52
100,000 gallons and up including multiple parcels—Daily	\$0.56

- (11) *Accounting charge:* There shall be a charge of \$34.00 to establish an account for water service.
- (12) *Disconnection charge:* There shall be a charge of \$34.00 to reestablish any water service that has been disconnected for nonpayment. After disconnection, a water meter shall not be again connected without payment of all outstanding utility related charges, fees and/or additional deposits due the city.
- (13) *Same day service charge:* There shall be a charge of \$34.00 to perform any same day utility related service call that occurs after 2:00 p.m. of the same day the request was issued by the customer.
- (14) *Meter rereads and leak inspection charge:* There shall be a service charge of \$15.00 for a special inspection for a meter reread or for a leak inspection requested by a consumer. A reread of a meter due an error in the initial meter reading shall be performed by the city without charge. A leak inspection charge shall not be charged if a leak is found in city-maintained facilities.
- (15) *Delinquent utility service account charge:* A bill shall be deemed delinquent if not paid within 30 days of mailing. After 30 days of the date of mailing, the city shall charge to such account one and one-half percent interest monthly on each delinquent balance of charges due the city for water and sewer service on the amount of a delinquent balance of \$15.00 or more.
- (16) *Service call charge:* Except as otherwise provided herein, when the city is requested by a consumer to respond to a problem not caused by the city, the city shall charge the consumer \$34.00 for all necessary labor, materials and indirect costs to respond actually incurred by the city.
- (17) *Meter calibration test:* At the request of a consumer, the city will test a water meter to determine if it is operating accurately within an allowable tolerance of plus or minus two percent of actual

flow. In the event a consumer has been overcharged due to a faulty meter, the previous six bills shall be examined and adjusted accordingly. For a meter determined to be within allowable tolerance, the following meter test charges shall apply:

¾"—2" meter\$25.00

3"—8" meter \$50.00

- (18) *Damage repair:* Damage caused by the failure of a consumer or contractor to properly locate and isolate water, sewer, or reclaimed water facilities shall be repaired by the city and charged to the consumer or contractor who caused the damage. Charges shall include all materials, labor, and equipment required to make the repair as well as mobilization to and demobilization from the site.
- (19) *Annual rate adjustment:* The city manager may adjust the monthly base charge and monthly volume charge for water service, and the monthly base charge and monthly volume charge for sewer service, to reflect changes in operating costs without further action by the city commission. Prior to implementation thereof, notice of such rate adjustments shall be promptly provided by the city manager to the city commission. The city manager shall utilize the "price increase or decrease index" for major categories of utility operating costs which is annually adopted by the Florida Public Service Commission as required by F.S. § 367.081(4)(a). The rate adjustment shall be based upon the application of the indices within the index to the amount of the major categories of operating costs incurred by the city in providing the water service and sewer service during the immediately preceding calendar year.

42-169	Stormwater system user fees \$7.00 per equivalent residential unit per month.	
	The city manager may adjust the stormwater management system user fee, to reflect changes in operating costs without further action by the city commission. Prior to implementation thereof, notice of such rate adjustments shall be promptly provided by the city manager to the city commission. The city manager shall utilize the "price increase or decrease index" for major categories of utility operating costs which is annually adopted by the Florida Public Service Commission as required by F.S. § 367.081(4)(a). The rate adjustment shall be based upon the application of the indices within the index to the amount of the major categories of operating costs incurred by the city in providing the stormwater service during the immediately preceding calendar year.	
42-308	Permit fees for privately-owned sewer collection and transmission system:	
	(1)	\$200.00 additional fee for collection and transmission systems with one or more pump station; and
	(2)	\$200.00 per privately-owned collection and transmission system;

	(3)	Privately-owned collection and transmission systems with lift stations serving more than one building shall be charged \$200.00 for the lift station and \$200.00 for the private collection system.
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(Res. No. 79-08, § 1, 7-14-2008; Res. No. 36-2010, § 1(exh. B), 4-26-2010; Res. No. 51-2011, § 1(Exh. A), 6-27-2011; Res. No. 89-2011, § 1(Exh. A), 9-26-2011; Res. No. 104-2011, § 1(Exh. A), 11-14-2011; Res. No. 84-2012, § 2, (Exh. A), 9-10-2012; Res. No. 23-2013, § 1(Exh. A), 2-25-2013; Res. No. 57-2013, § 1, 6-10-2013; Res. No. 112-2013, § 1(Exh. A), 9-23-2013; [Res. No. 86-2014, § 2\(Exh. A\), 9-20-2014](#); [Res. No. 93-2015, § 1\(Exh. A\), 9-28-2015](#); [Res. No. 84-2016, § 1\(Exh. A\), 9-12-2016](#); Res. No. [119-2017](#), § 1(Exh. A), 9-25-2017; Res. No. [92-2018](#), §§ 1—6, 9-24-2018; Res. No. [81-2019](#), § 5, 9-23-2019)

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: David Dyess

Title of Item:

ADDING INVOCATIONS TO THE AGENDA (RC):

ORDINANCE No. 2509-2022; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION AMENDING ARTICLE II DIVISION 2; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION No. 119-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING A POLICY REGARDING INVOCATIONS AT THE OPENING OF ITS MEETINGS; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Ordinance 2509-2022 is an ordinance to establish changes to Chapter 2 as it relates to rules and procedures. It allows for the formal setting of "time certain" for agenda items and adds invocation to the agenda headings.

Resolution 119-2022 is a resolution that adopts the procedures for conducting invocations and obtaining participants who will give the invocation at meetings.

Funding Source:

N/A

Recommended Action:

Motion to approve ordinance 2509-2022 on first reading.

ATTACHMENTS:

1. 2509-2022 Chapter 2 Amendments
2. 2509-2022 Attachment A DIVISION_2. RULES_OF_PROCEDURE
3. R119-2022 Invocation Procedures



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

ORDINANCE NUMBER 2509-2022

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE, CHAPTER 2, ADMINISTRATION AMENDING ARTICLE II DIVISION 2; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commission wishes to create a tradition of solemnizing its proceedings by allowing for an invocation at the opening of each meeting, for the benefit and blessing of the Commission; and

WHEREAS, the policy and public purpose for Invocation will be established by separate resolution; and

WHEREAS, City staff has made amendment recommendations to Chapter 2, Article II to be consistent with established functions and efficient with meetings and operation; and

WHEREAS, the City Commission of the City hereby finds that it is in furtherance of the public health, safety and welfare to authorize the code changes to Chapter 2.

NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF STUART, FLORIDA:

SECTION 1: Chapter 2 Administration Division 2 Rules of Procedure, of the Code of Ordinances of the City of Stuart is hereby amended, as indicated in Attachment A.

SECTION 2: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 3: The provisions of this Ordinance shall be codified.

SECTION 4: 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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

Attachment A
Chapter 2 - ADMINISTRATION
ARTICLE II. - CITY COMMISSION
DIVISION 2. RULES OF PROCEDURE

DIVISION 2. RULES OF PROCEDURE¹

¹Charter reference(s)—Quorum and commission rules, § 7.08.

Sec. 2-48. Meetings.

- (a) *Regular meetings.* The city commission shall hold regular meetings in the city commission chambers at city hall on the second and fourth Monday of each month. The second Monday the meeting will begin at 4:00 p.m., at which time proclamations, presentations and employee appreciations will occur ~~with a time certain of 5:30 p.m. for the remainder of the meeting~~. The fourth Monday meeting will start at 5:30 p.m. When such day falls on a day observed by the city as a legal holiday, such meeting shall be held at the same hour and place on the next succeeding business day or the immediately following Monday. Regular meetings may be cancelled and rescheduled at the discretion of the city commission provided there shall be at least two meetings each month, except in December where there will be one meeting scheduled for the month.

Upon proper notice, the city commission may also hold city commission meetings at other locations within the city limits when deemed appropriate by the commission.

- (b) *Special meetings.* Special meetings of the city commission shall be held in the city commission chambers at city hall, or at some other location within the city which is accessible to the public, as provided in section 2.03, commission meetings, of the city Charter.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Charter reference(s)—City commission meetings, § 2.03.

Sec. 2-49. Agenda.

The city manager shall prepare a written or electronic agenda, supplemented in writing as necessary, for all regular and special meetings of the city commission. The form of the agenda shall be determined by the city manager as approved by the city commission.

- (1) *Regular meetings.* The agenda for regular meetings shall include only such matters as may be recommended for consideration by the city manager or the city commission. No matter shall be recommended by the city manager which has not been agendaed except in cases of an emergency so determined by the city commission.
- a. The agenda shall be approved by the city commission at the conclusion of comments by the city manager according to the headings set forth in subsection (1)c of this section. The agenda submitted by the city manager with or without addenda may be amended by the city commission by the addition of new items prior to but not after approval of the agenda. The city manager is permitted to set time certain agenda items which may cause agenda items to be heard out of order.
 - b. All reports, communications, ordinances, resolutions, contract documents or other matters which are to be submitted to the city commission by the city manager shall be filed with the city manager no later than 5:00 p.m. on Monday preceding the date of the regular meeting for inclusion on the agenda. This deadline may be waived in the discretion of the city manager.
 - c. All items on the regular meeting agenda shall be placed under the following headings in the following sequence:
 1. Call to order.
 2. Roll call.
 3. Invocation*
 34. Pledge of allegiance.

-
- ~~45~~. Proclamations.
 - ~~56~~. Presentations.
 - ~~67~~. Comments by city commission members and by the city manager.
 - ~~78~~. Approval of the agenda.
 - ~~89~~. Comments from the public.
 - ~~910~~. Consent calendar.
 - ~~1011~~. Commission action.
 - ~~1112~~. Second reading of ordinances.
 - ~~1213~~. First reading of ordinances.
 - ~~1314~~. Discussion and deliberation.
 - ~~1415~~. Adjournment.

Any item on the agenda may be taken out of order by majority vote of the city commission.

- (2) *Special meetings.* The agenda for a special meeting shall include only the subject matter for which a special meeting was called. The city commission shall not discuss any matter which does not appear on the agenda prepared for a special meeting.
- (3) *Distribution.* Access to the agenda for commission, staff, media and the public shall be available electronically and readily accessible online as far in advance of the meeting as time will permit. One copy of the agenda shall be provided for the public at the city commission meeting.

*Invocation procedure shall be adopted by resolution.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-50. Addressing the commission.

- (a) Any person desiring to address the city commission shall first secure the permission of the presiding officer. Such person shall complete a form provided by the city clerk to identify the speaker and the agenda item to be addressed. In the discretion of the presiding officer, a person who has not completed a form may be allowed to address the city commission. A person addressing the commission should speak to the commission and refrain from facing the audience or speaking to audience members directly.
- (b) Each person recognized for the purpose of addressing the city commission shall step forward to the podium and microphone and shall give his name for the record before commencing his remarks. Such remarks shall be limited in duration to three minutes unless a longer period of time is permitted by the presiding officer or by a majority of the city commission.
- (c) All remarks shall be addressed to the city commission as a body and not to any particular city official. Questions asked of the city commission should be heard and those deemed appropriate followed up upon with staff through the city manager. The city commission may request that a response be given by the city manager.
- (d) The public comment period will not be used to air personal grievances between individuals, make political endorsements or for political campaign purposes. Speakers shall address all comments to the commissioners as a whole and not to individual commissioners. Discussions between speakers and members of the audience shall not be allowed.

-
- (e) This time is for receipt of public comment not debate. The chairman or commissioners will not enter into a dialogue with citizens. Questions from the commissioners will be for clarification purposes only. Public comment will not be used as a time for problem solving or reacting to comments made but, rather, for hearing the citizens for informational purposes only.

Anger, rudeness, ridicule, obscene or profane language, impatience and lack of respect for others and personal attacks are not acceptable behavior. The mayor is responsible for maintaining order. Failure to abide by this requirement may result in the forfeiture of the speaker's right to speak.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-51. Decorum.

Any person making personal, impertinent, irrelevant or slanderous remarks or who becomes boisterous while addressing the city commission or while attending the city commission meeting shall be removed from the city commission chambers at the direction of the presiding officer. The chief of police, or such member of the police department as he may designate, shall be the sergeant-at-arms of the city commission meetings. The sergeant-at-arms shall carry out all orders and instructions given by the mayor for the purpose of maintaining order and decorum at the city commission meeting. Upon instruction of the presiding officer, it shall be the duty of the sergeant-at-arms, or any of them present, to take appropriate and lawful action to maintain the order and decorum of the meeting.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-52. Voting.

All action taken by the city commission shall be by three affirmative votes. Voting on ordinances, resolutions and any matter regarding the expenditure of city funds shall be by roll call. All other motions may be approved without a roll call.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-53. Tie votes.

Any motion which does not result in either three "aye" or three "nay" votes (a tie vote or a 2-1, 2-0, 1-2, or 0-2 vote) shall be deemed a nullity. The matter on the floor shall remain open for further discussion and city commission action by three affirmative votes. If the matter is not resolved either by three affirmative votes or by tabling, the matter shall be automatically tabled until the next regular meeting of the city commission.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Sec. 2-54. Parliamentary rules.

The city commission shall follow Robert's Rules of Order for the conduct of its meetings.

(Ord. No. 2450-2020 , § 1(Att. A), 9-28-2020)

Secs. 2-55—2-81. Reserved.



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 119-2022

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA ADOPTING A
POLICY REGARDING INVOCATIONS AT THE
OPENING OF ITS MEETINGS; MAKING FINDINGS;
AND PROVIDING AN EFFECTIVE DATE; AND FOR
OTHER PURPOSES.**

* * * * *

WHEREAS, the City Commissioners of City of Stuart, Florida ("the Commission") is an elected legislative and deliberative public body, serving the citizens of Stuart, Florida; and

WHEREAS, the Commission wishes to create a tradition of solemnizing its proceedings by allowing for an invocation at the opening of each meeting, for the benefit and blessing of the Commission; and

WHEREAS, such invocations before deliberative public bodies have been consistently upheld as constitutional by American courts dating back to 1892 when the Supreme Court acknowledged in *Holy Trinity Church v. United States*, 143 U.S. 457, 471 (1892), that the American people have long followed a "custom of opening sessions of all deliberative bodies and most conventions with prayer..."; and

WHEREAS, the Commission desires to continue to avail itself of the Supreme Court's recognition that it is constitutionally permissible for a public body to "invoke Divine guidance" on its work. *Marsh v. Chambers*, 463 U.S. 783, 792 (1983). Such invocation "is not, in these circumstances, an 'establishment' of religion or a step toward establishment; it is simply a tolerable acknowledgment of beliefs widely held among the people of this country." *Id.*; and

WHEREAS, in *Pelphrey, et al v. Cobb County, Georgia, et al*, 547 F.3d 1263 (11th Cir., Oct. 28, 2008), the United States Court of Appeals for the Eleventh Circuit, which includes Florida, held that the practice of allowing clergy to offer uncensored religious invocations at the beginning of sessions of a county commission and county planning commission did not violate the Establishment Clause, as long as the invocations did not advance or disparage a belief or affiliate government with specific faith; and

WHEREAS, in *Town of Greece, N.Y. v. Galloway*, 134 S. Ct. 1811 (2014), the United States Supreme Court ruled that a fact sensitive inquiry that considers both the setting in which the prayer arises and the audience to whom it is directed which shows that the City is not coercing its citizens to engage in a religious observance is compatible with the Establishment Clause in the Constitution; and

WHEREAS, in *Town of Greece, N.Y. v. Galloway*, 134 S. Ct. 1811 (2014), the United States Supreme Court held that the principal audience for invocations that include prayer is not the public, but the lawmakers themselves. Therefore, the court ruled that as long as the City Commission does not direct or mandate the public to participate; does not “single out dissidents for opprobrium”, or indicate that their decisions might be influenced by a person’s acquiescence in the prayer opportunity, it will continue to be compatible with the Establishment Clause.

WHEREAS, in following the guidance of the Courts, the Commission's adopted policy does not proselytize or advance any faith, or show any purposeful preference of one religious view to the exclusion of others.

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

SECTION 1: The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2: In order to solemnize proceedings of the Commission, it is the policy of the Commission to allow for an invocation or prayer to be offered in the English language at the opening of its meetings for the benefit of the Commission. The Invocation should be approximately three minutes in length.

SECTION 3: Although the invocation shall be listed in the agenda, it shall not be considered an agenda item for the meeting or part of the public business. Any Commissioner, City Employee or member of the public may choose not to participate and is welcome to remain present in the room or can step out of the room during the invocation.

SECTION 3: No member or employee of the City or any other person in attendance at the meeting shall be required to participate in any invocation that is offered.

SECTION 4: Unless the scheduled invocation speaker fails to appear, the invocation shall be voluntarily delivered by an eligible member of the clergy, as specified below. To ensure that such person (the "invocation speaker") is selected from among a wide pool of local clergy, on a rotating basis, the invocation speaker shall be selected according to the following procedure:

- a. The City Clerk shall compile and maintain a database (the "Congregations List") of the religious congregations with an established presence in the City of Stuart.
- b. The Congregations List shall be compiled by referencing the listings for churches, synagogues, mosques and other religious organizations researching the Internet and in consultation with Commissioners and staff. All religious congregations with an established presence in the City of Stuart are eligible to be, and shall be, included in the Congregations List. Any such congregation within the City of Stuart not otherwise identified for participation may request its inclusion by specific written communication to the City Clerk.
- c. This policy is intended to be and shall be applied in a way that is all-inclusive of every diverse religious congregation in Stuart. The Congregations List shall be compiled and used for purposes of logistics, efficiency, and equal opportunity for all of the community's religious leaders, who may themselves choose whether to respond to the Commission's invitation and participate. Should a question arise as to the authenticity of a religious congregation, the Clerk shall refer to criteria used by the Internal Revenue Service in its determination of those religious organizations that would legitimately qualify for tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.
- d. The Congregations List shall also include the name and contact information of any chaplain who may serve the fire departments or law enforcement agencies of the City of Stuart.
- e. The Congregations List shall be compiled by the Clerk within thirty (30) days after the effective date of this Resolution and shall be updated, by reasonable efforts of the City Clerk, in or about the month of November of each calendar year after the year of adoption of this Resolution.
- f. Within thirty (30) days after the effective date of this Resolution, and on or about December 1 of each calendar year thereafter, the City Clerk shall e-mail an invitation addressed to the "religious leader" of each congregation listed on the Congregations List, as well as to the individual chaplains included on the Congregations List.
- g. The invitation shall be sent on behalf of the City Commission and read as follows:

Dear Religious Leaders,

The City Commissioners makes it a policy to invite members of the clergy in the City of Stuart to voluntarily offer an invocation in the English language at the opening of its meetings, for the benefit and blessing of the Commission. As the leaders of one of the religious congregations with an established presence in the City of Stuart, or in your capacity as a chaplain for one of the local fire departments or law enforcement agencies, you are eligible to offer this important service at an upcoming meeting of the Commission.

If you are willing to assist the Commission in this regard, please reply at your earliest convenience to the e-mail address included. Clergy are scheduled on a first-come, first-serve basis. The dates of the Commission's scheduled meetings for the upcoming year are listed on the attached page. If you have a preference among the dates, please state that request in your written reply.

This opportunity is voluntary, and you are free to offer the invocation according to the dictates of your own conscience. To maintain a spirit of respect, the Commission requests only that the invocation opportunity follow the Commissions adopted Rules of Procedure for Appearance Before the Commission by refraining from engaging in politicking, personal attacks, abusive or insulting language, be respectful of and civil to other members of the public, City staff, and the Commissioners; and not be exploited as an effort to convert others to the particular faith of the invocation speaker, nor to disparage any faith or belief different than that of the invocation speaker, nor to affiliate government with a specific faith.

*On behalf of the City of Stuart Commissioners, I thank you in advance for considering this invitation.
Sincerely,*

City Clerk

SECTION 5: No invocation speaker shall receive compensation for his or her service.

SECTION 6: This policy is not intended and shall not be implemented or construed in any way, to affiliate the Commission with, or express any preference by the Commission for or against, any faith or religious denomination. Rather, this policy is intended to acknowledge and express the Commission's respect for the diversity of religious denominations and faiths represented and practiced among the citizens of Stuart.

SECTION 7: Neither the Commission nor the Administrator shall engage in any prior inquiry, review of, or involvement in, the content of any invocation to be offered by an invocation speaker.

SECTION 8: To clarify the Commission's intentions, as stated in this Resolution, the following disclaimer shall be included in at least 10 point font at the bottom of any printed Commission meeting agenda: "Any invocation that may be offered at the opening of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker."

SECTION 9: If any legislative or deliberative public board whose members are appointed by the Commission elects to solemnize its proceedings by allowing for an invocation or prayer to be offered for its benefit, it shall do so in a manner that is consistent with this Resolution.

SECTION 10: Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

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

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 12TH day of December, 2022.
ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 12/12/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

**EAST STUART NEIGHBORHOOD - SMALL-SCALE FUTURE LAND USE MAP AMENDMENT (RC):
(THIS IS A SINGLE READING ITEM) (CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL
CITY COMMISSION MEETING)**

ORDINANCE No. 2500-2023; 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.

This item was presented to the Local Planning Agency (LPA) on December 8, 2022. The board's comments and recommendation will be presented at the City Commission meeting.

ATTACHMENTS:

1. A. Staff Report
2. B. Ordinance No. 2500-2023 FLUM East Stuart 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. 2500-2023, 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 2500-2023 - FLUM East Stuart and Map Exhibits
3. Service Capacity Letters
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

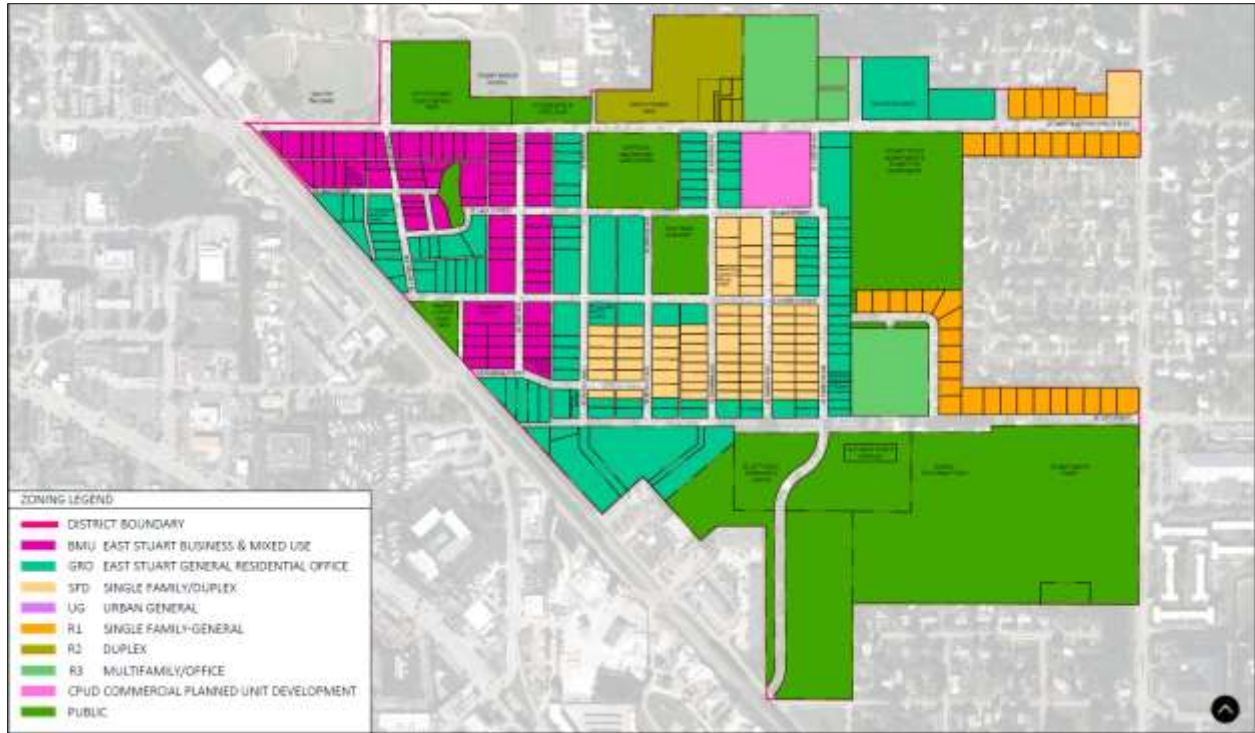
Existing Future Land Use Map



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: The East Stuart Neighborhood is 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 neighborhood 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		
		<i>General</i>	<i>Not ALF</i>	<i>ALF</i>
	<i>In/Out CRA</i>		<i>UPUD, RPUD, or Major UCE</i>	
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

<i>Existing FLU</i>	<i>Proposed FLU</i>	<i>Existing Units</i>	<i>Proposed Units</i>
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 2500-2023

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 December 8, 2022, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearing on January 17, 2023 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 _____, 2023.

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:

TROY MCDONALD, MAYOR
 BECKY BRUNER, COMMISSIONER
 EULA R. CLARKE, COMMISSIONER
 CHRISTOPHER COLLINS, COMMISSIONER
 CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ATTEST:

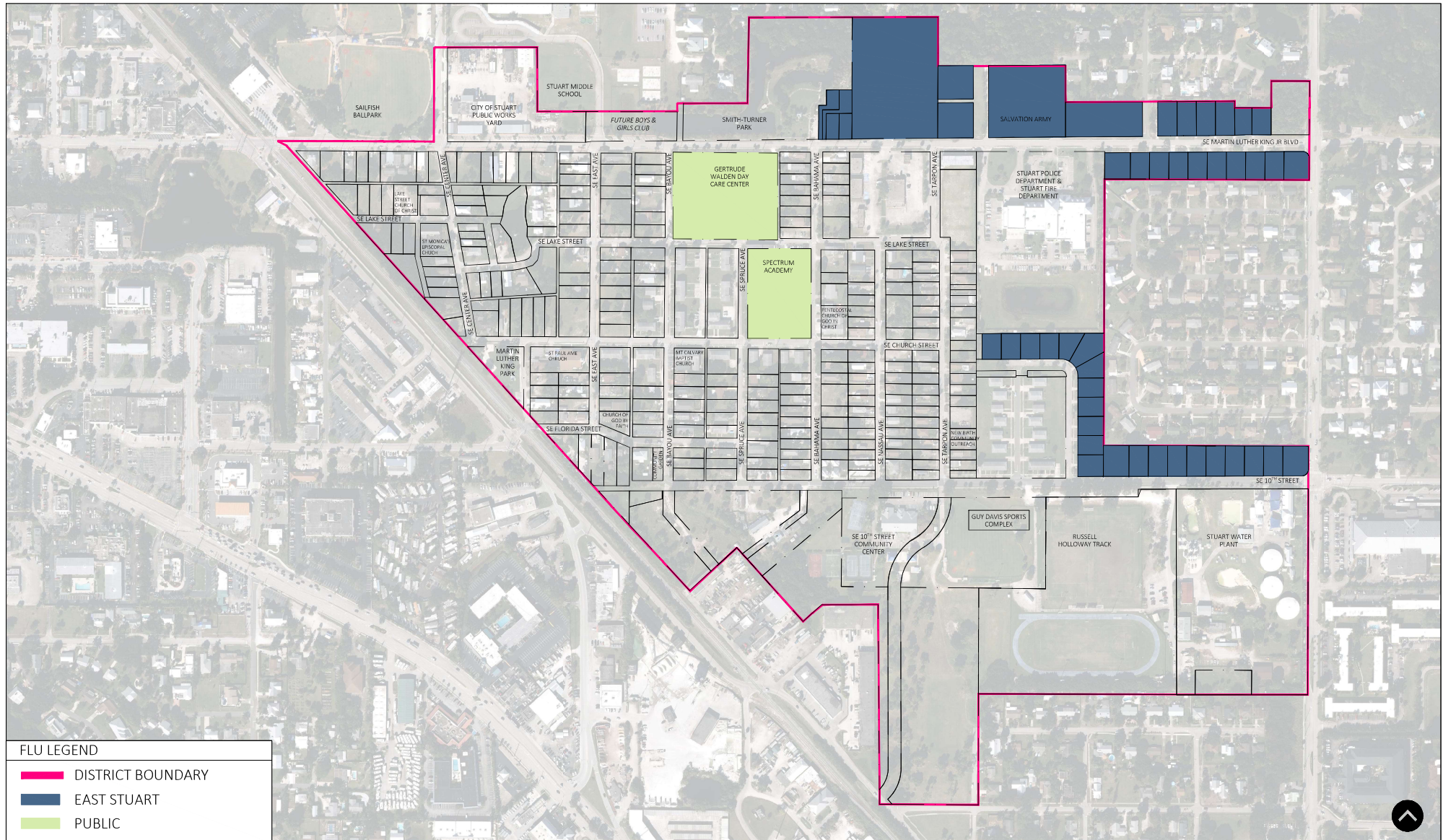
 MARY R. KINDEL
 CITY CLERK

 TROY MCDONALD
 MAYOR

APPROVED AS TO FORM
 AND CORRECTNESS:

 MICHAEL J. MORTELL, ESQ.
 CITY ATTORNEY

EXHIBIT "A"

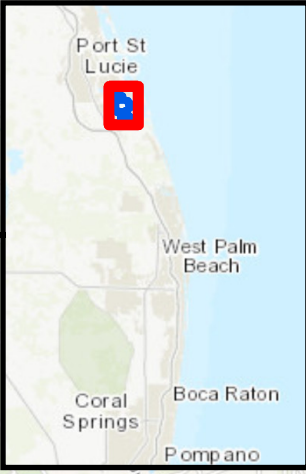
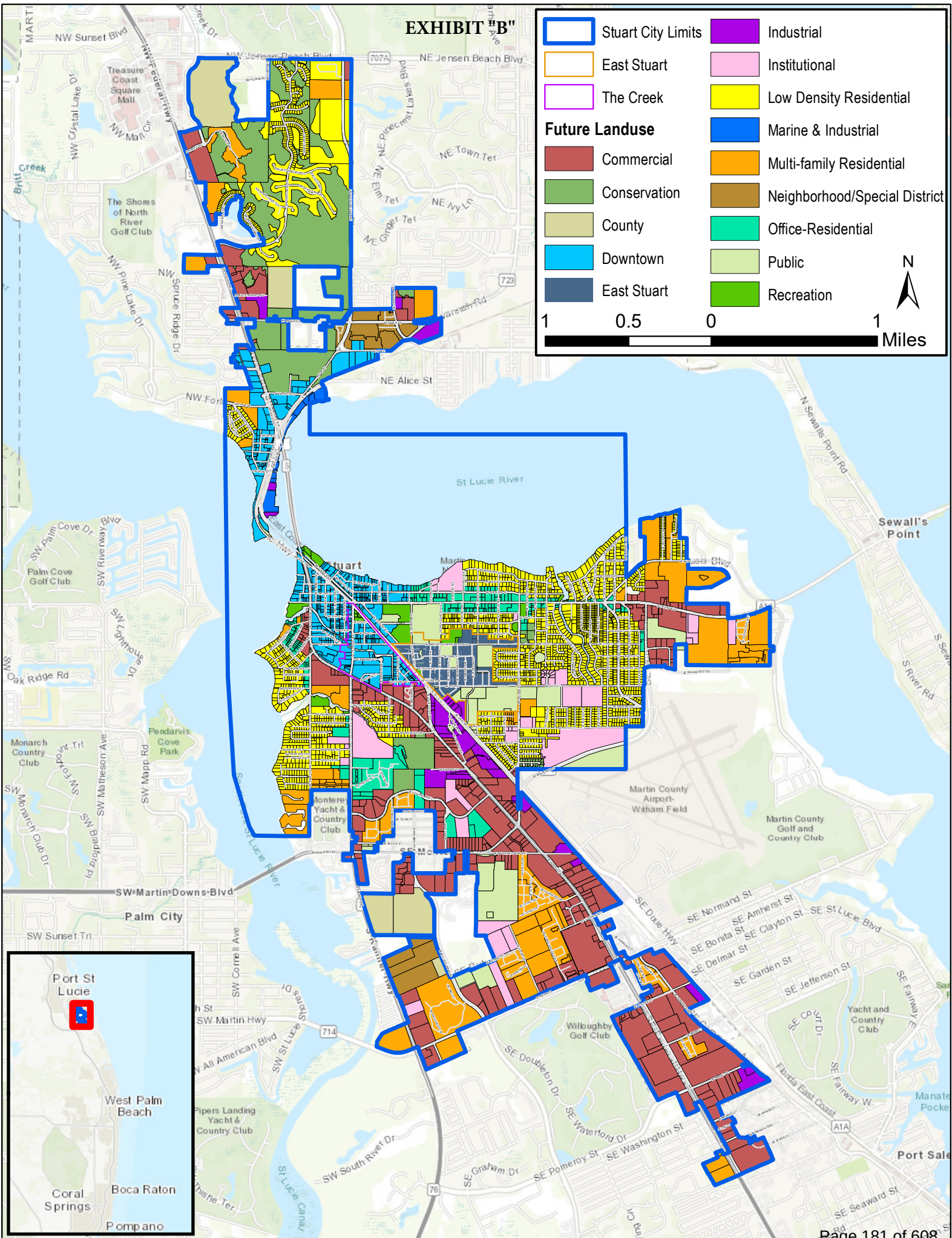
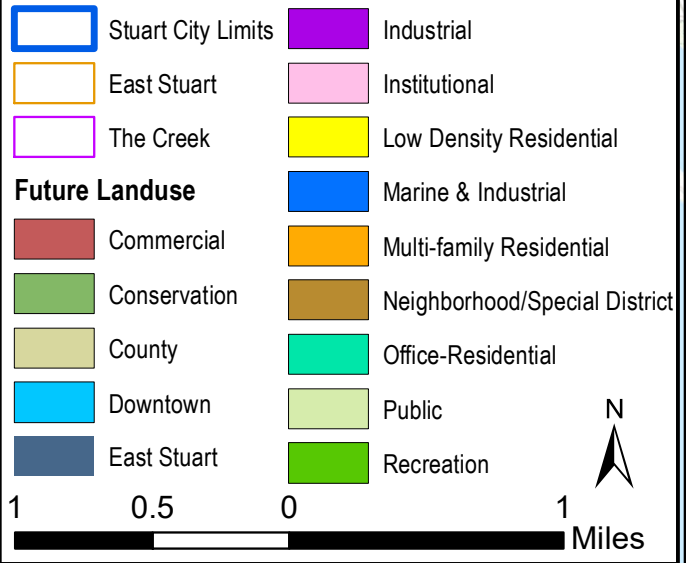


EAST STUART Community Redevelopment Area

PROPOSED FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

10/19/2022

EXHIBIT "B"





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.

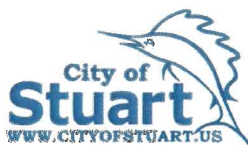
This letter should not be construed as a commitment on behalf of the City to provide water and sewer service to the property until such time final design plans have been approved and all water and sewer availability fees have been paid.

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.

Dr. John Millay, Superintendent

School Board Members: Victoria Defenthaler • Michael DiTerlizzi • Anthony Anderson • Marsha Powers • Christia Li Roberts

"An Equal Opportunity Agency"

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

Dr. John Millay, Superintendent

School Board Members: Victoria Defenthaler • Michael DiTerlizzi • Anthony Anderson • Marsha Powers • Christia Li Roberts

"An Equal Opportunity Agency"

EAST STUART LAND USE CHANGE

Existing Land Use	Proposed Land Use	Acres	Residential		Max Buildout for 100% Residential Use		Net Increase
			<i>Existing</i>	<i>Proposed</i>			
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
			<i>Existing</i>	<i>Proposed</i>	<i>Existing</i>	<i>Proposed</i>	
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
			<i>Existing</i>	<i>Proposed</i>	<i>Existing</i>	<i>Proposed</i>	
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
			<i>Existing</i>	<i>Proposed</i>	<i>Existing</i>	<i>Proposed</i>	
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 x 15 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 “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.

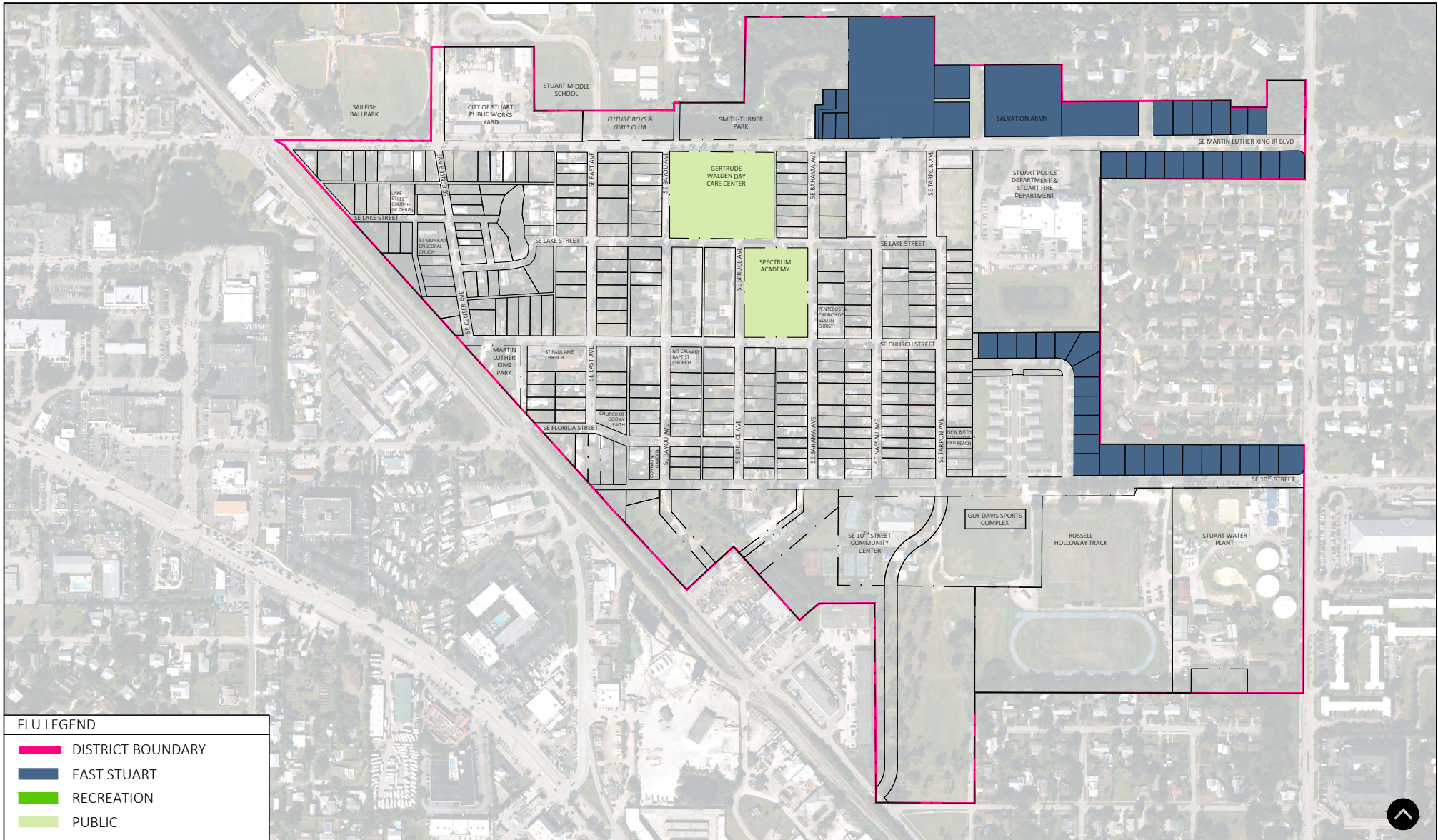
- a. Local Planning Agency (LPA) will hold a public hearing and provide a recommendation to the City Commission.
- b. City Commission will hold two public hearings to consider the proposals.

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.

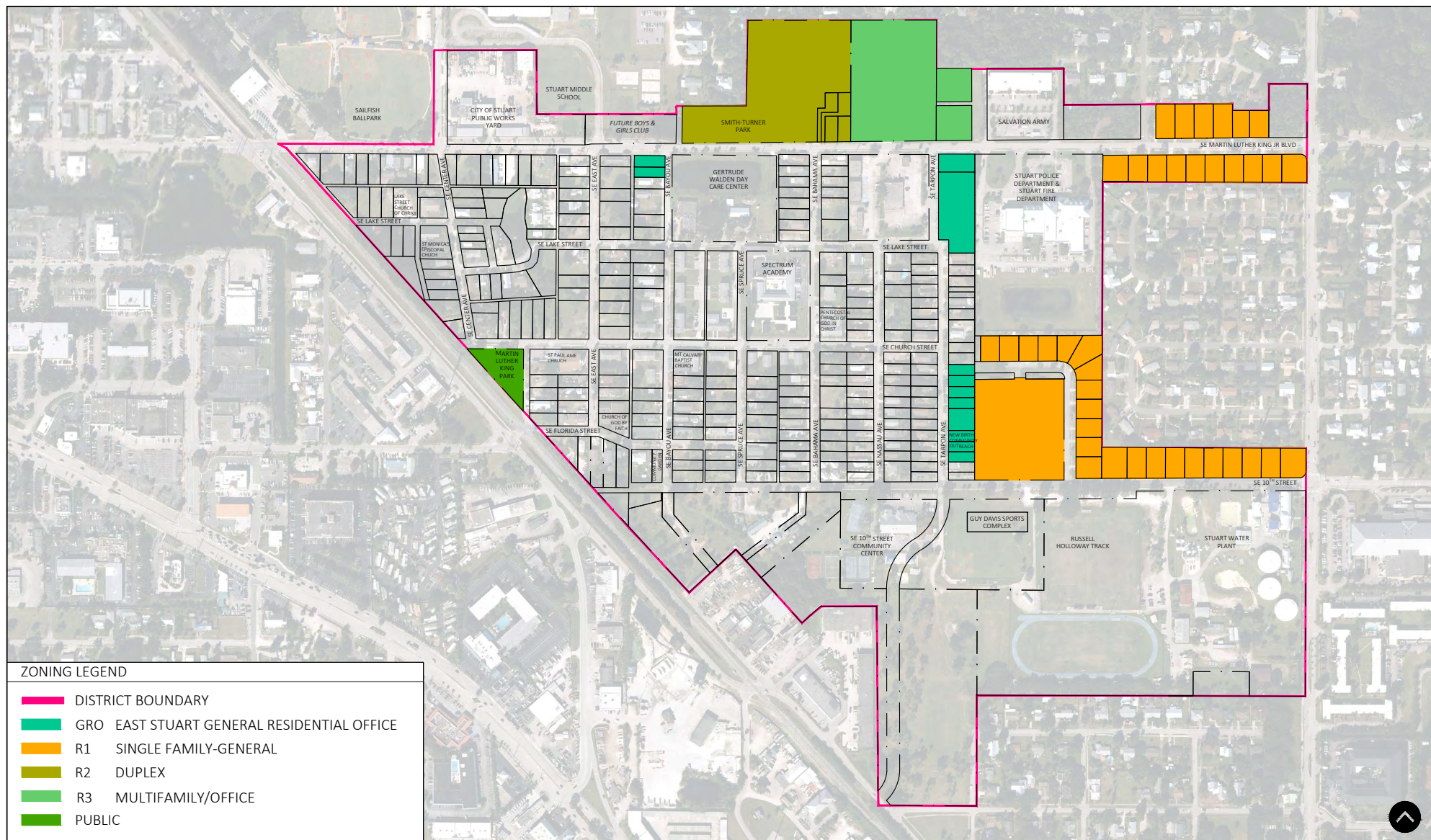


EAST STUART Community Redevelopment Area

PROPOSED FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

Page 194 of 608



E A S T S T U A R T
Community Redevelopment Area

EXISTING ZONING

PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022



Bureau of Direct Mail Inc.

2809 SE Monroe St.

Stuart, FL 34997

Phone: (772) 283-8850

Toll Free: (800) 368-0004

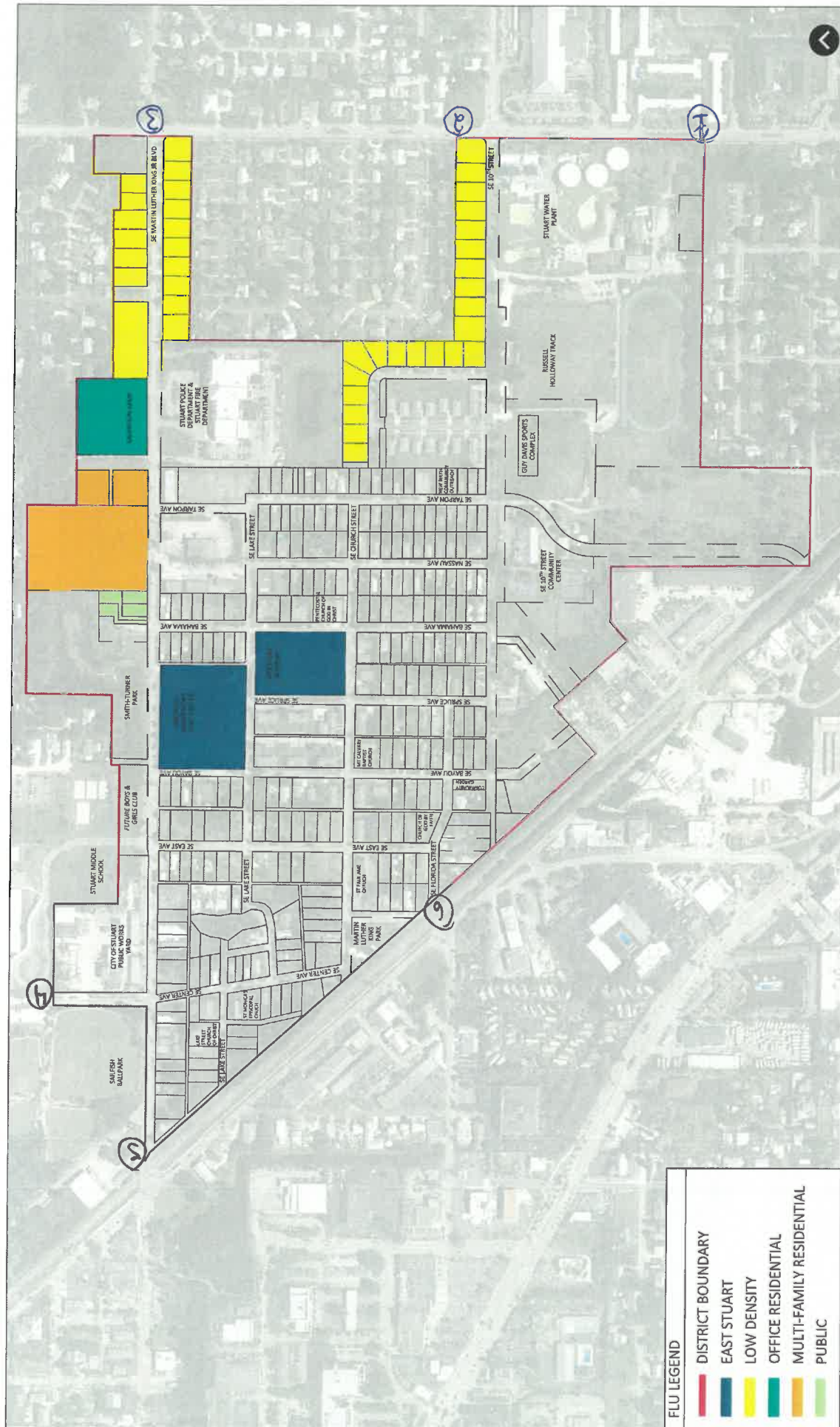
October 11, 2022

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



7/25/2022

EAST START
Community Redevelopment Area
EXISTING FUTURE LAND USE MAP PARCELS WITH PROPOSED CHANGE ONLY

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@CLSTUART.FL.US
VISIT WWW.CITYOFSTUART.FL /CRA FOR MORE INFORMATION



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

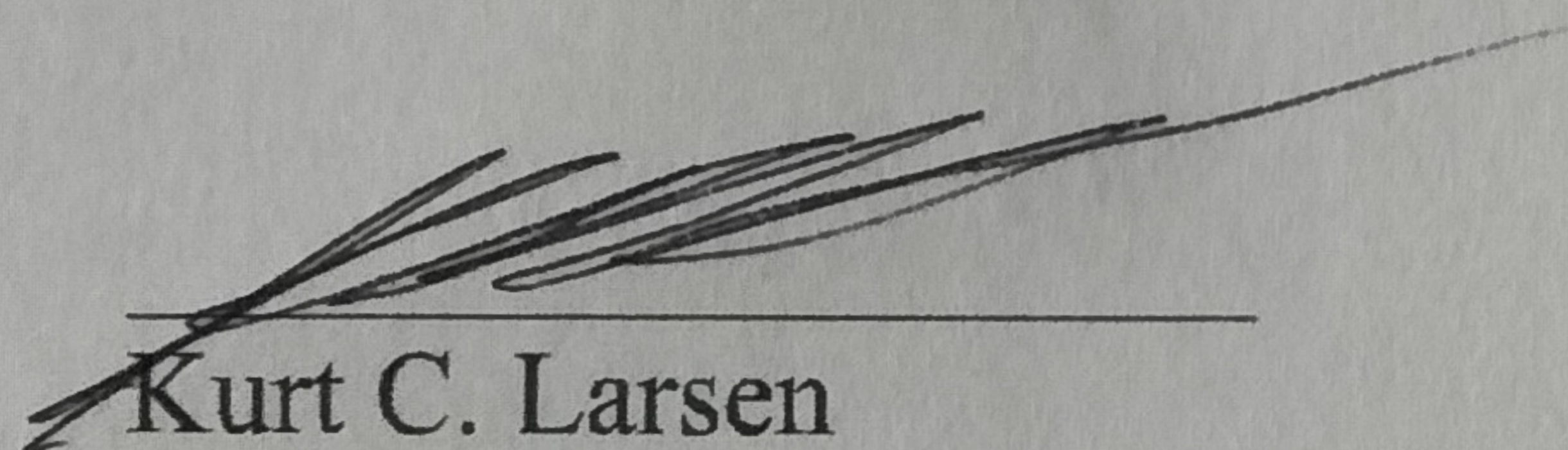
Sept. 26, 2022

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

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

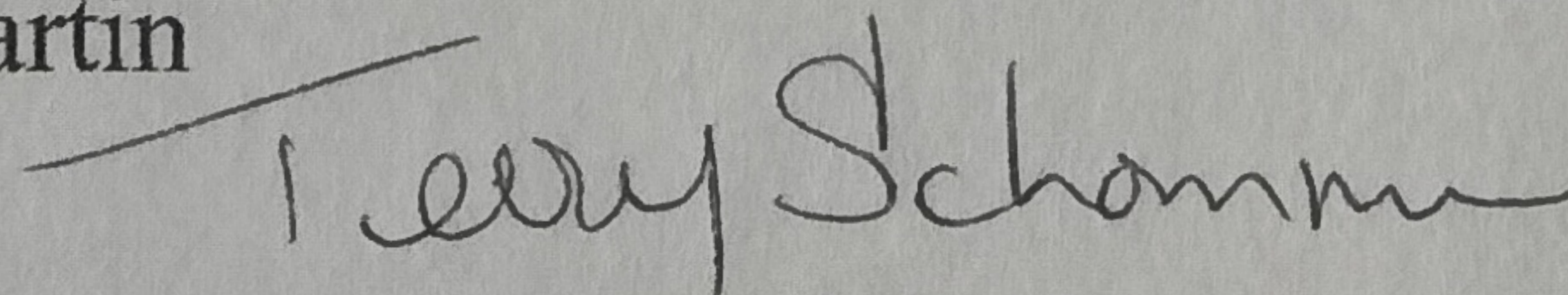
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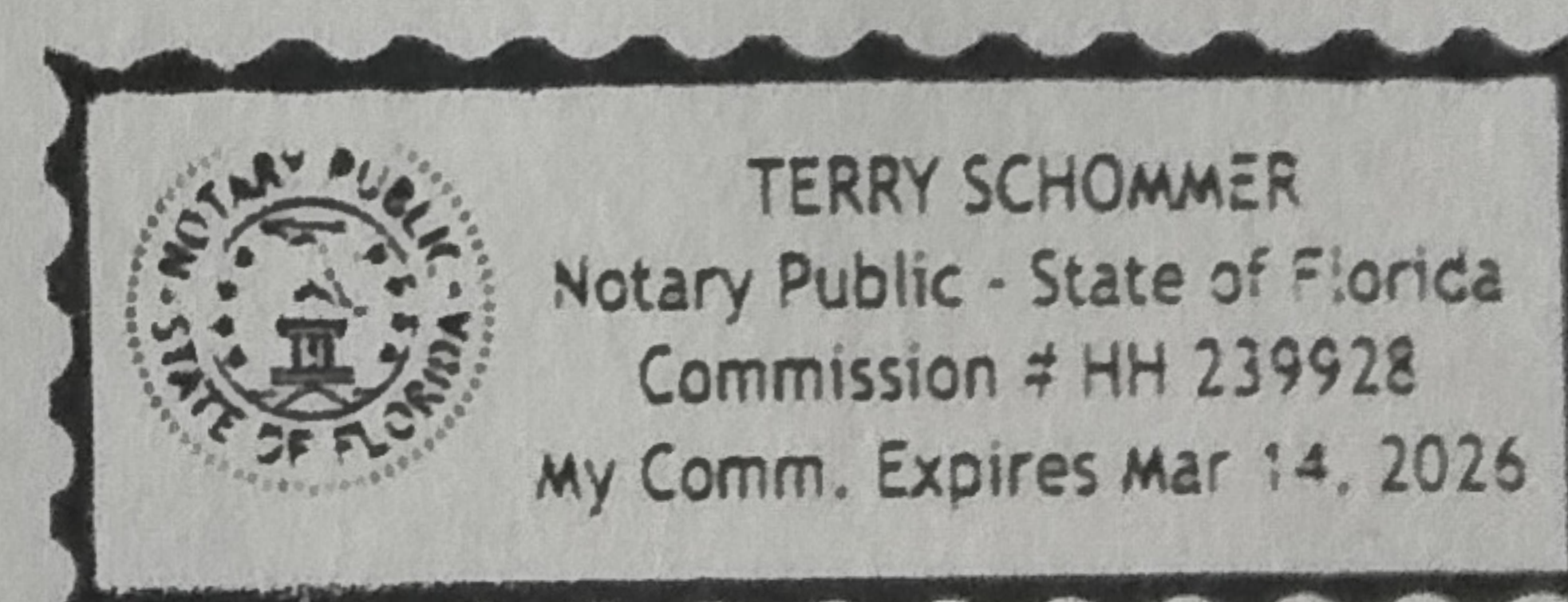
This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.


Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin





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
EAST STUART	PLAZA ENTERPRISES, INC	1200 SE DIXIE CUTOFF RD	STUART	FL	34994-3436
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A101	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A102	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A103	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A104	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A107	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A108	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A109	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A110	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A201	STUART	FL	34994-4009
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A202	STUART	FL	34994-4009
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A203	STUART	FL	34994-4009
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A204	STUART	FL	34994-4009
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A205	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A206	STUART	FL	34994-4064
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A207	STUART	FL	34994-4009
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A208	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A209	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT A210	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B101	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B102	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B103	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B104	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B105	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B106	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B107	STUART	FL	34994-4067
EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT B108	STUART	FL	34994-4067

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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	SORENSEN 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 KENNETH 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	FILIP I 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 EDELSON 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, LORAIN 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

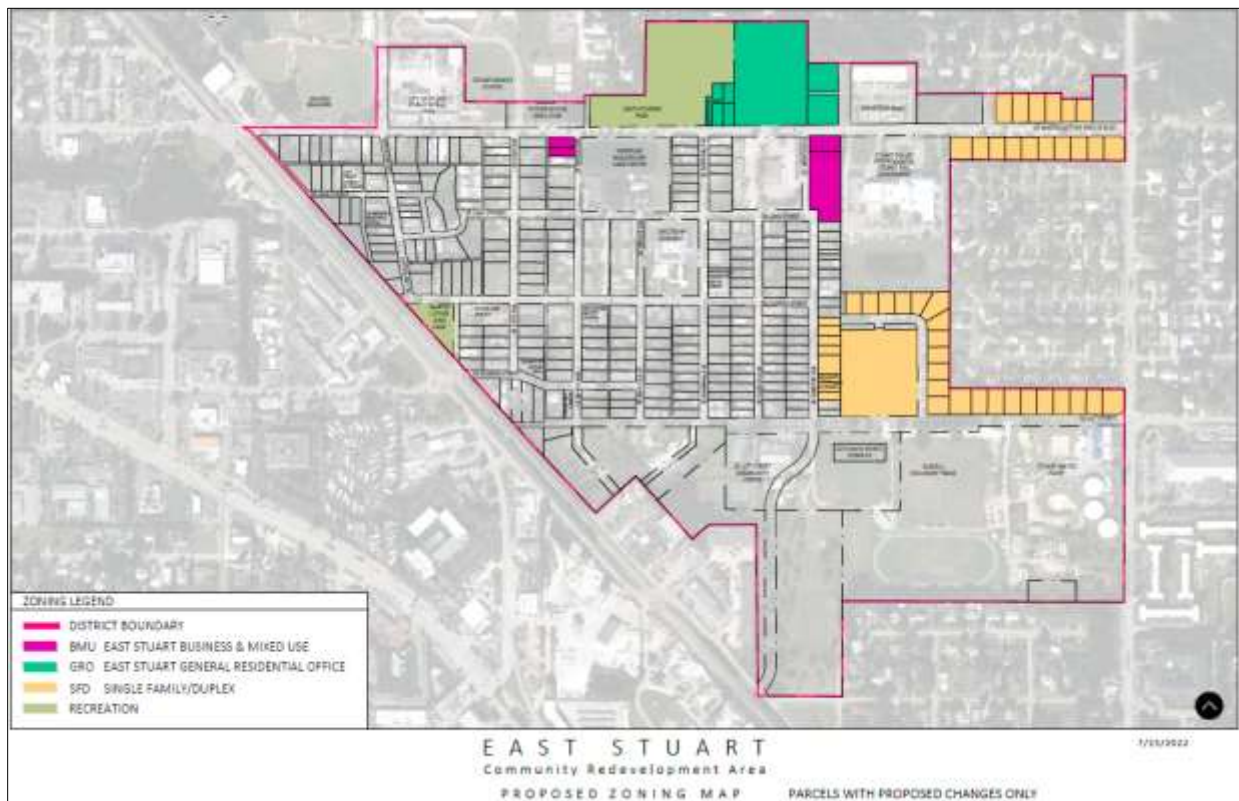
Publish November 3, 2022 / Local Display Ad / Affidavit Required (at least 7 prior to LPA and CC Hearings)

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NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY AND CITY COMMISSION

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The following item is scheduled on the agenda:

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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Mary Kindel, City Clerk

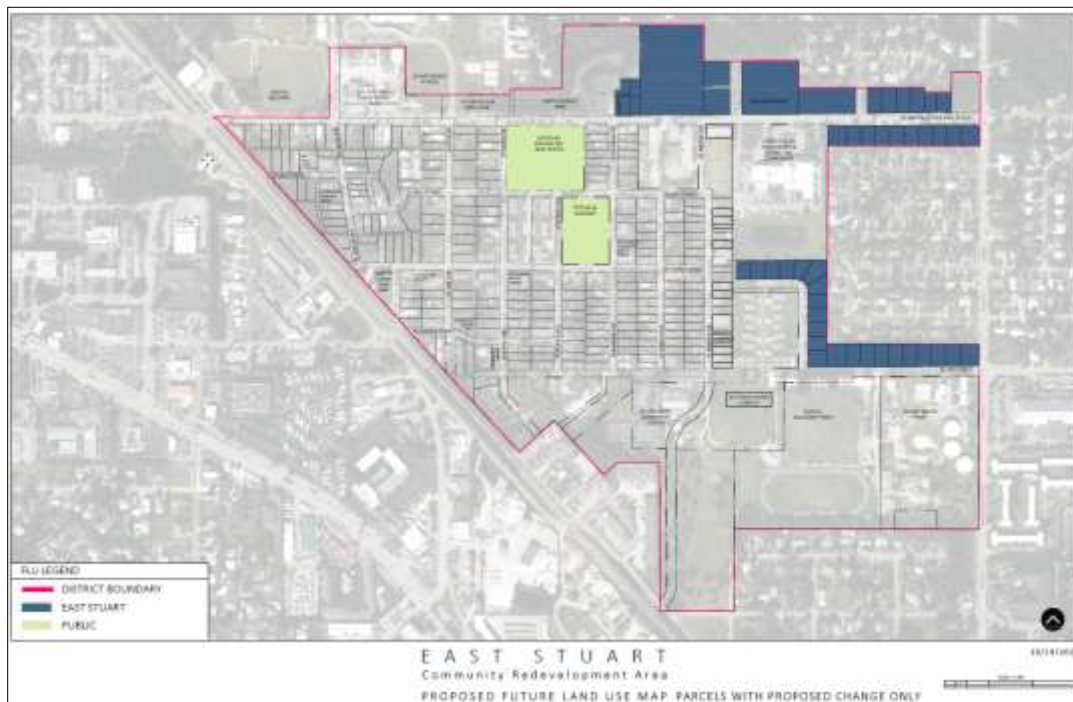
Publish November 3, 2022 / Local Display Ad /Affidavit Required (at least 7 prior to LPA and CC Hearings)

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LOCAL PLANNING AGENCY AND CITY COMMISSION**

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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.

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

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

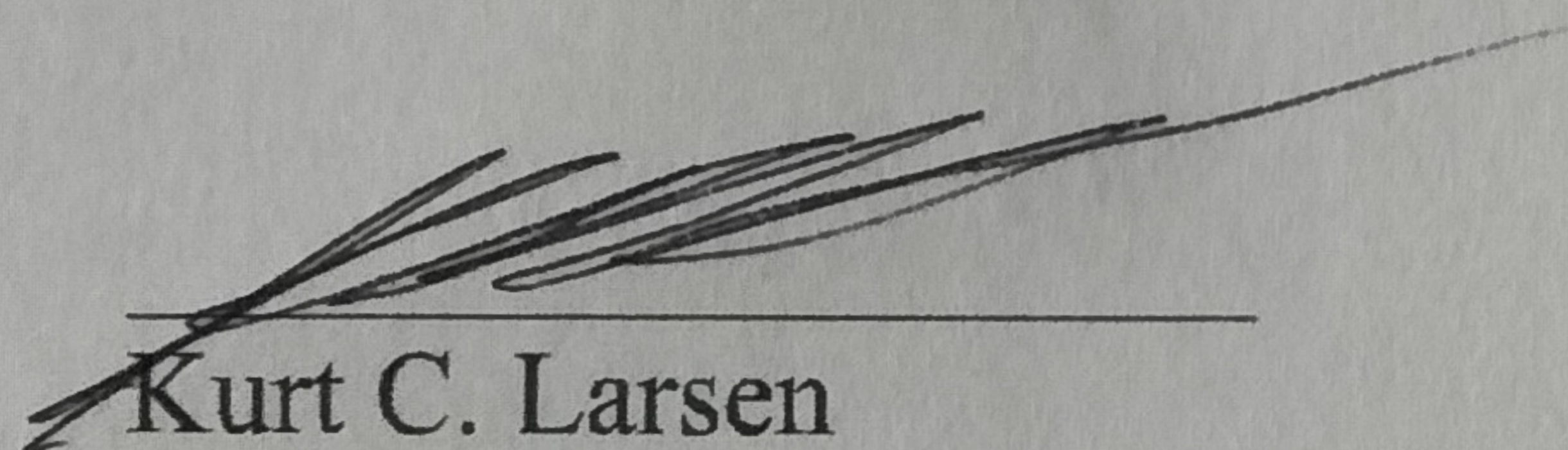
Sept. 26, 2022

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

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

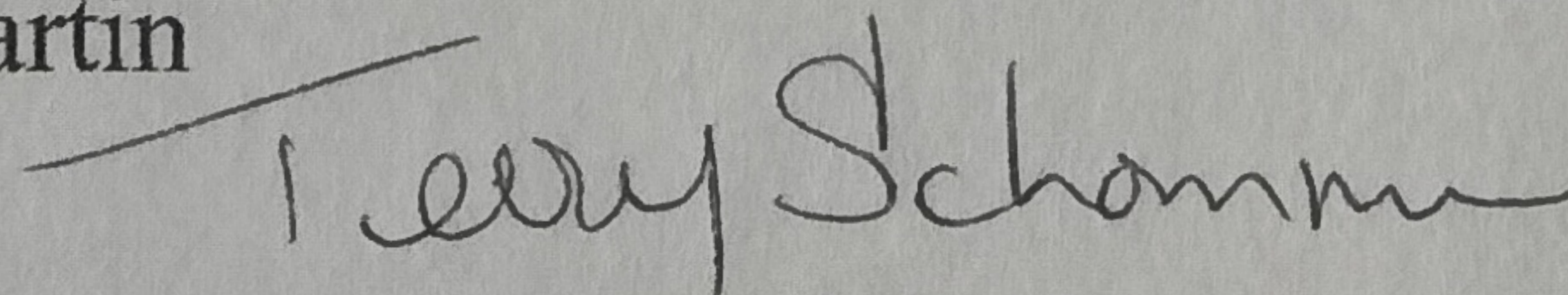
Attn:

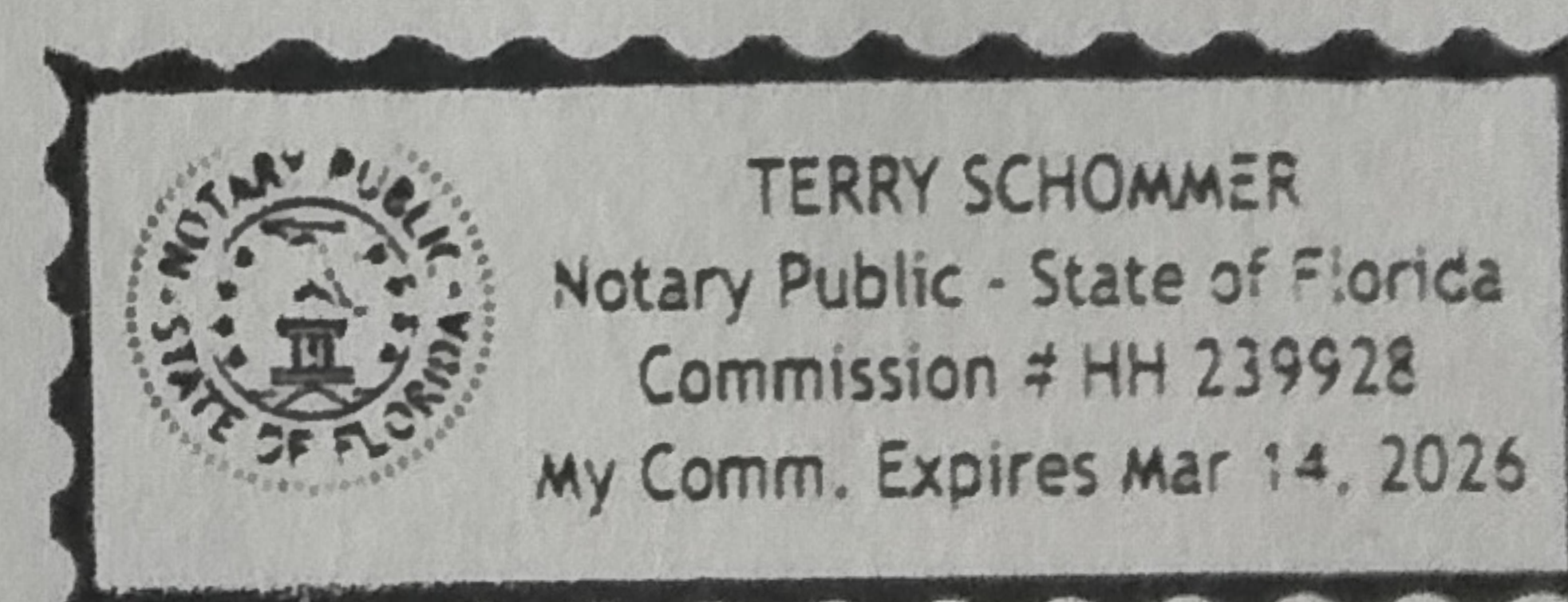
This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.


Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin





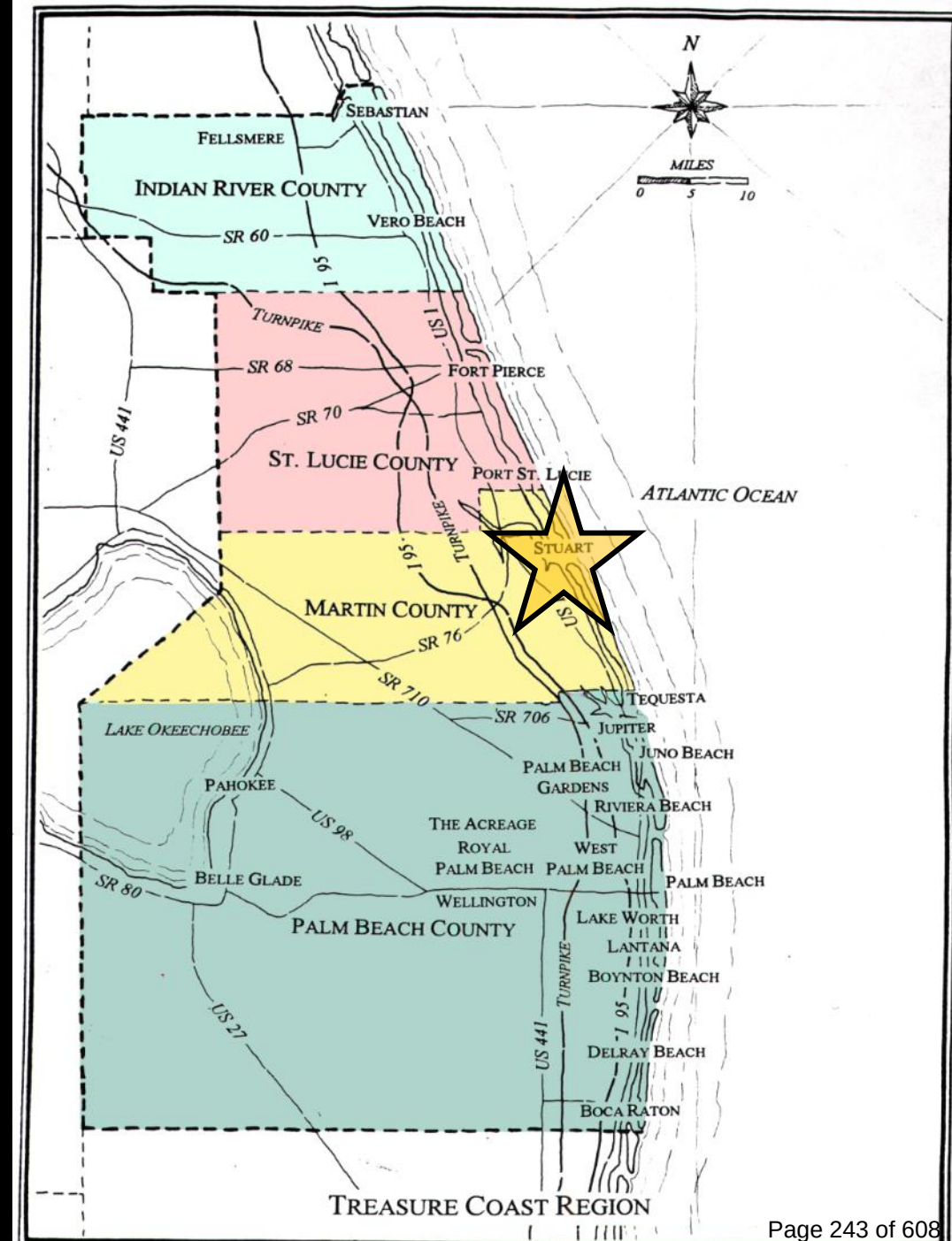
Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10-24-22.

EAST STUART NEIGHBORHOOD
FUTURE LAND USE
PUBLIC HEARING PRESENTATION

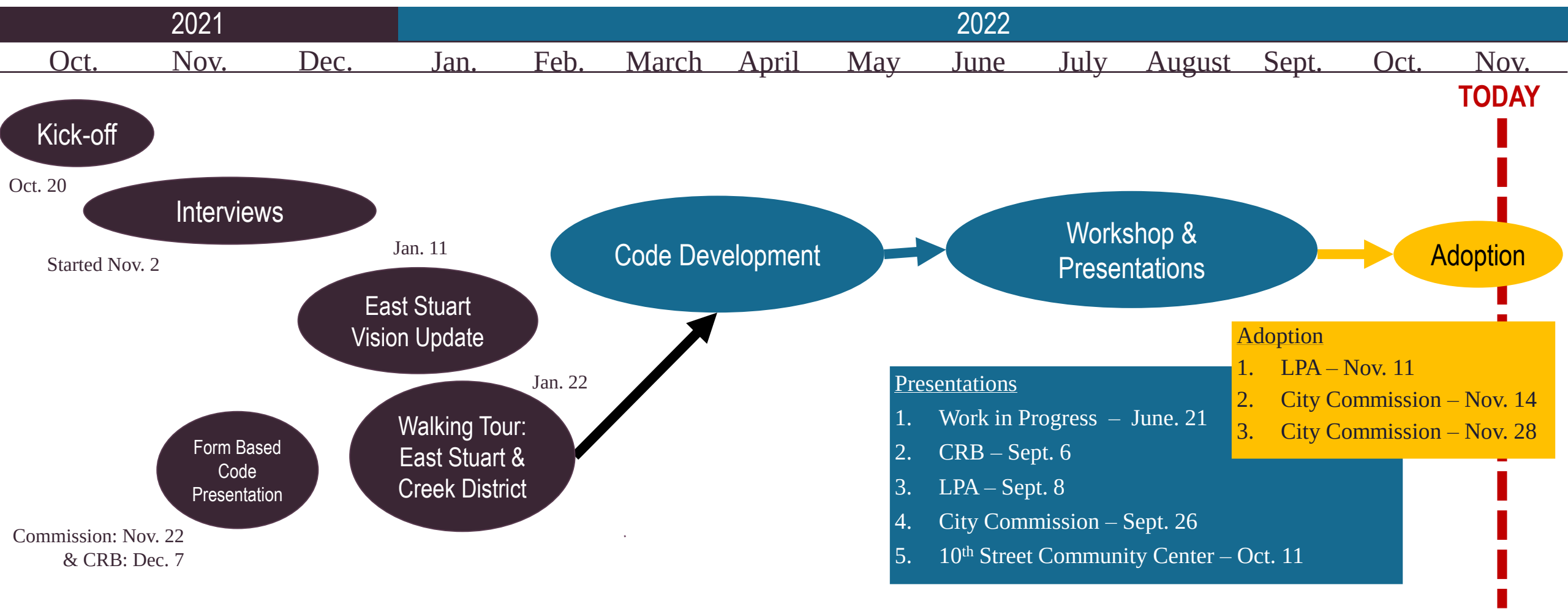
City Commission - November 14, 2022

TREASURE COAST REGIONAL PLANNING COUNCIL

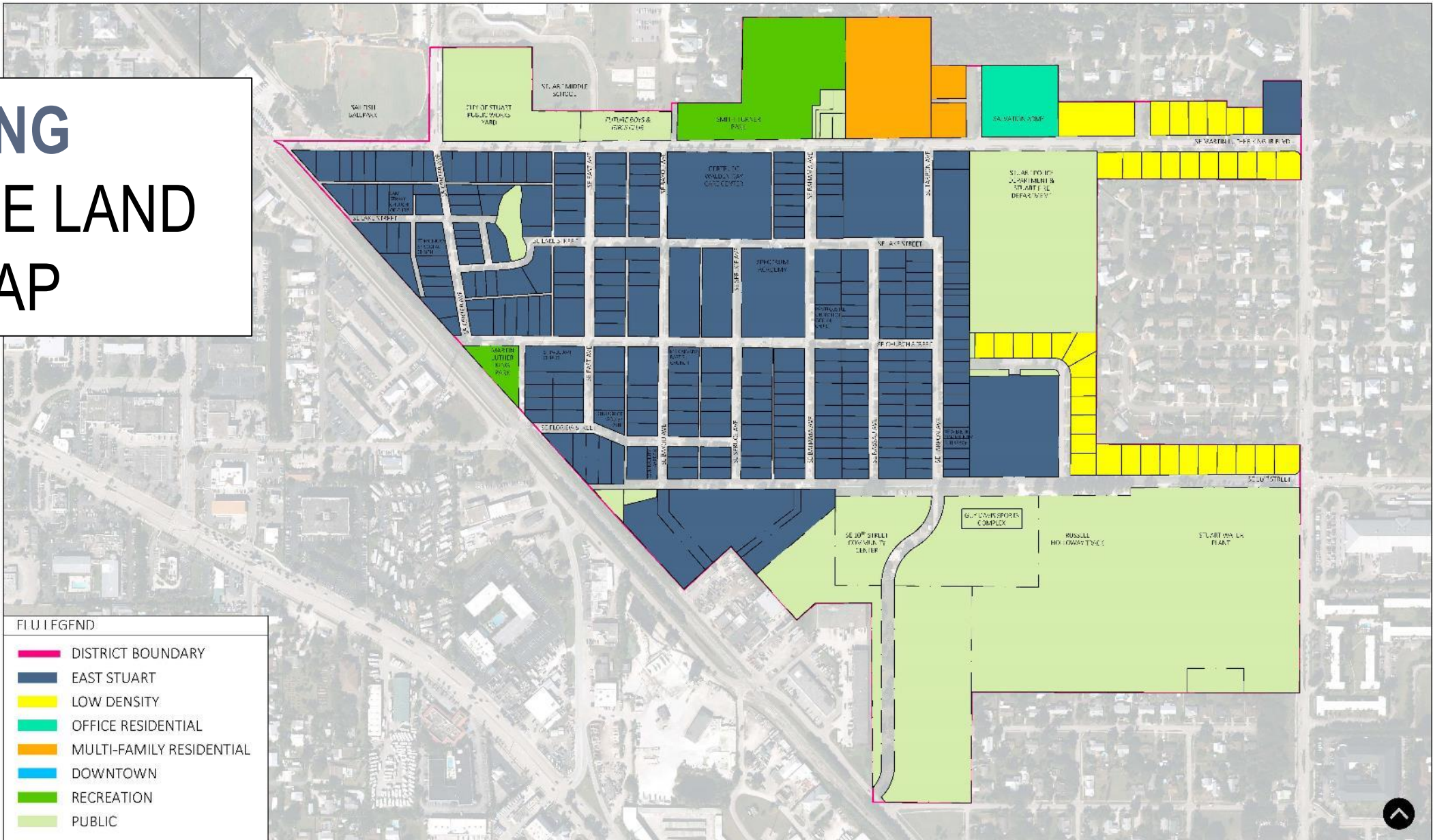
- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 52 Municipalities
- 2 million people
- 3,700 square miles
- **Provide Technical Assistance to Local Governments**



TIMELINE



EXISTING FUTURE LAND USE MAP



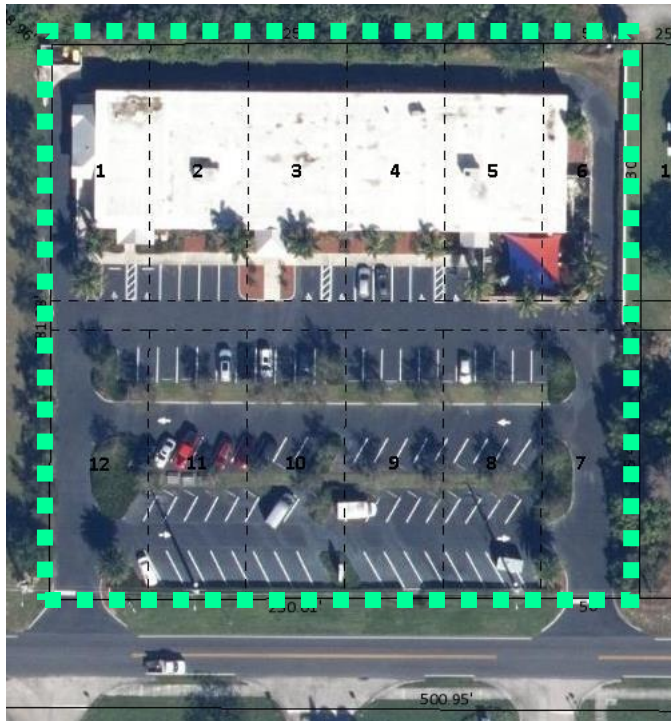
E A S T S T U A R T
Community Redevelopment Area
EXISTING FUTURE LAND USE MAP

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

PROPOSED
FUTURE LAND USE DESIGNATION

4.5

Multifamily	
Max density: 30 dua (135 du)	

Multifamily	
Max density: 30 dua (135 du)	

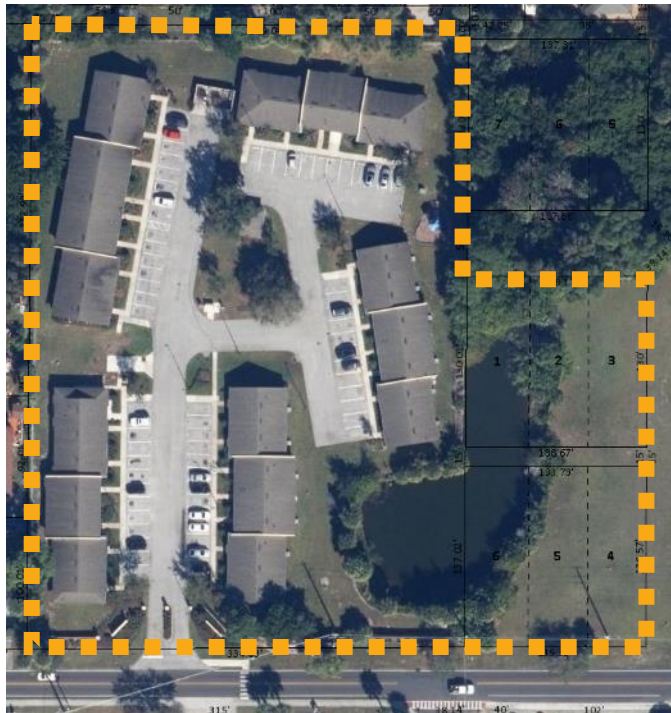


 **East Stuart**

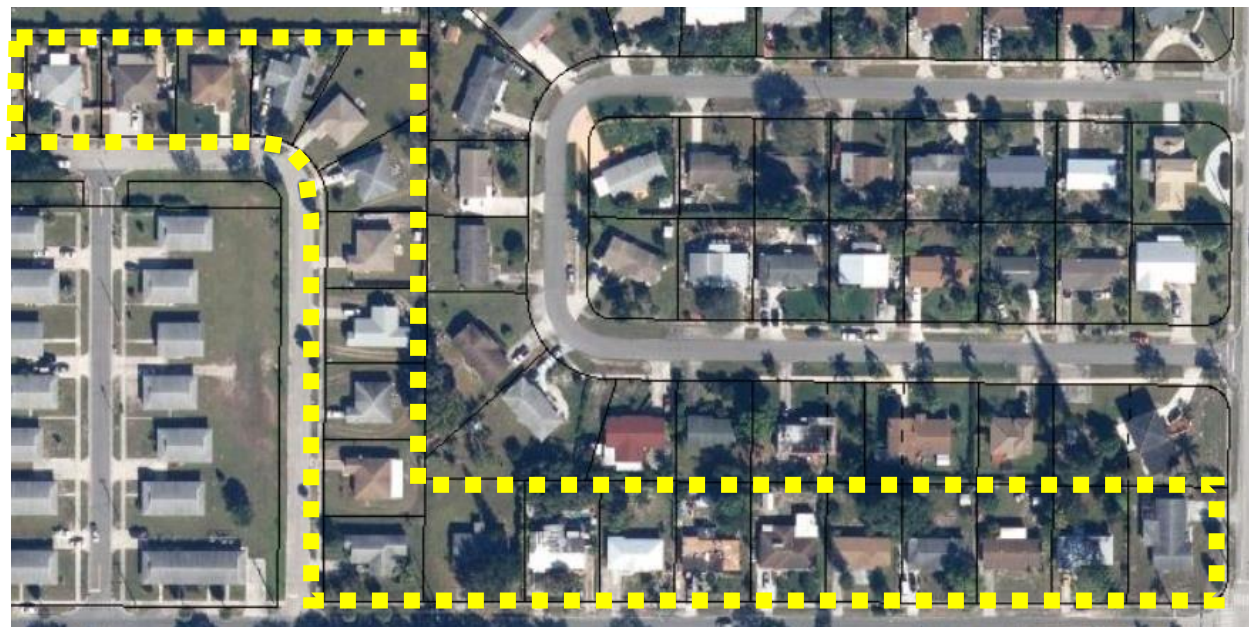
Density of 17 dua / 30 dua by CU
(76 du /135 du)

 **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

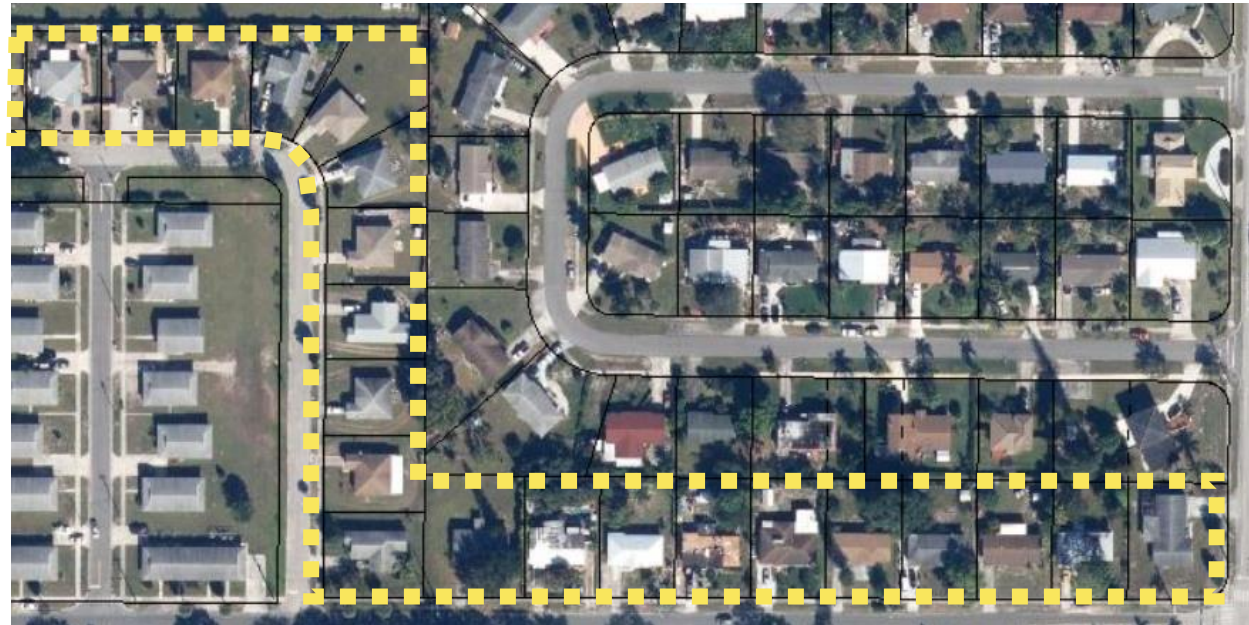
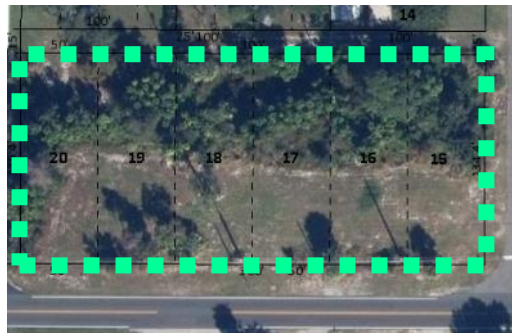
Density of 17 dua / 30 dua by Conditional Use

Zoning
GRO

Approved Site
Plan

Zoning
SFD

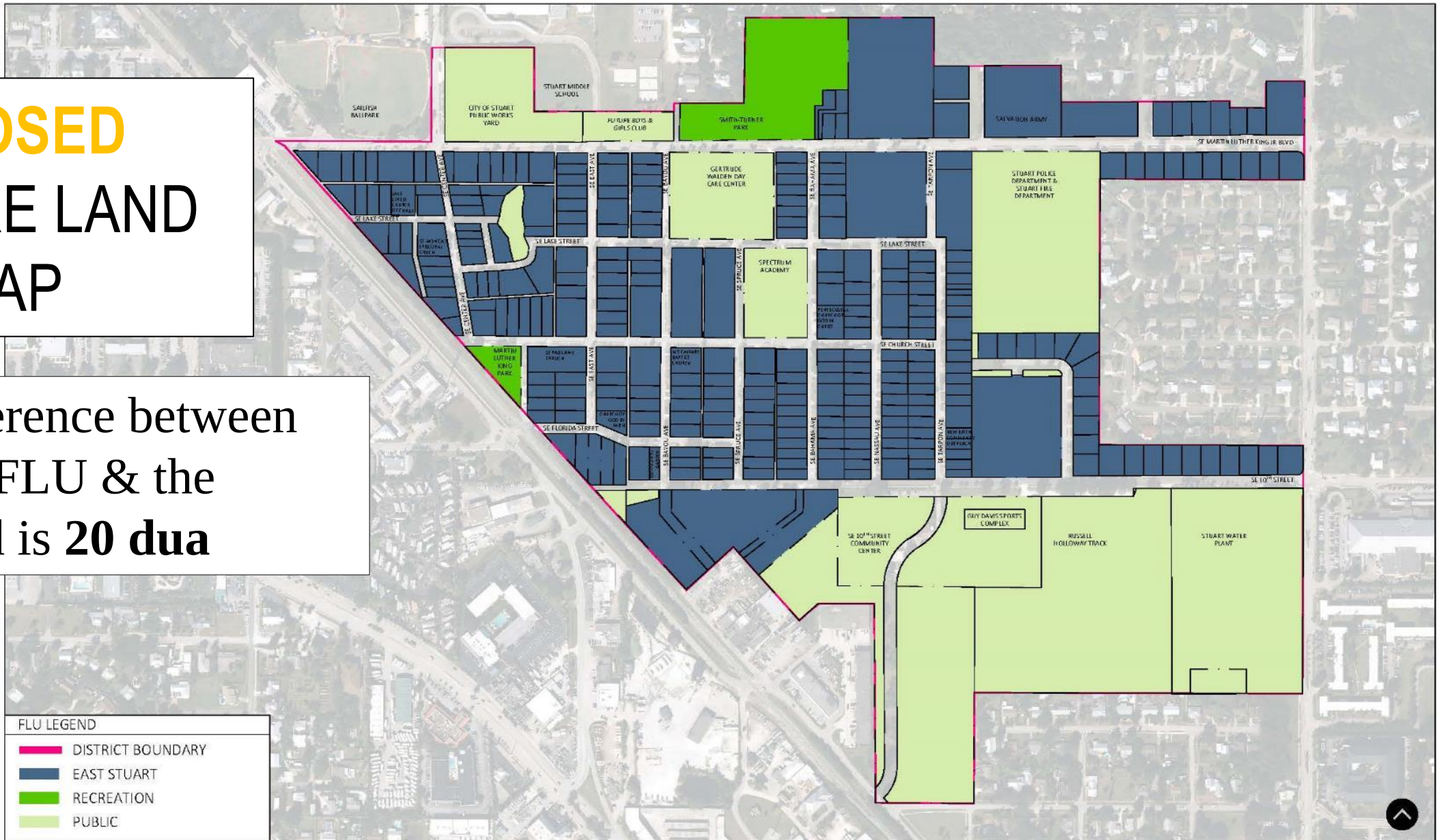
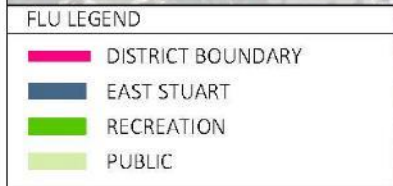
Density of 17 dua



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



EAST STUART
Community Redevelopment Area
PROPOSED FUTURE LAND USE MAP

7/25/2022



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. 28: City Commission Meeting 2nd Reading

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 12/12/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

THE CREEK DISTRICT - SMALL-SCALE FUTURE LAND USE AMENDMENT (RC):
(THIS IS A SINGLE READING ITEM) (CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2502-2023; 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.

This item was presented to the Local Planning Agency (LPA) on December 8, 2022. The board's comments and recommendation will be presented at the City Commission Meeting.

ATTACHMENTS:

1. A. Staff Report
2. B. Ordinance No. 2502-2023 FLUM Creek District 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. 2502-2023, 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 2502-2023 - FLUM Creek District and Map 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

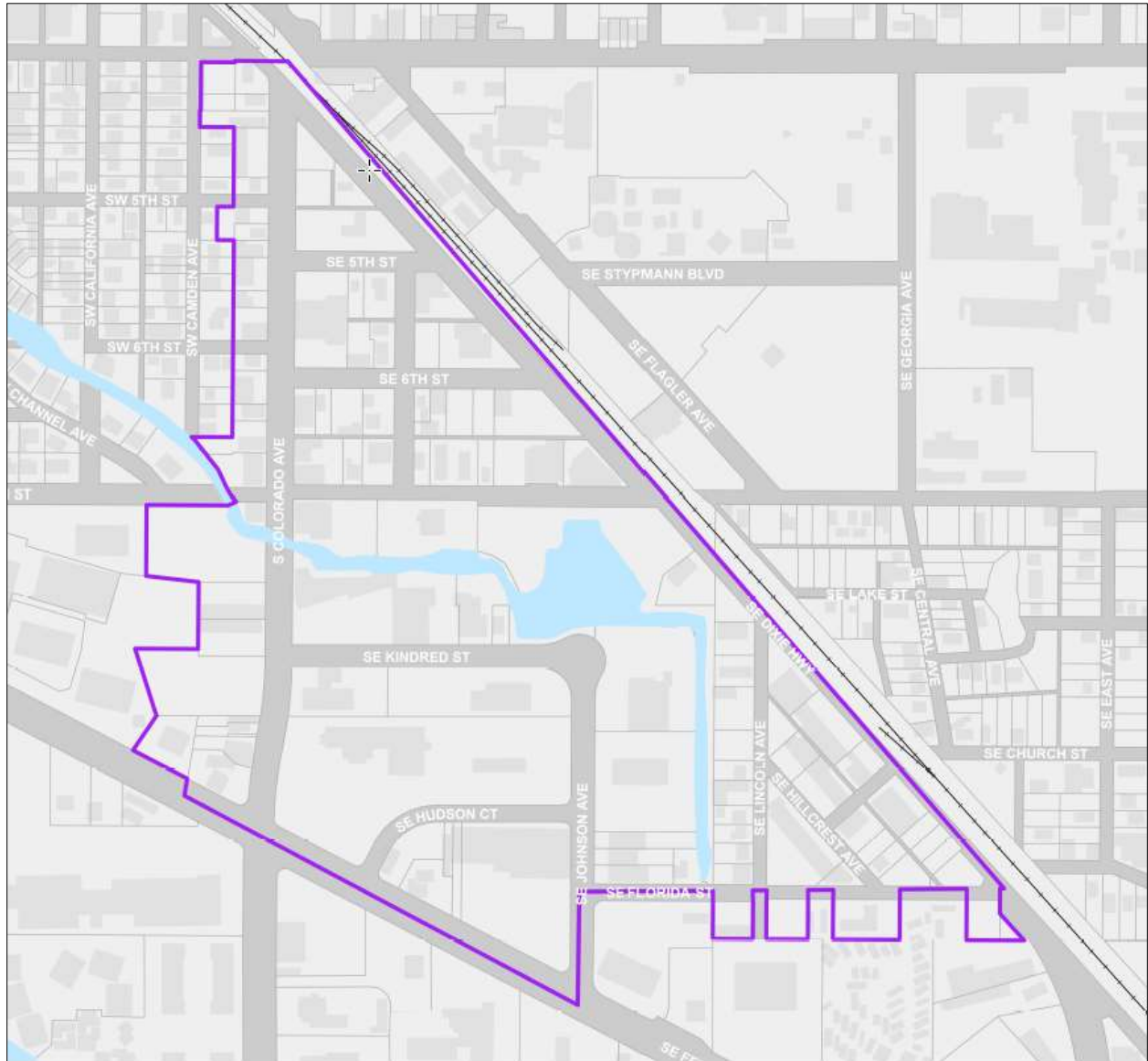
The intent of this application is to change the Future Land Use for certain parcels within the “The Creek District” as follows:

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

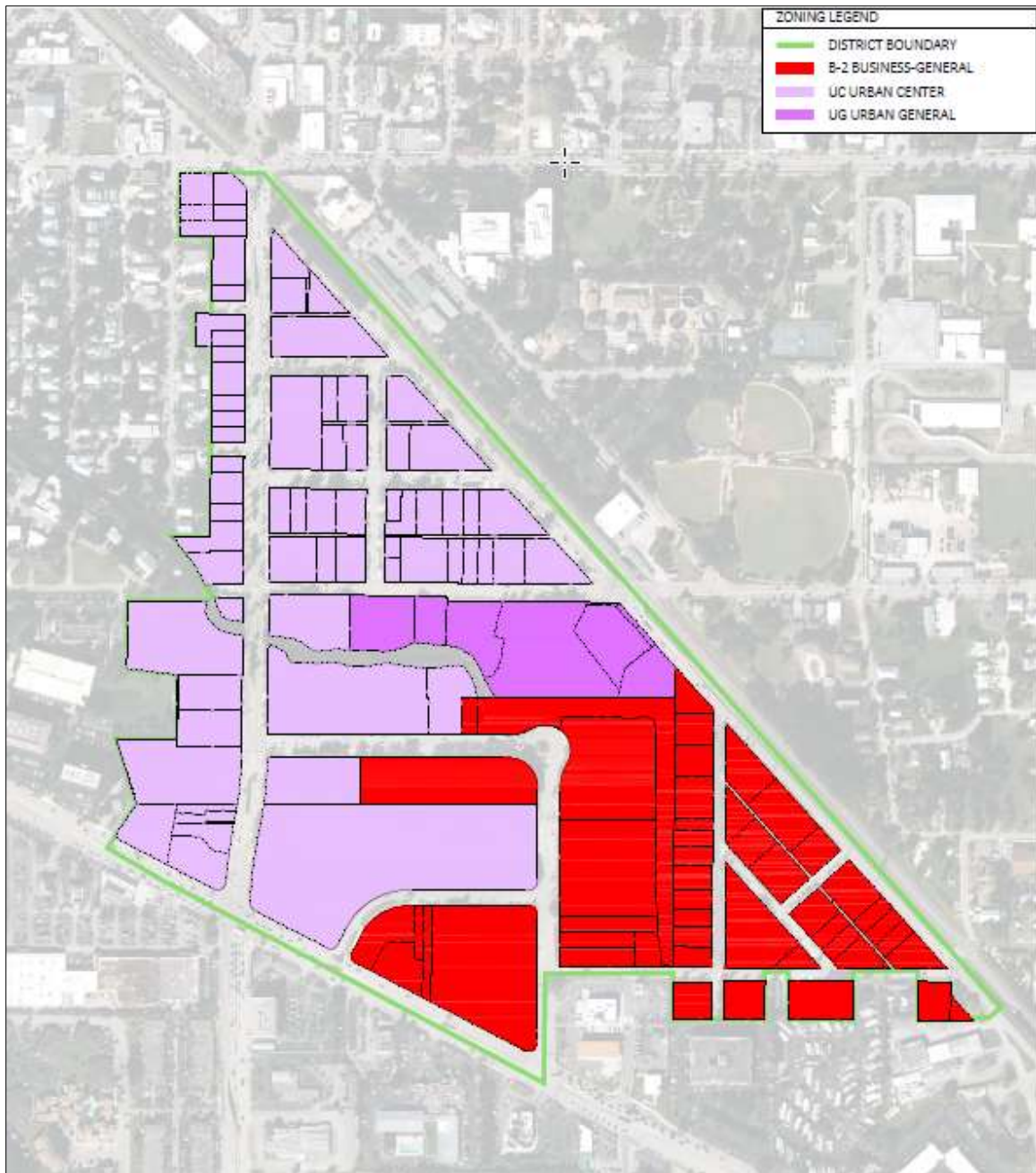
This request has a companion item to rezone all the parcels within the district, which will be consistent with the Future Land Use of either “Downtown” or “Recreation”.

C. Site Location and Information

Location Map



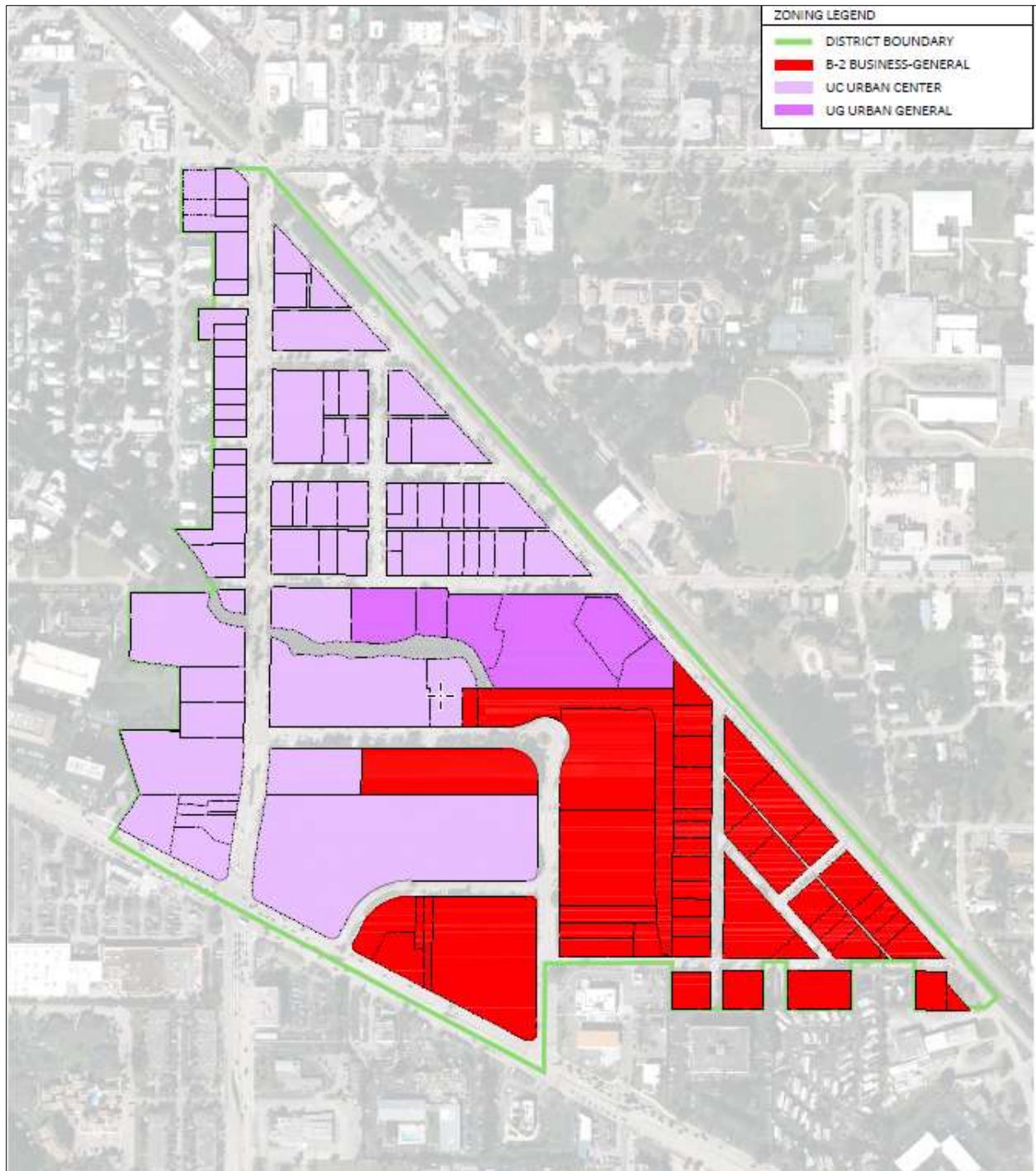
Existing Future Land Use Map



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: The Creek District 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 district 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		
		<i>General</i>	<i>Not ALF</i>	<i>ALF</i>
	<i>In/Out CRA</i>		<i>UPUD, RPUD, or Major UCE</i>	
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

<i>Existing FLU</i>	<i>Proposed FLU</i>	<i>Existing Units</i>	<i>Proposed Units</i>
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 2502-2023

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 December 8, 2022, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearing on January 17, 2023 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_____, 2023.

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:

TROY MCDONALD, MAYOR
 BECKY BRUNER, COMMISSIONER
 EULA R. CLARKE, COMMISSIONER
 CHRISTOPHER COLLINS, COMMISSIONER
 CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ATTEST:

 MARY R. KINDEL
 CITY CLERK

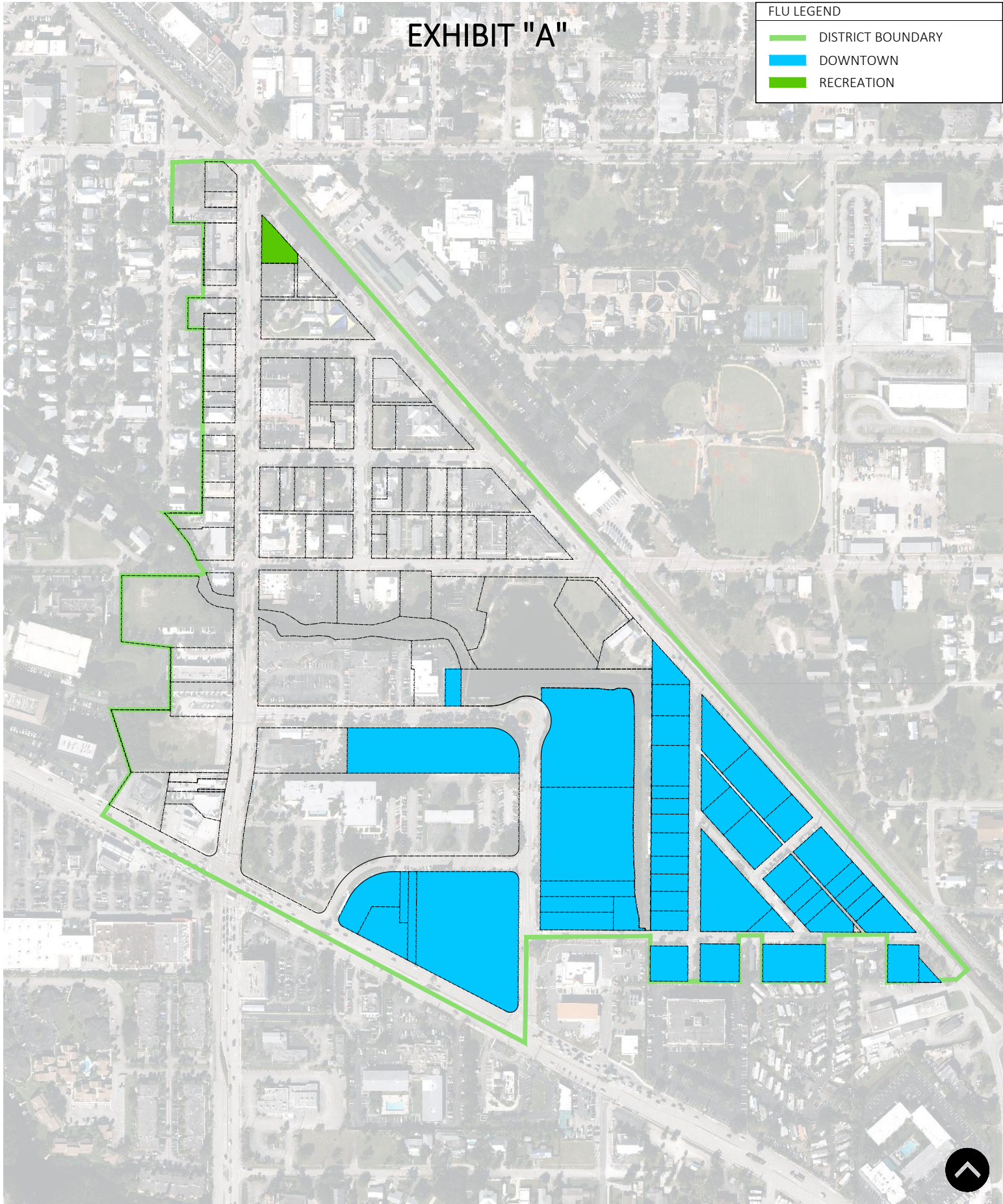
 TROY MCDONALD
 MAYOR

APPROVED AS TO FORM
 AND CORRECTNESS:

 MICHAEL J. MORTELL, ESQ.
 CITY ATTORNEY

EXHIBIT "A"

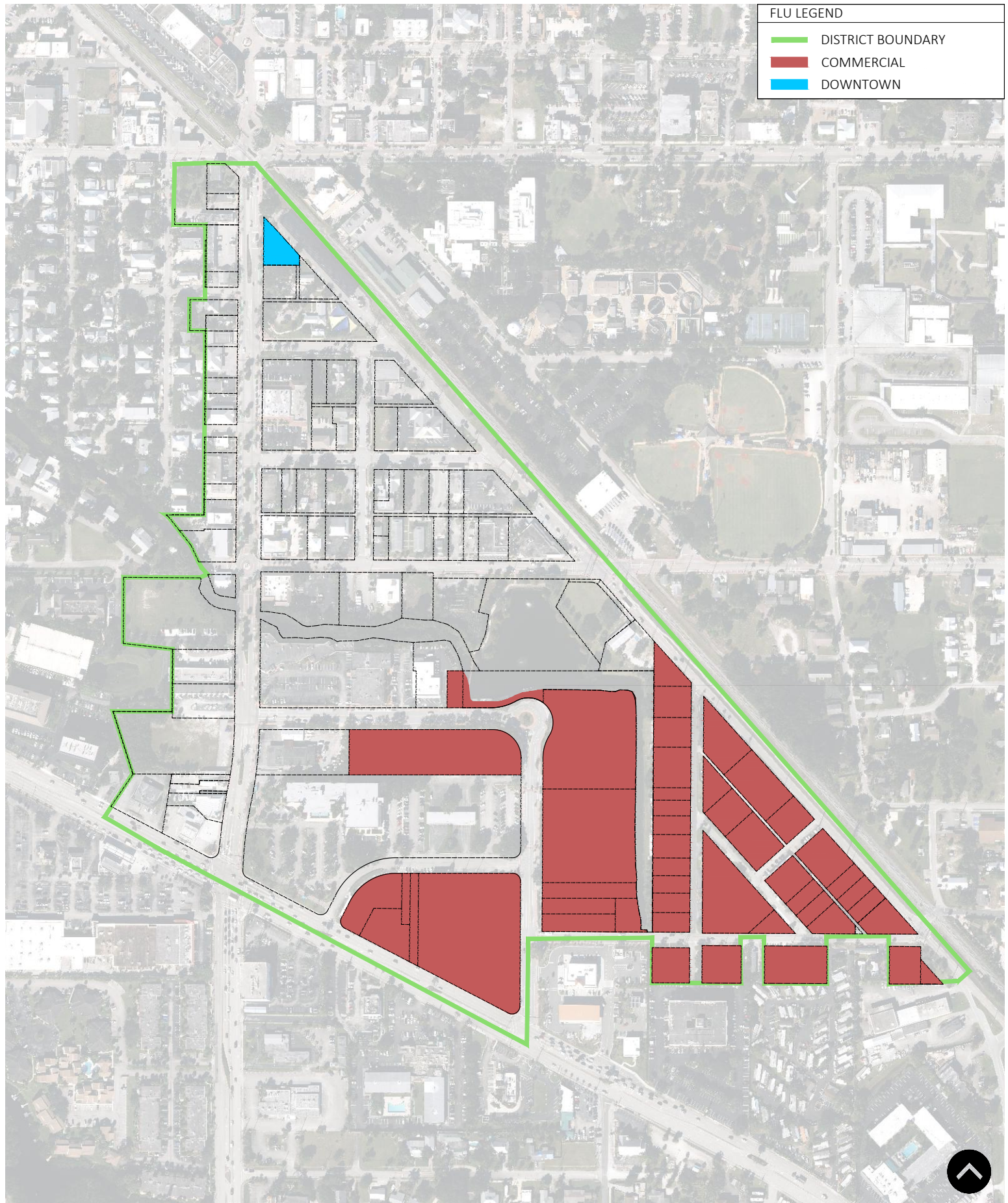
FLU LEGEND	
	DISTRICT BOUNDARY
	DOWNTOWN
	RECREATION



THE CREEK DISTRICT
Community Redevelopment Area

PROPOSED FUTURE LAND USE MAP

PARCELS WITH A PROPOSED CHANGE ONLY

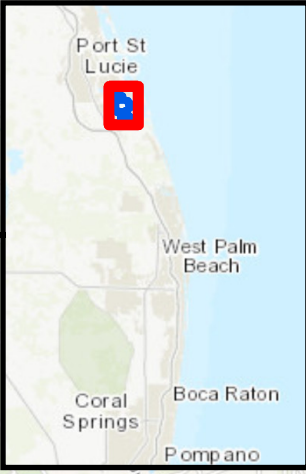
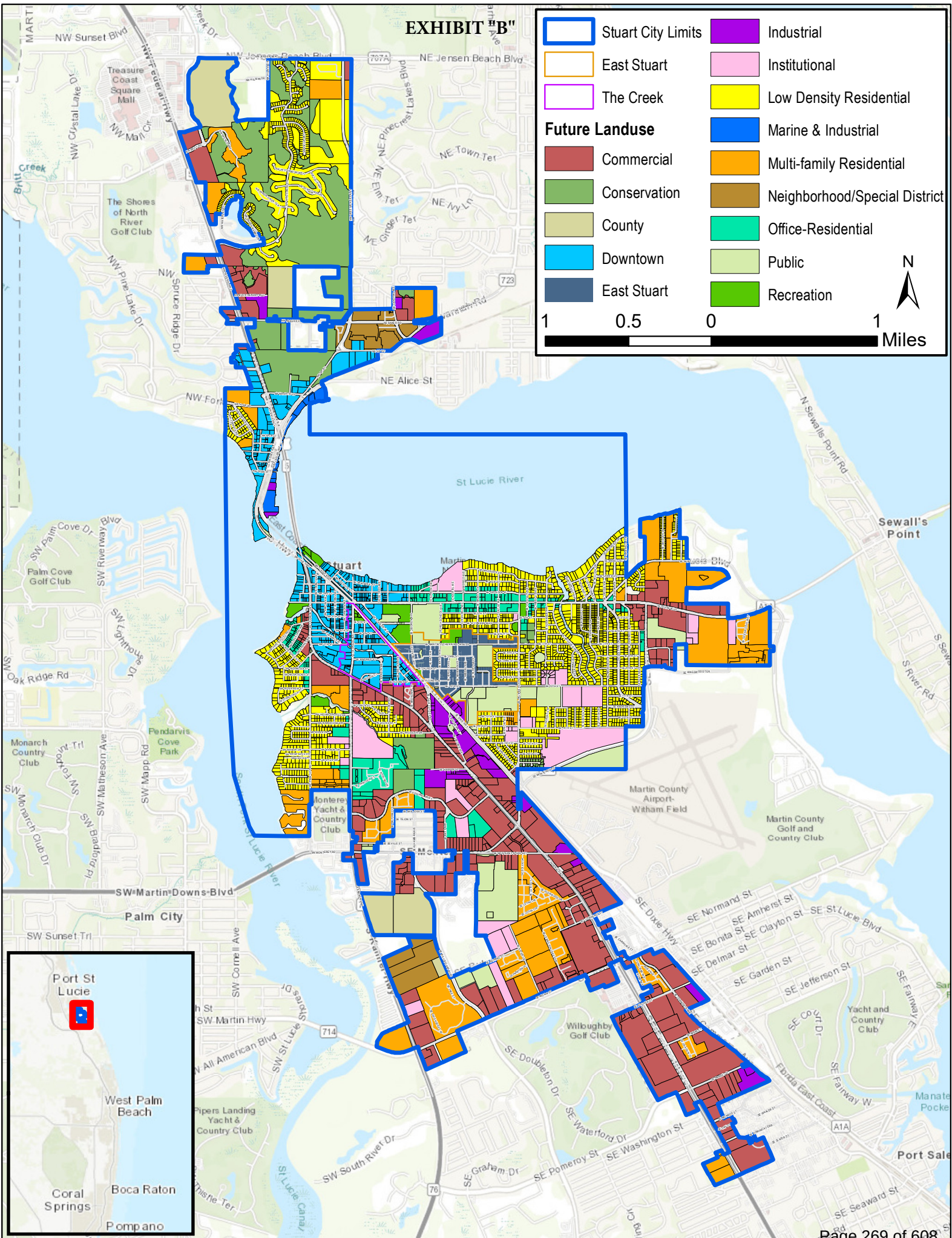
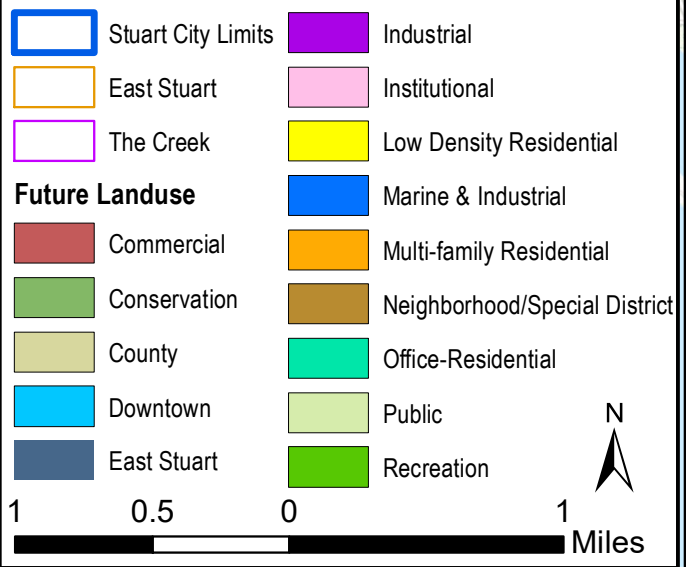


THE CREEK DISTRICT

Community Redevelopment Area

7/28/2022
SCALE: 1 = 400

EXHIBIT "B"





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.

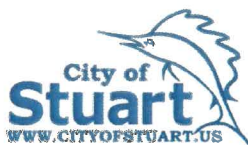
This letter should not be construed as a commitment on behalf of the City to provide water and sewer service to the property until such time final design plans have been approved and all water and sewer availability fees have been paid.

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.

Dr. John Millay, Superintendent

School Board Members: Victoria Defenthaler • Michael DiTerlizzi • Anthony Anderson • Marsha Powers • Christia Li Roberts

"An Equal Opportunity Agency"

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

Dr. John Millay, Superintendent

School Board Members: Victoria Defenthaler • Michael DiTerlizzi • Anthony Anderson • Marsha Powers • Christia Li Roberts

"An Equal Opportunity Agency"

EAST STUART LAND USE CHANGE

Existing Land Use	Proposed Land Use	Acres	Residential		Max Buildout for 100% Residential Use		Net Increase
			<i>Existing</i>	<i>Proposed</i>			
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
			<i>Existing</i>	<i>Proposed</i>	<i>Existing</i>	<i>Proposed</i>	
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
			<i>Existing</i>	<i>Proposed</i>	<i>Existing</i>	<i>Proposed</i>	
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
			<i>Existing</i>	<i>Proposed</i>	<i>Existing</i>	<i>Proposed</i>	
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 x 15 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.

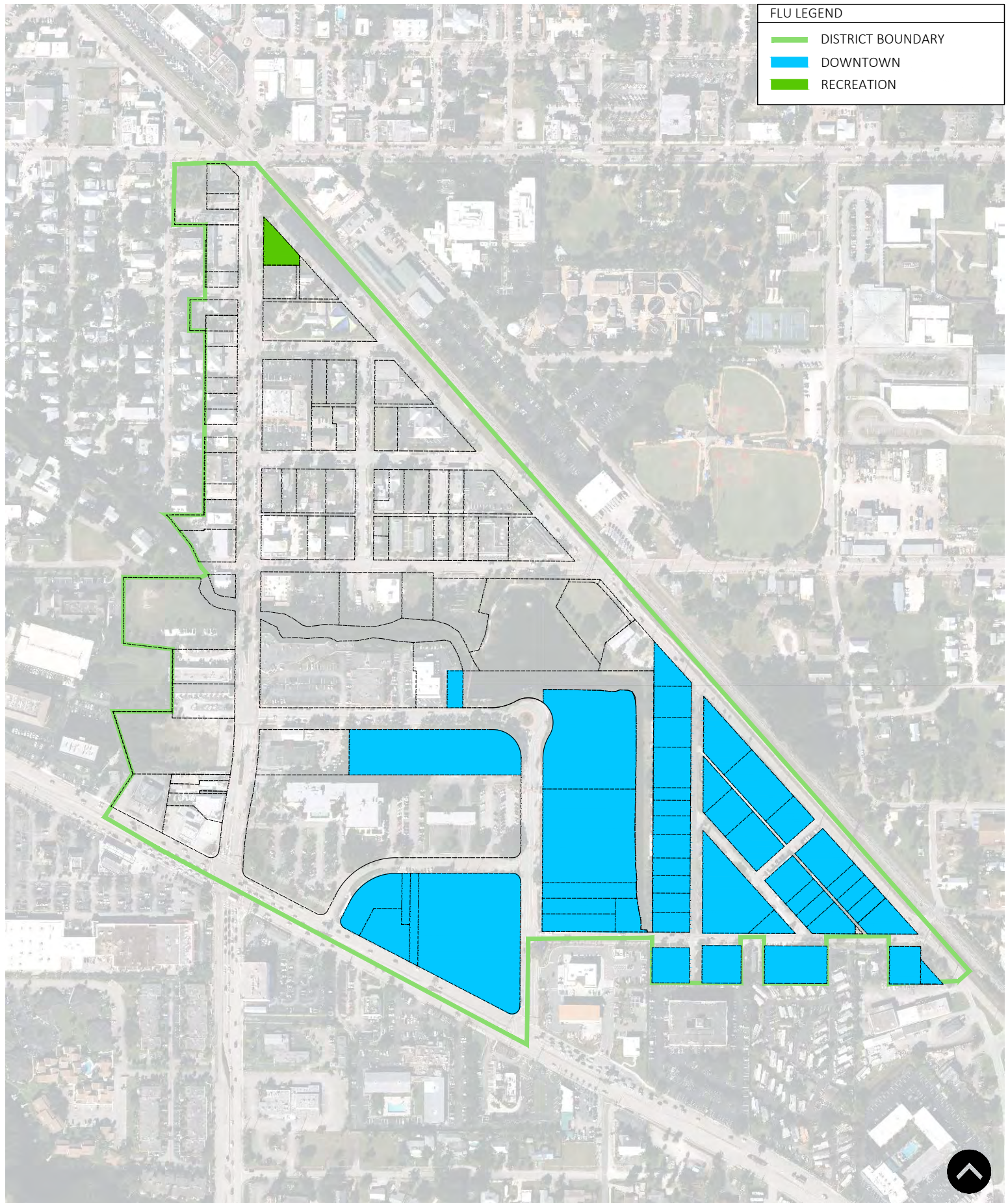
1. Local Planning Agency (LPA) will hold a public hearing and provide a recommendation to the City Commission.
2. City Commission will hold two public hearings to consider the proposals.

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.

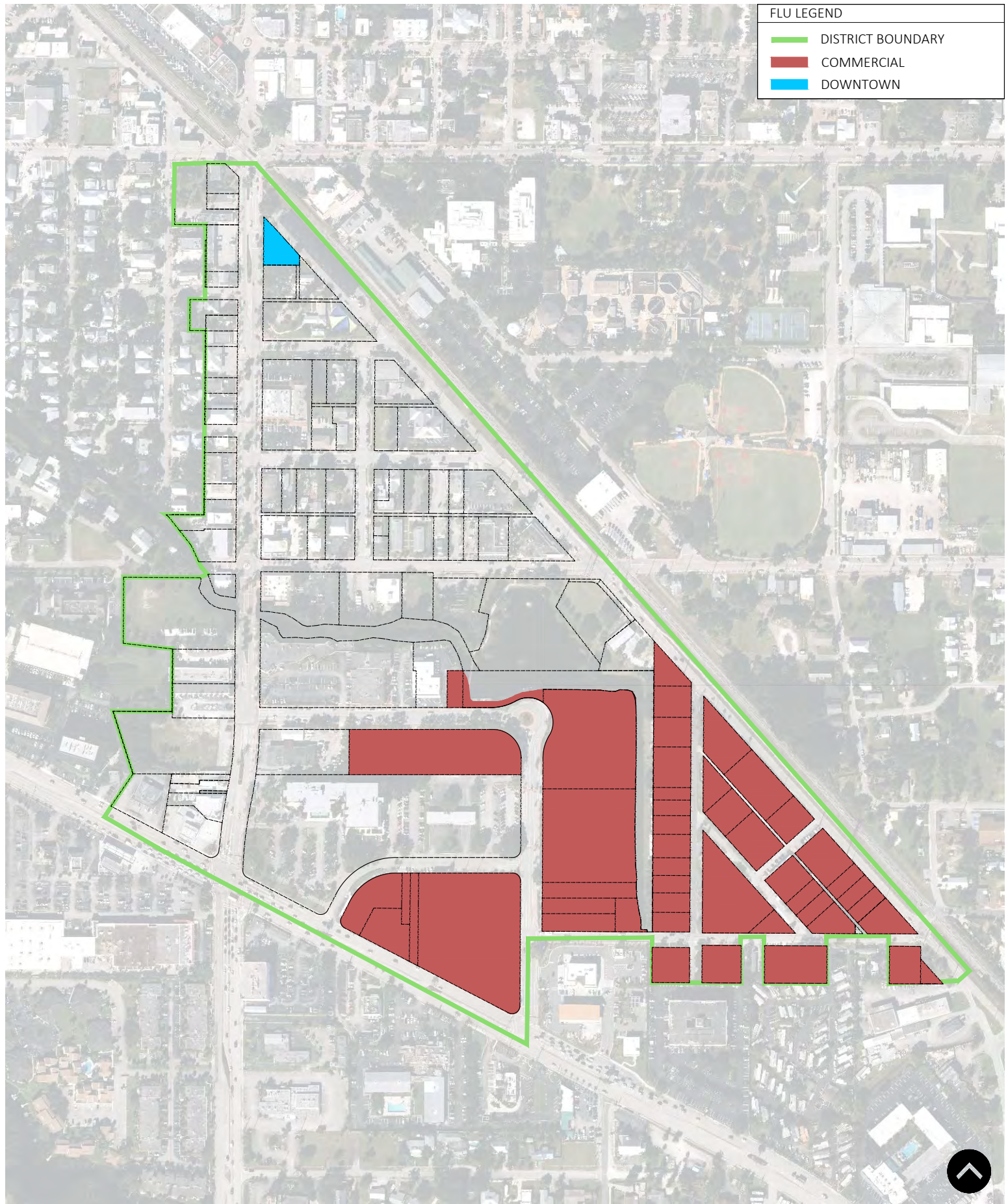


THE CREEK DISTRICT

Community Redevelopment Area

PROPOSED FUTURE LAND USE MAP

PARCELS WITH A PROPOSED CHANGE ONLY



THE CREEK DISTRICT

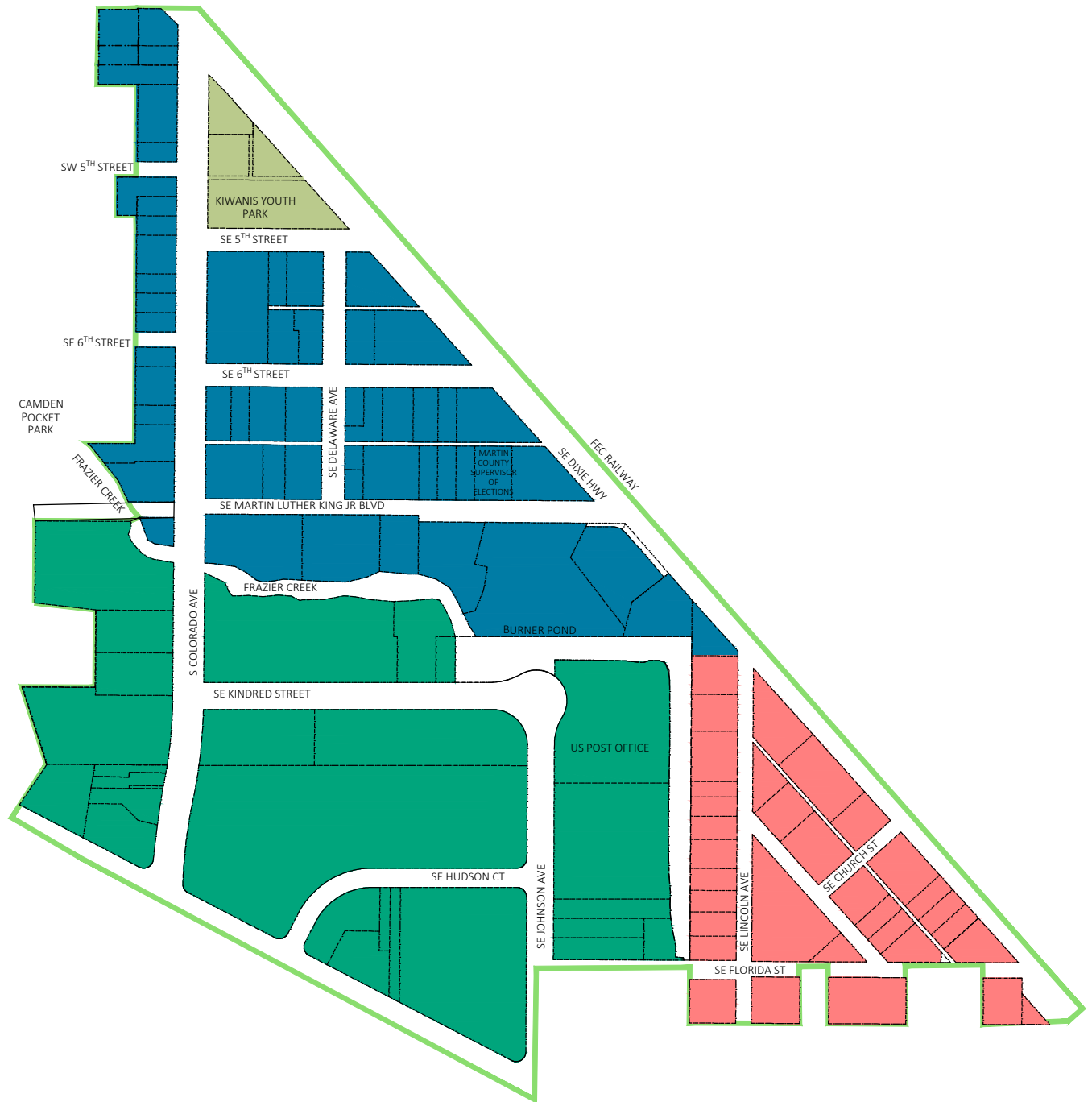
Community Redevelopment Area

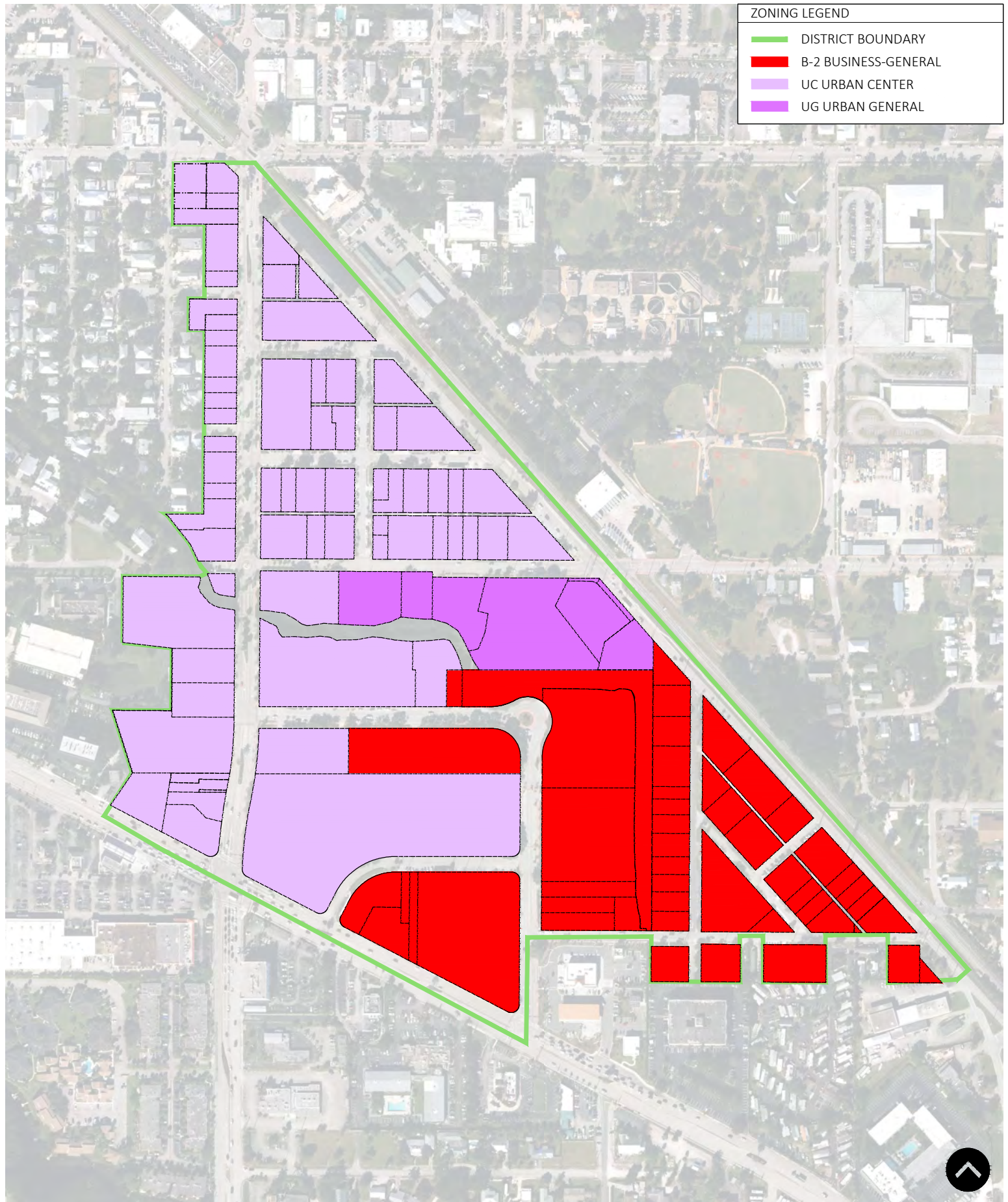
7/28/2022

SCALE: 1" = 400'

ZONING LEGEND

- DISTRICT BOUNDARY
- CREEK INDUSTRIAL
- CREEK NORTH
- CREEK SOUTH
- PUBLIC





THE CREEK DISTRICT

Community Redevelopment Area

E X I S T I N G Z O N I N G

9/13/2022
SCALE: 1" = 400'



Bureau of Direct Mail Inc.

2809 SE Monroe St.

Stuart, FL 34997

Phone: (772) 283-8850

Toll Free: (800) 368-0004

October 11, 2022

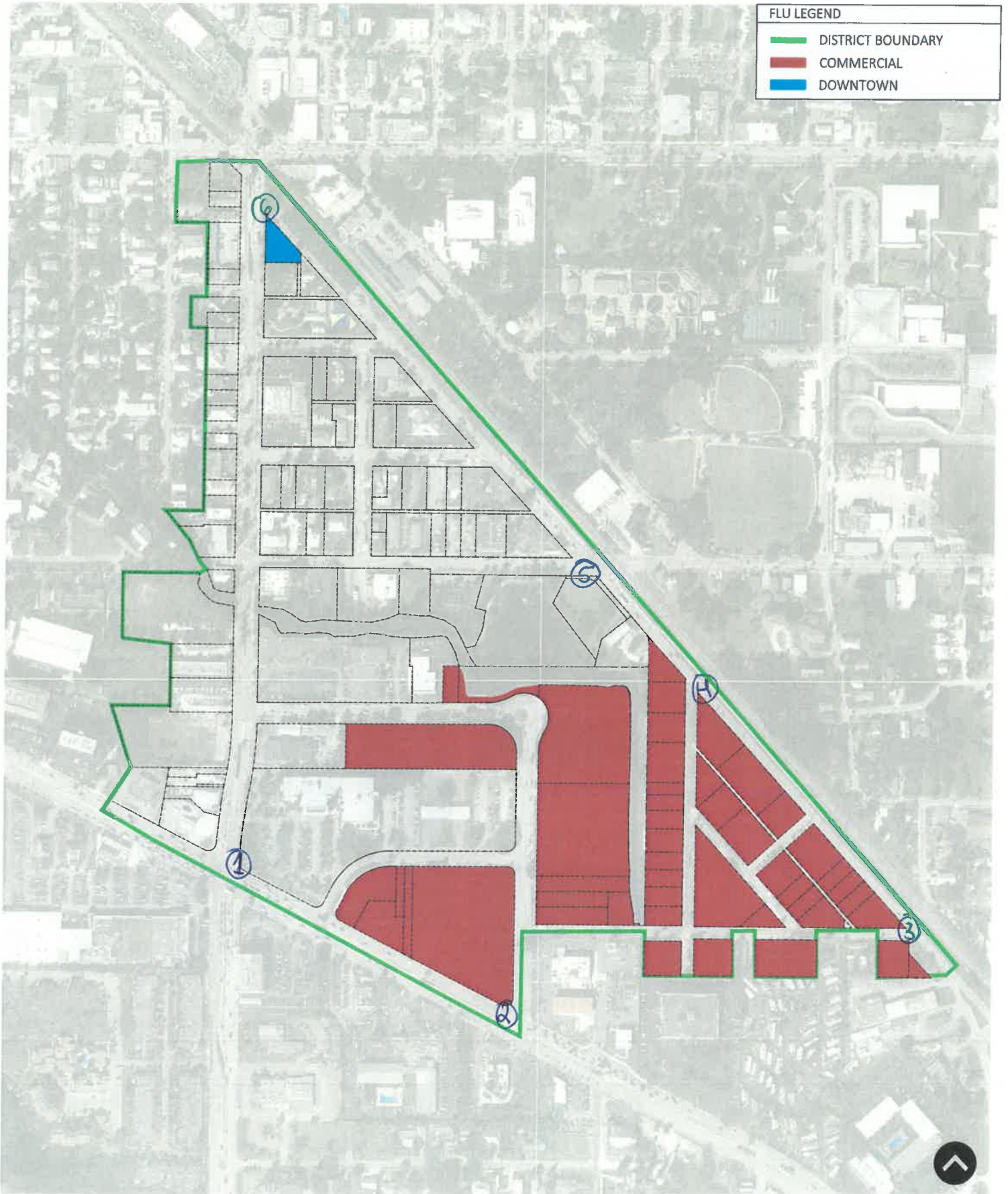
Jordan Pinkston
Executive Assistant to the Development Director
CRA Program Specialist | City of Stuart
121 SW Flagler Ave. Stuart FL 34994

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

SIGN PLACEMENT LOCATION MAP



THE CREEK DISTRICT

Community Redevelopment Area

EXISTING FUTURE LAND USE MAP

PARCELS WITH A PROPOSED CHANGE ONLY

7/28/2022

SCALE: 1" = 400'

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@CLSTUART.FL.US
VISIT WWW.CITYOFSTUART.US/CRA FOR MORE INFORMATION



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

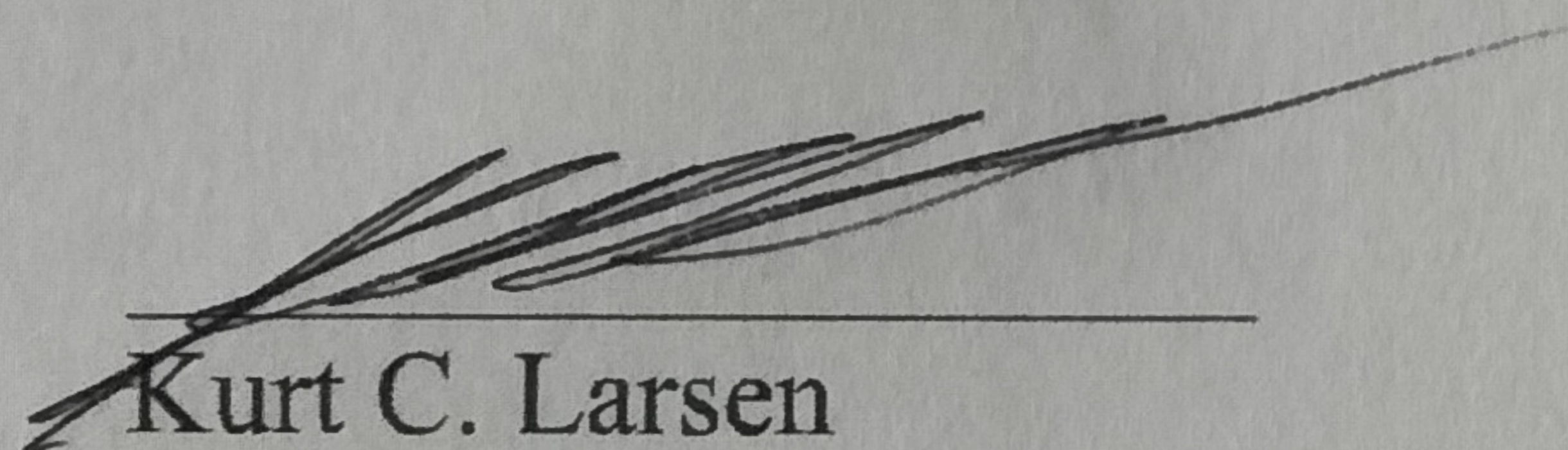
Sept. 26, 2022

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

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

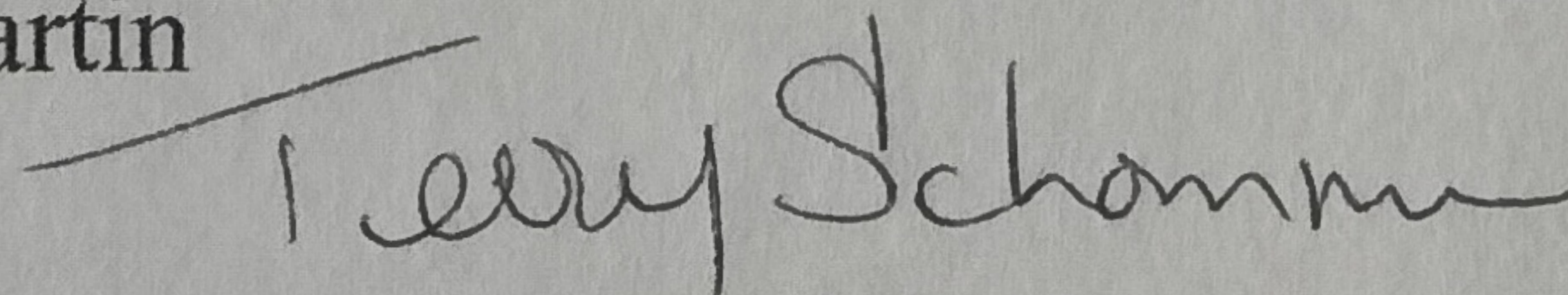
Attn:

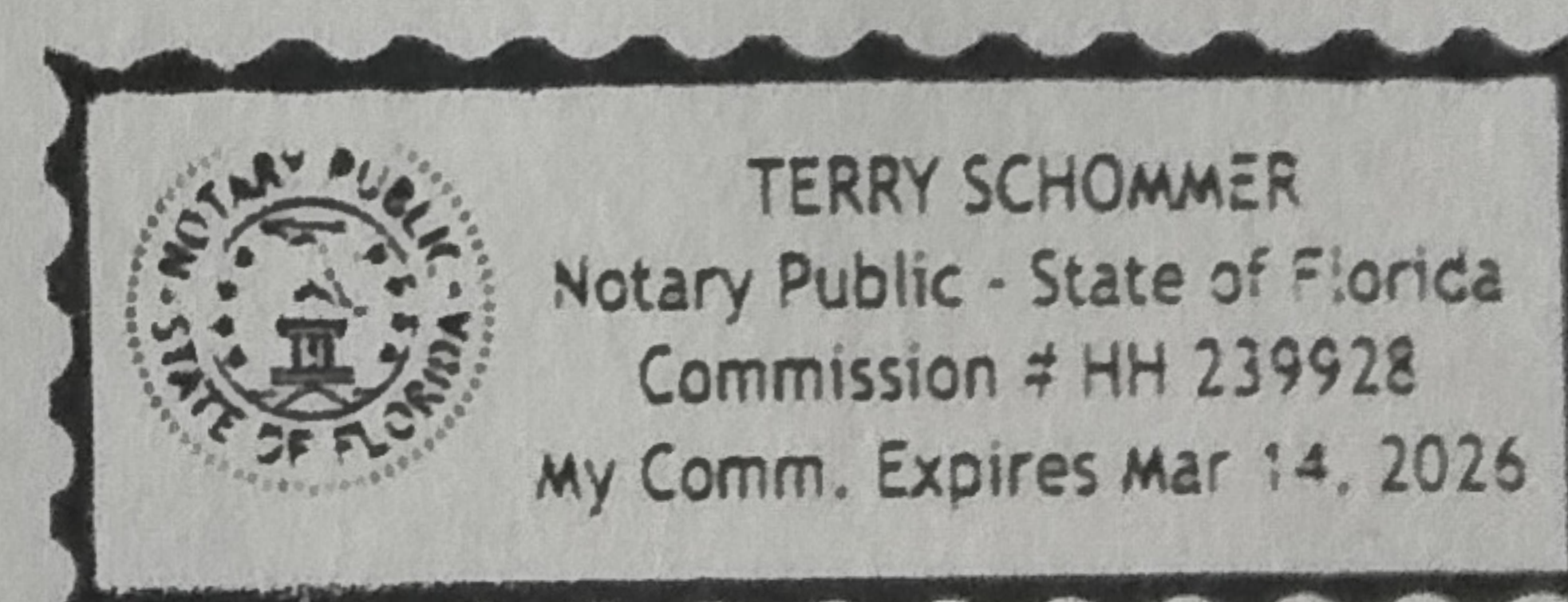
This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.


Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin





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
				PALM BEACH		
THE CREEK	ELISON CM CALORADO AVE LLC		107 ABONDANCE DR	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
	STEVEN J & MARY BETH ALLISON					
THE CREEK	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
	ESPLANADE AT DOWNTOWN					
THE CREEK	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
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 118	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 119	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 120	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 124	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 128	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 134	STUART	FL	34994-3802
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 206	STUART	FL	34994-3842
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 210	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 214	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 216	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 218	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 220	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 222	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 224	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 226	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 228	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 229	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 230	STUART	FL	34994-3834
THE CREEK	RESIDENT	1111 SE FEDERAL HWY STE 238	STUART	FL	34994-3834
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
			PORT SAINT		
THE CREEK	DEMIL LLC	11233 SW SPRINGTREE TER	LUCIE	FL	34987-2735

			BOYNTON		
THE CREEK	ARRINGTON, ERNESTINE ALLEN	1145 SW 25TH AVE	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
			PALM BEACH		
THE CREEK	NOBILE ANGELA	120 EUPHRATES CIR	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
	STUART COMMUNITY				
THE CREEK	REDEVELOPMENT AGENCY	121 SW FLAGLER AVE	STUART	FL	34994-2139
THE CREEK	RESIDENT	121 SW OCEAN BLVD	STUART	FL	34994
	BOWERS INVESTMENT GROUP OF				
THE CREEK	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
	ROYAL PALM FINANCIAL CENTER				
THE CREEK	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
			NORTH PALM		
THE CREEK	DEWITT JOSHUA	133 ANCHORAGE DR S	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
			PORT SAINT		
THE CREEK	DESANTIS, PETER V	1574 SE CHIFFON AVE	LUCIE	FL	34952-8846
			PORT SAINT		
THE CREEK	DESANTIS, PETER V	1574 SE CHIFFON AVE	LUCIE	FL	34952-8846
THE CREEK	RESIDENT	16 SE BROADWAY ST	STUART	FL	34994-3831
	PROVIDENCE PROPERTY				
THE CREEK	MANAGEMENT LLC	1624 TOM JACKSON RD	BOONE	NC	28607-9009
	SUNSHINE REAL ESTATE HOLDINGS				
THE CREEK	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
	JOHN AND SUZANNE SMITH				
THE CREEK	HOLDINGS LLC	1686 NW HARBOR PL	STUART	FL	34994-9476
	JOHN AND SUZANNE SMITH				
THE CREEK	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
	ANTONIO & LINDA K CASCIO				
THE CREEK	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
	FIRST BAPTIST CHURCH OF STUART				
THE CREEK	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
	MARC RITTERSPORN REVOCABLE				
THE CREEK	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
	EAST OCEAN ESPLANADE				
THE CREEK	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
			WEST PALM		
THE CREEK	WOERNER MARY FRANCES	309 PILGRIM RD	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
	EURO CAR WHISPERER PROPERTIES				
THE CREEK	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
			ROYAL PALM		
THE CREEK	PATHWAYS RECOVERY CENTER LLC	339 LAS PALMAS ST	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
			COLORADO		
THE CREEK	YOUNG LIFE	420 N CASCADE AVE	SPRINGS	CO	80903-3325
THE CREEK	RESIDENT	420 COLORADO AVE	STUART	FL	34994-3003
			WEST PALM		
THE CREEK	COLAB PROPERTIES LLC	4200 N FLAGLER DR	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
	TREASURE COAST REGIONAL				
THE CREEK	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
	PAMELA D WILLIAMS REVOCABLE				
THE CREEK	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
			BLOOMFIELD		
THE CREEK	HOLIDAY MOBILE HOME PARK LLC	6400 TELEGRAPH RD STE 2000	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
	ROBERT P RIGEL DECLARATION OF				
THE CREEK	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
	CENTRO NP DOWNTOWN PUBLIX				
THE CREEK	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 GLASRUDD ASSOCIATES FL LLC	759 SW FEDERAL HWY STE 217	STUART	FL	34994-2972
THE CREEK	TED GLASRUDD ASSOCIATES FL LLC	759 SW FEDERAL HWY STE 217	STUART	FL	34994-2972

THE CREEK	TED GLASRUDD 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
	REVOCABLE LIVING TRUST OF				
THE CREEK	CLIFFORD E JONES	816 SE DIXIE HWY	STUART	FL	34994-3803
	AMERICAN SPRINKLER AND PUMP				
THE CREEK	INC	817 NE MARANTA TERRADO	JENSEN BEACH	FL	34957-5016

	AMERICAN SPRINKLER AND PUMP				
THE CREEK	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
	ETERNAL EAGLE ENTERPRISES				
THE CREEK	PROPERTY MANAGEMENT	836 SE CENTRAL AVE	STUART	FL	34994-6226
THE CREEK	RESIDENT	839 SW FEDERAL HWY	STUART	FL	34994-2938
	CENTRO NP DOWNTOWN PUBLIX				
THE CREEK	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
	CENTRO NP DOWNTOWN PUBLIX				
THE CREEK	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
	CENTRO NP DOWNTOWN PUBLIX				
THE CREEK	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
	ST PAUL AFRICAN METHODIST				
THE CREEK	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
	REVOCABLE LIVING TRUST OF				
THE CREEK	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
	GALEANO MILTON ALEXANDER				
THE CREEK	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
	FRANCHISE REALTY INTERSTATE					
THE CREEK	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 TREASURE COAST PROPERTY	PO BOX 2415	STUART	FL	34995-2415
THE CREEK	HOLDINGS LLC ST MONICAS EPISCOPAL CHURCH	PO BOX 859	SEAHURST	WA	98062-0859
THE CREEK	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 ALL AMERICAN EAGLE PROPERTIES	PO BOX 287	STUART	FL	34995-0287
THE CREEK	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 DOWNTOWN STUART	PO BOX 809	STUART	FL	34995-0809
THE CREEK	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

TREASURE COAST INVESTMENT
THE CREEK 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)

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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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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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Publish November 3, 2022 / Local Display Ad /Affidavit Required

Pence backs Georgia’s Gov. Kemp

Both Republicans have angered Trump in past

Jeff Amy and Bill Barrow
ASSOCIATED PRESS

CUMMING, Ga. – Former Vice President Mike Pence took the stage Tuesday in Georgia to reinforce the main thrusts of Gov. Brian Kemp’s case for reelection against Democratic challenger Stacey Abrams, arguing that Kemp has been good for Georgia’s economy and Abrams is soft on crime.

“No one in Georgia’s history has done more to create jobs, cut taxes, restore sanity to your schools, put criminals behind bars, protect the unborn and secure all the God-given liberties enshrined in the Constitution of the United States than Gov. Brian Kemp,” Pence told about 150 people in Cumming, part of a belt of Republican-dominated Atlanta exurbs key to Kemp’s reelection.

Abrams, who lost narrowly to Kemp four years ago, used Pence’s Georgia swing to amplify her long-running critique of Kemp’s refusal to expand the Medicaid health insurance program.

She stood outside a major Atlanta hospital that closed its doors permanently at midnight Monday and noted that Pence, as governor of Indiana, embraced Medicaid expansion even though it was part of Democrats’ 2010 health insurance overhaul.

Pence’s visit, along with subsequent appearances this week by Arizona Gov. Doug Ducey and former New Jersey Gov. Chris Christie, will spotlight Kemp’s campaign in the closing days of advance voting and ahead of what the GOP hopes is a surge of Election Day ballots.

But the former vice president’s appearance also spotlights Georgia Republicans’ tightrope in assembling a winning coalition of voters still loyal to former President Donald Trump and Republican traditionalists while luring moderates back to the GOP.

Both Kemp and Pence ran afoul of Trump after the 2020 presidential election when they refused to help the defeated president block certification of Democrat Joe Biden’s win.

Trump’s midterm campaign circuit



Georgia Republican Gov. Brian Kemp, left, speaks at a campaign rally attended by former Vice President Mike Pence on Tuesday in Cumming, Ga.

JOHN BAZEMORE/AP

has excluded Georgia, where his presence in 2020 and ahead of two January 2021 Senate runoffs was ultimately viewed as harmful to Republicans.

Kemp gave a four-minute speech slimmed down to his essential message – that Georgia’s economy thrived after he decided to lift pandemic restrictions, while Abrams is disqualified because she’s insufficiently supportive of police.

“We’ve been doing good in this day because we have been saying no to Stacey Abrams,” Kemp said, speaking in the parking lot of a cigar bar in heavily Republican Forsyth County.

“We were listening to you, and because we’ve done that, we’ve got an incredible economy,” Kemp said. “We’ve got the most people ever working in the history of the state, the lowest unemployment rate in the history of the state.”

Pence jabbed that “Stacey Abrams may be the weakest candidate on crime in the history of Georgia,” after Abrams in a Sunday debate dismissed Kemp’s endorsement by more than 100 sheriffs. She said she was not a part of a “good ol’

boys club” and said “I don’t have 107 sheriffs who want to be able to take Black people off the street, who want to be able to go without accountability,” before backtracking and saying “I don’t believe every sheriff wants that.”

Pence, in a common Republican move this year, linked Abrams with an unpopular Biden.

“If she found her way back in the statehouse as governor, she’ll fall right in line with the failed Biden-Harris agenda,” Pence said.

In Atlanta, Abrams stood in front the Atlanta Medical Center just east of downtown as a crane lowered a sign from the massive facility that shut its doors permanently overnight, leaving metro Atlanta with just one top level trauma center.

“We have lost more hospitals under this one governor than most states have lost in the last decades,” Abrams said, blaming Kemp for leaving billions in federal money untapped because he’s declined to expand Medicaid.

“Brian Kemp is aggressively undermining, dismantling and harming the

provision of health care in the state of Georgia,” Abrams said.

Georgia remains one of 12 states, nearly all Republican-dominated, that haven’t expanded Medicaid. Abrams emphasized that Pence and Christie both expanded Medicaid as governors and that Ducey campaigned on a promise to repeal Arizona’s expansion only to relent once he took office and “saw that it was working.”

Kemp, she said, “is so unconcerned with the health and welfare of the people of Georgia that he would rather stand by a confounding ideology that is not shared by fellow Republicans.”

Abrams made Medicaid expansion a centerpiece of her 2018 bid against Kemp and has renewed her push, launching her 2022 campaign in a southwest Georgia town where a hospital closed in 2021. Medicaid is a joint state-federal program used to provide insurance to low-income Americans and subsidies to hospitals that treat them.

“We are losing money because he’s literally sending it to New Jersey, to New York, to California, the states that he seems to revile,” Abrams said. “It’s as though a Brink’s truck backed up to the state of Georgia with \$12 billion in it, and Brian Kemp said give it to other people.”

Tuesday’s show of GOP strength noticeably did not include Republican Senate candidate Herschel Walker, who has been dogged by multiple allegations that he paid for and pressured two women to have abortions, in opposition to the anti-abortion views he’s expressed as a candidate.

Kemp has for weeks sidestepped questions about Walker, saying only that he’s trying to lead “the whole ticket” to victory. Walker campaigned on his own Tuesday.

A Walker aide said Tuesday that he was not aware whether there had been contact between the campaign and Pence’s team,

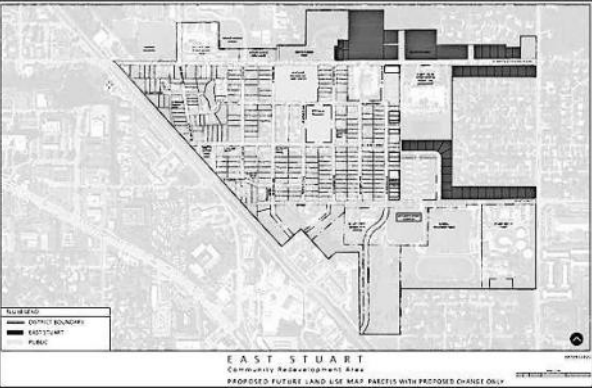
He added that Walker’s closing bus tour had been planned for weeks. When Pence came to Georgia in late 2020, he campaign jointly with then-Sens. Kelly Loeffler and David Perdue, who both lost runoffs.

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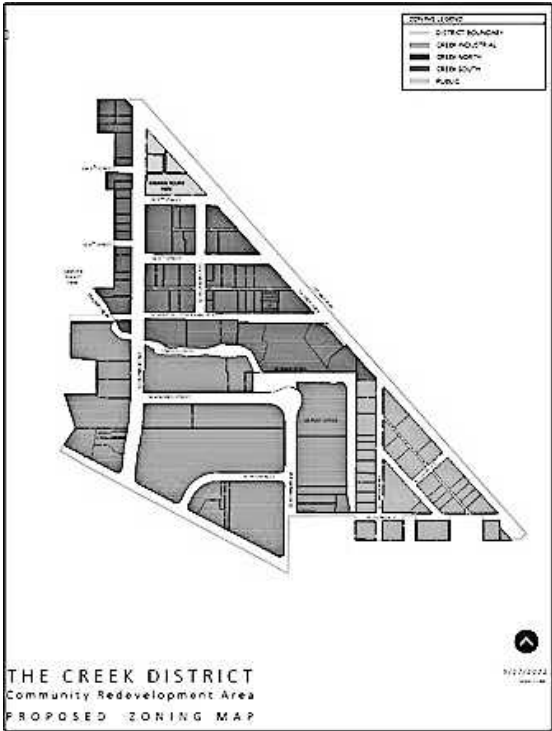
TR-GC10969776-03

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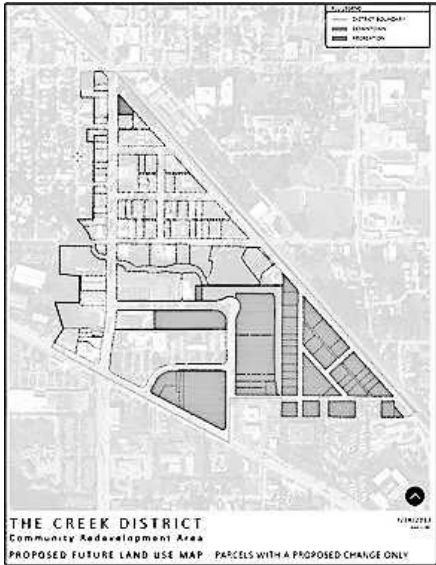
TR-GC10969776-04

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

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TR-GC10969776-05



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

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

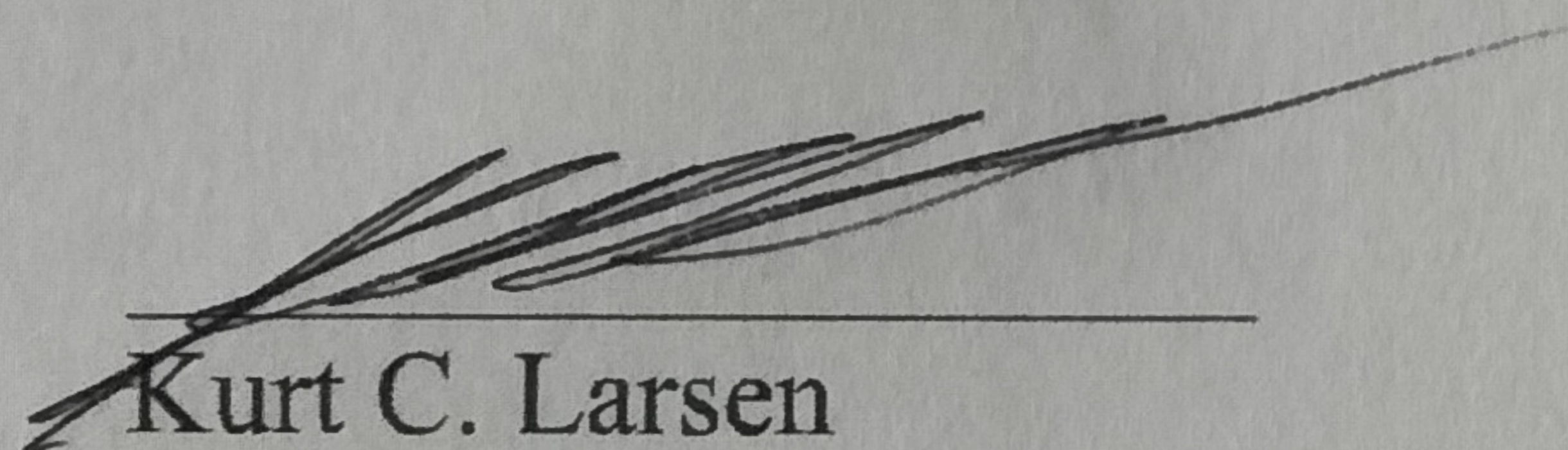
Sept. 26, 2022

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

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

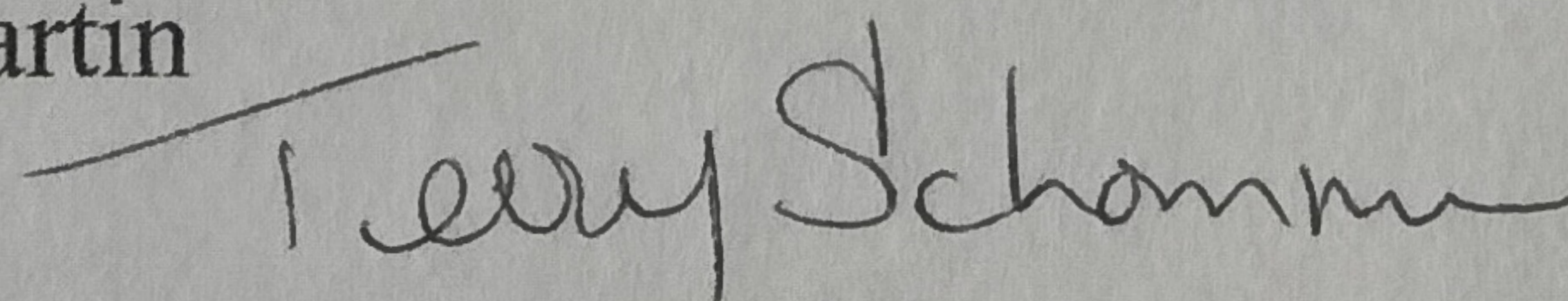
Attn:

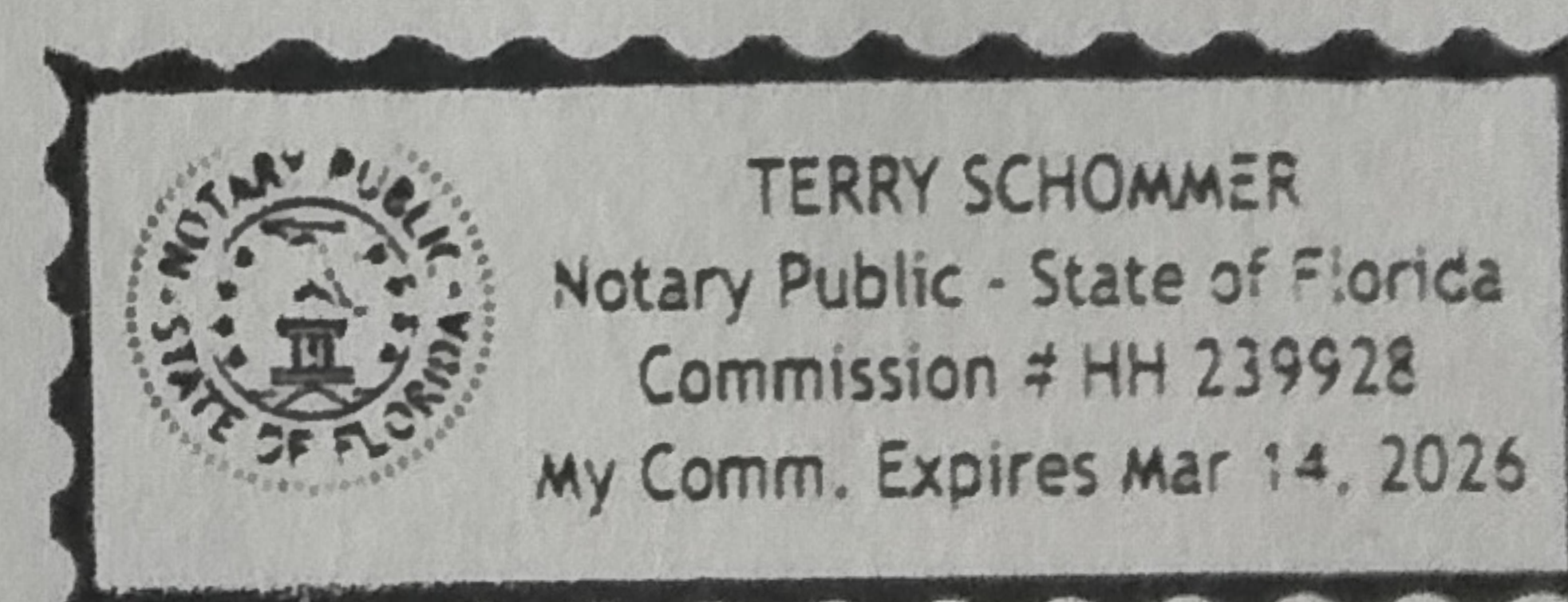
This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.


Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin





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.

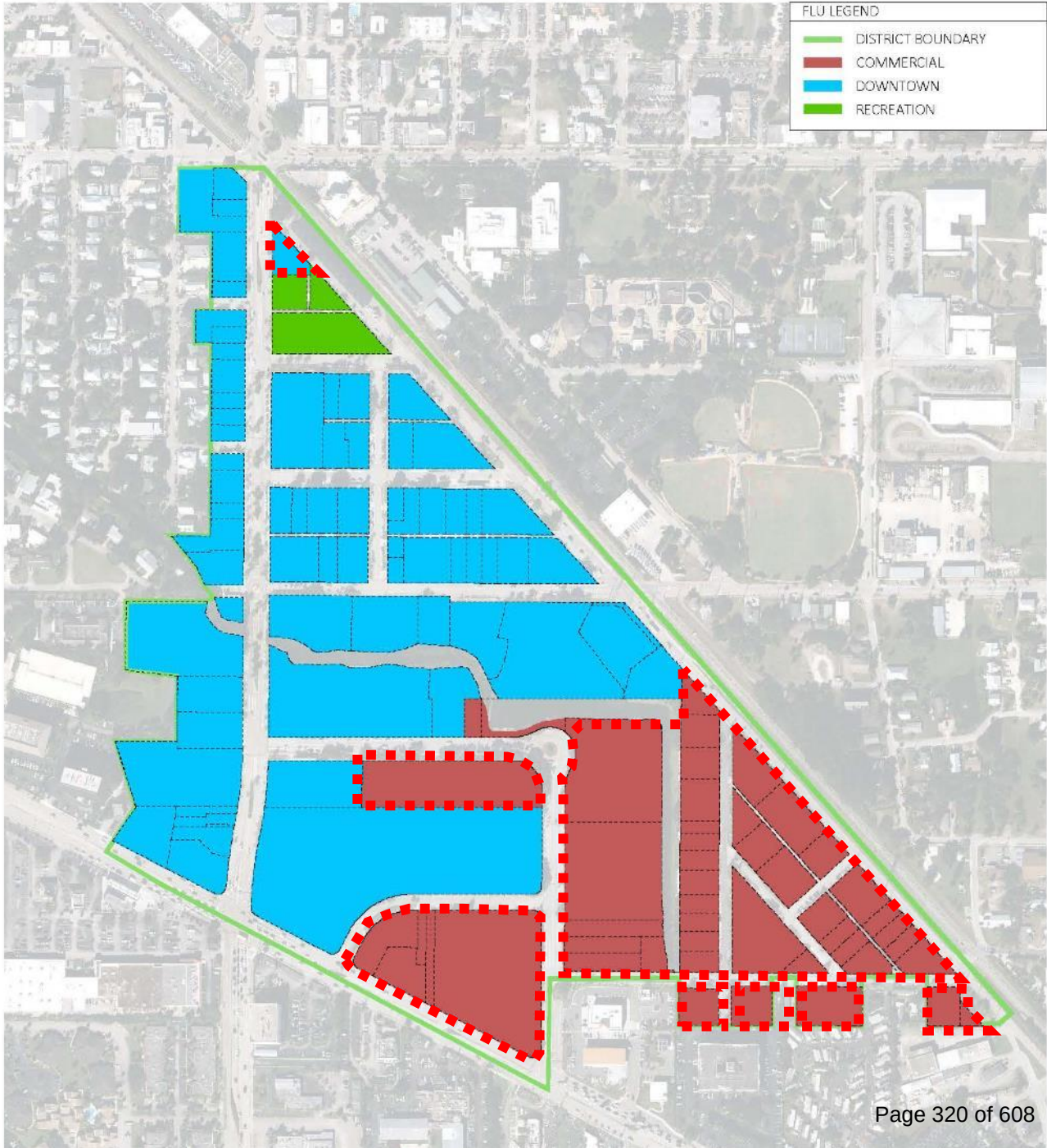
THE CREEK DISTRICT FUTURE LAND USE **PUBLIC HEARING PRESENTATION**

City Commission - November 14, 2022

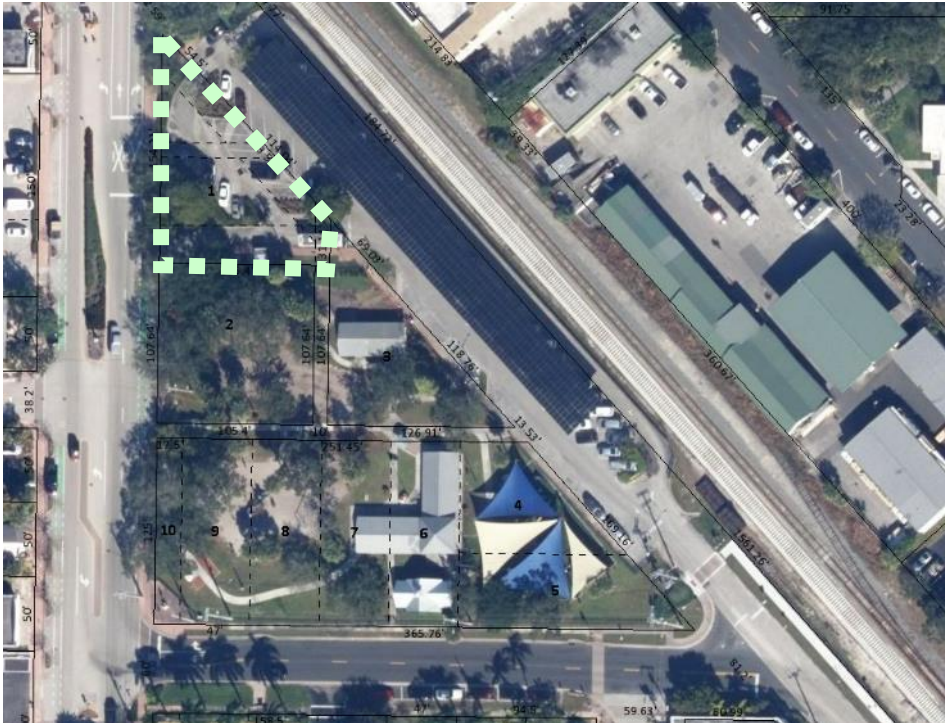
EXISTING FUTURE LAND USE MAP

FLU LEGEND

- DISTRICT BOUNDARY
- COMMERCIAL
- DOWNTOWN
- RECREATION



ACRES	EXISTING FUTURE LAND USE DESIGNATION	PROPOSED FUTURE LAND USE DESIGNATION
0.25	Downtown Max density: 30 du/a (3 du/7 du)	Recreation Density of 0 (0 du)



ACRES

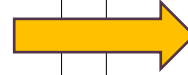
EXISTING
FUTURE LAND USE
DESIGNATION

PROPOSED
FUTURE LAND USE DESIGNATION

20.07

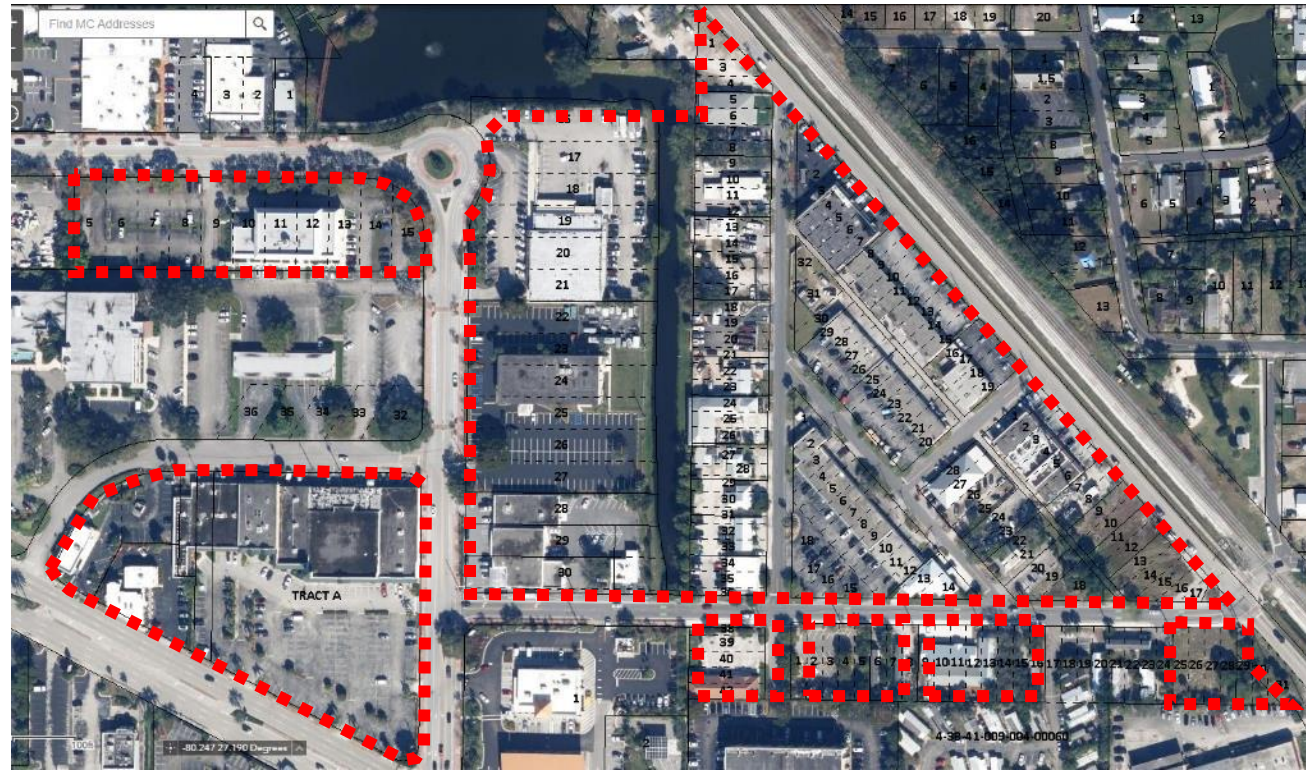
Commercial

Max density: 30 dua
(301 du)



Downtown

Density of 15 dua / 30 dua by CU
(301 du /602 du)





FUTURE LAND USE ELEMENT

Commercial:

Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. Mixed-use projects are allowed.

Downtown Redevelopment:

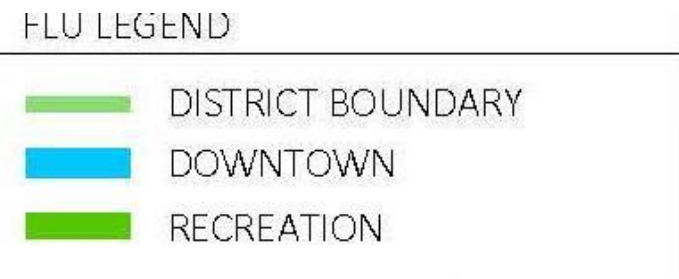
Includes the land area within the Stuart Community Redevelopment Agency. General uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, public facilities, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and non-residential uses shall be required within this designation as a whole.

FUTURE LAND USE ELEMENT

GUIDE TO THE LDCS

- The City shall implement the Stuart Urban Code Overlay Zone in the CRA which provides for adequate parking; encourages the ability of people to live, work, and shop without need of a car; defines urban spaces with buildings; creates interesting and pleasant itineraries along sidewalks; conceals parking lots; promotes alternative modes of transportation; and provides for harmony of architectural style.
- Policy 1.C1.1.* The City of Stuart shall continue to implement the Architectural Regulations and the Stuart Urban Code in the CRA to regulate building size, height, and orientation.
- Policy 1.C1.2.* The City of Stuart shall continue to implement the Stuart Architectural Regulations which have been adopted based on the Stuart Urban Code for the CRA to regulate materials, colors, and landscaping for buildings. These regulations shall encourage traditional, durable construction with materials that age well and fit with the existing architectural heritage of Stuart.

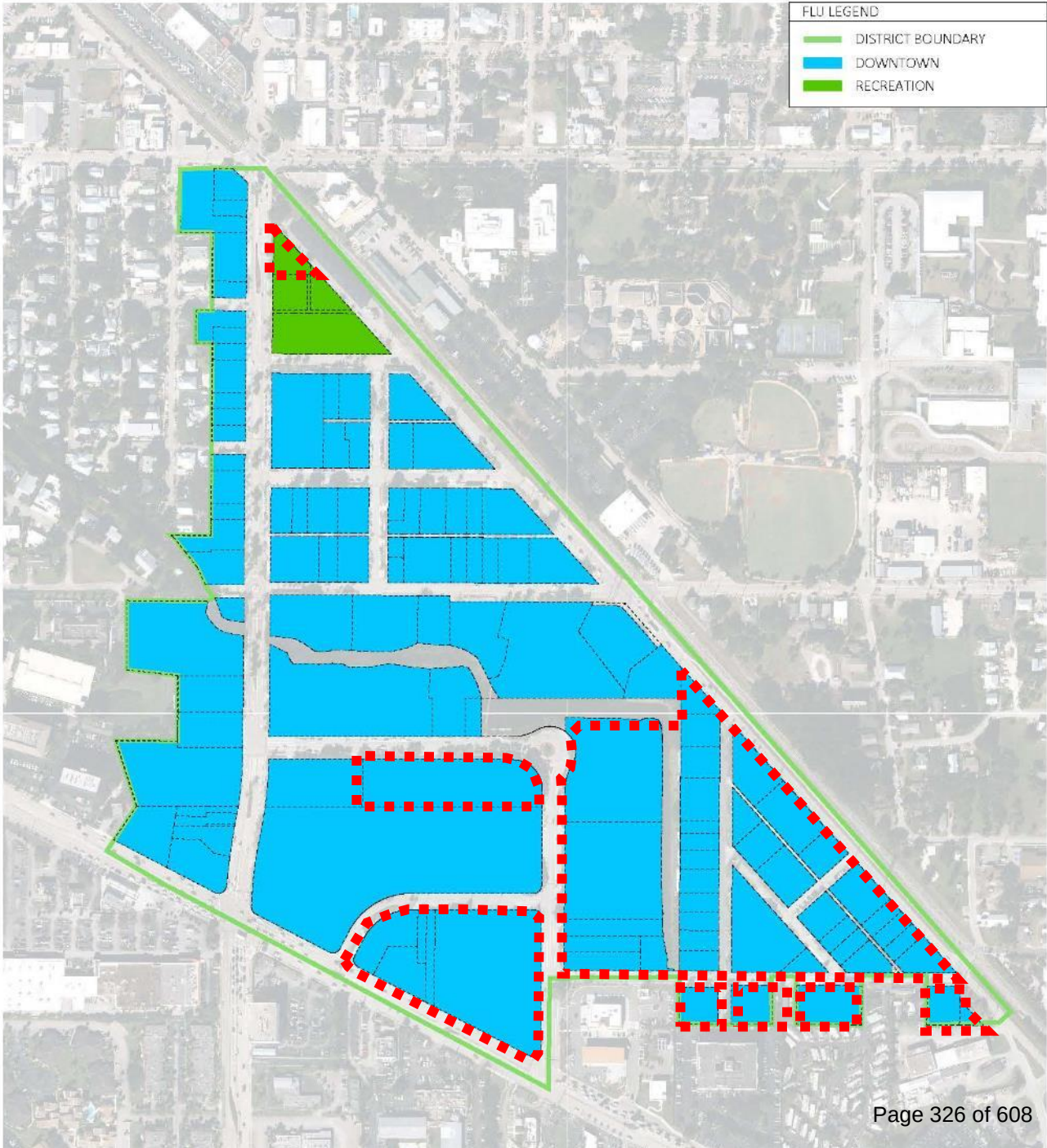
PROPOSED FUTURE LAND USE MAP



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. 28: City Commission Meeting 2nd Reading

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

EAST STUART NEIGHBORHOOD - ZONING MAP AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2499-2023; 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.

This item was presented to the Local Planning Agency (LPA) on December 8, 2022. The board's comments and recommendation will be presented at the City Commission meeting.

ATTACHMENTS:

1. A. Ordinance No. 2499-2023 Zoning East Stuart and Map Exhibits
2. B. Public Notification - Certified Letters

Funding Source:

N/A

Recommended Action:

Motion to approve Ordinance No. 2499-2023, 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 2499-2023 - Zoning East Stuart and Map Exhibits
2. Public Notification - Certified Letters East Stuart



**BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA**

ORDINANCE NUMBER 2499-2023

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 December 8, 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 January 17, 2023 and February 13, 2023 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 _____, 2023.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second reading this _____ day of _____, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

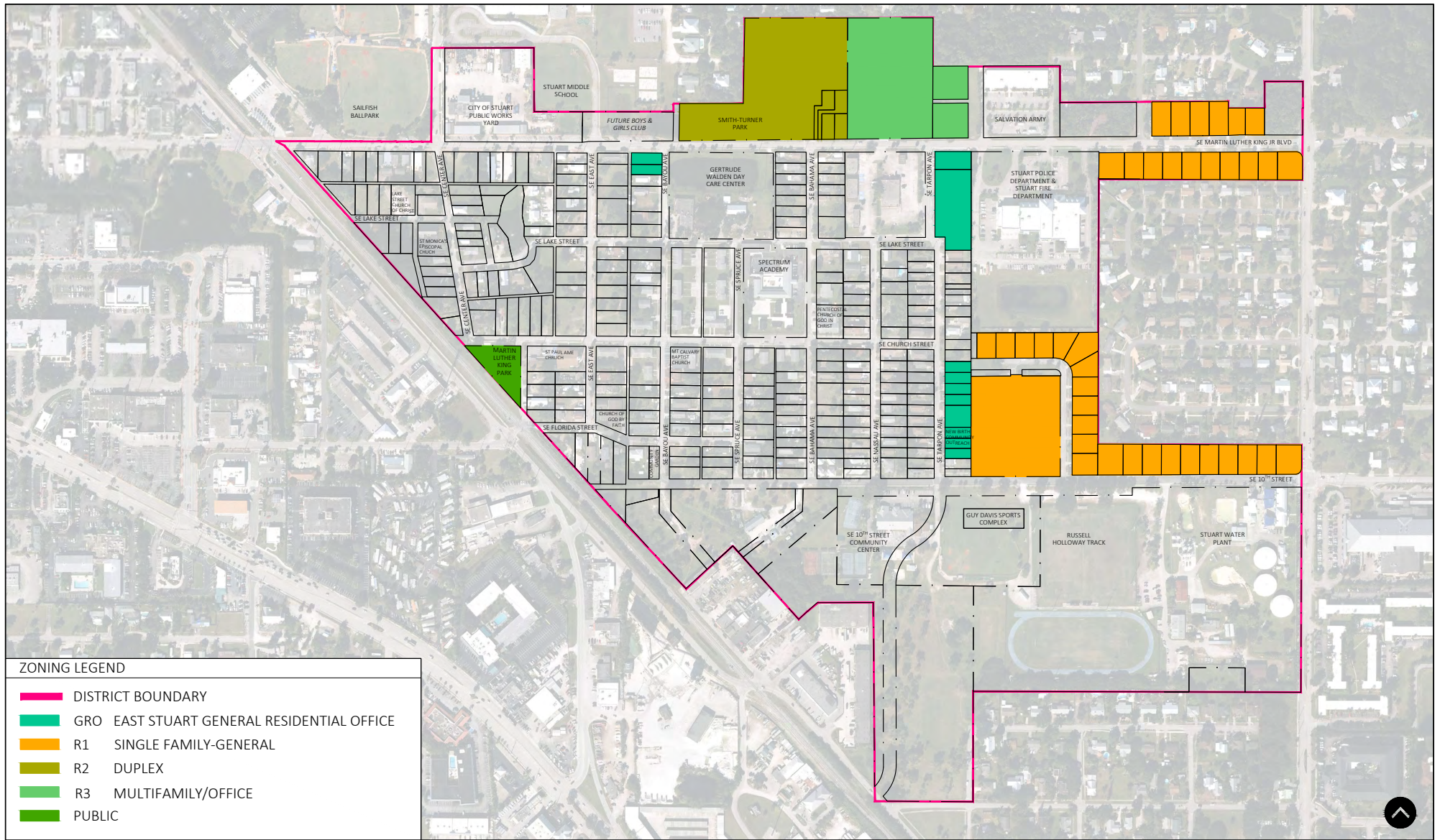
MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ZONING LEGEND

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

7/25/2022

PARCELS WITH PROPOSED CHANGES ONLY



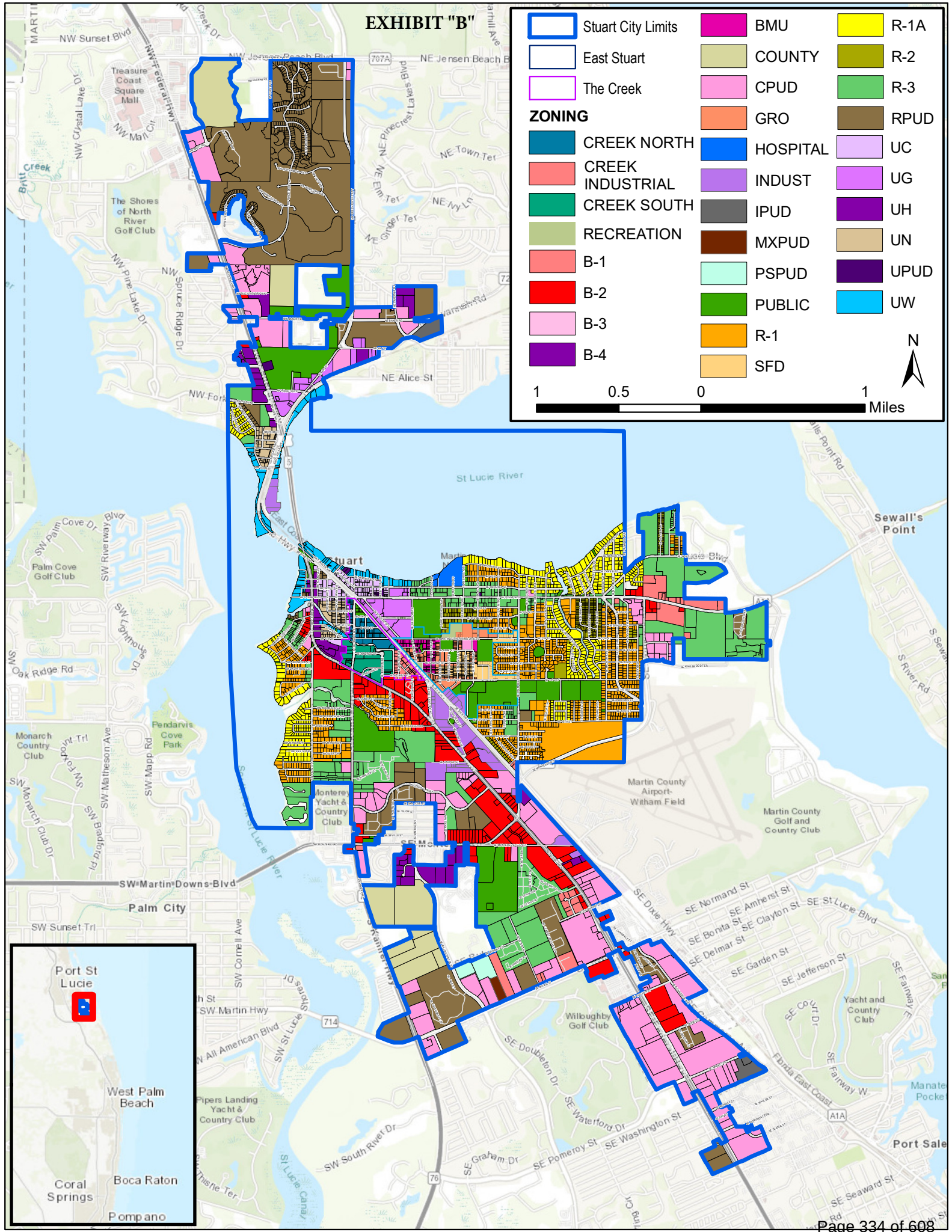
EAST STUART Community Redevelopment Area

EXISTING ZONING

PARCELS WITH PROPOSED CHANGE ONLY

7/25/2022

EXHIBIT "B"





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.

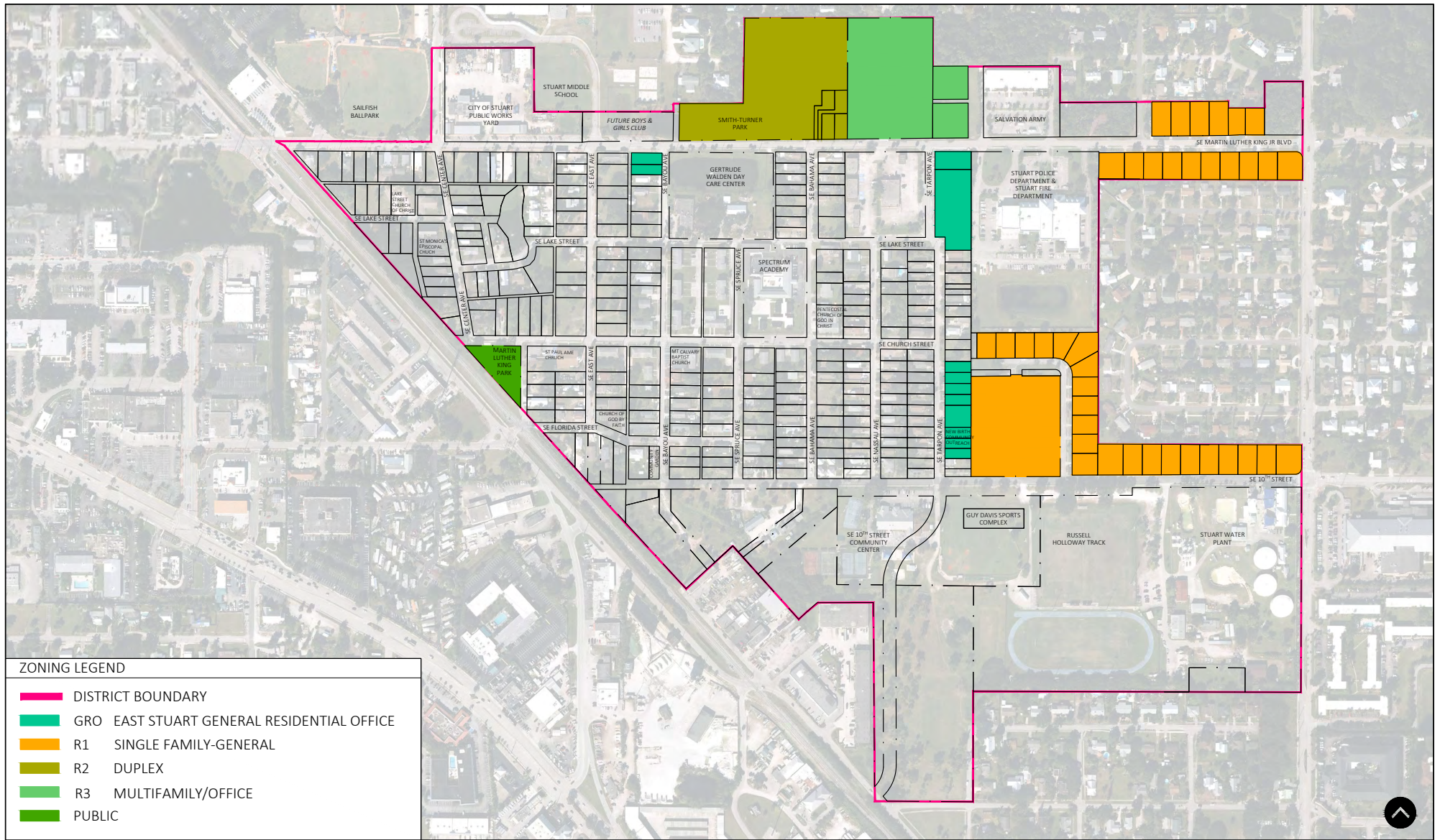
- a. Local Planning Agency (LPA) will hold a public hearing and provide a recommendation to the City Commission.
- b. City Commission will hold two public hearings to consider the proposals.

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.





Bureau of Direct Mail Inc.

2809 SE Monroe St.

Stuart, FL 34997

Phone: (772) 283-8850

Toll Free: (800) 368-0004

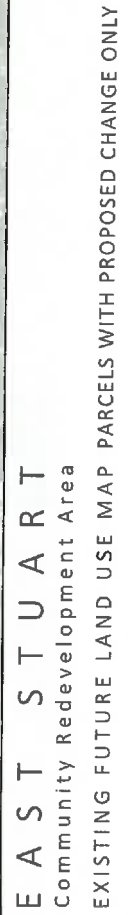
October 11, 2022

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



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@CLSTUART.FL.US
VISIT WWW.CITYOFSTUART.FL /CRA FOR MORE INFORMATION



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

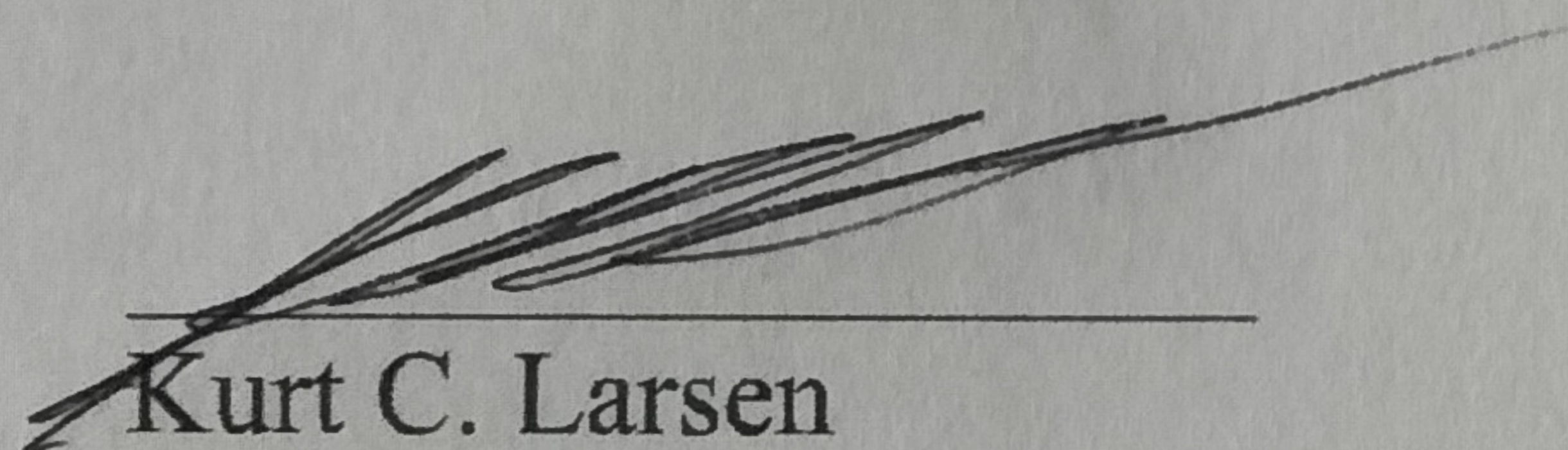
Sept. 26, 2022

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

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

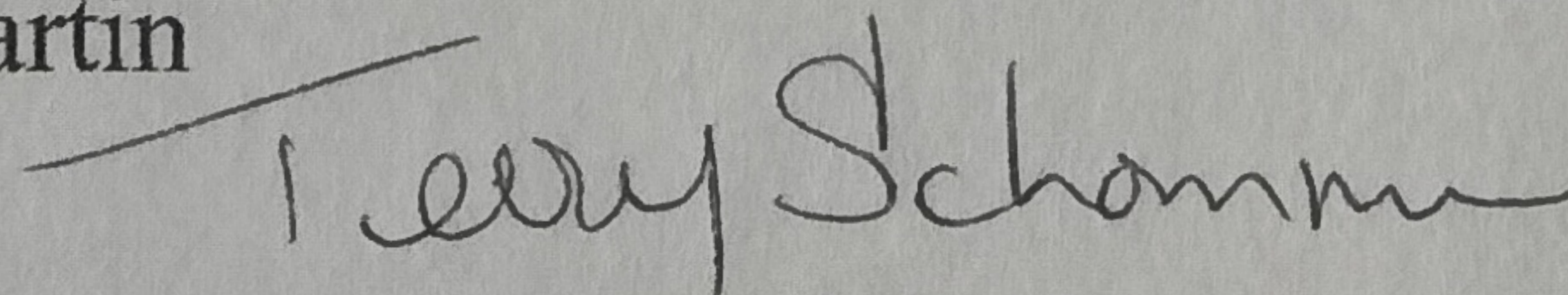
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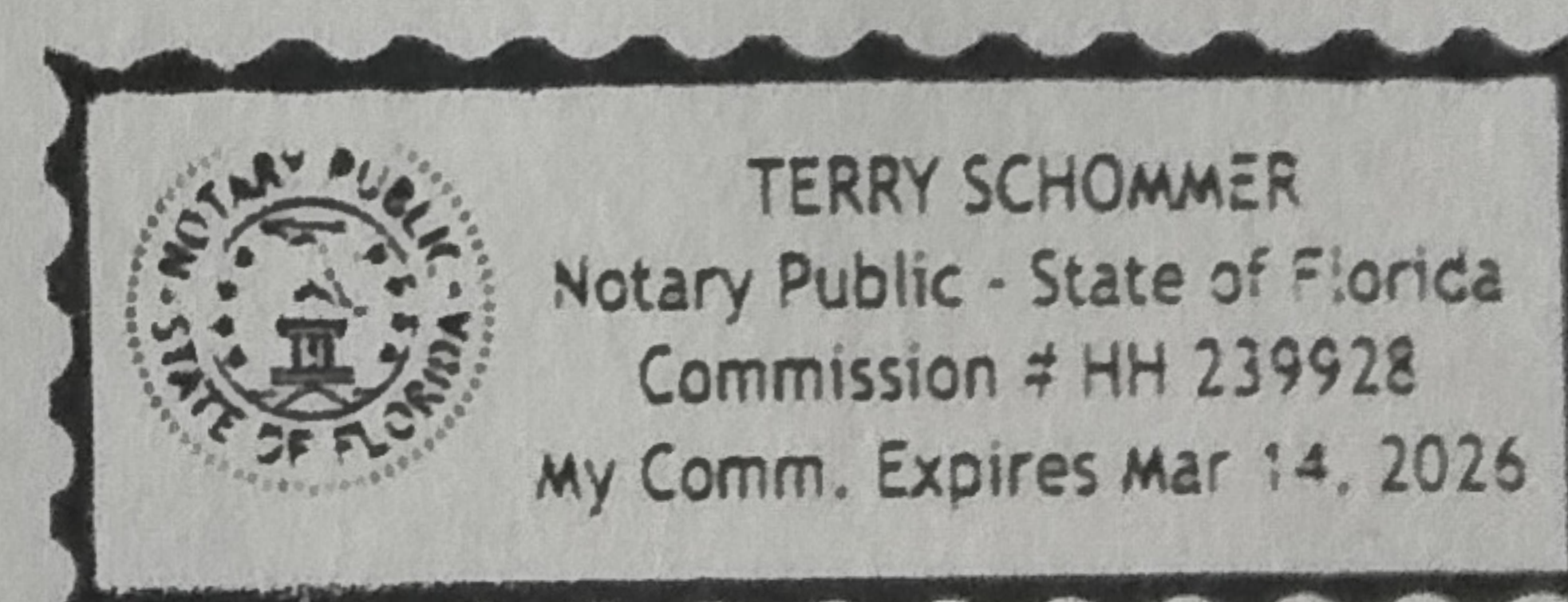
This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.


Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin





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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[illegible]

EAST STUART	RESIDENT	1201 SE PALM BEACH RD APT F206	STUART	FL	34994-4069
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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	SORENSEN 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 KENNETH 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	FILIP I 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 EDELSON 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, LORAIN 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

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 12/12/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

THE CREEK DISTRICT - LAND DEVELOPMENT CODE AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2498-2023; 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 italicized text are defined terms in Chapter XII. The bold text references other portions of the Land Development Code. The blue underline are hyperlinks for references outside of the Land Development Code and can be added to the municode. 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
6. Maximum footprint of 700 sq ft for Accessory Dwelling Unit (ADU)
7. Accessory Dwelling Unit allowed for single-family homes and townhouses (removed ADU for duplexes)
8. Change civic open space requirement to neighborhood open space, not required for parcels
9. Clarifying language in general for major and minor conditional use
10. Misc. edits to language for clarifications and corrections to scribblers' errors

This item was presented to the Local Planning Agency (LPA) on December 8, 2022. The board's comments and recommendation will be presented at the City Commission meeting.

ATTACHMENTS:

1. A. Ordinance No. 2498-2023 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 Ordinance No. 2498-2023, 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 2498-2023 - 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 2498-2023

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 December 8, 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 January 17, 2023 and February 13, 2023 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 _____, 2023.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this _____ day of _____, 2023.

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 <u>Neighborhood</u>	S.E. Ocean 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		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		

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(Supp. No. 11)

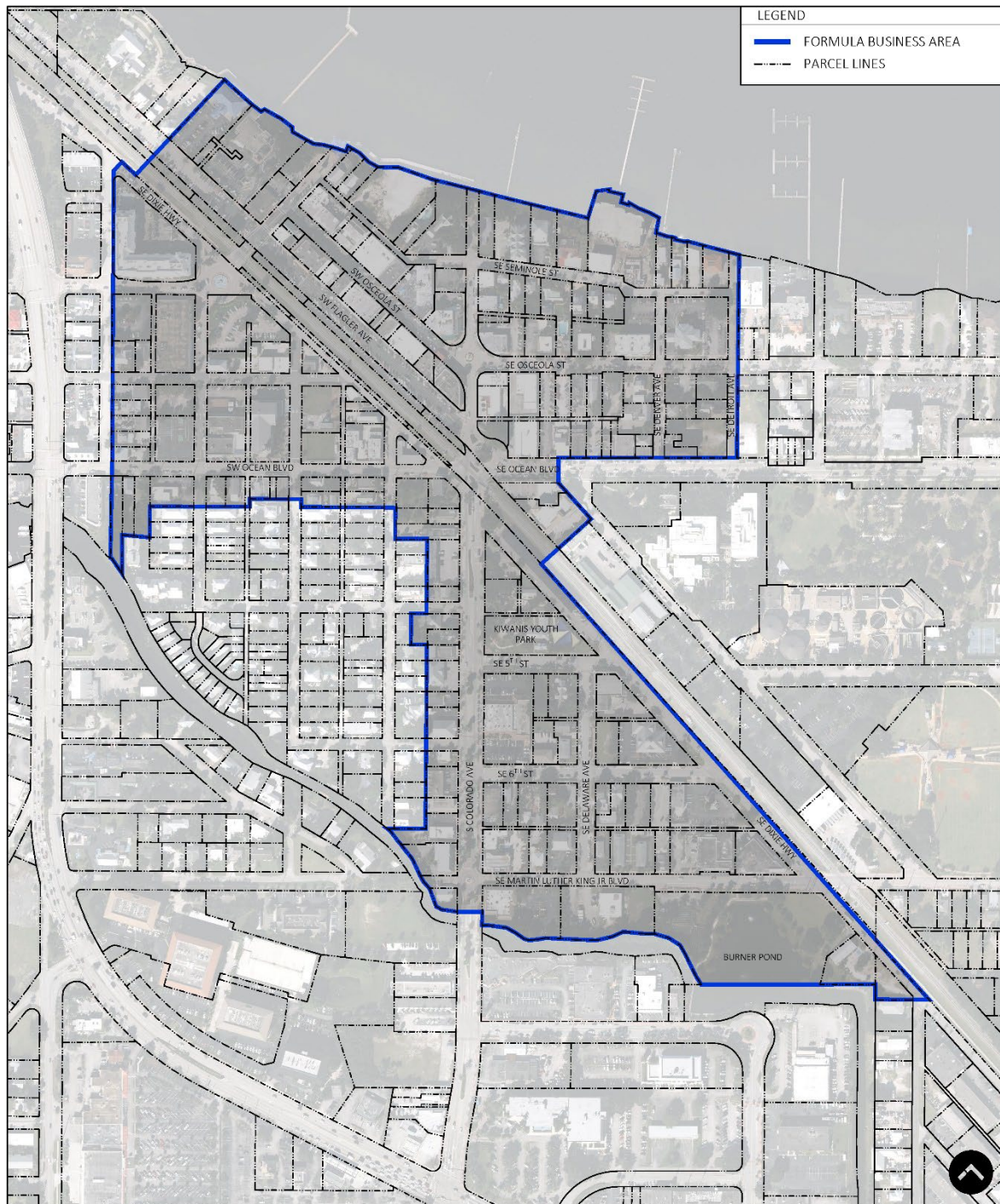
	Neighborhood Special District													RPUD CPUD MXPUD PSPUD	X		
	East Stuart <u>Neighborhood</u>	X	X	X	X	X	X	X	X	X				RPUD CPUD MXPUD PSPUD	X	X	
	Conservation	X	X	X	X	X	X	X	X	X	X	X		PSPUD	X		
	Marine											X		RPUD	X		
Industrial														CPUD PSPUD IPUD MXPUD UPUD			

(Ord. No. 2401-2019, § 1, 4-8-19)

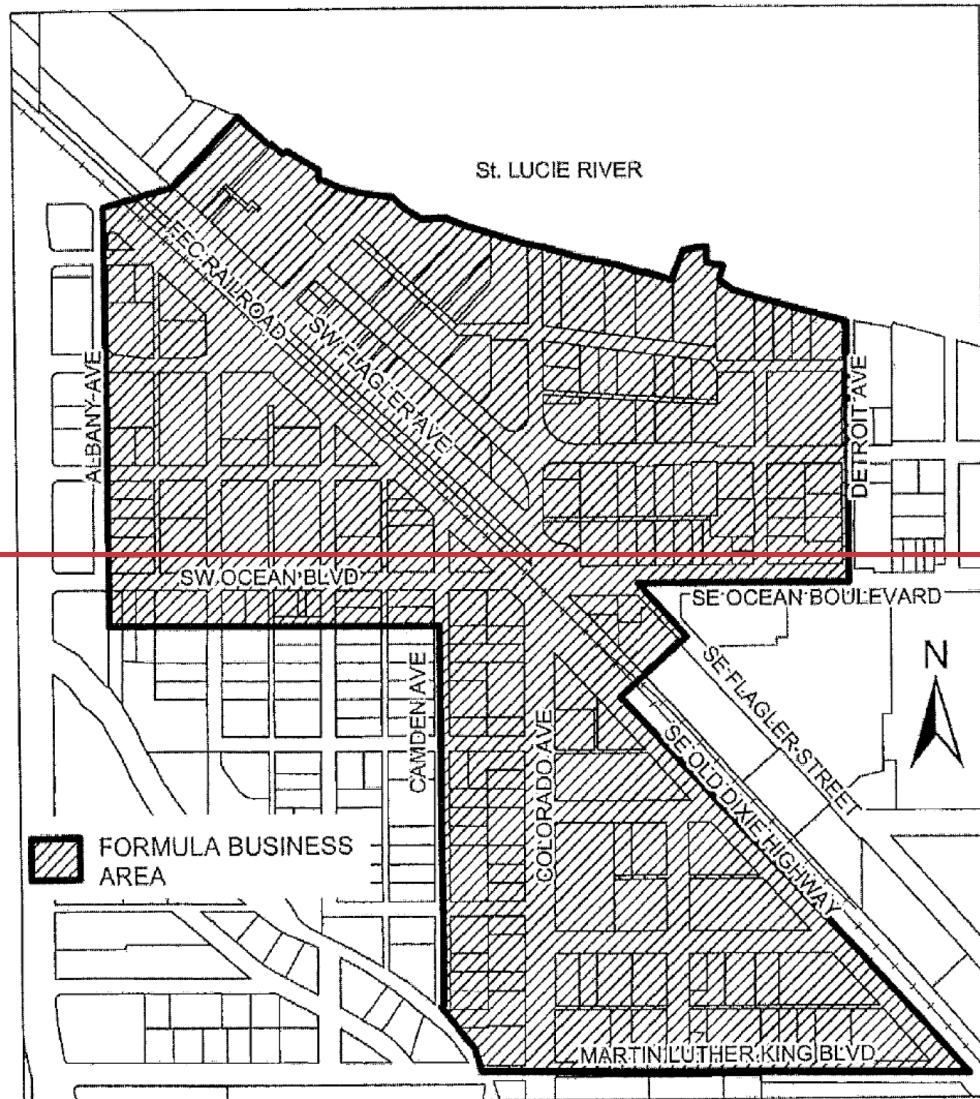
Sec. 2.06.12. Formula businesses.

- 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

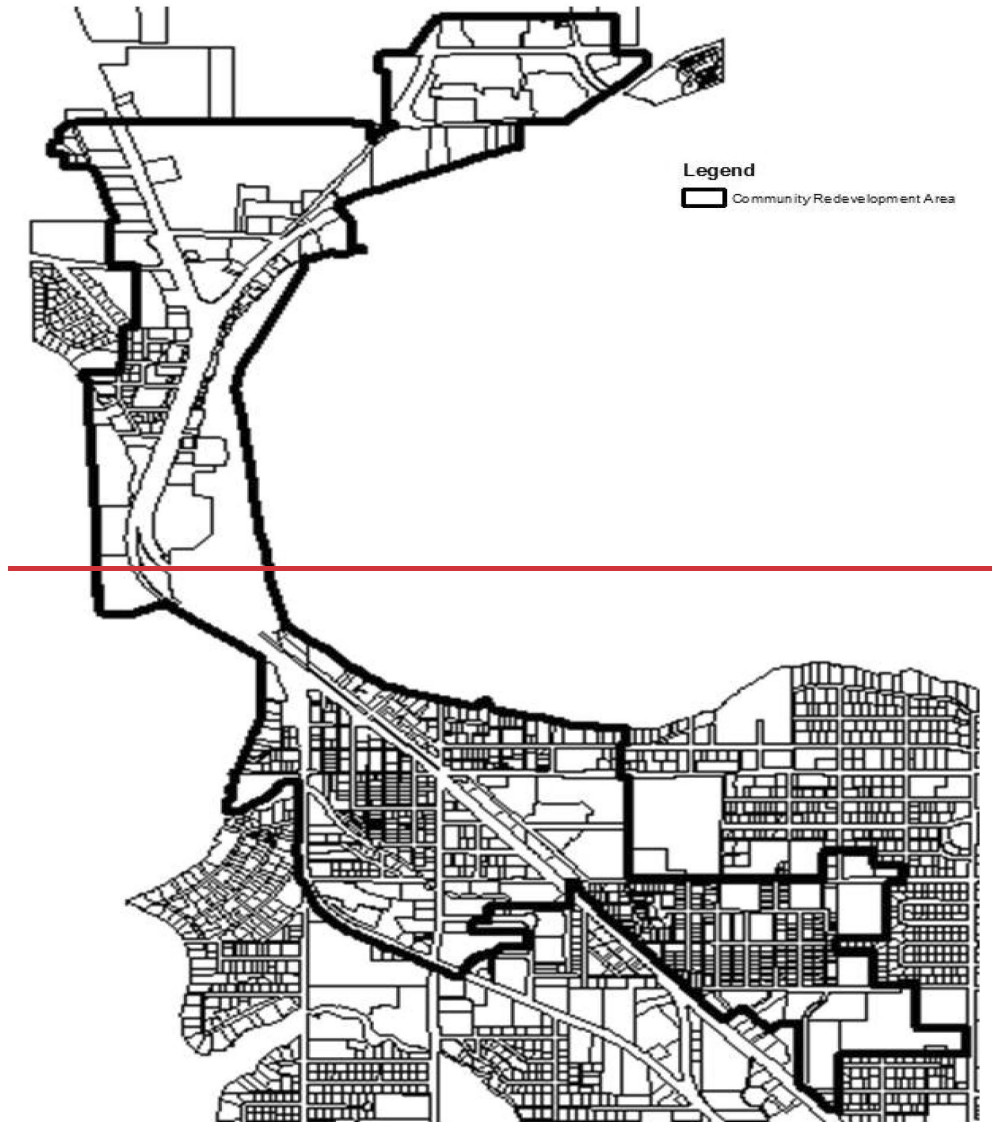


- C. *Standards.* The following specific standards shall apply to formula businesses in the Urban Center, Urban Neighborhood, Urban General, ~~and the Urban Waterfront~~ sub-districts of the Urban District, and Creek North Zoning.
- (1) The proposed formula business will not alter the identity of the 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.

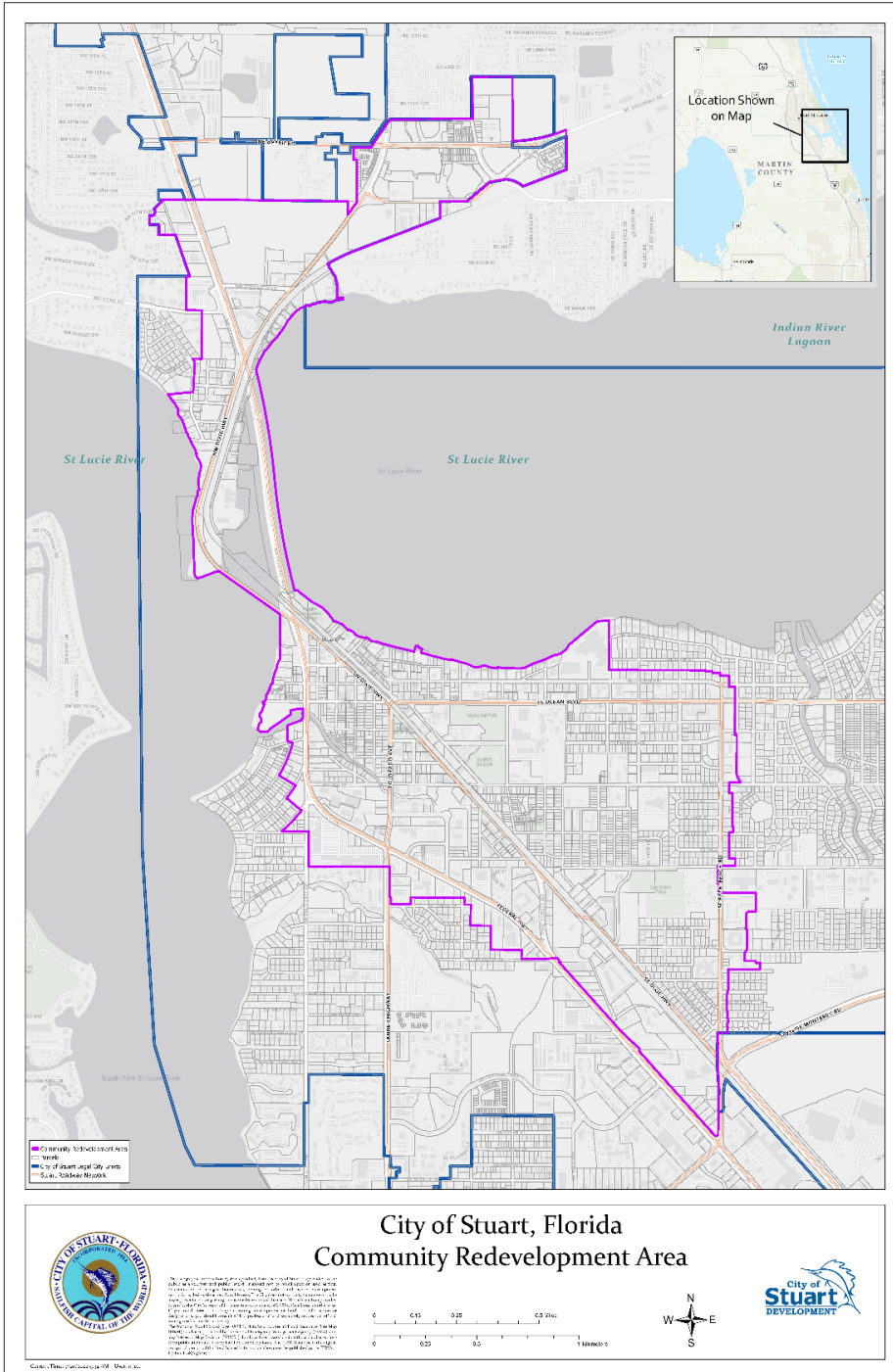
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- (6) The proposed formula business meets all of the following fixed criteria:
- a. The size of the business shall not exceed 1,500 square feet of gross floor area.
 - b. The first floor street frontage of the business shall not exceed 35 feet in width.
 - 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.



Chapter III - SPECIAL ZONING CODES
3.00.00. PURPOSE

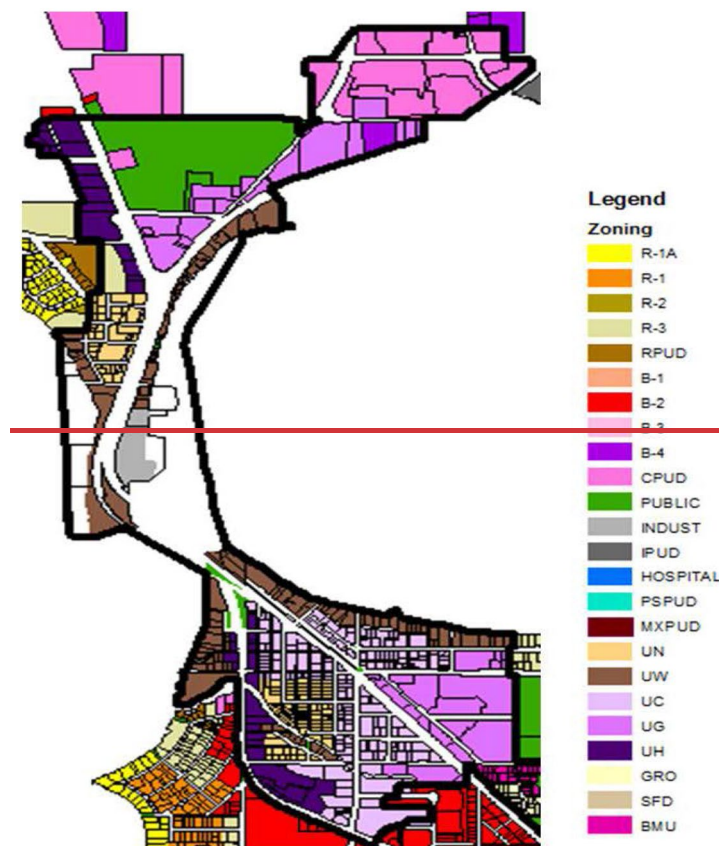


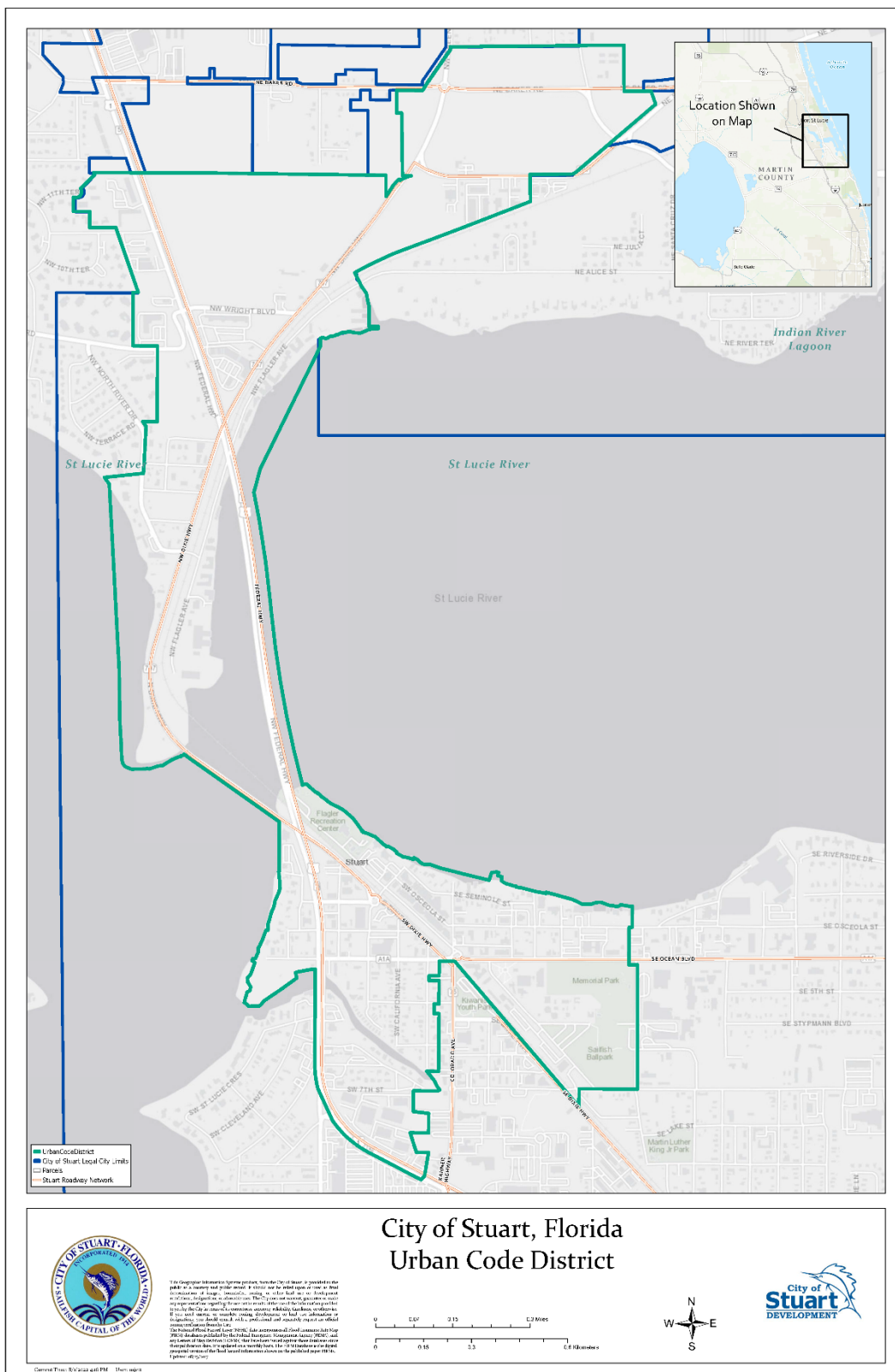
(Ord. 1872-02, § 1, 10-10-02; Ord. No. 1978-04, § 1, 6-28-04; Ord. No. 2062-05, § 1, 1-9-06)

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).*

Created: 2022-02-23 12:05:24 [EST]

(Supp. No. 11)

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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.*

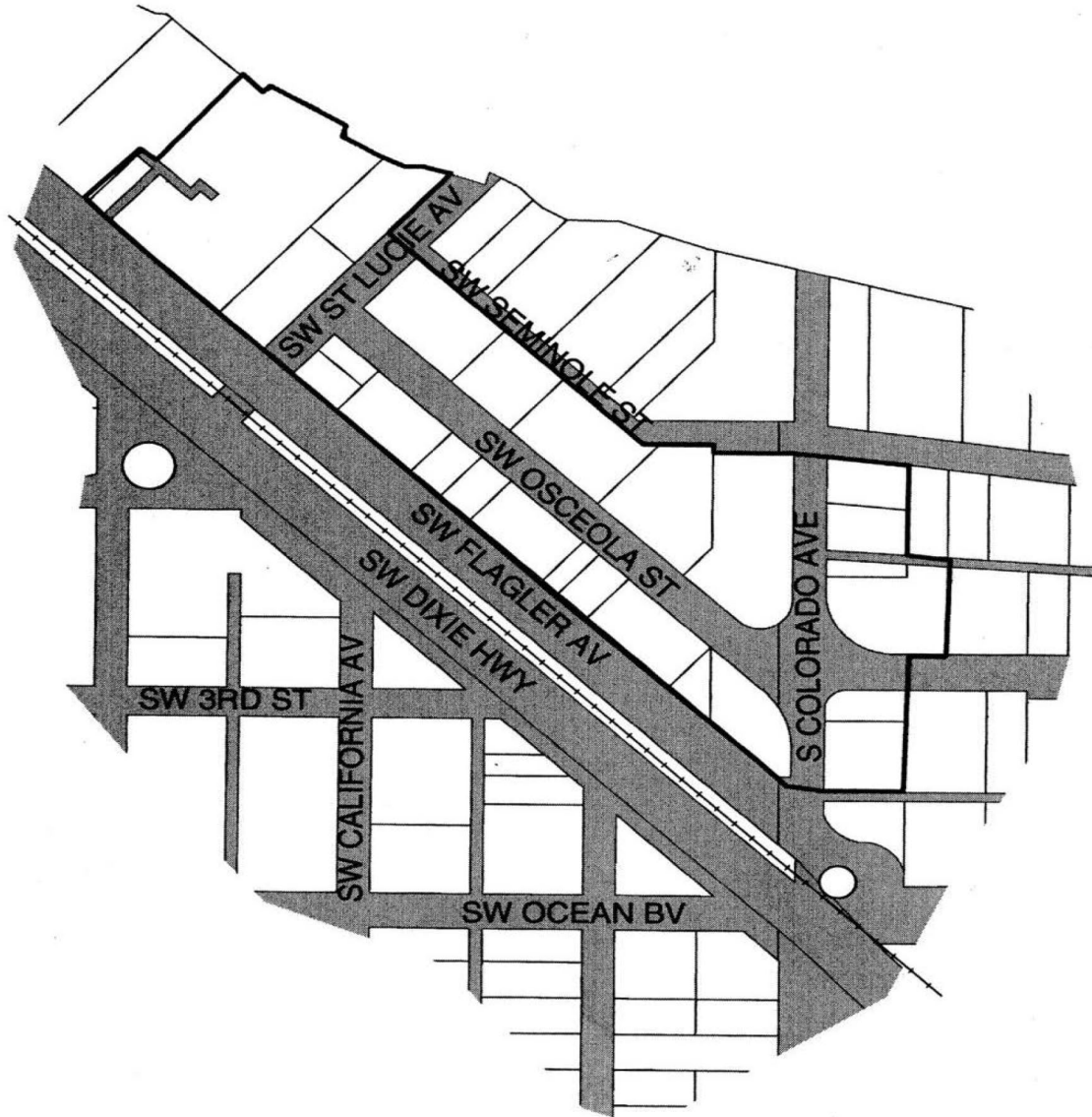
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- a. The maximum building height is three stories and 35 feet. If 50 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.
 - b. Four story buildings 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
<i>Residential Land Uses</i>	
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
<i>Transient Residential Land Uses and Overnight Accommodations</i>	
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
<i>Institutional Uses</i>	
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
<i>Commercial Uses</i>	
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
<i>Recreational Uses</i>	
Public parks	Dependent upon type of recreational activities provided
<i>Utility and Service Uses</i>	
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
<i>Industrial Uses</i>	

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(Supp. No. 11)

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
<i>Telecommunication Uses</i>	
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
<i>Storage, Transportation and Logistics Uses</i>	
Government provided public parking lots or garages	N/A
<i>Agricultural Uses</i>	
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
<i>Miscellaneous</i>	
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
<i>Commercial Uses</i>	
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

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	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
<i>Industrial Uses</i>	
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
<i>Telecommunication Uses</i>	
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
<i>Storage, Transportation and Logistics Uses</i>	
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)

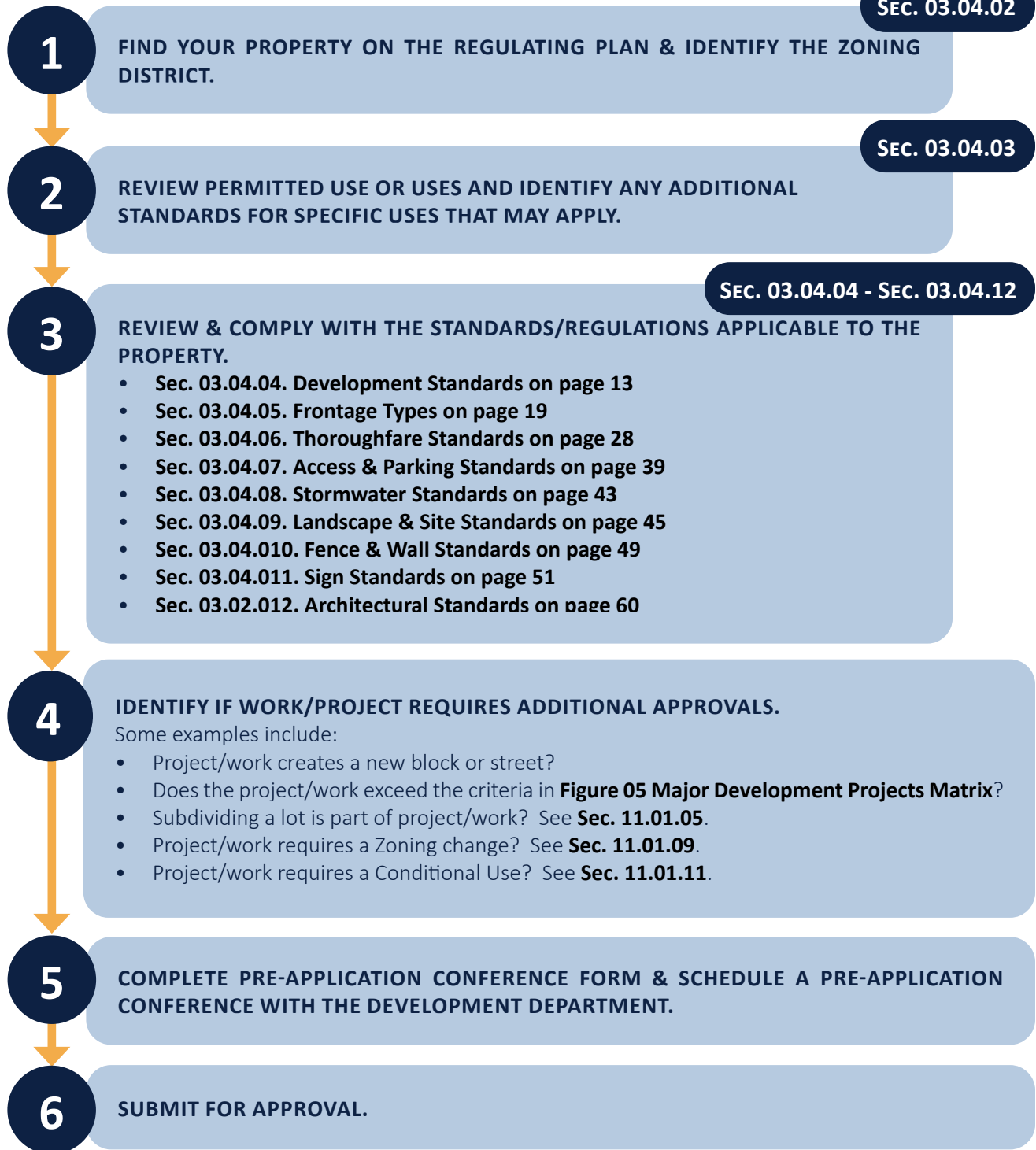
Sec. 03.04.00. The Creek District Code**Sec. 03.04.01.** Procedure & Process

- 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 with a proposed change which includes increased impervious area, new signage, or which would constitute a change of use. Incremental compliance should include landscape and site standards, sign standards and minimum sidewalk widths.
- 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 <i>Mixed-Use Planned Unit Development</i>	
		UPUD <i>Urban Planned Unit Development</i>	
			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**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](#).

REVIEW DOCUMENT- **THE CREEK DISTRICT** - SEC. 03.04.01

- 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*, 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							
Minor Conditional Use Sec. 11.01.11							
Major 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 <u>permitted uses</u> , development activities & design
<u>Conceptual</u> building plans
Front, rear, & side architectural elevations <u>with required Frontage Types identified</u>
<u>Finished</u> floor elevation, <u>base flood elevation</u> and <u>crown of road</u>
Documentation related to streets, parking, loading <u>and connections to existing sidewalks</u>
Landscaping <u>including existing tree protection and planned shade trees</u>
<u>Identify any existing historic buildings as defined by Sec. 5.09.00. - Historic preservation.</u>
Signage
<u>Conceptual stormwater management plan</u>
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 <u>35,000</u> square feet in <u>floor</u> area.
A mixed-use development over <u>35,000</u> square feet in <u>floor</u> 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. Conditional use.** The review of a *conditional use* shall follow the procedures set forth in section 11.01.10 for a *major conditional use* and *minor conditional use* review. A 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, the CRA redevelopment plan, the City comprehensive plan, will measurably improve the form, function of traditional neighborhood characteristics, and satisfied site qualitative design development standards set forth in **Sec. 6.00.04**. A *major conditional use* or *minor conditional use* shall be distinguished by the following:
- 1. Minor conditional use.** A minor conditional use process shall be required for: public art, and public murals. A minor conditional use shall be granted by the Community Redevelopment Board (CRB).
 - 2. Major conditional use.** A major conditional use process shall be required where a conditional use is requested for: permitted uses, density, structured parking, and location of a formula business.
 - a.** Review. Unless a longer timetable is granted by City Commission, a building permit shall be obtained no later than 12 months from the approval date of a major conditional use. A certificate of occupancy shall be obtained no later than 30 months from the issuance of a building permit.
 - b.** Design objectives. The City Commission may impose development conditions and operational requirements in order to satisfy the design objectives. Design objectives may include:

- i. Additional building setbacks
 - ii. Pedestrian amenities. Pedestrian amenities in the form of benches, courtyards, shared use-paths, pedestrian lighting, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.
 - iii. Green Development. On-site renewable energy generation, indoor and outdoor water use reduction or Green Development as outlined in **Sec. 6.06.00.**
 - iv. Enhanced landscaping. Planting over and above code requirements with respect to size, quantity, and quality.
 - v. Improvements to the surrounding neighborhood. The applicant proposes to make improvements such as; burying utility lines, replacing existing sidewalks with integral color concrete or pavers in the surrounding neighborhood.
 - vi. *Neighborhood open space.* *Neighborhood open space* as provided by as described in **Sec. 03.04.04.F.2.**
 - vii. Historic preservation. Preservation, relocation or A monetary contribution is made to the relocation of historic buildings fund for historic structure as defined within **Sec. 5.09.00.A.**
- M.** *Planned Unit Development project.* Applications for planned unit development projects shall outline any deviations from the Creek District Code. A *planned unit development projects* shall only be granted if the applicant can demonstrate the same standards set forth for in *conditional uses*.
- N.** 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" Streets** 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 *neighborhood open space* as defined in **Figure 12 Neighborhood 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

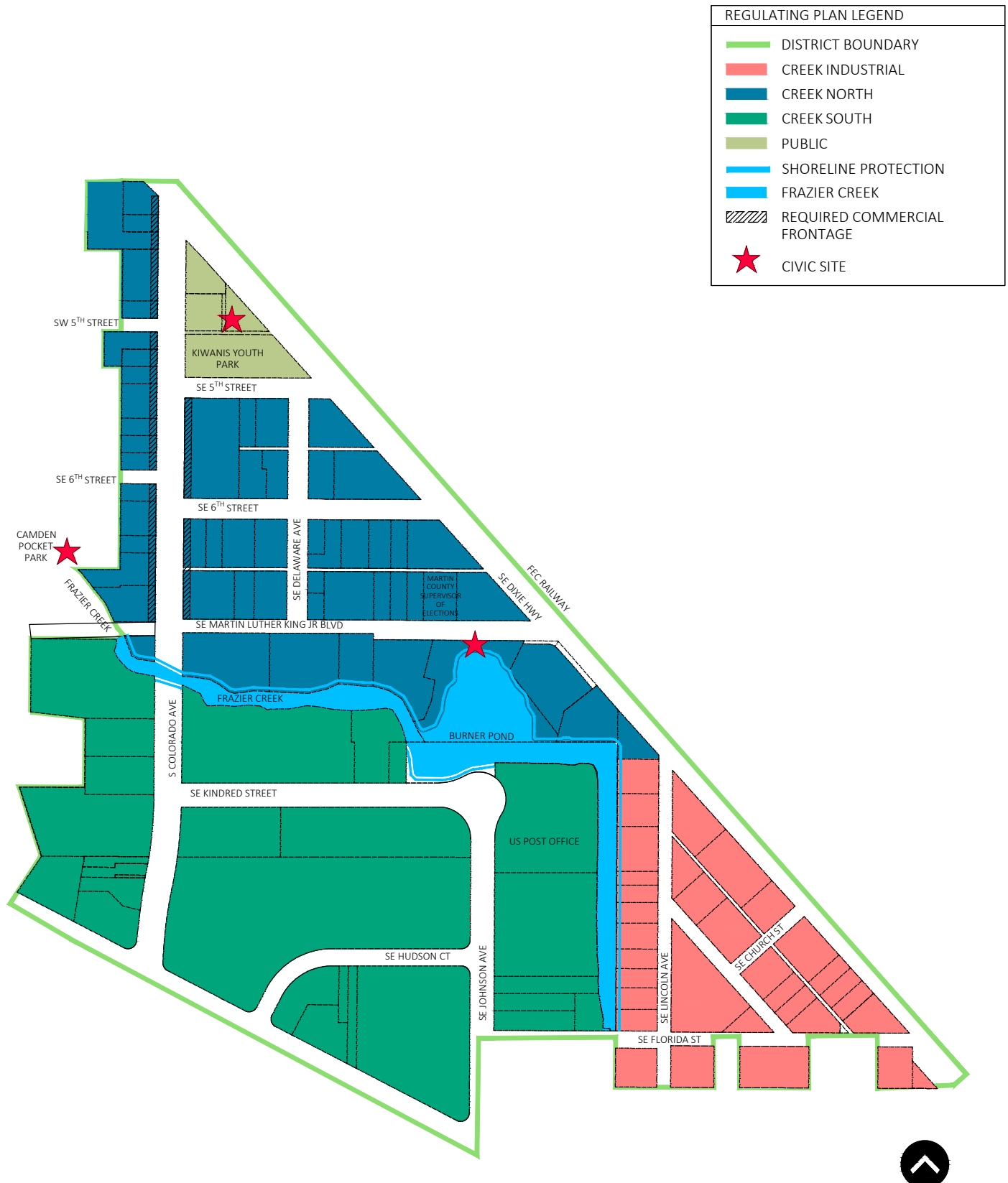
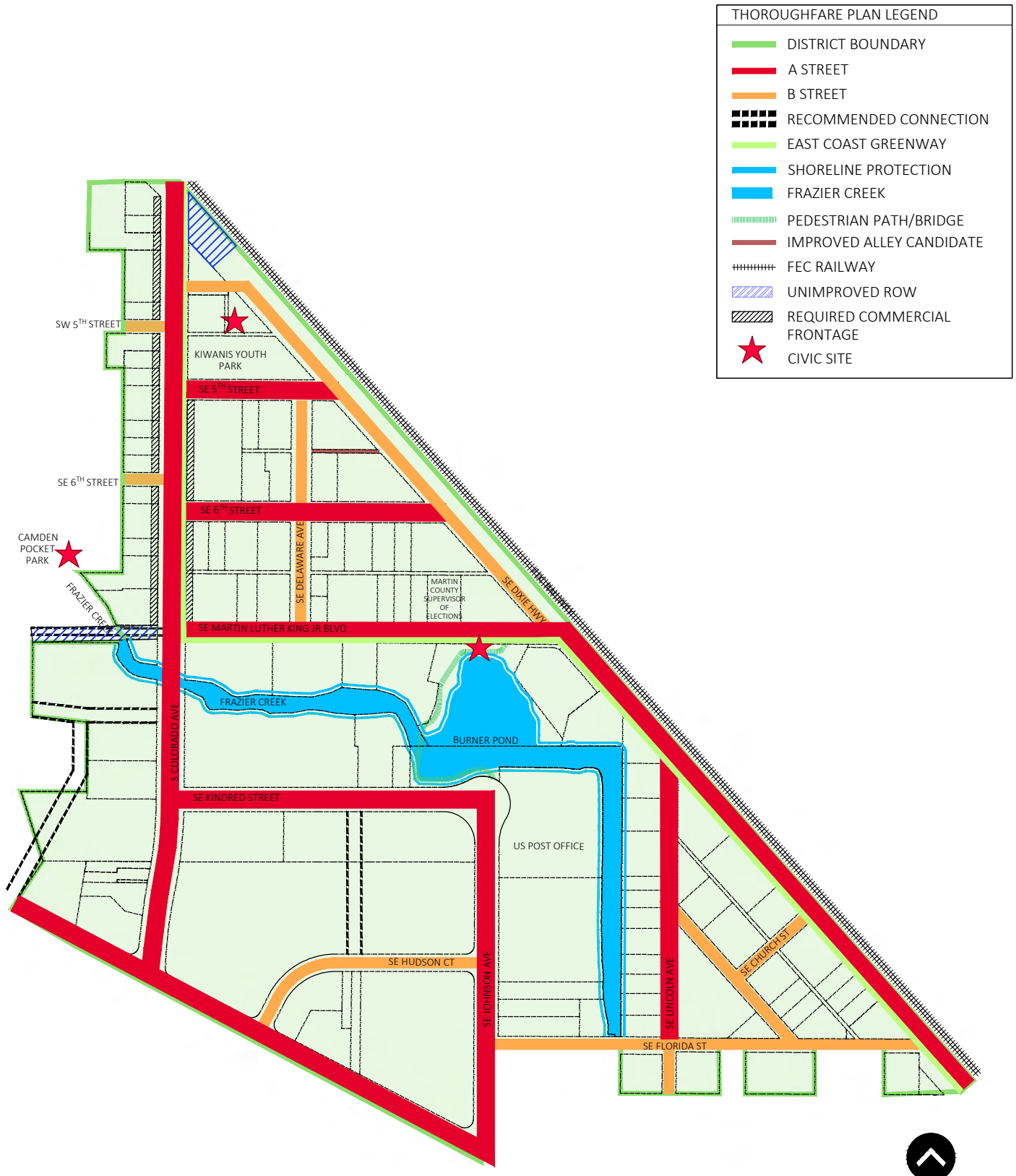


FIGURE 07 THOROUGHFARE PLAN



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	✓	-

	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, <u>excluding drive-in</u>	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, <u>excluding drive-in theaters</u>		✓	✓	✓	-
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.** One non-illuminated sign may be permitted to identify the home occupation. 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 and shall not exceed one square foot.
- 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.

DEVELOPMENT STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.04****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. ¹	None	None	<u>None</u>	None
Lot width in feet min./max. ¹	None	None	<u>None</u>	None
Building Placement				
Front Build-to-Zone	<u>0'-10'</u>	<u>0'-20'</u>	<u>10'-30'</u>	<u>10'-20'</u>
Build-to-Zone Setback at US-1/Federal Highway	Not Applicable	<u>20'-40'</u>	Not Applicable	Not Applicable
Side setback at property line, min.	<u>0' or 5'+</u>	<u>0' or 5'+</u>	5'	10'
Side setback at street, min.	5'	10'	10'	10'
Rear setback <u>with alley</u> , min.	0'	0'	<u>5'</u>	5'
Rear setback <u>without alley</u> , min.	<u>10'</u>	<u>10'</u>	<u>10'</u>	10'
Percentage of Frontage Buildout	60%	<u>60%</u>	Not Applicable	Not Applicable
Placement for Accessory Structures & Outbuildings	5' rear/side	5' rear/side	<u>5' rear/side</u>	<u>5' rear/side</u>
Additional Building Placement Standards				
<u>Shoreline Protection at Frazier Creek</u>	10'	10'	10'	Not Applicable
<u>Min. sidewalk on S Colorado Ave</u>	<u>10'</u>	<u>10'</u>	Not Applicable	<u>10'</u>
<u>Min. sidewalk at all other rights-of-way</u>	<u>10'</u>	<u>8'</u>	<u>6'</u>	<u>8'</u>
Building Height				
Building height, max. in stories	<u>3 / 4²</u>	4	4	3
Building height, max.	<u>40' / 45' ²</u>	<u>45'</u>	45'	40'
Building height for Outbuildings	2-stories / 30'	2-stories / 30'	2-stories / 30'	2-stories / 30'
Ground story height, min.	<u>12'</u>	<u>12'</u>	<u>12'</u>	<u>12'</u>
Gross Density				
Residential density, max. in units/acre	15 / 30 CU	15 / 30 CU	<u>15</u>	Not Applicable
Coverage				
Impervious surface, max. %	See Sec. 6.03	See Sec. 6.03	65%	65%
Frontage Types				
Porch	✓	✓	✓	✓
Stoop	✓	✓	✓	✓
<u>Bracketed Balcony</u>	✓	✓	✓	✓
<u>Forecourt</u>	✓	✓	✓	✓
Arcade	✓	✓	✗	✓
Storefront	✓	✓	✓	✓
<u>Garage Storefront</u>	✗	✗	✓	✓

Parking Placement, see Sec. 03.04.07. Access & Parking Standards

Footnote:

¹ For existing parcels with assigned parcel ID numbers at the effective date of this Code. The areas of newly platted lots cannot result in a density greater than 17 du/a.

² 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, well lit, 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. Main entries shall be articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.
 - c. The primary façade shall face "A" Street or existing roadways.
 - d. The location of the primary façade is not changed by the projection of architectural elements such as cornices, bay windows, awnings, balconies, or stoops.
 - e. On corner lots, the primary façade shall extend to the corner, respective of all required setbacks and visibility triangles, or a neighborhood 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. Any development shall protect wetlands, seagrass, oyster beds, shoreline mangroves, and ensure no shoreline erosion. The following types of development shall be permitted, when implemented with low impact development practices:
 - 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. 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

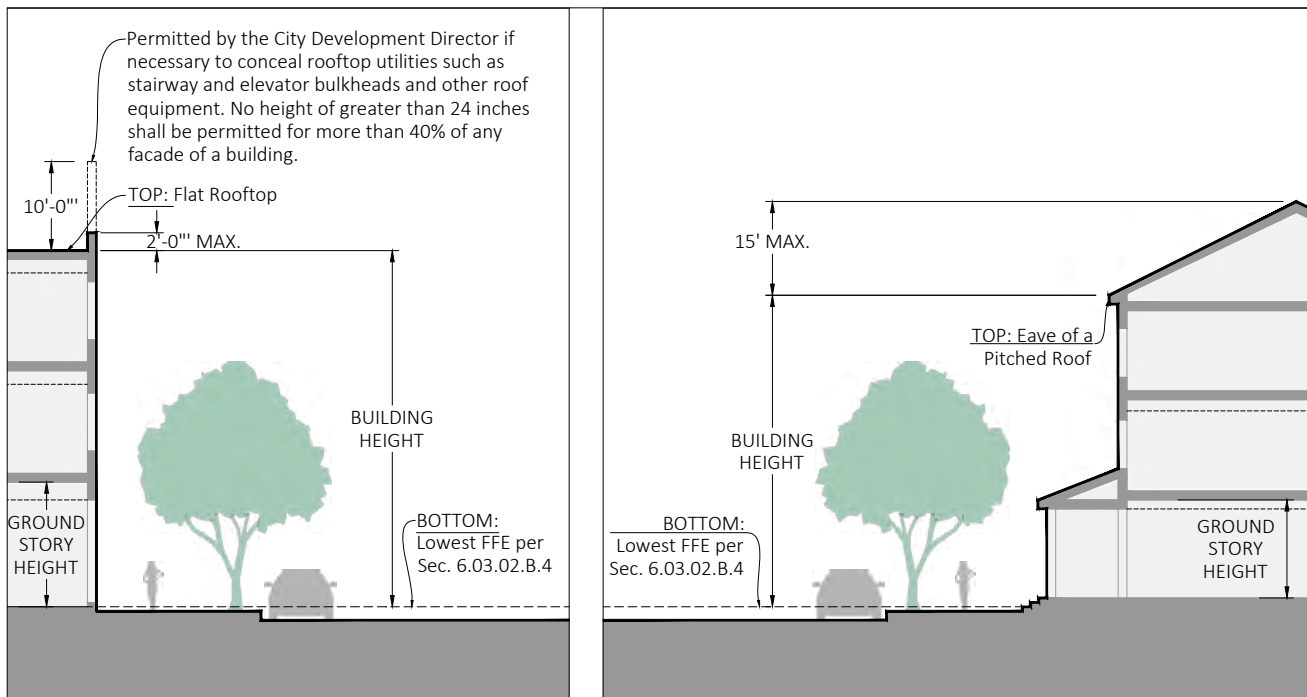


FIGURE 11 ALTERNATIVES TO FOUNDATIONS ON FILL

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

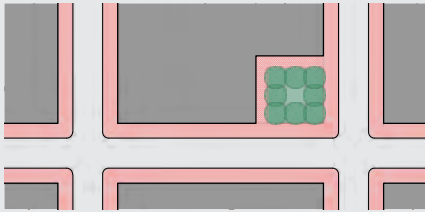
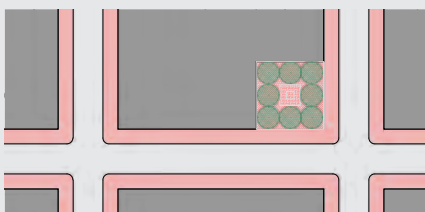
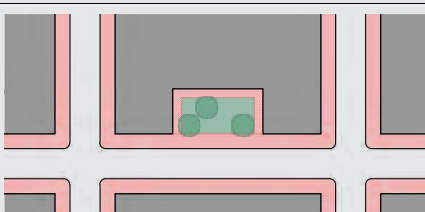
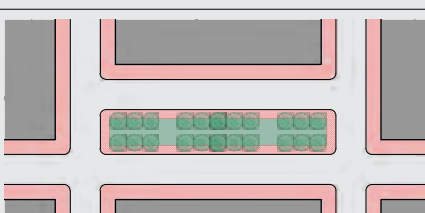
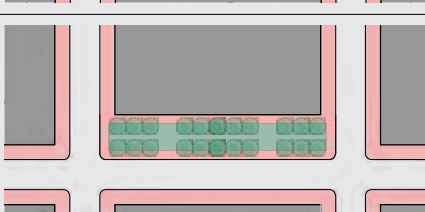


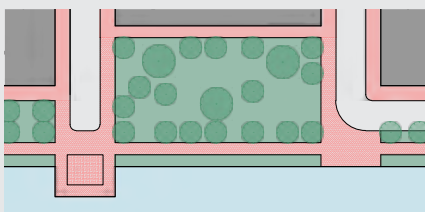
- D. **Building Length.** Buildings shall not be longer than 200' without a street, alley, or *via* providing through access to another street, alley or *via*. A *via* shall be a minimum of 10' wide, not less than 10' in height, open to the public, and illuminated at night. Except in residential building *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. ***Neighborhood Open Space.*** *Neighborhood open space* is an outdoor space accessible by the general public, improves the pedestrian environment, and serves as an amenity for the City as a whole. *Neighborhood open space* may provide low impact development elements to promote improved stormwater treatment. Where *Neighborhood open space* is pervious, the area does not count towards impervious coverage. Examples of *Neighborhood open space* which can be implemented are shown in **Figure 12 Neighborhood Open Space Types.**

FIGURE 12 NEIGHBORHOOD 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, detached garage, 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. There shall not be less than five feet separation between an outbuilding and a principal building.
 - c. *Outbuildings* shall be constructed of the same materials used in the principal building. Canvas outbuildings are not permitted.
 - d. *Outbuildings* shall not exceed a maximum building footprint of 1,000 square feet, each.
 - e. *Outbuildings* may not exceed the height of the principal building.
 - f. *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.
 - g. *Outbuildings* may be connected to the principal building by a covered walkway element, trellis, or other structural link.
4. **Accessory Dwelling Units (ADU).**
 - a. One ADU may be permitted on a lot on which a detached single-family dwelling or townhouse is located.
 - b. Either the primary dwelling unit or ADU shall be owner occupied. The ADU shall

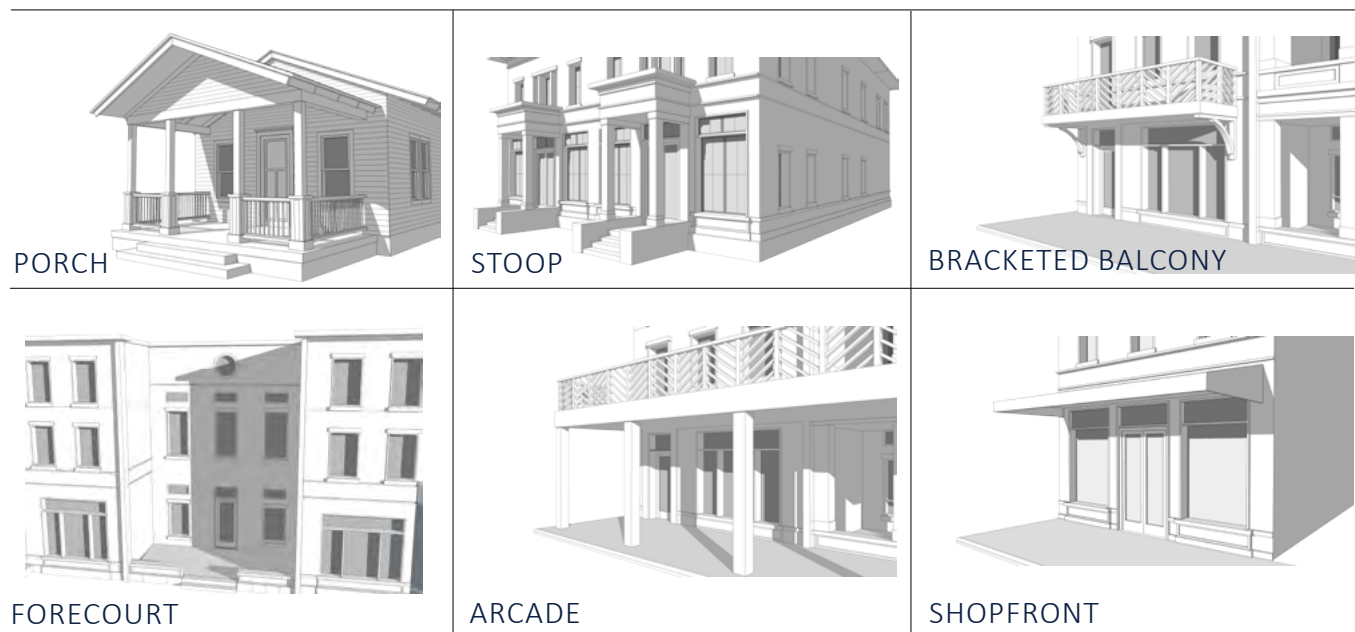
DEVELOPMENT STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.04**

not be sold or title thereto transferred separate and apart from the rest of the property.

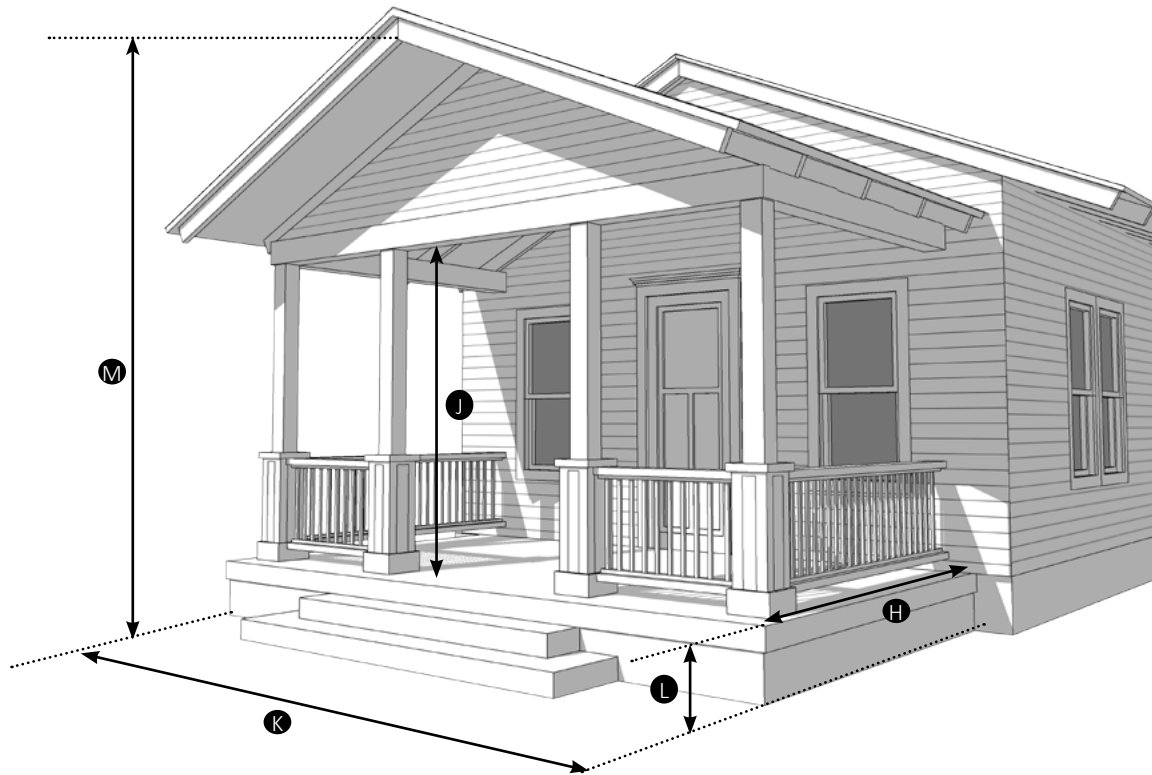
- c. An ADU shall not count as a separate unit for purposes of calculating density.
 - d. An ADU may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.
 - e. An ADU shall not exceed a footprint of 700 square feet or the footprint of the principal structure, whichever is less. If a unit exceeds the 700 square feet, it shall be used in density calculations.
 - f. 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 *minor 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**.
- 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**.
 - Frontage Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables control for regulatory requirements.
- B. Façade Transparency.**
- 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.
 - Building façades facing "*A*" *Streets* and *neighborhood open spaces* shall meet or exceed the a minimum percentage of transparent glazing. The required percentage is determined by the frontage type.
 - 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**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.

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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.

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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.

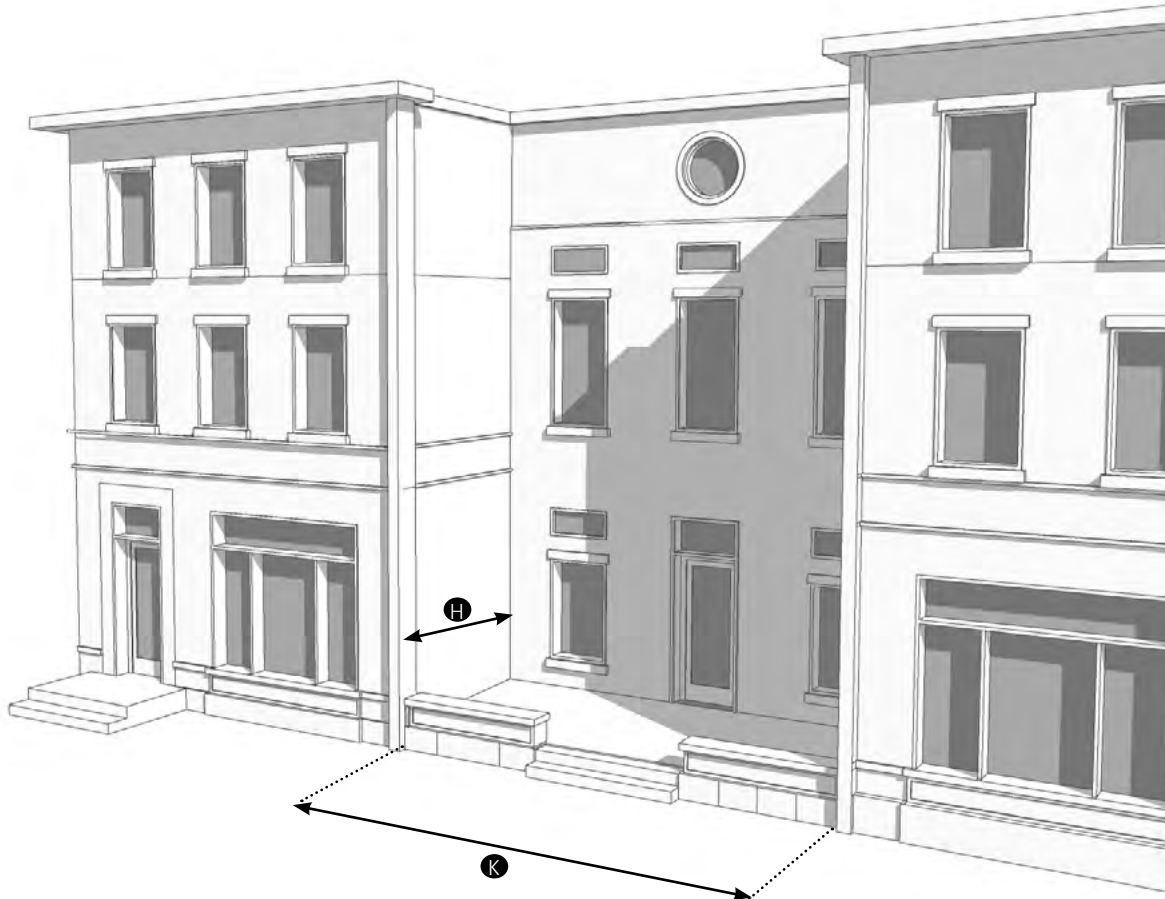
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FIGURE 18 FORECOURT**Description**

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.

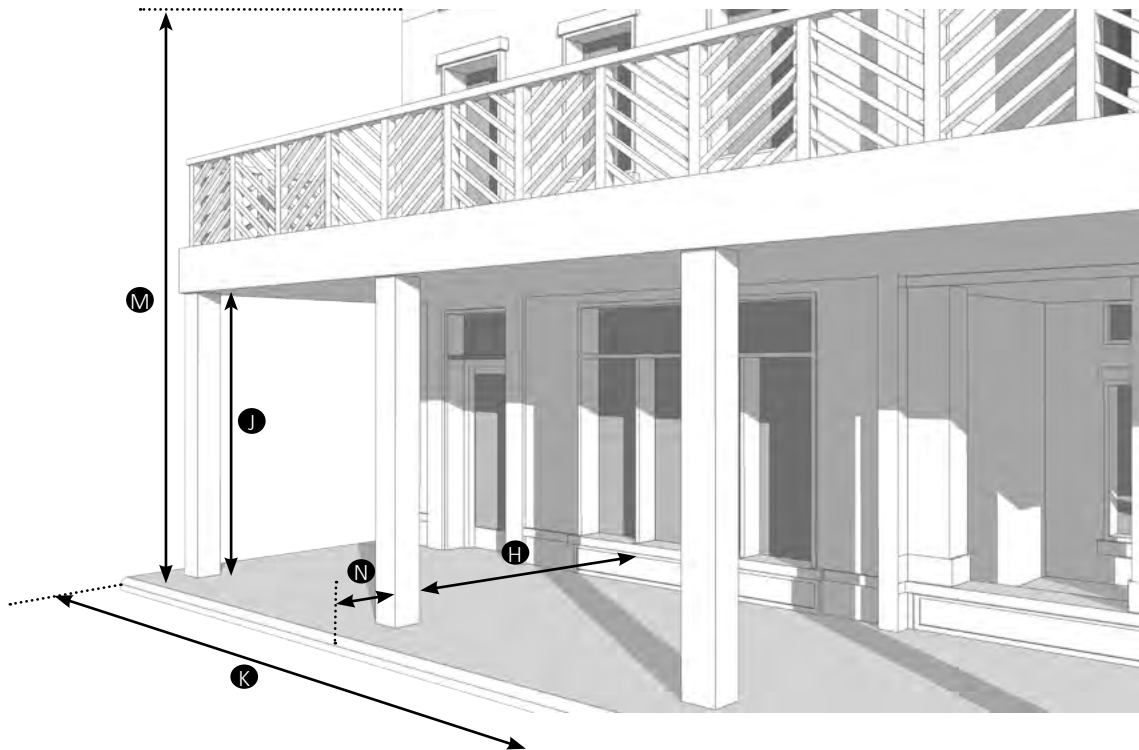
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FIGURE 19 ARCADE**Description**

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

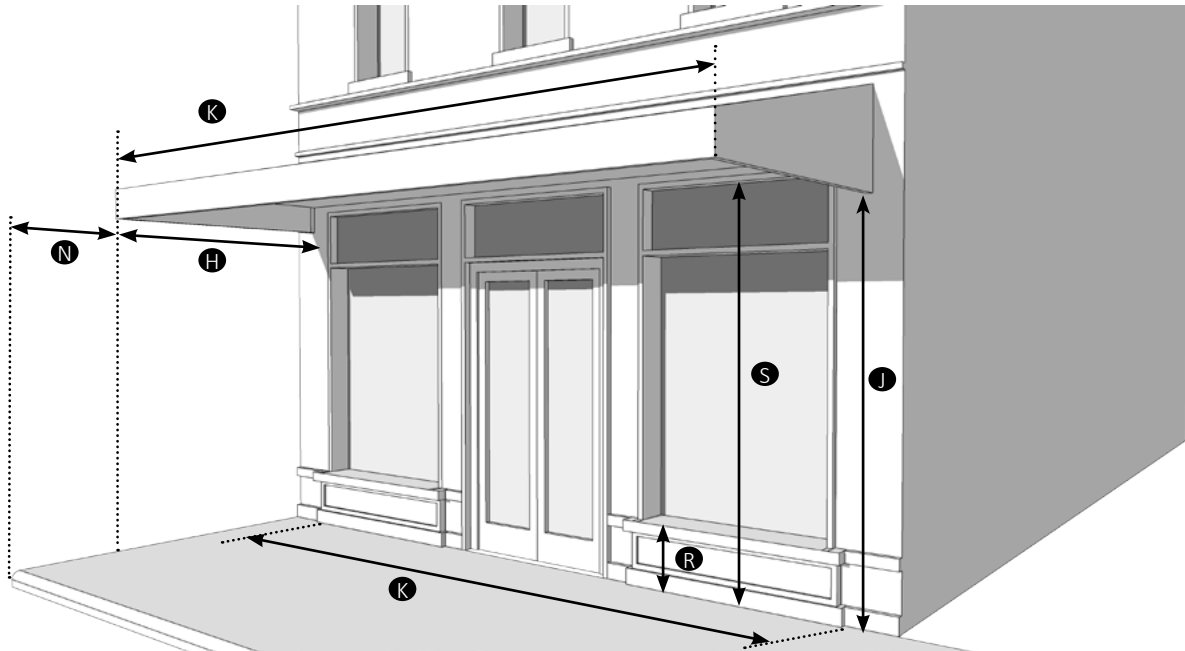
Ground level	40% min.
Above the ground level	15% min.

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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.

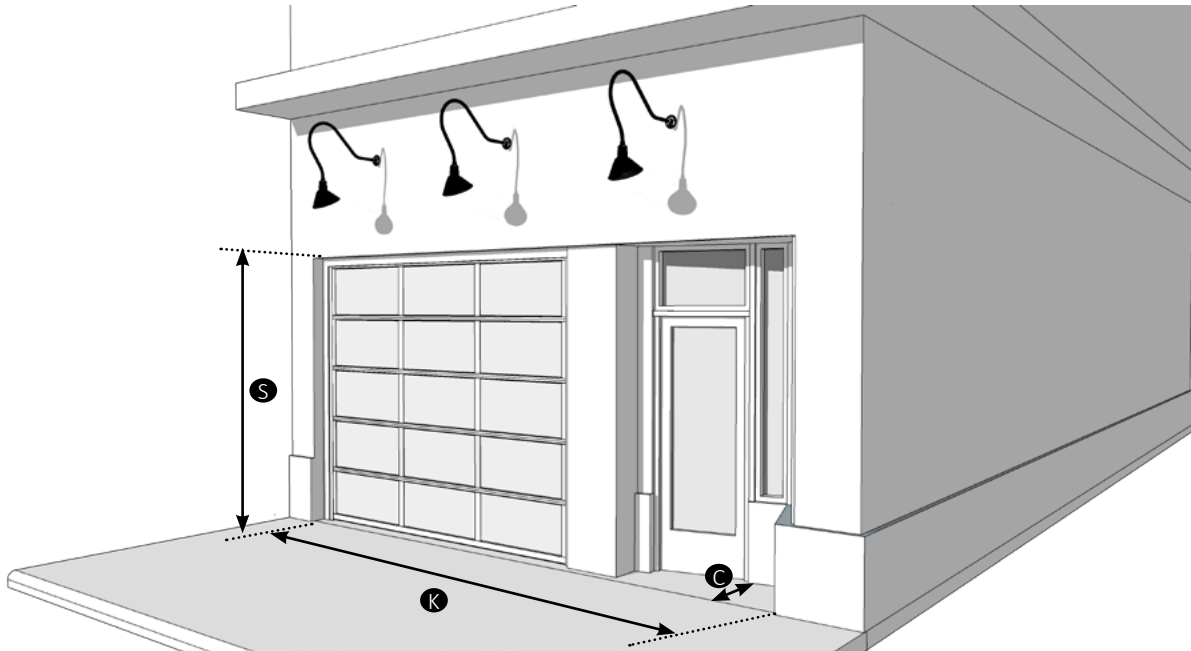
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FIGURE 21 GARAGE STOREFRONT

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	

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- 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

THOROUGHFARE STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.06****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.

THOROUGHFARE STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.06**

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

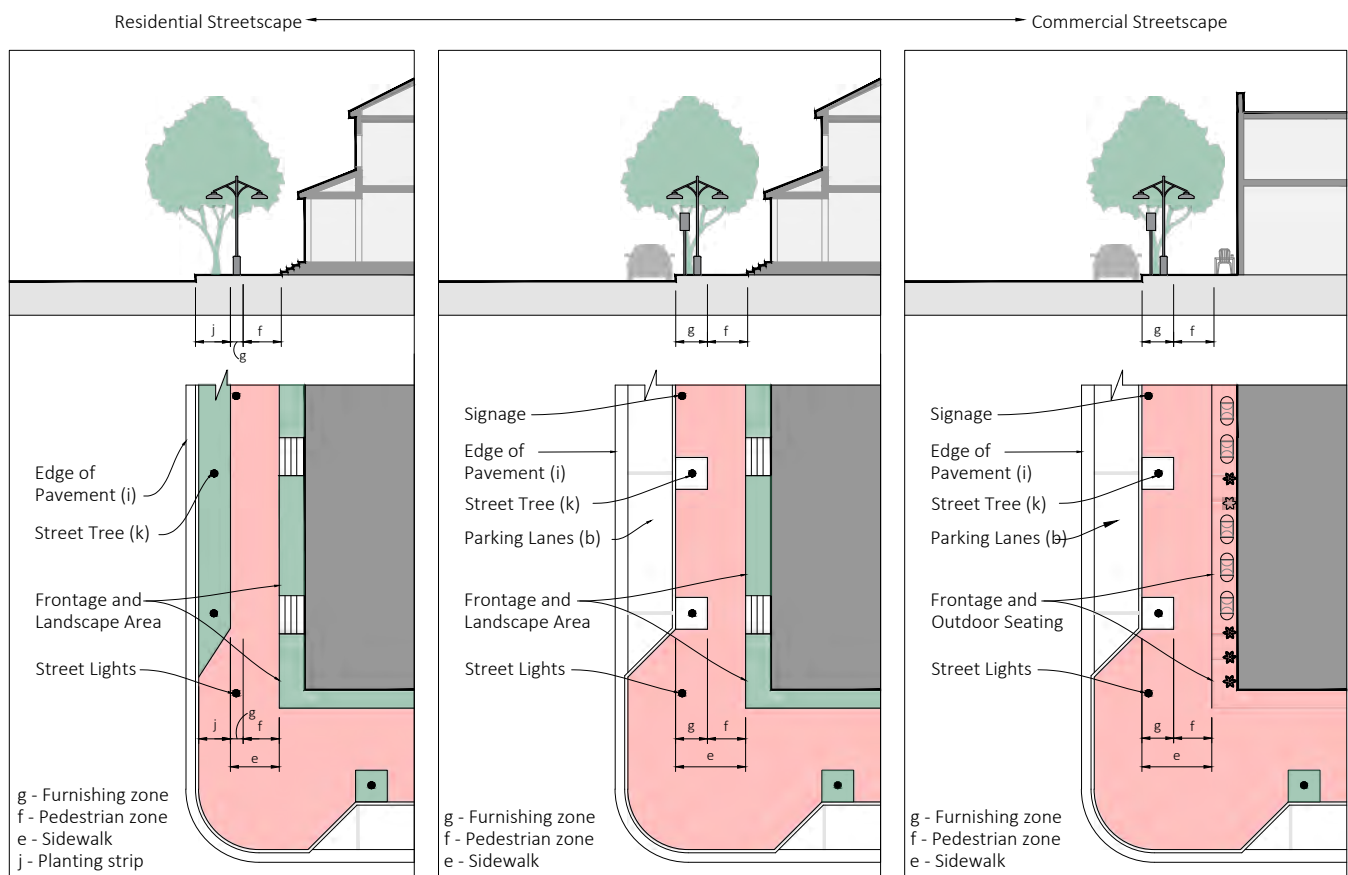
Type	Description	Preferred ROW	Design Speed
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15'	Not Applicable
Industrial Street	A local street with on-street parking on one side of the roadway and sidewalks on both 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 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

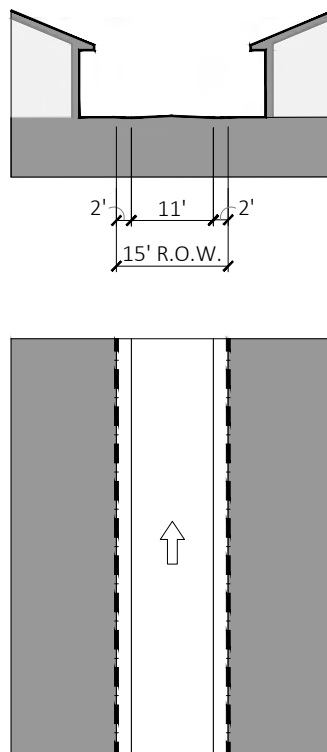
utilities and allows the clear passage of pedestrians. A pedestrian zone shall be no less than 5 feet wide. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a 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.

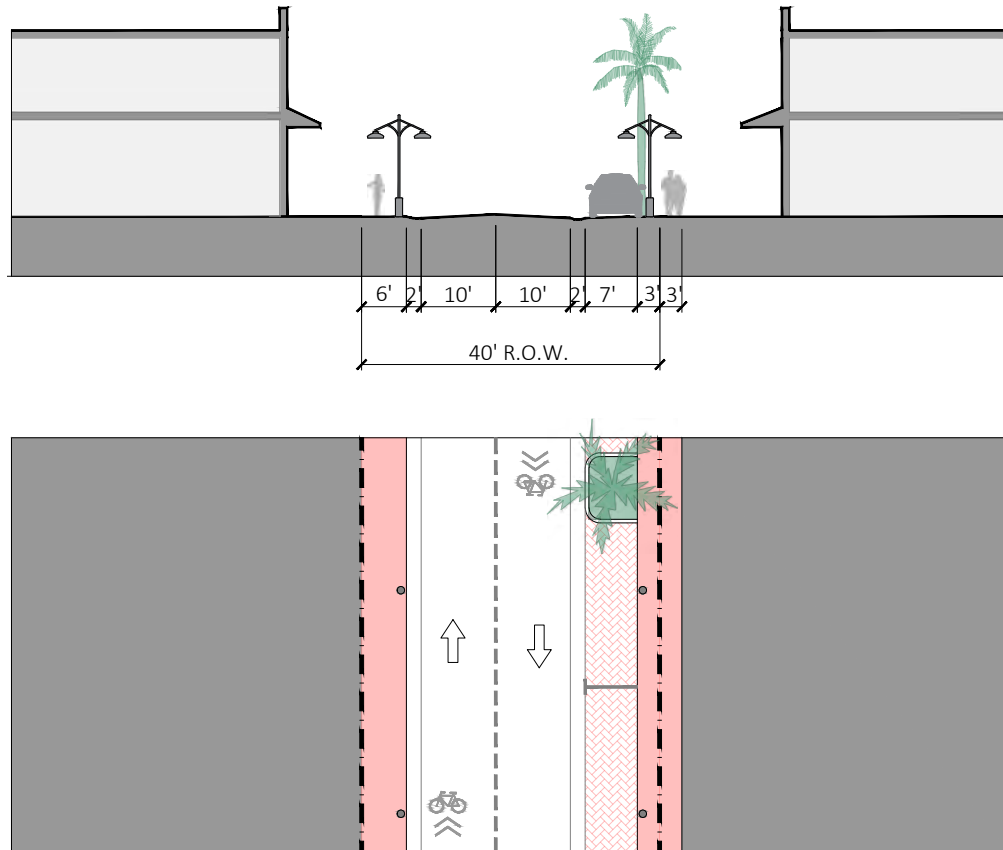
FIGURE 25 STREETSCAPES DIAGRAMS



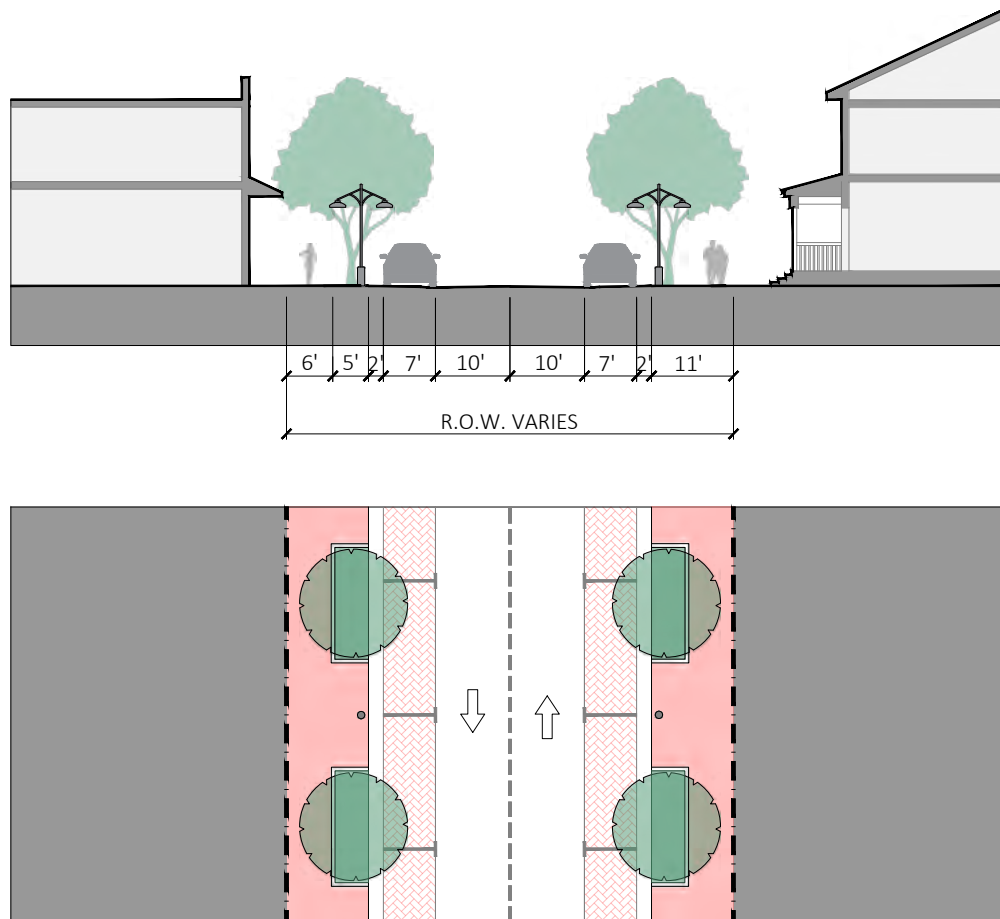
- F.** *Visibility triangles.* No building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 10 feet above the crown of a street, driveway, or alley. A clear sight area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

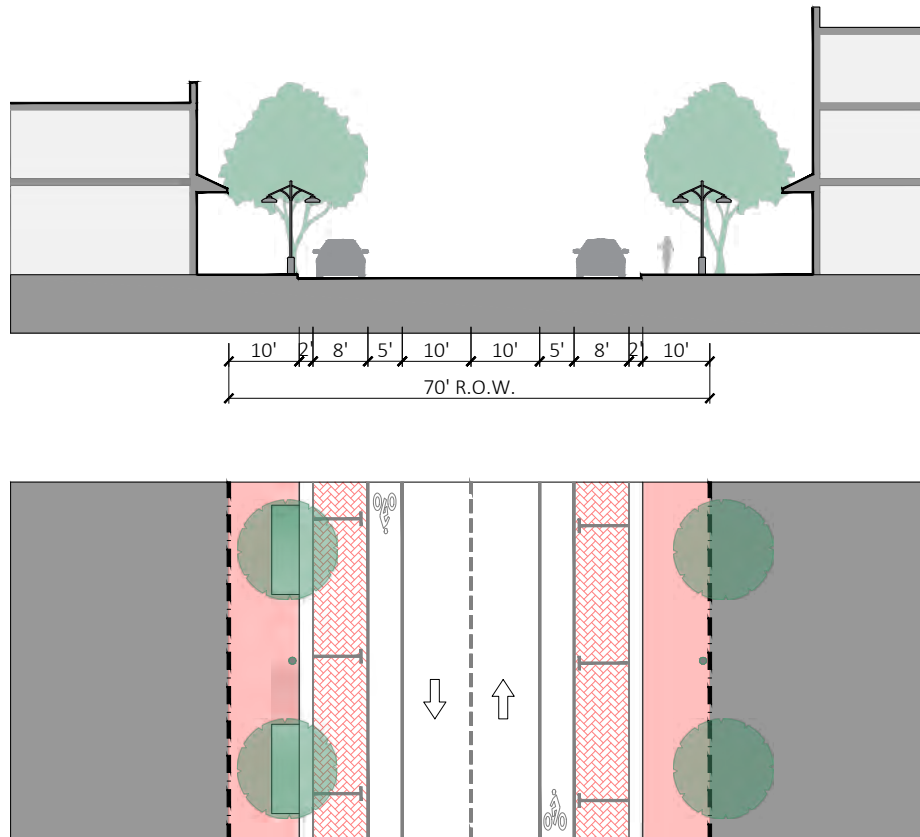
Type	
Vehicular travel lanes	11 feet paved 1-way traffic
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Road Edge Treatment	Valley gutter
Low Impact Development	Permeable surface

FIGURE 27 INDUSTRIAL STREET

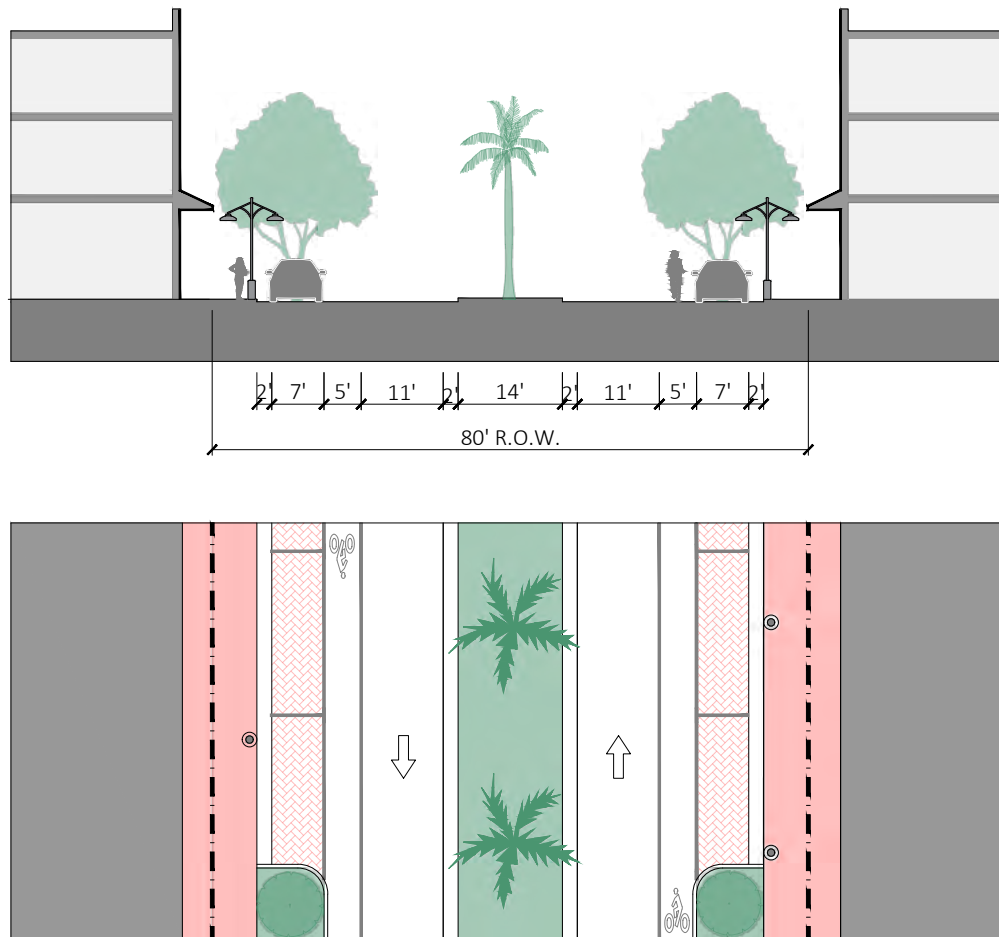
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel one side
Bike Facility	Marked sharrows
Preferred R.O.W.	40 feet
Pavement Width	29 feet
Sidewalk	6 feet
Median	Not required
Road Edge Treatment	Valley gutter or curb & gutter
Planting	Not required
Low Impact Development	Permeable surface at on-street parking

FIGURE 28 URBAN STREET

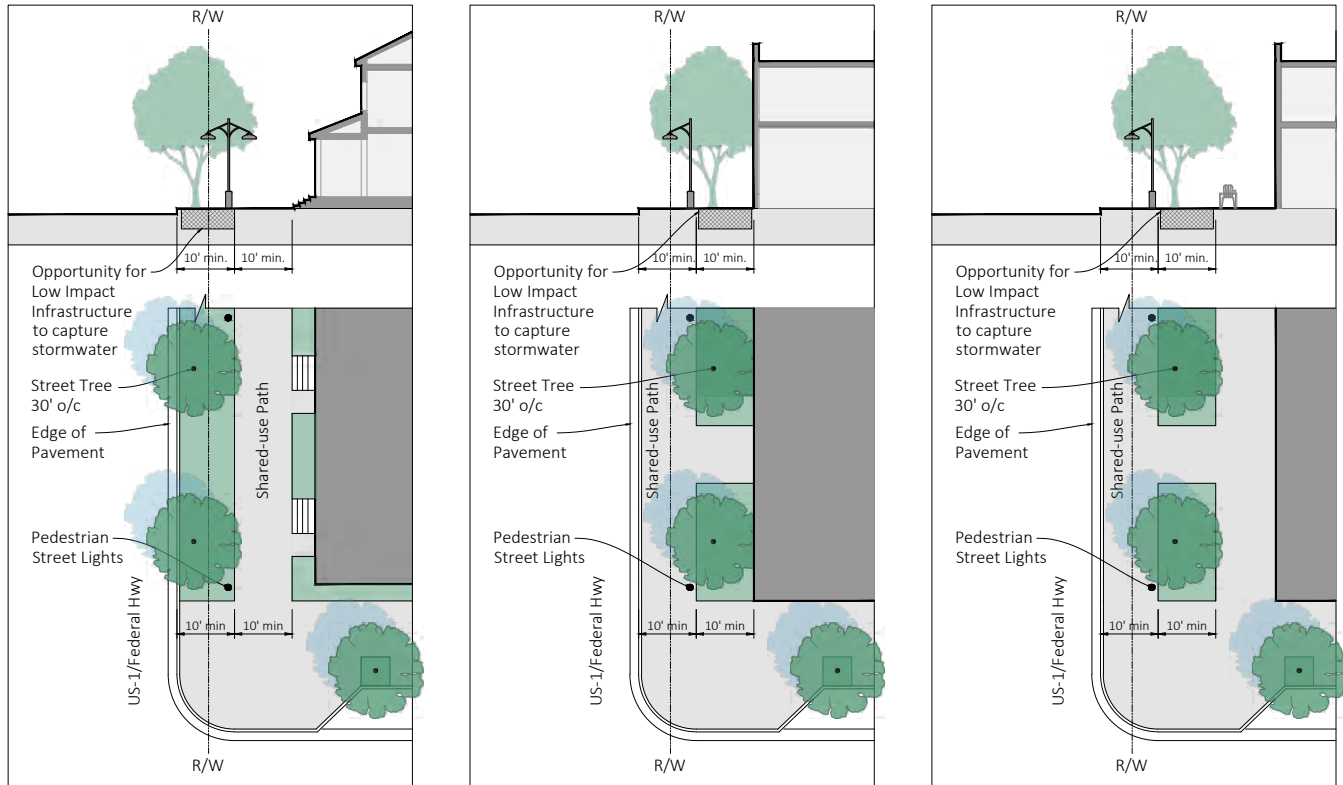
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	34 feet
Sidewalk	10 feet
Median	Not required
Road Edge Treatment	Curb & gutter or valley gutter
Planting	Shade trees 30 feet on center, may occur in the 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

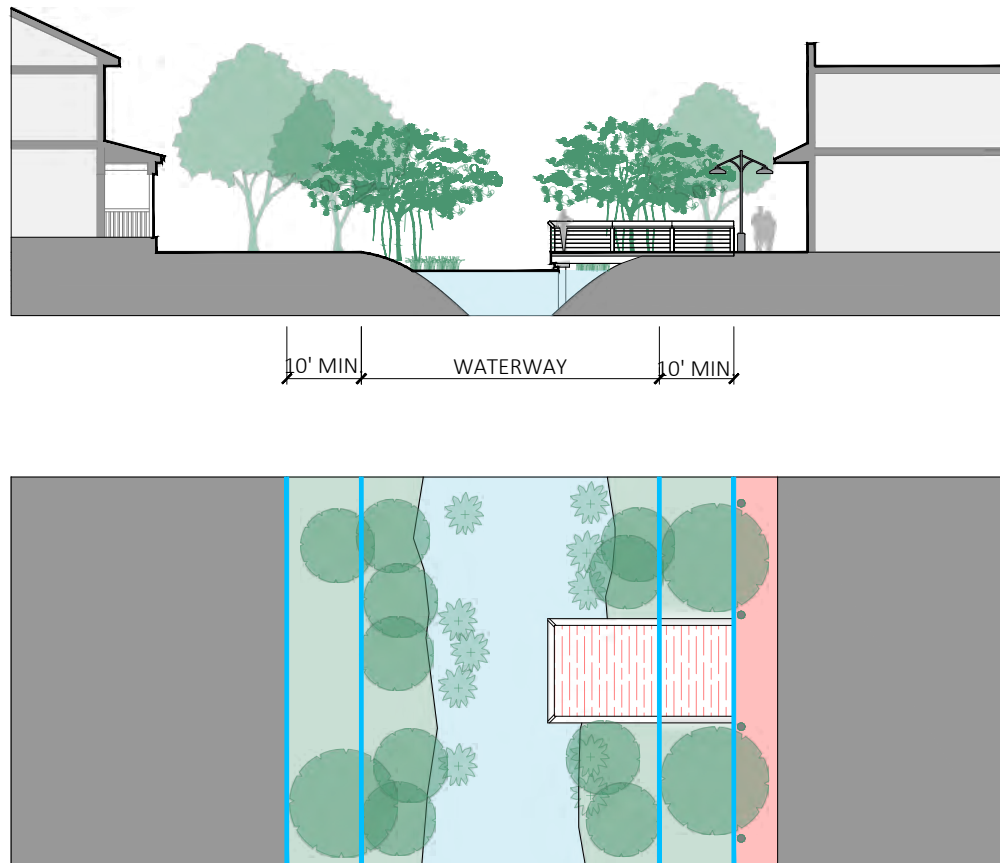
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	5' bike lane
Preferred R.O.W.	70 feet
Pavement Width	46 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking & bike facilities

FIGURE 30 MAIN STREET WITH BIKE LANE

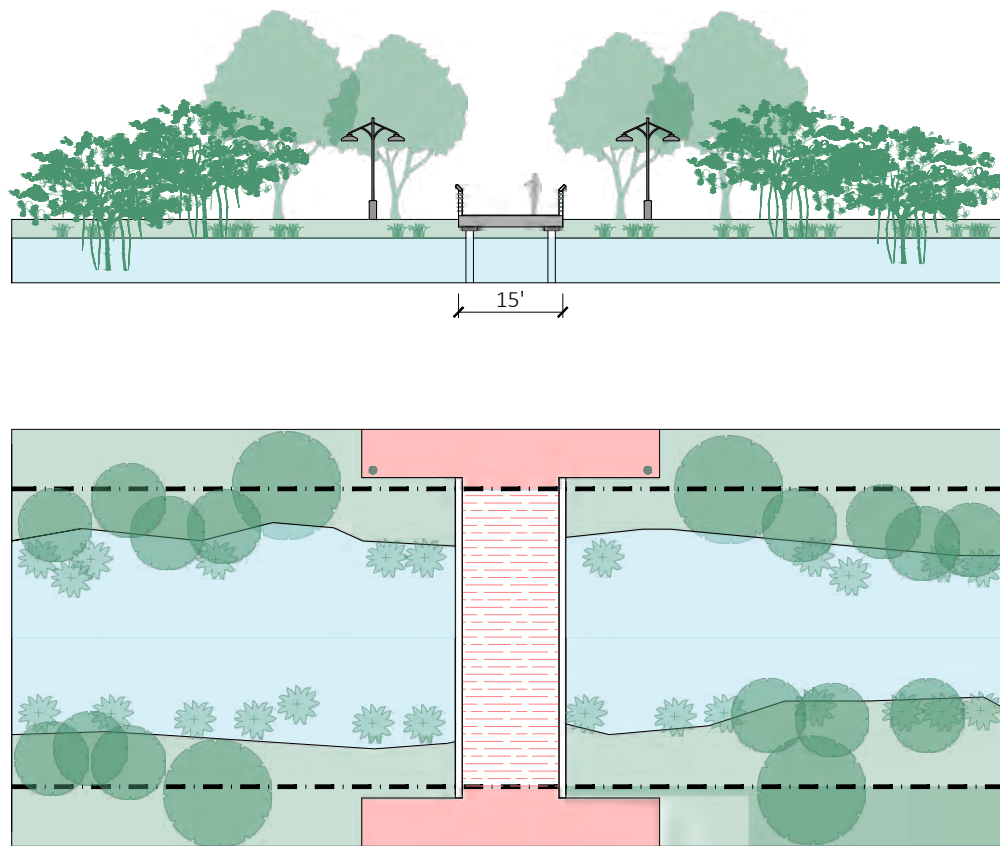
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on both sides
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	23 feet & 23 feet
Sidewalk	11 feet
Median	18 feet
Road Edge Treatment	Curb & gutter
Planting	Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes
Low Impact Development	Tree box filter, permeable surface at on-street parking & bike facilities, open curbs a median to allow for stormwater percolation

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.

ACCESS & PARKING STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.07****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, <u>including ADUs</u>	<u>1 per unit</u>
Transient Residential & Overnight Accommodations	
All Transient Residential & Overnight Accommodations	<u>0.75 per room</u>
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	<u>1 per 300-sf</u>

ACCESS & PARKING STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT** - SEC. 03.04.07

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

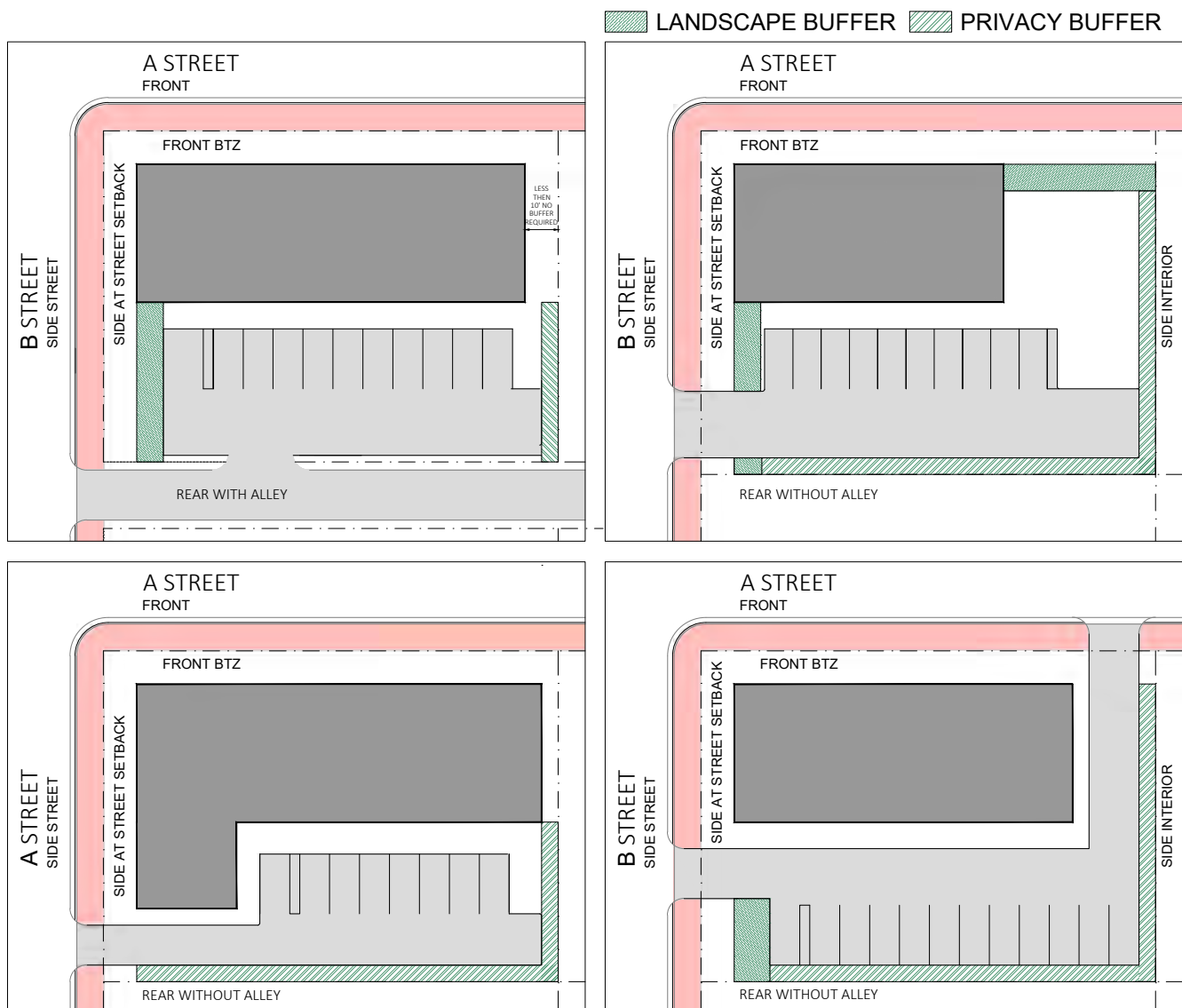
2. On-street parking. On-street parking, constructed to City code, within a public right-of-way along the lot frontage can be counted towards on-site parking requirements. An approved revocable permit from the City Commission is required for on-street parking constructed by new development.
3. *Payment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

ACCESS & PARKING STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT** - SEC. 03.04.07**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

- For properties with access to an improved alley, no street curb cuts are permitted.
- 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.
- The total driveway width at the property line shall not exceed 20 feet.

FIGURE 36 PARKING PLACEMENT DIAGRAM

ACCESS & PARKING STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.07**

8. Parking Design Standards.
- See **Figure 37 Parking Design Dimensions**.
 - 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.
 - 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.

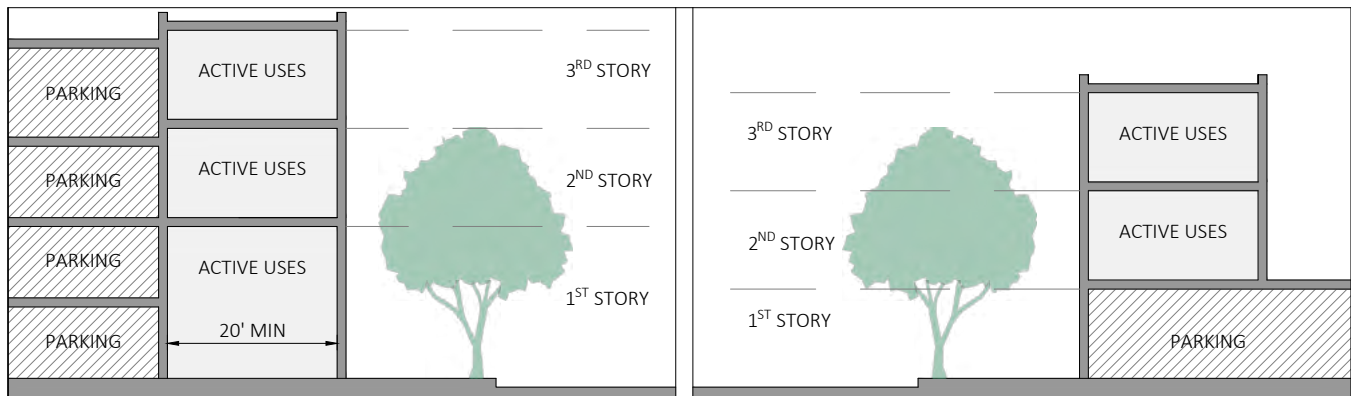
FIGURE 37 PARKING DESIGN DIMENSIONS

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 <u>20%</u> 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.
- Garages shall not be the principal element of the front facade.
 - 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.
 - 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.
 - 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.

ACCESS & PARKING STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.07**

- 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. The Urban District is inclusive of the Creek District zoning districts

LANDSCAPE & SITE STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.09****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

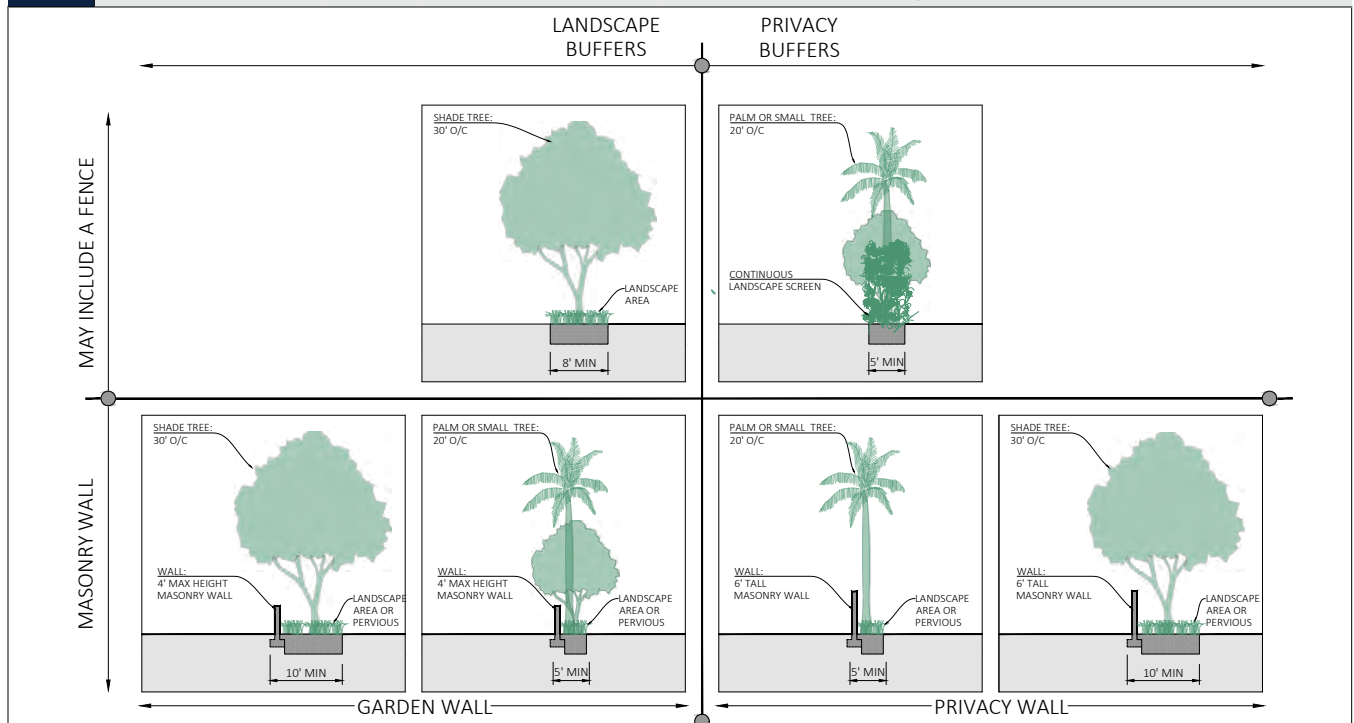
Zoning	Min. Percentage	Number of Trees per Site
Creek North	10%	1 per 30 linear feet of <u>lot frontage</u>
Creek South	20%	1 per 30 linear feet of <u>lot frontage</u>
Creek Industrial	Not applicable	1 per 30 linear feet of <u>lot frontage</u>
Recreation	Not applicable	1 per 30 linear feet of <u>lot frontage</u>

- 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 3 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** for descriptions of required buffers.

FIGURE 41 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	<i>Shade tree</i> , every 30' o/c	A hedge planted 24 to 30 inches on-center, and grass, ground cover, or other landscape treatment not less than <u>50%</u> , <u>LID is encouraged</u>
	Garden wall buffer 1	10'	Finished masonry wall, 4' max. height	<i>Shade tree</i> , every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or <u>pervious landscaping material</u> , <u>LID is encouraged</u>
	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 <u>pervious landscaping material</u>
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 <u>6' tall continuous landscape screen</u>
	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 <u>pervious landscaping material</u>
	Privacy wall buffer 2	10'	Finished masonry wall, 6' tall	<i>Shade tree</i> , every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or <u>pervious landscaping material</u> , <u>LID is encouraged</u>



LANDSCAPE & SITE STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT** - SEC. 03.04.09**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 1 *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 1 *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 1 *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.

LANDSCAPE & SITE STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.09**

- 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 42 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 42 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 units 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 feet 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.

FENCE & WALL STANDARDSREVIEW DOCUMENT- **THE CREEK DISTRICT - SEC. 03.04.09****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.**
 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 6 feet 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 44 Fence & Wall Materials.**

FIGURE 44 FENCE & WALL MATERIALS

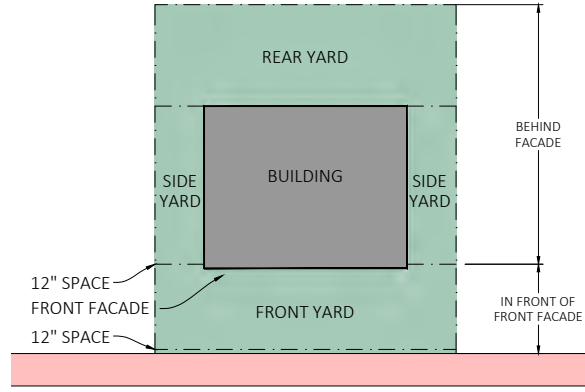
Fence Materials			
Aluminum or Steel	Stone or pre-cast concrete	Wrought iron	Painted stucco
Brick	Wood	Vinyl	Split-face masonry block

2. Metal fences shall be 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 45 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.

FENCE & WALL STANDARDS

REVIEW DOCUMENT- **THE CREEK DISTRICT** - SEC. 03.04.09

FIGURE 45 WALL & FENCE LOCATIONS



Sec. 03.04.011. Sign Standards

- A.** **Figure 46 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 46 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 47 Sign Material Standards**.

FIGURE 47 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 48 Sign Lighting Standards**.

FIGURE 48 SIGN LIGHTING STANDARDS

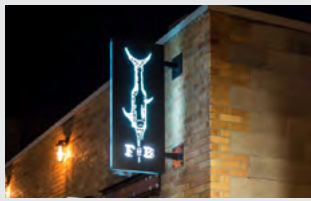
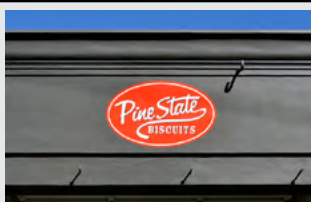
		PERMITTED	PERMITTED	PROHIBITED
POWER SOURCE	Sign lighting should be integrated into the architectural features of the building. Power sources, raceways and conduits shall not be visible.	 Gooseneck lighting	 Face illuminated channel letters mounted on wireway	 Face illuminated channel letters mounted 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 49 Types of Signs Permitted.

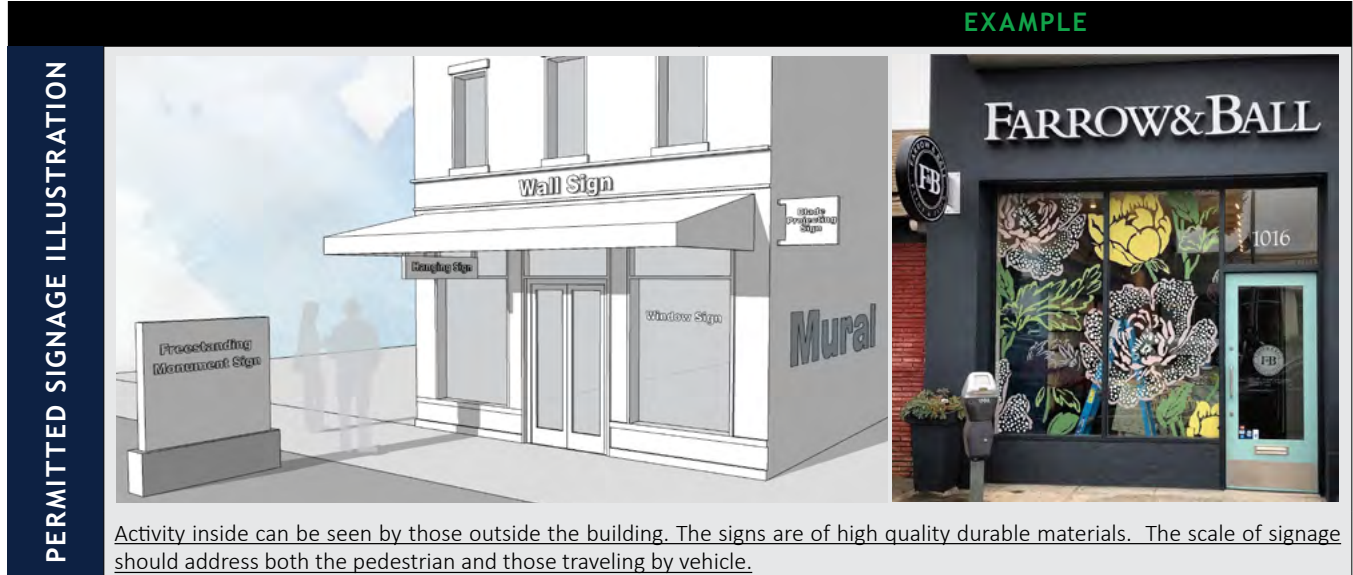
FIGURE 49 TYPES OF SIGNS PERMITTED

		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, <u>and are removed by 9:00 PM daily.</u>	 
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
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	  

TYPES OF SIGNS PERMITTED CONTINUED

		EXAMPLE	
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 than 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 than 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.		
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: 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.	

TYPES OF SIGNS PERMITTED CONTINUED



- 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 50 Types of Signs Prohibited**.

FIGURE 50 TYPES OF SIGNS PROHIBITED

PROHIBITED			
Advertising flags including feather flags and tear drop flags	Murals which are advertising or 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.	

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. Architectural features. The ground floor shall be differentiated from upper floors through the use of strong cornice lines, awnings, distinct but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalk, increased setback for upper floors, or similar treatments. Architectural treatments on the principal facade shall extend to all faces of the building adjacent to a public right of way, with the exclusion of alleys.
 - 3. Blank walls. Long, windowless, uninterrupted walls are not permitted. Blank wall areas shall not exceed 20 feet in horizontal direction of any facade adjacent to a public right-of-way, with the exclusion of alleys.
 - 4. 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 shall not drain onto hardscape. Downspouts may be enclosed within a column or other architectural feature. Rain-barrels, cisterns, and other low impact development strategies are encouraged.
 - 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.
 - 5. 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

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

City Commission - November 14, 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.

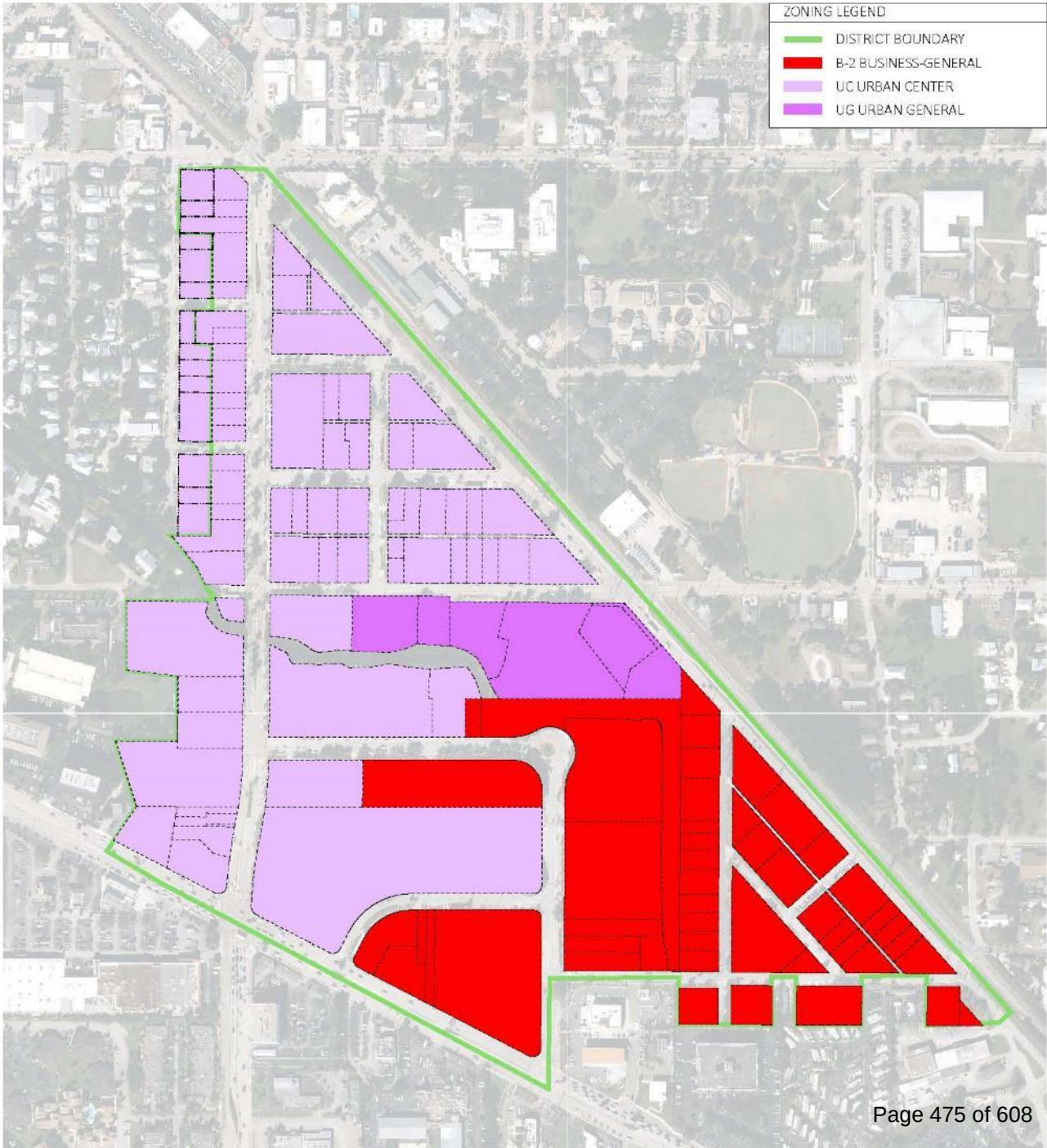
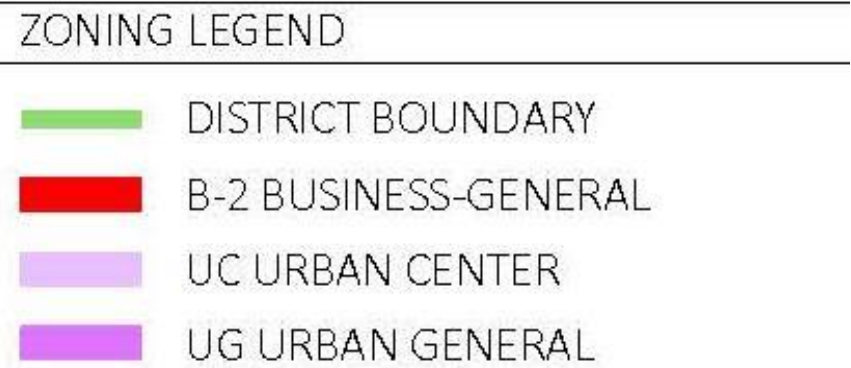


c. Development Director may request an applicant host a community workshop including any active neighborhood association(s) or business associations before submitting an application. A community workshop will be required of all *major development projects*. Applicant shall submit minutes and sign-in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



PROPOSED REGULATING PLAN



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

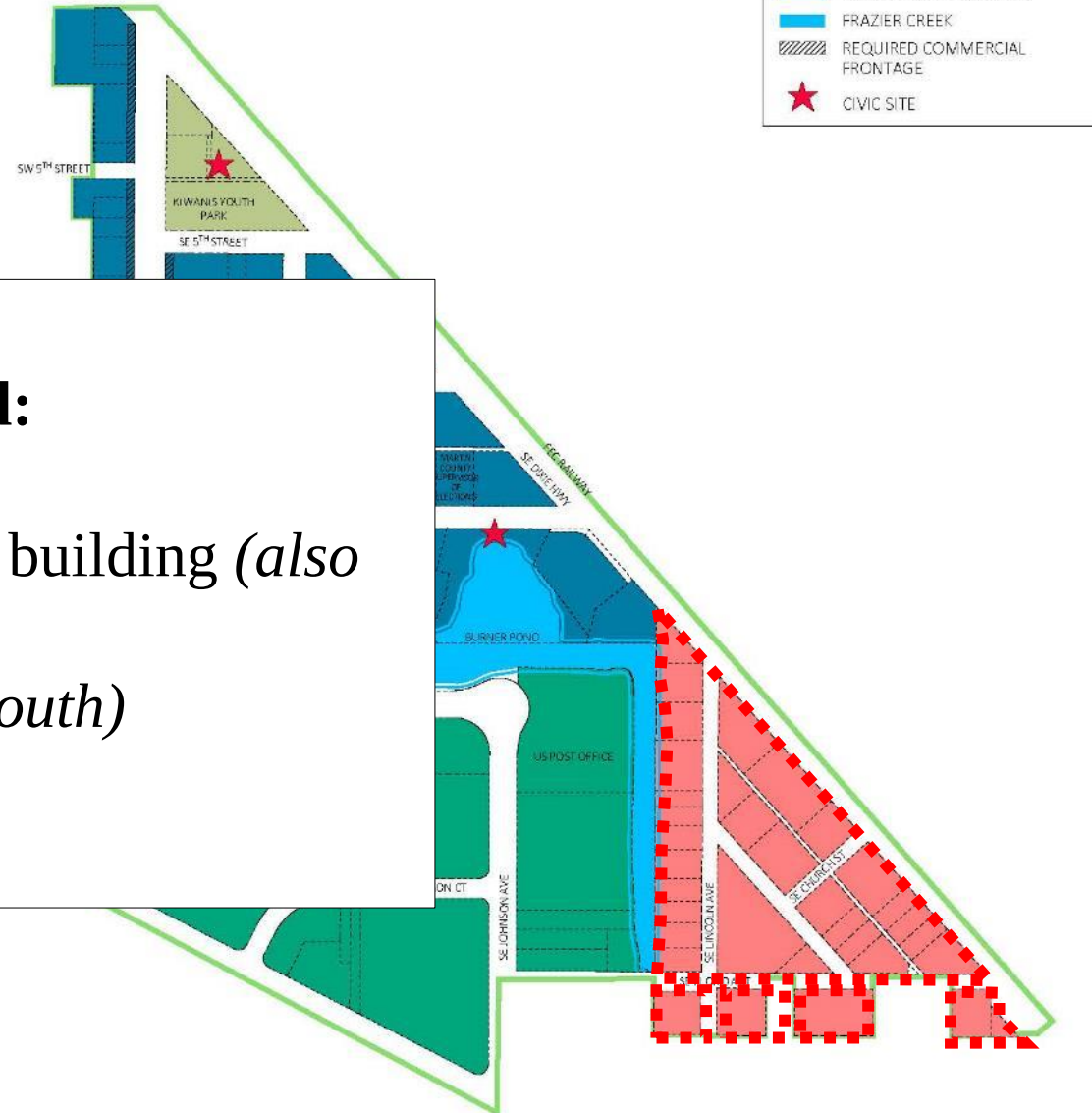
USES

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

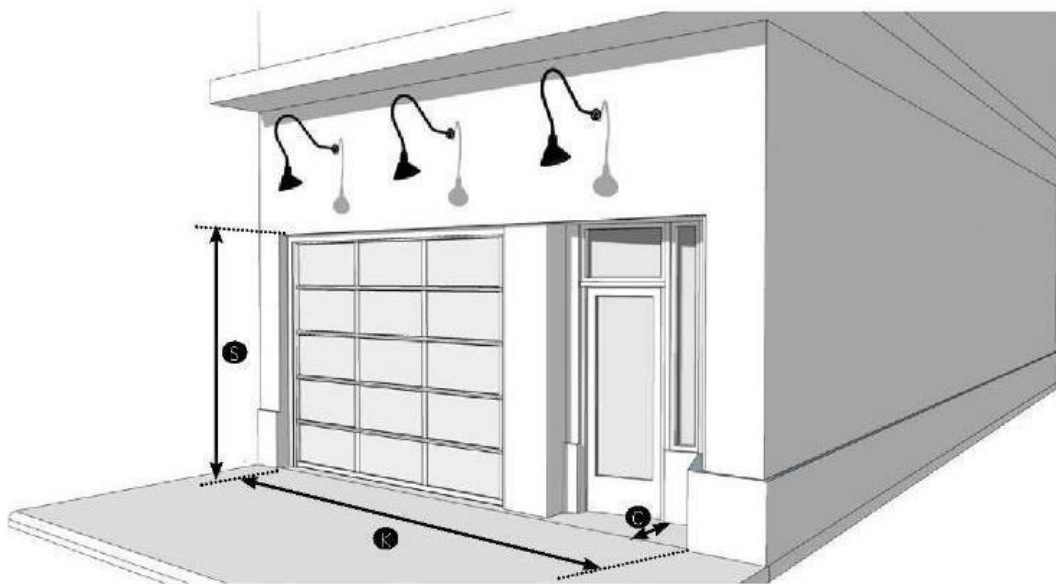
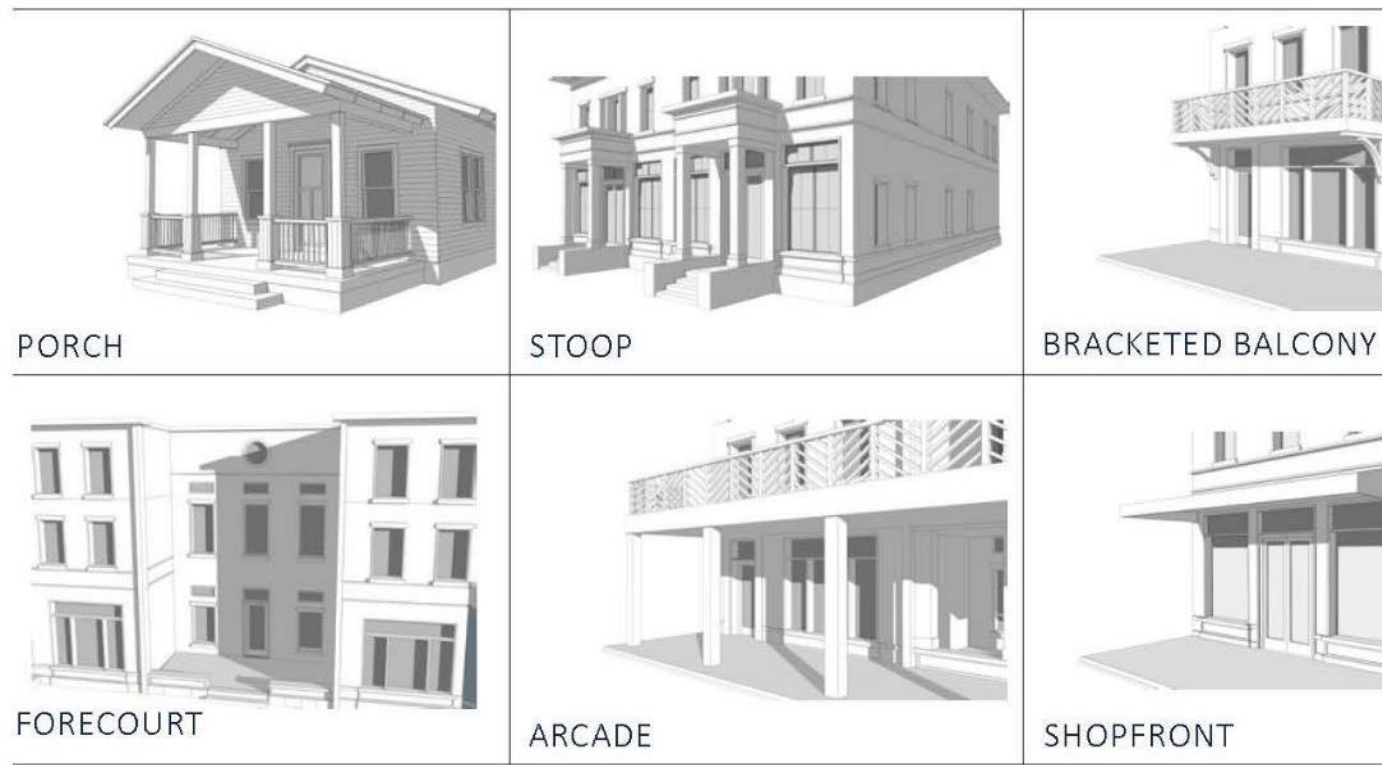


FIGURE 14 PERMITTED FRONTAGE TYPES MATRIX

Permitted Frontage Types	Creek North (CN)	Creek South (CS)	Creek Industrial (CI)	Recreation
Porch	✓	✓	✓	✓
Stoop	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✓	✗
Forecourt	✓	✓	✓	✓
Arcade	✓	✓	✗	✓
Shopfront	✓	✓	✓	✓
Garage 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

- Limits change of use and responsiveness to market
- Too often connected to seats and number of employees which are difficult to regulate

	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-bedroom
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	-	-

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



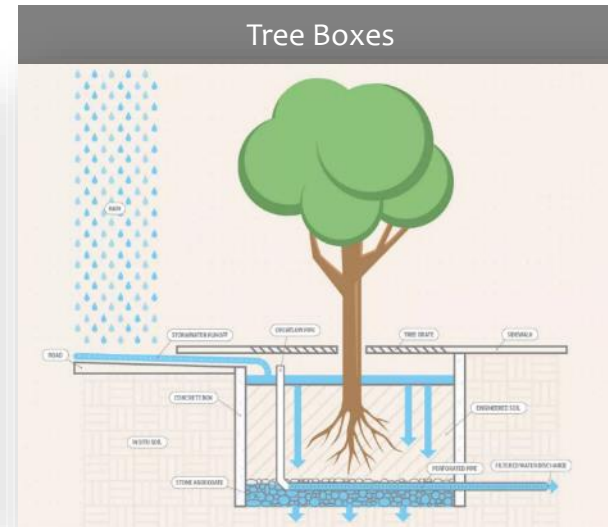
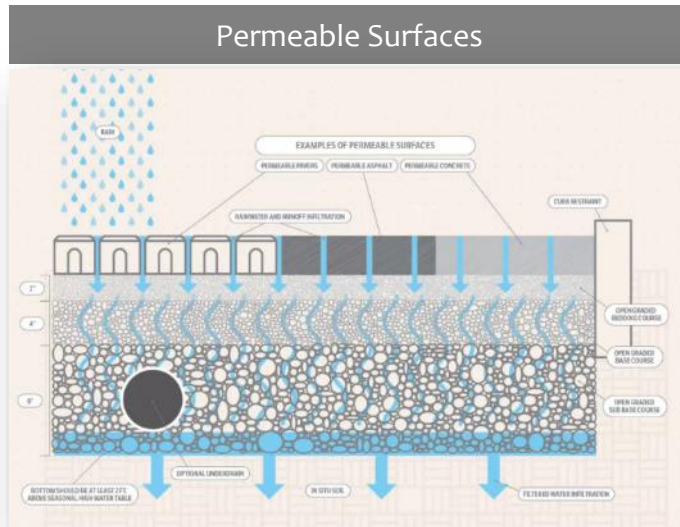
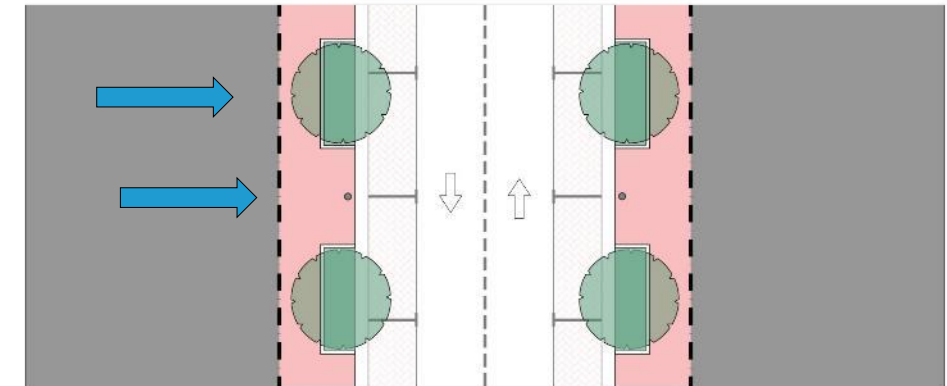
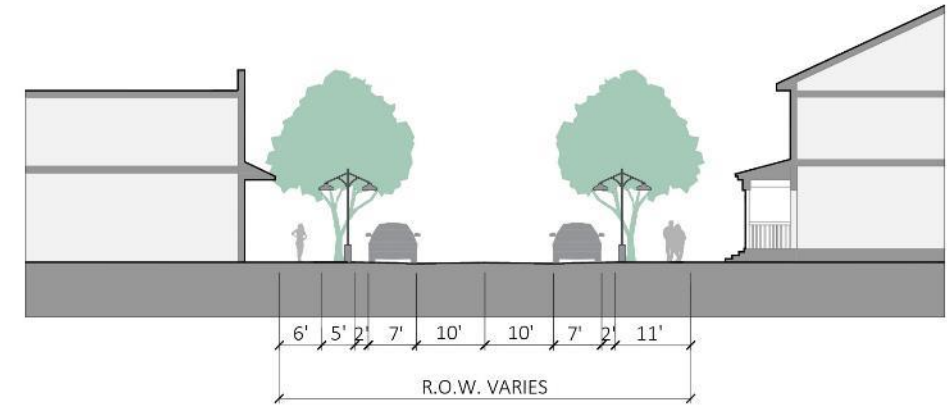
PROPOSED THOROUGHFARE PLAN



LOW IMPACT DEVELOPMENT STANDARDS **PROPOSED**

“GET THE GREEN BACK”

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



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

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.

NEIGHBORHOOD OPEN SPACE PROPOSED

Neighborhood open space is an outdoor space accessible by the general public, improves the pedestrian environment, and serves as an amenity for the neighborhood. Neighborhood open space may provide low impact infrastructure elements to promote improved stormwater treatment. Where neighborhood open space is pervious, the area does not count towards impervious coverage.

	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.	
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 31 Waterway Promenade .	
FORE-COURT	250 to 1,500 sf	Buildings shall utilize standards from Forecourt frontage type, see Figure 18 Forecourt .	

COMMENTS AT LPA & CITY COMMISSION

Civic Open Space

- Clarifying this is not applicable for single family homes
- Concern too restrictive to mandate for parcels based on size

Updated Language:

- Updated language and name
- Removed the requirement based on site size
- Still there as a recommendation for sites
- Can be referred to as a design objective for conditional uses



Highlands, NC

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. 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

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 12/12/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

THE CREEK DISTRICT - ZONING MAP AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2501-2023; 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.

This item was presented to the Local Planning Agency (LPA) on December 8, 2022. The board's comments and recommendation will be presented at the City Commission meeting.

ATTACHMENTS:

1. A. Ordinance No. 2501-2023 Zoning Creek District and Map Exhibits
2. B. Public Notification – Certified Letters

Funding Source:

N/A

Recommended Action:

Motion to approve Ordinance No. 2501-2023, amending the city's official Zoning Map to include new zoning on parcels within "The Creek District" to be consistent with the Future Land Use Map.

ATTACHMENTS:

1. Ordinance 2501-2023 - Zoning Creek District and Map Exhibits
2. Public Notification - Certified Letters Creek District



**BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA**

ORDINANCE NUMBER 2501-2023

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 December 8, 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 January 17, 2023 and February 13, 2023 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 _____, 2023.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second reading this _____ day of _____, 2023.

ATTEST:

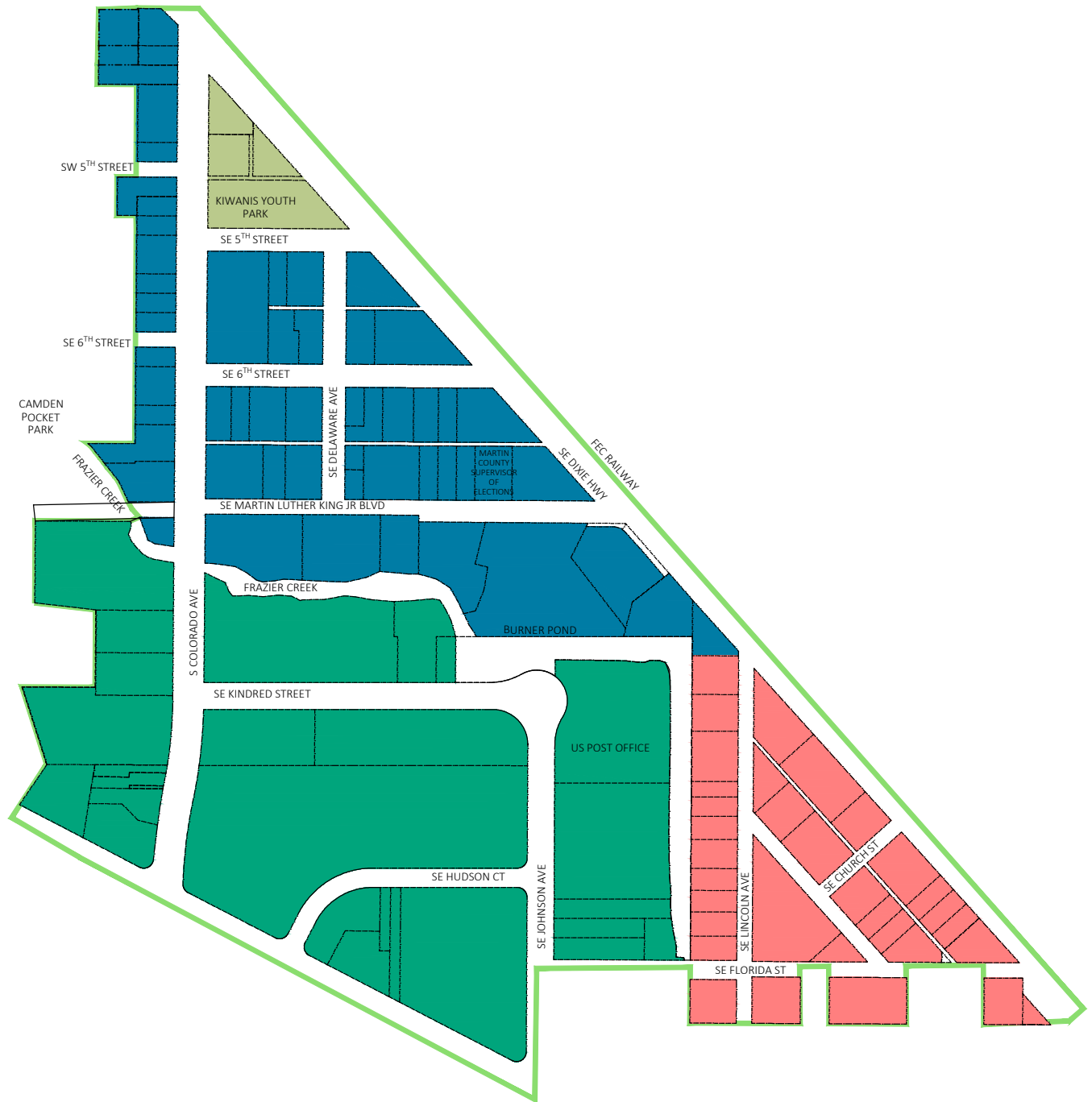
MARY R. KINDEL
CITY CLERK

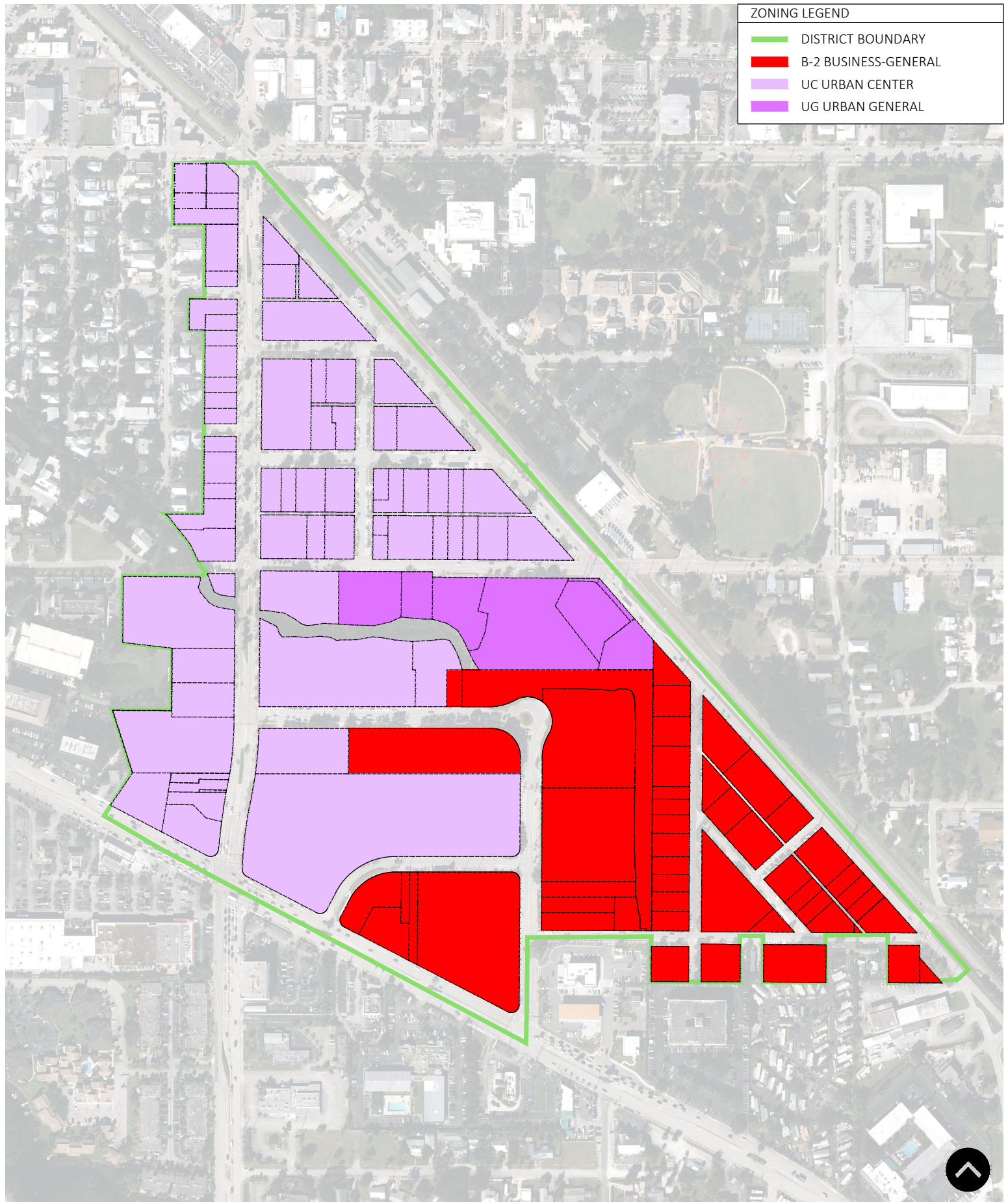
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ZONING LEGEND	
	DISTRICT BOUNDARY
	CREEK INDUSTRIAL
	CREEK NORTH
	CREEK SOUTH
	PUBLIC





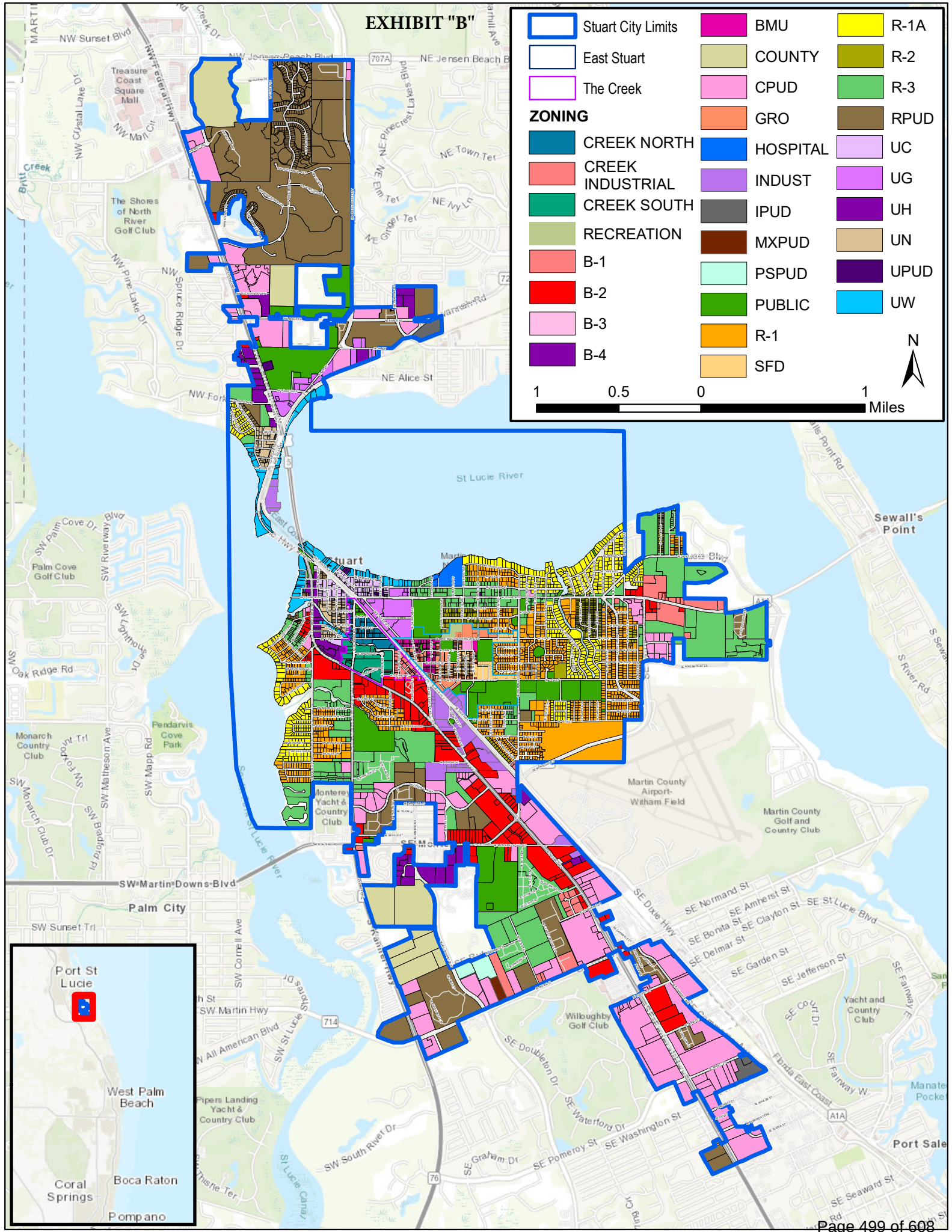
THE CREEK DISTRICT

Community Redevelopment Area

E X I S T I N G Z O N I N G

9/13/2022
SCALE: 1 = 400

EXHIBIT "B"





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

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

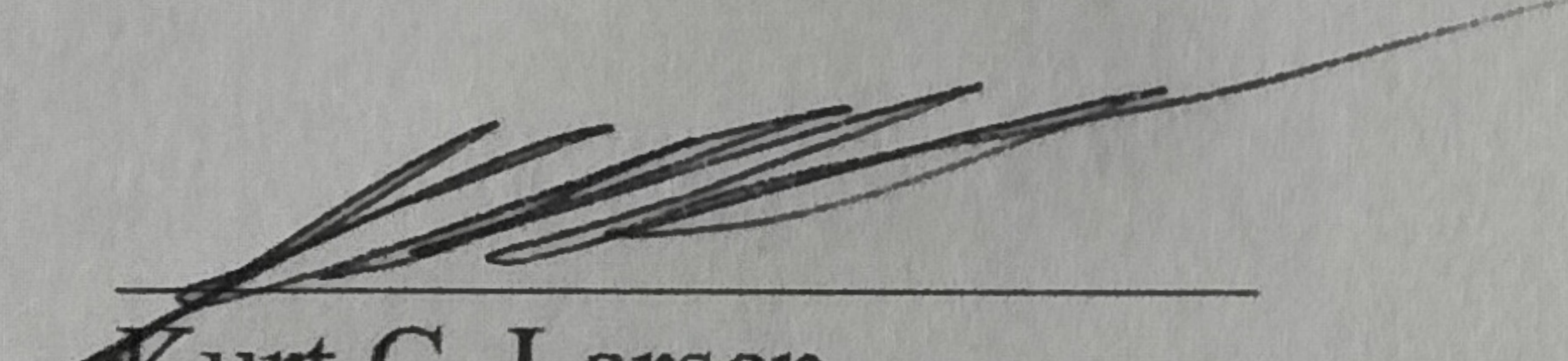
Sept. 26, 2022

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

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

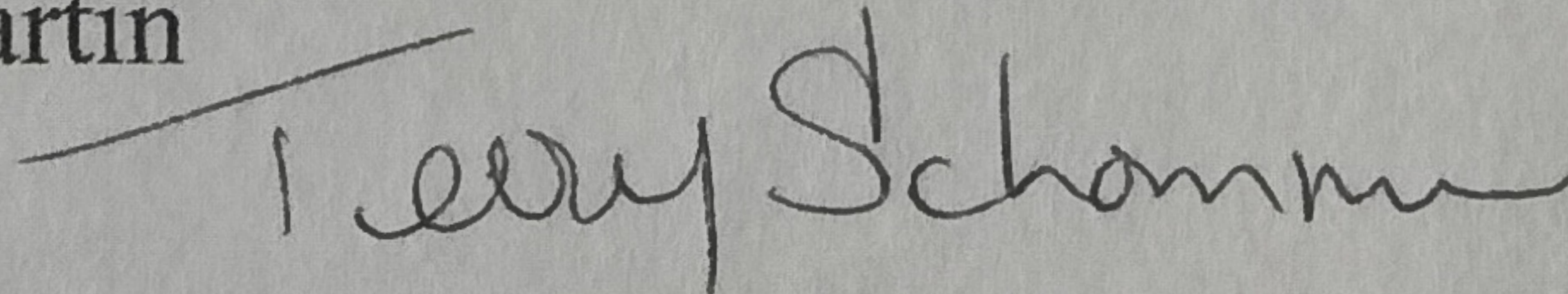
Attn:

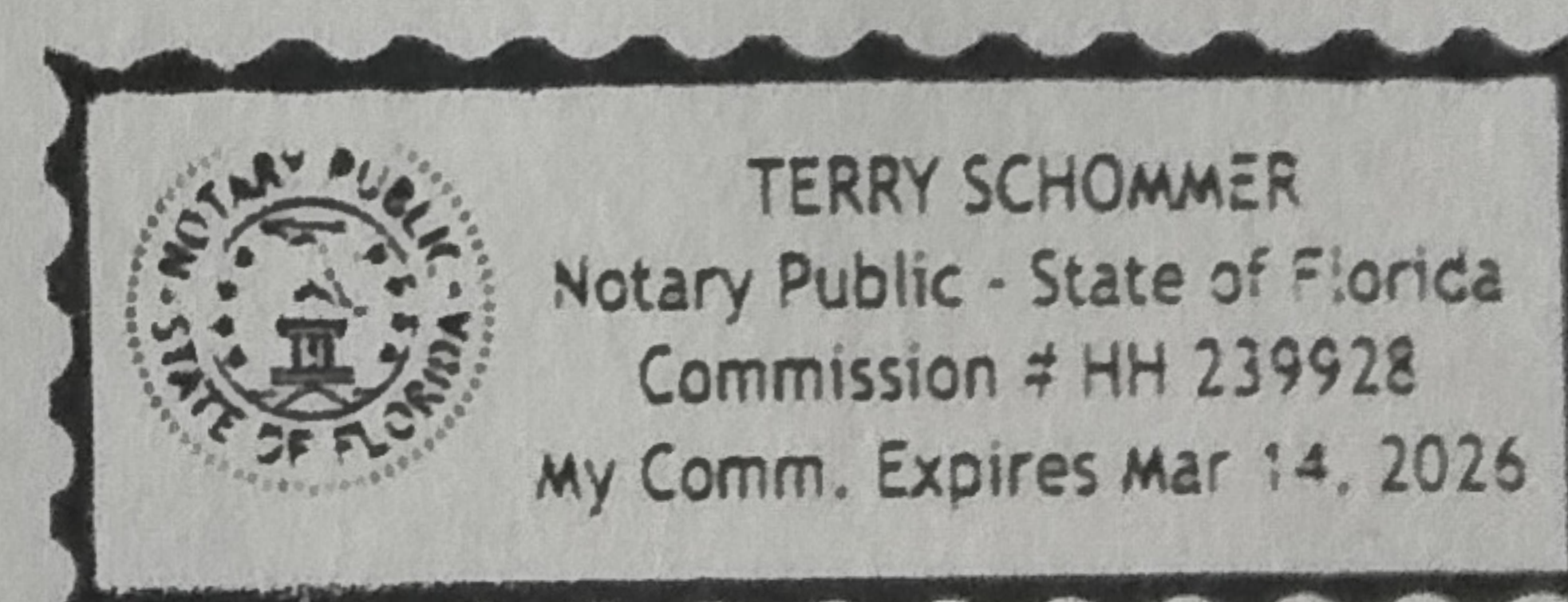
This Letter is to Certify that the above referenced sign was installed per City of Stuart requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.
12 Signs Installed at specified Location.


Kurt C. Larsen

10/24/22
Date

State of Florida
County of Martin





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 City Commission

Meeting Date: 12/12/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

EAST STUART NEIGHBORHOOD - LAND DEVELOPMENT CODE AMENDMENT (RC):
(CONTINUED TO DATE CERTAIN JANUARY 17, 2023 SPECIAL CITY COMMISSION MEETING)

ORDINANCE No. 2507-2023; 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 italicized text are defined terms in Chapter XII. The bold text references other portions of the Land Development Code. The blue underline are hyperlinks for references outside of the Land Development Code and can be added to the Municode. 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
5. Maximum footprint of 700 sq ft for Accessory Dwelling Unit (ADU)
6. Accessory Dwelling Unit allowed for single-family homes and townhouses (removed ADU for duplexes)
7. Change civic open space requirement to neighborhood open space, not required for parcel sizes
8. Clarifying language in general for major and minor conditional use
9. Misc. edits to language for clarifications and corrections to scribblers' errors

This item was presented to the Local Planning Agency (LPA) on December 8, 2022. The board's comments and recommendation will be presented at the City Commission meeting.

ATTACHMENT:

1. A. Ordinance No. 2507-2023 LDC Amendment East Stuart Neighborhood
2. B. Presentation

Funding Source:

N/A

Recommended Action:

Motion to approve Ordinance No. 2507-2023, amending Chapter III of the Land Development Code to include form-based land development regulations for the "East Stuart Neighborhood".

ATTACHMENTS:

1. Ordinance 2507-2023 - LDC Amendment East Stuart
2. Presentation



**BEFORE THE CITY COMMISSION
CITY STUART, FLORIDA**

ORDINANCE NUMBER 2507-2023

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 December 8, 2023, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, the City Commission held duly noticed public hearings on January 17, 2023 and February 13, 2023 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 _____, 2023.

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:

TROY MCDONALD, MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

REVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.01**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 Incremental compliance with this code shall be required with a proposed change which includes increased impervious area, new signage, or which would constitute a change of use. Incremental compliance should include landscape and site standards, sign standards and minimum sidewalk widths.
- 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 <i>Business & Mixed Use</i>	-	-
	GRO <i>General Residential & Office</i>	-	-
	SFD <i>Single Family & Duplex</i>	-	-
	MXPUD <i>Mixed-Use Planned Unit Development</i>	-	-
	CPUD <i>Commercial Planned Unit Development</i>		
		PSPUD <i>Public Service Planned Unit Development</i>	PSPUD <i>Public Service Planned Unit Development</i>
	-	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**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](#).

REVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD** - SEC. 03.02.01

- 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	✓	✓					✓
Major 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 <u>permitted uses</u> , development activities & design
<u>Conceptual</u> building plans
Front, rear, & side architectural elevations <u>with required Frontage Types identified</u>
<u>Finished</u> floor elevation, <u>base flood elevation</u> and <u>crown of road</u>
Documentation related to streets, parking, loading <u>and connections to existing sidewalks</u>
Landscaping <u>including existing tree protection and planned shade trees</u>
<u>Identify any existing historic buildings as defined by Sec. 5.09.00. - Historic preservation.</u>
Signage
<u>Conceptual stormwater management plan</u>
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 <u>20</u> total dwelling units
A non-residential development over <u>20,000</u> square feet in <u>floor</u> area.
A mixed-use development over <u>20,000</u> square feet in <u>floor</u> 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. Conditional use.** The review of a conditional use shall follow the procedures set forth in section 11.01.10 for a *major conditional use* approval review. A *major 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, the CRA redevelopment plan, the City comprehensive plan, will measurably improve the form, function of traditional neighborhood characteristics, and site qualitative design development standards set forth in **Sec. 6.00.04** have been substantially satisfied.
- M. Planned unit development project.** Applications for *planned unit development projects* shall outline any deviations from the East Stuart Neighborhood Code. A *planned unit development projects* shall only be granted if the applicant can demonstrate the same standards set forth for *conditional uses*.
- N. 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

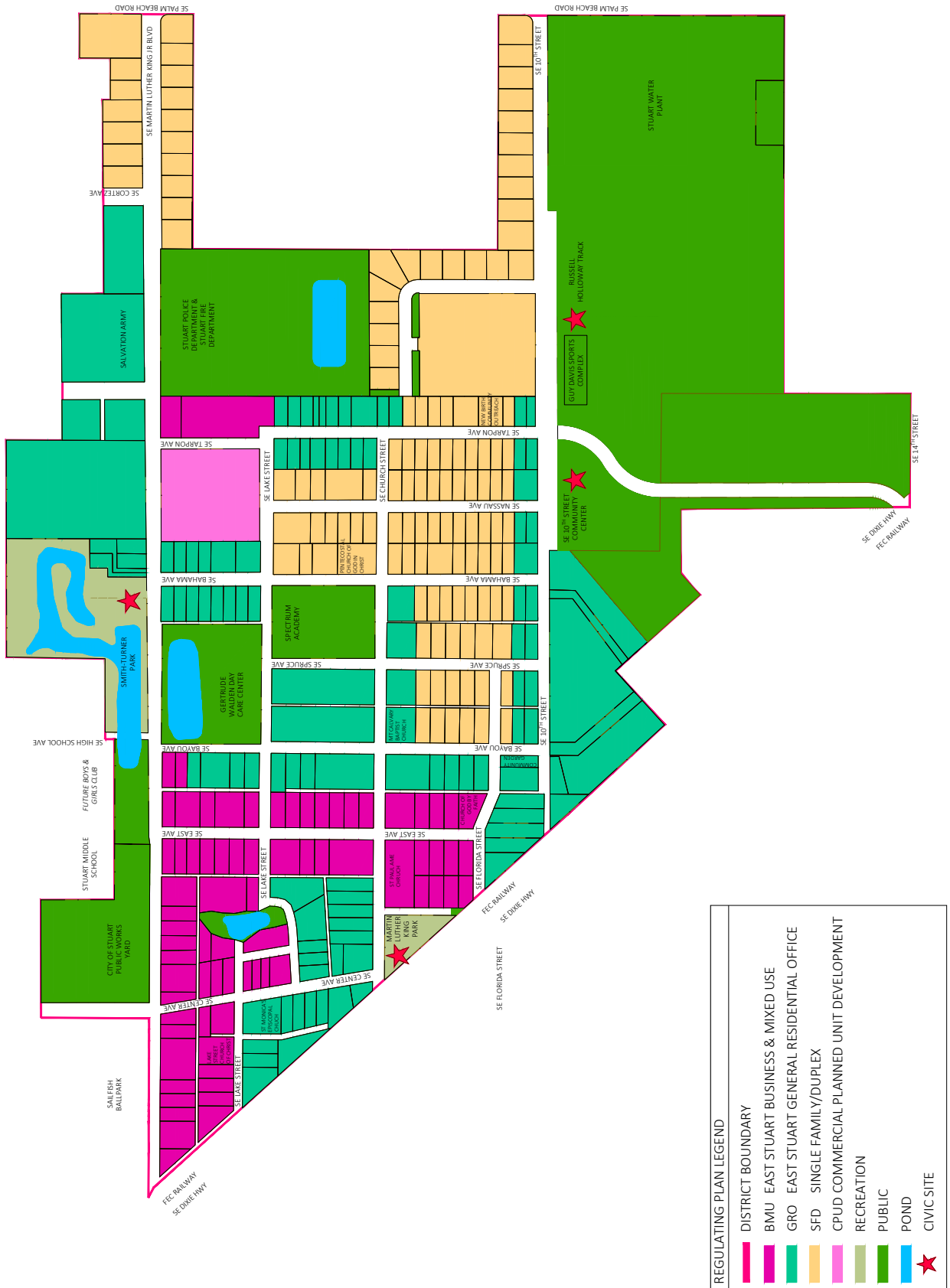
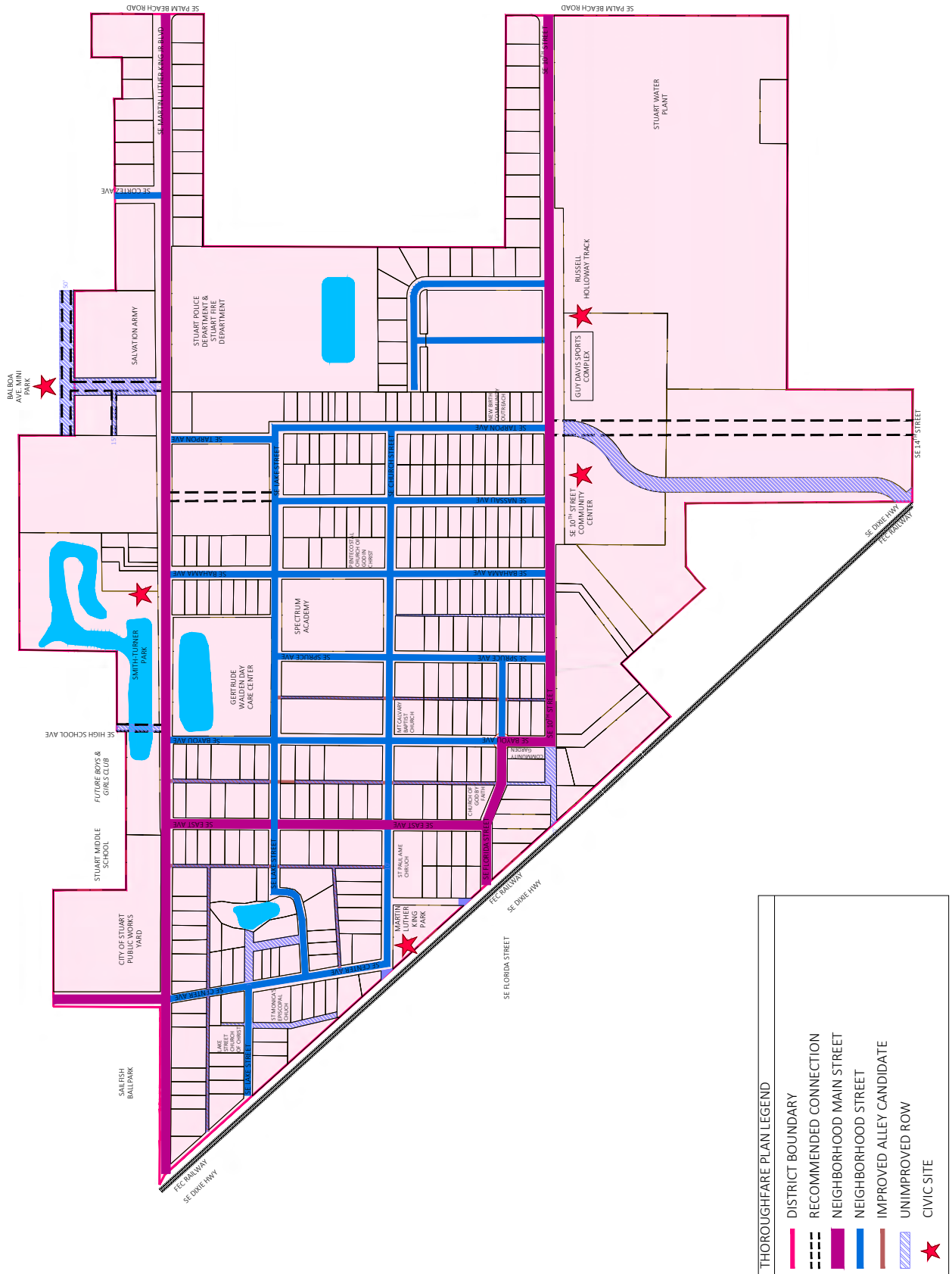


FIGURE 07 THOROUGHFARE PLAN



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, <u>excluding drive-in</u>		✓	-	-	-	-

	Standards for Specific Use	BMU	GRO	SFD	Public	Rec.
Barbershop, beauty salons, specialty salons		✓	-	-	-	-
Bars		✓ <u>CU</u>	-	-	-	-
Catering shop		✓	-	-	-	-
<u>Clubs, lodges, & fraternal organizations</u>		✓ <u>CU</u>	-	-	-	-
Massage therapy establishment		✓	-	-	-	-
Microbreweries & craft distilleries		✓ <u>CU</u>	-	-	-	-
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	✓ <u>CU</u>	-	-	-	-
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		✓ <u>CU</u>	-	-	-	-

- 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. One non-illuminated sign may be permitted to identify the home occupation. 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, and shall not exceed one square foot.
 - 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

DEVELOPMENT STANDARDS

REVIEW DOCUMENT - EAST STUART NEIGHBORHOOD - SEC. 03.02.04

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. ¹	None	None	None	None	None
Lot width in feet min./max. ¹	None	None	None	None	None
Building Placement					
Front Build-to-Zone	5'-20'	10'-20'	10'-20'	10'-20'	10'-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 ²	3 / 4 ²	2	3	3
Building height, max. in feet	40' / 45' ²	35' / 45' ²	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%
Frontage Types					
Porch	✓	✓	✓	✓	✓
Stoop	✓	✓	✓	✓	✓
Bracketed Balcony	✓	✓	✗	✓	✓
Forecourt	✓	✓	✗	✓	✓
Arcade	✓	✗	✗	✓	✓
Storefront	✓	✗	✗	✓	✓
Parking Placement, see Sec. 03.02.07. Access & Parking Standards					
Footnote:					
¹ For existing parcels with assigned parcel ID numbers at the effective date of this Code. The areas of newly platted lots cannot result in a density greater than 17 du/a.					
² 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.

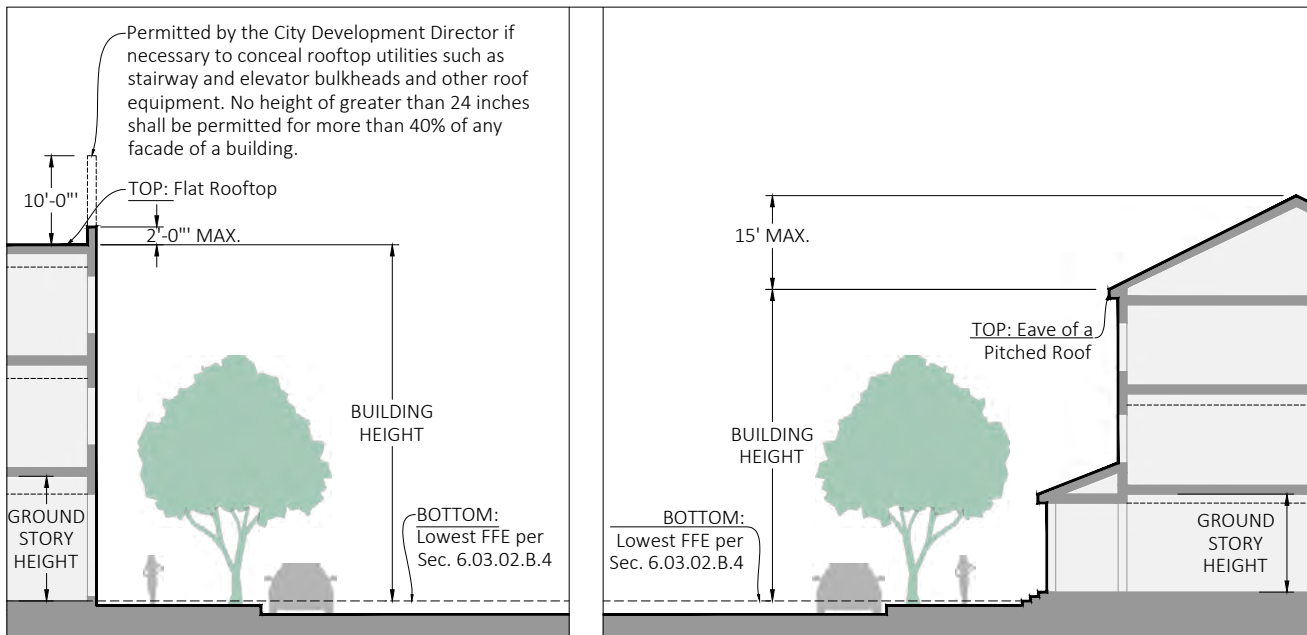
1. **Build-to-Zone (BTZ).** Setbacks are measured from the property line and are defined in **Chapter XII**.
2. **Setbacks.** Setbacks are measured from the property line and are defined in **Chapter XII. Sec. 2.04.04. - Supplemental building setback requirements**.
3. **Primary Facade.** Main entries shall be prominent and orientated to the street.

DEVELOPMENT STANDARDS

REVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD** - SEC. 03.02.04

- 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, respective of all required setbacks and visibility triangles, or a *neighborhood 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.

FIGURE 10 ILLUSTRATION OF MEASURING HEIGHT

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.
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.

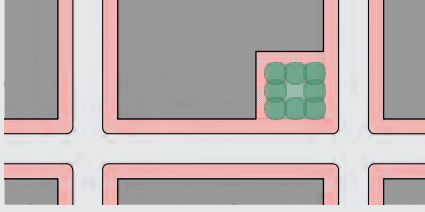
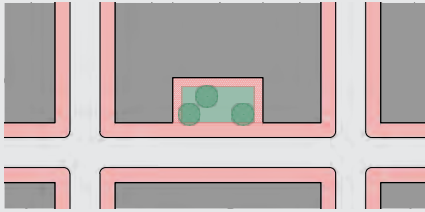
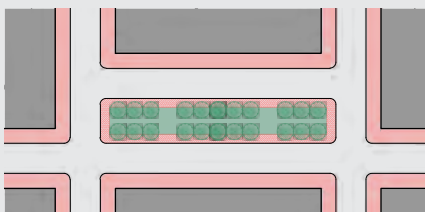
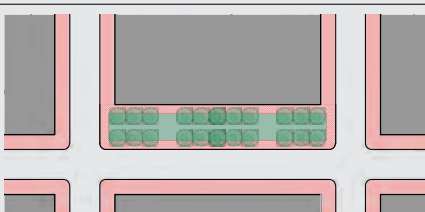
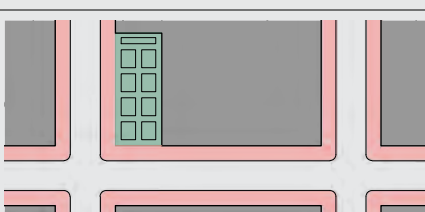


DEVELOPMENT STANDARDS

REVIEW DOCUMENT - EAST STUART NEIGHBORHOOD - SEC. 03.02.04

- 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. ***Neighborhood Open Space.*** *Neighborhood open space* is an outdoor space accessible by the general public, improves the pedestrian environment, and serves as an amenity for the neighborhood. *Neighborhood open space* may provide low impact development elements to promote improved stormwater treatment. Where *neighborhood open space* is pervious, the area does not count towards impervious coverage. Examples of *neighborhood open space* which can be implemented are shown in **Figure 12 Neighborhood Open Space Types.**

FIGURE 12 NEIGHBORHOOD 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.	
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.	
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.	

	SIZE	DESCRIPTION	ILLUSTRATION
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.

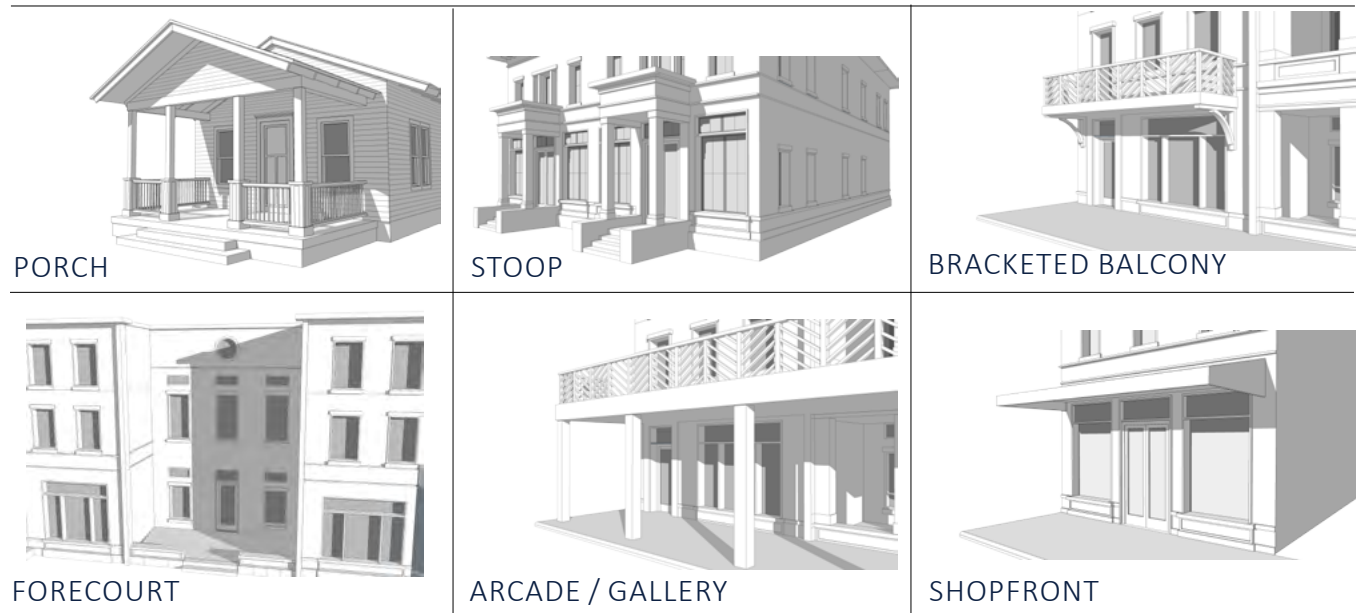
1. Accessory structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal structure to which it is accessory.
2. **Shielding from Street.** Sheds, exposed pumps, electrical meters, heat pumps, generators, pool equipment, air conditioning 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, 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. There shall not be less than five feet separation between an outbuilding and a principal building.
 - c. *Outbuildings* shall be constructed of the same materials used in the principal building. Canvas outbuildings are not permitted.
 - d. Only two outbuildings per principle building are permitted.
 - e. Outbuildings shall not exceed a maximum building footprint of 700 square feet, each.
 - f. 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.
 - g. Outbuildings may be connected to the principal building by a covered walkway element, trellis, or other structural link.
 - h. 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 (ADU).**
 - a. One ADU may be permitted on a lot on which a detached single-family dwelling or townhouse is located.
 - b. Either the primary dwelling unit or ADU shall be owner occupied. The ADU shall not be sold or title thereto transfered separate and apart form the rest of the

DEVELOPMENT STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.04

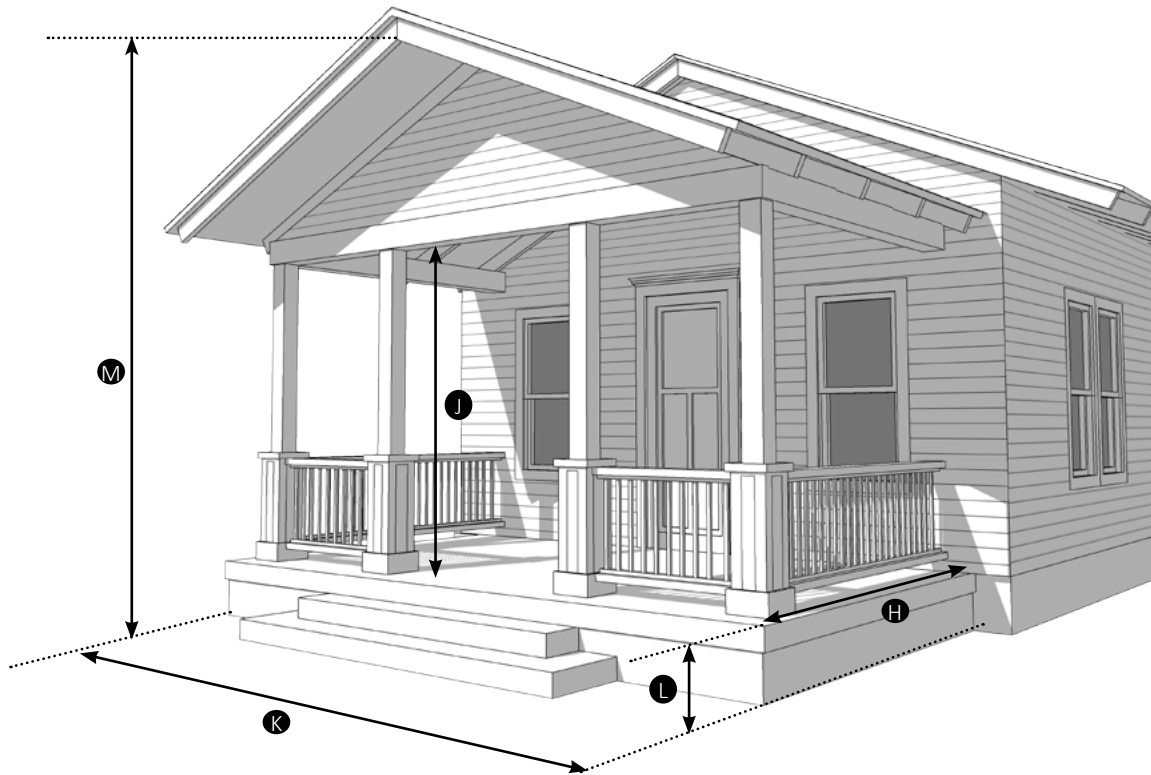
- property.
- c. An ADU shall not count as a separate unit for purposes of calculating density.
 - d. An ADU may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.
 - e. An ADU shall not exceed a footprint of 700 square feet or the footprint of the principal structure, whichever is less. If a unit exceeds the 700 square feet, it shall be used in density calculations.
 - f. 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.

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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 *neighborhood 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**FIGURE 14 PERMITTED FRONTAGE TYPES MATRIX**

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

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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



FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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



FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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.

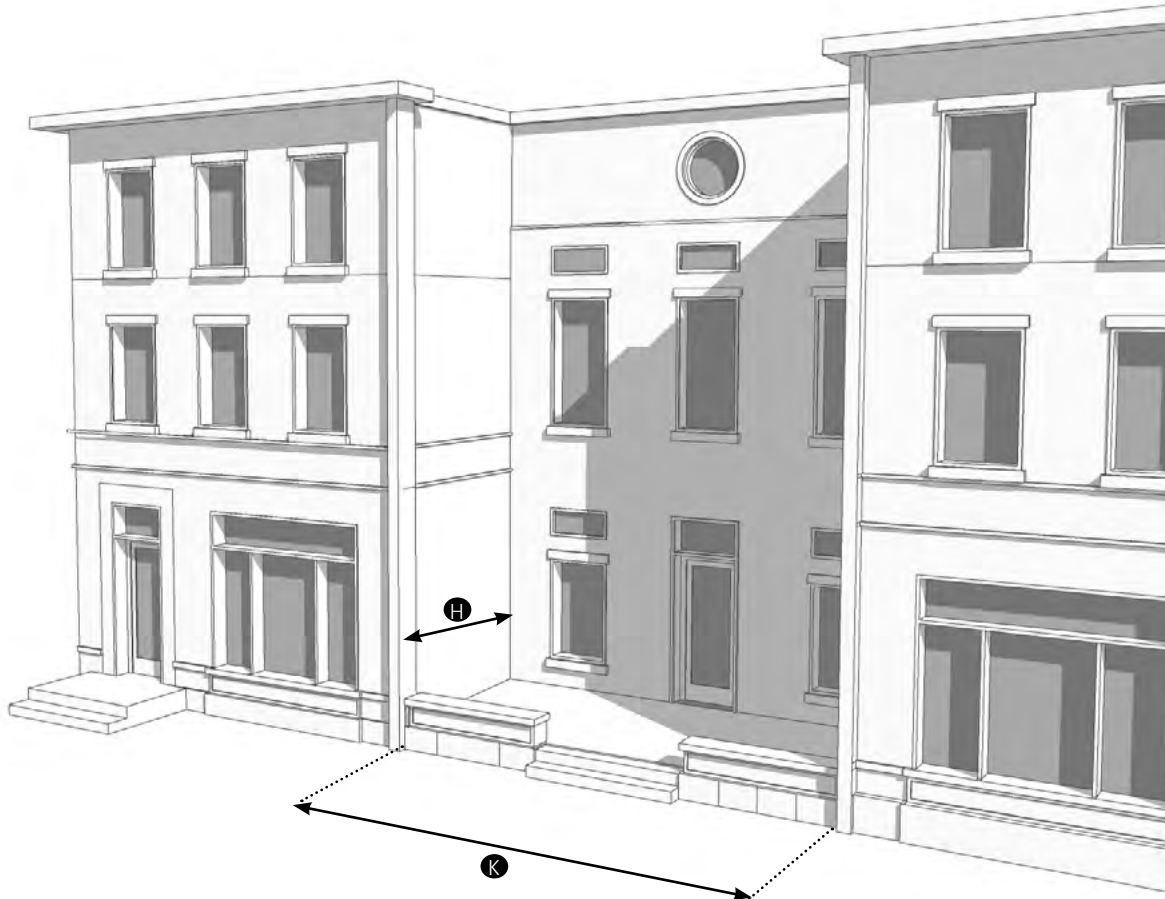
Dimensions

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**

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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

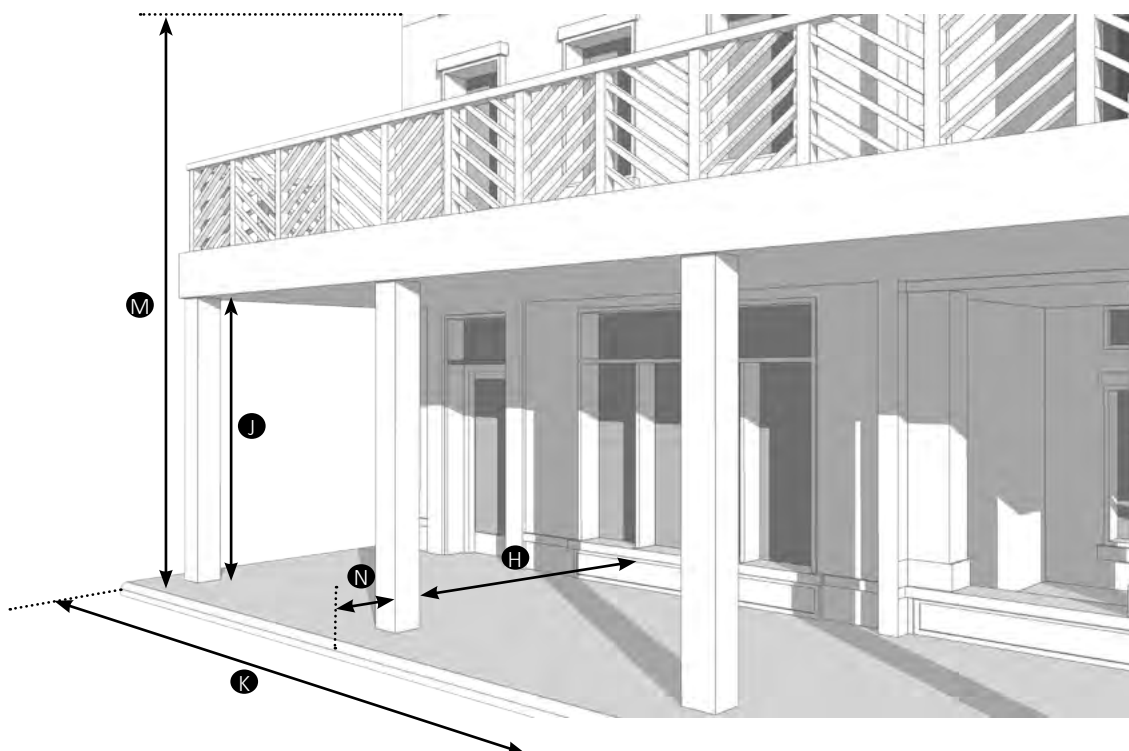
Ground level	40% min.
Above the ground level	15% min.

Permitted Zoning District

GRO

BMU



FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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

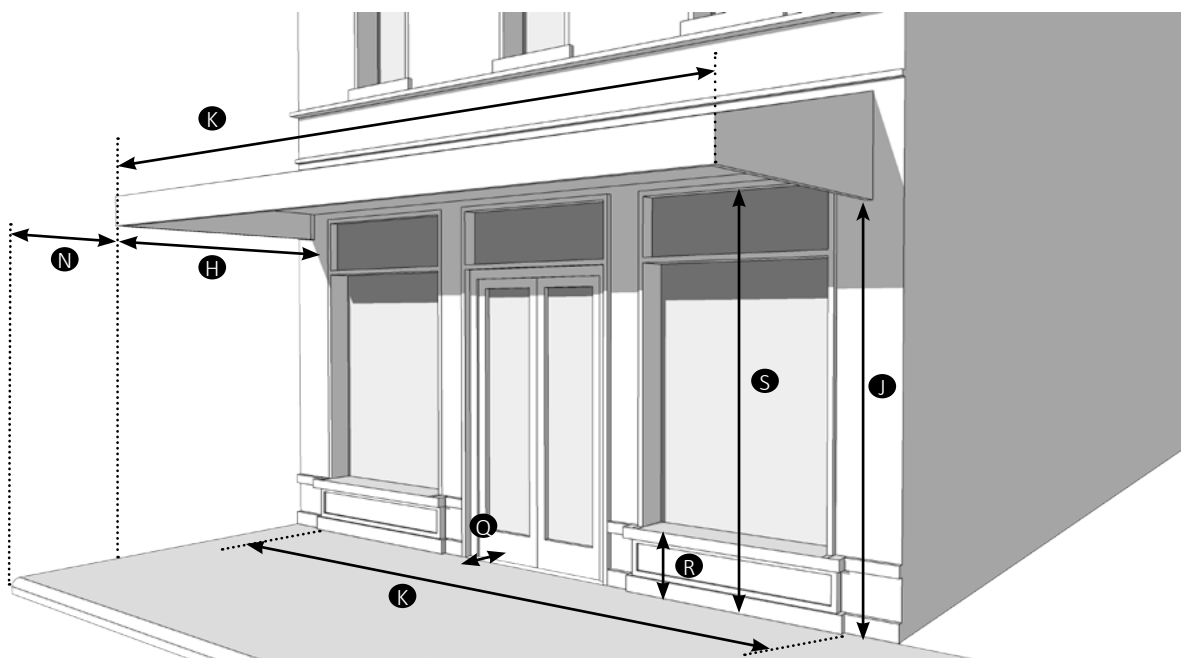
Facade Transparency

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

Permitted Zoning District

BMU



FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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

Facade Transparency

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

Permitted Zoning District**BMU**

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05

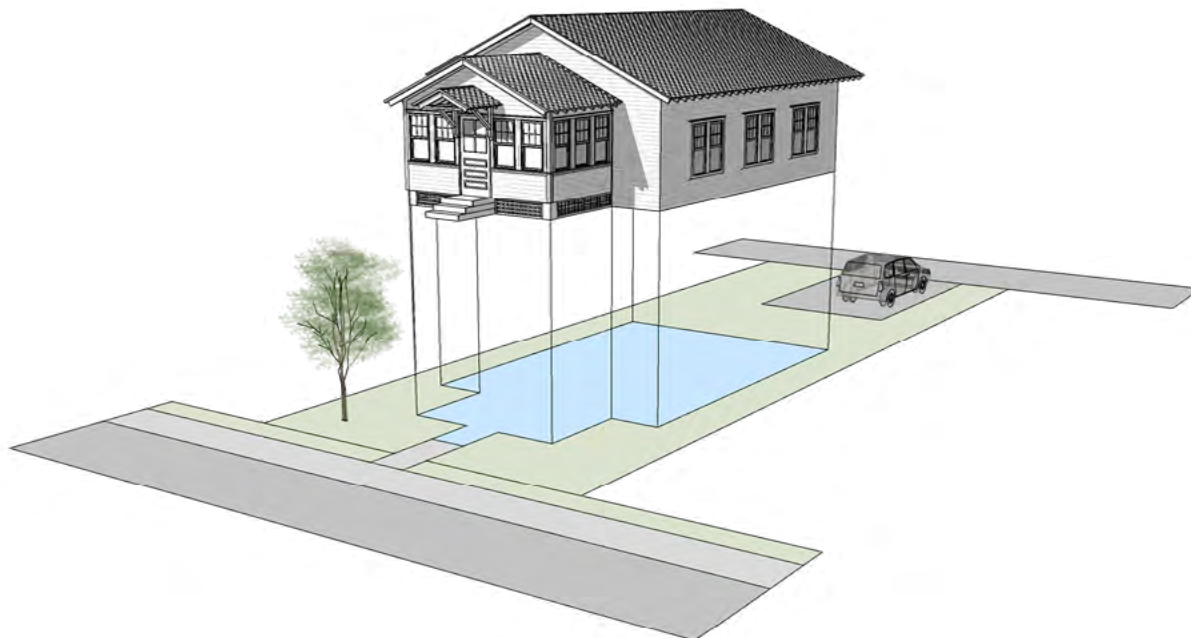
- C. The Florida Building Code contains technical requirements for accessibility to sites, facilities, buildings and elements by individuals with disabilities, these may include code requirements for the access into a building. The images above depict possible solutions for buildings when raised above 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

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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.

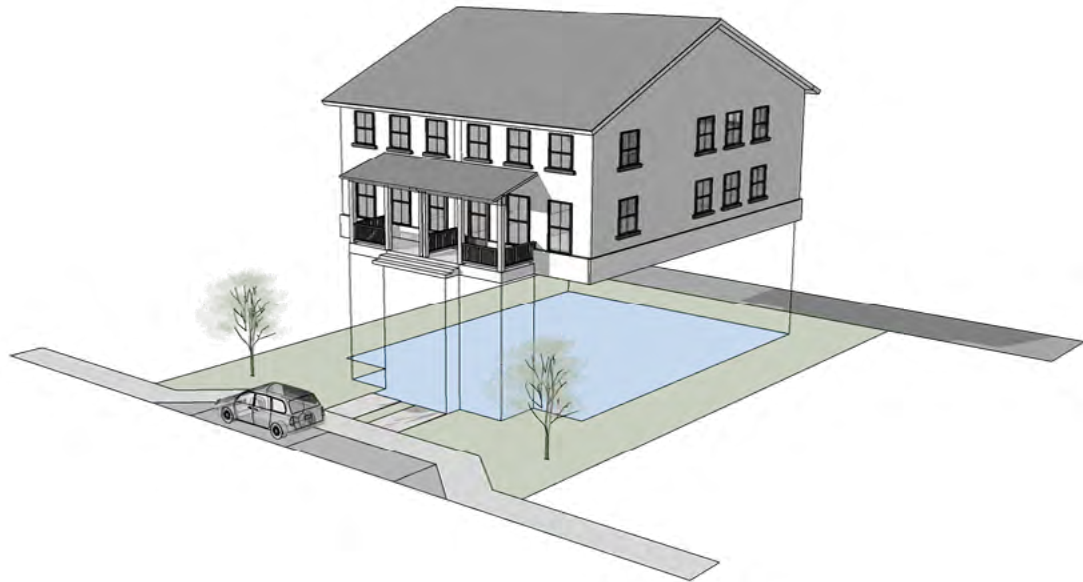
Notes

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	✓

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**FIGURE 24 DUPLEX****KEY**

	BUILDING FOOTPRINT
	PARKING AREA

Description

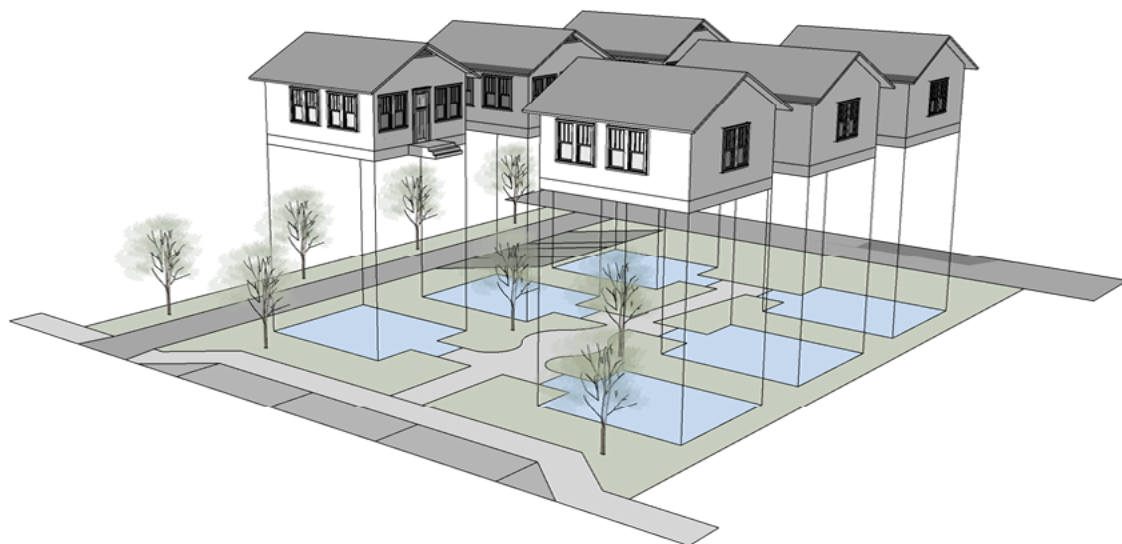
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family dwellings.

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	✓

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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	✓

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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 separation of 15 feet between buildings.

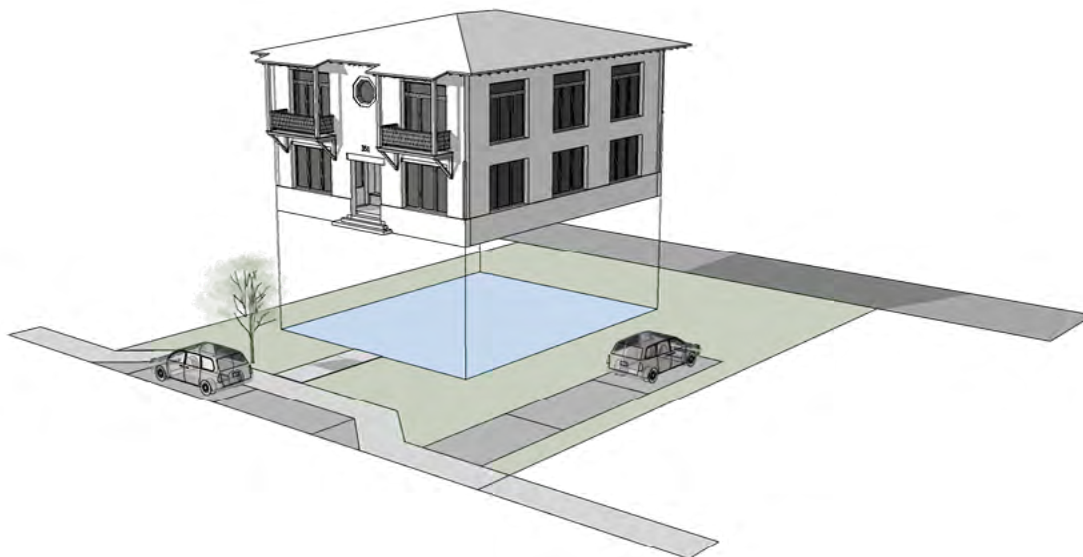
Where off-street parking is required, parking shall be located in the rear.

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	✓

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**FIGURE 27** APARTMENT HOUSE**KEY**

	BUILDING FOOTPRINT
	PARKING AREA

Description

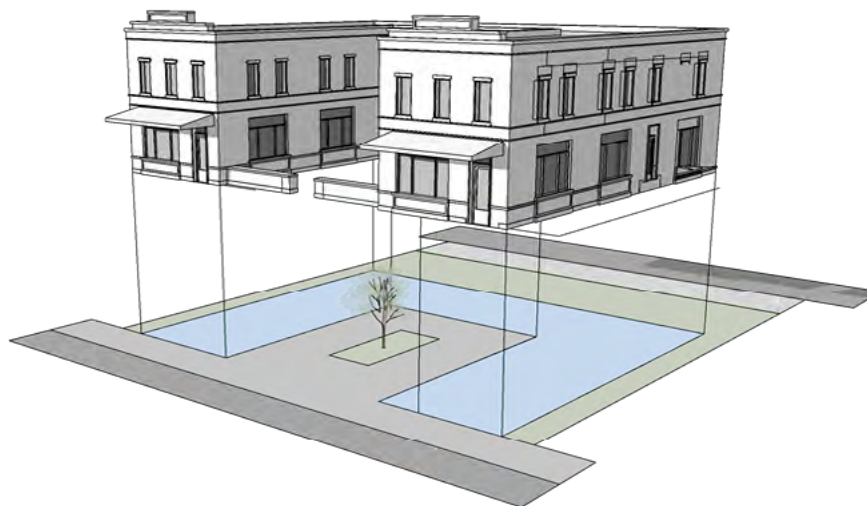
An Apartment House contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk.

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	✓

FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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**

Forecourt

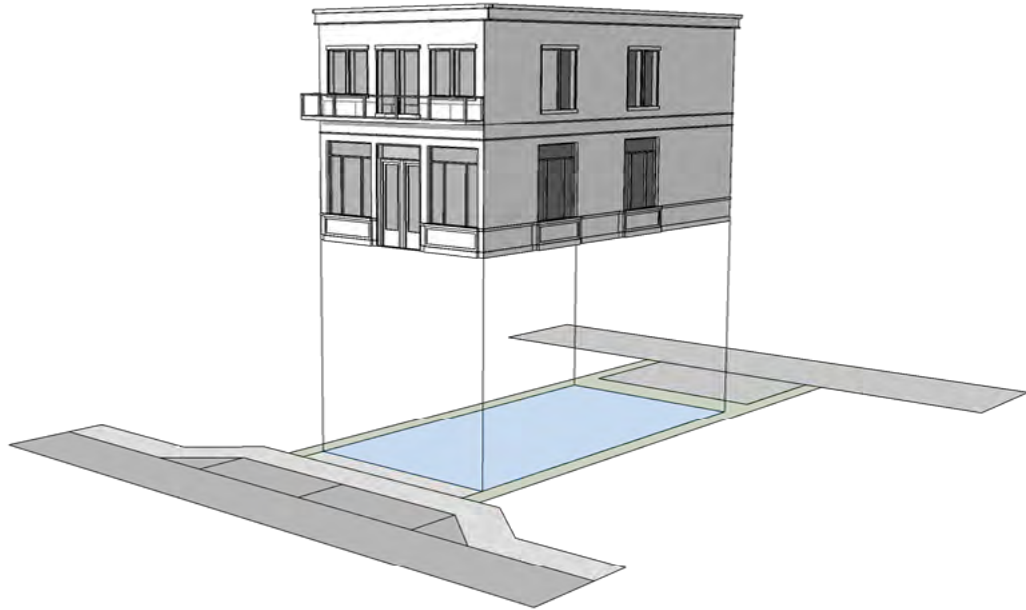
**BMU**

Arcade / Gallery



Shopfront



FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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**

Forecourt

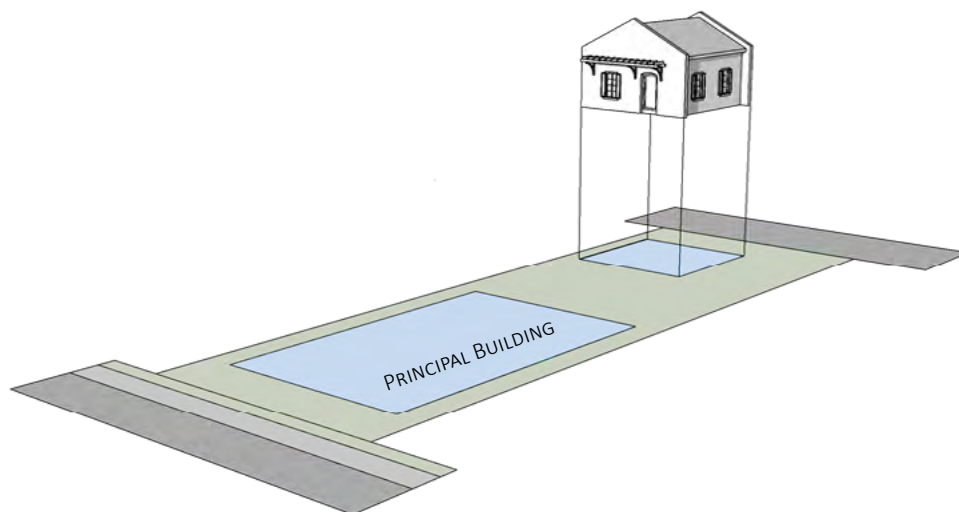
**BMU**

Arcade / Gallery



Shopfront



FRONTAGE TYPES & BUILDING TYPESREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.05**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 700 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	✓

THOROUGHFARE STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.06**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.

THOROUGHFARE STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.06

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

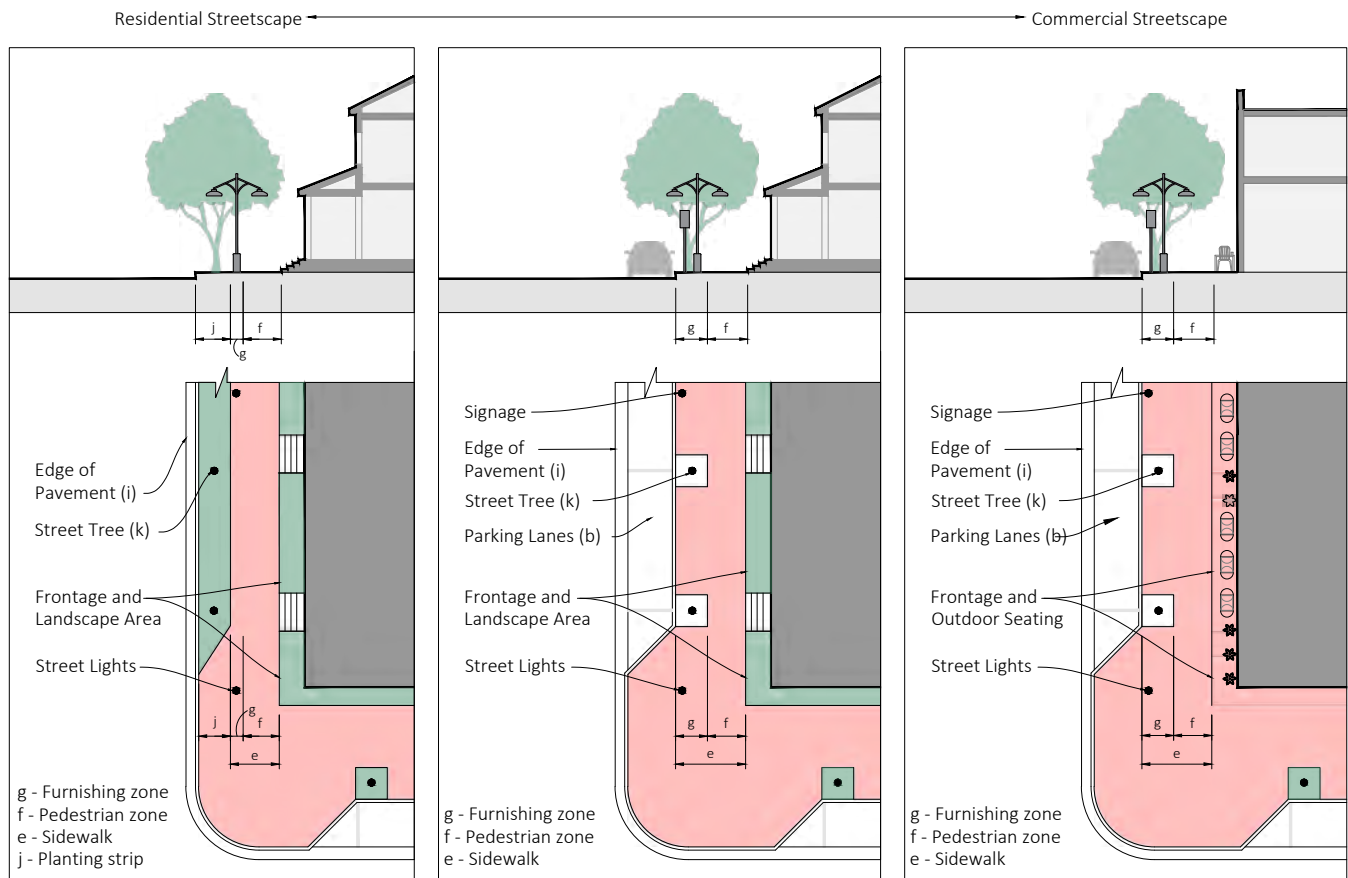
Type	Description	Preferred ROW	Design Speed
Alley	A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation.	15'	Not Applicable
Neighborhood Yield Street	A residential street with on-street parking on one side of the roadway and sidewalks on both sides with limited slow vehicular travel. A neighborhood street shall have sidewalks of at least 6' and vehicular travel lanes no greater than 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 than 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 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

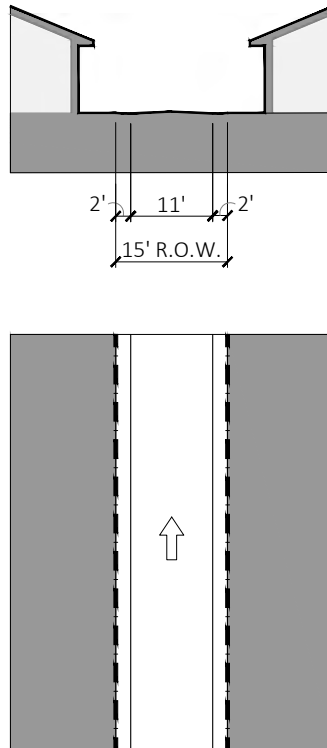
THOROUGHFARE STANDARDSREVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD - SEC. 03.02.06**

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

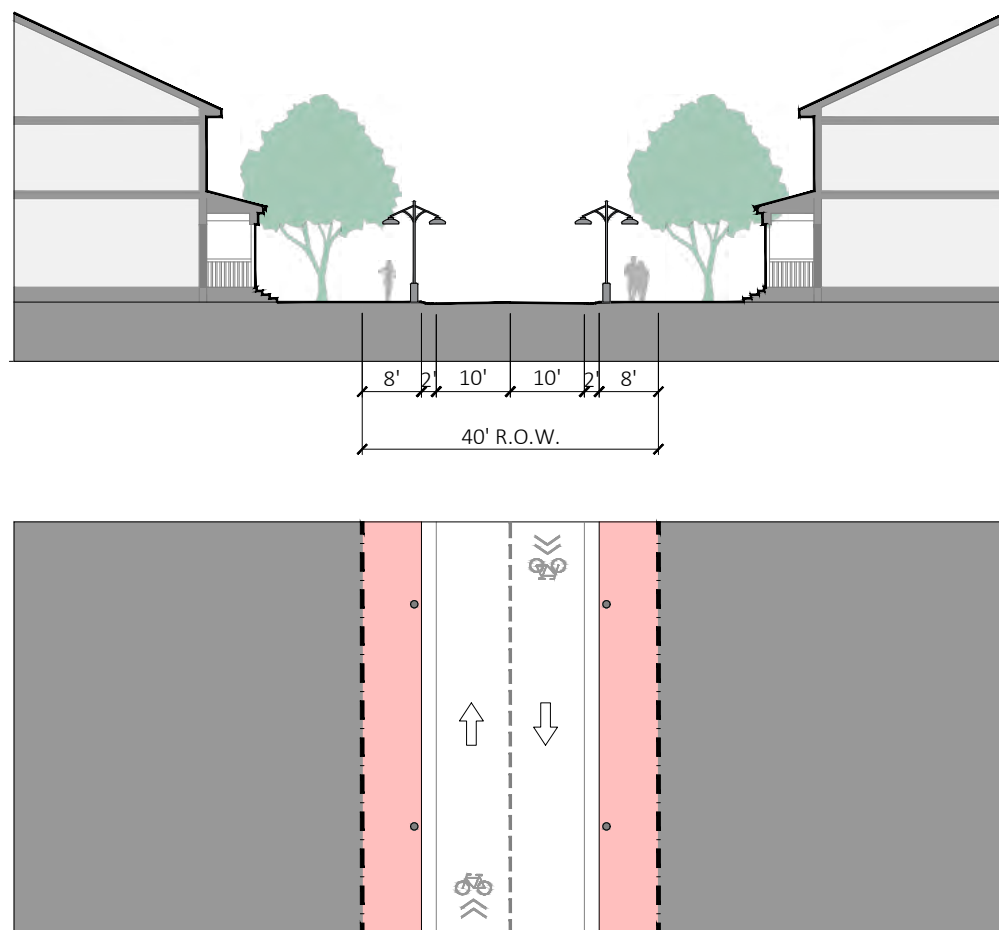
- e. ***Sidewalk*** – A sidewalk shall be at least six feet wide and be provided on both sides of the streetscapes. Sidewalks may be shared use path.
- f. ***Pedestrian zone*** – A pedestrian zone is free of any street furnishings or above ground utilities and allows the clear passage of pedestrians. 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

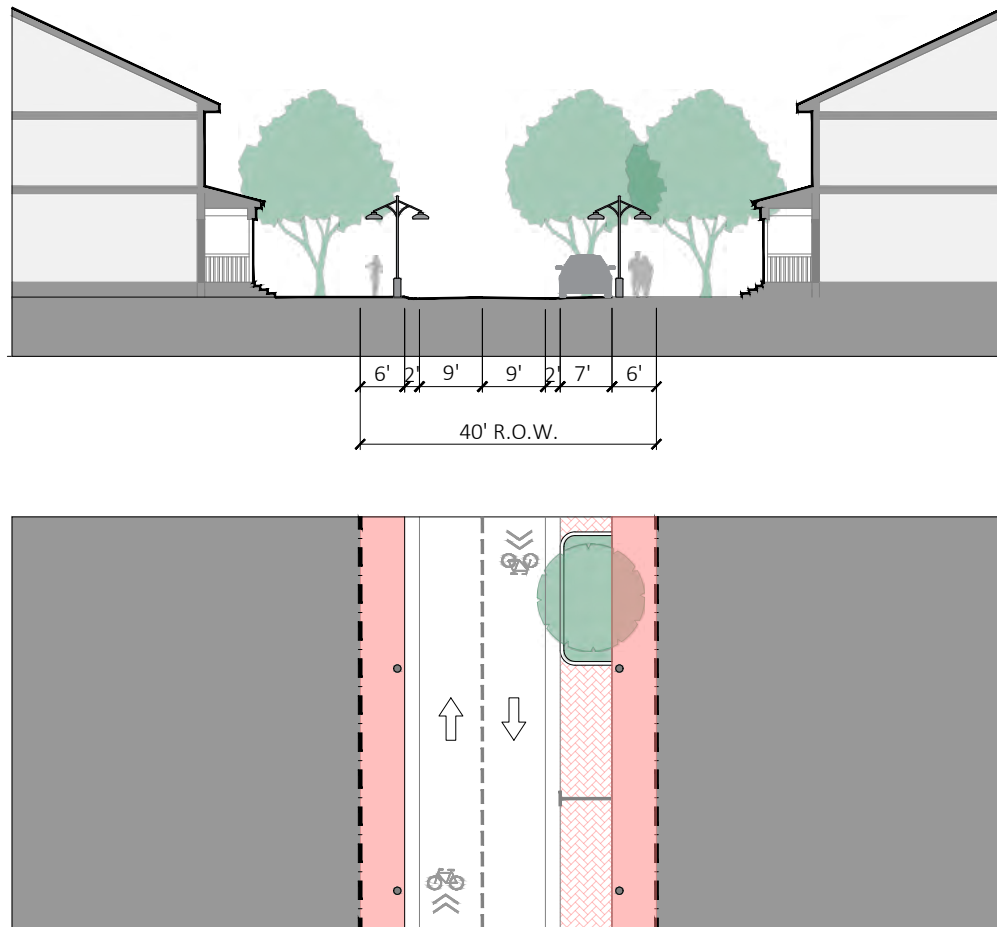
- F. Visibility triangles.** No building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 10 feet above the crown of a street, driveway, or alley. A clear sight area shall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

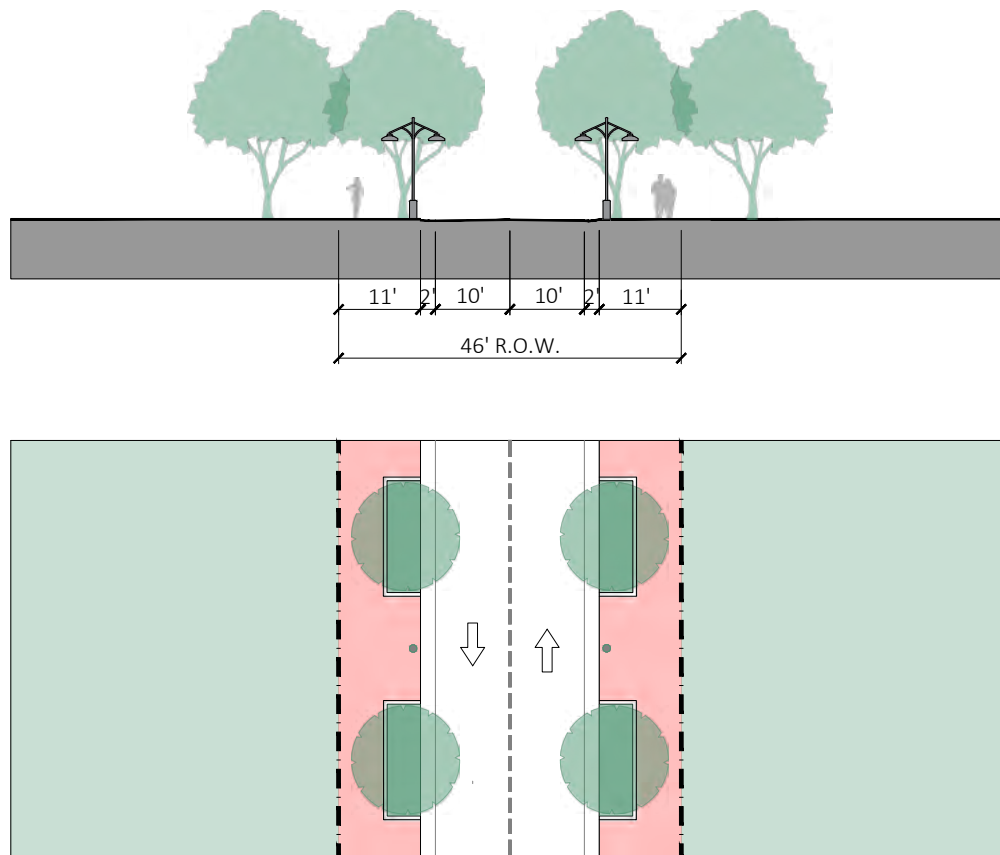
Type	
Vehicular travel lanes	11 feet paved 1-way traffic
Parking Lanes	Not required
Bike Facility	Not required
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Sidewalk	Not required
Road Edge Treatment	Valley gutter
Planter Strip	Not required
Planting	Not required
Low Impact Development	Permeable surface

FIGURE 35 NEIGHBORHOOD STREET

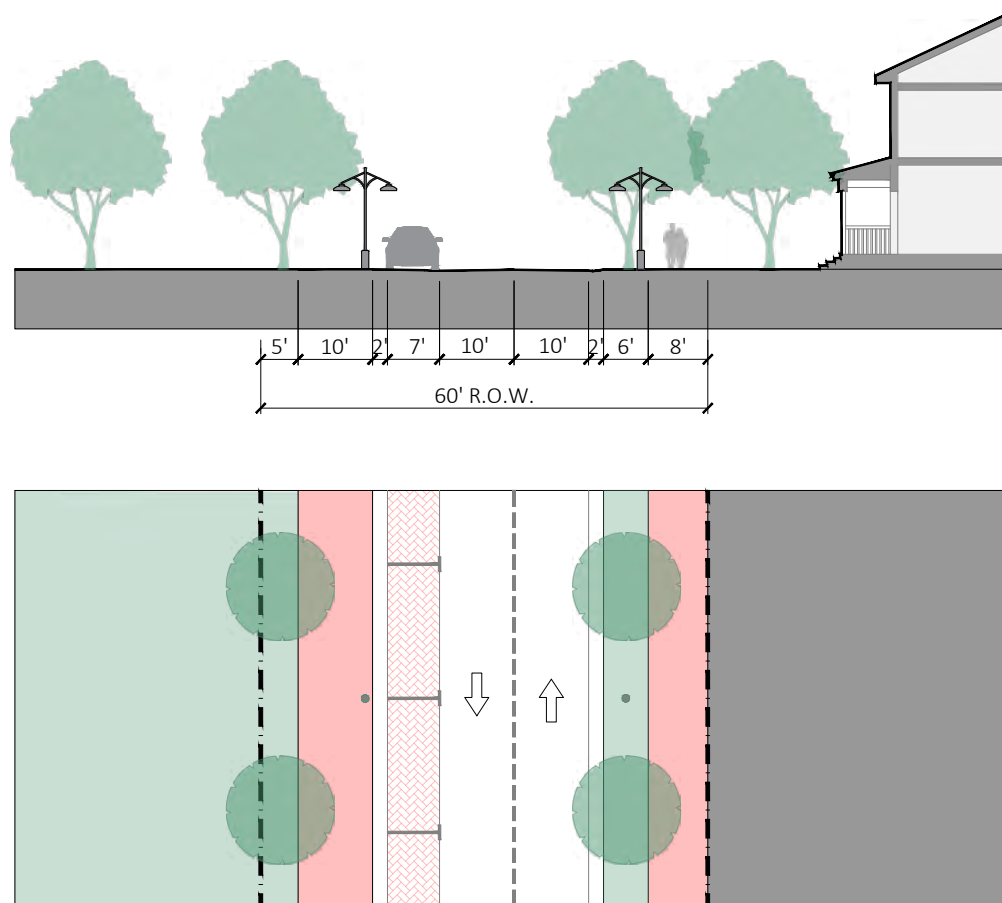
Type	
Vehicular travel lanes	10 feet
Parking Lanes	Not required
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	24 feet
Sidewalk	8 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	Not required
Low Impact Development	Not required

FIGURE 36 NEIGHBORHOOD YIELD STREET

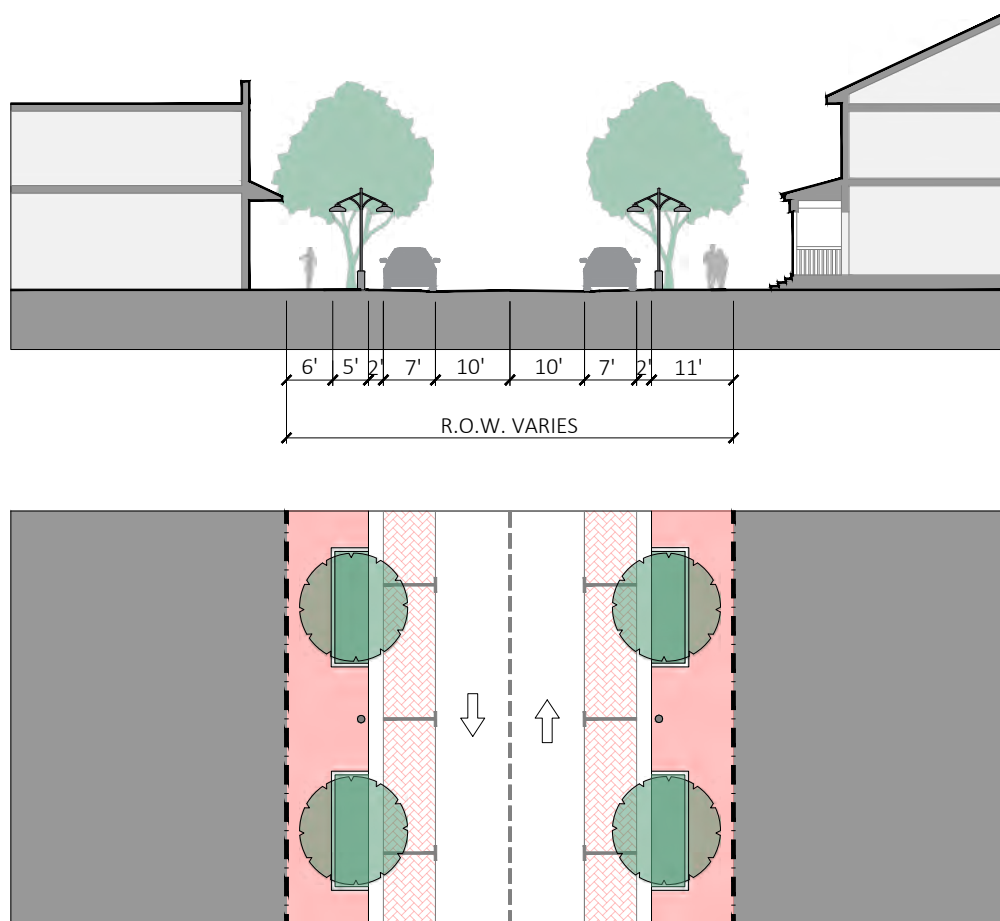
Type	
Vehicular travel lanes	9 feet
Parking Lanes	7 feet parallel one side
Bike Facility	Marked sharrow
Preferred R.O.W.	40 feet
Pavement Width	22 feet
Sidewalk	6 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	Shade trees within bulb-outs
Low Impact Development	Tree box filter, permeable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

FIGURE 37 NEIGHBORHOOD STREET AT PUBLIC PARK

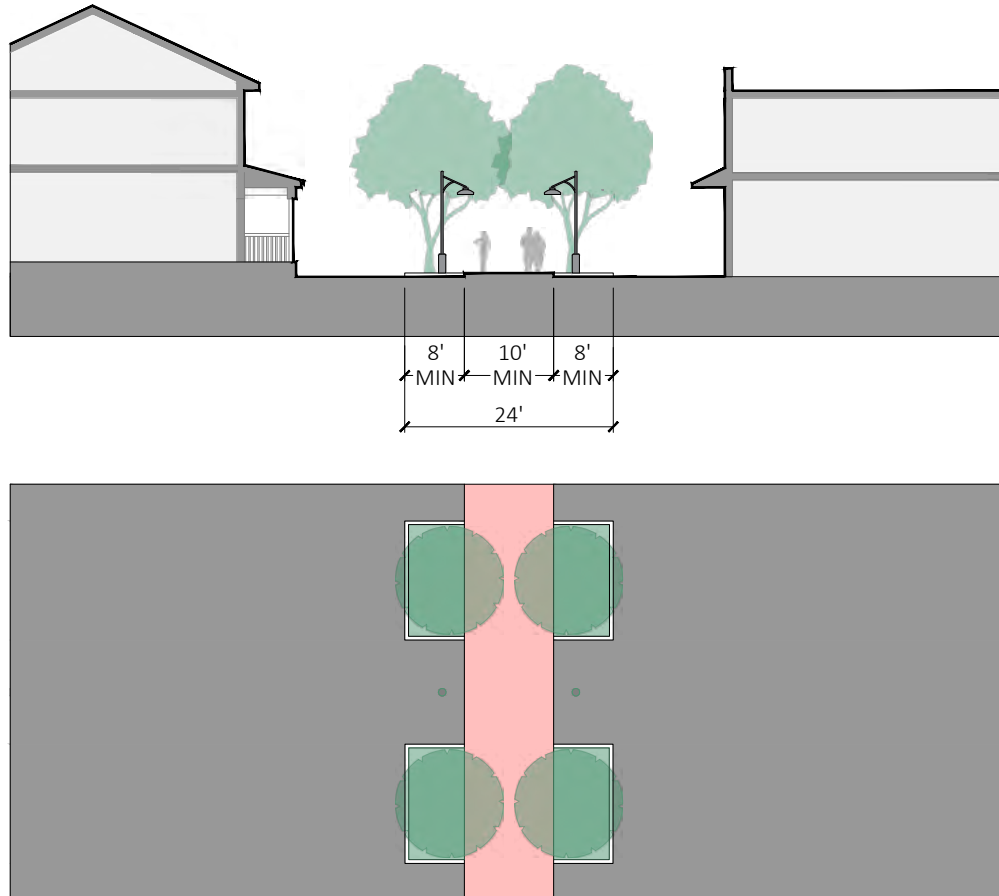
Type	
Vehicular travel lanes	10 feet
Parking Lanes	Not required
Bike Facility	Shared-use path
Preferred R.O.W.	46 feet
Pavement Width	20 feet
Sidewalk	11 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	Tree well with shade trees 30 feet on center
Low Impact Development	Tree Box Filter

FIGURE 38 NEIGHBORHOOD STREET AT PUBLIC USE

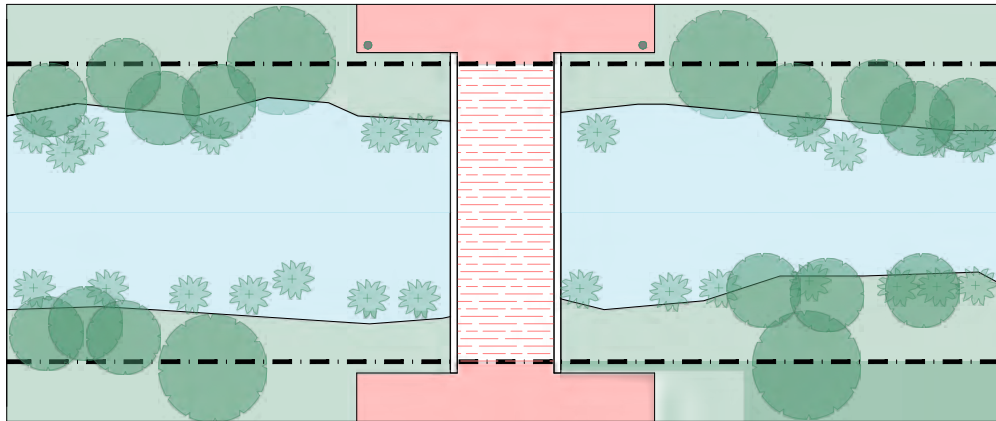
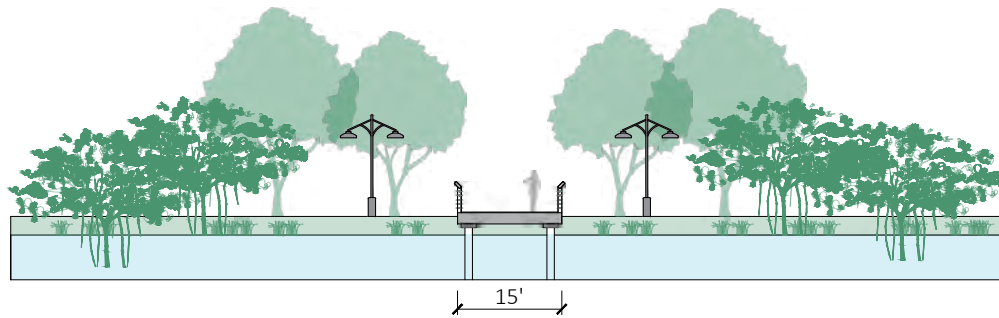
Type	
Vehicular travel lanes	10 feet
Parking Lanes	7 feet parallel on one side
Bike Facility	Shared-use path
Preferred R.O.W.	60 feet
Pavement Width	36 feet
Sidewalk	8-10 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting strip with shade trees 30 feet on center and maintaining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

THOROUGHFARE STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.06**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

ACCESS & PARKING STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD - SEC. 03.02.07****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, <u>including ADUs</u>	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

ACCESS & PARKING STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.07

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

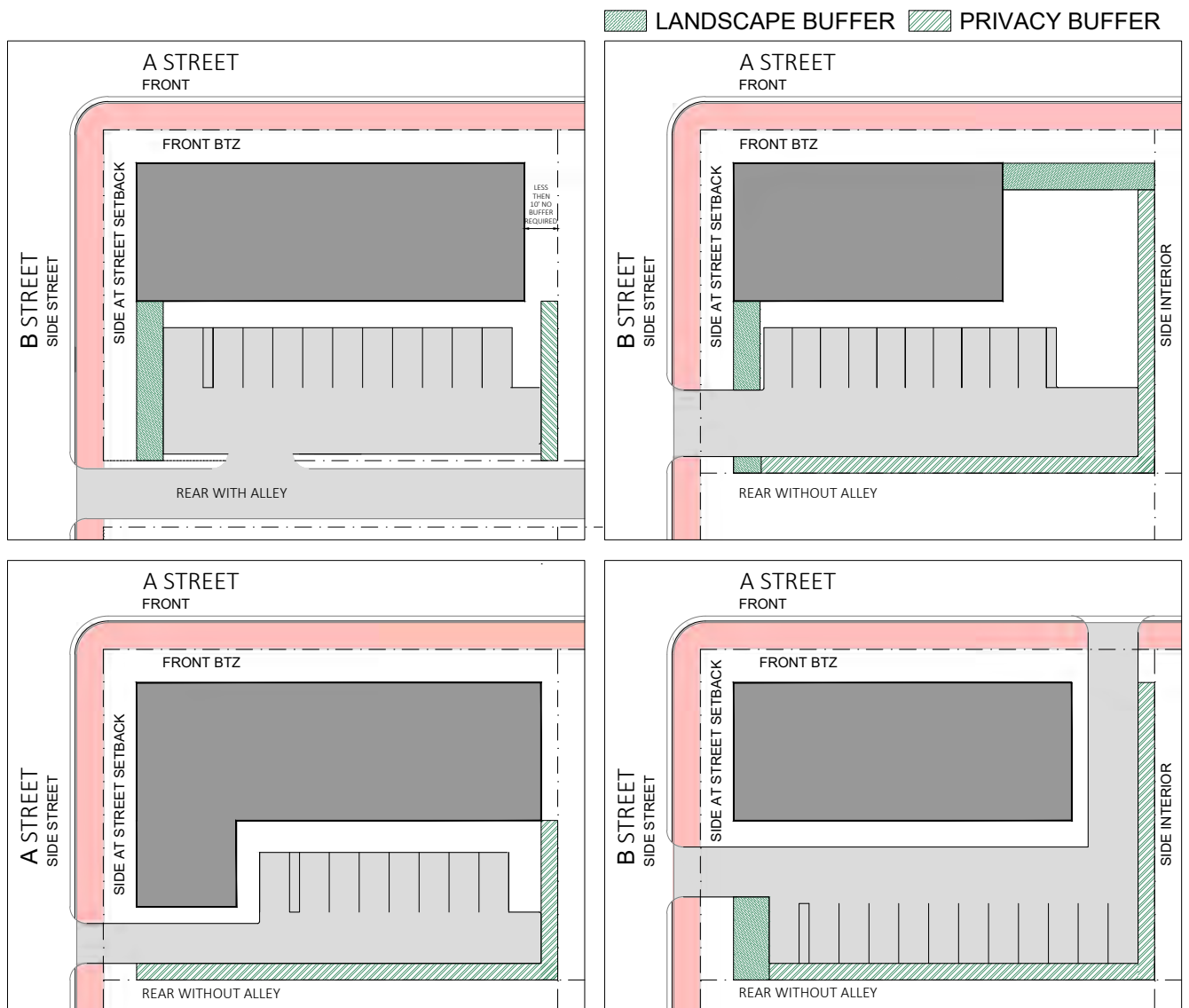
2. On-street parking. On-street parking, constructed to City code, within a public right-of-way along the lot frontage can be counted towards on-site parking requirements. An approved revocable permit from the City Commission is required for on-street parking constructed by the new development.
3. *Payment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

ACCESS & PARKING STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.07**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

ACCESS & PARKING STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.07

8. Parking Design Standards.
- See **Figure 45 Parking Lot Design Dimensions**.
 - 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.
 - Materials.
 - 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.
 - 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.

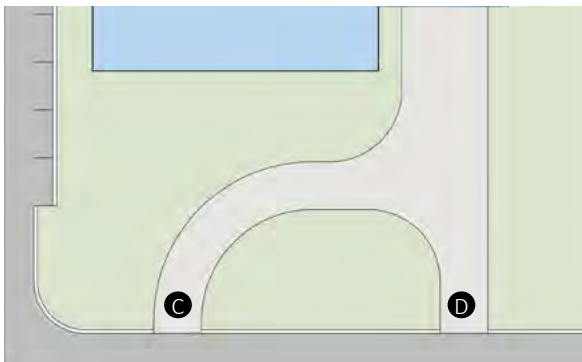
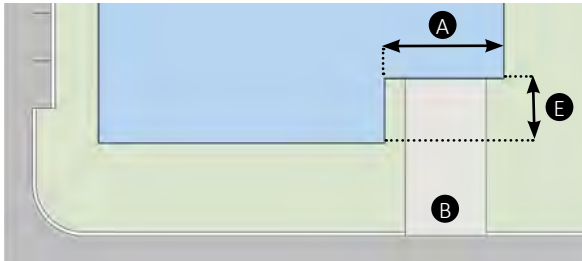
FIGURE 45 PARKING LOT DESIGN DIMENSIONS

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.					

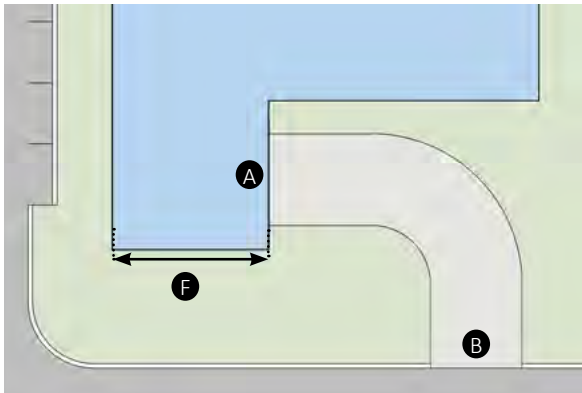
9. Garages, structured parking and parking located within a building envelope.
- Garages shall not be the principal element of the front facade.
 - Structured parking.** Structured parking may be permitted through a conditional use approval, and shall:
 - Be screened by a liner building with active commercial or residential use provided for a depth of no less than 20 feet measured from the building facade.
 - 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.
 - For single-family detached dwellings and duplexes the following shall apply:
 - 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**.
 - Detached garages are permitted provided they comply with the Outbuilding Building Type and building coverage requirements.

ACCESS & PARKING STANDARDSREVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD - SEC. 03.02.07**

- 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 or 20' max. total width (C+D) at property line	B C D
Setback from Front Facade	5' min. for a 1 car garage (garage door less than 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.

LANDSCAPE & SITE STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.09**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.

- 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 <i>build-to-zone</i>
GRO	20%	1 within <i>build-to-zone</i>
SFD	20%	1 within <i>build-to-zone</i>
Public	Not applicable	1 per 30 linear feet at <i>lot frontage</i>
Recreation	Not applicable	1 per 30 linear feet at <i>lot frontage</i>

- 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.
- 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.
- 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.

LANDSCAPE & SITE STANDARDS

REVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.09

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 3 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** 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	<i>Shade tree</i> , every 30' o/c	A hedge planted 24 to 30 inches on-center, and grass, ground cover, or other landscape treatment not less than <u>50%</u> , <u>LID is encouraged</u>
	Garden wall buffer 1	10'	Finished masonry wall, 4' max. height	<i>Shade tree</i> , every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or <u>pervious landscaping material</u> , <u>LID is encouraged</u>
	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 <u>pervious landscaping material</u>
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 <u>6' tall continuous landscape screen</u>
	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 <u>pervious landscaping material</u>
	Privacy wall buffer 2	10'	Finished masonry wall, 6' tall	<i>Shade tree</i> , every 30' o/c	A hedge, grass, ground cover, or other landscape treatment or <u>pervious landscaping material</u> , <u>LID is encouraged</u>

LANDSCAPE & SITE STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.09**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 1 *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 1 *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.

LANDSCAPE & SITE STANDARDSREVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD** - SEC. 03.02.09

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 51 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 51 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 units 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 feet 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.

LANDSCAPE & SITE STANDARDS

REVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD** - SEC. 03.02.09

- 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.

FENCE & WALL STANDARDSREVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD** - SEC. 03.02.10**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 Visibility 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 6 feet 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 52 Fence & Wall Materials.**

FIGURE 52 FENCE & WALL MATERIALS

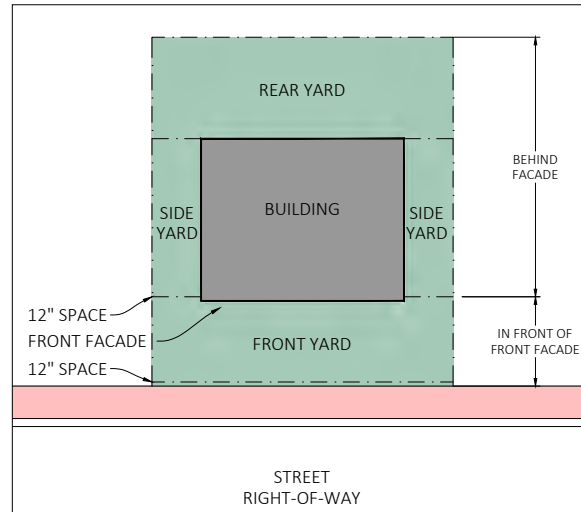
Fence Materials			
Aluminum or Steel	Stone or pre-cast concrete	Wrought iron	Painted stucco
Brick	Wood	Vinyl	Split-face masonry block

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 53 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.

FENCE & WALL STANDARDS

REVIEW DOCUMENT- **EAST STUART NEIGHBORHOOD** - SEC. 03.02.10

FIGURE 53 WALL & FENCE LOCATIONS



Sec. 03.02.011. Sign Standards

- A.** **Figure 54 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. Permanent signs are only permitted in the BMU Zoning District. For GRO and SFD refer to **Sec. 03.02.03.B** Standards for Specific Uses for exceptions.

FIGURE 54 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 55 Sign Lighting Standards.**

FIGURE 55 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. Fluorescent lighting, exposed neon, LED rope or similar perimeter lighting, electronic changeable copy sign

SIGN STANDARDSREVIEW DOCUMENT - **EAST STUART NEIGHBORHOOD** - SEC. 03.02.11

- C. *Prohibited signs.* **Sec. 6.11.16** applies except where modified in **Figure 56 Types of Signs Prohibited.**

FIGURE 56 TYPES OF SIGNS PROHIBITED

PROHIBITED			
			
Advertising 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			
<u>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.</u>			

Sec. 03.02.012. Architectural Standards

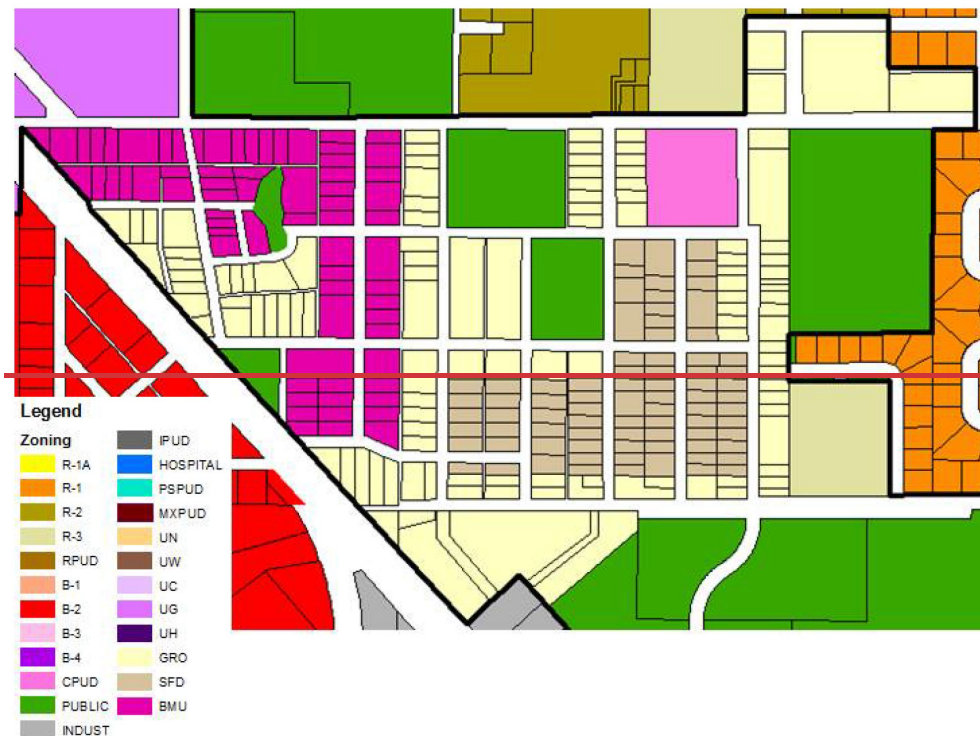
- A.** Historic Preservation. Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in **Sec. 5.09.00.**
- B.** Building Additions. The exterior appearance of additions to an existing building should be compatible with the existing 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, Bahamian cottage, 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-foot 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
<i>Residential Land Uses</i>	
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.	
<i>Transient Residential Land Uses and Overnight Accommodations</i>	
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)
<i>Institutional Uses</i>	
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.
<i>Health Care Uses</i>	
Nursing homes.	1 per 4 beds, plus 1 space per 2 employees
Art shops/galleries	1 per 300 square feet

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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
<i>Recreational Uses</i>	
Public parks	Dependent upon type of recreational activities provided
<i>Utility and Service Uses</i>	
Public facilities and services	Dependent upon type of facility and service
Public utility	Dependent upon type of utility and any required buildings and employees
<i>Telecommunication Uses</i>	
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
<i>Storage, Transportation and Logistics Uses</i>	

Government provided public parking garages and lots.	
Private parking garages and lots by East Stuart Code District conditional use	N/A
<i>Agricultural Uses</i>	
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 buildings⁴
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
<i>Residential Land Uses</i>	
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
<i>Transient Residential Land Uses and Overnight Accommodations</i>	
Rooming and boardinghouses and bed and breakfast inns	0.5 per unit (minimum of one space)
<i>Institutional Uses</i>	
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.

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<i>Health Care Uses</i>	
Nursing homes	1 per 4 beds, plus 1 space per 2 employees
<i>Commercial Uses</i>	
Office, business or professional, medical, and veterinary.	1 per 350 square feet (professional) 1 per 200 square feet (medical and veterinary)
<i>Recreational Uses</i>	
Public parks	Dependent upon type of recreational activities provided
<i>Utility and Service Uses</i>	
Public facilities and services	Dependent upon type of facility and service
Public utility	Dependent upon type of utility and any required buildings and employees
<i>Telecommunication Uses</i>	
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
<i>Agricultural Uses</i>	
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 buildings⁷
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 Spaces Residential 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/A 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 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

(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

City Commission - November 14, 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.

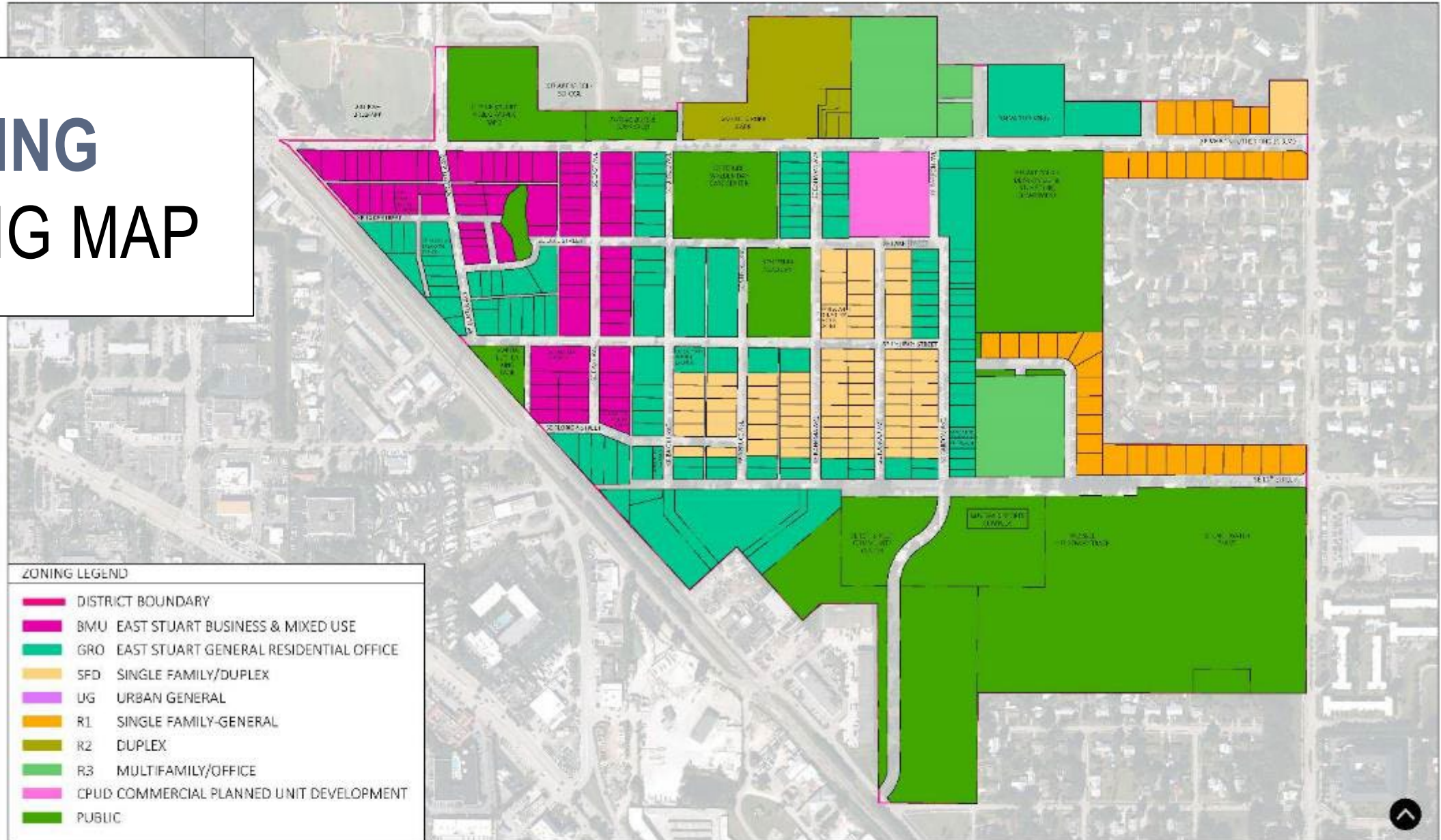


c. Development Director may request an applicant host a community workshop including any active neighborhood association(s) or business associations before submitting an application. A community workshop will be required of all *major development projects*. Applicant shall submit minutes and sign-in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

REGULATING PLAN LEGEND

- DISTRICT BOUNDARY
- BMU EAST STUART BUSINESS & MIXED USE
- GRO EAST STUART GENERAL RESIDENTIAL OFFICE
- SFD SINGLE FAMILY/DUPLEX
- CPUD COMMERCIAL PLANNED UNIT DEVELOPMENT
- RECREATION
- PUBLIC
- POND
- ★ CIVIC SITE



EAST STUART
Community Redevelopment Area
PROPOSED REGULATING PLAN

7/25/2022

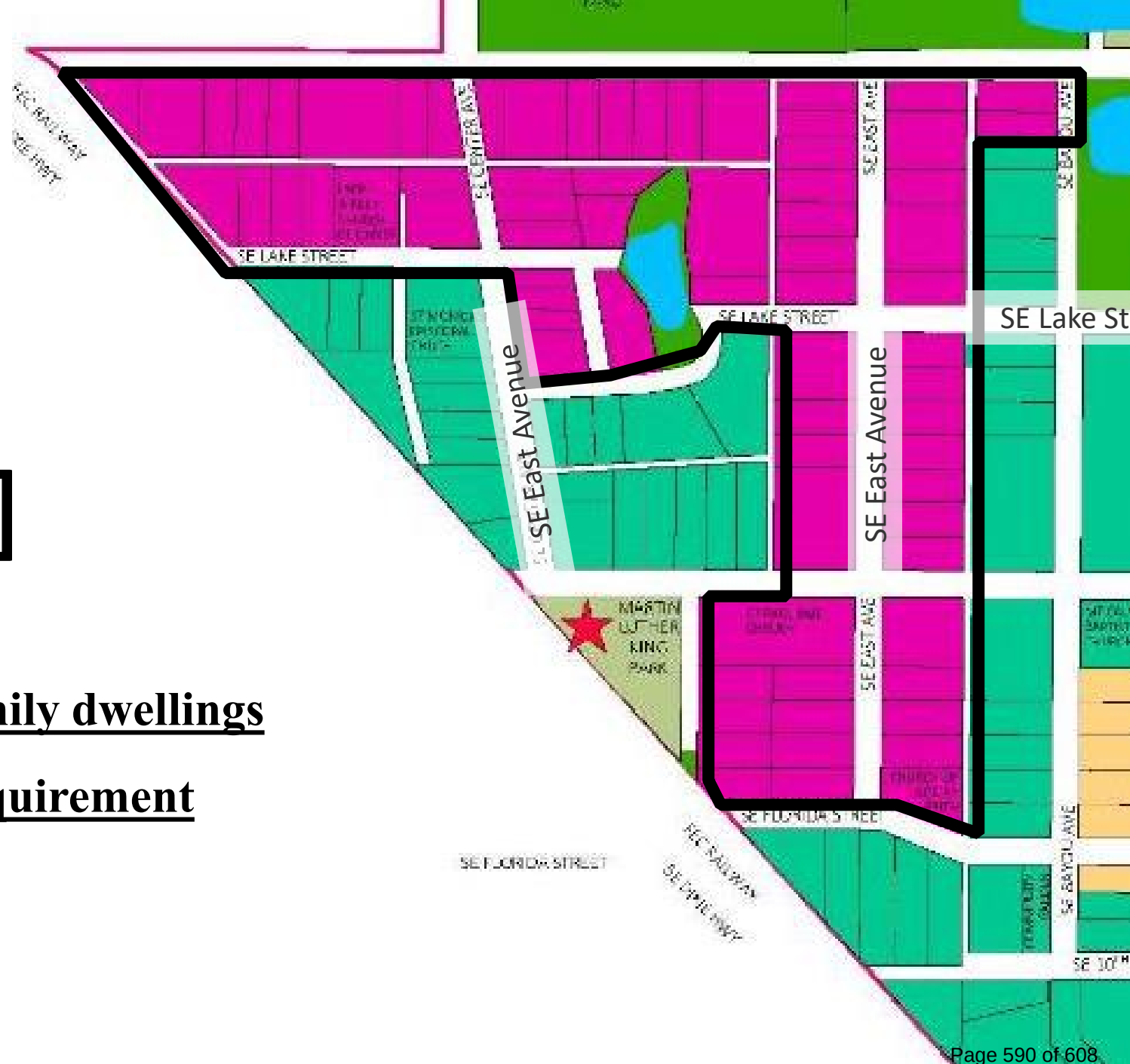
PROPOSED REGULATING PLAN



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'

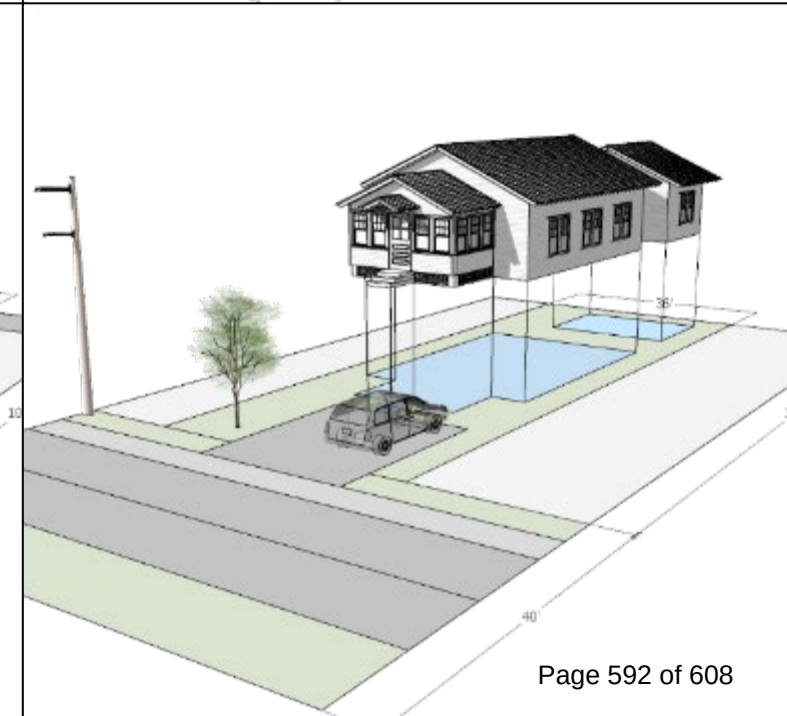
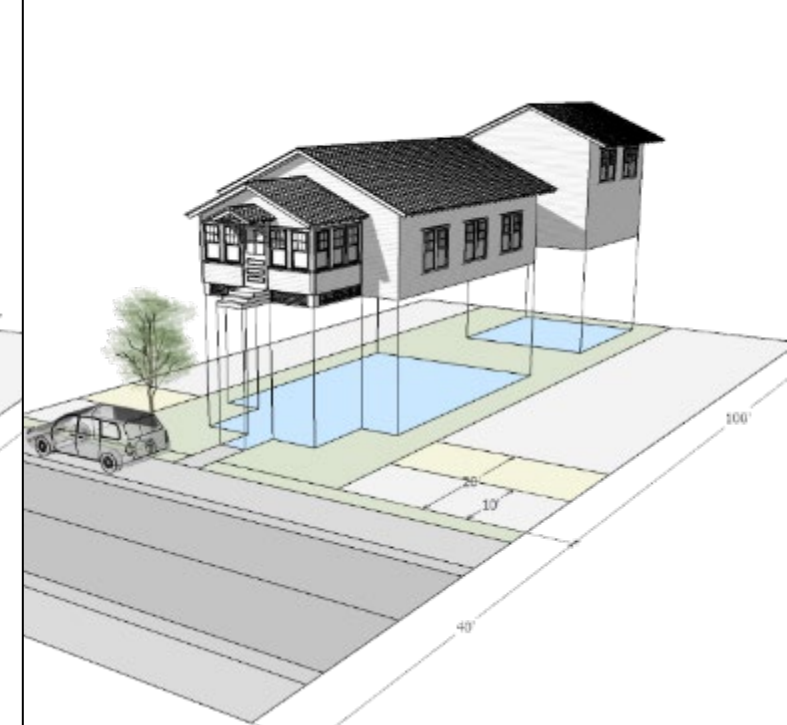
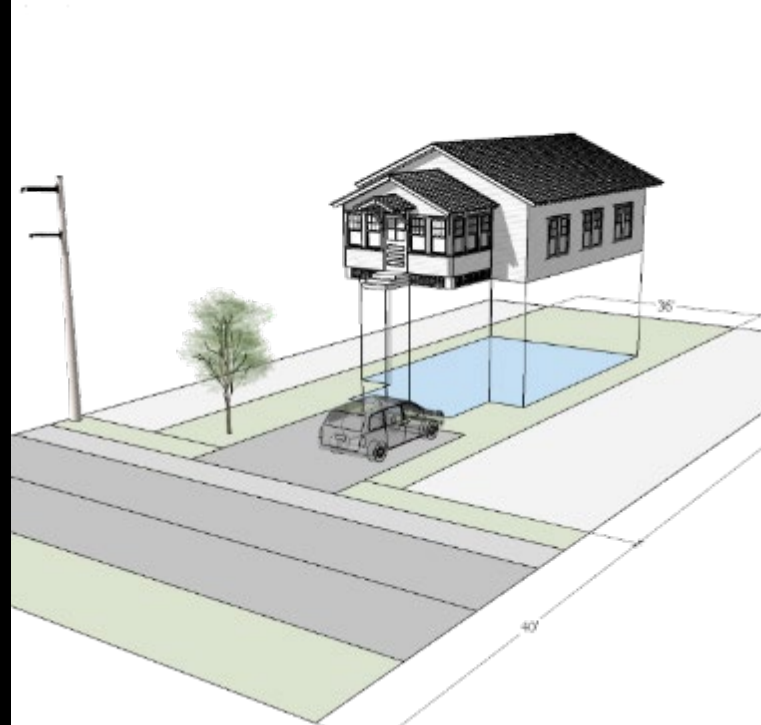
*(mostly
in the
SFD)*

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

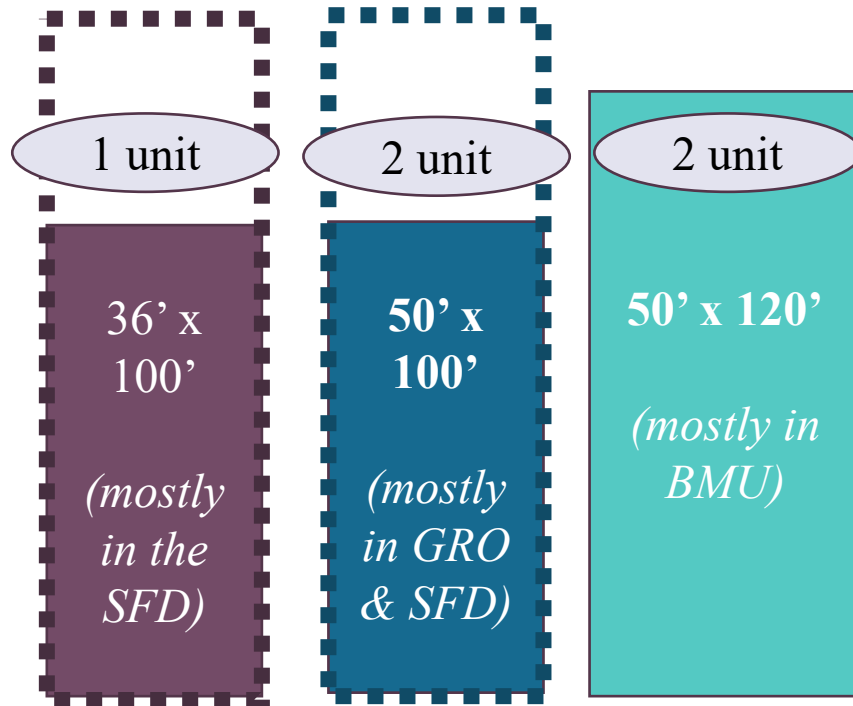


	Existing BMU	Proposed BMU
Lot Size		
Lot area, minimum in sf	None	None
Lot width, minimum in feet	None	None
Height		
Building height, maximum in stories	3 / CU 4	3 ¹
Building height, maximum in feet	35' / CU 45'	40'
Ground story height, minimum in feet	Not Applicable	Not Applicable
Density		
Residential 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.		



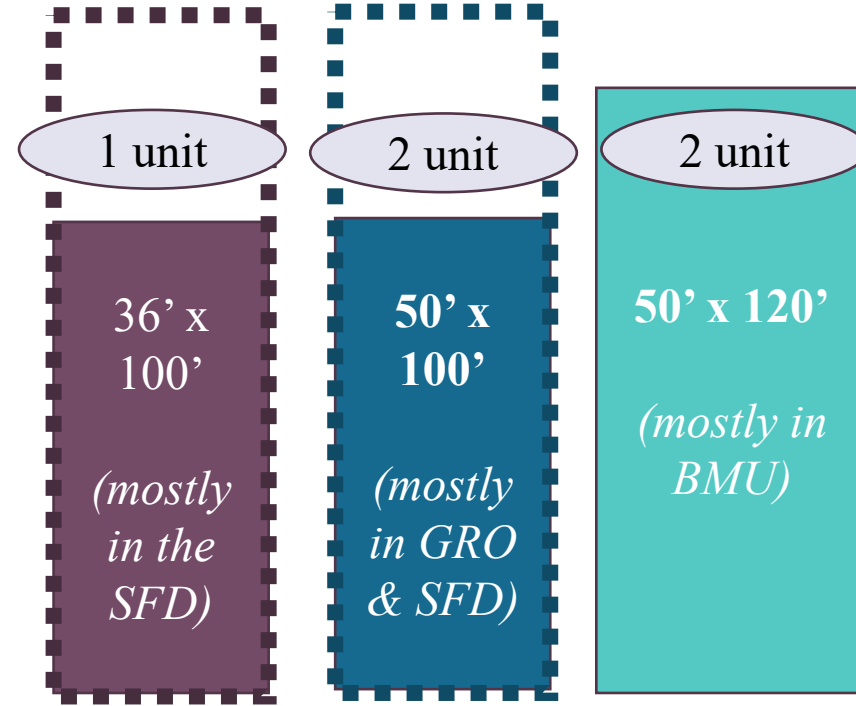
AT 15

DWELLING UNITS PER ACRE



AT 17

DWELLING UNITS PER ACRE



AT 15

DWELLING UNITS PER ACRE

71 unit

4.7 acre site

AT 17

DWELLING UNITS PER ACRE

80 unit

4.7 acre site

FRONTAGE TYPES

FIGURE 13 FRONTAGE TYPES MATRIX

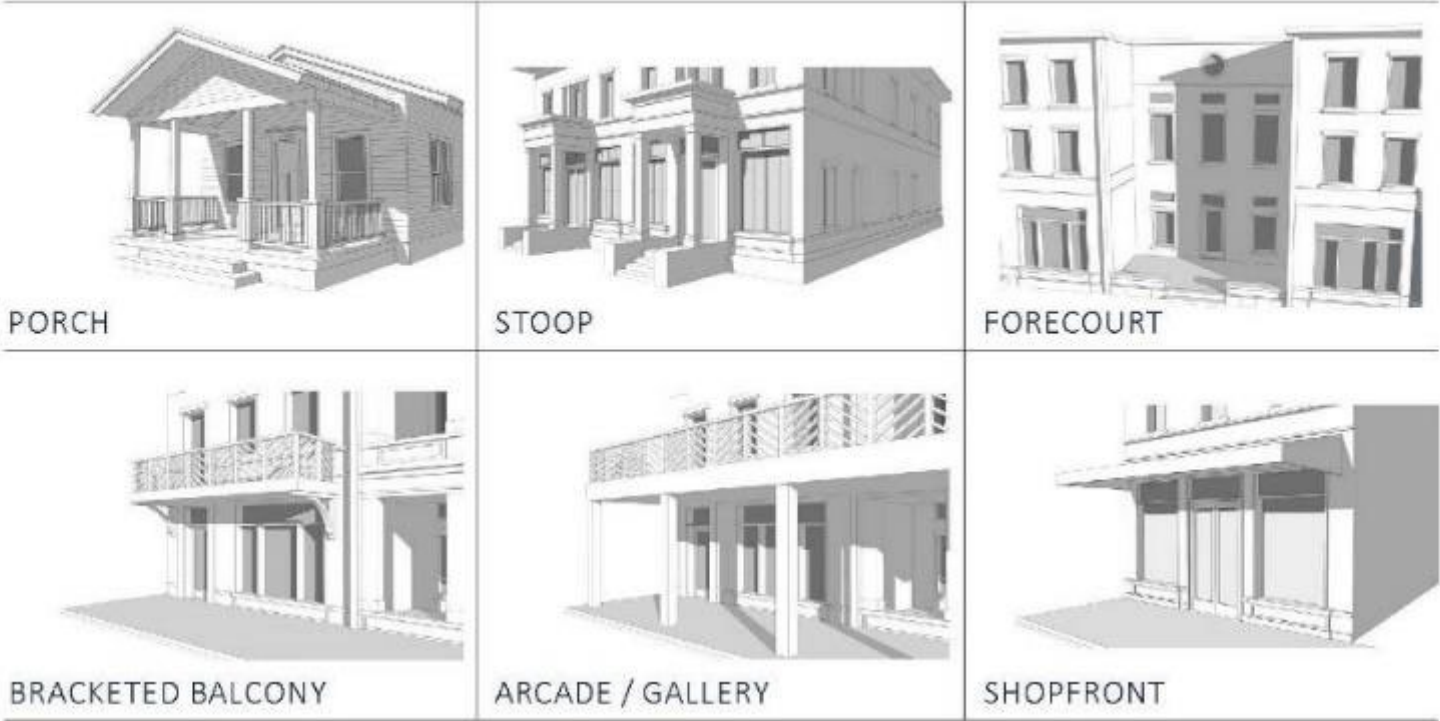


FIGURE 14 PERMITTED FRONTAGE TYPES MATRIX

				Cottage	Duplex	Cottage Court	Town-house	Apartment House	Courtyard	Live-Work
Permitted Zoning District	Permitted Frontage Types									
SFD	GRO	BMU	Porch	✓	✓	✓	✓	✓		
			Stoop	✓	✓	✓	✓	✓		
			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.

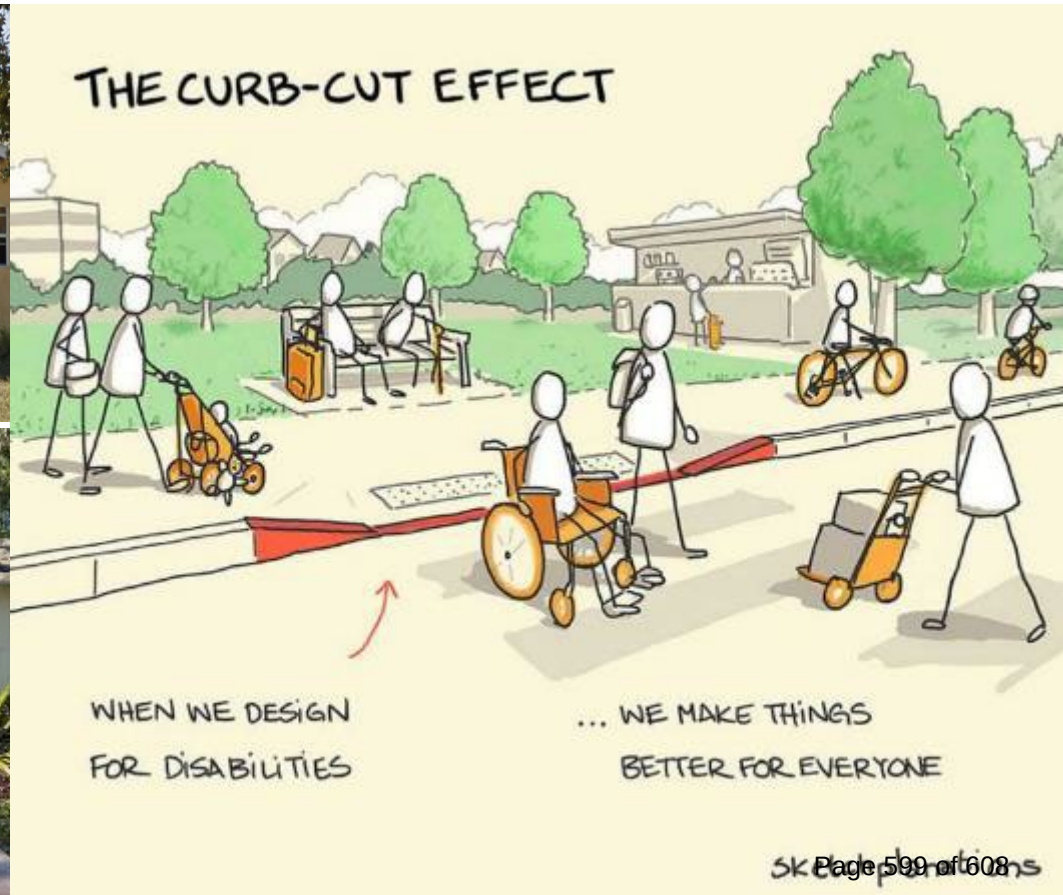
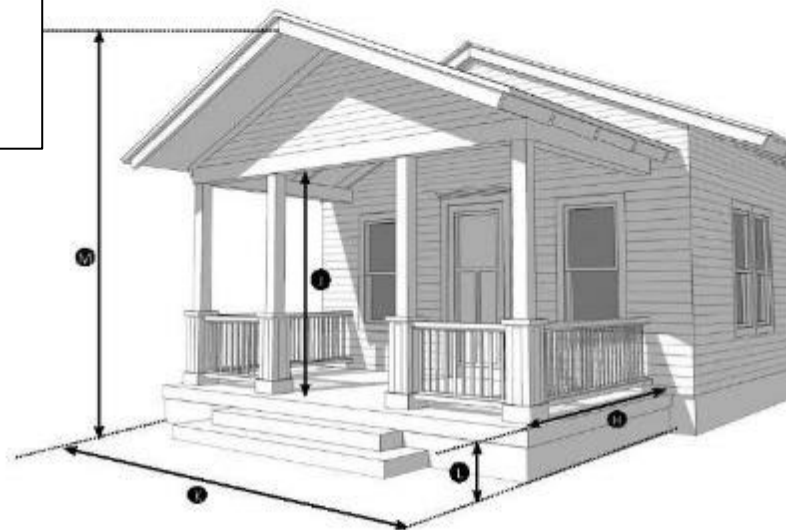


FIGURE 15 PORCH

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. Porches shall have direct access to sidewalks where they exist. Front porches may be screened.	
Dimensions	
Depth	6 feet min. - 8 feet recommended
Height, clear	8 feet min.
Width, length of facade	50% min.
Finish level above crown of road	18 inches min. - 30 inches recommended
Height, stories	2 stories max.
Façade Transparency	
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District



FIGURE 16 STOOP

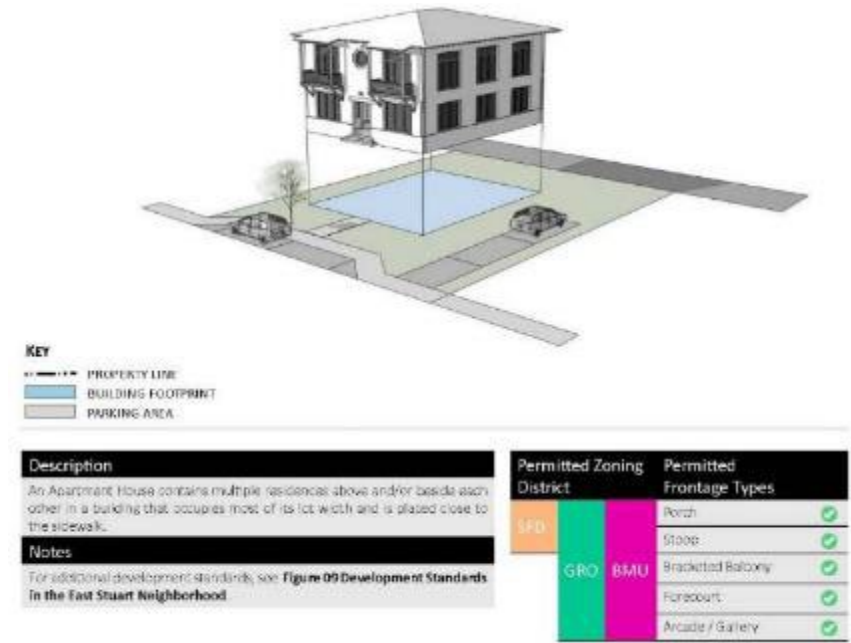
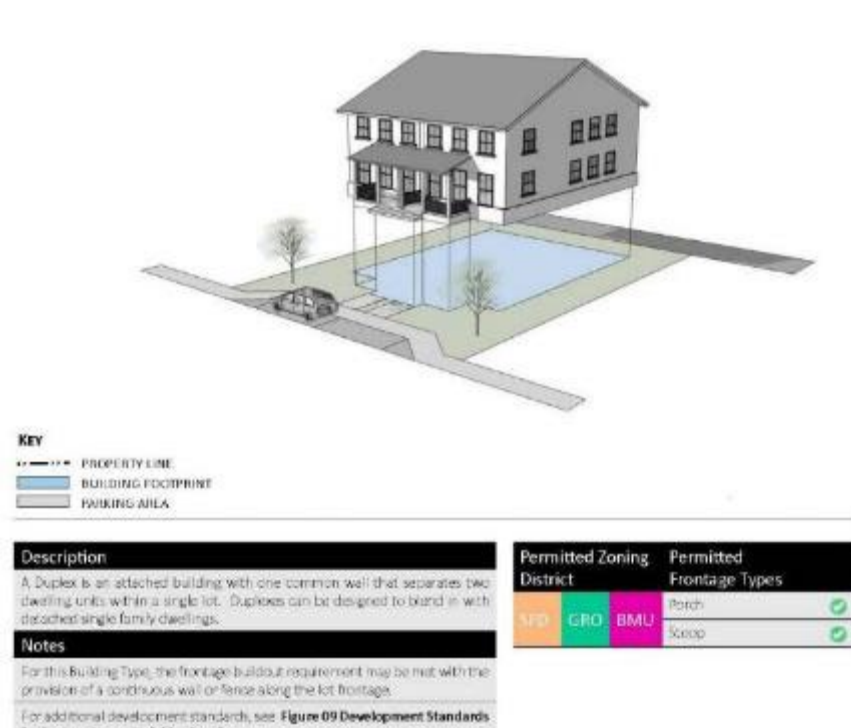
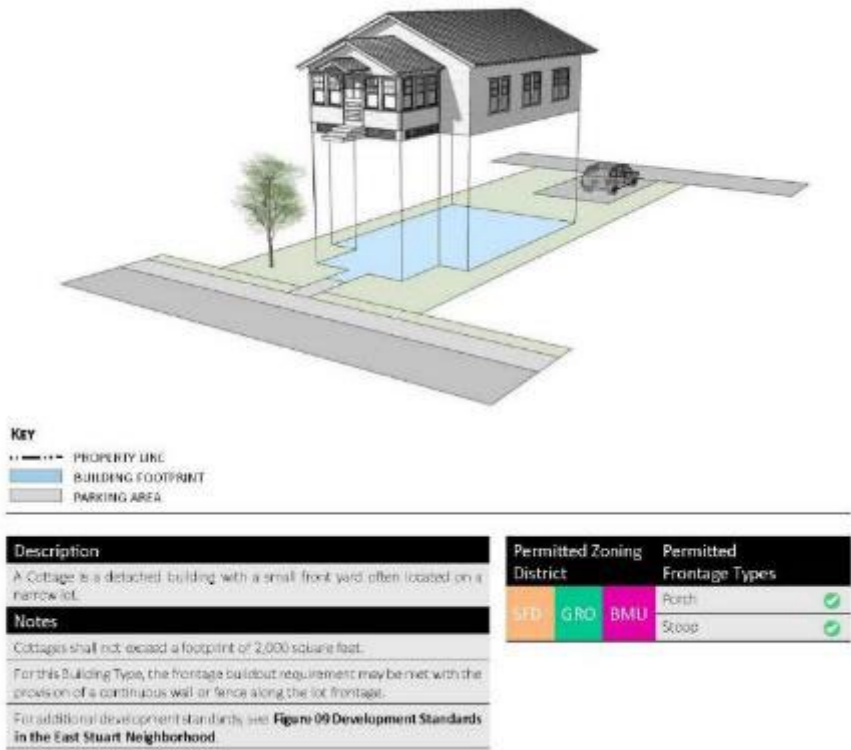


Description	
A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building. Stoops shall have direct access to sidewalks where they exist.	
Dimensions	
Depth	5 feet min.
Height, clear	8 feet min.
Width, clear	4 feet min.
Finish level above crown of road	18 inches min. - 30 inches recommended
Height, stories	1 story max.
Façade Transparency	
Ground level	25% min.
Above the ground level	15% min.

Permitted Zoning District



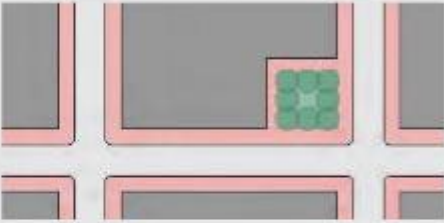
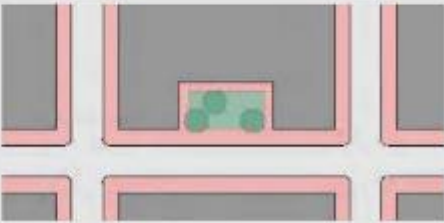
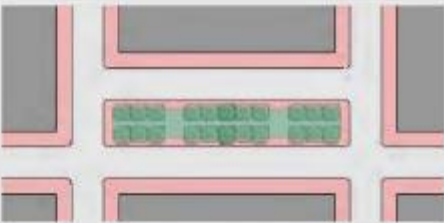
BUILDING TYPES



NEIGHBORHOOD OPEN SPACE PROPOSED

Neighborhood open space is an outdoor space accessible by the general public, improves the pedestrian environment, and serves as an amenity for the neighborhood. Neighborhood open space may provide low impact infrastructure elements to promote improved stormwater treatment. Where neighborhood open space is pervious, the area does not count towards impervious coverage.

FIGURE 12 NEIGHBORHOOD 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.	
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.	
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.	

COMMENTS AT LPA & CITY COMMISSION

Civic Open Space

- Clarifying this is not applicable for single family homes
- Concern too restrictive to mandate for parcels based on size

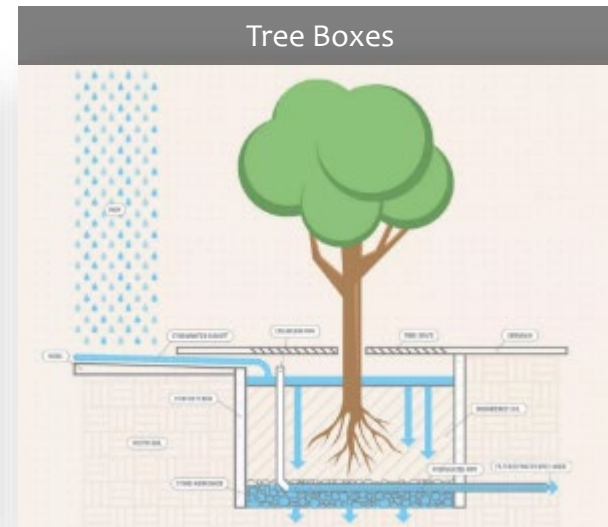
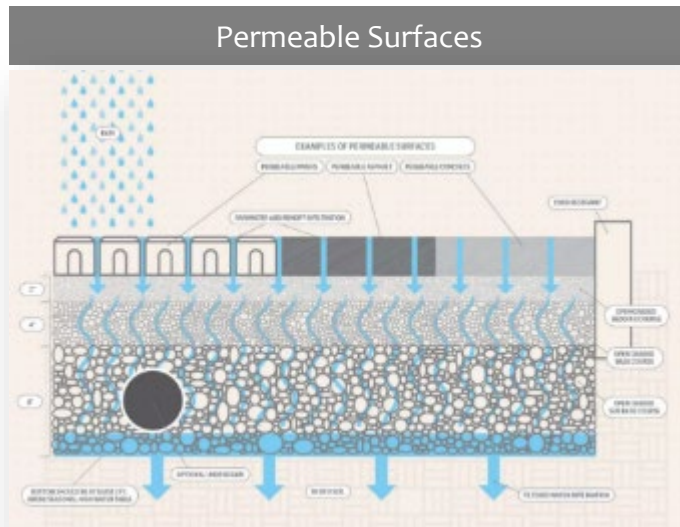
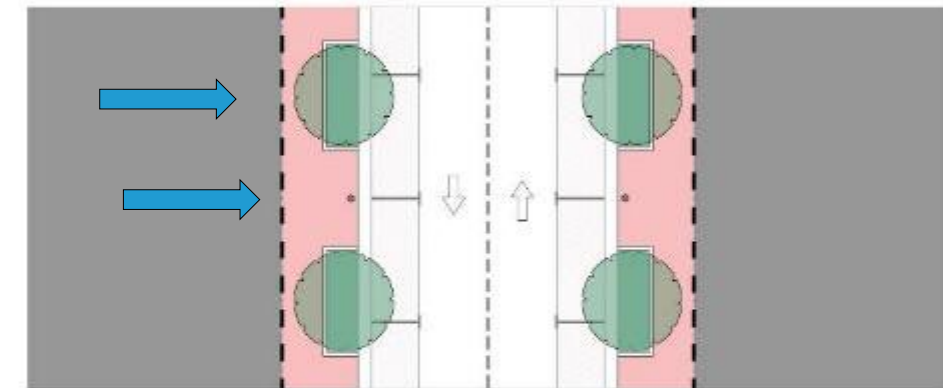
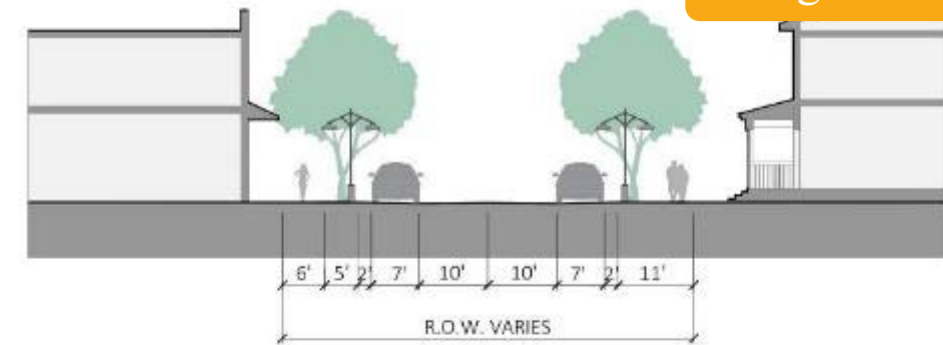
Updated Language:

- Updated language and name
- Removed the requirement based on site size
- Still there as a recommendation for sites
- Can be referred to as a design objective for conditional uses

LOW IMPACT DEVELOPMENT STANDARDS **PROPOSED**

“GET THE GREEN BACK”

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



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



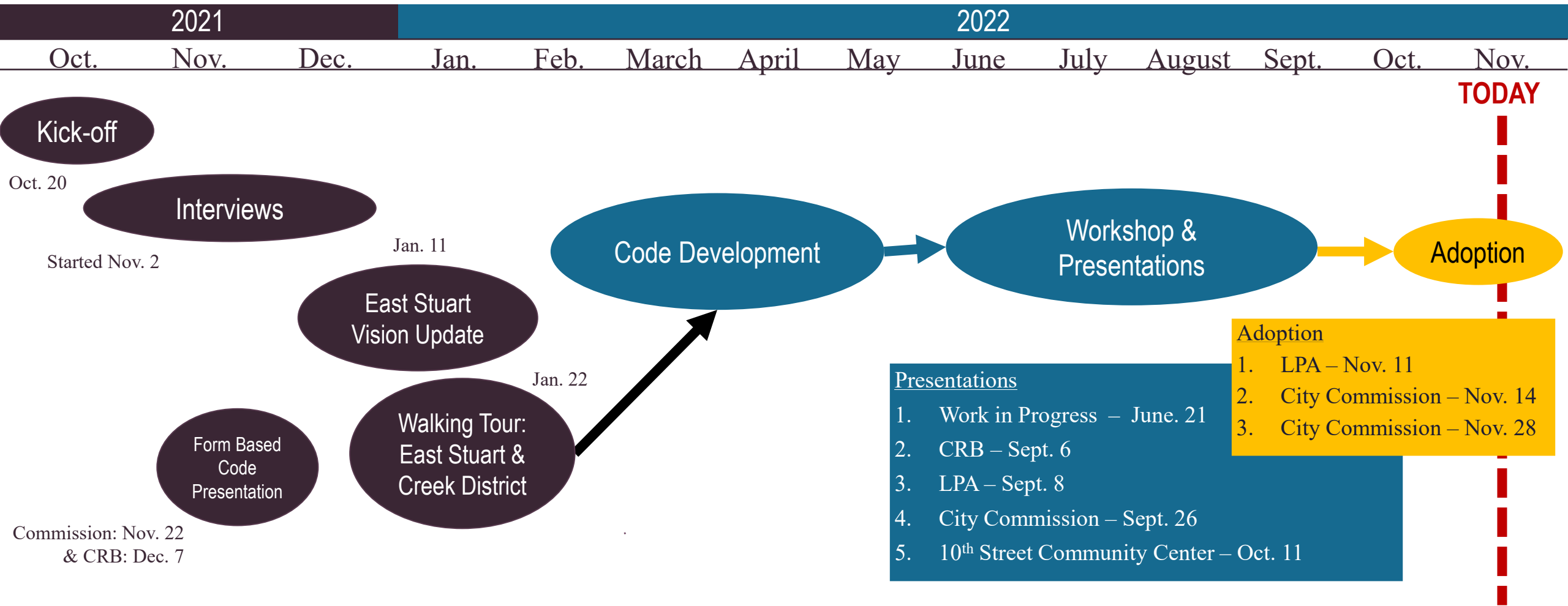


TOP THREE

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

TIMELINE



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. 28: City Commission Meeting 2nd Reading