



AGENDA

COMMUNITY REDEVELOPMENT BOARD

DECEMBER 5, 2023

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni

Vice Chair - Nikolaus Schroth

Board Member - Mark Brechbill

Board Member - Chris Lewis

Board Member - Frank McChrystal

Board Member - Bonnie Moser

Board Member - VACANT

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas

Board Secretary - Susej T. Meleqi

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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 11/07/2023 CRB MINUTES

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. SAILFISH COVE PUBLIC ART MINOR URBAN CONDITIONAL USE APPROVAL (RC):

RESOLUTION No. 03-2023 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE SAILFISH COVE UPUD LOCATED AT 41 SEMINOLE STREET IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO INSTALL AN PUBLIC ART IN FRONT OF THE BUILDING ON SEMINOLE STREET AND DECORATIVE FENCE ALONG THE PUBLIC PEDESTRIAN BOARDWALK ON THE EAST PROPERTY LINE FACING THE ST. LUCIE RIVER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND OTHER PURPOSES.

3. PRESENTATION OF STUART CRA HISTORY AND TAX INCREMENT FINANCING (TIF) REVENUE FOR REDEVELOPMENT ACTIVITIES WITHIN THE CRA.
4. AMENDMENT TO THE CRA PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS (RC):

RESOLUTION No. 01-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AMENDMENTS TO THE CITY'S COMMUNITY REDEVELOPMENT PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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.

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

Meeting Date: 12/5/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 11/07/2023 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 11/07/2023 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 11072023 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
NOVEMBER 7, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Tom Campenni
Vice Chair - Nikolaus Schroth
Board Member - Mark Brechbill
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Vacant**

ADMINISTRATIVE

**CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi**

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Brechbill, Board Member Lewis, Board Member Moser

ABSENT: Vice Chair Schroth, Board Member McChrystal

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 10/03/2023 CRB MINUTES

4:01 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. CREEKSIDE HOTEL - MAJOR URBAN CODE CONDITIONAL USE & MAJOR DEVELOPMENT PLAN (RC):

RESOLUTION No. 104-2023; REQUESTING APPROVAL OF A MAJOR DEVELOPMENT PLAN TO CONSTRUCT A 53,600 SQUARE FOOT FOUR-STORY HOTEL (W/ 102-BEDS) AND A DETACHED 5,000 SQUARE FOOT ONE-STORY BUILDING FOR FUTURE RETAIL AND/OR RESTAURANT USE(S), AND CONCURRENT APPROVAL FOR A MAJOR URBAN CODE CONDITIONAL USE TO PROVIDE RELIEF FROM VARIOUS DESIGN ELEMENTS AND ARCHITECTURAL FEATURES.

Kris McCrain, Principal Planner, Development Department, presented public notices, project location, zoning map, land use map, major development plan request, proposed development plan, proposed hotel elevations, proposed retail/restaurant elevations, major urban code conditional use petition and requests along with parking, electric vehicle charging stations relocation, building height, and thoroughfare elements. Mr. McCrain continued presenting traffic and pending reviews, landscaping plan, shoreline protection zone, public notice responses and letters of support. Staff recommends the Board to forward a recommendation to the City Commission.

Board Member Brechbill asked if the City had any plans to do work alongside this project to enhance Frazier Creek. Chair Campenni stated this would be brought up at another meeting.

Board Member Moser asked if the conditional use of the thoroughfare element can be reviewed again and Mr. McCrain explained further.

Daniel Sorrow, Landscape Architect and Planner, Cotleur & Hearing, representative of the applicant, spoke on the site.

Jenna Knobbe, Landscape Architect and Planner, Cotleur & Heaing, representative of the applicant, presented the project team, project overview, project location, existing conditions, major development plan, site plan, major conditional use requests, walking path, waiver request for sidewalks, site plan highlights for project design, conceptual rendering, project benefits, community support, form based zoning code, community meeting, and the applicants request.

Board Member Lewis disclosed that the Board members individually met with the applicant and asked Ms. Knobbe about the concept of the "Tru Hilton" brand.

Ms. Knobbe and Mr. Rajesh Patel, applicant, spoke about the type of hotel and the tenants for the restaurant and retail store.

Chair Campenni asked about the parking garage and how the hotel would use it and provide drainage.

Ms. Knobbe gave an explanation stating that an easement allows them to do the garage and introduced Jacob McClellan, Falcon Engineering, who provided information on the drainage.

PUBLIC COMMENT:

1. Bert Mautz - Frazier Creek; Attended on behalf of his neighbors and is not in favor and shared his concerns about no elevator.
2. Seth Owens - South River Pond Drive; Provided background on himself and is in favor of this project.
3. Tracy Barnes - Channel Avenue; Expressed her concerns on this project.
4. Curt Meulengracht - McPherson Street; Stated he spoke to former City Manager David Dyess about having a parking count on the parking garage. He opposes project.
5. Michael Jacquin - Ft. Pierce; Asked how the voting would turn out this evening? Would there be three (3) to one (1) or all four (4)? Spoke on the hotel and is in favor of the project and commented positively on the applicant.

Board Member Lewis shared his thoughts and concerns regarding the neighbors in Frazier Creek.

5:08 PM MOTION: Motion to discuss. 5:09 PM AMENDED MOTION: Approve and add all the paperwork to ensure the packet is complete prior to going to the Commission.

MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Chris Lewis

Motion approved unanimously.

3. 101 S. COLORADO RESTAURANT - REZONE TO URBAN PLANNED UNIT DEVELOPMENT & SITE PLAN APPROVAL (RC):

ORDINANCE No. 2524-2023; REQUESTING APPROVAL OF AN URBAN PLANNED UNIT DEVELOPMENT TO PROVIDE RELIEF FROM VARIOUS PARKING REQUIREMENTS WITH CONCURRENT SITE PLAN APPROVAL TO CONSTRUCT A 150-SEAT WATERFRONT RESTAURANT WITHIN THE URBAN CODE DISTRICT.

Jodi Nentwick Kugler, Development Director, presented the items on 101 South Colorado Avenue Restaurant. Public notice, project location, land use map, zoning map, planned unit development, urban planned unit development waiver requests, valet parking lot layout, proposed development plan, proposed elevations, proposed public art, public notice with sixteen (16) in favor and zero (0) not in favor, staff recommends the board to forward an approval to the City Commission with conditions.

Board Member Brechbill asked if their valet license gets pulled, will their Certificate of Occupancy also get pulled.

City Manager Mortell provided an explanation and used another property as an example.

Board Member Brechbill asked about the liquor license and commented on a City Ordinance that restricts the number of licenses. Ms. Nentwick stated that the size of the restaurant allows a liquor license.

Pinal Gandhi-Savdas, Community Redevelopment Agency Director, stated that the Ordinance Mr. Brechbill referred to is a specific location and the location of this restaurant is outside of that district and is permitted.

Board Member Moser wanted to clarify that the building is a building that is being repurposed and not torn down.

Mike McCarty, McCarty and Associates, presented the site plan, landscape plan, renderings of the restaurant, floor plan and side elevation. In summary, requesting a waiver of the parking required on site per the code.

Dr. Aaron Schamback, the applicant, provided his background and his purpose for this project.

PUBLIC COMMENT:

1. Edward Lucente - Seminole Street; Provided his statistics on the valet and is in opposition of the project.
2. Chip Hazard - Seminole Street; In opposition of the project and spoke of our Land Development Code.
3. Bruce Laraway - Seminole Street; In opposition of the project and stated that the lot is not big enough for a restaurant and this project is not thought out.
4. Dennis Steelman - Seminole Street; Spoke on Seminole Street being a one-way street and is in opposition of the project.
5. Joseph Taub - Seminole Street; In opposition of this project due to valet running down the block.

Board Member Lewis stated he normally does not approve projects on Seminole Street due to the street being one way and not a large street, but stated he does like the project and is sympathetic with the neighbors who live there.

Board Member Moser asked if Oak and Ember had a valet agreement and she stated her background and does not believe the City of Stuart has a parking problem but a walkability problem.

Mr. McCarty discussed and explained the project further.

Chair Campenni suggested that the following conditions be added:

1. When the restaurant is open, the valet operates in the evening.
2. There is no outdoor music.

5:57 PM MOTION: Motion to discuss. **6:17 PM AMENDED MOTION:** Approve with conditions that the valet only operates during restaurant hours and no outdoor music.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

VOTE: 3/1

YES: Tom Campenni, Chris Lewis, Bonnie Moser

NO: Mark Brechbill

STAFF UPDATE

4. DEVELOPMENT PROJECT PRESENTATION

Jodi Nentwick Kugler, Development Director, presented on the upcoming projects within the last year in the City. Ms. Nentwick stated that there is only one approved for 2023 and it is Willis Custom Yachts.

ADJOURNMENT

6:22 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 5th day of December, 2023.**

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

Meeting Date: 12/5/2023

Prepared by: Jodi Nentwick

Title of Item:

SAILFISH COVE PUBLIC ART MINOR URBAN CONDITIONAL USE APPROVAL (RC):

RESOLUTION No. 03-2023 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE SAILFISH COVE UPUD LOCATED AT 41 SEMINOLE STREET IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO INSTALL AN PUBLIC ART IN FRONT OF THE BUILDING ON SEMINOLE STREET AND DECORATIVE FENCE ALONG THE PUBLIC PEDESTRIAN BOARDWALK ON THE EAST PROPERTY LINE FACING THE ST. LUCIE RIVER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The applicant is seeking a Minor Urban Code Conditional Use approval to allow for the permitting and approval of the required public art to be installed at Sailfish Cove Urban Planned Unit Development, located at 41 Seminole Street, in Stuart.

The subject parcel is located at 41 Seminole Street, situated on the east side of Seminole Street, south of SW Saint Lucie Avenue, and north of S. Colorado Avenue in Stuart, Florida. The 0.925-acre site was developed in 2023. The site is zoned Urban Planned Unit Development, with a Downtown Redevelopment Future Land Use designation, and is situated within the City of Stuart's Community Redevelopment Area (CRA).

On August 24, 2020, the City Commission approved the rezoning to Urban Planned Unit Development (UPUD) to be known as "Sailfish Cove UPUD" for the development of a multifamily development consisting of thirty (30) residential units and eight (8) office/retail units totaling 5,768 square feet.

As a conditional of approval, the Developer is required to submit a separate application for a Minor Urban Conditional Use for Public Arts to be approved by the Community Redevelopment Board.

Funding Source:

N/A

Recommended Action:

Staff has reviewed the Minor Urban Code Conditional Use petition for Public Art and recommends the Community Redevelopment Board grant approval of Resolution 03-2023 CRB, subject to the following conditions:

1. Any proposed change to the approved art shall require a Minor Urban Code Conditional Use approval by the Community Redevelopment Board (CRB).

The applicant, developer, or successor shall be responsible for the maintenance of artwork in perpetuity.

ATTACHMENTS:

1. DRAFT Resolution R03-2023 CRB
2. CRB Staff Report
3. Applicant's Application
4. Resolution R03-2023 CRB - Exhibit D
5. Public Art Review - Sailfish Cove
6. Approved Sailfish Cove UPUD Site Plan
7. Recorded Ordinance 2449-2020 - Sailfish Cove UPUD



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

* * * * *

RESOLUTION NO.: R03-2023 CRB

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE SAILFISH COVE UPUD LOCATED AT 151 NW FLAGLER AVENUE IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO INSTALL AN PUBLIC ART IN FRONT OF THE BUILDING ON SEMINOLE STREET AND DECORATIVE FENCE ALONG THE PUBLIC PEDESTRIAN BOARDWALK ON THE EAST PROPERTY LINE FACING THE ST. LUCIE RIVER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Section 3.01.08 of the Land Development Regulations of the City of Stuart, Sailfish Cove Stuart, LLC., (Property Owner) filed an application on August 10, 2023, for a Minor Urban Code Conditional Use Permit to allow for the permitting of the required public art to install a fish and turtle statue in front of the building on Seminole Street, a decorative ornate artistic fence with fish art along the public pedestrian boardwalk along the east property line facing

the St. Lucie River, a Zen garden, and two (2) fountains to fulfill the projects public art requirement located in the within the City’s Community Redevelopment Area (CRA); and

WHEREAS, the Community Redevelopment Board held a properly noticed hearing on December 5, 2023, to consider the application for a Minor Urban Code Conditional Use for required public artwork; and

WHEREAS, at a public hearing the applicant has shown by substantial competent evidence that the proposed artwork does not create any detrimental effects on adjacent properties, within three hundred (300) feet of the proposed location; and

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT BOARD, OF THE CITY OF STUART, FLORIDA THAT:

SECTION 1: Subject to the conditions attached hereto, the Community Redevelopment Board hereby grants a Minor Urban Code Conditional Use approval to the property owner for the property located at 41 Seminole Street, Stuart, Florida.

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

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

SECTION 4: The Community Redevelopment Board (CRB) approves the Public Art as depicted on the Justification Statement prepared by Marcela Camblor & Associates, Inc., dated August 17, 2023, and revised on September 22, 2023, attached hereto as “**Exhibit D**”.

SECTION 5: This Resolution shall take effect immediately upon adoption.

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

TOM CAMPENNI, CHAIR

NIKOLAUS SCHROTH, VICE CHAIR

MARK BRECHBILL, BOARD MEMBER

FRANK MCCHRYSTAL, BOARD MEMBER

SETH OWENS, BOARD MEMBER

BONNIE MOSER, BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED on the first and final reading this _____ day of _____, 2023.

ATTEST:

MARY KINDEL
CITY CLERK

TOM CAMPENNI,
CRB, BOARD CHAIR

APPROVED AS TO
FORM AND
CORRECTNESS:

LEE J. BAGGETT
CITY ATTORNEY

CITY'S ACKNOWLEDGMENT

The above Resolution, Acceptance, and Agreement was acknowledged before The above Resolution, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023 Tom Campenni, Board Chair, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

Exhibit “A” Legal Description

PARCEL 1:

Lots 4 and 5 of the Feroe Subdivision of Stuart, according to the Plat thereof filed 20 May 1912, recorded in Plat Book 2, Page 25, Palm Beach (now Martin) County, Florida, Public Records.

PARCEL 2:

That parcel of land lying between said lots and the high water level□ more particularly described as follows, to wit: Beginning at the Northeast corner of said Lot 5, which corner lies upon a line on said plat marked "Edge of Bluff", run Northeasterly along the extended East boundary line of said Lot 5 to a point of intersection with a line on said Plat marked "High Water Level March 1912" thence follow said line marked "High Water Level March 1912" Westerly to a point of intersection with the extended West boundary line of said Lot 4, thence run Southwesterly along said extended Western boundary line of Lot 4 to the Northeast corner of Lot 4 which is upon the line on said plat marked "Edge of Bluff" thence run Easterly along said line marked "Edge of Bluff" to Point of Beginning.

LOTS 6 and 7 of the Feroe Subdivision of Stuart, according to the Plat thereof filed 20 May 1912, recorded in Plat Book 2, Page 25, Palm Beach, (now Martin) County, Florida, Public Records.

Exhibit “B” Location Map



Exhibit “C”
Conditions of Approval

1. Any proposed change to the approved art shall require a Minor Urban Code Conditional Use approval by the Community Redevelopment Board (CRB).
2. The applicant, developer, or successor shall be responsible for the maintenance of artwork in perpetuity.

DRAFT

**Exhibit “D”
Proposed Art**

DRAFT



To: Community Redevelopment Board (*CRB*)
From: Jodi Nentwick-Kugler, Development Director
Meeting Date: December 5, 2023
Subject: Sailfish Cove UPUD – Public Art
Minor Urban Code Conditional Use (Project No.: Z22040004)

The applicant is seeking a Minor Urban Code Conditional Use approval to allow for the permitting and approval of the required public art to be installed at Sailfish Cove Urban Planned Unit Development, located at 41 Seminole Street, in Stuart.

GENERAL INFORMATION:

Applicant & Owners: Sailfish Cove Stuart, LLC
George Hart
8180 NW 36th Street, #402
Doral, FL 33166

Agent of Record: Marcela Camblor & Associates, Inc.
Marcela Camblor-Cutsaimanis, AICP, Principal
47 W. Osceola Street, #203
Stuart, FL 34994

Location: 41 Seminole Street, Stuart FL 34994

Zoning: Urban Planned Unit Development

Future Land Use: Downtown Redevelopment

Parcel I.D.: 05-38-41-004-000-00040-1

Parcel Size: 0.925-acres

Existing Use: Mixed-Use - Multi-Family & Office/Commercial

Overlay District: Community Redevelopment Area (*CRA*)

A. Project Background

The subject parcel is located at 41 Seminole Street, situated on the east side of Seminole Street, south of SW Saint Lucie Avenue, and north of S. Colorado Avenue in Stuart, Florida. The 0.925-acre site was developed in 2023. The site is zoned Urban Planned Unit Development, with a Downtown Redevelopment Future Land Use designation, and is situated within the City of Stuart’s Community Redevelopment Area (CRA).

On August 24, 2020, the City Commission approved the rezoning to Urban Planned Unit Development (UPUD) to be known as “Sailfish Cove UPUD” for the development of a multi-family development consisting of thirty (30) residential units and eight (8) office/retail units totaling 5,768 square feet.

As a conditional of approval, the Developer is required to submit a separate application for a Minor Urban Conditional Use for Public Arts to be approved by the Community Redevelopment Board.

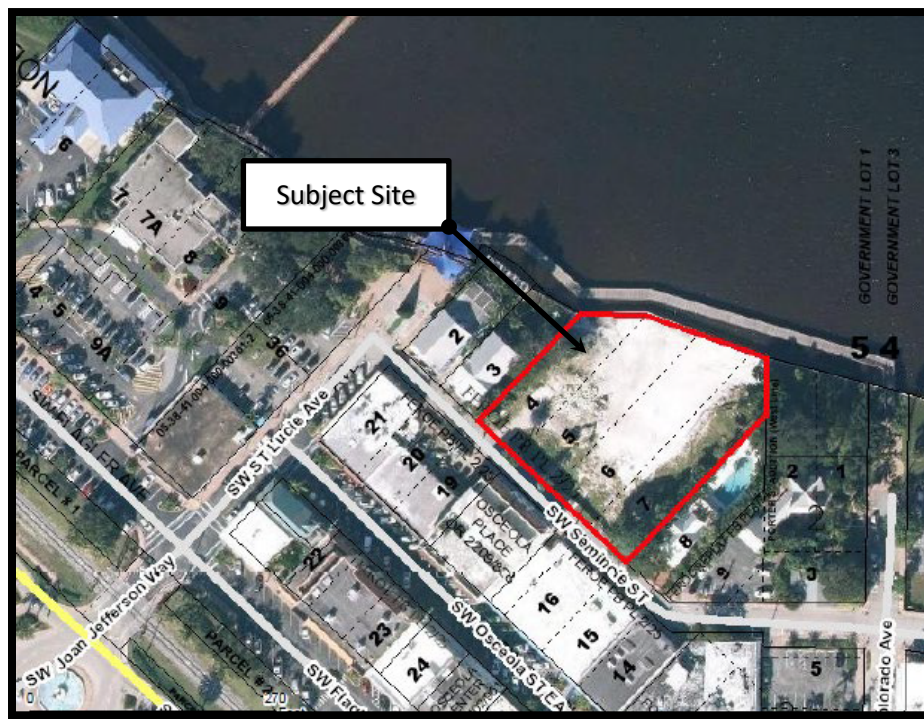


Exhibit 1.0: Location Map (Source: City of Stuart GIS 2022 Location Map)

B. Land Development Code Review

Pursuant to Land Development Code Section 3.01.08, An application for a Minor Urban Code Conditional Use shall be submitted to construct and install a required work of art.

The Community Redevelopment Board (CRB) shall be governed by the following criteria in the exercise of their discretion to approve, approve with conditions, or disapprove the proposed installation of public art. In specific cases, the Board shall have the authority to exercise discretion and approve a proposal that proves to be an exceptional work of art yet does not meet all the following criteria.

1. The proposed art conforms to the definition of public art contained in this section.

According to the definition of Public Art, as outlined under the City of Stuart Land Development Code,

Chapter 12 – Definitions, public art means “an artistic work that is an expression of a historic person, place or event or an expression of an important local theme that is represented in good taste and craftsmanship. The work may be a fountain, mural, sculpture, painting, or other generally acceptable art form as directed by the Community Redevelopment Board. The work must be original, not reproducible, and must be created individually by an artist or team of artists. Public art may be displayed in a public venue including public lobbies as approved by the Community Redevelopment Board”.

The Applicant’s narrative dated August 17, 2023, states the proposed sculpture of a jumping marlin and turtle on the northwest corner of the property and a s sculptures marine-theme4d fence along the seawall represent an expression of an important local character that is represented in good taste and craftsmanship.

The artwork was prepared by Jay Williams, based on his bio provided by the applicant, and his interest in creating monumental marble sculptures and won many awards throughout his career, including nine (9) from the National Sculpture Society. However, the artist does not have any active web presence or any information about where the artist is located.

2. *The proposed art meets or exceeds the valuation requirement as provided herein.*

According to LDC Section 3.01.08(C)(2), the required minimum cost of public art must be equal to or greater than one (1%) percent of the estimated cost of vertical construction.

The Applicant provided previously a cost estimate for the construction of the public art and provided a letter of credit from iTHINK Financial for \$90,000 which satisfied Condition No. 18 of the Sailfish Cove UPUD as outlined in Ordinance 2449-2020. A breakdown of the estimated costs for the commissioned work of art provided by the artist is as follows:

Portion of Public Art	Cost
Fish Art	\$18,000
Fish/Turtle Statue	\$22,000
Zen Garden	\$5,000
Two Fountains	6,300
Ornate Artistic Fish Fence	30,500
Total	\$81,800

3. *The proposed art meets the location requirements.*

According to Chapter 12 of the Land Development Code, “Public art location means a location accessible to the general public or is visible to the general public from another public space such as city park or public right-of-way”.

The proposed public art will be readily visible to the public from Seminole Street and the rear of the property along the public pedestrian boardwalk and anyone traveling by boat along the St. Lucie River.

4. *The proposed art is visible from a public right-of-way and will enrich the open space.*

The proposed public art will be visible from Seminole Street, which is a public road and will also be visible from the public pedestrian boardwalk. It will create a visual amenity along the pedestrian pathways. It will also create a photo opportunity for residents and visitors, when widely posted, and become positive marketing for Downtown Stuart. A graphic detailing the proposed location of the public art about the public right-of-way is provided below.



5. *The proposed art is of exceptional quality and enduring value.*

The proposed sculpture and continuation of the aquatic theme along the fence have been designed to provide art of a quality that compliments other art sculptures existing throughout the city.

6. *The proposed art is an appropriate scale for the development site.*

The proposed art is to be located on an infill site located on a 0.29-acre waterfront property. The provision of a sculpture and orange aquatic-themed fencing is of a scale and within a location that is appropriate to the site and surrounding area.

7. *The proposed art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare.*

The aquatic-themed artwork will coincide with neighboring businesses that also have nautical-themed public art; therefore, the art will tie into the business characteristics of the surrounding area.

8. *The proposed artwork reflects cultural diversity.*

The public art proposed respects the subject property's location as waterfront property and its proximity to Downtown Stuart. Water-themed art celebrates the City of Stuart's unique location on the water and accommodates the expectations of both local and tourist visitors to the city.

9. *The proposed art does not constitute a safety hazard.*

The proposed sculpture and fencing will be constructed to meet the Florida Building Codes regarding storm resistance.

10. *The proposed art does not require extraordinary maintenance.*

The proposed art does not require extraordinary maintenance. Maintenance of all the artwork will not require upkeep. Once installed or relocated, the art will remain in its proposed location and will not be replaced or altered without prior approval of the Community Redevelopment Board.

C. Consultant Review – Martin County Arts Council

The Development Department has forwarded this application and the submitted documents to the Martin County Arts Council for review of compliance with the minimum standards outlined under Land Development Code Section 3.01.08. The proposed art is depicted in Exhibit "A" below.

Exhibit A: Proposed Public Art



MARTIN
Arts

MartinArts Council

Directors
Karen L. Barnes
Suzy Hutcheson
Chandler Josie
Nerissa Okiye
Nicki van Vorhio

Ex-Officio Members
Doug Smith
Martin County BOCC
Becky Bruner
City of Stuart
Amy Pritchett
Martin County
School Board
Nancy Johnson
Economic Council of
Martin County
Nancy K. Turrell
Executive Director
80 SE Ocean Blvd
Stuart, FL 34994
772-287-6676
info@martinarts.org
MartinArts.org

MEMORANDUM
TO: City of Stuart Community Redevelopment Agency Board
FR: Nancy K. Turrell, Executive Director
RE: Public Art Submission Review – Sailfish Cove
DT: November 13, 2023

Per our agreement, the proposal for Stuart Cove has been reviewed.

The following 10 points are required vis a vis the City's ordinance:

1. The proposed art conforms to the definition of public art contained in this section;
2. The proposed art meets or exceeds the valuation requirement as provided herein;
3. The proposed art meets the location requirements;
4. The proposed art is visible from a public right-of-way and will enrich the open space;
5. The proposed art is of exceptional quality and enduring value;
6. The proposed art is an appropriate scale to the development site;
7. The proposed art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare;
8. The proposed art work reflects cultural diversity;
9. The proposed art does not constitute a safety hazard;
10. The proposed art does not require extraordinary maintenance.

In the opinion of the reviewers, the proposed nautical themed artworks meets the basic requirements of the City of Stuart's public art guidelines.

The developer has clearly documented that the costs of the three elements of public art at Sailfish Cove: 1) Jay Williams sculpture, 2) artistically enhanced fence, and 3) fountain are sufficient per the City of Stuart's ordinance. The scale of the works and placement of the works are suitable with respect to scale and public visibility.

The City's ordinance requires that bronze sculptures in limited editions of not more than 50 in all sizes and materials by a single artist are allowed. The applicant has subsequently provided documentation that satisfies that requirement.

The artist does not have an active website to validate the information that gallery owner provided as a bio which our reviewers would normally look to do as a part of our due diligence. This artist has no web presence that was found other than a number of artworks for sale at auction houses.

The Arts Council, Inc. is supported in part by State of Florida Division of Cultural Affairs, The National Endowment for the Arts, Martin County Board of County Commissioners, City of Stuart & private contributions. A copy of the official registration (#00-00000) and any financial information may be obtained from the Division of Consumer Services by calling toll free within the State, 1-800-435-7952. Registration does not imply endorsement, approval or recommendation by the State.

D. Staff Recommendation

Staff has reviewed the Minor Urban Code Conditional Use petition for Public Art and recommends the Community Redevelopment Board grant approval of Resolution 03-2023 CRB, subject to the following conditions:

1. Any proposed change to the approved art shall require a Minor Urban Code Conditional Use approval by the Community Redevelopment Board (CRB).
2. The applicant, developer, or successor shall be responsible for the maintenance of artwork in perpetuity.



City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: _____

Reviewed by: _____

Urban Code Conditional Use Application

Project ID# _____
(Staff Entry)

Pre-App Conference Date: N/A	Application Date: March 2022
------------------------------	------------------------------

SITE INFORMATION

Project Name: Sailfish Cove	Parcel ID#: 05-38-41-004-000-00040-1
Site Address: 37 & 41 Seminole Street, Stuart, Florida	
Subdivision: Feroe Subdivision	Lot(s): LOTS 4, 5, 6 & 7
Site Acreage: 0.925 acres	Flood Zone/Base Flood Elevation: N/A
Current Zoning District / CRA Subdistrict (if applicable): Urban Waterfront	
Current Comprehensive Plan Future Land Use Designation: Downtown	
Existing Land Use: Vacant	Proposed Land Use: Multi-family & Office/Retail
Proposed Square Footage (if applicable): N/A	Proposed Density (if applicable): N/A

PETITIONER INFORMATION

Property Owner: Sailfish Cove, LLC c/o George Hart	Phone Number / Email Address:
Property Owner's Mailing Address: 8180 NW 36th Street #402 Doral, FL, 33166	
Applicant (if not Owner): Same as owner	Phone Number / Email Address:
Applicant's Mailing Address: Same as owner	
Agent/Contact Person: Marcela Cambolor-Cutsaimanis	Phone Number / Email Address: 772 708 1108
Agent's Mailing Address: 47 W Osceola Street #203, Stuart, FL 34994	
Architect: N/A	Engineer: N/A
Planner: Same as agent	Landscape Architect: N/A

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared George Hart

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Sailfish Art in the City of Stuart, FL.
3. That he/she has appointed Marcella Cambolori ^{# Assoc.} to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: George Hart
Signature of Owner: [Signature]
Street Address: 1609 SW College St
City, State, Zip Code: Stuart, FL 34997

P.O. Box: _____
Telephone Number: 772-600-7377
City, State, Zip Code: _____
Fax Number: 772-872-5192

Email Address: mullymary@hotmail.com

STATE OF FLORIDA, COUNTY OF Martin

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

10 day of August, 2023 By George J Hart

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public

My Commission expires:
06/20/2025



Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: George Hart
Title: AMBR
Company: Sailfish Cove, LLC
Company Address: 131 SW Flagler Ave

City/State/Zip Code: Stuart FL 34994
Telephone Number: c/o Agent
Facsimile Number: c/o Agent
Email Address (optional):

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

1. Signed this 10 day of August, 2023.



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

Application Requirements

Fee:

- \$1,598.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)
- \$532.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board)

Amendment of Conditions attached to Major UCCU (City Commission)

(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)

- A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.
- A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.

Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing (if required) followed by a recommendation to the City Commission.

Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).

See Attached.

(over)



MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

22 September 2023

Jodi Nentwick-Kugler
Director of Development
City of Stuart
121 SW Flagler Avenue
Stuart, FL
34994

**RE: Sailfish Cove – Minor Urban Code Conditional Use proposal –
Public Art**

Jodie,

We are in receipt of the 'incompleteness letter' dated September 8, 2023. The following comments are provided in response to staff review issues.

Staff Review Issue:

Your Cover Letter and narrative dated August 17, 2023, stated the artwork was approved at the September 14, 2020, City Commission meeting as part of the rezoning application. However, in reviewing the recording, city commission minutes, and attachments for the approved Ordinance 2449-2020, the location of the Public Art was approved on the site plan, not the actual artwork.

Applicant Response:

In accordance with Condition, 17 of Ordinance 2449-2020, relating to requirements to satisfy as part of the PUD Zoning Agreement:

17. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08 within the

dedicated land. The applicant agrees to maintain the public art in a location as depicted on the site plan.

The request for a minor urban code conditional use application pertaining to public art is as per this response letter and previous submittal materials. Please accept all materials submitted to date in support of the request for the public art installed on the subject property. The public art has been installed in response to Ordinance 2449-2020 condition 17. Note the value of the public art exceeds the sum of one percent of the vertical construction costs. The artwork was included in the original site plan for Sailfish Cove, presented to the CRB, and then with final action for site plan approval before the City Commission, on September 14, 2020, City Commission, as Ordinance No. 2449-2020.

18. As a condition of the issuance of any development permits, the applicant shall obtain a Revocable Permit for the construction of a sculpture/fountain (public art), sidewalk, parking space, monument sign, curbing and landscaping, and other minor right-of-way improvements which must be approved by the City Manager, under separate application.

Please also find attached an Irrevocable Standby Letter of Credit for public art as per Sailfish Cove PUD Condition 18. The Public Art has been installed on the subject property; the bond has been extended pending approval of the Minor Urban Code application for the Public Art provision.

Staff Review Issue:

Section 3.01.08.C. items 1 - 3 X

Applicant Response: Item LDC Section 3.01.08.C.1. The artwork provided on the development site is an original, and includes work created by the Jay Williams, as per the attached bio, via Joseph Lynn Décor Gallery, based in Downtown Stuart.

As per previously provided information, the value of the work exceeds one percent of the vertical construction costs, as per the attached breakdown of costs. Staff is requested to schedule consideration before the CRB for to review the public art. Ordinance 2449-2020 approved the location of the public art on site plan notation September 14, 2020, following consideration before the CRB on August 4, 2020.

LDC Section 3.01.08.C.2. – N/A as the public art provided exceeds one percent of the vertical construction cost.

LDC Section 3.01.08.C.3. N/A as the public art provided exceeds one percent of the vertical construction cost.

Staff Review Issue:

Section 3.01.08.D. Items 1-2

The Letter of Credit issued on February 8, 2021, by ITHINK Financial for \$90,000 expired on March 8, 2022.

Applicant Response: The letter of credit has been extended as per the attached to satisfy Condition 18. of Ordinance 2449-2020 Sailfish Cove UPUD and LDC Section 3.01.08.D.1. and 3.01.08.D.2.

Staff Review Issue:

Section 3.01.08.K. X

Applicant Response: Section 3.01.08.K. is titled 'Process for commissioning artworks for public right-of-way or public places.' The proposed art work is not within the public right of way or public place, although visible in part from the street and to the public. The entire installation is within private property. This review response was also provided previously: The art work is not located within the public right of way or public place. The installations of the artistic fence and sculpture are located on private property. This policy and requirements are not applicable to the project.

Staff Review Issue:

Section 3.01.08.L. X

Applicant Response: A response was provided previously based on the cost estimate for construction of the public art installed on the property. With the attached extension of the bond for the public art, this issue has been addressed in full. For costs associated with the art, see previous response above.

We trust the information provided is sufficient information for staff to review the request and to schedule a meeting for consideration by the Community Redevelopment Board. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marcela Camblor", with a stylized flourish at the end.

Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.



MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

August 17, 2023

Jodi Nentwick-Kugler
Director of Development
City of Stuart
121 SW Flagler Avenue
Stuart, FL
34994

**RE: Sailfish Cove – Minor Urban Code Conditional Use proposal –
Public Art**

An application requesting the rezoning from Urban Waterfront to Urban PUD was approved at the September 14, 2020, City Commission, as Ordinance No. 2449-2020. The approval included a site plan accommodating 30 multi-family residential units and 5,768 square feet of office/commercial use.

Details of the public art to be installed on site was originally included as part of the rezoning application at the time Ordinance 2449-2020 was reviewed and approved. Staff later advised the public art proposal was required to be processed as a minor urban code conditional use, public art application. An application was subsequently submitted, to the city dated April 12, 2022, requesting consideration of a minor urban code conditional use to consider the proposed public art. A bond was paid to the City of Stuart based on 1% of the value of the vertical construction. The public art has been installed on the property based on the bond/surety provided to the city.

A response letter from staff was received July 26, 2023, raising issues:

1. Update Application Form: The attached is an updated form with Statement of Ownership completed.

2. Clarify Ownership: The property is within Sailfish Cove Stuart, LLC ownership. The Sailfish Cove Condominium pertains to the home owner's association documentation filing. Please refer to the attached warranty deed. Ownership has not changed.

3. Respond to Additional Code Criteria: Section 3.01.08.C items 1-3; Section 3.01.08.D Items 1-2; Section 3.01.08.K. and Section 3.01.08.L. are addressed as follows in addition to what has previously been provided.

Please therefore find attached an application prepared in accordance with Chapter III Special Zoning Codes, and the provisions of Section 3.01.A.1. Minor Urban Code Conditional Use – Public Art and 3.01.08, Public Art. It is understood that this request is to be considered by staff and the City's Community Redevelopment Board.

The following application materials are provided:

1. Application form.
2. Cover Letter & Narrative.
3. Sailfish Cove Stuart, LLC Warranty Deeds.
4. Sunbiz Report – Sailfish Cove LLC.
5. Condo Documentation, extract.
5. Martin County Property Appraiser's Report.
6. Approved Site Plan.
7. Photos & Sketch of Public Art.
8. Sailfish Cove Condominium Association, Inc. Sunbiz.
9. Sailfish Cove Condo Doc extract.

The Proposal

The public art proposed includes a sculpture of jumping marlin and turtle on the northwest corner of the property (see attached image) and a multi-colored metal sculptured fence welded to the taupe colored tubular railing, located along the sea wall and pool area. The art on this fence will be visible both from the private deck area as well as from the public boardwalk with a total approximate length of the railing being 80 linear feet. The public art will create an amenity along this public pedestrian path.

Demonstration of Code Compliance

In accordance with Section 3.01.08.F. Standards for work of art, the proposed artwork is in accordance with the criteria governing

decisions to be made by staff and approval by the community redevelopment board as follows:

Standards for work of art criteria & applicant responses:

1. **The proposed art conforms to the definition of public art contained in this section:**

The proposed sculpture of a jumping marlin and turtle on the northwest corner of the property and a sculptured marine-themed fence along the seawall represent an expression of an important local character that is represented in good taste and craftsmanship. The proposed public art is consistent with the definition provided in Chapter 12 of the City of Stuart Land Development Code.

2. **The proposed art meets or exceeds the valuation requirement as provided herein.**

The proposed public art costs total not less than one percent of the vertical construction cost of the development.

3. **The proposed art meets the location requirements.**

City code describes public art location to mean a location accessible to the general public or is clearly visible to the general public from another public space such as city park or public right-of-way. The proposed artwork will be visible from both the private deck area as well as the public boardwalk. It will create a visual amenity along the pedestrian pathways. It will also create photo opportunities for residents and visitors that, when widely posted, become positive marketing for Downtown Stuart.

4. **The proposed art is visible from a public right-of-way and will enrich the open space.**

The proposed artwork will all be visible from public right-of-way and also anyone traveling along the St Lucie River.

5. **The proposed art is of exceptional quality and enduring value.**

A proposed sculpture and continuation of the aquatic theme along the fence has been designed to provide art of a quality that compliments other art sculptures existing throughout the city.

6. The proposed art is an appropriate scale to the development site.

The proposed art is to be located on an infill site located on a 0.29-acre waterfront property. Provision of a sculpture and ornate aquatic themed fencing is of a scale and within a location that is appropriate to the site and surrounding area. The proposed public art provides a continuation of the waterfront destination close to downtown Stuart.

7. The proposed art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare.

A proposed aquatic themed sculpture and fencing on waterfront property introduces art of a scale and theme consistent with the surrounding properties and downtown Stuart.

8. The proposed artwork reflects cultural diversity.

The public art proposed respects the subject properties location as water-front property and its proximity also to downtown Stuart. Water-themed art celebrates the City of Stuart's unique location on the water and accommodates expectations of both local and tourist visitors to the city.

9. The proposed art does not constitute a safety hazard.

The proposed sculpture and fencing will be constructed to meet Florida building codes regarding storm resistance.

The proposed art does not require extraordinary maintenance.

Maintenance of all of the artwork will not require any extraordinary efforts. Once installed or relocated, the art will remain in its proposed location and will not be replaced or

altered without prior approval of the community redevelopment board.

In accordance with Section 3.01.08.C. Items 1- 3

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

Please refer to the detailed response included regarding Section 3.01.08.F. The attached information includes confirmation of the value of the artwork installed on the property, exceeding the sum of one percent of the vertical construction costs. The artwork was included in the original site plan for Sailfish Cove, presented to the CRB and then with final action before the City Commission, on September 14, 2020, City Commission, as Ordinance No. 2449-2020.

In accordance with Section 3.01.08.D. Items 1- 2

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

An amount equal to one per cent of the value of the vertical construction was already paid as a bond to the City of Stuart to hold pending completion of the proposed art work. The cost of the work completed on the property is also attached to demonstrate the complete art installation.

In accordance with Section 3.01.08.K.

K. Process for commissioning artworks for public right-of-way or public places.

1. **Artist identification.** The community redevelopment board will make a recommendation to the community redevelopment agency on the selection process that will be used for each particular project. The options for selecting artwork are:
 - a. **Direct purchase.** An existing artwork is selected for a particular project.
 - b. **Commission purchase (or invitation).** Artist is chosen to create a site-specific work of art.
 - c. **Limited or open competition:**

- 1) **Limited.** One or more artists are invited to submit proposals for selection.
- 2) **Open.** Any artist may apply subject to criteria established by the community redevelopment board in the "call for artists."

1. **Request for qualification (RFQ)** may be used when the commissioning body is interested in a larger pool of applicants for a project. Applicants are asked to submit qualifying material only (resume, images of past work, letter of interest, etc.) that a panel will use to determine suitability for the project. Based on the qualifying materials submitted, the pool of applicants is narrowed by a panelist to 3—5 artists to move forward in the competition. Finalist may be asked to submit a more detailed proposal, visit the site or make a presentation.
2. **Request for proposal (RFP)** may be used to look for proposals for a specific project/site/theme. Artists are asked to submit qualification materials and a proposal for the project.

The art work is not located within the public right of way or public place. The installations of the artistic fence and sculpture are located on private property. This policy and requirements are not applicable to the project.

In accordance with Section 3.01.08.L.

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

Payment for the bond/posting of security was provided a significant time ago based on the cost estimate for construction of the public art work installed on the property. This issue has been addressed previously and the applicant anticipates the return of the bond/surety once approved.

We trust the information provided is sufficient information for staff to review the request and to schedule a meeting for consideration by the Community Redevelopment Board. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marcela Camblor", with a stylized flourish at the end.

Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.



Recorded in Martin County, FL 3/10/2021 3:26 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$9,012.50
CFN#2873655 BK 3205 PG 461 PAGE 1 of 3

Prepared By:

Record & Return To:

Thomas G. Sherman, P.A.
Thomas G. Sherman, Esq.
90 Almeria Avenue
Coral Gables, Florida 33134

Property Appraisers Parcel

Identification (Folio) Number: 05-38-41-004-000-00040-1

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

Made as of the 23rd day of February, 2021 A.D. by **CERTARES PARTNERS HOLDINGS LLC, a Delaware limited liability company**, whose address is Corporation Trust Company, 350 Madison Avenue, 8th Floor, New York, NY 10017, (hereinafter called the "Grantor"), to **SAILFISH COVE STUART LLC, a Florida limited liability company**, whose post office address is: **8180 NW 36th Street, Suite # 402, Doral, FL 33166**, (hereinafter called the "Grantee"):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the said Grantee and Grantee's heirs, successors and assigns forever, all of that certain land, situate, lying and being in the County of Martin, State of Florida to wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF**

NOTE TO CLERK: GRANTOR IS 50% OWNER OF THE GRANTEE, AND ACCORDINGLY, DOCUMENTARY STAMPS ARE BEING PAID BASED ON 50% OF THE CONSIDERATION FOR THIS CONVEYANCE.

This conveyance is made subject to the following:

1. Easements, rights of way, limitations, reservations, covenants and restrictions of records, if any, which are not hereby being re-imposed; and,
2. Zoning or other regulatory laws and ordinances affecting the land, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

CERTARES PARTNERS HOLDINGS LLC,
a Delaware limited liability company

By: **CLEMENTINE INVESTMENTS, LLC,**
a Delaware limited liability company, its
Managing Member

By: M. Gregory O'Hara, Managing Member

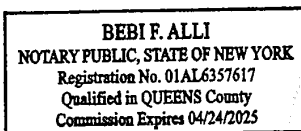
LATASHA WILLIAMS
Witness Name: LATASHA WILLIAMS

PILAR LORENTE
Witness Name: PILAR LORENTE

STATE OF NEW YORK

COUNTY OF QUEENS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 23rd day of February, 2021, by **M. GREGORY O'HARA, as Managing Member of CLEMENTINE INVESTMENTS, LLC, a Delaware limited liability company, Managing Member of CERTARES PARTNERS HOLDINGS, LLC, a Delaware limited liability company,** who has produced PASSPORT NO. AR423842 CANADA as identification, and he acknowledged before me that he executed the same.



(NOTARY SEAL)

Bebi F. Alli
NOTARY PUBLIC

Print Name: BEBI F. ALLI

My Commission / License Expires: 04/24/2025

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lots 4 and 5 of the Feroe Subdivision of Stuart, according to the Plat thereof filed 20 May 1912, recorded in Plat Book 2, Page 25, Palm Beach (now Martin) County, Florida, Public Records, less and except the Southwest 4 feet of Lot 4 as conveyed to the Town of Stuart by Deed recorded July 31, 1924 in Palm Beach County Deed Book 191, Page 205.

PARCEL 2:

That parcel of land lying between said lots and the high water level, more particularly described as follows, to wit: Beginning at the Northeast corner of said Lot 5, which corner lies upon a line on said plat marked "Edge of Bluff", run Northeasterly along the extended East boundary line of said Lot 5 to a point of intersection with a line on said Plat marked "High Water Level March 1912" thence follow said line marked "High Water Level March 1912" Westerly to a point of intersection with the extended West boundary line of said Lot 4, thence run Southwesterly along said extended Western boundary line of Lot 4 to the Northeast corner of Lot 4 which is upon the line on said plat marked "Edge of Bluff" thence run Easterly along said line marked "Edge of Bluff" to Point of Beginning.

PARCEL 3:

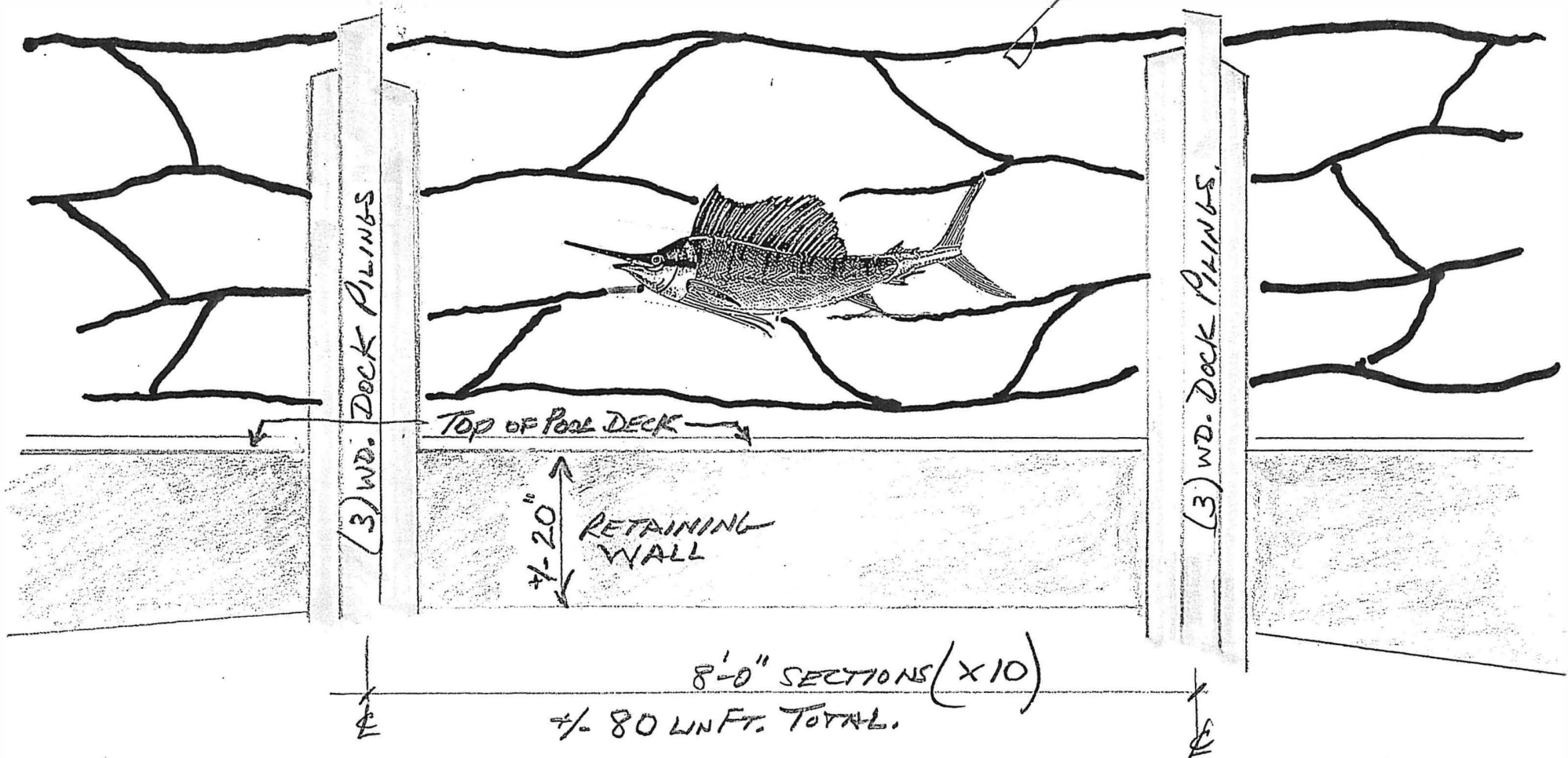
Lots 6 and 7 of the FEROE SUBDIVISION of STUART, according to the Plat filed 20 May, 1912, in Plat Book 2, Page 25, of the Public Records of Palm Beach (now Martin) County, Florida.

SAILFISH COVE CONDO

DECORATIVE RAILING BEHIND POOL

ARTISTIC FENCE

ROLLED TUBULAR
RAILING @ 42" HIGH



SCALE: $\frac{3}{4}" = 1'-0"$















Cost of Public Art Work at Sailfish Cove:

Please see information below regarding the breakdown of costs for the public art provided at the Sailfish Cove property.

- The Artist in part is work by Jay Williams, via Joseph Lynn Galleries, located in Downtown Stuart.
- The Fish Art cost \$18,000
- Build out for Statue cost \$22,000
- The Zen Garden cost \$5,000
- The Two Fountains cost \$6,300
- The Ornate Artistic Fence was designed, completed and installed by Accurate Welding with costs including the following:
 - Poles - \$5,500
 - Railings - \$18,000
 - Fish - \$7,000

The Total cost of public art was \$81,800.00.



Jay Williams has had an interest in art since childhood. He portrays the gentle side of nature and works from his extensive library of wildlife materials for reference. Williams's interest in creating monumental marble sculptures separates him from many artists working in the field today.

Jay Williams worked as a taxidermist immediately following graduation from high school. He began sculpting life-size animals for use as mannequins. In 1989, Williams began sculpting animals in marble and bronze. Many artists employ assistants to work through particular steps or even the whole process, leaving only the finishing touches for the artist. Williams, however, is greatly respected for participating in the entire process. He sculpts in wax or clay and makes molds, and then, in the foundry, he welds, metal chases, and applies his own patinas and finishing touches to each bronze. Williams works with live subjects as well as from sketches, magazine clippings, photographs, and models.

Jay Williams has won many awards throughout his career, including nine from the National Sculpture Society.

JOSEPH LYNN DÉCOR GALLERY
29 SW FLAGLER AVE
STUART, FL 34994
772-283-0311

REF: SAILFISH COVE CONDO
41 SW SEMINOLE STREET
STUART FL 34994

IN REFERENCE TO THE SAILFISH STATUE THAT WAS PURCHASE AT THE ABOVE ADDRESS, IT IS COMPLETELY MADE OF BRONZE USING THE LOST WAX METHOD OF CASTING WITH MULTI-ENAMELS AND PATINA'S AND DUE TO ITS SIZE IS LIMITED TO FIFTY OR LESS STATUES.

THIS PARTICULAR ONE WAS ARTIST PROOF AND THE FIRST ONE MADE
IT IS PLUMB AS A FOUNTIAN BUT NOT BEING USE AS A FOUNTAIN
THE APPROXIMATE SIZE IS 52" X 34" X 65"
THIS ITEM WAS PURCHASE PRIOR TO THE BUILDING BEING COMPLETED

PLEASE FEEL FREE TO CALL ON ME WITH ANY OTHER QUESTIONS

THANK YOU,



ALEX PINEIRO
JOSEPH LYNN DÉCOR GALLERY



MartinArts Council

Directors

Karen L. Barnes
Suzy Hutcheson
Chandler Josie
Nerissa Okiye
Nicki van Vonno

Ex-Officio Members

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

Nancy K. Turrell
Executive Director

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

MartinArts.org

MEMORANDUM

TO: City of Stuart Community Redevelopment Agency Board
FR: Nancy K. Turrell, Executive Director
RE: Public Art Submission Review – Sailfish Cove
DT: November 13, 2023

Per our agreement, the proposal for Stuart Cove has been reviewed.

The following 10 points are required vis a vis the City's ordinance:

1. The proposed art conforms to the definition of public art contained in this section;
2. The proposed art meets or exceeds the valuation requirement as provided herein;
3. The proposed art meets the location requirements;
4. The proposed art is visible from a public right-of-way and will enrich the open space;
5. The proposed art is of exceptional quality and enduring value;
6. The proposed art is an appropriate scale to the development site;
7. The proposed art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare;
8. The proposed art work reflects cultural diversity;
9. The proposed art does not constitute a safety hazard;
10. The proposed art does not require extraordinary maintenance.

In the opinion of the reviewers, the proposed nautical themed artworks meets the basic requirements of the City of Stuart's public art guidelines.

The developer has clearly documented that the costs of the three elements of public art at Sailfish Cove: 1) Jay Williams sculpture, 2) artistically enhanced fence, and 3) fountain are sufficient per the City of Stuart's ordinance. The scale of the works and placement of the works are suitable with respect to scale and public visibility.

The City's ordinance requires that bronze sculptures in limited editions of not more than 50 in all sizes and materials by a single artist are allowed. The applicant has subsequently provided documentation that satisfies that requirement.

The artist does not have an active website to validate the information that gallery owner provided as a bio which our reviewers would normally look to do as a part of our due diligence. This artist has no web presence that was found other than a number of artworks for sale at auction houses.

General Notes

1. This project shall be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
8. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
11. Finished Floor Elevations 'FFE' are NAVD 88.
12. Water and sewer service shall be provided by City of Stuart Utilities.
13. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

Legal Description

Lots 4 through 7, inclusive, Feroe Subdivision, as recorded in plat book 2, page 25, public records of Palm Beach (Now Martin) County, Florida

Site Data

Parcel Size: 40,308 s.f. .925 Acres
Parcel Control Number: 05-38-41-004-000-00040-1

Existing Use: Vacant
Proposed Use: Multifamily Residential, Office & Retail
Existing Zoning: Urban Waterfront
Proposed Zoning: UPUD
Future Land Use: Downtown Redevelopment
CRA: Urban Waterfront

Total Residential Units: 30

Total Office & Office / Retail Units: 8

Building Height: 45' (Four Stories)

Building Data:
Total Proposed Building Areas: (All Floors) 52,598 s.f.
Ground Floor 7,005 s.f.
Second Floor 15,719 s.f.
Third Floor 14,937 s.f.
Fourth Floor 14,937 s.f.

Impervious: 29,977 s.f. .688 Acres 74.4%
Building: (Plan view outline) 7,005 s.f. .161 Acres 17.4%
Vehicular Use Area: (Excludes area inside building) 13,380 s.f. .307 Acres 33.2%
Sidewalks: 8,013 s.f. .184 Acres 19.9%
Pool: 1,579 s.f. .036 Acres 3.9%

Pervious: 10,331 s.f. 0.237 Acres 25.6%
Landscape Area: 10,331 s.f. 0.237 Acres 25.6%

Open Space:
Not Required 0%
Required: Provided:
(10,331 s.f.) 25.6%

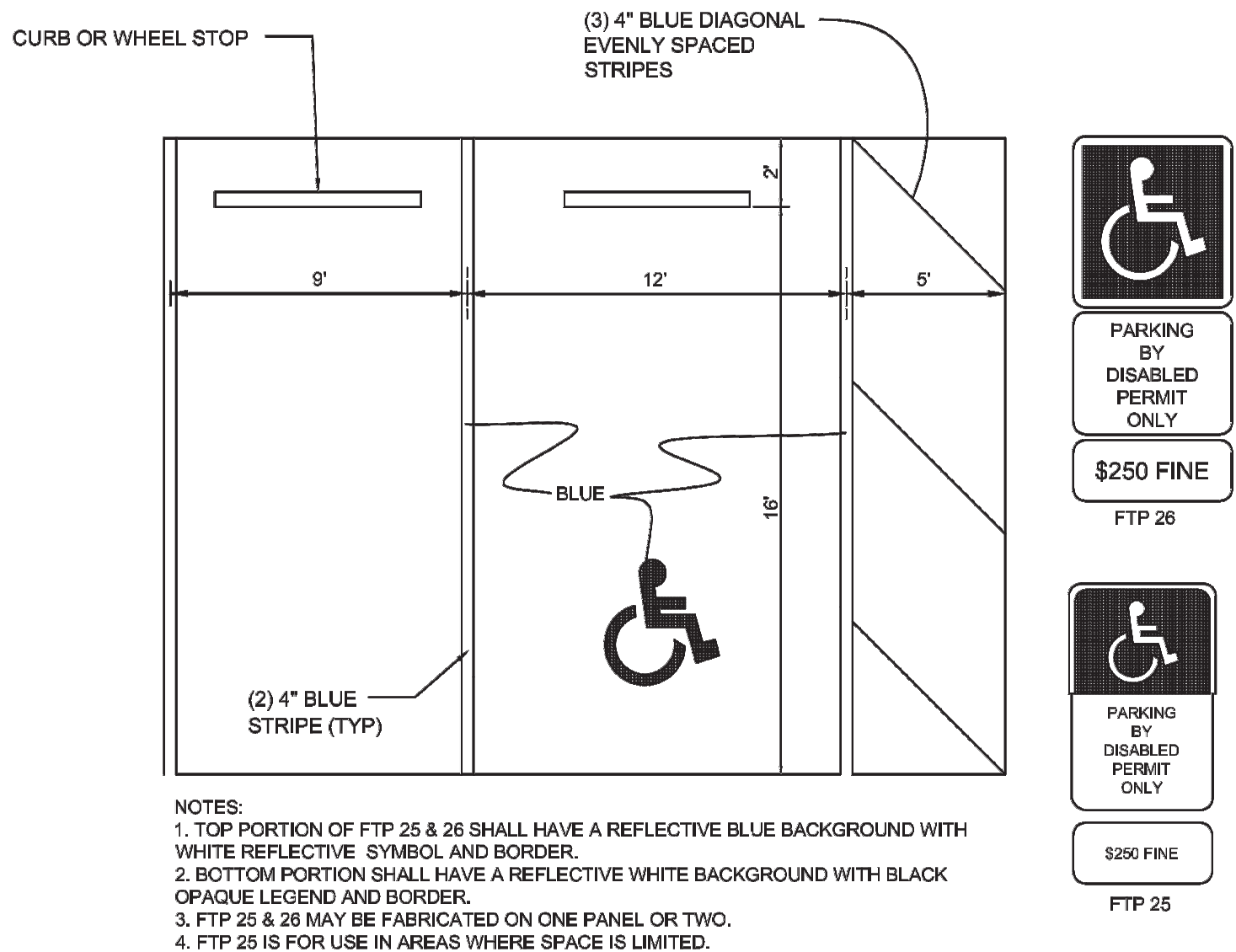
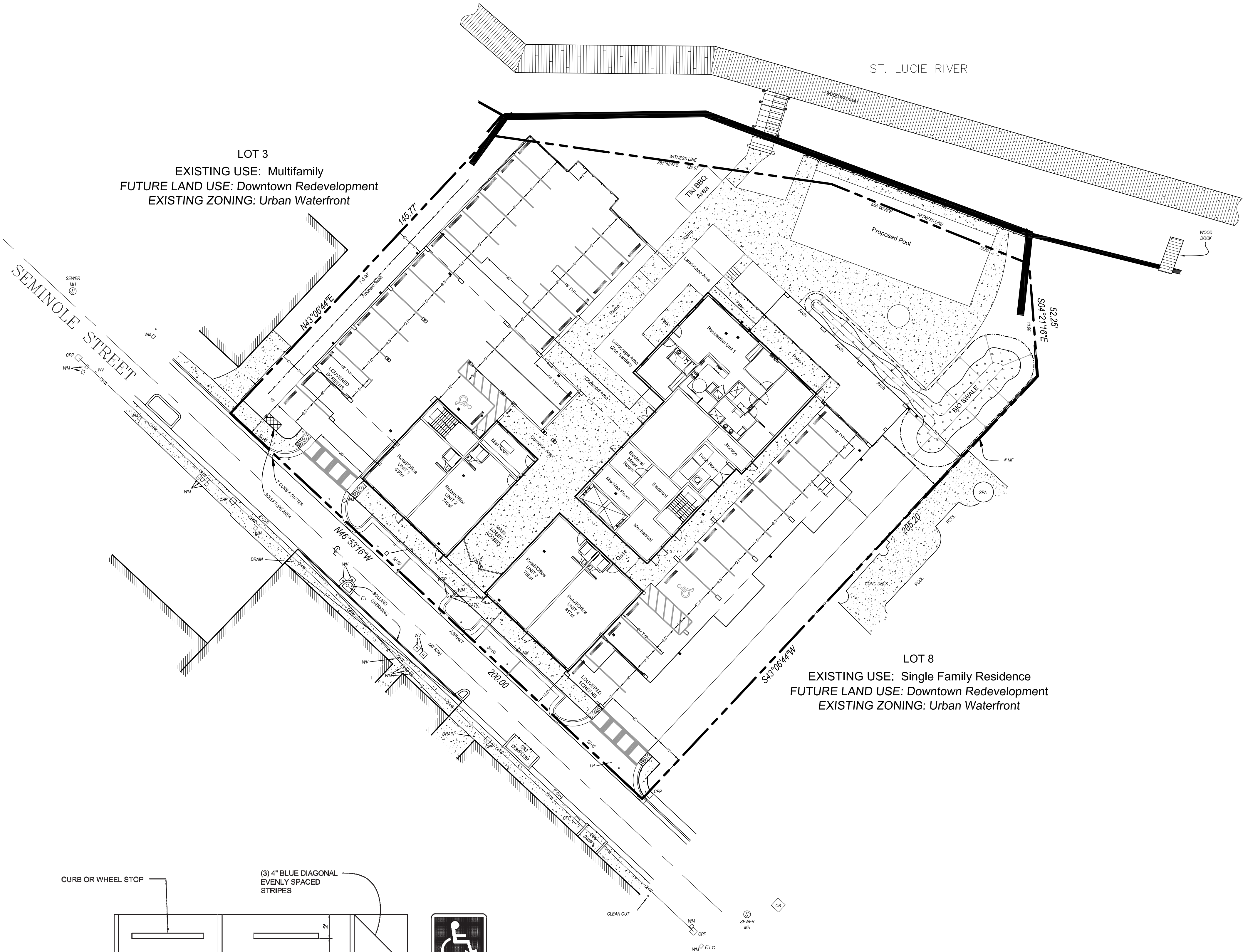
Parking Calculations (Table 2.07.A):
Required: Provided:
UPUD - 1.5 Spaces per unit over 1,101 s.f. 24
16 Units x 1.4 = 24 Spaces
UPUD - 1.4 Spaces per unit under 1,100 s.f. 10
7 Units x 1.4 = 10 Spaces
UPUD - 1.25 Spaces per unit under 900 s.f. 9
7 Units x 1.25 = 9 Spaces
Retail & Office Ground Floor - 1 Space per 350 s.f. 9
2,955 s.f. / 300 = 9 Spaces
Office Second Floor - 1 Space per 350 s.f. 8
2,813 s.f. / 350 = 8 Spaces
Sub-Total: 60
Total: (Including Martin County parking sharing factor - Section 11.6.2.4 of the LDRs - 60 / 1.4 = 42) 42 42 (Shared Parking)

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Job No. 19-1002
Drawn By JWS
Submittal Dates 5-21-2020

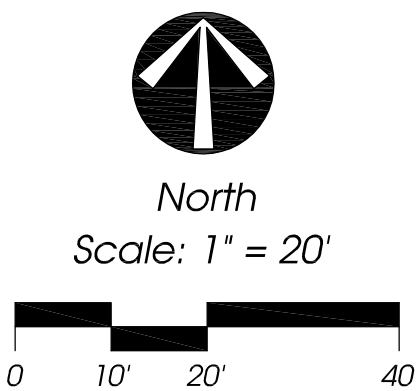
Revision Dates

Sheet 1 of 1



Standard & Handicap Parking Space Detail
Not To Scale

Site Plan





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

ORDINANCE NUMBER 2449-2020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN WATERFRONT TO URBAN PLANNED UNIT DEVELOPMENT FOR A 0.925 ACRE PROPERTY, LOCATED AT 37 & 41 S.W. SEMINOLE STREET, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH COVE UPUD CONSISTING OF THIRTY (30) MULTI-FAMILY RESIDENTIAL UNITS AND 5,768 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH SECTION 2.07.00 OF THE STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 26.75 DWELLING UNITS PER ACRE ON A .925 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission of Stuart, Florida, has adopted and administers Section 2.07.00.1 of the Land Development Code; and

WHEREAS, the Applicant, Certares Partners Holdings, LLC, is requesting a rezoning to UPUD to allow for development of a multi-family development consisting of 30 residential units on 0.925-acre waterfront property and 8 office/retail units totaling 5,768 square feet, and

WHEREAS, the applicant has requested a density of 26.75 dwelling units per acre per Table 2.07.A UPUD Density and Parking Space Calculation, for a building of more than 100 feet in width and for parking within the building envelope; and

Ordinance No. 2449-2020 - Sailfish Cove UPUD

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses; and

WHEREAS, the owners have committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this ordinance; and

WHEREAS, the City Commission, has considered the Owner's voluntary request for a new zoning designation, and has also considered the recommendation of the City staff.

WHEREAS, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the application of the Petitioner and recommended approval of rezoning to UPUD on August 4, 2020; and

WHEREAS, on August 24, 2020, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner, amending the city's official zoning map and approving the proposed building and site, and

WHEREAS, the owners have committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this ordinance; and

WHEREAS, the Sailfish Cove UPUD development will be in harmony with surrounding properties and their anticipated development; and

Ordinance No. 2449-2020 - Sailfish Cove UPUD

WHEREAS, the property is legally described in "Exhibit A" of this ordinance. A map depicting the property is attached hereto as Exhibit "B" and made a part hereof by reference and development conditions attached hereto as Exhibit "C";

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

SECTION 1: The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as Exhibit "D", hereinafter the "Development Documents", shall be deemed a part of this ordinance:

1. **Boundary Survey, Sheet 1 of 1 by Stephen J. Brown, Inc., Surveyors, Designers, Land Planners and Consultants dated 5.26.17.**
2. **Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.2020 and last revised per Roadway Parking on 8.24.20**
3. **Pavement Marking and Layout, by Captec Engineering Inc., Sheet 4 of 11 dated 4.21.20 and last revised on 8.21.20.**
4. **Pavement and Drainage, by Captec Engineering Inc., Sheet 5 of 11 dated 4.21.20 and last revised on 8.21.20.**
5. **Landscape Plan, Sheets L-1 and L-2, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.20 and last revised on 8.24.2020.**
6. **Architectural Elevations, Sheets A-1 thru A-7, by MC&A Town Planning and Architecture and Advanced Architecture and Planning - qualifier, dated 01.19.20.**
7. **Sailfish Cove/Seminole Street – Interm Parking & Sidewalk Detail, Sheets 1 & 2 & 3 of 3, prepared by Captec Engineering Inc., dated 9.30.2020.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain "Downtown Redevelopment". The Land Development (Zoning) District

Ordinance No. 2449-2020 - Sailfish Cove UPUD

designation on the City of Stuart Official Zoning Map shall become "UPUD" Urban Planned Unit Development amended to allow for 30 multi-family residential units and 5,768 square feet of commercial/office units.

SECTION 3: This Ordinance shall take effect immediately upon its adoption.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is 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 6: 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 7: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the

Ordinance No. 2449-2020 - Sailfish Cove UPUD

Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

- a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
- b. Direct the City Development Director to initiate the process to rezone the UPUD property or any portion of the UPUD property.
- c. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this UPUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 8: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owners.

SECTION 9: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

Ordinance No. 2429-2020 - Sailfish Cove UPUD

Passed on first reading the 24th day of August, 2020.

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

MICHAEL J. MEIER, MAYOR
EULA R. CLARKE, VICE MAYOR
BECKY BRUNER, COMMISSIONER
MERRITT MATHESON, COMMISSIONER
TROY MCDONALD, COMMISSIONER

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

ADOPTED on second and final reading this 14th day of September, 2020.

ATTEST:


MARY R. KINDEL
CITY CLERK


MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



Ordinance No. 2449-2020 - Sailfish Cove UPUD

ACCEPTANCE AND AGREEMENT

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

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT

WITNESSES:

Certares Partners Holdings, LLC

Witness #1:

Nelson E. Farnadas

Print Name: Michele Lopez

Print Name: Nelson E. Farnadas

Signature: [Signature]

Signature: [Signature]

See owners acknowledgement next page

Witness #2:

Print Name: [Signature]

Signature: DOISMAI SANCHEZ

OWNERS ACKNOWLEDGMENT

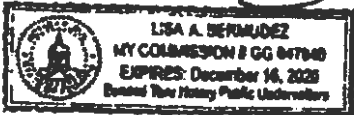
STATE OF FLORIDA, State
COUNTY OF Miami Dade

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of physical presence or online notarization, this 5th day of November, 2020, by Nelson Farnadas

Personally Known OR Produced Identification
Type of ID Produced DL

Signature of Notary Public: [Signature]
Commission Expires:

Notary Seal:



Ordinance No. 2429-2020 - Sailfish Cove UPUD

CITY'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF Martin

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2020, by MICHAEL J. MEIER, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires: _____

Notary Seal:



MICHELLE VICAT
Commission # 00230677
Expires October 17, 2022
Resident State Budget/Notary Seal

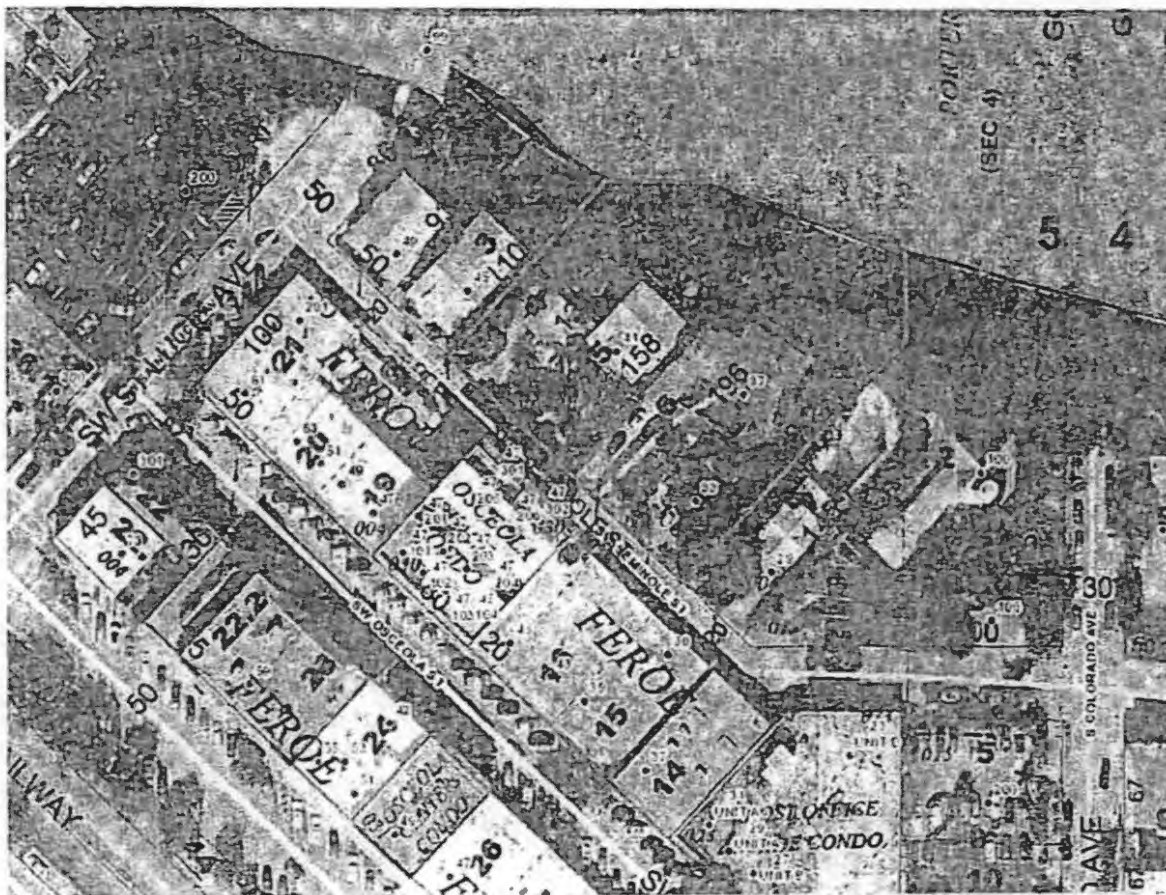
Ordinance No. 2449-2020 - Sailfish Cove UPUD

Exhibit "A" Legal Description:

LOTS 4 THROUGH 7, INCLUSIVE, FEROE SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

Ordinance No. 2449-2020 - Sailfish Cove UPUD

Exhibit "B" Map:



Ordinance No. 2449-2020 - Sailfish Cove UPUD

Exhibit "C" Conditions of Approval

1. The Sailfish Cove UPUD Project and use thereof shall comply with the following drawings:
 - A. Boundary Survey, Sheet 1 of 1 by Stephen J. Brown, Inc., Surveyors, Designers, Land Planners and Consultants dated 5.26.17.
 - B. Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.2020 and last revised per Roadway Parking on 8.24.20
 - C. Pavement Marking and Layout, by Captec Engineering Inc., Sheet 4 of 11 dated 4.21.20 and last revised on 8.21.20.
 - D. Pavement and Drainage, by Captec Engineering Inc., Sheet 5 of 11 dated 4.21.20 and last revised on 8.21.20.
 - E. Landscape Plan, Sheets L-1 and L-2, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.20 and last revised on 8.24.2020.
 - F. Architectural Elevations, Sheets A-1 thru A-7, by MC&A Town Planning and Architecture and Advanced Architecture and Planning - qualifier, dated 01.19.20.
 - G. Sailfish Cove/Seminole Street – Interm. Parking & Sidewalk Detail, Sheets 1 & 2 & 3 of 3, prepared by Captec Engineering Inc., dated 9.30.2020.
2. Any modifications to the Sailfish Cove UPUD Site Plan that does not exceed 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. Development of the Subject Property as a UPUD shall include an impervious area of not more than 74.4% of the UPUD. The maximum building height within the UPUD shall be four (4) stories or 45 feet.

Ordinance No. 2449-2020 - Sailfish Cove UPUD

Landscaping

4. The common areas including the projects cabana and pool area shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
5. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Prior to Issuance of Site Permits

6. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
7. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
8. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
9. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
10. Water and Sewer Services shall be provided by City of Stuart utilities.
11. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
12. All utility improvements constructed by the developer within City's right-of-way, shall be constructed in a manner and form acceptable to the City Public Works department.
13. Prior to certificate of occupancy for any unit, the applicant shall provide an engineer's written confirmation attesting that the UPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.

Ordinance No. 2449-2020 - Sailfish Cove UPUD

14. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction to reduce dust generated on-site.
15. Within 30 days of approval of the UPUD, the applicant shall dedicate sufficient land to accommodate streetscape improvements along the portion of land abutting Seminole Street from the valley gutter back to the property (as depicted on site plan). The applicant shall provide legal description and survey necessary for the transfer. Upon transfer of the land the City agrees to grant a license agreement or ROW use permit to the applicant for the same land area, upon which the applicant shall build sidewalk, parallel parking, driveways, landscape islands, landscaping, irrigation and new streetlights consistent with the CRA Seminole Streetscape Plan.
16. If the CRA Seminole Streetscape Plan occurs prior to the Sailfish Cove development project, the applicant agrees to contribute an amount of \$74,047 for all the elements associated with the Seminole Streetscape Improvement project prior to the issuance of the site permit. Also, the applicant agrees to enter into a license agreement with the City to use private property no more than 10 feet beyond the rights-of-way dedication for harmonization during the construction of Seminole Street.
17. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08 within the dedicated land. The applicant agrees to maintain the public art in a location as depicted on the site plan.
18. As a condition of the issuance of any development permits, the applicant shall obtain a Revocable Permit for the construction of a sculpture/fountain (public art), sidewalk, parking space, monument sign, curbing and landscaping, and other minor right-of-way improvements which must be approved by the City Manager, under separate application.
19. Applicant shall execute a riparian easement for the boardwalk in exchange the office/retail component for the development will be parking exempt.
20. The applicant agrees to provide easement for FPL transformer pad, if requested, to serve this project and adjacent properties.

Development and Construction

21. Except as provided herein, all development shall comply with City Code.

Ordinance No. 2449-2020 - Sailfish Cove UPUD

22. Site work including but not limited to land preparation, clearing and grading, drainage and water, sewer and irrigation lines, shall be reviewed approved by the City's Public Works department and the city's engineering consultant prior to permitting.
23. Any sidewalks damaged during construction shall be repaired and/or replaced by the applicant as per the City's specification.
24. Notwithstanding the illustration shown on the site plan, all signage shall be in accordance with the City's Land Development Regulations with regards to size, dimensions, color, etc.
25. Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
26. The applicant shall comply with all applicable Handicap Accessibility standards.
27. Final Development Plans and Construction Drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any building permits.
28. Any and all regulatory agency permits, including but not limited the South Florida Water Management District, and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.
29. Prior to the issuance of any development permits, the developer shall obtain unity of title for the two parcels, 37 & 41 S.W. Seminole Street, prior to any site or building permits being approved.
30. The project shall have no more than one water meter to the single building unless public works deems more water meters are appropriate.
31. There shall be no improvements, fencing, installation of additional landscape material, etc. placed within the common acres that would be in nonconformance with approved vistas at the ends of the building.

Ordinance No. 2449-2020 - Sailfish Cove UPUD

32. Prior to final certificate of occupancy, the development will provide a minimum of three (3) Level Two (2) Electric Vehicle Charging (EVCS) Stations to support immediate vehicle charging and a minimum of three (3) Electric Vehicle Charging Infrastructure (EVCI) connections to support future electric vehicle charging. The infrastructure installation shall include, but not be limited to; the design of electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder / branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Signage

33. All signs throughout the UPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the City of Stuart Land Development Code.

HOA Requirements & Future Amendments

34. The PUD may be conveyed to 30 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the applicant/developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features.
35. Prior to the issuance of any building permits for any portion of the Property, the Owner shall clearly define, to the satisfaction of the City Attorney, the number of condominium associations that will be created with respect to the Property. There shall be a Master Association created for all condominium units to be constructed on the property. The Master Association shall be the entity responsible for accepting notices from the City and correcting any violations of this Ordinance, or the ordinances of the City and for any matters involving the City with respect to the Property, including, without limitation, fines and penalties. There shall be no conveyance of any units to third parties prior to the formation of the Master Association. There will be no future subdivision of the property without a plat approved by the City Commission.
36. Any applications to amend this Ordinance shall be limited to the developer or the Homeowners Association.
37. The Homeowner's Association shall regulate any permits for guest parking.

Ordinance No. 2449-2020 - Sailfish Cove UPUD

38. All dock facilities and marine related bulkheads, hardened shorelines, etc. shall be maintained by the Master Association, any new marine related improvements, modification, repairs and permitting associated with such facilities shall be accomplished by, and the responsibility of, the Master Association. There shall be no cabanas or outbuildings constructed on the property. There shall be no liveaboards permitted of the Department of Environmental Protection. The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period.
39. Dock Facilities are for the expressed use of the owners, and or tenants. Leasing of dock slips to entities other than tenants of the project is prohibited. Commercial use of the dockage facilities is prohibited. The number of slips shall be limited to 22 slips (per original approval). Dock & slips are illustrative in nature and not final documents.

Timetable for Development

40. Timetable for development shall be as follows:

Site and building permit application deemed enough for permit review under city codes and standards.	August 1, 2022
Final Certificate of Occupancy for all site and building improvements.	August 1, 2024

41. The following uses shall be permitted:

- a. Multi-Family Residential
- b. Home Occupations in accordance with the City's Land Development Code.
- c. Office/Retail (5,768 square feet)

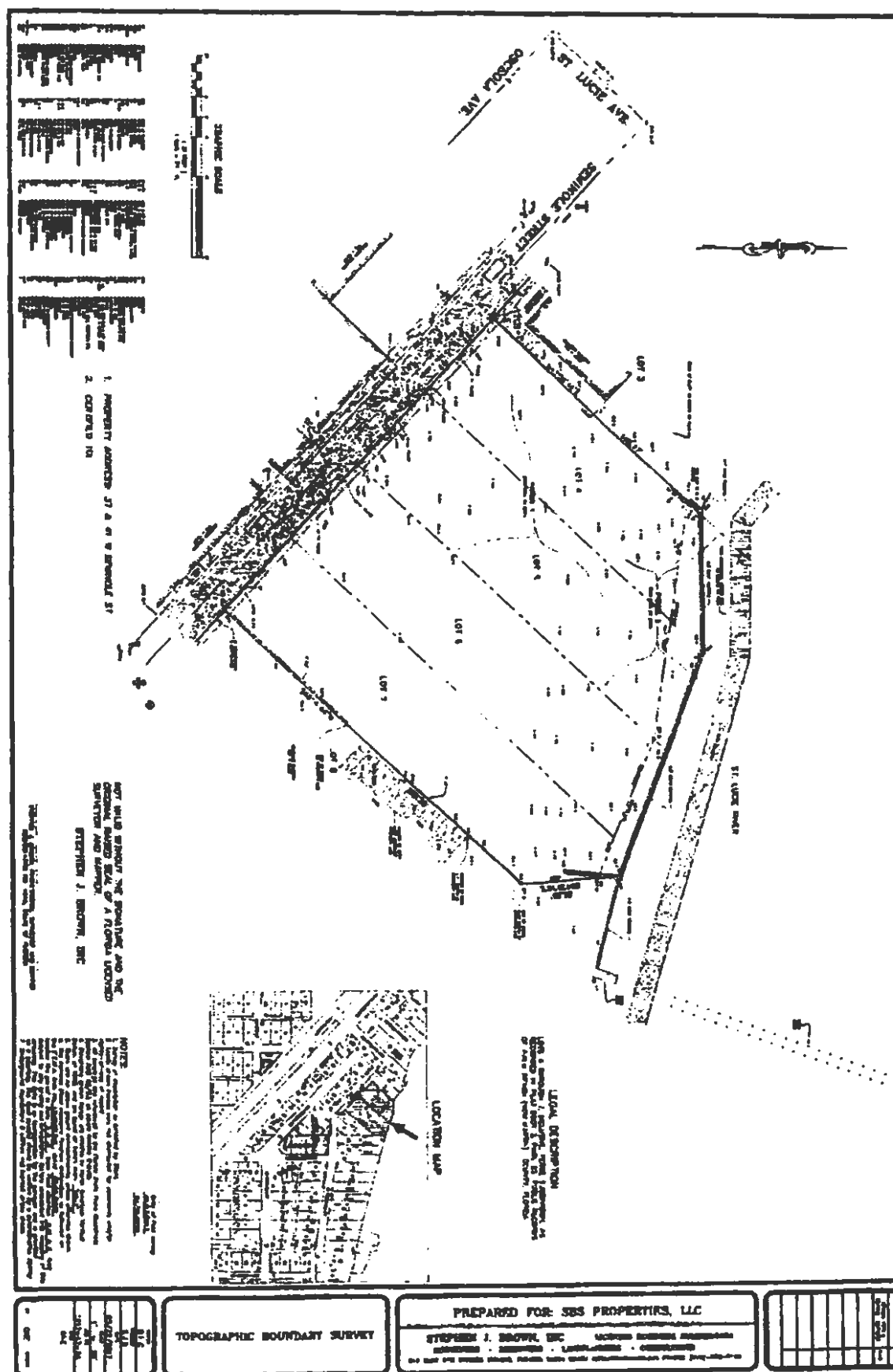
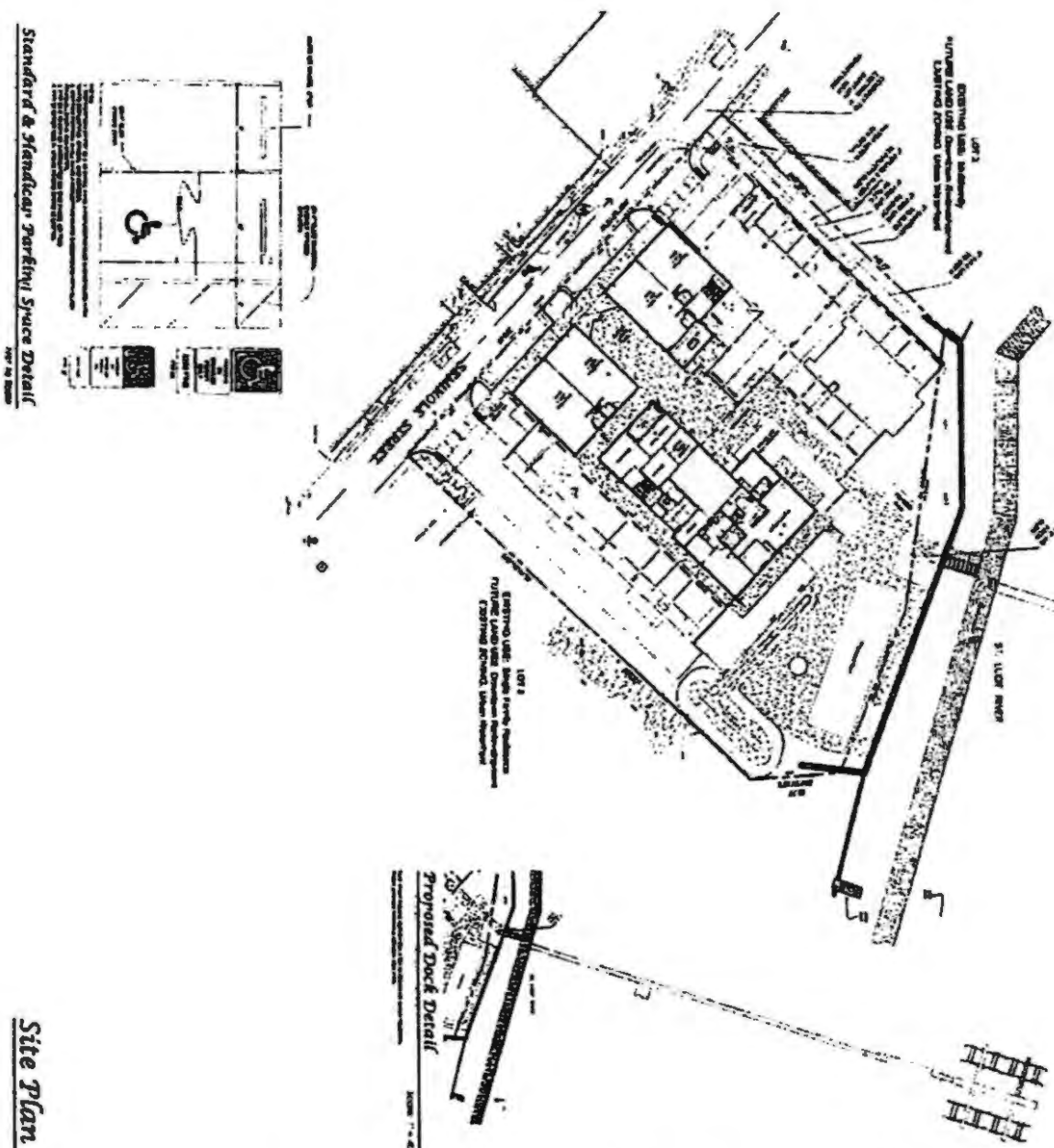


EXHIBIT D



Site Plan

General Notes

[illegible]

Legal Description

Site Data

[illegible][illegible]



PAVEMENT MARKING
CITY OF STUART, FLORIDA

SAILFISH COVE

SCALE

1" = 40'

LEGEND

- UNIMPAVED DRIVEWAY
- DRIVEWAY WITH ASPHALT
- DRIVEWAY WITH CONCRETE
- DRIVEWAY WITH GRAVEL
- DRIVEWAY WITH SAND
- DRIVEWAY WITH GRAVEL AND SAND
- DRIVEWAY WITH GRAVEL AND ASPHALT
- DRIVEWAY WITH GRAVEL AND CONCRETE
- DRIVEWAY WITH GRAVEL AND SAND AND ASPHALT
- DRIVEWAY WITH GRAVEL AND SAND AND CONCRETE
- DRIVEWAY WITH GRAVEL AND SAND AND ASPHALT AND CONCRETE

NOTES

1. ALL DRIVEWAYS SHALL BE 10' WIDE MINIMUM.

2. ALL DRIVEWAYS SHALL BE 12' WIDE MINIMUM.

3. ALL DRIVEWAYS SHALL BE 14' WIDE MINIMUM.

4. ALL DRIVEWAYS SHALL BE 16' WIDE MINIMUM.

5. ALL DRIVEWAYS SHALL BE 18' WIDE MINIMUM.

6. ALL DRIVEWAYS SHALL BE 20' WIDE MINIMUM.

7. ALL DRIVEWAYS SHALL BE 22' WIDE MINIMUM.

8. ALL DRIVEWAYS SHALL BE 24' WIDE MINIMUM.

9. ALL DRIVEWAYS SHALL BE 26' WIDE MINIMUM.

10. ALL DRIVEWAYS SHALL BE 28' WIDE MINIMUM.

11. ALL DRIVEWAYS SHALL BE 30' WIDE MINIMUM.

12. ALL DRIVEWAYS SHALL BE 32' WIDE MINIMUM.

13. ALL DRIVEWAYS SHALL BE 34' WIDE MINIMUM.

14. ALL DRIVEWAYS SHALL BE 36' WIDE MINIMUM.

15. ALL DRIVEWAYS SHALL BE 38' WIDE MINIMUM.

16. ALL DRIVEWAYS SHALL BE 40' WIDE MINIMUM.

17. ALL DRIVEWAYS SHALL BE 42' WIDE MINIMUM.

18. ALL DRIVEWAYS SHALL BE 44' WIDE MINIMUM.

19. ALL DRIVEWAYS SHALL BE 46' WIDE MINIMUM.

20. ALL DRIVEWAYS SHALL BE 48' WIDE MINIMUM.

21. ALL DRIVEWAYS SHALL BE 50' WIDE MINIMUM.

22. ALL DRIVEWAYS SHALL BE 52' WIDE MINIMUM.

23. ALL DRIVEWAYS SHALL BE 54' WIDE MINIMUM.

24. ALL DRIVEWAYS SHALL BE 56' WIDE MINIMUM.

25. ALL DRIVEWAYS SHALL BE 58' WIDE MINIMUM.

26. ALL DRIVEWAYS SHALL BE 60' WIDE MINIMUM.

27. ALL DRIVEWAYS SHALL BE 62' WIDE MINIMUM.

28. ALL DRIVEWAYS SHALL BE 64' WIDE MINIMUM.

29. ALL DRIVEWAYS SHALL BE 66' WIDE MINIMUM.

30. ALL DRIVEWAYS SHALL BE 68' WIDE MINIMUM.

31. ALL DRIVEWAYS SHALL BE 70' WIDE MINIMUM.

32. ALL DRIVEWAYS SHALL BE 72' WIDE MINIMUM.

33. ALL DRIVEWAYS SHALL BE 74' WIDE MINIMUM.

34. ALL DRIVEWAYS SHALL BE 76' WIDE MINIMUM.

35. ALL DRIVEWAYS SHALL BE 78' WIDE MINIMUM.

36. ALL DRIVEWAYS SHALL BE 80' WIDE MINIMUM.

37. ALL DRIVEWAYS SHALL BE 82' WIDE MINIMUM.

38. ALL DRIVEWAYS SHALL BE 84' WIDE MINIMUM.

39. ALL DRIVEWAYS SHALL BE 86' WIDE MINIMUM.

40. ALL DRIVEWAYS SHALL BE 88' WIDE MINIMUM.

41. ALL DRIVEWAYS SHALL BE 90' WIDE MINIMUM.

42. ALL DRIVEWAYS SHALL BE 92' WIDE MINIMUM.

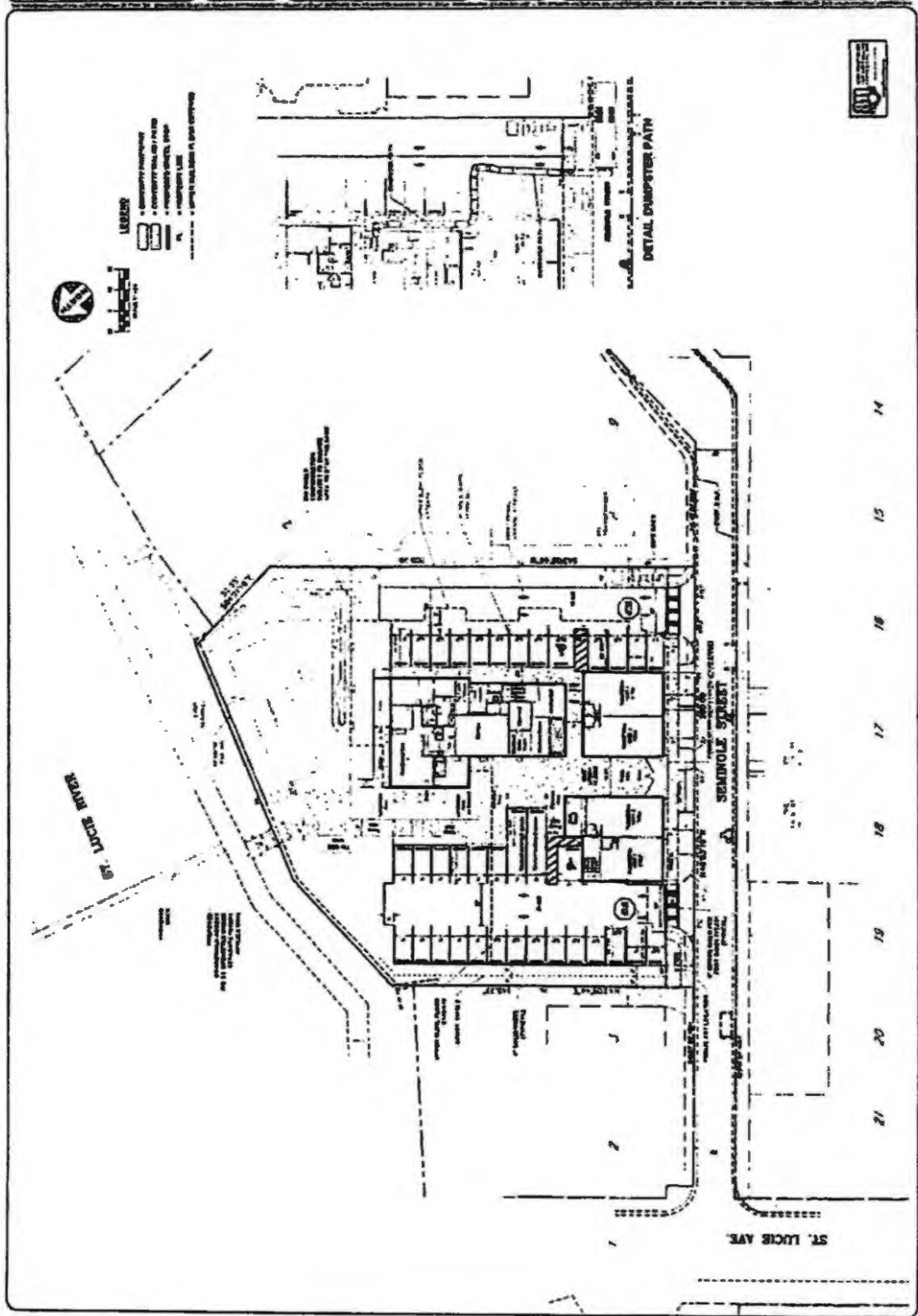
43. ALL DRIVEWAYS SHALL BE 94' WIDE MINIMUM.

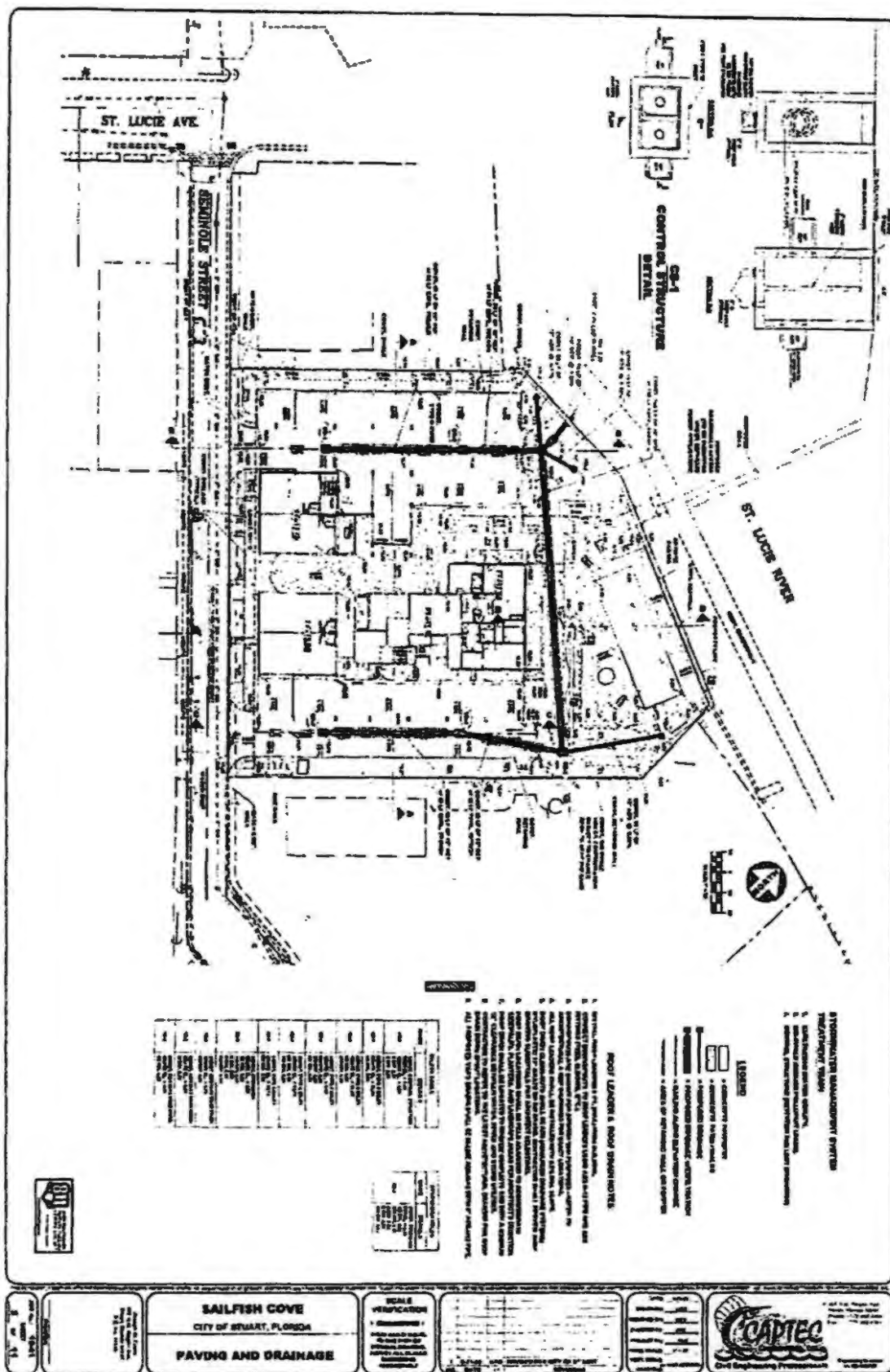
44. ALL DRIVEWAYS SHALL BE 96' WIDE MINIMUM.

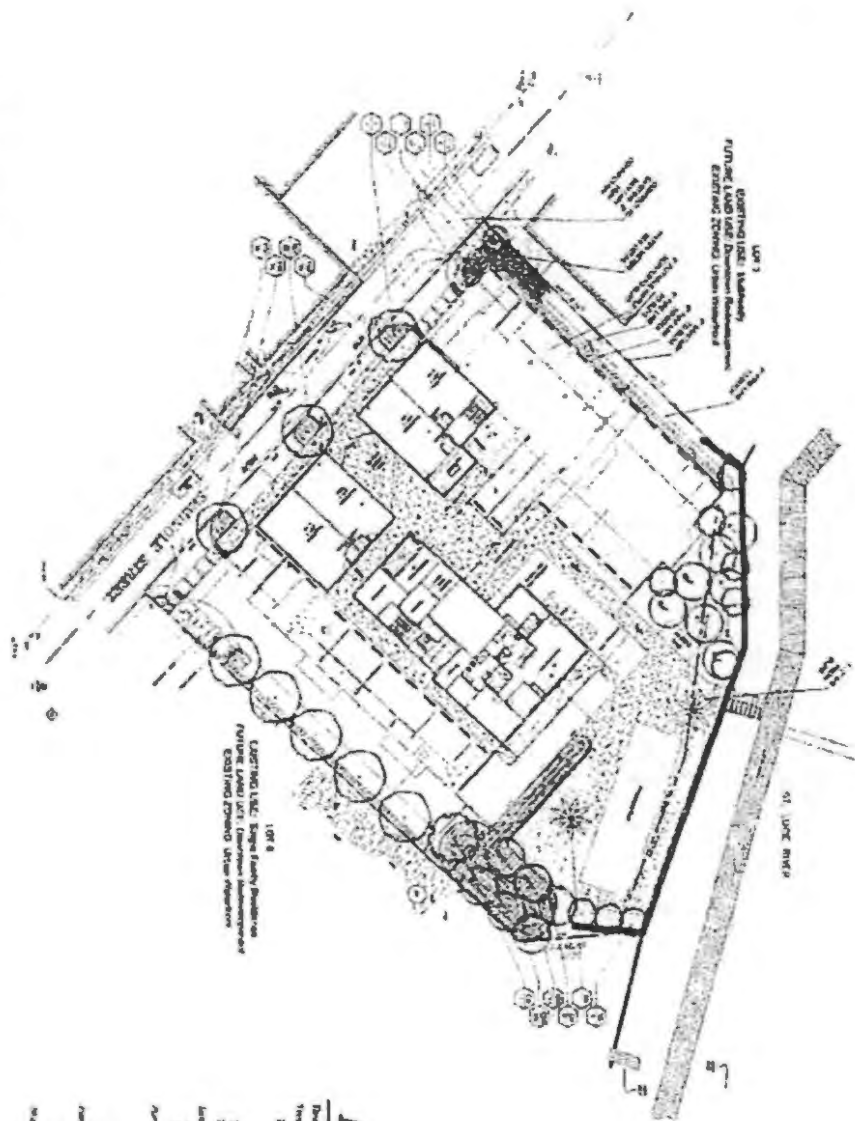
45. ALL DRIVEWAYS SHALL BE 98' WIDE MINIMUM.

46. ALL DRIVEWAYS SHALL BE 100' WIDE MINIMUM.

DETAIL DUMPSTER PATH







Plant List

[illegible]

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Landscape Data.

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Landscape Plan



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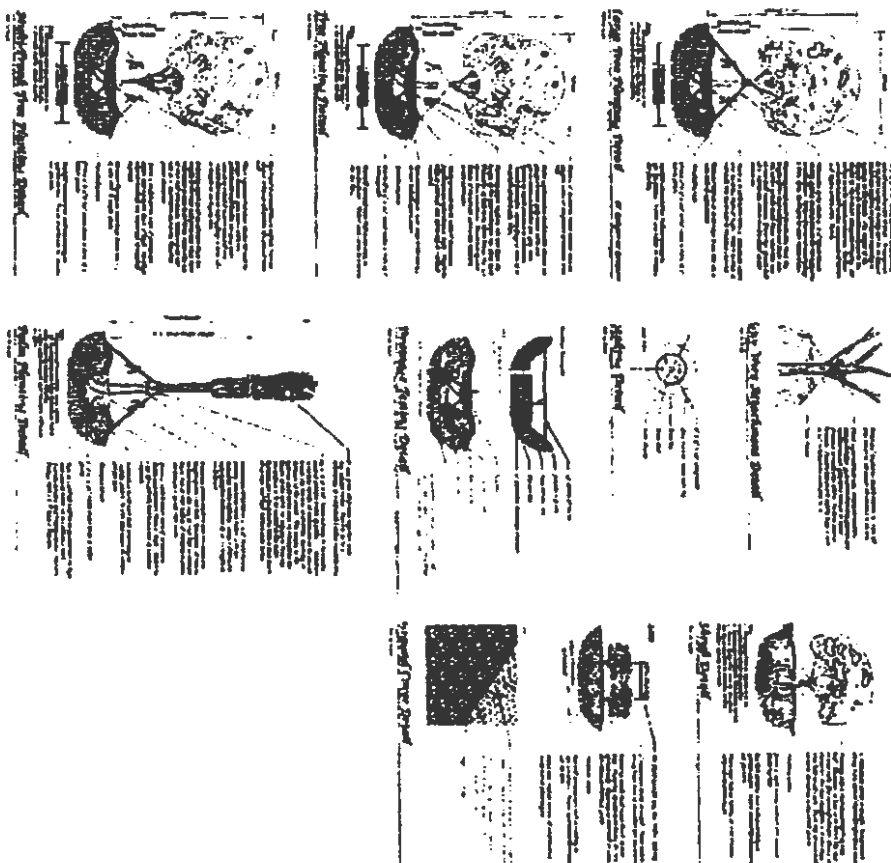
Sailfish Cove
City of Stuart, Florida

**Conceptual
Design
Group, Inc.**
Leadership in design • 1000 Pine St.
San Francisco, CA 94109 • 415/774-2200
Circle 10 on Reader Service Card

Landscape Specifications

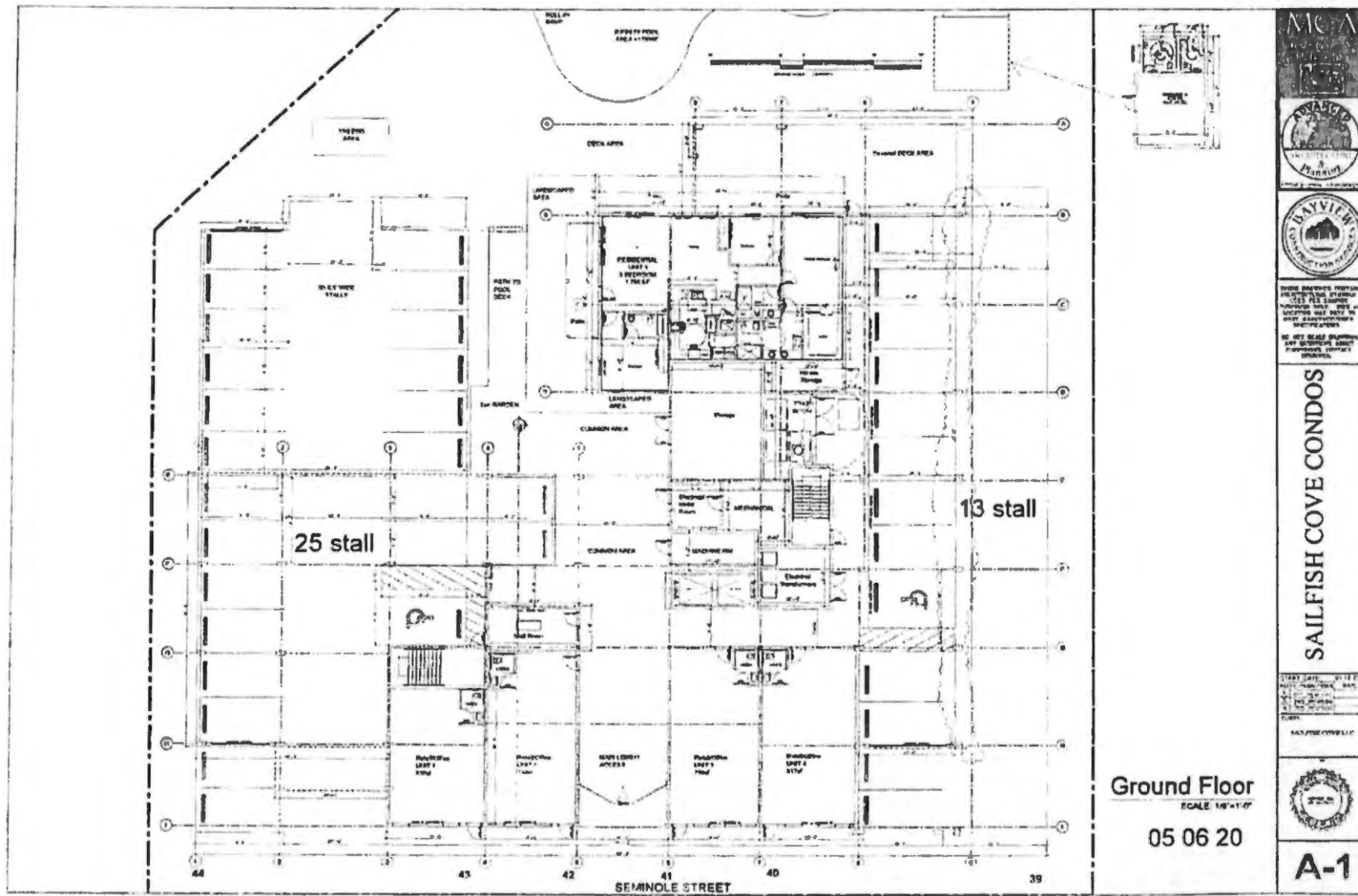
General Notes

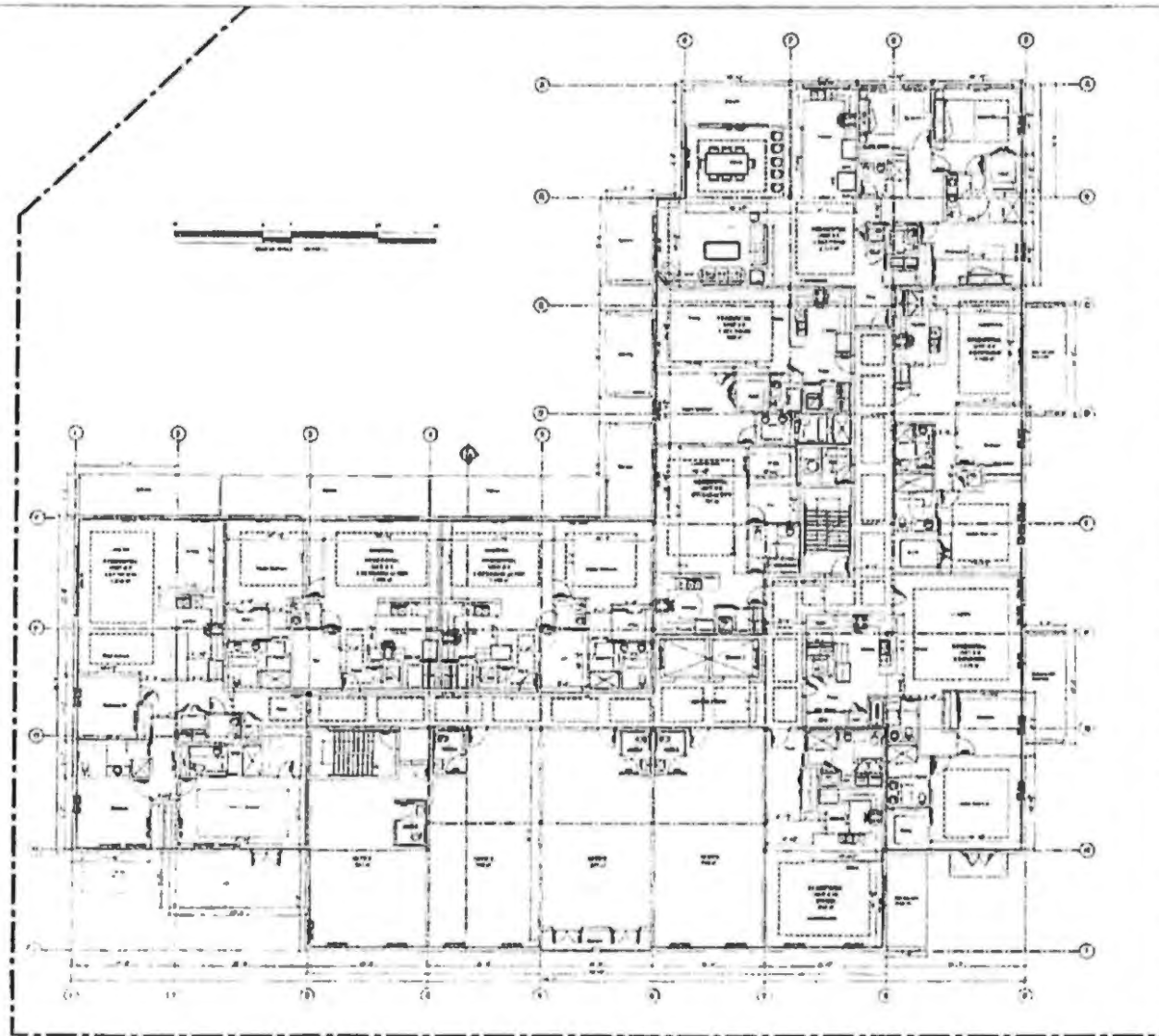
Landscape Details



Landscape Plan

Conceptual Design Group, Inc. 10000 E. 15th Avenue, Suite 100 Denver, CO 80231 Phone: (303) 751-1000 Fax: (303) 751-1001 Email: info@conceptualdesign.com		Sailfish Cove City of Stuart, Florida		Date: 12/2/20 Drawn by: [Name] Checked by: [Name] Approved by: [Name]
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2nd Floor

SCALE 1/8"=1'-0"

03 26 20

MC A

ADVANCE

ARCHITECTURE & PLANNING

BAYVIEW

CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

IF YOU HAVE ANY QUESTIONS OR NEEDS, PLEASE CONTACT THE ARCHITECT AT THE ADDRESS LISTED BELOW.

SALFISH COVE CONDOS

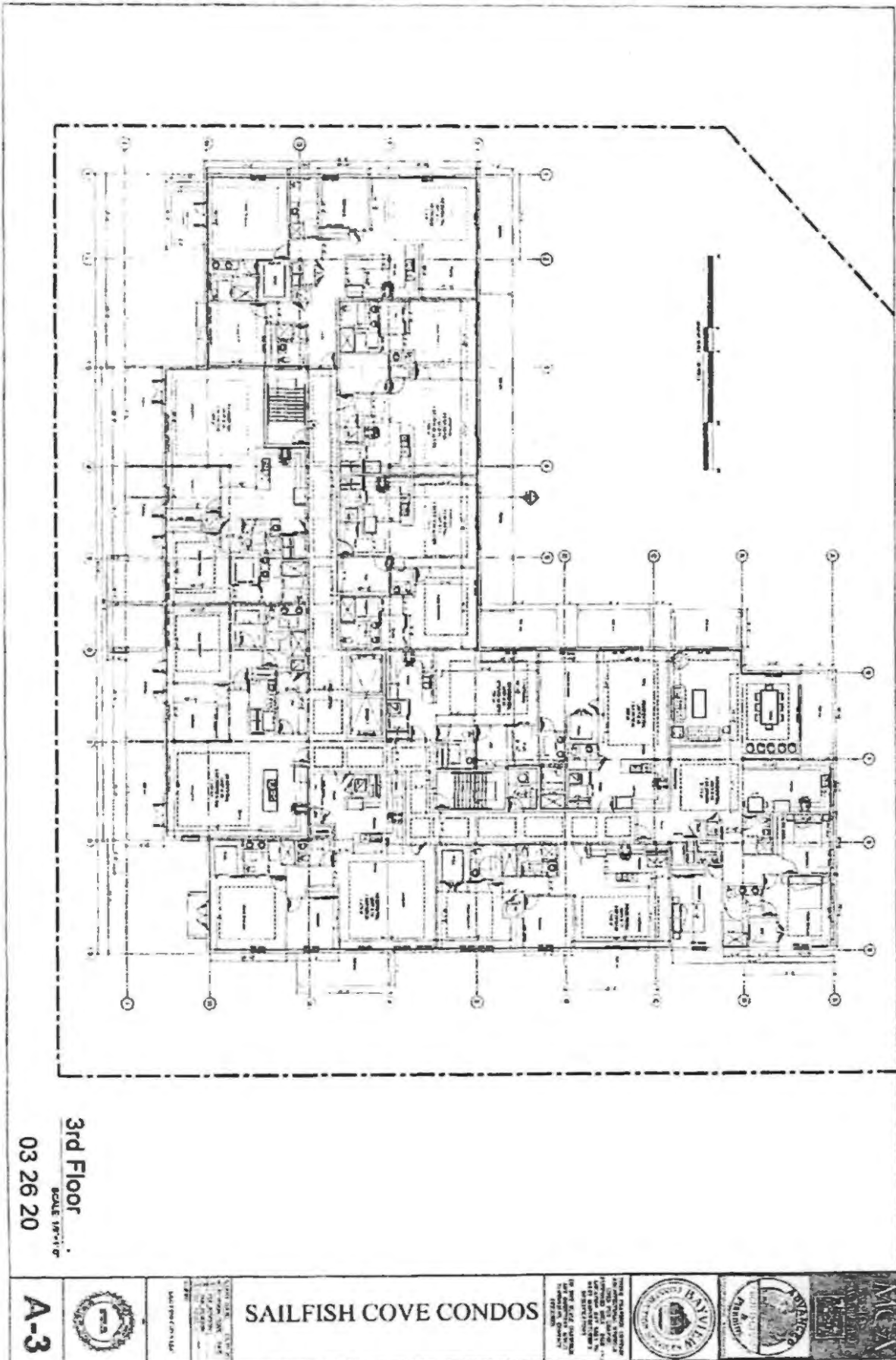
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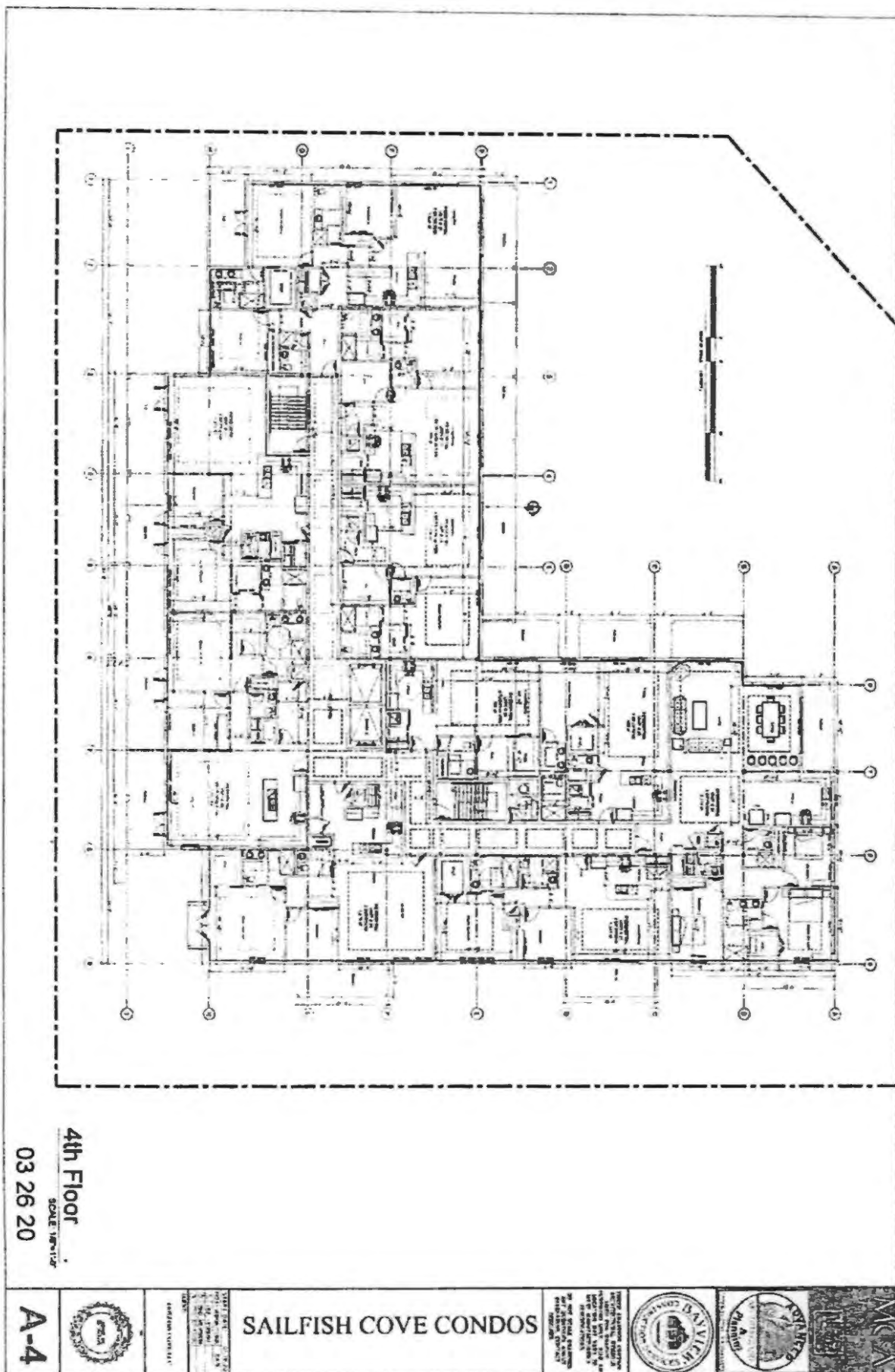
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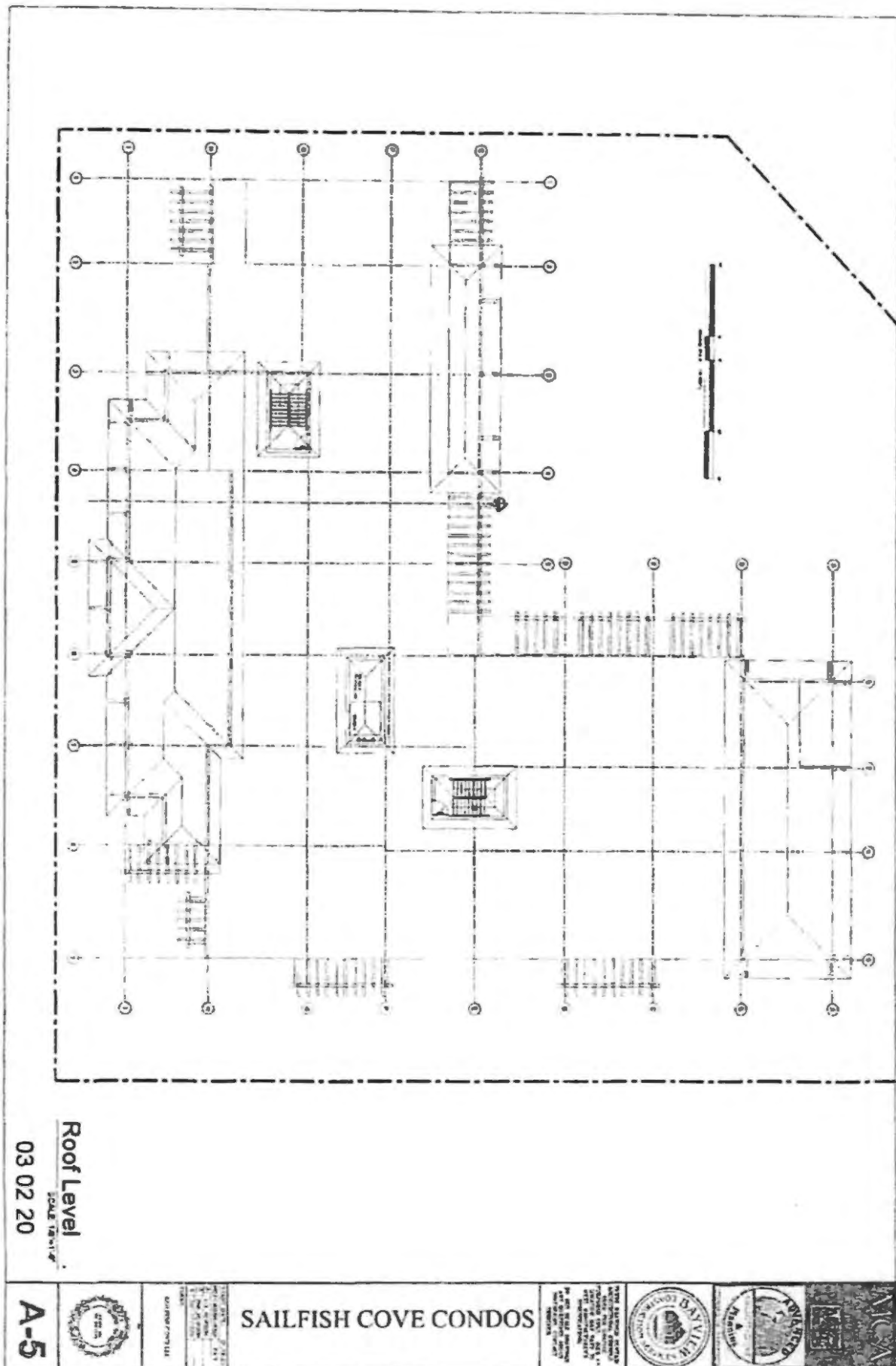
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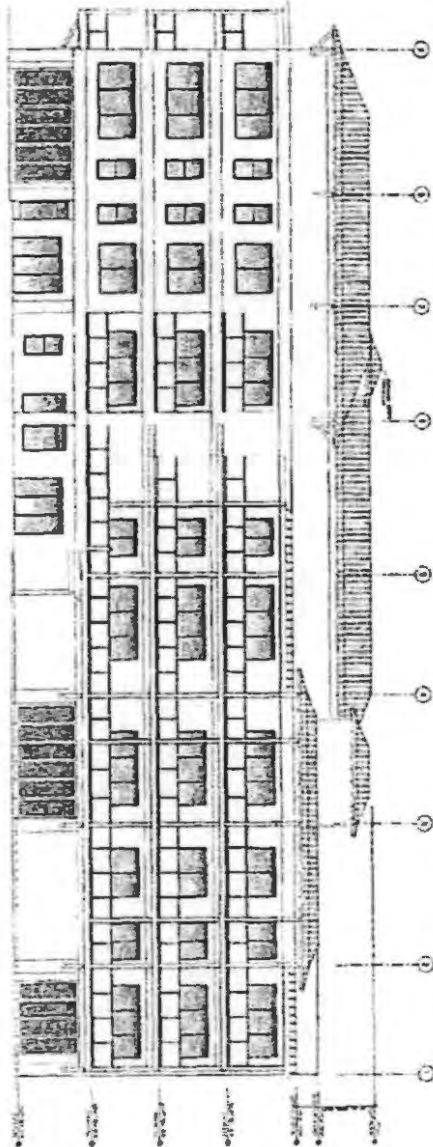
SCALE: 1/8"=1'-0"

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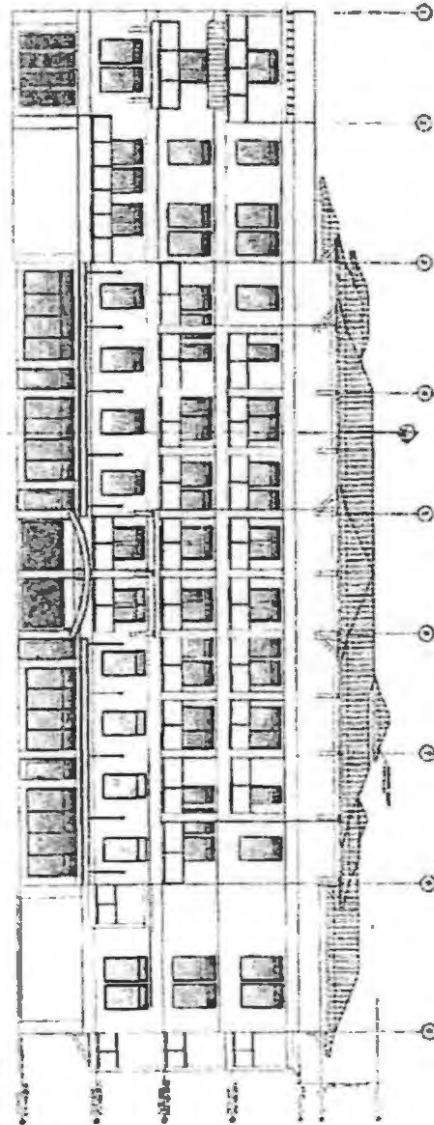




North Elevation

SCALE 1/8"=1'-0"

07 13 2020



South Elevation

SCALE 1/8"=1'-0"

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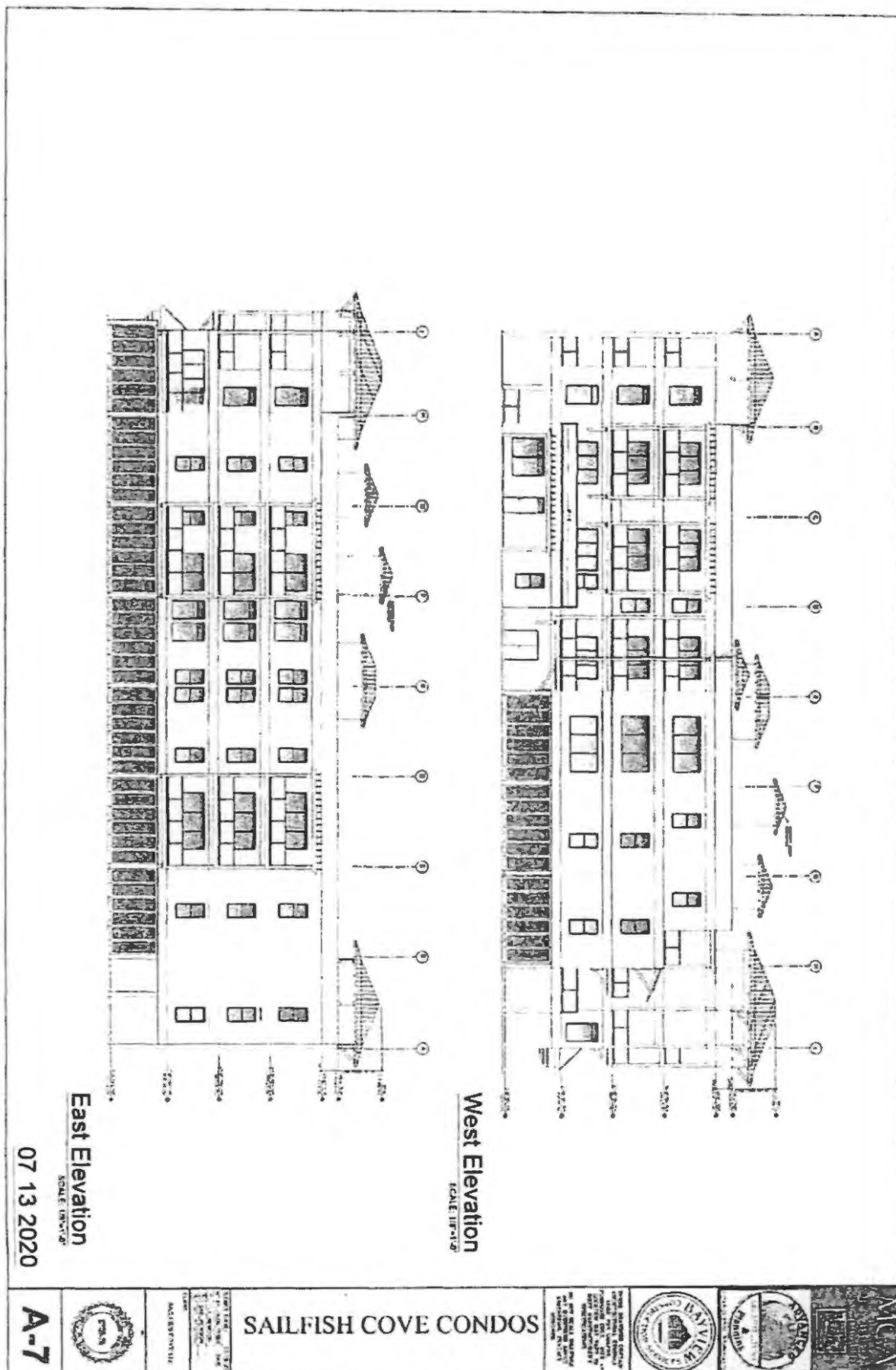


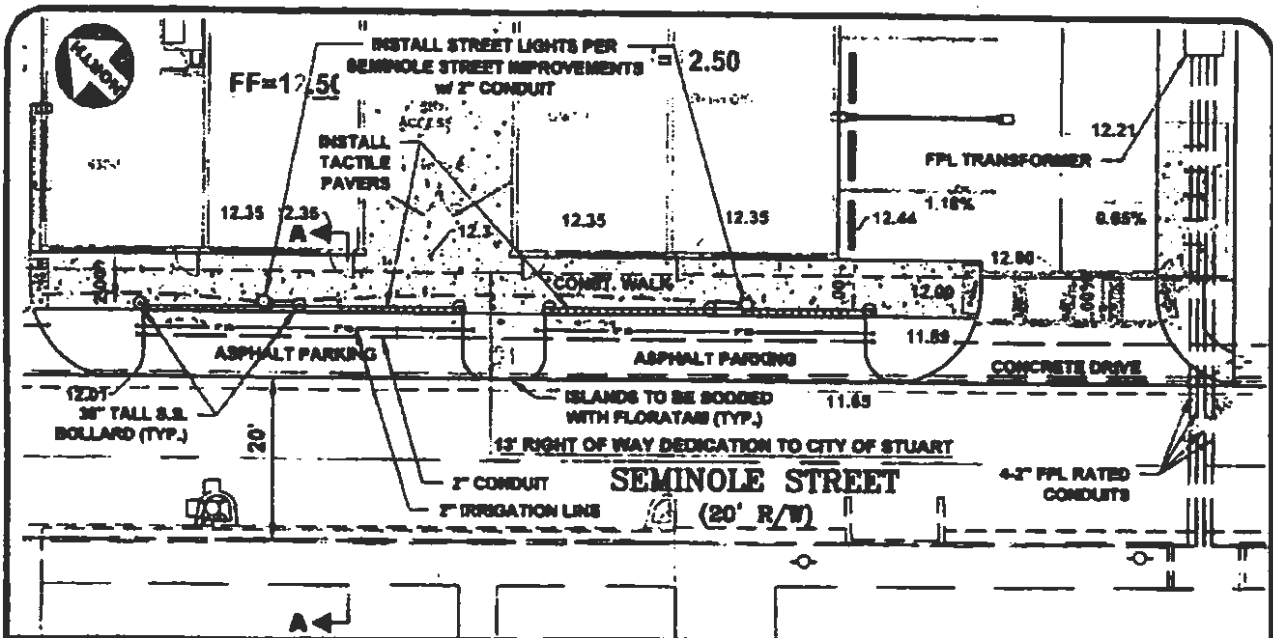
THE ARCHITECT
SAILFISH COVE CONDOS
1000 S. GULF BLVD., SUITE 100
FORT MYERS, FL 33901
PHONE: 888-888-8888
FAX: 888-888-8888
WWW.SAILFISHCOVECONDOS.COM

SAILFISH COVE CONDOS

THIS PROJECT'S DESIGN
WAS PREPARED BY THE
FIRM OF THE ARCHITECT
ON BEHALF OF THE
OWNER. THE ARCHITECT
IS NOT RESPONSIBLE FOR
THE ACCURACY OF THE
INFORMATION CONTAINED
HEREIN.





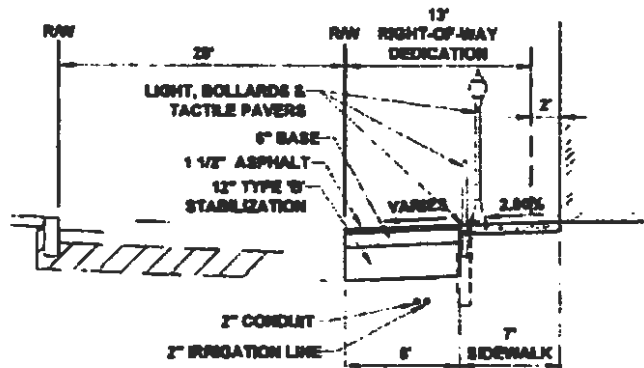


NOTES:

1. DEVELOPER TO INSTALL BOLLARDS PER SEMINOLE STREETSCAPE PLAN SPECS AND LOCATION.
2. DEVELOPER TO INSTALL STREETLIGHTS PER SEMINOLE STREETSCAPE PLAN SPECS AND LOCATION (SEE SEMINOLE STREETSCAPE PLAN FOR ILLUMINATION DETAILS).
3. DEVELOPER TO INSTALL IRRIGATION SLEEVES FOR FUTURE IRRIGATION CONNECTION BY CRA AS PART OF SEMINOLE STREETSCAPE IMPROVEMENTS.
4. IRRIGATION WATER TAP/SERVICE MUST BE CONSTRUCTED PER CITY OF STUART SPECIFICATIONS.
5. ALL IRRIGATION EQUIPMENT (BRAND/MANUFACTURERS, TYPE/STYLE) MUST BE PER-APPROVED BY THE CITY OF STUART PUBLIC WORKS DEPT. TO REMAIN CONSISTENT WITH EQUIPMENT WITHIN THE CITY ROW.
6. DEVELOPER TO INSTALL STREET LIGHTS PER SEMINOLE STREETSCAPE IMPROVEMENTS PLAN. ALL EXIST. STREET LIGHTS/FIXTURES REMOVED SHALL BE TURNED OVER TO THE CITY OF STUART. ALL EXISTING CONDUITS IF NOT REMOVED MUST BE PROPERLY CAPPED.
7. DEVELOPER TO INSTALL TACTILE PAVERS ACCORDING TO SPECS.

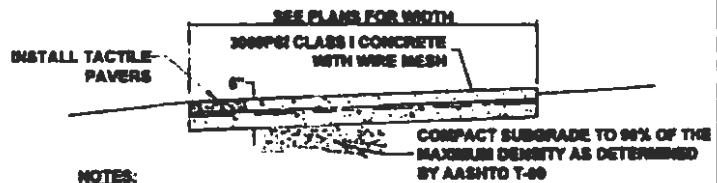
TACTILE PAYER:
 WABUA TILE DETECTABLE WARNING PAVERS (12"X12"X2.75")
 PATTERN: DIRECTIONAL BAR, COLOR: ASB
 MORTAR SET INSTALLATION PER MANUF. STDs.

CONCRETE STAIN (SIDEWALK CONC., DESIGNATED CURBING AND DRIVEWAY APRONS)
 CUSTOM BEHR COLOR MATCH
 BASE 808 - EL, 8.353; TL, 14, 189



SECTION A-A

N.T.S.



NOTES:

1. PROVIDE EXPANSION JOINTS 30' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
2. PROVIDE CONTRACTION JOINTS 8' CENTER TO CENTER.
3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

SIDEWALK DETAIL

(6" THICK SIDEWALK W/ WIRE MESH)

N.T.S.



Joseph E. Ciano
 204 N.W. 1st Street, Suite 200
 Ft. Lauderdale, FL 33301
 Phone: (754) 561-8844
 Fax: (754) 561-8844

Engineering Services
 No. 10-000000

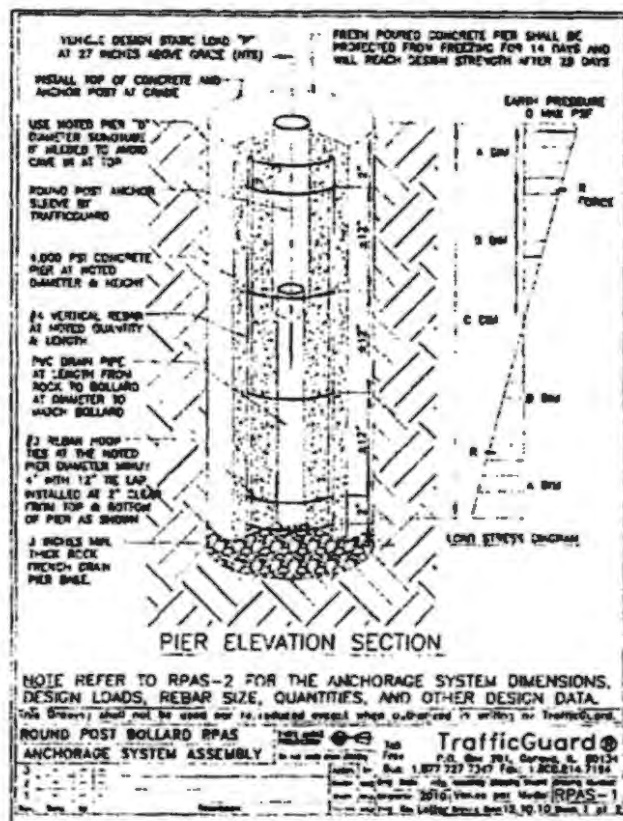
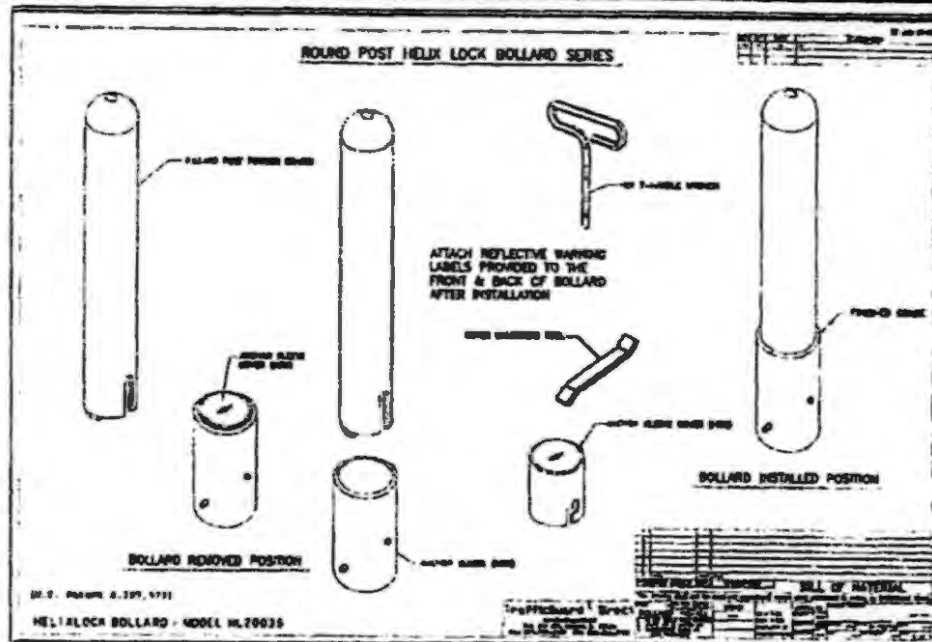
DATE:	05/08
DRAWN BY:	ESB
DESIGNED BY:	ESB
CHECKED BY:	ESB
PROJECT NO.:	1001
HORIZ. SCALE:	N.T.S.
VERT. SCALE:	N.T.S.
CADD FILE:	Parking Detail

SAILFISH COVE /
SEMINOLE STREET
 CITY OF STUART

INTERM PARKING DETAIL

SCALE VERIFICATION
 I HEREBY CERTIFY THAT THE SCALE VERIFICATION HAS BEEN COMPLETED AND THE DRAWING IS ACCURATE.
 SIGNATURE: _____
 DATE: _____

Sheet No. 1 of 3



INSTALL BOLLARDS PER
SEMINOLE STREETSCAPE
PLAN SPECS AND LOCATION.



Joseph W. Castro
201 N.W. Flamingo Ave
Stuart, Florida 34904
P.O. Box 37658
Phone: (772) 882-4344
Fax: (772) 882-4041

Engineering Business
Inc. 09-007917

DATE: 03/09
DESIGNED BY: HLT
CHECKED BY: JWC
PROJECT No.: 1991
HORIZ. SCALE: N.T.S.
VERT. SCALE: N.T.S.
CADD FILE: Parking Detail

**SAILFISH COVE /
SEMINOLE STREET
CITY OF STUART**

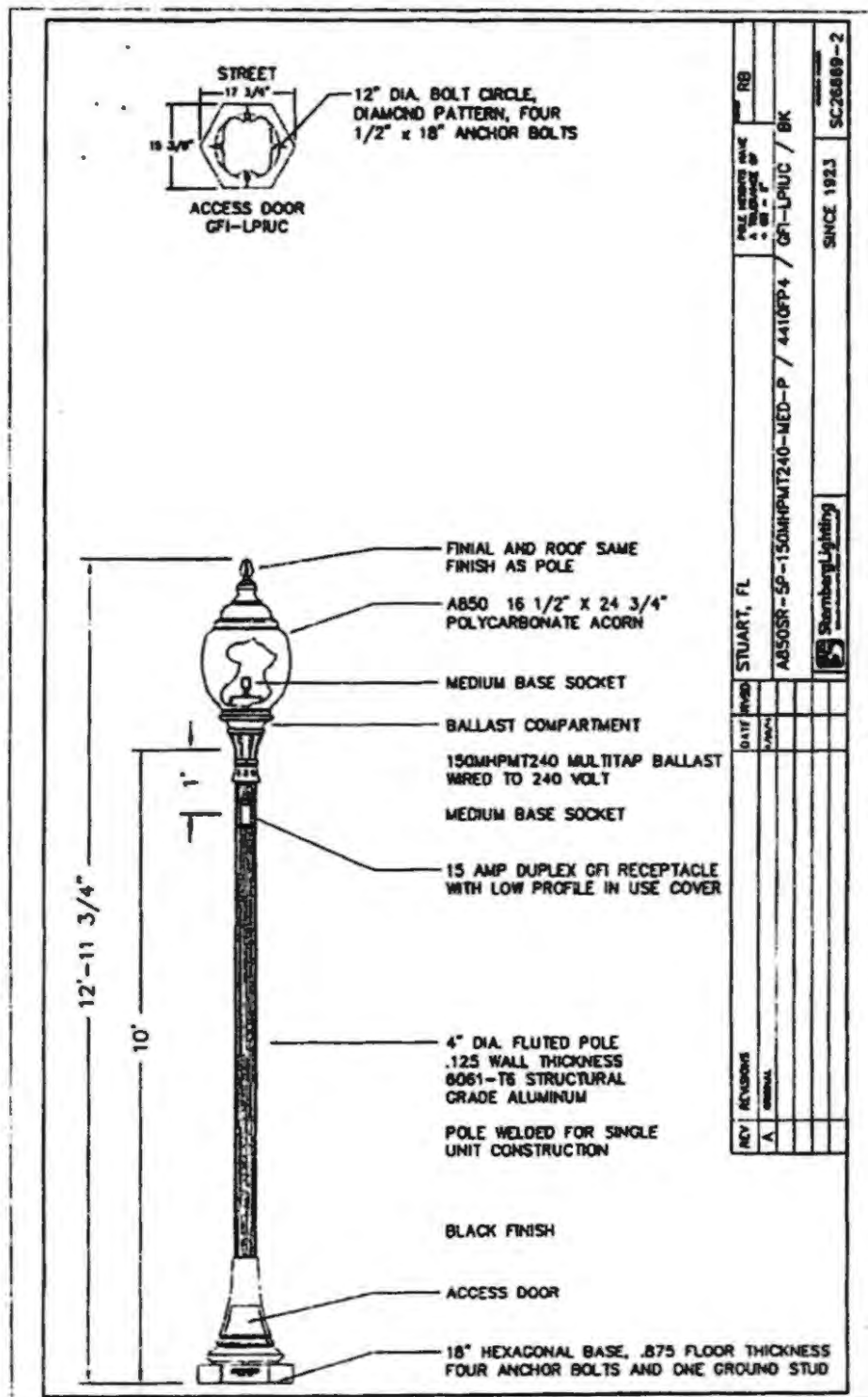
BOLLARD DETAILS

**SCALE
VERIFICATION**

1. UNCORRECTED AS
SHOWN SHALL BE EQUAL TO
FIELD AND BACK ON OVERSIGHT
DRAWING. ADJUST ALL
SCALES INVERTED
ACCORDINGLY

Sheet No. 2 of 3

P:\1800\1941 - Sailfish Cove (also Seminole Bluff)\DWG\Interim Parking Detail.dwg, Detail (2), 11/4/2000 1:48:29 PM



REV	REVIEWS	DATE	BY	REMARKS	DATE	BY
A	ORIGINAL					
STUART, FL				FILE REVISIONS HAVE A REVISION OF A REVISION OF A REVISION OF		
A850SR-SP-150MHPUT240-MED-P / 4410FP4 / BK				SINCE 1923 SC-26889-2		



• Joseph W. Cline
301 N.W. Flagler Ave
Seaside, Florida 32084
P.E. No. 37930
Phone: (772) 632-4344
Fax: (772) 632-4071

Engineering Division
NY 10027-4517

DATE:	5/26/78
DRAWN BY:	MOO
DESIGNED BY:	MLT
CHECKED BY:	JWC
PROJECT NO.:	1911
WORK. SCALE:	N.T.S.
VERT. SCALE:	N.T.S.
CADD FILE:	Padding Detail

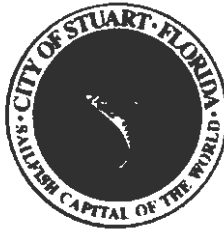
**SAILFISH COVE /
SEMINOLE STREET**
CITY OF STUART

LIGHT DETAIL

SCALE VERIFICATION

1. SOLID BAR IS EQUAL TO HALF AN INCH OR OTHER TRAPPING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY.

Sheet No. 3 of 3



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

ORDINANCE NUMBER 2449-2020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN WATERFRONT TO URBAN PLANNED UNIT DEVELOPMENT FOR A 0.925 ACRE PROPERTY, LOCATED AT 37 & 41 S.W. SEMINOLE STREET, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH COVE UPUD CONSISTING OF THIRTY (30) MULTI-FAMILY RESIDENTIAL UNITS AND 5,768 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH SECTION 2.07.00 OF THE STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 26.75 DWELLING UNITS PER ACRE ON A .925 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission of Stuart, Florida, has adopted and administers Section 2.07.00.I of the Land Development Code; and

WHEREAS, the Applicant, Certares Partners Holdings, LLC, is requesting a rezoning to UPUD to allow for development of a multi-family development consisting of 30 residential units on 0.925-acre waterfront property and 8 office/retail units totaling 5,768 square feet, and

WHEREAS, the applicant has requested a density of 26.75 dwelling units per acre per Table 2.07.A UPUD Density and Parking Space Calculation, for a building of more than 100 feet in width and for parking within the building envelope; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses; and

WHEREAS, the owners have committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this ordinance; and

WHEREAS, the City Commission, has considered the Owner's voluntary request for a new zoning designation, and has also considered the recommendation of the City staff.

WHEREAS, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the application of the Petitioner and recommended approval of rezoning to UPUD on August 4, 2020; and

WHEREAS, on August 24, 2020, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner, amending the city's official zoning map and approving the proposed building and site, and

WHEREAS, the owners have committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this ordinance; and

WHEREAS, the Sailfish Cove UPUD development will be in harmony with surrounding properties and their anticipated development; and

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A map depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference and development conditions attached hereto as **Exhibit “C”**;

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

SECTION 1: The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, shall be deemed a part of this ordinance:

1. **Boundary Survey, Sheet 1 of 1 by Stephen J. Brown, Inc., Surveyors, Designers, Land Planners and Consultants dated 5.26.17.**
2. **Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.2020 and last revised per Roadway Parking on 8.24.20**
3. **Pavement Marking and Layout, by Captec Engineering Inc., Sheet 4 of 11 dated 4.21.20 and last revised on 8.21.20.**
4. **Pavement and Drainage, by Captec Engineering Inc., Sheet 5 of 11 dated 4.21.20 and last revised on 8.21.20.**
5. **Landscape Plan, Sheets L-1 and L-2, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.20 and last revised on 8.24.2020.**
6. **Architectural Elevations, Sheets A-1 thru A-7, by MC&A Town Planning and Architecture and Advanced Architecture and Planning - qualifier, dated 01.19.20.**
7. **Sailfish Cove/Seminole Street – Interm Parking & Sidewalk Detail, Sheets 1 & 2 & 3 of 3, prepared by Captec Engineering Inc., dated 9.30.2020.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain "Downtown Redevelopment". The Land Development (Zoning) District

designation on the City of Stuart Official Zoning Map shall become "UPUD" Urban Planned Unit Development amended to allow for 30 multi-family residential units and 5,768 square feet of commercial/office units.

SECTION 3: This Ordinance shall take effect immediately upon its adoption.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is 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 6: 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 7: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the

Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

- a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
- b. Direct the City Development Director to initiate the process to rezone the UPUD property or any portion of the UPUD property.
- c. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this UPUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 8: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owners.

SECTION 9: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

Passed on first reading the 24th day of August, 2020.

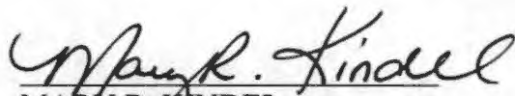
Commissioner BRUNER offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner CLARKE and upon being put to a roll call vote, the vote was as follows:

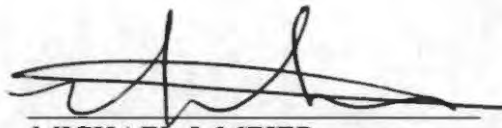
MICHAEL J. MEIER, MAYOR
EULA R. CLARKE, VICE MAYOR
BECKY BRUNER, COMMISSIONER
MERRITT MATHESON, COMMISSIONER
TROY MCDONALD, COMMISSIONER

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

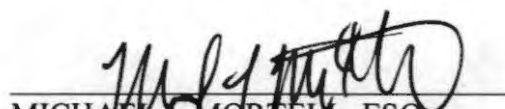
ADOPTED on second and final reading this 14th day of September, 2020.

ATTEST:


MARY R. KINDEL
CITY CLERK


MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY



ACCEPTANCE AND AGREEMENT

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

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT

WITNESSES:

Certares Partners Holdings, LLC

Witness #1:

Nelson E. Famadas

Print Name: Michelle Lopez

Print Name: Nelson E. Famadas

Signature: [Signature]

Signature: [Signature]

See owners acknowledgement next page

Witness #2:

Print Name: [Signature]

Signature: Rossmary Sanchez

OWNERS ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF Miami Dade

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of physical presence or online notarization, this 3rd day of November, 2020, by Nelson E. Famadas

Personally Known OR Produced Identification
Type of ID Produced DL

Signature of Notary Public: [Signature]
Commission Expires:

Notary Seal:



CITY'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF Martin

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2020, by MICHAEL J. MEIER, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires: _____

Notary Seal:





MICHELLE VICAT
Commission # GG 230877
Expires October 17, 2022
Bonded Thru Budget Notary Services

Exhibit "A" Legal Description:

LOTS 4 THROUGH 7, INCLUSIVE, FEROE SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

Exhibit "B" Map:

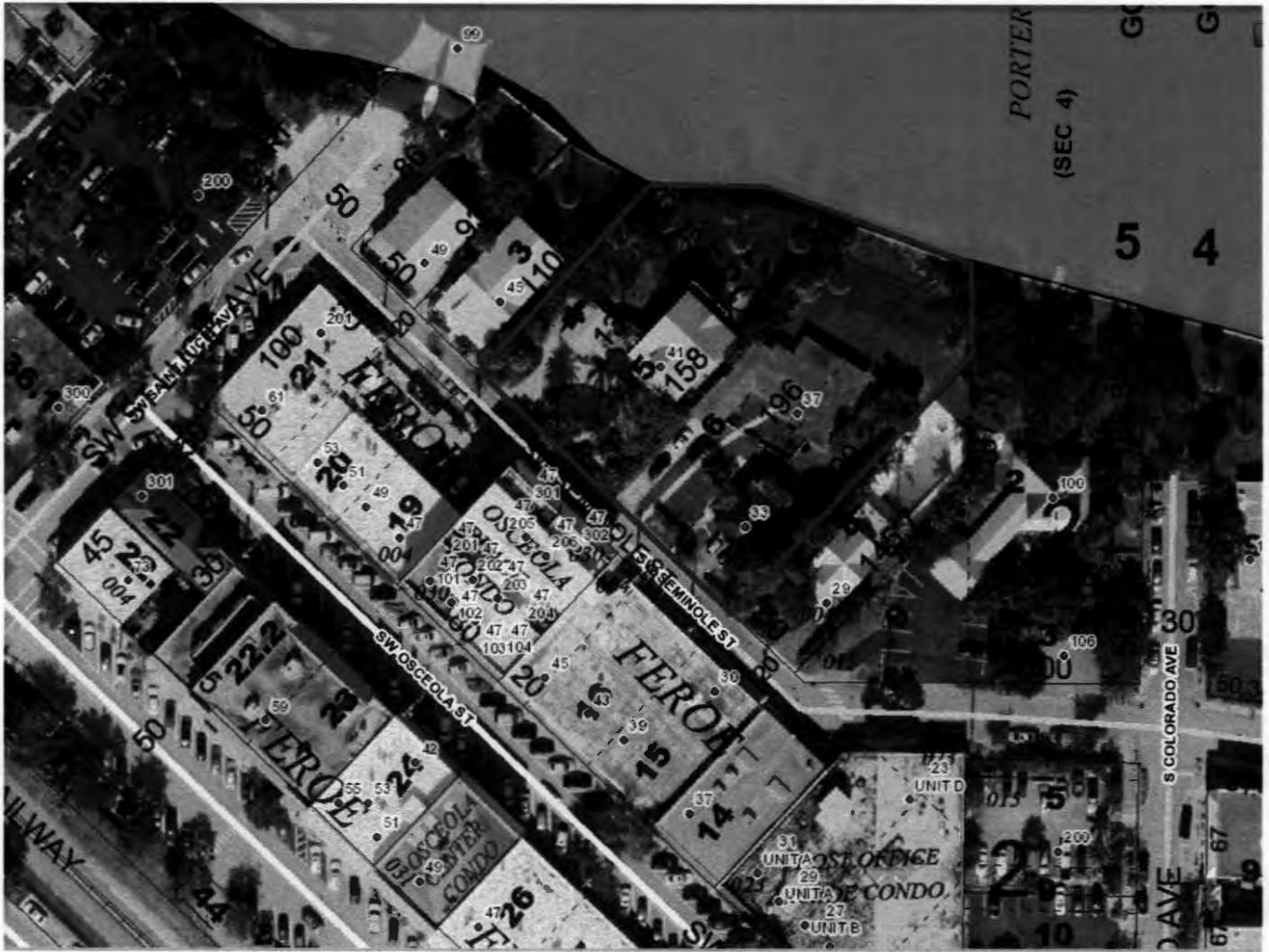


Exhibit “C” Conditions of Approval

1. The Sailfish Cove UPUD Project and use thereof shall comply with the following drawings:
 - A. **Boundary Survey, Sheet 1 of 1 by Stephen J. Brown, Inc., Surveyors, Designers, Land Planners and Consultants dated 5.26.17.**
 - B. **Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.2020 and last revised per Roadway Parking on 8.24.20**
 - C. **Pavement Marking and Layout, by Captec Engineering Inc., Sheet 4 of 11 dated 4.21.20 and last revised on 8.21.20.**
 - D. **Pavement and Drainage, by Captec Engineering Inc., Sheet 5 of 11 dated 4.21.20 and last revised on 8.21.20.**
 - E. **Landscape Plan, Sheets L-1 and L-2, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.20 and last revised on 8.24.2020.**
 - F. **Architectural Elevations, Sheets A-1 thru A-7, by MC&A Town Planning and Architecture and Advanced Architecture and Planning - qualifier, dated 01.19.20.**
 - G. **Sailfish Cove/Seminole Street – Interm. Parking & Sidewalk Detail, Sheets 1 & 2 & 3 of 3, prepared by Captec Engineering Inc., dated 9.30.2020.**
2. Any modifications to the Sailfish Cove UPUD Site Plan that does not exceed 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. Development of the Subject Property as a UPUD shall include an impervious area of not more than 74.4% of the UPUD. The maximum building height within the UPUD shall be four (4) stories or 45 feet.

Landscaping

4. The common areas including the projects cabana and pool area shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
5. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Prior to Issuance of Site Permits

6. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
7. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
8. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
9. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
10. Water and Sewer Services shall be provided by City of Stuart utilities.
11. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
12. All utility improvements constructed by the developer within City's right-of-way, shall be constructed in a manner and form acceptable to the City Public Works department.
13. Prior to certificate of occupancy for any unit, the applicant shall provide an engineer's written confirmation attesting that the UPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.

14. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction to reduce dust generated on-site.
15. Within 30 days of approval of the UPUD, the applicant shall dedicate sufficient land to accommodate streetscape improvements along the portion of land abutting Seminole Street from the valley gutter back to the property (as depicted on site plan). The applicant shall provide legal description and survey necessary for the transfer. Upon transfer of the land the City agrees to grant a license agreement or ROW use permit to the applicant for the same land area, upon which the applicant shall build sidewalk, parallel parking, driveways, landscape islands, landscaping, irrigation and new streetlights consistent with the CRA Seminole Streetscape Plan.
16. If the CRA Seminole Streetscape Plan occurs prior to the Sailfish Cove development project, the applicant agrees to contribute an amount of \$74,047 for all the elements associated with the Seminole Streetscape Improvement project prior to the issuance of the site permit. Also, the applicant agrees to enter into a license agreement with the City to use private property no more than 10 feet beyond the rights-of-way dedication for harmonization during the construction of Seminole Street.
17. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08 within the dedicated land. The applicant agrees to maintain the public art in a location as depicted on the site plan.
18. As a condition of the issuance of any development permits, the applicant shall obtain a Revocable Permit for the construction of a sculpture/fountain (public art), sidewalk, parking space, monument sign, curbing and landscaping, and other minor right-of-way improvements which must be approved by the City Manager, under separate application.
19. Applicant shall execute a riparian easement for the boardwalk in exchange the office/retail component for the development will be parking exempt.
20. The applicant agrees to provide easement for FPL transformer pad, if requested, to serve this project and adjacent properties.

Development and Construction

21. Except as provided herein, all development shall comply with City Code.

22. Site work including but not limited to land preparation, clearing and grading, drainage and water, sewer and irrigation lines, shall be reviewed approved by the City's Public Works department and the city's engineering consultant prior to permitting.
23. Any sidewalks damaged during construction shall be repaired and/or replaced by the applicant as per the City's specification.
24. Notwithstanding the illustration shown on the site plan, all signage shall be in accordance with the City's Land Development Regulations with regards to size, dimensions, color, etc.
25. Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
26. The applicant shall comply with all applicable Handicap Accessibility standards.
27. Final Development Plans and Construction Drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any building permits.
28. Any and all regulatory agency permits, including but not limited the South Florida Water Management District, and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.
29. Prior to the issuance of any development permits, the developer shall obtain unity of title for the two parcels, 37 & 41 S.W. Seminole Street, prior to any site or building permits being approved.
30. The project shall have no more than one water meter to the single building unless public works deems more water meters are appropriate.
31. There shall be no improvements, fencing, installation of additional landscape material, etc. placed within the common acres that would be in nonconformance with approved vistas at the ends of the building.

32. Prior to final certificate of occupancy, the development will provide a minimum of three (3) Level Two (2) Electric Vehicle Charging (EVCS) Stations to support immediate vehicle charging and a minimum of three (3) Electric Vehicle Charging Infrastructure (EVCI) connections to support future electric vehicle charging. The infrastructure installation shall include, but not be limited to; the design of electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder / branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Signage

33. All signs throughout the UPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the City of Stuart Land Development Code.

HOA Requirements & Future Amendments

34. The PUD may be conveyed to 30 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the applicant/developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features.
35. Prior to the issuance of any building permits for any portion of the Property, the Owner shall clearly define, to the satisfaction of the City Attorney, the number of condominium associations that will be created with respect to the Property. There shall be a Master Association created for all condominium units to be constructed on the property. The Master Association shall be the entity responsible for accepting notices from the City and correcting any violations of this Ordinance, or the ordinances of the City and for any matters involving the City with respect to the Property, including, without limitation, fines and penalties. There shall be no conveyance of any units to third parties prior to the formation of the Master Association. There will be no future subdivision of the property without a plat approved by the City Commission.
36. Any applications to amend this Ordinance shall be limited to the developer or the Homeowners Association.
37. The Homeowner's Association shall regulate any permits for guest parking.

38. All dock facilities and marine related bulkheads, hardened shorelines, etc. shall be maintained by the Master Association, any new marine related improvements, modification, repairs and permitting associated with such facilities shall be accomplished by, and the responsibility of, the Master Association. There shall be no cabanas or outbuildings constructed on the property. There shall be no liveaboards permitted of the Department of Environmental Protection. The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period.
39. Dock Facilities are for the expressed use of the owners, and or tenants. Leasing of dock slips to entities other than tenants of the project is prohibited. Commercial use of the dockage facilities is prohibited. The number of slips shall be limited to 22 slips (per original approval). Dock & slips are illustrative in nature and not final documents.

Timetable for Development

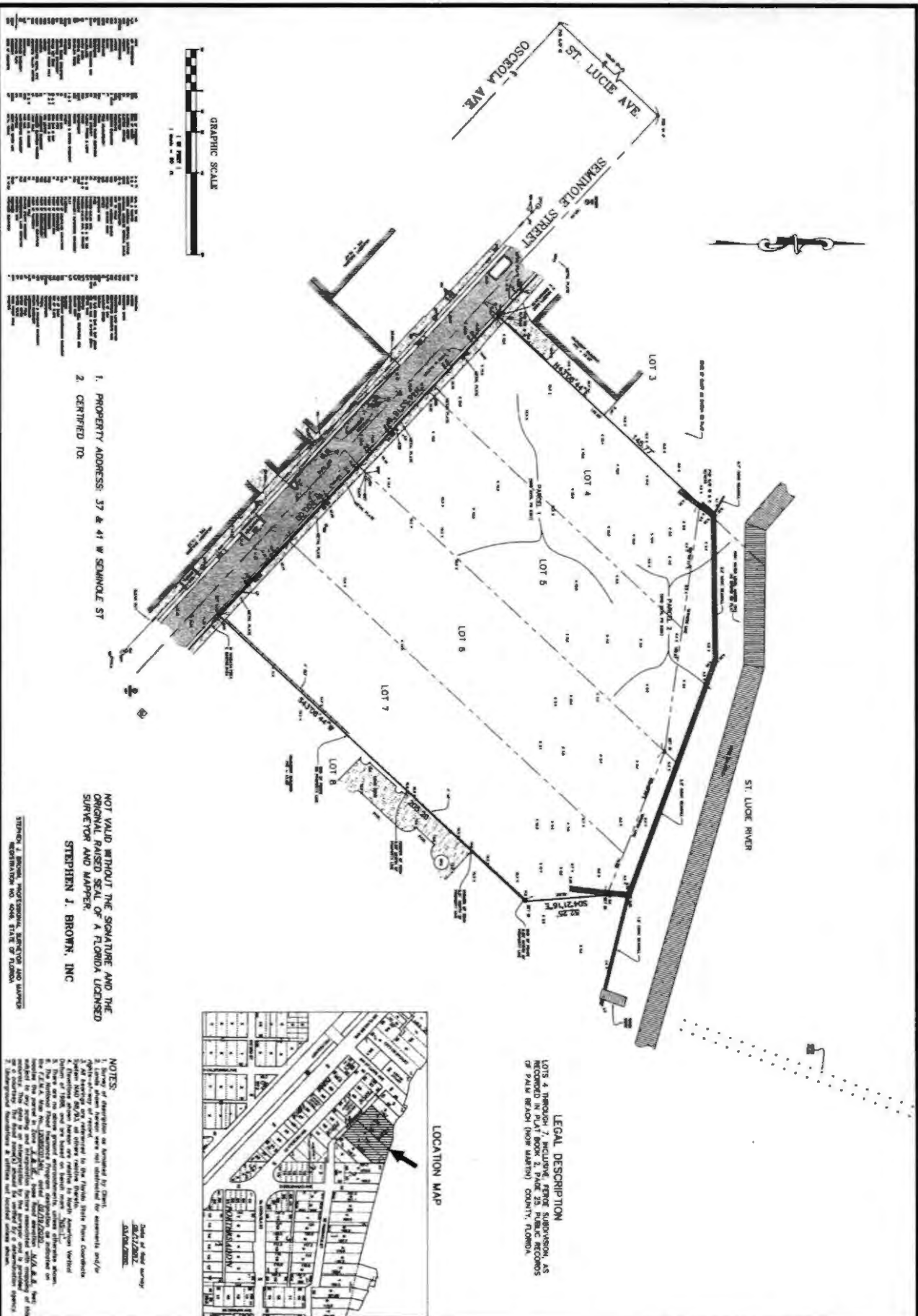
40. Timetable for development shall be as follows:

Site and building permit application deemed enough for permit review under city codes and standards.	August 1, 2022
Final Certificate of Occupancy for all site and building improvements.	August 1, 2024

41. The following uses shall be permitted:

- a. Multi-Family Residential
- b. Home Occupations in accordance with the City's Land Development Code.
- c. Office/Retail (5,768 square feet)

U



LEGAL DESCRIPTION
LOTS 4 THROUGH 7, INCLUSIVE, FETTER SUBDIVISION, AS
RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS
OF PALM BEACH (FROM MARTIN) COUNTY, FLORIDA.

NOTES:

1. Source of description as furnished by Client.
2. Lead shown here was not sufficient for estimate and/or for design.
3. All bearings are referred to the flange (line three Coordinate Station 540.00 ft.) in either survey file.
4. The bearing was not shown in the original American Vertical Datum of 1988, and is based on mean north NAD 83.
5. There are no above ground measurements, unless otherwise shown.
6. The above ground horizontal program adjustment is referenced on the plan view.
7. The above ground vertical program adjustment is referenced in the profile view.
8. Includes the moving and disintegrable features associated with mapping of the area.
9. The survey was conducted by the State of Michigan, and the surveyor's field notes are on file with the State of Michigan Department of Transportation.
10. The survey was conducted by the State of Michigan, and the surveyor's field notes are on file with the State of Michigan Department of Transportation.

TOPOGRAPHIC BOUNDARY SURVEY

PREPARED FOR: SBS PROPERTIES, LLC

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjb@peddleelect.net PHONE: (772)-288-7178

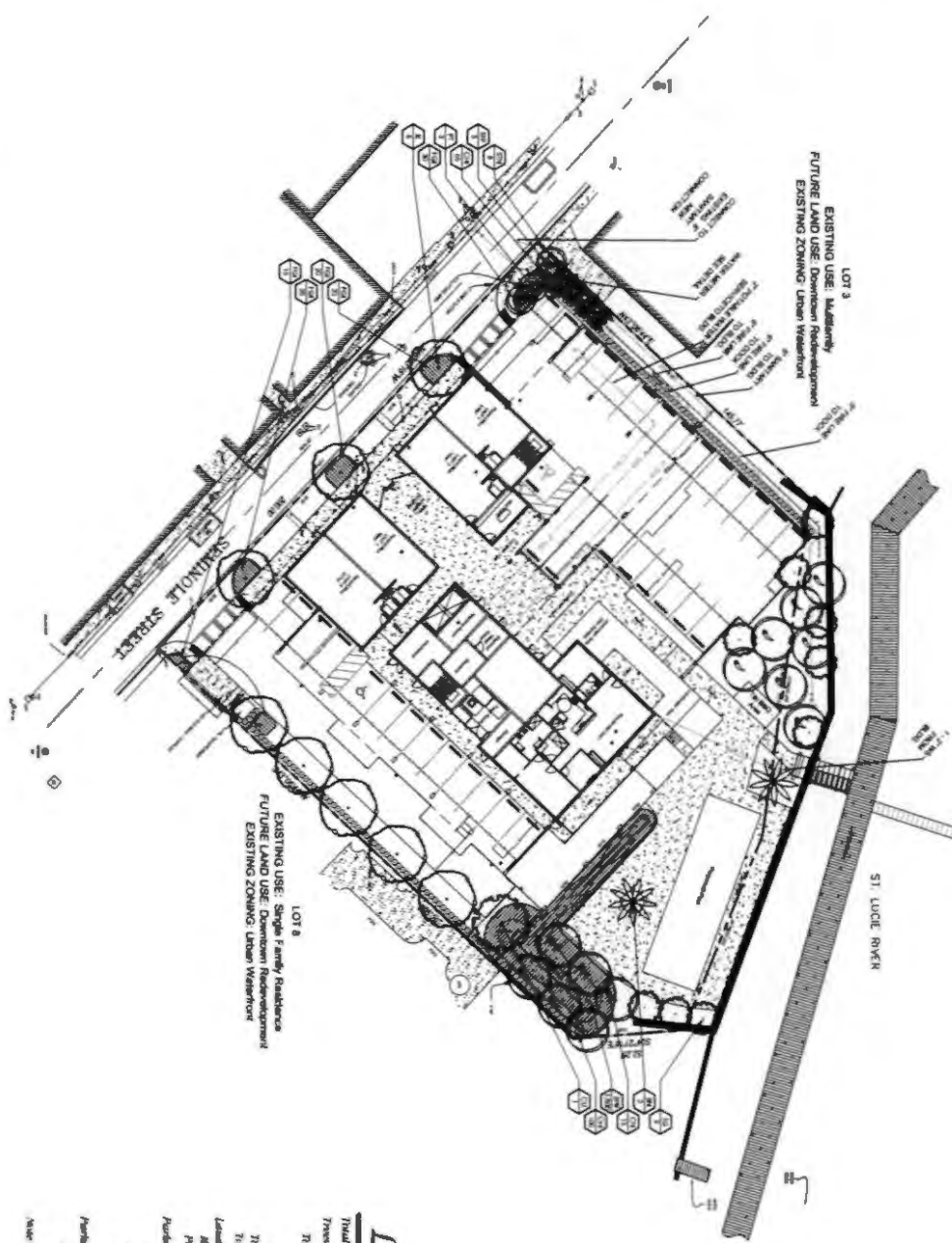
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811
A COMMUNITY RELATIONSHIP
PROGRAM FOR THE
FUTURE OF THE
CITY OF CHICAGO



x 201 N.W. Flagler Ave.
 Stuart, Florida 34954
 Phone: (772) 888-4344
 Fax: (772) 888-4341



Xeriscape Points

Point	Description	Point	Description
1	Retention of existing existing water area	11	Retention of existing existing water area
2	Retention of existing existing water area	12	Retention of existing existing water area
3	Retention of existing existing water area	13	Retention of existing existing water area
4	Retention of existing existing water area	14	Retention of existing existing water area
5	Retention of existing existing water area	15	Retention of existing existing water area
6	Retention of existing existing water area	16	Retention of existing existing water area
7	Retention of existing existing water area	17	Retention of existing existing water area
8	Retention of existing existing water area	18	Retention of existing existing water area
9	Retention of existing existing water area	19	Retention of existing existing water area
10	Retention of existing existing water area	20	Retention of existing existing water area

Landscape Data

Tree	40,000 sq. ft.	925 sq. ft.	100 sq. ft.
Trunk Diameter (inches)	10.0	10.0	10.0
Trunk Height (feet)	10.0	10.0	10.0
Trunk Width (feet)	10.0	10.0	10.0
Trunk Depth (feet)	10.0	10.0	10.0
Trunk Length (feet)	10.0	10.0	10.0
Trunk Area (sq. ft.)	10.0	10.0	10.0
Trunk Volume (cu. ft.)	10.0	10.0	10.0
Trunk Weight (lb.)	10.0	10.0	10.0
Trunk Color	10.0	10.0	10.0
Trunk Texture	10.0	10.0	10.0
Trunk Shape	10.0	10.0	10.0
Trunk Size	10.0	10.0	10.0
Trunk Age	10.0	10.0	10.0
Trunk Health	10.0	10.0	10.0
Trunk Condition	10.0	10.0	10.0
Trunk Quality	10.0	10.0	10.0
Trunk Quantity	10.0	10.0	10.0
Trunk Value	10.0	10.0	10.0
Trunk Use	10.0	10.0	10.0
Trunk Benefit	10.0	10.0	10.0
Trunk Cost	10.0	10.0	10.0
Trunk Profit	10.0	10.0	10.0
Trunk Loss	10.0	10.0	10.0
Trunk Gain	10.0	10.0	10.0
Trunk Net	10.0	10.0	10.0
Trunk Total	10.0	10.0	10.0

Landscape Plan



Plant List

Plant	Quantity	Notes
1. Palm	10	10' x 12' x 12'
2. Palm	10	10' x 12' x 12'
3. Palm	10	10' x 12' x 12'
4. Palm	10	10' x 12' x 12'
5. Palm	10	10' x 12' x 12'
6. Palm	10	10' x 12' x 12'
7. Palm	10	10' x 12' x 12'
8. Palm	10	10' x 12' x 12'
9. Palm	10	10' x 12' x 12'
10. Palm	10	10' x 12' x 12'
11. Palm	10	10' x 12' x 12'
12. Palm	10	10' x 12' x 12'
13. Palm	10	10' x 12' x 12'
14. Palm	10	10' x 12' x 12'
15. Palm	10	10' x 12' x 12'
16. Palm	10	10' x 12' x 12'
17. Palm	10	10' x 12' x 12'
18. Palm	10	10' x 12' x 12'
19. Palm	10	10' x 12' x 12'
20. Palm	10	10' x 12' x 12'
21. Palm	10	10' x 12' x 12'
22. Palm	10	10' x 12' x 12'
23. Palm	10	10' x 12' x 12'
24. Palm	10	10' x 12' x 12'
25. Palm	10	10' x 12' x 12'
26. Palm	10	10' x 12' x 12'
27. Palm	10	10' x 12' x 12'
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100. Palm	10	10' x 12' x 12'

[illegible][illegible]

Large Tree Planting Detail (4" Caliper or greater)

[illegible]

Guy Wire Attachment Detail

Staking Detail

Drainage Testing Detail

1. *Figure 10.10: A graph of the function $f(x) = \sin(x)$ on the interval $[0, 2\pi]$. The function is periodic with period 2π . The graph shows one full cycle of the sine wave, starting at $(0, 0)$, reaching a maximum at $(\pi/2, 1)$, crossing the x-axis at $(\pi, 0)$, reaching a minimum at $(3\pi/2, -1)$, and returning to the x-axis at $(2\pi, 0)$.*

Open for Rights

Sketch Detail

Groundwater Contamination

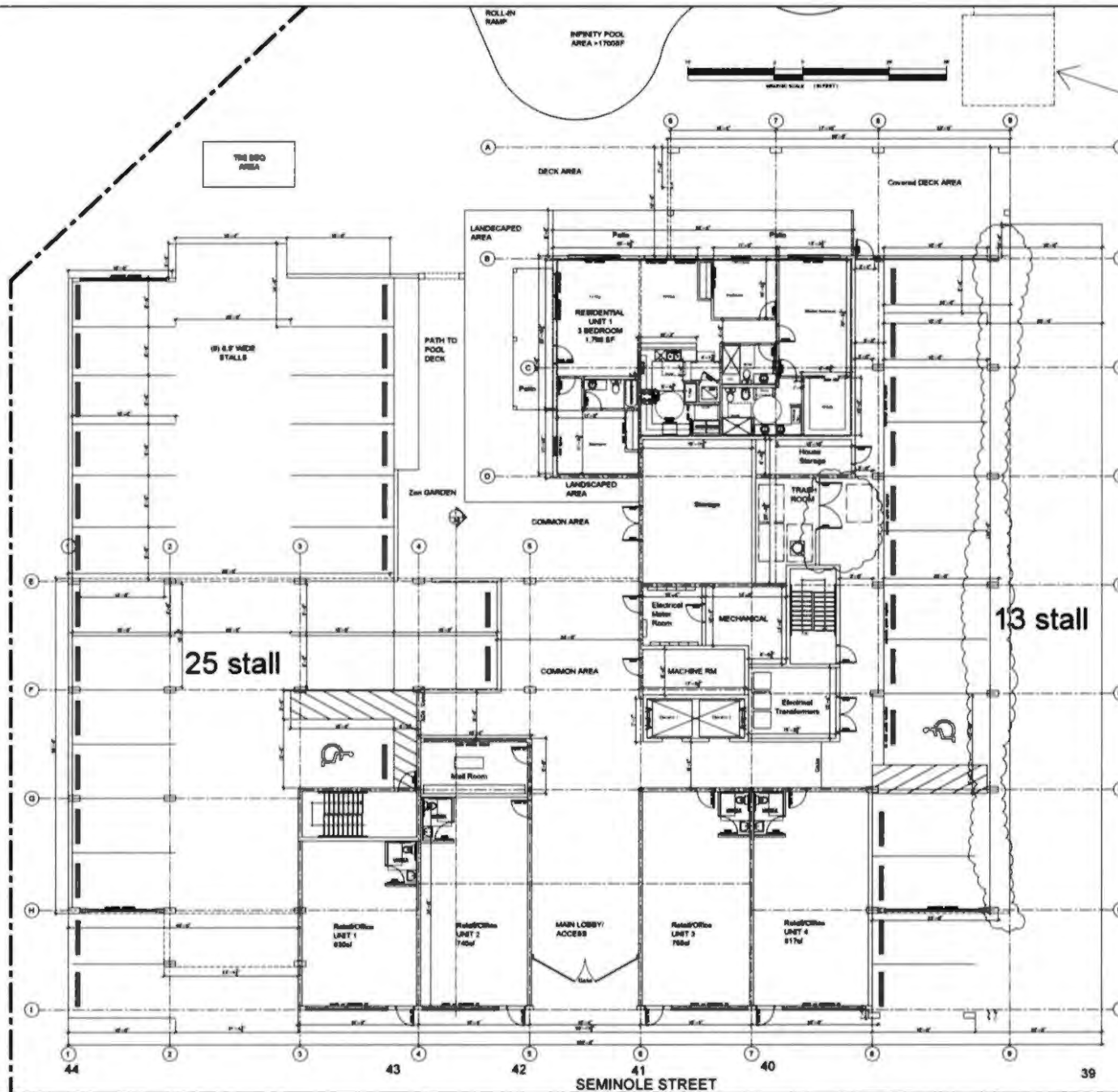
9800 East Lincoln Boulevard, Suite 700
Miami, Florida 33154
772-334-2300
E: jacob@jpmi.com

City of Stuart, Florida

These drawings are the property of the Landscape Architect and are not to be used for other projects without the written permission from the Landscape Architect. Repeat any discrepancies immediately to the Landscape Architect.

These drawings are the property of the Landscape Architect and are not to be used for other projects without the written permission from the Landscape Architect. Repeat any discrepancies immediately to the Landscape Architect.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



Ground Floor
SCALE: 1/8"=1'-0"

05 06 20



THESE DRAWINGS CONTAIN
ARCHITECTURAL SYMBOLS
USED FOR CLARITY
PURPOSE ONLY. SIZE AND
LOCATION MAY VARY TO
MEET MANUFACTURER'S
SPECIFICATIONS.
DO NOT SCALE DRAWING.
ANY QUESTIONS ABOUT
DIMENSIONS, CONTACT
DESIGNER.

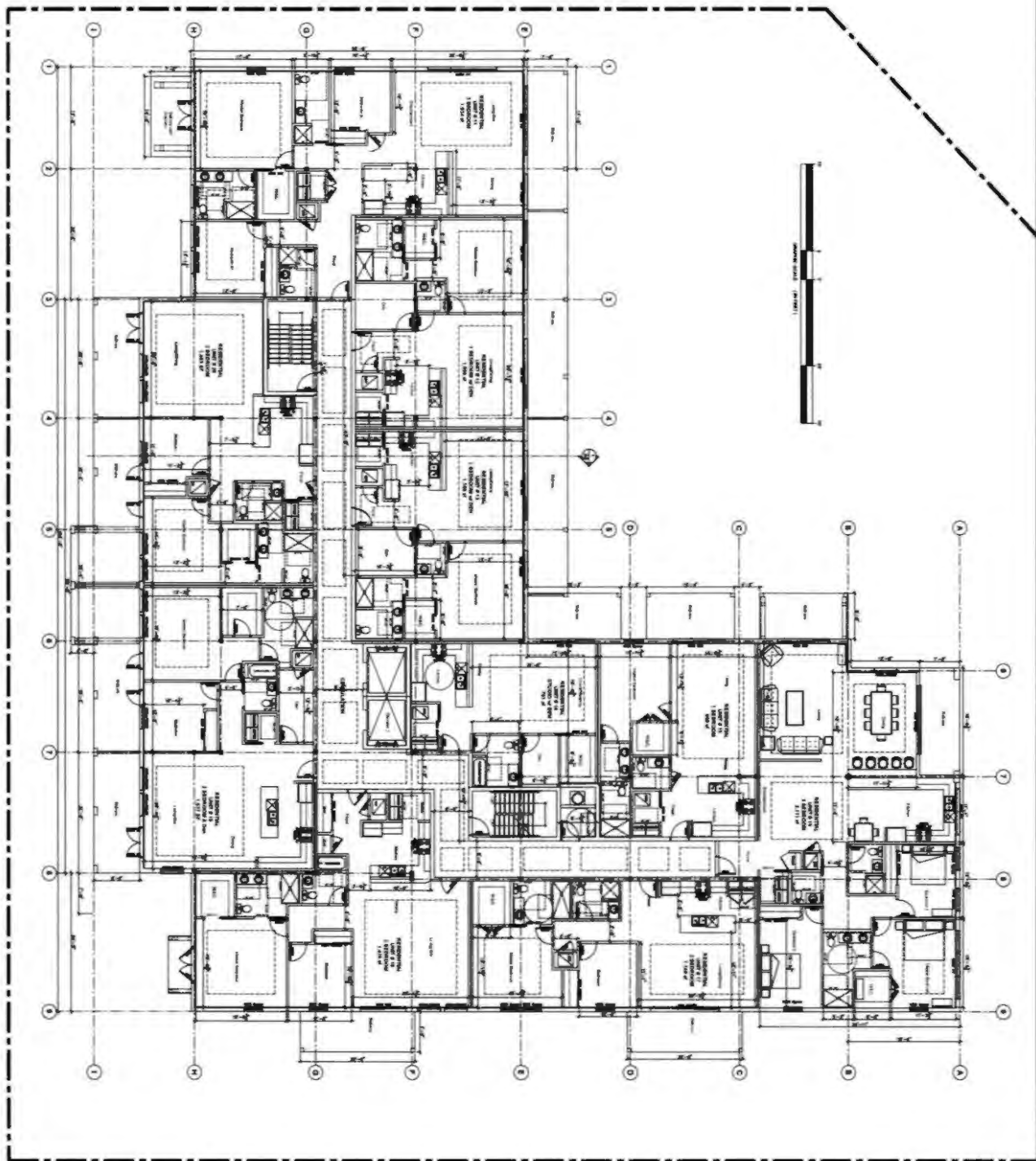
SAILFISH COVE CONDOS

START DATE	01.19.20
NO. REVISION/ISSUE	DATE
1ST REVISION	
2ND REVISION	
3RD REVISION	

CLIENT: RALPH CORVELL



A-1



3rd Floor

SCALE 1/8"=1'-0"

03 26 20

A-3



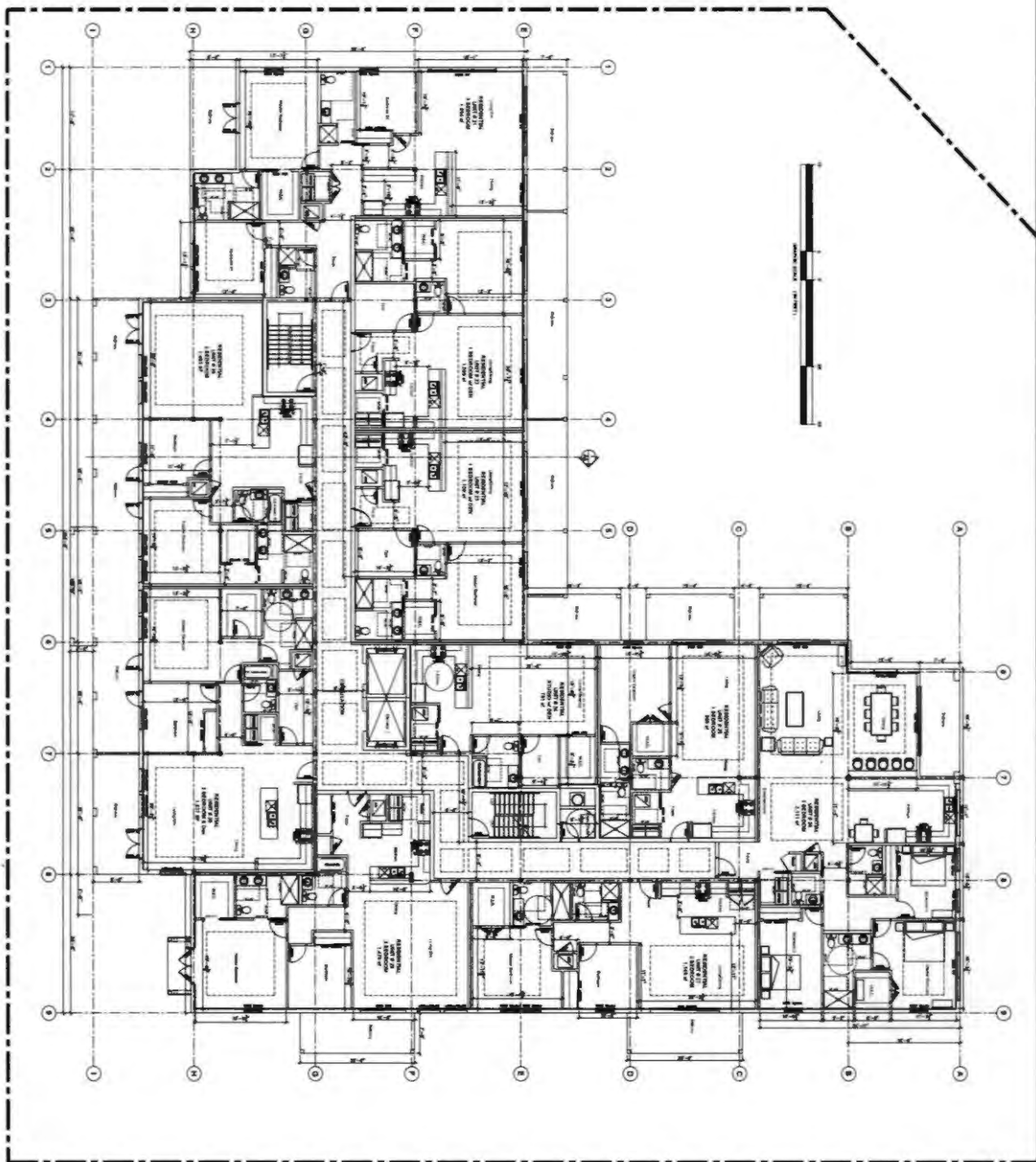
SAILFISH COVE, LLC

DATE	01/18/20
BY	J. L. ALLEN
FOR	ARCHITECT
PROJECT	3RD FLOOR
CLIENT	SAILFISH COVE, LLC

SAILFISH COVE CONDOS

THIS DRAWING CONTAINS
ARCHITECTURAL INFORMATION
FOR THE CONSTRUCTION OF THE
BUILDING. IT IS THE RESPONSIBILITY
OF THE ARCHITECT TO PROVIDE
ALL NECESSARY INFORMATION
FOR THE CONSTRUCTION OF THE
BUILDING. IT IS THE RESPONSIBILITY
OF THE ARCHITECT TO PROVIDE
ALL NECESSARY INFORMATION
FOR THE CONSTRUCTION OF THE
BUILDING.





4th Floor

SCALE 1/8"=1'-0"

03 26 20

SAILFISH COVE CONDOS

START DATE: 01.18.20
 NO. OF UNITS: 10
 NO. OF FLOORS: 4
 NO. OF STORIES: 4

SAILFISH COVE LLC



A-4



THESE DRAWINGS CONTAIN
 INFORMATION THAT IS NOT
 TO BE USED FOR ANY OTHER
 PROJECT WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT
 OR ENGINEER.



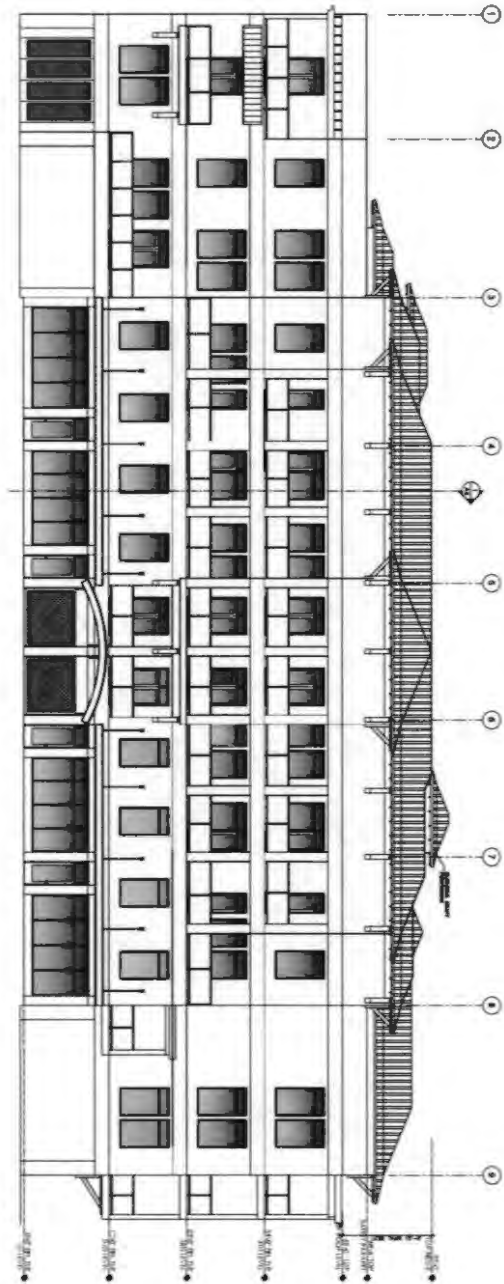
SCALE: 1/8"=1'-0"

A-5

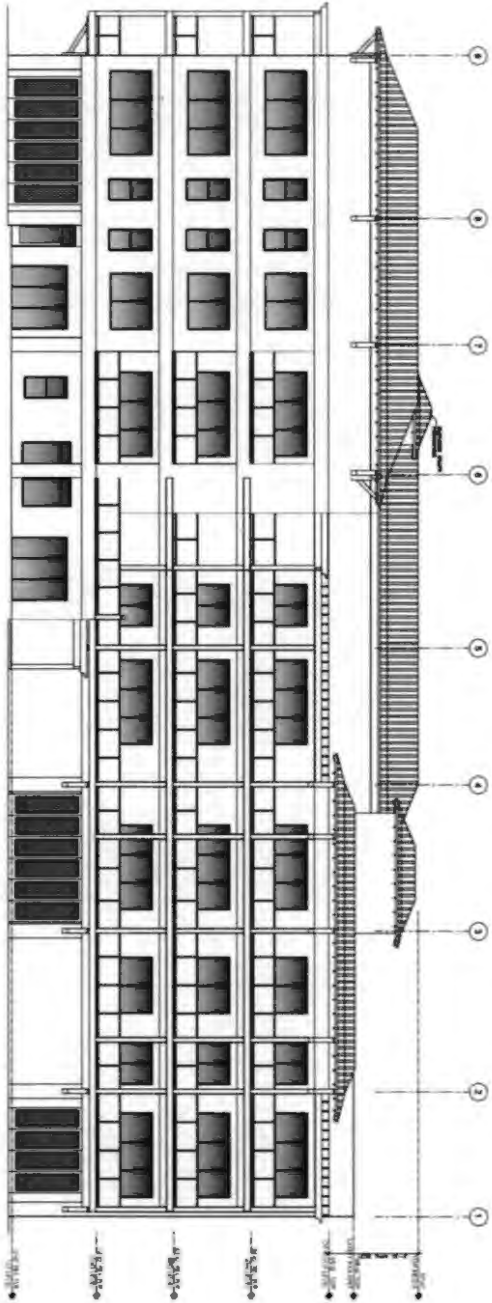


SAILFISH COVE CONDOS



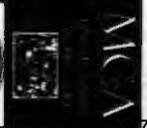


South Elevation
SCALE: 1/8"=1'-0"



North Elevation
SCALE: 1/8"=1'-0"

07 13 2020



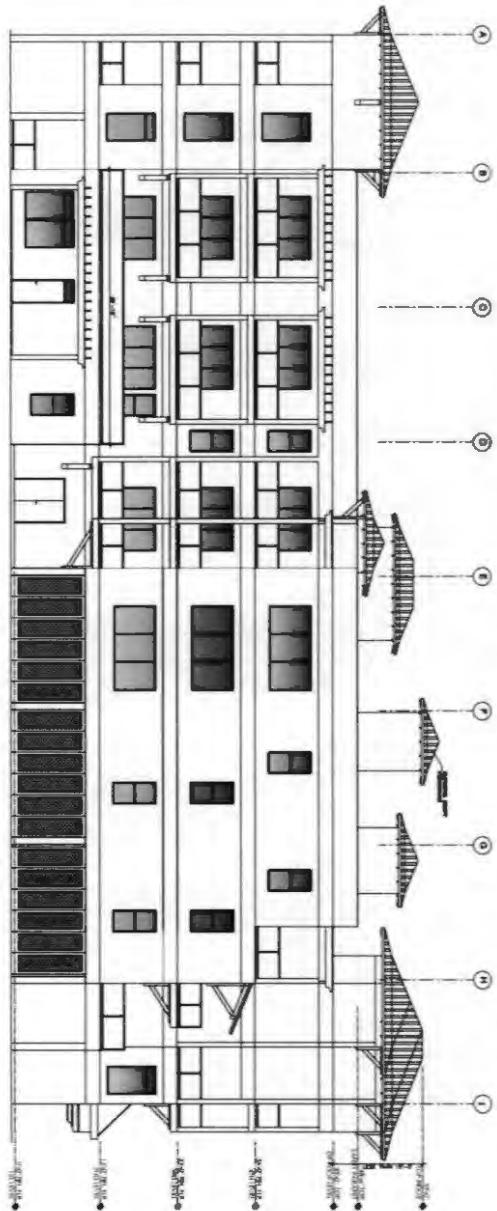
THIS DRAWING CONTAINS
ARCHITECTURAL SYMBOLS
AND NOTATION. STUDENTS
SHOULD BE FAMILIAR WITH
THESE SYMBOLS AND NOTATION
BEFORE USING THEM IN
THEIR OWN DRAWINGS.
DO NOT SCALE DRAWINGS
FOR DIMENSIONS. CONTACT
DESIGNER FOR
DIMENSIONS.

SAILFISH COVE CONDOS

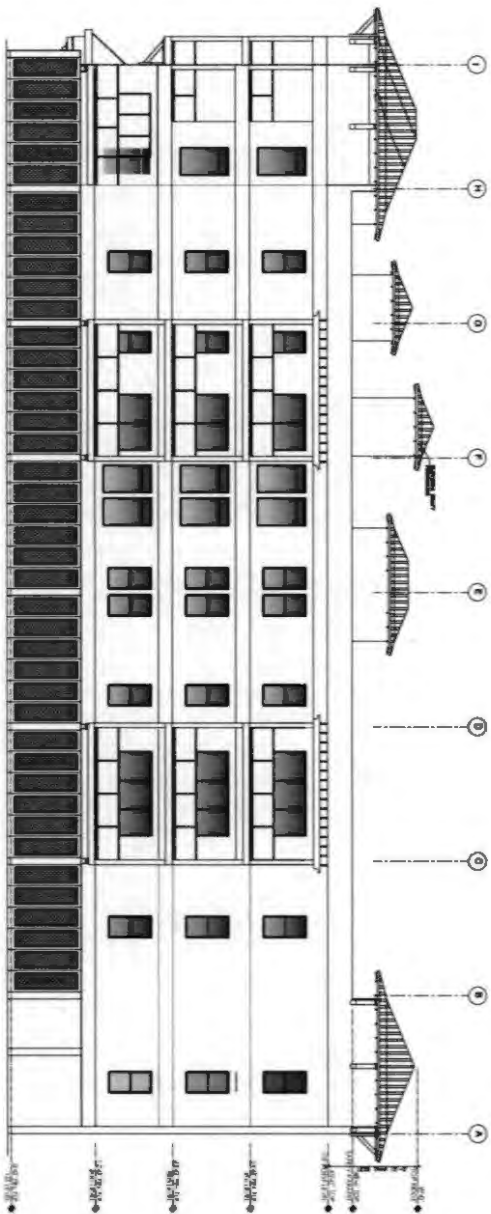
DATE	07 13 2020
BY	ARCHITECT
CHKD	ARCHITECT
APP	ARCHITECT
DATE	07 13 2020
BY	ARCHITECT
CHKD	ARCHITECT
APP	ARCHITECT
DATE	07 13 2020



A-6



West Elevation
SCALE: 1/8"=1'-0"



East Elevation
SCALE: 1/8"=1'-0"

07 13 2020

SAILFISH COVE CONDOS

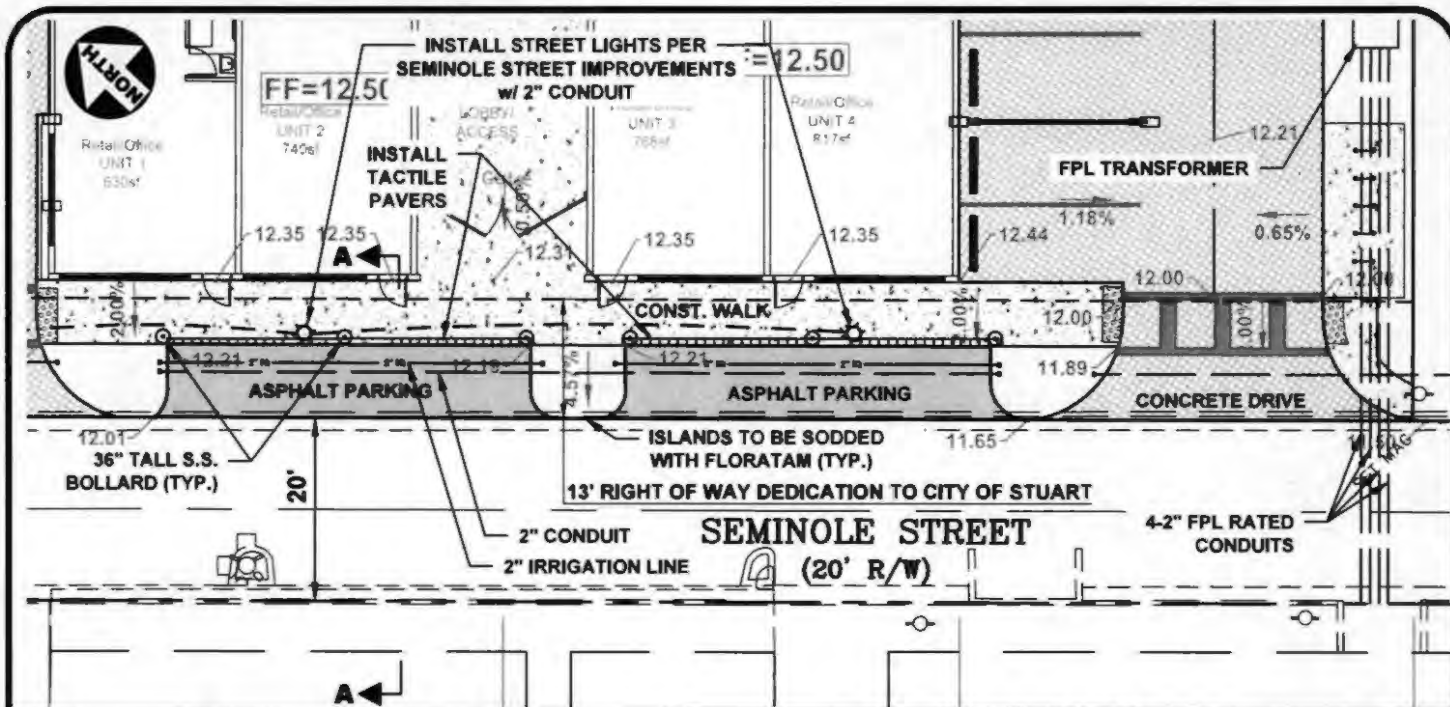
START DATE: 01.13.20
 PROJECT: SAILFISH COVE CONDOS
 ARCHITECT: BAYVIEW CONSTRUCTION SERVICES
 CLIENT: SAILFISH OVER LLC



A-7

THESE DRAWINGS CONTAIN
 ARCHITECTURAL SYMBOLS
 AND NOTATION. FOR A FULL
 LISTING OF SYMBOLS AND
 NOTATION, SEE THE
 SPECIFICATIONS.
 DO NOT SCALE DIMENSIONS
 FROM THESE DRAWINGS.
 DIMENSIONS CONTROL
 OVERSHOTS





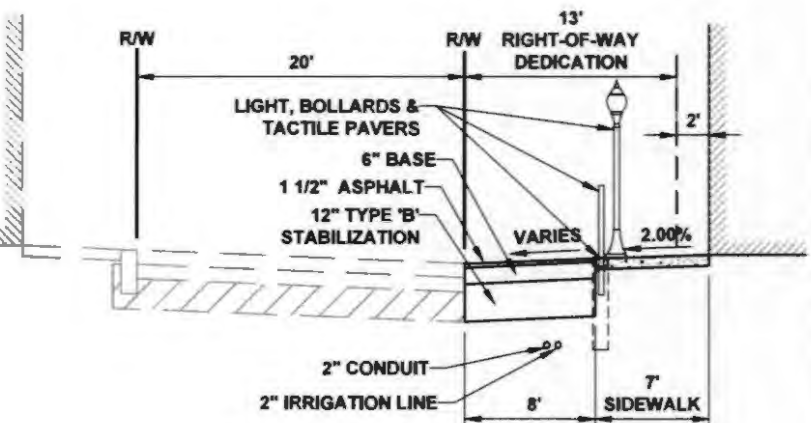
NOTES:

1. DEVELOPER TO INSTALL BOLLARDS PER SEMINOLE STREETSCAPE PLAN SPECS AND LOCATION.
2. DEVELOPER TO INSTALL STREETLIGHTS PER SEMINOLE STREETSCAPE PLAN SPECS AND LOCATION (SEE SEMINOLE STREETSCAPE PLAN FOR ILLUMINATION DETAILS).
3. DEVELOPER TO INSTALL IRRIGATION SLEEVES FOR FUTURE IRRIGATION CONNECTION BY CRA AS PART OF SEMINOLE STREETSCAPE IMPROVEMENTS.
4. IRRIGATION WATER TAP/SERVICE MUST BE CONSTRUCTED PER CITY OF STUART SPECIFICATIONS.
5. ALL IRRIGATION EQUIPMENT (BRAND/MANUFACTURERS, TYPE/STYLE) MUST BE PER-APPROVED BY THE CITY OF STUART PUBLIC WORKS DEPT. TO REMAIN CONSISTENT WITH EQUIPMENT WITHIN THE CITY ROW'S.
6. DEVELOPER TO INSTALL STREET LIGHTS PER SEMINOLE STREETSCAPE IMPROVEMENTS PLAN. ALL EXIST. STREET LIGHTS/FIXTURES REMOVED SHALL BE TURNED OVER TO THE CITY OF STUART. ALL EXISTING CONDUITS IF NOT REMOVED MUST BE PROPERLY CAPPED.
7. DEVELOPER TO INSTALL TACTILE PAVERS ACCORDING TO SPECS.

TACTILE PAVES:

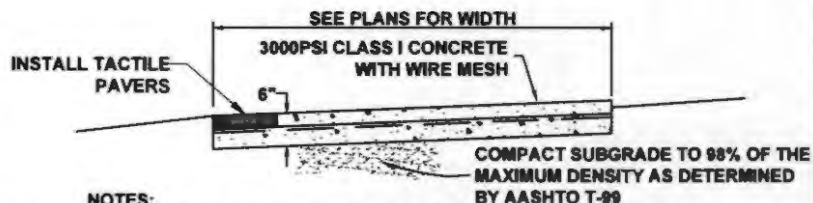
WASUA TILE DETECTABLE WARNING PAVERS (12"X12"X2.75")
PATTERN: DIRECTIONAL BAR, COLOR: A80
MORTAR SET INSTALLATION PER MANUF. STDS.

CONCRETE STAIN (SIDEWALK CONC.,
DESIGNATED CURBING AND DRIVEWAY APRONS)
CUSTOM BEHR COLOR MATCH
BASE 800 - EL, 8,353; TL, 14, 159



SECTION A-A

N.T.S.



NOTES:

1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
2. PROVIDE CONTRACTION JOINTS 5' CENTER TO CENTER.
3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

SIDEWALK DETAIL

(6" THICK SIDEWALK W/ WIRE MESH)

N.T.S.



Joseph W. Capra
301 N.W. Flagler Ave
Stuart, Florida 34994
P.E. No. 37638
Phone: (772) 692-4344
Fax: (772) 692-4341

Engineering Business
No. EB-007657

DATE: 9/30/20
DRAWN BY: MDR
DESIGNED BY: HLT
CHECKED BY: JWC
PROJECT No.: 1941
HORZ. SCALE: N.T.S.
VERT. SCALE: N.T.S.
CADD FILE: Parking Detail

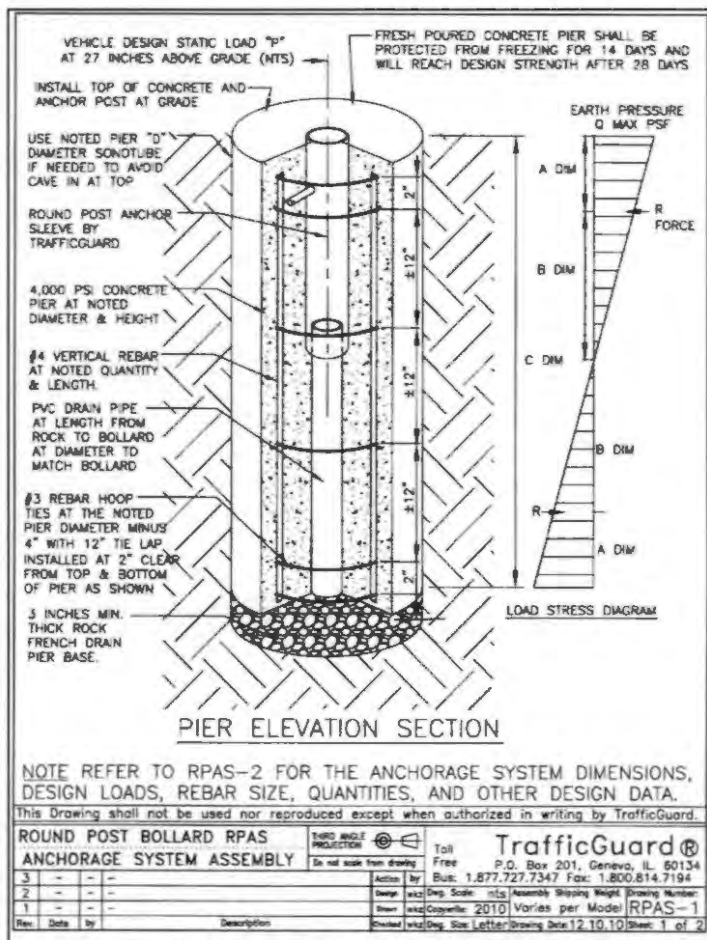
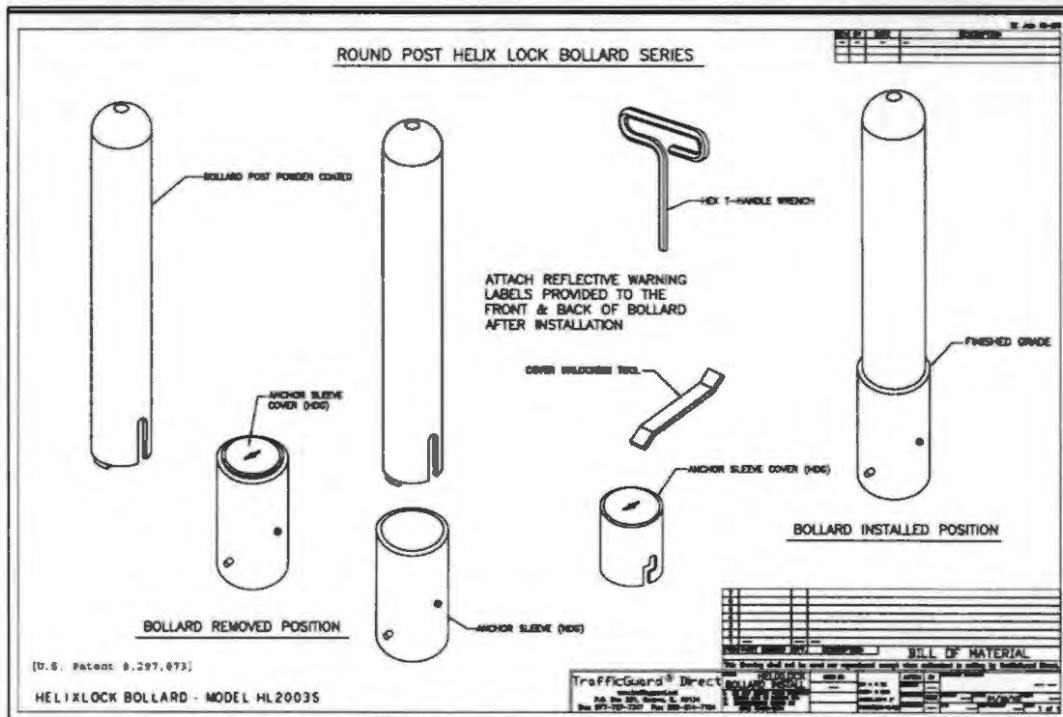
SAILFISH COVE /
SEMINOLE STREET
CITY OF STUART

INTERM PARKING DETAIL

SCALE VERIFICATION

0 1 2 3 4 5
SOLID BAR IS EQUAL TO
HALF AN INCH ON ORIGINAL
DRAWING. ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

Sheet No. 1 of 3



**INSTALL BOLLARDS PER
SEMINOLE STREETSCAPE
PLAN SPECS AND LOCATION.**



Joseph W. Capra
301 N.W. Flagler Ave
Stuart, Florida 34994
P.E. No. 37638
Phone: (772) 692-4344
Fax: (772) 692-4341

Engineering Business
No. EB-0007957

DATE: 9/30/20
DRAWN BY: MDR
DESIGNED BY: HLT
CHECKED BY: JWC
PROJECT No.: 1941
HORZ. SCALE: N.T.S.
VERT. SCALE: N.T.S.
CADD FILE: Parking Detail

**SAILFISH COVE /
SEMINOLE STREET
CITY OF STUART**

BOLLARD DETAILS

**SCALE
VERIFICATION**

0 1/2" = 1'-0"

SOLID BAR IS EQUAL TO
HALF AN INCH ON ORIGINAL
DRAWING. ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

Sheet No. 2 of 3



• Joseph W. Capra
301 N.W. Flagler Ave
Sarasota, Florida 34234
P.E. No. 37638
Phone: (772) 882-4344
Fax: (772) 882-4341

Engineering Business
No EB-0007657

DATE:	9/30/20
DRAWN BY:	MDR
DESIGNED BY:	HLT
CHECKED BY:	JWC
PROJECT No.:	1941
HORIZ. SCALE:	N.T.S.
VERT. SCALE:	N.T.S.
CADD FILE: Parting Detail	

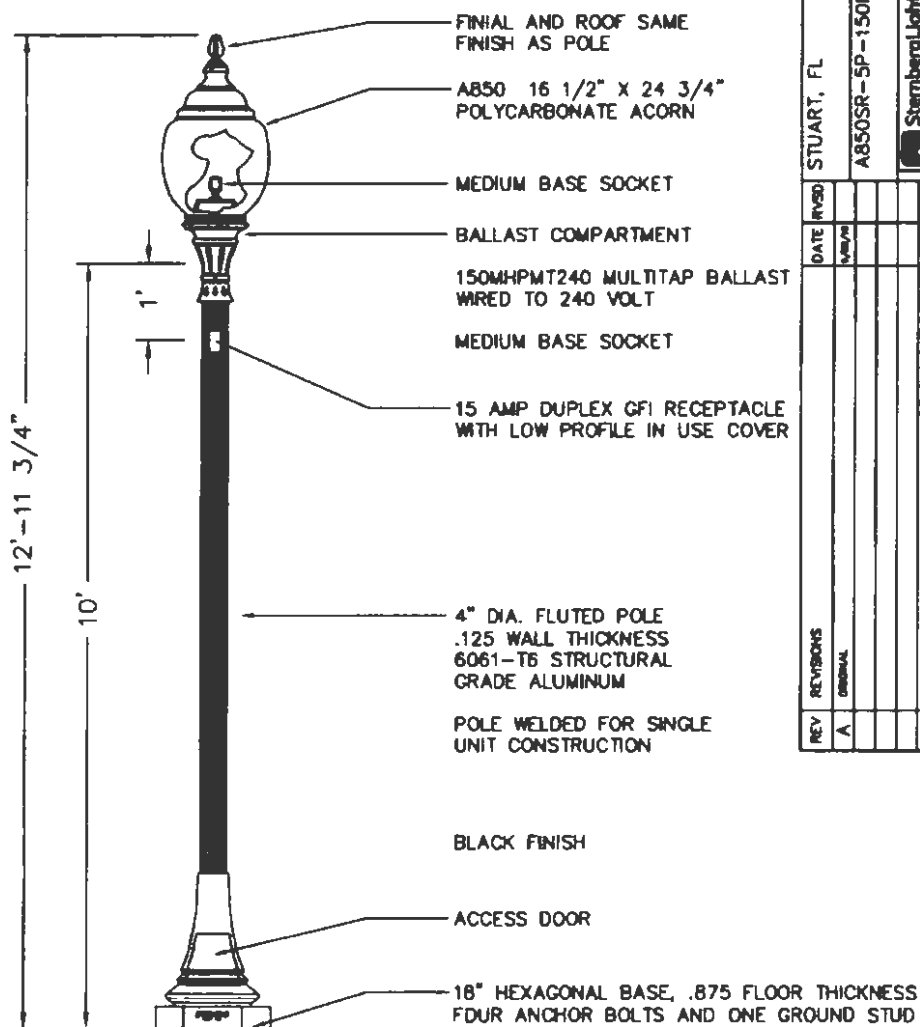
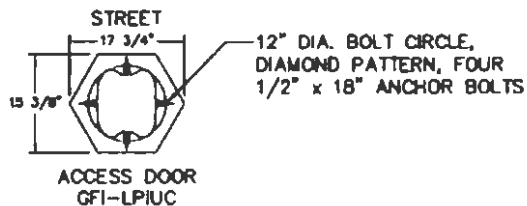
**SAILFISH COVE /
SEMINOLE STREET**
CITY OF STUART

LIGHT DETAIL

SCALE VERIFICATION

SOLID BAR IS EQUAL TO
HALF AN INCH ON ORIGINAL
DRAWING. ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

Sheet No. 3 of 3



REV	REVISIONS	DATE	REVISED	STUART, FL	POLY HEIGHTS HAVE A POLYMER OF	RB
A	ORIGINAL					
				A850SR-5P-150MHPMT240-MED-P / 4410FP4 / GR-LPIUC / BK		
				 Sternberg Lighting		
					SINCE 1923	SC22AA9-2

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

Meeting Date: 12/5/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF STUART CRA HISTORY AND TAX INCREMENT FINANCING (TIF) REVENUE FOR REDEVELOPMENT ACTIVITIES WITHIN THE CRA.

Summary Explanation/Background Information on Agenda Request:

Staff will present the background and history of the CRA, CRA Plan, historical Tax Increment Financing (TIF) growth, programs/projects financed by tax increment revenues, and future priority projects.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

1. History of Stuart CRA and TIF Revenue Presentation

CITY OF STUART CRB MEETING

December 5, 2023

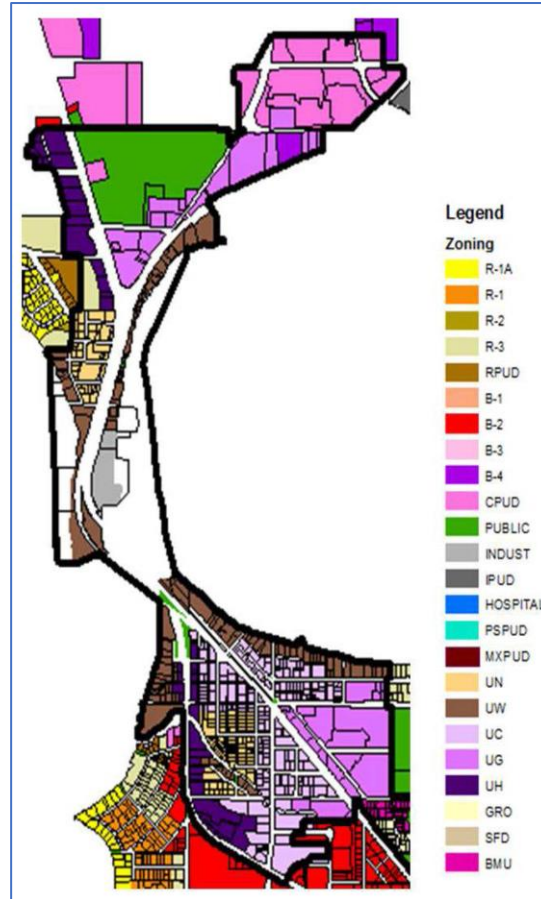


What is a CRA?

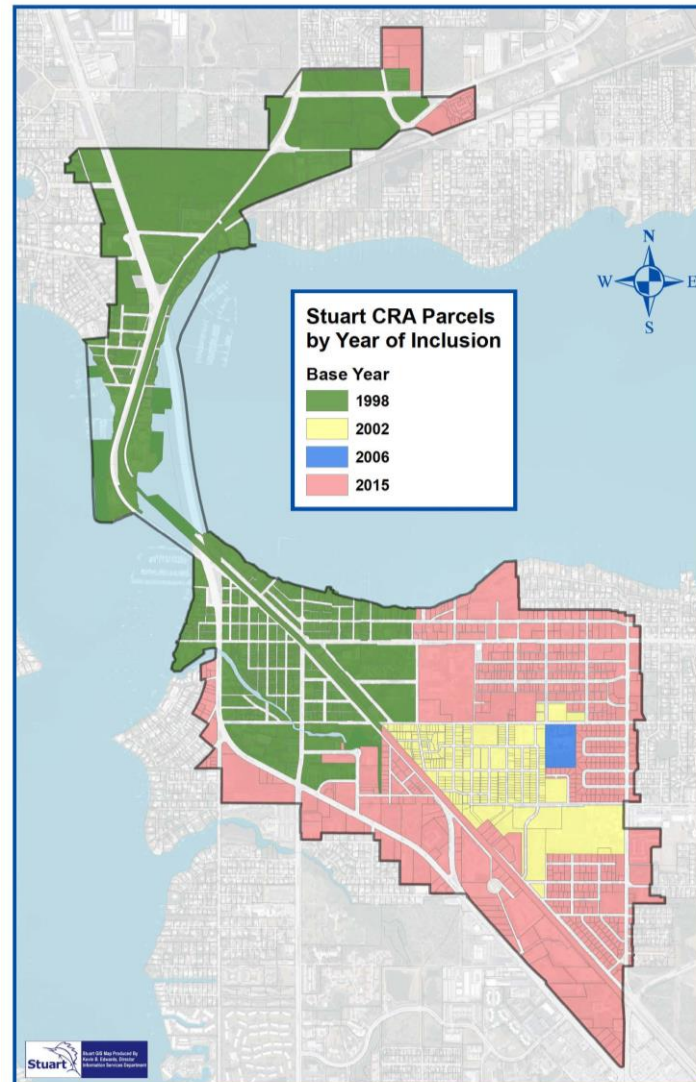
a.k.a Community Redevelopment Area

A CRA is a well-defined area in which resources are concentrated to facilitate redevelopment and improvement in that area by using secured Tax Increment Financing (TIF)

How was the CRA formed?



How was the CRA formed?



CRA Goals and Objectives

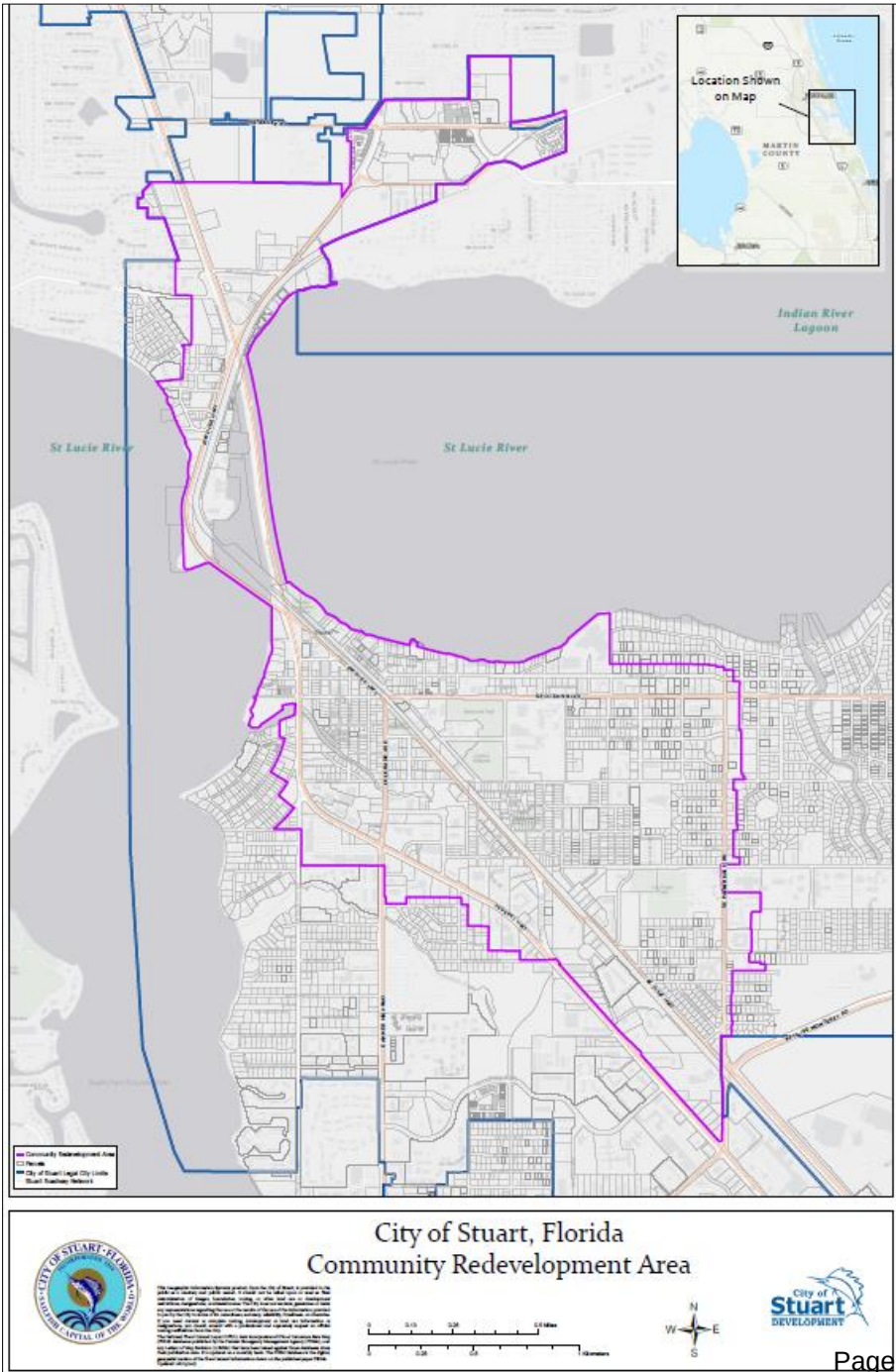
The Community Redevelopment Agency Plan (created in 1998, and amended in 2002, 2010, 2016 and 2019) sets three goals and Objectives:

- **Continue to maintain and enhance its current projects**
- **Implement projects and programs addressing targeted needs**
- **Conduct business in accordance with Florida Statutes, City Ordinance and the CRA Plan.**

History of the CRA – 1998

- The City Commission determined that Stuart CRA is a blighted area appropriate for community redevelopment projects.
- The City Commission authorized to establish the funding of Redevelopment Trust Fund (TIF) to finance community redevelopment projects within the CRA.
- The CRA Plan was prepared and identified projects to be funded by tax increment revenue.

CRA Boundaries



Tax Increment Financing (TIF)

What is TIF?

Tax Increment Financing (TIF) funds are allocated to a redevelopment area from an increase in the tax revenue generated by the increase value of the properties located within the community redevelopment area.

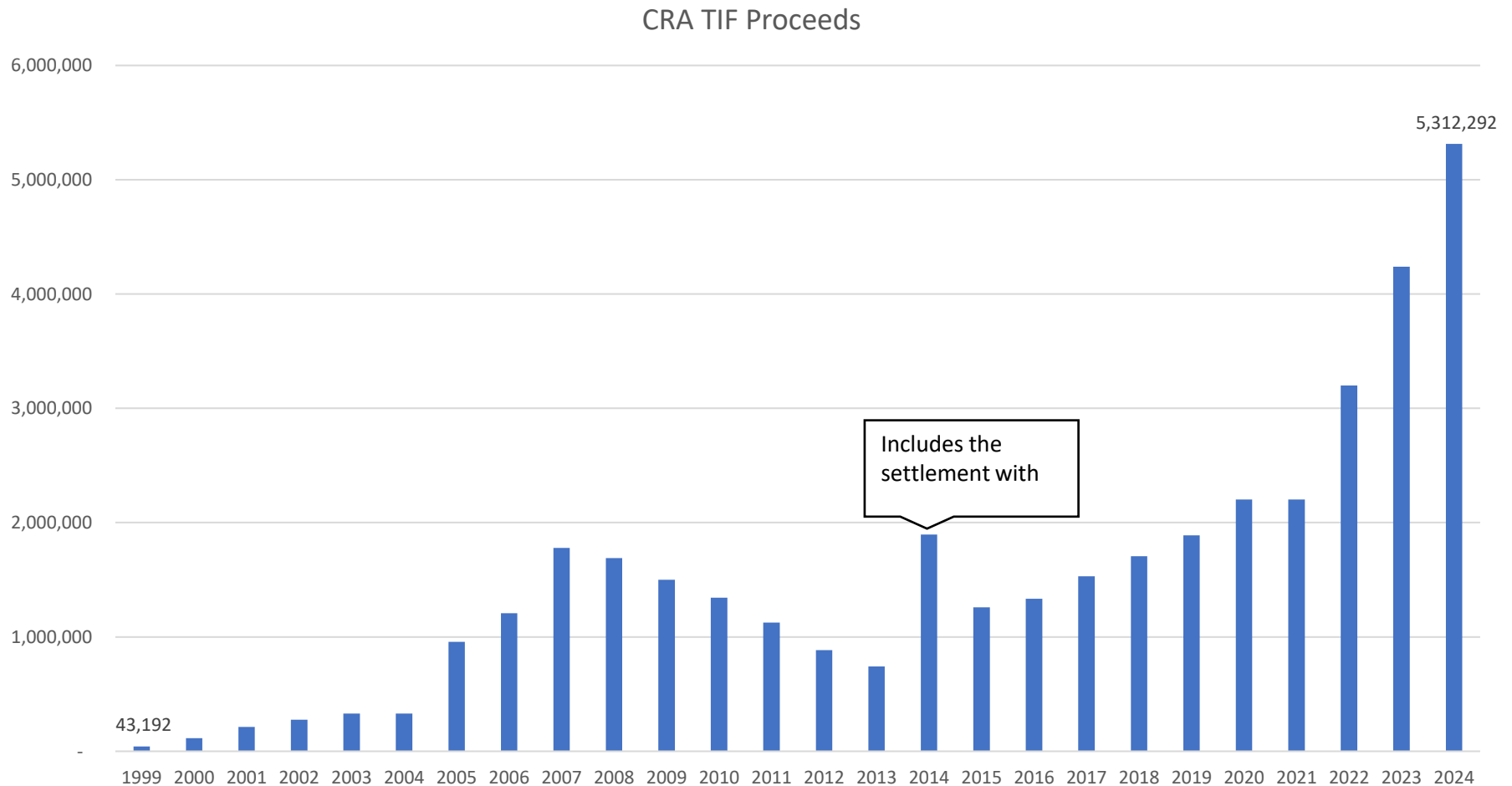
Who contributes to TIF?

- Martin County
- City of Stuart General Funds

Tax Increment Financing (TIF)

		Stuart N, S, and C		Stuart E		Stuart PSC		Stuart 2015 Exp	
City Base Year and Value	1998	104,937,283	2002	6,979,363	2006	-	2015	187,337,637	
Taxable Year and Value	2023	465,999,594	2023	12,286,758	2023	-	2023	296,656,528	
Increase/Increment		361,062,311		5,307,395		-		109,318,891	

History of Tax Increment Financing



Where has the money been invested?

- Land Purchase
- Infrastructure/Facilities Improvements
- Facilities upgrades
- Programs
- Supporting Cultural, Social and Educational Programs

Land Purchases

- North Pointe Property
- Dockside Property
- Triangle Property Acquisition
- 325 SE Ocean Blvd and 330 SE Osceola Blvd (adjacent to Wellsfargo Building)
- Pending contract – Willie Gary Property in East Stuart

Infrastructure/Capital Improvements Completed

- Kiwanis Park Parking Lot and Construction
- FEC Lease for on-street Parking and Construction
- Sailfish Parking Lot
- Osceola Street Parking Lot
- Redesign of MLK Jr. Blvd with Parking and Streetscaping
- SE East Avenue Improvements in East Stuart
- Infrastructure and streetscaping improvements within the East Stuart neighborhood
- Floating Dock
- Parking along Flagler
- Frazier Creek Improvements
- Atlanta Avenue improvements
- Various Streets Resurfacing Projects
- MLK Jr. Blvd. and Dixie Hwy intersection Improvements
- East Stuart Welcome Sign
- Woodlawn Park Neighborhood Improvements
- Contribution to Public Safety Complex
- Riverwalk Shade Structure

Infrastructure/Capital Improvements Completed

- Colorado Avenue Commercial Corridor Improvements
- Downtown Streetscape
- Frazier Crescent Sewer Improvements
- Frazier Crescent Neighborhood Improvements
- Kindred/Johnson Streetscape
- Shepard Park Decking Replacement
- Lyric Theatre Façade Improvements
- Green Bike Lanes on Colorado
- Habitat for Humanity Homes in East Stuart
- Riverside Decking Replacement
- Federal Highway North Median Improvements
- Dixie Highway/Florida Street Sidewalk Extensions
- East Stuart/Dixie Hwy Resurfacing, High Visibility Crosswalks and Sharrows
- Riverwalk Handrail Replacement
- Shepard Park Improvements

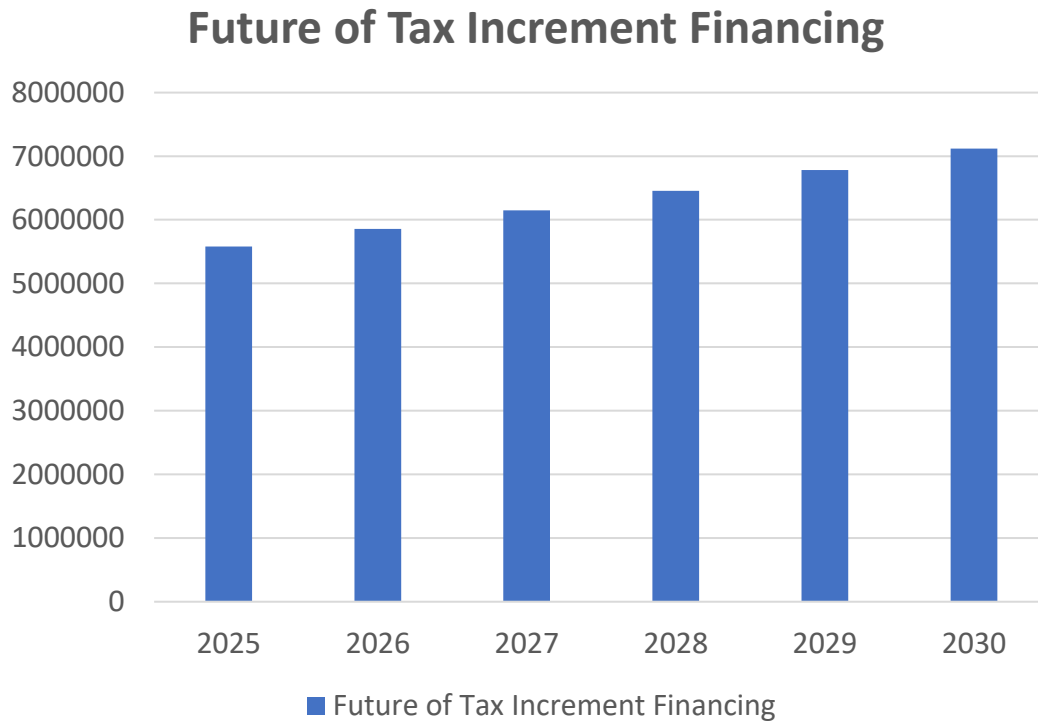
Programs

- Green Incentive Grant
- East Stuart Community Garden
- Entrepreneurial Training Program
- Neighborhood Clean-up
- Business Improvement Reimbursement Grant
- Paint Up Grant
- Historic Preservation Initiatives
- Micro Transit System
- Special Events Grant
- Small Business Recognition Program
- Downtown Outdoor Dining Program
- Historic Marker Dedication
- Historic Downtown Directional Signage
- Bike Rack Program
- Downtown Informational Kiosks
- Downtown Valet Parking Program
- Real Estate Development Accelerator Program
- Wayfinding Signage Program
- Mural Matching Grant Program
- Residential Façade Improvement Program
- Residential Street Tree Program
- Mosaic Artwork on Sidewalk
- CDBG – Housing Rehabilitation Program
- Neighborhood Revitalization Program (Brush with Kindness/Solar Energy Loan Fund (SELF) Program)
- Partnership with Main Street; DBA – Shop Local; Afro American Citizens of East Stuart – MLK and Black Heritage Events

Master Plan and Studies

- East Stuart Charette
- Updating CRA Plan
- Outdoor Seating Strategy
- Economic Development Strategy Report
- Housing Report
- Downtown Parking Study
- Triangle District Master Plan
- Federal Highway Street Tree Program Master Plan
- Form Based Code for East Stuart and Creek District
- East Stuart Master Plan Update
- Historic Property Survey Update

Future of Tax Increment Financing



2025: \$5,577,906

2026: \$5,856,801

2027: \$6,149,641

2028: \$6,457,123

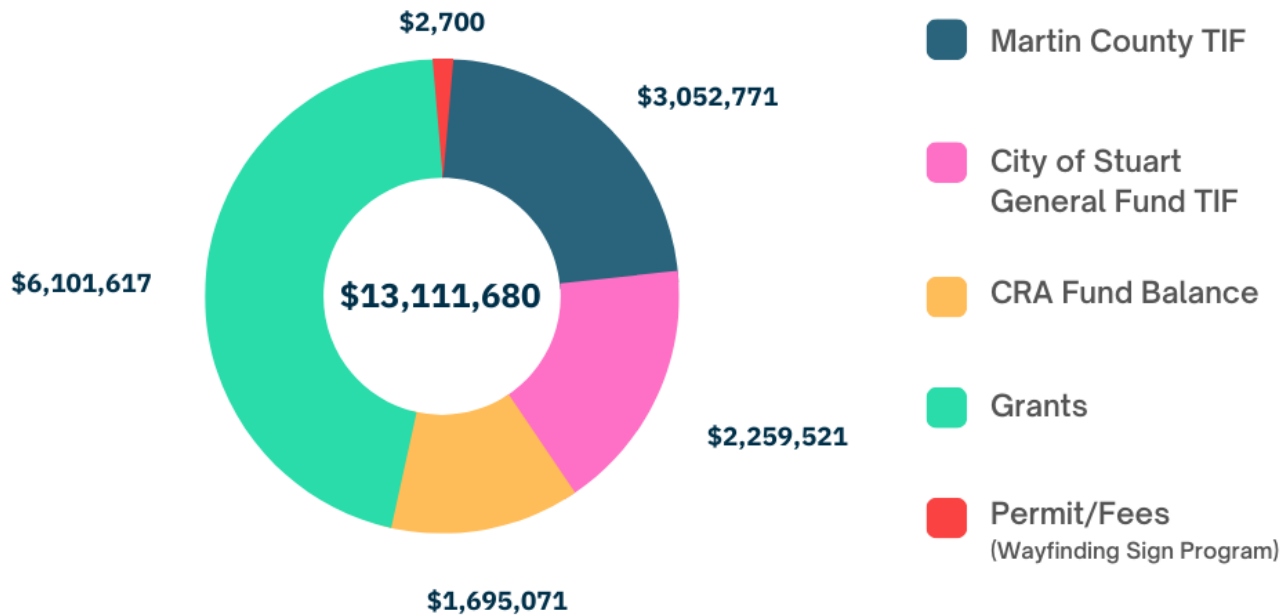
2029: \$6,779,980

2030: \$7,118,979

Based on 5% growth, these projection could be less if new development or redevelopment does not occur within the CRA area

Budget for FY 2024

CRA Budget Revenues FY2024



Budget for FY 2024

PROJECTS AND PROGRAMS	BUDGET
Downtown Undergrounding of Utilities	\$3,100,000
Seminole Streetscape	\$1,200,000
Riverside Park Neighborhood Improvements	\$2,100,000
Willie Gary Property – Acquisition	\$1,600,000
Willie Gary Property – Demo/New Construction	\$3,141,000
Stypmann Neighborhood Sidewalk	\$125,000
Oleander park Improvements	\$80,000
Gateway and District Signage	\$350,000
Tram Service	\$194,000
Federal Hwy Street Tree Planting Program	\$150,000
Backstop Guy Davis Park	\$100,000
Programs (BIRP, Mural, Street Tree, Paint up)	\$130,000
TOTAL	\$12,270,000

Future Capital Improvements Priorities

CIP 2025-2030

- Guy Davis Community Park Improvements - \$7,000,000
- Martin Luther King Jr. Blvd Streetscape - \$6,000,000
- Dixie Highway Streetscape (Joan Jefferson to Colorado) - \$1,500,000
- Stypmann Neighborhood Drainage Improvements - \$2,000,000

POTENTIAL PROJECTS

- SW Ocean Blvd Complete Street from SW Federal Hwy to SW Dixie Hwy (Triangle District) - \$6,000,000
- Brightline Train Station - \$5,000,000
- Downtown Parking Garage - \$10,000,000
- City Hall Redevelopment - TBD
- Osceola Street Extension - TBD

Recommendations

Provide feedback and direction on projects and programs for future priorities

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Board

Meeting Date: 12/5/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO THE CRA PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS (RC):

RESOLUTION No. 01-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AMENDMENTS TO THE CITY'S COMMUNITY REDEVELOPMENT PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The proposed item is to amend the 2019 Community Redevelopment Plan to update and incorporate new programs and projects to reflect the changing market conditions, community needs and current priorities.

The main objective of the Redevelopment Plan is to provide a workable program for the CRA to follow in its efforts to transform the CRA into a thriving downtown, districts and neighborhoods.

The CRA Plan serves as a guide to overcome slum and blight, and catalyze redevelopment within the CRA boundary. The slums and blighted conditions in the Redevelopment Area include dilapidated and deteriorated buildings, infrastructure deficiencies, vacated properties, higher incidences of crime, inadequate parking facilities, lack of sewer connections, or inadequate street layout that contributes to lack of connectivity and appropriate development.

The proposed Plan amendment provides programs that are on-going and capital projects with a timeline, budget, and funding sources. Some projects are underway and new projects are scheduled to commence over the next 5 years. Existing programs have been reviewed for continuing relevance and new programs and projects have been added to address the conditions of slum or blight and provide economic development opportunity in the CRA.

The CRA Plan was originally adopted in 1998 by the City Commission and amended several times since.

The Plan is amended periodically to add new programs and projects as they are identified to reduce and eliminate slum and blight conditions. The increment tax revenue is used to implement the programs and projects approved in the Plan.

The Redevelopment Plan has been reformatted, therefore, making it difficult to track changes. For the most part, there are no substantive changes. The plan addresses removal of outdated language; updating to reflect the existing conditions and needs and adding new programs and projects. The 2019 CRA Plan is attached for reference.

Funding Source:

N/A

Recommended Action:

Recommend to the CRA Board to adopt Resolution No. 01-2024 CRA, amending the CRA Plan to update and add new programs and projects.

ATTACHMENTS:

1. R01-2024 CRA - CRA Plan Amendment
2. Exhibit A - 2024 CRA Plan Amendment
3. 2019 Community Redevelopment Plan



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

RESOLUTION No. 01-2024 CRA

**A RESOLUTION OF THE BOARD OF COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF STUART,
FLORIDA, APPROVING AMENDMENTS TO THE CITY'S
COMMUNITY REDEVELOPMENT PLAN TO UPDATE
AND ADD NEW PROGRAMS AND PROJECTS;
PROVIDING AN EFFECTIVE DATE; AND FOR OTHER
PURPOSES.**

* * * * *

WHEREAS, by the adoption of Ordinance No. 1193 effective November 26, 1990, the Stuart City Commission determined to carry out the objectives of Chapter 163, Florida Statutes, as they relate to community redevelopment and therefore created the Stuart Community Redevelopment Agency (the "Stuart CRA"); and

WHEREAS, by adoption of Resolution No. 61-98 on April 13, 1998, the City Commission found and declared that there existed in the city a blighted area more particularly described therein and designated the blighted area as a community redevelopment area; and

WHEREAS, the findings, determinations, declarations and actions set forth in Resolution No. 61-98 were supported by substantial evidence and were proper and that said findings, determinations, declarations and actions were and continue to be valid, and therefore, the City Commission readopted, ratified and reaffirmed the findings, determinations, declarations and actions set forth in said resolutions; and

RESOLUTION No. 01-2024 CRA
CRA Plan Amendment 2024

WHEREAS, on June 8, 1998, the City Commission of the City of Smart, Florida adopted Resolution No.83-98 by which it declared itself the "Community Redevelopment Agency" in the City of Stuart and vested in itself all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by the Act; and

WHEREAS, the City Commission adopted Resolution No. 84-98 on June 8, 1998, and enlarged the area within the jurisdiction of the Stuart CRA and adopted a plan for the redevelopment of the enlarged community redevelopment area (the "CRA Plan"); and

WHEREAS, the City Commission adopted Ordinance No. 1642-98 effective June 22, 1998, to establish the Community Redevelopment Trust Fund (the "Trust Fund") pursuant to Chapter 163, Part III to provide for the deposit of tax increment finances derived from the enlarged community redevelopment area for use in community redevelopment pursuant to the CRA Plan; and

WHEREAS, on July 22, 2002, the City Commission adopted Resolution No. 131-02 by which it found and declared that there existed in the city a blighted area being a portion of "East Stuart" more particularly described therein and designated a blighted area to be included in the community redevelopment area within the jurisdiction of the Stuart CRA; and

WHEREAS, on July 24, 2006, the City Commission adopted Ordinance No. 2076-06 by which it found and declared that there existed in the City a blighted area being the "Stuart Fire/EMS & Police Department Property" more particularly described therein and designated a blighted area to be included in the community redevelopment area within the jurisdiction of the Stuart CRA; and

RESOLUTION No. 01-2024 CRA
CRA Plan Amendment 2024

WHEREAS, on August 9, 2010, the City Commission adopted Resolution No. 82-2010 amended 2002 City of Stuart Community Redevelopment Plan and renamed it “2010 City of Stuart Community Redevelopment Plan”; and

WHEREAS, on October 12, 2015, the City Commission of the City of Stuart, Florida adopted Resolution No. 94-2015 by which it found and declared that there existed in the city a blighted area being the "2015 CRA Expansion area", more particularly described therein and designated a blighted area to be included in the community redevelopment area within the jurisdiction of the Stuart CRA; and

WHEREAS, on January 25, 2016, the Community Redevelopment Agency Board adopted Resolution No. 09-2016 by which it recommended that the CRA Plan be amended to expand the boundary of the community redevelopment area to include the 2015 CRA Expansion Area; and

WHEREAS, the Community Redevelopment Agency Board adopted Resolution No. 01-2016 CRA on January 25, 2016 by which it revised the “2010 City of Stuart Community Redevelopment Plan” to expand the boundary of the community redevelopment area to include the 2015 CRA Expansion Area; and

WHEREAS, on August 26, 2019, the Community Redevelopment Agency Board adopted Resolution No. 07-2019 CRA, amending the Community Redevelopment Plan; and

WHEREAS, on _____, 2024, by Resolution No.01-2024 CRA, the Community Redevelopment Agency Board adopted the amended Community Redevelopment Plan; and

WHEREAS, plan should be regularly reviewed and updated to reassess and amend the CRA Plan as necessary; and

RESOLUTION No. 01-2024 CRA
CRA Plan Amendment 2024

WHEREAS, the purpose of the CRA Plan Amendment is to update the CRA Plan and add new programs and projects that address community needs and conditions of blight, for the rehabilitation and redevelopment area by private enterprise.

WHEREAS, pursuant to Section 163.361(3)(a), Florida Statutes, notice of this proposed action has been given by registered mail to each taxing authority which levies ad valorem taxes on real property within the boundaries of the community redevelopment area.

WHEREAS, pursuant to Section 163.361(2), Florida Statutes, a public hearing was held after notice by publication in a newspaper of general circulation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The Stuart Community Redevelopment Plan is modified by adding thereto new program and projects as set forth in the attached “Exhibit A” pursuant to the requirements of Section 163.361, Florida Statutes, and the Community Redevelopment Agency finds that the plan amendment meets the requirements of the said section.

SECTION 2: Upon adoption of the Plan CRA Plan amendment by this Resolution, the plan amendment shall be deemed part of the official redevelopment plan for the Stuart Community Redevelopment Area and shall be carried out in accordance with its terms.

SECTION 3: This resolution shall take effect upon adoption.

RESOLUTION No. 01-2024 CRA
CRA Plan Amendment 2024

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

TROY MCDONALD, CHAIRPERSON
BECKY BRUNER, VICE CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
CAMPBELL RICH, BOARD MEMBER
NIKOLAUS SCHROTH, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2024.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

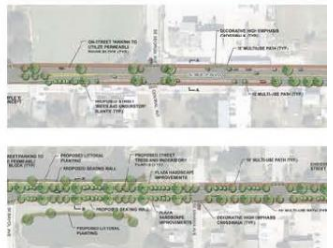
LEE J. BAGGETT, ESQ
CITY ATTORNEY



CITY OF STUART

COMMUNITY REDEVELOPMENT PLAN

20
23
—



VC COMPLETE STREET CONCEPT PLAN



ACKNOWLEDGEMENT

City of Stuart City Commission

Troy McDonald, Mayor
Becky Bruner, Vice Mayor
Eula R. Clarke
Christopher Collins
Campbell Rich

Community Redevelopment Agency

Troy McDonald – Chair
Becky Bruner – Vice Chair
Eula R. Clarke
Christopher Collins
Campbell Rich
Tom Campenni
Nikolaus Schroth

Community Redevelopment Board (CRB)

Tom Campenni, Chair
Nikolaus Schroth, Vice Chair
Mark Brechbill
Chris Lewis
Frank McChrystal
Bonne Moser
Seth Owens

Local Planning Agency (LPA)

Kelly Laurine, Chair
Margaret Bromfield, Vice Chair
Donald Cuozzo
William Mathers
Ryan Strom
Laura Giobbi
Mark Sechrist
Sean Forbes

East Stuart Historical Advisory Committee

Faye James, Chair
Charlene Thompson, Vice Chair
Albert Brinkley
Betty Brinkley
Joseph Cooper
Kimberly McHardy Grant
Philip Harvey

City of Stuart Administration

Michael Mortell, City Manager
Lee Baggett, City Attorney
Mary Kindel, City Clerk
Pinal Gandhi-Savdas, CRA Executive Director
Jordan Pinkston, CRA Program Manager
Jodi Nentwick, Development Director
Peter Kunen, U&E Director
Milton Leggett, Public Works Director
Louis J. Boglioli, Finance Director

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ACKNOWLEDGEMENTS

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INTRODUCTION

The City of Stuart is a thriving waterfront community located on Florida's Treasure Coast. From the mid-1980's, the City of Stuart CRA has been instrumental in implementing various initiatives and programs to revitalize and improve the quality of life in the downtown area and its surrounding neighborhoods.

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. In 1989 Duany Plater-Zyberk completed a plan for the original CRA and developed Urban Codes. Duany created a plan designed to re-establish the area into human-scaled, pedestrian-friendly urban neighborhoods and introduced street parking, traffic calming and streetscape improvements. Much of the Duany plan was successfully implemented in the Historic Downtown area of the city.

The CRA was re-established, and a Redevelopment Trust Fund was created in 1998. It was designed to channel funding toward improvements in the CRA.

The CRA operates within the City of Stuart government and is charged with the undertaking of redevelopment functions in the designated community redevelopment districts.

Since the adoption of the 2002 CRA Plan, the downtown has welcomed several new mixed-use projects, with a mix of retail, office space and luxury condominiums. The CRA's most visible successes have included streetscaping, infrastructure improvements, public safety complex, improved parking, acquisitions, and increased dockside access.

Building on these successes the city will move forward with new and innovative proposals to continue to improve and enhance the CRA for existing and future generations.

EXECUTIVE SUMMARY

This Stuart Community Redevelopment Agency (CRA) Redevelopment Plan will serve as a road map and provide guidance for implementation of redevelopment strategies in the CRA area. These redevelopment strategies are about improving economic conditions and quality of life. The objectives and implementation actions in this plan will focus on economic development, connectivity, infrastructure, neighborhoods, and redevelopment support. In this effort, the CRA has partners with Downtown Business Association, Stuart Main Street, the County, Business Development Board, Metropolitan Planning Organization and Treasure Coast Regional Planning Council.

In the last five years, the Stuart CRA has seen a change in their demographics with additional younger generations and families moving into the area. Although retirees have always been attracted to the city, these new residents want to live close to the vitality of the downtown. With the changing demographics, the downtown will need to add more cultural events and activities to keep these new residents satisfied with the quality of life in Stuart CRA. Downtown is the heart of the entire city, and there are projects desired by the public that are important to improve the area. These include increased public access, more activity on the waterfront, downtown parking solutions, including a new multi-level garage, adding other mobility modes like bike paths, and providing alternative means of transportation, such as a train station.

CRA Plan Approach

The redevelopment objectives of this plan, which are intended to reduce and eliminate the blight conditions that exist in the redevelopment area, are organized to drive the increment revenue necessary for plan implementation.

Economic Development

- Reduce blight in the CRA areas and address issues identified in the findings of necessity when the CRA was expanded in 2015.
- Identify and create appropriate commercial corridors within the CRA areas.
- Support “target” properties that have been vacant or underutilized within the CRA.
- Incorporate cultural arts and recreation as critical components of Economic Development.

Connectivity

- Coordinate roadway, sidewalk, landscape, infrastructure, open space, and community enhancement improvements.
- Encourage alternative means of transportation (e.g., downtown train station).

EXECUTIVE SUMMARY

Infrastructure

- Identify location and support downtown parking garage.
- Support Stormwater and Drainage.
- Other Public Infrastructure.

Neighborhoods

- Support neighborhood improvement initiatives to reduce slum and blight conditions in residential neighborhoods.
- Work with the private sector to create a “Healthy Mix” of affordable workforce, market rate, luxury, and mixed-income housing.

Redevelopment Support

- Encourage and support redevelopment-friendly zoning and land-use regulations within the CRA (e.g., Form Based Code).
- Provide economic development incentives.
- Use powers of borrowing and land acquisition to further the redevelopment goals.

Opportunities

There are specific projects and programming in Stuart CRA that can collaborate on and support to reposition the area for reinvestment and revitalization.

1. **Stuart Waterfront:** Capitalize on the beautiful waterfront views. Promote development of hotels, restaurants, and tourist attractions along the waterway. Encourage the use of waterfront land that supports public assembly, recreation, and public access.
2. **Downtown Parking:** Construct a parking garage strategically placed to encourage smart, urban development. The design of the parking garage should be in keeping with the character of the downtown. A parking garage could be incorporated into private mixed-use development (public-private partnership).
3. **Beautification:** The CRA should continue efforts to complete beautification projects. This effort should capitalize on location and city’s assets (e.g., boardwalk, waterfront, park, historic district).
4. **Public Private Partnerships:** Continue to create a thriving downtown through public-private partnerships to encourage retail, restaurants, cultural and business environment serving Stuart residents and visitors.

EXECUTIVE SUMMARY

5. **Connectivity:** Encourage and assist with the development of Brightline Station in downtown Stuart. The goal is to Improve mobility and connectivity, providing alternative modes of transportation for residents to travel to work and other nearby cities, while reducing emissions.
6. **Tourism:** Stuart offers activities for both residents and visitors, bringing many different people into the downtown and surrounding areas. A train station near downtown will bring new visitors and spending to the area all year round. It will advance the long-term future of our thriving downtown.
7. **Implementation:** The CRA should prioritize implementation of this plan and be able to respond to opportunities as they arise immediately.

Conclusion

Successful redevelopment is accomplished through the generation of Tax Increment Revenue, which is then reinvested into the area through the implementation of the Redevelopment Plan. The Redevelopment Plan should identify initiatives that will foster economic development and drive the growth of Tax Increment Revenue. This plan outlines programs and projects that will drive successful redevelopment and generation of increment revenue.

Redevelopment Areas

The Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. The CRA was re-established, and a Redevelopment Trust Fund was created in 1998, by Resolution No. 84-98. In 2002, the CRA boundary was expanded to include the East Stuart District by Resolution No. 131-02. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property by Ordinance No. 2076-06. In 2016, the CRA plan was amended and the boundaries of the CRA were expanded to include an additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum” by Resolution No. 09-2016. The Community Redevelopment Area contains 903.88 acres of land (including 37.16 acres of public rights of way), which comprises approximately 20% of the city.

EXECUTIVE SUMMARY

Amendment to the CRA Plan

The Stuart CRA Plan was created in 2002, and amended in 2010, 2016 and 2019. This amendment to the Plan was adopted by the Community Redevelopment Agency Board on _____. It is a document that acts as a strategy for long range goals and opportunities that exist within the CRA boundary.

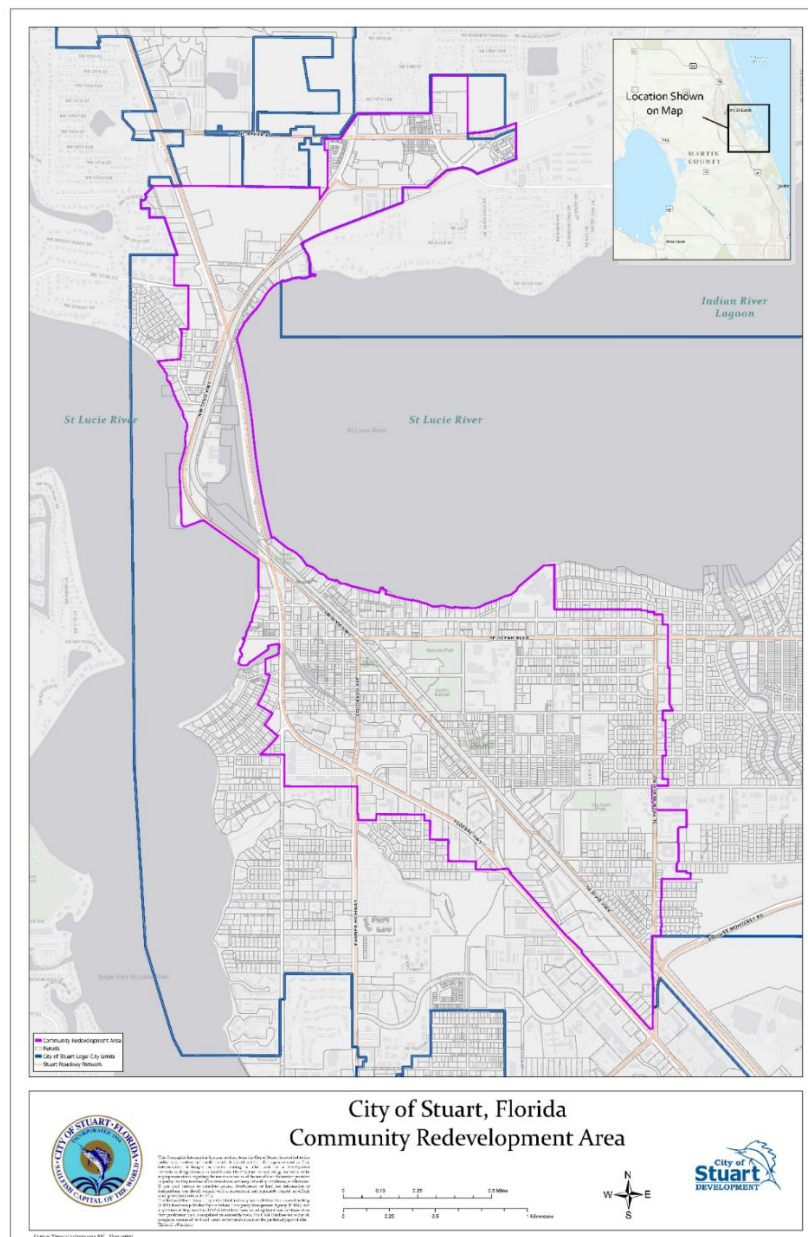
CRA Sunset Date

The Stuart CRA, established on June 8, 1998, by Resolution No. 84-98, was set to sunset in 2028; however, it was extended for 30 years from the date of the adoption of the amended CRA Plan by the City Commission in 2019. Subsequently, the life of the Agency was extended to September 9, 2050, in accordance with Resolution No. 68-2019.

MAPS

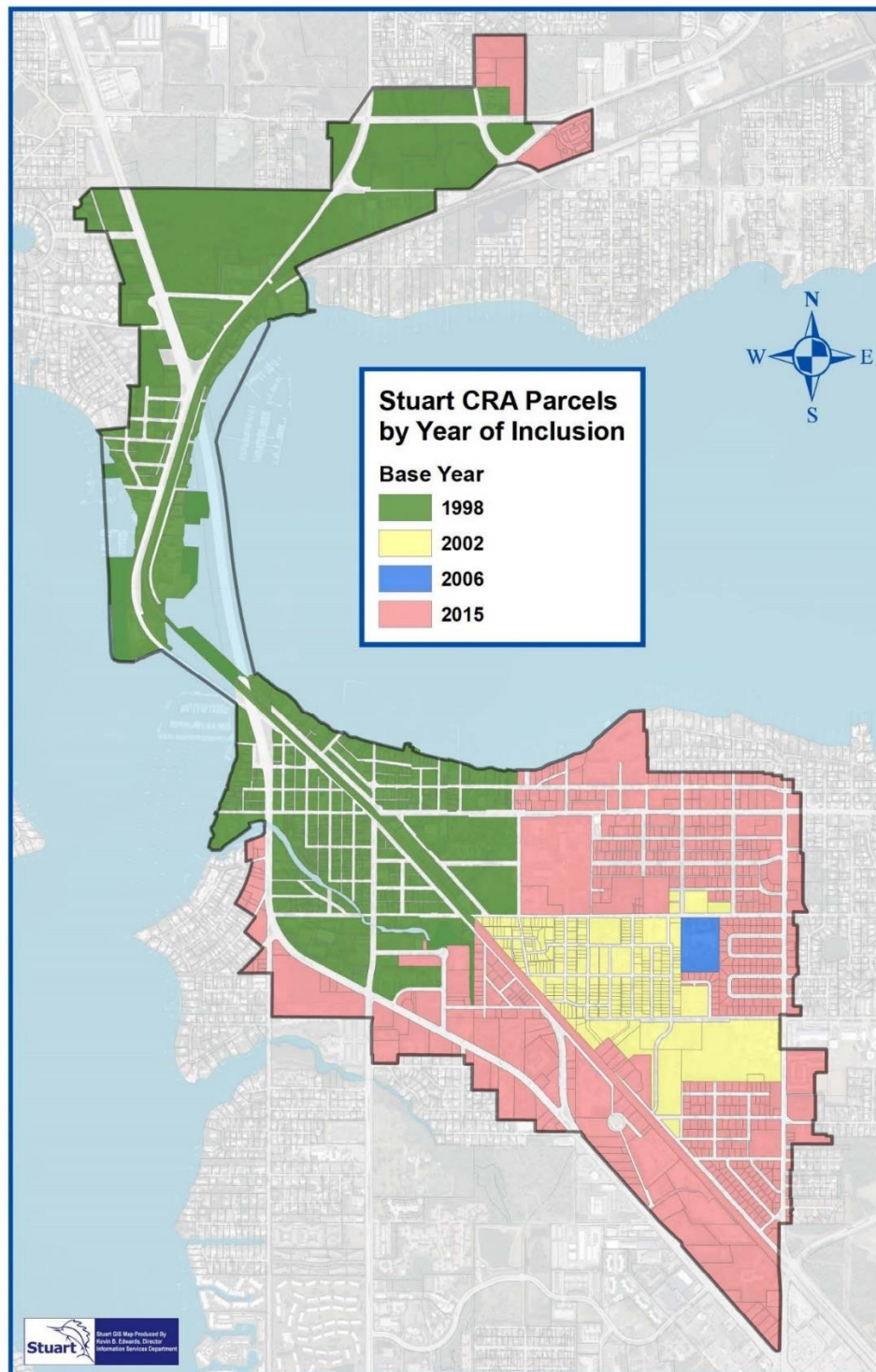
Stuart CRA Boundary Map

The Stuart CRA is generally bounded by NE Baker Road to the north, SE Monterey Road to the south, SE Palm Beach Road to the east and SE Federal Highway to the west. The total land area is approximately 903.88 acres (including 37.16 acres of public rights of way). The CRA boundary includes water, per the CRA legal description. The total boundary area including water is 923.87 acres.



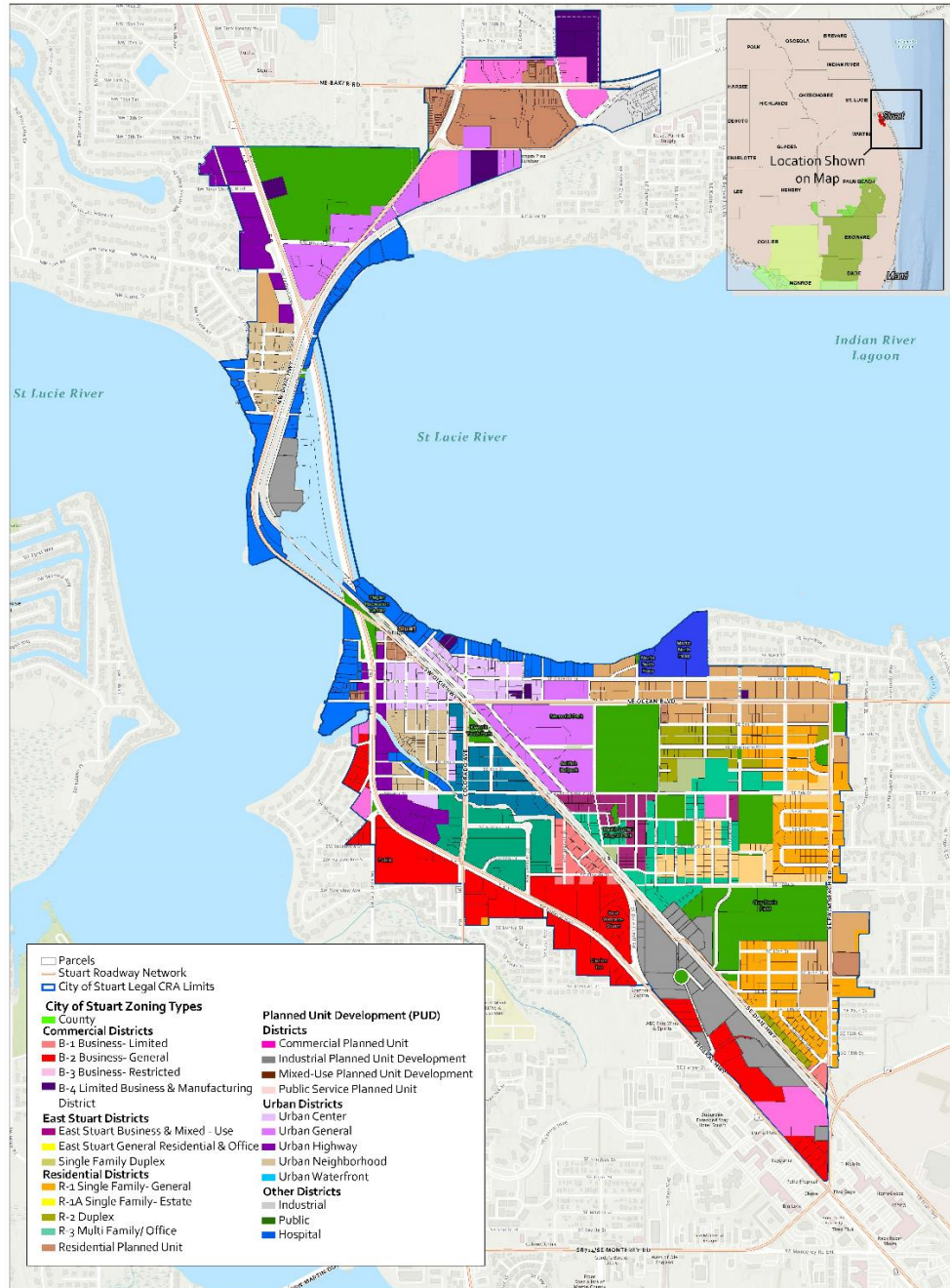
MAPS

Stuart CRA Expansion Map by Year of Inclusion



MAPS

Stuart CRA Zoning Map





CITY OF STUART, FLORIDA
COMMUNITY REDEVELOPMENT AREA
Zoning

This zoning code is a public document and is not to be used for any purpose other than the official use of the City of Stuart. It is the property of the City of Stuart and is not to be reproduced or distributed without the written consent of the City of Stuart. The City of Stuart is not responsible for any errors or omissions in this document. The City of Stuart is not responsible for any damages or losses resulting from the use of this document. The City of Stuart is not responsible for any claims or liabilities resulting from the use of this document. The City of Stuart is not responsible for any claims or liabilities resulting from the use of this document.



Scale: 1 inch = 0.5 miles

0 0.25 0.5 0.75 1.0

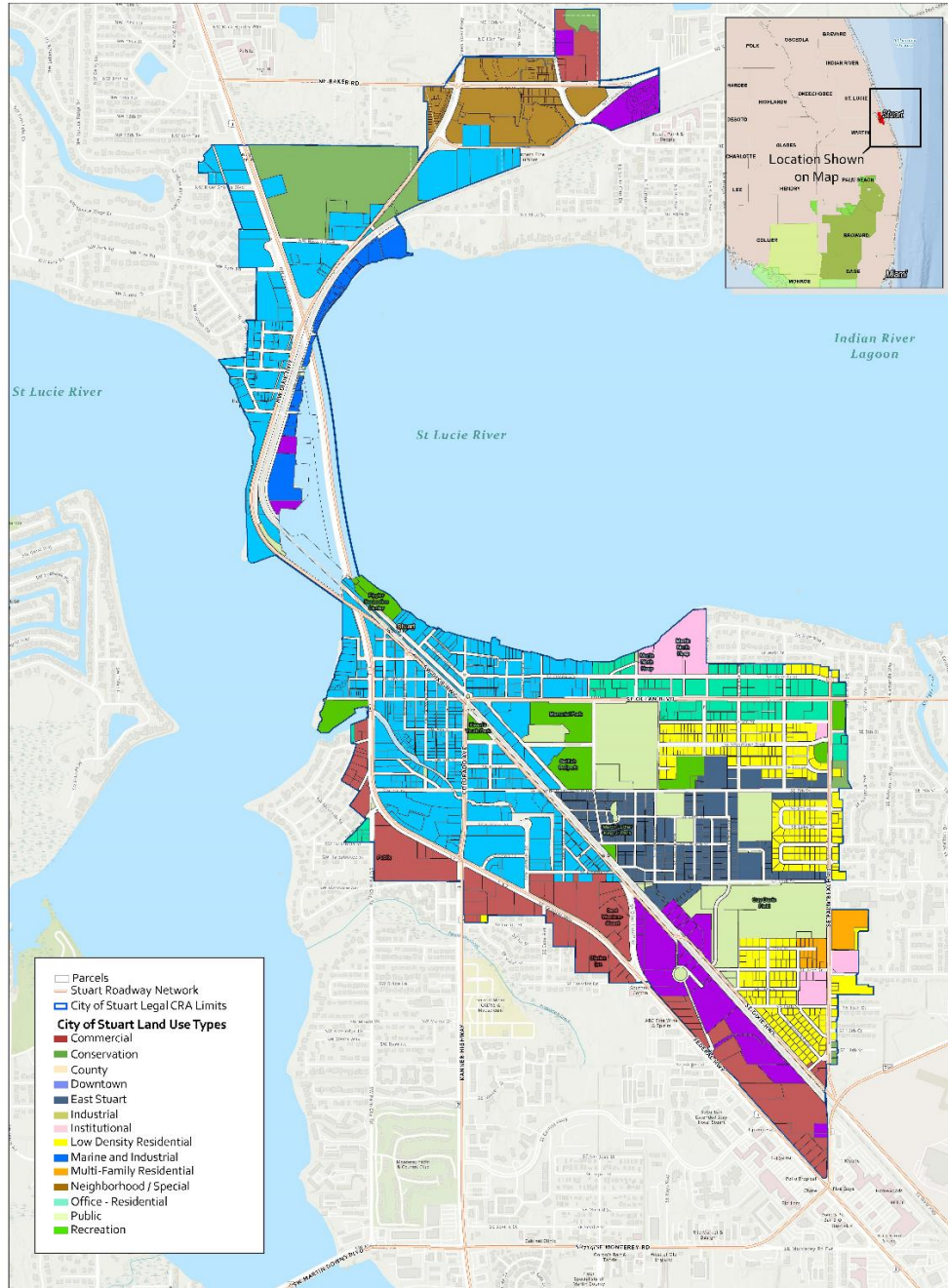
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Source: City of Stuart, Florida

MAPS

Stuart CRA Future Land Use Map





City of Stuart, Florida
Community Redevelopment Area
Land Use

0 0.50 1.00 1.50 Miles

0 0.25 0.50 1.00 Kilometers



This Geographic Information System product from the City of Stuart, is created by the public works and public works departments. It should not be used for any other purpose, and its use is limited to the City of Stuart. The City of Stuart is not responsible for any errors or omissions in this product. The City of Stuart is not responsible for any damages or losses resulting from the use of this product. The City of Stuart is not responsible for any damages or losses resulting from the use of this product. The City of Stuart is not responsible for any damages or losses resulting from the use of this product.

CRA VISION AND MISSION

VISION

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

MISSION

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

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

COMMUNITY REDEVELOPMENT AREA

The Community Redevelopment Area

Pursuant to State Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The City of Stuart Community Redevelopment Agency generally consists of the older central core of the city, which has deteriorated due to age, obsolescence, and a lack of investment. Unfortunately, a deteriorating area is self-propagating and as conditions worsen, residents and private businesses become less willing to put in their financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slums and blight without public assistance.

This plan updates and amends the City of Stuart Redevelopment Plan adopted by the City of Stuart Commission in August 2019. Any projects, programs, undertakings, and actions that are being implemented or are in progress at the time of the adoption of this document will not be stopped, curtailed, limited, or restricted in the implementation of those projects, programs, undertakings, and actions under the adopted plan, unless expressly stated herein to that effect.

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with the redevelopment plan which has been approved by the City Commission. Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document which must be evaluated and amended on a regular basis to accurately reflect changing conditions and community objectives. All redevelopment financed by tax increment revenues shall be completed by the sunset date of September 2050.

Consistency with the City's Comprehensive Plan

Florida Statutes require that the Community Redevelopment Plan be consistent with the City's Comprehensive Plan. To remain current in the fast-paced actions of the City and CRA, the Community Redevelopment Plan will have to be amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To maintain consistency with the City's Comprehensive Plan, a two-tiered approach will be used during the amendment process.

The first step in the process is an administrative determination by the City Manager, or his designee, as to whether the proposed amendment is procedural/technical (e.g., changes to dates, amount of project funding, updating program, etc.) or substantive (e.g., the adoption of a new program). Under the former determination, the amendment would go directly to the City Commission accompanied by a written staff finding. Under the latter, the amendment would first be reviewed by the Local Planning Agency/Planning Advisory Board (LPA/PAB) for determination

COMMUNITY REDEVELOPMENT AREA

of consistency with the City's Comprehensive Plan and then forwarded to the City Commission with recommendations.

Since amendments to the City's Comprehensive Plan require a time-consuming process, the Community Redevelopment Plan may not be completely assimilated into the Comprehensive Plan. Those portions of the CRA Plan and subsequent amendments, which involve only the resources of the CRA, will not be included in the City's Comprehensive Plan. However, whenever significant City participation is part of a CRA project and participation has not been addressed in the Comprehensive Plan, it may be necessary to process a Comprehensive Plan Amendment prior to action by the city. Generally, it will be necessary to amend the Comprehensive Plan to accommodate the following:

- Those portions of the CRA Plan which would otherwise be in conflict or inconsistent with the Comprehensive Plan as it is now written.
- To provide City financing, or financial assistance, to projects identified in the CRA Plan which are not already in the Comprehensive Plan.
- To reassess and modify existing policies in the Land Use Element call for joint CRA/City participation.

There are no conflicts with the Comprehensive Plan and the CRA Plan.

Neighborhood Impacts or Redevelopment Efforts

The following section describes the potential impacts of redevelopment efforts on the residential neighborhoods of the Community Redevelopment Area and surrounding areas. While neighborhood impacts have been considered for the specific redevelopment actions recommended in this Plan, it should be noted that some of these projects are in the early stages of planning. Therefore, some impacts resulting from their implementation may yet to be determined. As these projects become more clearly defined, and additional impacts are identified, this section of the Plan will be amended. Other actions described in the Plan for subsequent years are subject to further refinement and elaboration in the intervening period and are consequently not included in the consideration of the short-range impacts.

A. Relocation of Displaced Residents and Businesses

If existing or future CRA lead agency projects do require relocation of residents, a relocation plan will be submitted as a component of the project package prior to official action on the project. It is also important to note that through the combined efforts of the Community Redevelopment Agency, the city and private development community, the neighborhood

COMMUNITY REDEVELOPMENT AREA

housing stock will be expanded and thereby provide opportunities for the relocation of residents elsewhere in the neighborhood.

To protect the residents within the Community Redevelopment Area, the CRA shall formally adopt a relocation policy containing procedures for relocation. When required by redevelopment actions, the relocation of residents within the Community Redevelopment Area will follow these procedures. Expenses and financial assistance by these procedures shall become the responsibility of the Community Redevelopment Agency.

i. Relocation Policy

Each redevelopment program adopted by the CRA which shall cause the temporary or permanent displacement of persons from housing facilities within the Community Redevelopment Area will contain an element and provision for the providing or replacement of housing for such persons in decent, safe, and sanitary dwelling accommodations within their means and without undue hardships to such families, which such relocation assistance shall include but not be limited to the following methods:

1. All affected residents will receive timely written notice of the CRA's intent to acquire their property.
2. The CRA will identify reasonable alternative housing opportunities for such displaced families which shall be reasonably comparable to the property being taken in size, price, rent and quality.
3. The CRA may provide moving expenses in a reasonable amount for each displaced family.
4. The CRA may elect to provide subsidies to displaced families in cases where suitable replacement housing, reasonably equivalent to the property being taken, is not available to make other replacement housing available within the displaced family's means.
5. The CRA may permit a former owner or tenant to occupy the property after acquisition for a period either with or without rent and any such rent charge shall not exceed the fair market rent for such occupancy; the fair market rent should comply with rent specified under Federal Regulations that are used in the Rent Subsidy Programs.

COMMUNITY REDEVELOPMENT AREA

Traffic Circulation

The major redevelopment projects contained within this plan are generally adjacent to major transportation corridors and are not anticipated to degrade traffic circulation within the residential areas of the Community Redevelopment Area.

Implementation of individual redevelopment projects may require improvements or modifications to the existing roadway network, these localized impacts will be reviewed when specific project designs are undertaken. It is also recommended that architectural and site-specific design solutions be considered to mitigate potential traffic and parking impacts of specific projects on adjacent residential neighborhoods.

Projects that provide infrastructure benefits and pass the dual rational nexus test for impact fees, as articulated in state law may be eligible to offset the impact fees. This may occur where proposed new development contributes funding to, or provides, additional capital facilities that are required to support the impact of the new development.

Environmental Quality

The redevelopment actions proposed in the Plan are intended to improve the environmental quality within the Community Redevelopment Area. Programs, such as the Façade Improvement Program, allow residents and businesses in the area to make exterior improvements to their properties which they could not otherwise afford. It is expected that improvements associated with these programs will foster a new sense of community pride and spur additional revitalization efforts throughout the area, thus reducing slum and blighted conditions.

Streetscape and landscape improvements associated with many of the redevelopment projects will, when completed, upgrade the overall appearance of the area. Projects involving removal of existing uses, followed by full-scale redevelopment, will improve the appearance of the City of Stuart's Community Redevelopment Area. The plan also promotes pedestrian-friendly land use patterns and multiple modes of transportation which ideally reduce reliance on single-occupant vehicular travel and thereby increase air quality.

Availability of Community Facilities and Services

Since the Community Redevelopment Area contains the oldest sections of the city, it has the availability of the full range of community services and facilities associated with urbanized areas. Implementation of individual redevelopment projects and streetscape beautification projects will address the existing issues relating to the age of some facilities and obsolete designs.

EXISTING CONDITIONS

The Community Redevelopment Agency oversees revitalization projects in the downtown and adjacent historic neighborhoods and in East Stuart as well as in neighborhoods south of the historic core and North of the Roosevelt Bridge.

Existing Land Use

The primary employment industries are Health Care and Social Assistance, Educational Services, Retail, Hotels, Restaurants, and Public Administration. The highest job density is centered around the hospital, the courthouse, Downtown Stuart, the Martin County Administrative Center, and the US-1 corridor.

Historic Preservation

Stuart takes great pride in its history and has several examples of successful private and public preservation projects benefitting the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building, and the Lyric Theatre. The city engages with community partners such as Stuart Main Street and the Stuart Heritage Museum on preservation efforts to revitalize blighted communities, preserve unique heritage, and draw tourists.

Existing Housing

The housing stock is aging, with many homes built between 1970 and 1989. Apart from Rio, Stuart has the oldest median housing age of any Martin County area. Many of the homes require rehabilitation and renovation. They also require hardening to comply with the updated building code standards to meet the severity of storms impacting the area.

The 2017 Housing Action Plan recommends strategies that will further the goal of supporting economic growth and development while providing housing that is appropriate, affordable, and sustainable for its workforce. The recommendations include:

- Education programs for elected officials to learn about the role and legal responsibilities in addressing affordable/workforce housing, which is critical to the community and economic development.
- Housing Symposium- learn about new ideas and concepts in housing to be able to offer diverse housing choices that appeal to wide range of incomes, ages, culture, and lifestyles.

EXISTING CONDITIONS

- A survey of top employers should be undertaken to determine housing needs for current and future employees (rental, for-sale, amenities).
- Loan pool for buyer assistance/renovation – Local lenders should be approached about creating a loan pool to provide funding for down payment assistance and renovation and encourage lenders to offer products like FHA’s 203K or Fannie Mae’s Homestyle products renovation loans to support the City’s older housing stock.
- Transit Oriented Development (TOD) – focus on the development of new housing in areas adjacent to employment centers and transportation option will help build walkable, urban living environment to which millennials and young professionals are attracted.
- Model affordable/workforce housing codes – Offer incentives to developers who are willing to include a percentage of below market rate units as part of their residential projects.
- Continued support of CRA redevelopment activities – Use TIF to support economic development efforts, e.g., increase variety of housing options, street level neighborhood improvements, paint up and façade improvement programs to order for housing stock to remain viable, offer grants/loans for historic façade restoration.

Downtown Parking

The need for a multi-level parking garage is continuously expressed by downtown businesses and stakeholders. In 2018, Walker Parking Consultants completed a Downtown Parking Study, and a Downtown Parking Study Implementation Plan was created. The plan included short-term, mid-term, and long-term recommendations. The recommendation are on-going programs to achieve the strategies for managing the demand. The CRA/City have successfully implemented the following action items:

- Redesigned the Downtown Stuart Tram service to have a fixed route for reliability.
- Repurposed parking space for ride-hailing service/Geofence area for pick-up and drop-off.
- Encourage alternative modes of travel to and from the downtown core – Implemented Bicycle storage racks/Bicycle Parking Program.
- Extended 3-hour parking hours to 8 PM for on-street parking in core downtown.
- Expanded 3-hour parking boundary.
- Identified Wells Fargo Parking Lot as Park and Ride Location.

EXISTING CONDITIONS

- Future Dixie Highway Streetscape Improvements Project will address the redesign of parking along S Dixie Highway between South Colorado Avenue and SW St. Lucie Avenue and implement 3-hour parking.
- Parking Management System to efficiently track and record violations for effective enforcement of 3-hour parking in the downtown core area.

The CRA should continue moving forward to support strategies in the Stuart Parking Study Implementation Plan. Create efficient and attractive parking to support downtown businesses and activities in the redevelopment area.

REDEVELOPMENT STRATEGIES

When considering redevelopment strategies, it is important to note that the CRA cannot fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses available for redevelopment efforts, the Agency must be careful not to spread it too thin by attempting to do too much at once. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures.

Since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the agency's overall goals and implemented accordingly.

Within the Community Redevelopment Area, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions.

All identified projects will be funded by Tax Increment Financing (TIF) Funding, Bonding, Grants and/or General Funds.

Tax Increment Funding (TIF) is a method to pay for redevelopment of a slum or blighted area through the increased ad valorem tax revenue resulting from that redevelopment. It has been used in many states since the late 1940s and early 1950s to pay for redevelopment projects.

The funds deposited in the redevelopment trust fund may be expended only in the redevelopment area pursuant to the approved redevelopment plan in conformance with the requirements of Section 163.387(6) of the Florida Statutes.

CRA ACCOMPLISHMENTS

The CRA has invested its tax increment revenue into the construction and maintenance of public improvements and other redevelopment programs since 1998.

Infrastructure/Capital Improvements

- Kiwanis Park Parking Lot and Construction
- FEC Lease for on-street Parking and Construction
- Sailfish Parking Lot
- Osceola Street Parking Lot
- Purchase trams
- Redesign of MLK Jr. Blvd with Parking and Streetscaping
- SE East Avenue Improvements in East Stuart
- Infrastructure and streetscaping improvements within the East Stuart neighborhood
- Floating Dock
- Parking along Flagler
- Frazier Creek Improvements
- Atlanta Avenue improvements
- Various Streets Resurfacing Projects
- MLK Jr. Blvd. and Dixie Hwy intersection Improvements
- East Stuart Welcome Sign
- Woodlawn Park Neighborhood Improvements
- Contribution to Public Safety Complex
- Riverwalk Shade Structure
- Colorado Avenue Commercial Corridor Improvements
- Downtown Streetscape
- Frazier Crescent Sewer Improvements
- Frazier Crescent Neighborhood Improvements
- Kindred/Johnson Streetscape
- Shepard Park Decking Replacement
- Lyric Theatre Façade Improvements
- Green Bike Lanes on Colorado
- Habitat for Humanity Homes in East Stuart
- Riverside Decking Replacement
- Federal Highway North Median Improvements
- Dixie Highway/Florida Street Sidewalk Extensions
- East Stuart/Dixie Hwy Resurfacing, High Visibility Crosswalks and Sharrows
- Riverwalk Handrail Replacement
- Shepard Park Improvements

CRA ACCOMPLISHMENTS

Incentive and Partnership Programs

- Green Incentive Grant
- East Stuart Community Garden
- Entrepreneurial Training Program
- Neighborhood Clean-up
- Business Improvement Reimbursement Grant
- Paint Up Grant
- Historic Preservation Initiatives
- Tram Program
- Special Events Grant
- Small Business Recognition Program
- Downtown Outdoor Dining Program
- Historic Marker Dedication
- Historic Downtown Directional Signage
- Bike Rack Program
- Downtown Informational Kiosks
- Downtown Valet Parking Program
- Real Estate Development Accelerator Program
- Wayfinding Signage Program
- Mural Matching Grant Program
- Residential Façade Improvement Program
- Residential Street Tree Program
- Mosaic Artwork on Sidewalk
- CDBG – Housing Rehabilitation Program
- Neighborhood Revitalization Program (Brush with Kindness/Solar Energy Loan Fund (SELF) Program)
- Partnership with Main Street; DBA – Shop Local; Afro American Citizens of East Stuart – MLK and Black Heritage Events

Master Plan and Studies

- East Stuart Charette
- Updating CRA Plan
- Outdoor Seating Strategy
- Economic Development Strategy Report
- Housing Report
- Downtown Parking Study
- Triangle District Master Plan
- Federal Highway Street Tree Program and Master Plan
- Form Based Code for East Stuart and Creek District
- East Stuart Master Plan Update
- Historic Properties Survey Update

CRA ACCOMPLISHMENTS

Acquisitions

- North Pointe Property
- Dockside Property
- Triangle Property Acquisition
- 325 SE Ocean Blvd and 330 SE Osceola Blvd (adjacent to Wells Fargo Building)
- Pending contract – Willie Gary Property in East Stuart

PROGRAM ACTIVITY

HISTORIC PRESERVATION PROGRAM

Historic downtowns and neighborhoods possess those elements that create livable, viable communities by encouraging mixed-use and more compact development. Historic neighborhoods have traditionally proved themselves to stabilize and increase property values.

Stuart has several examples of both private and public historic preservation projects that are successful and benefit the character of the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building, and the Lyric Theatre. The following subdivisions or areas are considered historic districts: Kitchings Addition, Potsdam, Frazier Addition, Historic Downtown, Feroe Subdivisions, Woodlawn Park, and Porters Addition.

The program's intent is to educate the public as to the benefits of historic preservation to generate support for the CRA's preservation activities and to encourage preservation both in the neighborhoods as well as the commercial areas.

Program Objectives

- Preserve the heritage of Stuart.
- Use historic preservation as a tool for economic restructuring.
- Utilize historic preservation to combat and eliminate blight.
- Encourage restoration and maintenance of historic buildings.
- Maintain and restore all public historic buildings.
- Encourage the compatibility of historic structures and new structures in residential and commercial areas.
- Utilize the historical architectural styles of Stuart as a reference for new construction styles.
- Provide sites for historic buildings displaced by redevelopment.

The City shall continue to encourage the protection of identified historic resources through the application of historic preservation standards in the City's Land Development Code.

PROGRAM ACTIVITY

NEIGHBORHOOD IMPROVEMENT INITIATIVE

The well-being of the neighborhoods is critical to maintaining the character of the city. The City has therefore established the revitalization of neighborhoods as a primary goal with the Neighborhood Improvement Program being an important tool in aiding the revitalization process. To date this program has proved to be one of the most successful of the CRA's programs, contributing to revitalization of the downtown.

Program Objectives

- Elimination of blighting influences.
- Physical and economic revitalization of the neighborhoods.
- Redevelopment of the historic commercial areas.
- Promote historic preservation and maintain the historic character of the neighborhoods.
- Provide sites for historic buildings displaced by redevelopment.
- Improve the safety and appearance of the area.
- Improve the livability of the neighborhoods.
- Encourage neighborhood identity or themes.
- Improve public space, including streets, parks, and other improvements, to encourage private investments.

Program Description

- Acquire problem properties, rehabilitate, and resell.
- Establish a maintenance and clean-up program to eliminate trash, unsightly structures, and other blighting influences.
- Establish added security for the neighborhoods with the police department and neighborhood associations.
- Provide grants and loans for correcting code issues in existing buildings.
- Acquire single-family and multi-family structures for conversion to single-family home ownership.
- Provide grants and loans to homebuyers for rehabilitating blighted and/or historic residential structures for home ownership.
- Provide architectural assistance for new construction and rehabilitation of existing structures.
- Establish a program for developing and installing themed signs, landscaping and other.
- Provide architectural and engineering design technical assistance for residential and commercial structures.
- Provide matching funds with the private sector for public improvements.

PROGRAM ACTIVITY

RESIDENTIAL FAÇADE IMPROVEMENT AND PAINT-UP PROGRAM

The Residential Façade Improvement and Paint-Up Program is designed to help preserve and improve the exterior of homes and encourage investment in residential properties within the City of Stuart CRA.

Program Objectives

- Enhance the physical appearance of residential structures within the CRA District.
- Eliminate and prevent the spread of slum and blighted conditions.
- Increase property values in residential neighborhoods within the CRA District.
- Stimulate private investment in residential areas within the CRA District.
- Stabilize residential areas within the CRA District by encouraging owner-occupancy and long-term tenancy.

BRUSH WITH KINDNESS – HABITAT FOR HUMANITY

The Community Redevelopment Agency is dedicated to the elimination of slums and blight within the Community Redevelopment Area. To improve compliance and diminish blight in neighborhoods, the Code Enforcement Neighborhood Services Division will be evaluating properties in each neighborhood for code violations. Rather than citing and enforcing the city's building and property maintenance codes, the division collaborates with Habitat for Humanity and their Brush of Kindness program to assist homeowners in correcting the code violations. Through the Brush of Kindness program, Habitat for Humanity works directly with homeowners, matching CRA funds with homeowner 'sweat equity'.

Program Objectives

- Improve compliance and diminish blight in neighborhoods.
- Actively enhance neighborhoods and promote economic development by addressing the problems that contribute to blight.

PROGRAM ACTIVITY

SOLAR AND ENERGY LOAN FUND (SELF)

The Community Redevelopment Agency partnered with Solar and Energy Loan Fund of St Lucie County, Inc., a Florida not-for-profit corporation (SELF), to provide grants for residential properties within the CRA who apply for loans from SELF for energy efficiency home improvements. The program provides for coordination of grant funds and low-cost financing between the CRA, SELF, a certified Community Development Financial Institution, and homeowner of residential properties to make repairs and replacements projects more affordable and attainable. The grants will provide a financing solution to overcome the downpayment costs of implementing energy-saving projects. The homeowner will be able to invest in long term, clean energy improvement that can generate positive cash flow and environmental benefits.

Program Objectives

- Eliminate and prevent blighted conditions and support community revitalization.

BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

The Business Improvement Reimbursement Program provides a 50% matching funds for visible, exterior improvements to commercial properties in the CRA and encourages private investment in making significant improvements to building exterior. Improvements made are expected to return public benefits such as enhanced corridor aesthetics, improved pedestrian comfort and public safety.

Program Objectives

- The elimination of blighted influences.
- Physical and economic revitalization of the neighborhoods and commercial areas.
- The promotion of historic preservation and maintenance of the historic character of both the neighborhood and commercial areas.
- To improve the appearance of the area; and
- Improve visual appearance of existing structures.

PROGRAM ACTIVITY

MURAL MATCHING GRANT PROGRAM

The Mural Matching Grant Program is designed to encourage outdoor murals at key locations in Downtown Stuart to enhance and enrich the existing cultural fabric of our community, thereby attracting more art related activities, businesses, and events.

Program Objectives

- Create a sense of local community culture and history.
- Improve the appearance of blank or underutilized building walls.
- Attract residents and visitors to the downtown area.
- Create a sense of belonging and ownership for participating artists and youth.
- Promote arts and artists through ArtWalk program.
- Create Arts & Entertainment District.

DOWNTOWN WAYFINDING SIGNAGE PROGRAM

The CRA created the Downtown Wayfinding Signage Program to make it easier for visitors and residents to navigate downtown and find desired destinations. The program is available to businesses in the Old Downtown District, Downtown East (SE Ocean Blvd and SE Osceola Street), and the Creek District. As the downtown area continues to grow, the Wayfinding Signage Program should be expanded in other areas and districts.

Program Objectives

- Support and promote a distinct identity for Downtown.
- Economic Development – Increase awareness of downtown businesses, helping to increase sales tax revenues, general interest in the community and investment within the downtown area.
- Increase the success and market potential for retail, dining, arts, entertainment, and economic growth and redevelopment in downtown.
- Support the city's commitment to downtown economic growth and redevelopment.

PROGRAM ACTIVITY

SIDEWALK MOSAIC PROGRAM

The Mosaic Program was created to provide our local artist community an opportunity to create mosaic artwork to be installed on the sidewalk and create more public art in our community.

Program Objectives

- Enhance public right-of-way with mosaic tile artwork on the sidewalk.
- Create a unique experience as patrons stroll the streets of downtown.
- Create interest and increase foot traffic in the urban environment.

RESIDENTIAL STREET TREE PROGRAM

The Residential Street Tree Program was created to encourage homeowners to apply for a free tree increase shade, promote the cooling of streets and sidewalks, replace tree canopy lost and create more livable communities. As these trees mature and grow, they will form canopies over the streets, shaded homes, and sidewalks, and add value to homes.

Program Objectives

- Increase shade and walkability.
- Help stabilize the environment.
- Enhance residential neighborhoods and public streets.

DOWNTOWN OUTDOOR DINING PROGRAM

The Downtown Outdoor Dining Program was a creative initiative to allow restaurants to use the City's public rights-of-way directly in front of, or adjacent to, their physical location, for outdoor dining activity.

Program Objectives

- Emphasize the vibrancy and distinctiveness of downtown.
- Assist downtown restaurants increase capacity and strengthen opportunity for business retention and growth.
- Create a thriving downtown to nourish the community and greater sociability.

PROGRAM ACTIVITY

MAINSTREET PROGRAM

The Main Street organizations have been operating as a 501(c) (3), non-profit corporation. The CRA's approach to revitalization will be one of supporting, assisting, and funding programs of Stuart Main Street.

Program Objectives

- Create a strong downtown which will influence revitalization efforts in the adjoining neighborhoods.
- Physical and economic revitalization of the downtown.
- Enhance the pedestrian nature of downtown streets.
- Assist in promoting downtown as a destination.
- Recruit businesses to relocate in the downtown.
- Market the unique qualities of Stuart downtown.

REAL ESTATE DEVELOPMENT ACCELERATOR PROGRAM

The Real Estate Development Accelerator (REDA) Program will enable the CRA to engage in a public-private partnership to promote development and redevelopment opportunities that have public benefit. The CRA will utilize tax increment finance (TIF) that will generate from development itself, to leverage private real estate investment opportunities. It is intended to attract large-scale development projects valued at over \$1 million in the Urban Code District and \$250,000 in the East Stuart Neighborhood District to serve as a catalyst to attract additional private investment within the CRA.

Program Objectives

- Economic Development - attract, retain, or expand businesses; create new jobs, new services, and amenities.
- Rehabilitation or renovation of underutilized buildings (Repurposing).
- Encourage mixed-use development.
- Extraordinary development/redevelopment related costs such as environmental remediation/cleanup (brownfield sites), demolition, public infrastructure, off-site improvements, streetscape, etc.

PROGRAM ACTIVITY

FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM

The Federal Highway Street Tree Master Plan and Program was developed for Federal Highway from SW Joan Jefferson Way to Kanner Highway/Colorado Avenue to enhance the usability of sidewalks as well as beautify the downtown gateway corridor. The program identifies opportunities for new tree plantings adjacent to the right-of-way and recommendations of a limited plant palette for consistency of tree species along the corridor. The Property Owner may choose to participate in implementing the Master Plan and in return receive free tree(s) and streetscape improvements on the Federal Highway frontage as part of the program.

Program Objectives

- Improve sidewalks with shade for pedestrians and bicyclists.
- Beautify the corridor to benefit existing businesses and property owners and increase property values.
- Define the roadway to reduce vehicular speeding and driver stress.
- Environmental benefits include improving air quality, reducing noise, helping conserve energy, reducing the heat island effect, and reducing stormwater runoff.

HEIRS' PROPERTY ASSISTANCE PROGRAM

The Heirs' Property Assistance Program is to increase neighborhood stability by growing individual wealth and access to property ownership through assisting owners of heirs' properties to gain clear titles to their homes.

Program Objectives

- Achieve clear title to the property.
- Enable homeowners to negotiate with lenders for bank loans/mortgage refinancing, obtain homeowner's insurance, obtain property tax homestead exemption.
- Prevent involuntary loss of property.

PROGRAM ACTIVITY

TRAM WRAP PROGRAM

The Tram Wrap Program was created to enhance the look of the downtown trams and increase visibility of the micro-transit system to promote ridership.

Program Objectives

- Transform trams into eye-catching vehicles to increase ridership.
- Increase tram awareness and tram use as alternative modes of transportation to downtown destinations.
- Unique branding will generate curiosity and encourage residents and visitors to use the trams and bring returning riders.

UTILITY BOX WRAP PROGRAM

The Utility Wrap Program will transform traffic control boxes into pieces of art depicting the city's iconic landmarks, nature, wildlife, and environment. Through this program, the city will work with local stakeholders (i.e., neighbors, businesses, non-profits, etc.) to develop a sense of community pride and ownership that helps transform Stuart into a vibrant city.

Program Objectives

- Reduce blight along the corridors by transforming a utility box into a piece of art.
- Enhance the experience of all those visiting the corridors and discourage vandalism.
- Showcase the unique character of the city and its neighborhoods.
- Promote a sense of community.

PROGRAM ACTIVITY

SITE AND BUILDING DEVELOPMENT PROGRAM

The Site and Building Development Program helps with site development on a case-by-case basis for private development and redevelopment projects, including site design and engineering.

To preserve the City's, the CRA may provide grants for the relocation of structures. These grants may be paid to the property owner in annual installments, equal to a percentage of the tax increment revenue received by the CRA due to the increased assessment on the property where the structure has been relocated. The CRA Board will maintain policy guidelines regarding grant limits, annual payment amounts (based on percentage of TIF revenue) and time frame over which the grant is to be paid.

To assist larger redevelopment projects, the CRA may also provide the following:

- Grants to developers paid in annual installments, equal to a percentage of the tax increment revenue, received by the CRA due to the increased assessment of the property.
- Credit enhancement to developers wherein the CRA pledges its full faith and credit to the developer's lender for payment of a portion of the loan. The enhancement may be a percentage of the loan amount or a pledge to provide adequate debt service coverage.
- To qualify for either the grant or the credit enhancement a redevelopment project must reinforce the overall CRA redevelopment effort. This may occur by creating jobs, increasing surrounding property values, preserving a historical structure, providing a cultural amenity or by another means approved by the CRA Board.
- The use of the allocated funds for individual projects shall be solely at the discretion of the CRA. The Board may set up a series of policies and guidelines for the program.
- Grant and loan programs for the improvement of commercial structures within the CRA Redevelopment Area.
- Provide architectural design fees to projects selected by the Board. The CRA Board will maintain policy guidelines regarding grant limits, annual payment amounts and time frame over which grant is to be paid.
- Provide a grant for or perform directly structural analyses, fire code deficiencies, handicap accessibility issues, and other building code issues, or repair of items found in the analysis of existing buildings selected by the CRA.
- Provide parking and traffic analysis of selected projects and provide subsidies including financial assistance for construction and maintenance. Part of the criteria for selecting a project for assistance is the ability to jointly share the use of parking by the public during off-peak times.
- Provide grants and loans for utility relocation if the relocation is deemed critical to the economic feasibility of the project and if the relocation results in an enhanced site design.

PROGRAM ACTIVITY

- Provides grants and loans to businesses for the purpose of attracting business to the CRA area and for moving existing businesses due to expansion or because the moving results in attracting additional business for the CRA area.
- Provide water, sewer, impact, and connection fee payment assistance for selected projects.
- Provide environmental clean-up assistance for selected projects.

Program Objectives

- Encourage private redevelopment initiatives by helping overcome technical, administrative, and economic obstacles to site development of selected projects within CRA.
- Increase investment within CRA.
- Provide economic stimulation and increase investment in the CRA.

PROGRAM ACTIVITY

COMMERCIAL PROPERTY DEVELOPMENT PROGRAM

The commercial property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of commercial (including small businesses) and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels, underutilized commercial properties, or groups of parcels, and to promote, through financial partnerships with private developers, the construction of residential accommodation above commercial units. The CRA will provide planning and site design services. The program will include provision of CRA and City resources and staff time to negotiate acquisitions and public-private partnerships with potential developers and to provide planning and site design services.

Commercial Property Development Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed-use redevelopment purposes.	Project Specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for commercial and/or mixed-use development projects. Including the CRA acting as developer.	Project Specific funding in respect of development and/or site preparation work.
Planning and Site Design	Provide planning, engineering, design, and processing services.	Project specific staff time and/or funding for consultant design service.

PROGRAM ACTIVITY

RESIDENTIAL PROPERTY DEVELOPMENT PROGRAM

The residential property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of residential and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels or groups of parcels. The redevelopment of such parcels will be promoted with the creation of ready to build plans (architectural plans) and development documents (HOA documents, PUD agreements and other related documents).

Residential Property Development Program		
Category	Description	Costs
Land Acquisition	Property acquisition for redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors in respect of residential development projects, including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, design and application processing services.	Project specific staff time and/or funding for consultant design service.
House Plans	Assemble a pre-approved architect designed catalogue of acceptable housing types.	Up to \$5,000 per plan set.
Development Code Update	Creation of zoning regulations that allow bungalow and infill development.	Staff time.

PROGRAM ACTIVITY

DOWNTOWN PARKING PROGRAM

This program will aim to provide parking facilities, shared, surface and/or multi-level parking garage within the CRA. Additional parking facilities are required to enable and accommodate the redevelopment of commercial and residential uses within the CRA. The parking program will support the implementation of multi-modal (pedestrian, bicycle, trolley, bus, and boat taxi) transportation throughout the CRA, which will target downtown as the main destination. The program will allow the CRA to acquire or be partner in the acquisition of property for construction of centralized parking facilities, the parking lots/facilities constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both, therefore in some cases funding will be recovered or rolled over. Options for multi-level parking will consider the integration of commercial units to provide a revenue source or partnership with private section redevelopment activities.

The CRA parking program will, in addition to land acquisition, promote land assembly, real estate development, public-private partnerships and other incentives to provide parking facilities. The program will include provision of CRA and City resources and public/private partnerships with potential developers and to provide planning and site design services.

CRA Parking Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed-use redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for parking capacity projects. Including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, engineering, design, and processing services.	Project specific staff time and/or funding for consultant design service.

CAPITAL IMPROVEMENTS PLAN

STUART CRA POTENTIAL PROJECTS AND ESTIMATED COSTS FY 2024-2030			
PROJECT ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED COST	POTENTIAL FUNDING SOURCES
Downtown Undergrounding of Utilities	Design: Completed Construction: FY 2024 - 2025	\$3,500,000	CRA
Seminole Streetscape	Design - Completed Construction – FY 2024 - 2025	\$2,500,000	CRA, FDEP Grant
Riverside Park Streetscape	Design: Completed Construction: FY 2024-2025	\$2,500,000	CRA, FDOT TAP Grant
Oleander Neighborhood Park	Design: Completed Construction: FY 2024-2025	\$80,000	CRA
Gateway and District Signage	Design: Completed Construction: FY 2024-2025	\$350,000 - \$500,000	CRA
Willie Gary Property Acquisition and New Construction	Design: FY 2024 Construction: FY 2025-2026	\$4,791,000 - \$6,291,000	CDBG
Guy Davis Community Park	Design: FY 2023-2024 Construction: FY 2025-2026	\$7,000,000	CRA, Grants
Stypmann Drainage Improvements	Conceptual: Completed Design: FY 2024 Construction: FY 2025-2026	\$1,500,000 - \$2,000,000	CRA, FDEP Grants
Stypmann Sidewalk Improvements	Conceptual: Completed Design and Construction – FY 2025-2026	TBD	CRA, Grants

CAPITAL IMPROVEMENTS PLAN

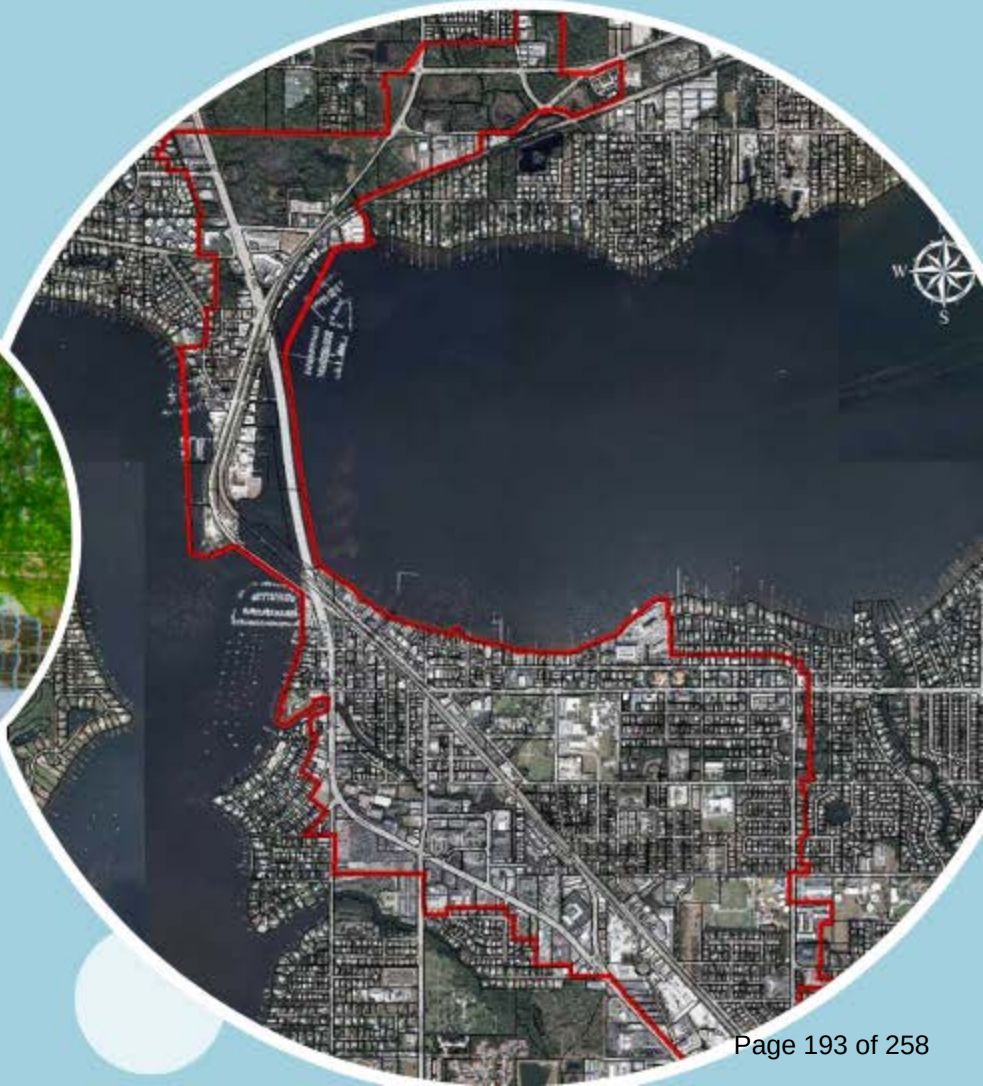
STUART CRA POTENTIAL PROJECTS AND ESTIMATED COSTS FY 2024-2030			
PROJECT ACTIVITY	ESTIMATED TIME FRAME	ESTIMATED COST	POTENTIAL FUNDING SOURCES
SE Dixie Highway Streetscape (SW Joan Jefferson Way to Colorado Ave) – Triangle District	Conceptual: Completed Design: FY 2025 Construction: FY 2026-2027	\$1,500,000	CRA, FDOT TAP Grant
Martin Luther King Jr. Blvd Streetscape	Conceptual: Completed Design: FY 2023-2025 Construction: FY 2026-2027	\$6,000,000	CRA, Grants
Downtown Parking Garage	FY 2024 - 2030	\$10,000,000	CRA – Public/Private, Grants, Bonds or Loans, Public/Private
Brightline Train Station	FY 2024 -2030	TBD	CRA – Public/Private, Grants, Bonds or Loans
City Hall Redevelopment	FY 2024 - 2030	TBD	CRA – Public/Private
Osceola Street Extension	FY 2024 - 2030	TBD	CRA – Public/Private
SW Ocean Blvd Streetscape (SW Federal Hwy to SW Dixie Hwy) – Triangle District	FY 2024 - 2030	\$6,000,000	CRA, Grants
Stormwater Improvements	FY 2024 – 2030	TBD	CRA, City, Grants
Property Acquisition	FY 2024 – 2030	TBD	CRA, City



CITY OF STUART



COMMUNITY REDEVELOPMENT PLAN



August 2019

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ACKNOWLEDGEMENTS

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INTRODUCTION

The City of Stuart is a thriving waterfront community located on Florida's Treasure Coast. From the mid-1980's, the City of Stuart CRA has been instrumental in implementing various initiatives and programs to revitalize and improve the quality of life in the downtown area and its surrounding neighborhoods.

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986 in accordance with the provisions of Florida statutes. In 1989 Duany Plater-Zyberk completed a plan for the original CRA and developed Urban Codes. Duany created a plan designed to re-establish the area into human-scaled, pedestrian-friendly urban neighborhoods and introduced on street parking, traffic calming and streetscape improvements. Much of the Duany plan was successfully implemented in the Historic Downtown area of the City.

The CRA operates within the City of Stuart government, and is charged with the undertaking of redevelopment functions in the designated community redevelopment districts. The CRA was re-established and Redevelopment Trust Fund was created in 1998. The CRA was expanded to include East Stuart in 2002 following work produced by Treasure Coast Regional Planning Agency and Design Studios West. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property.

In April 2015, the CRA authorized the completion of a Finding of Necessity to consider the expansion of the CRA. The expansion included various areas of the City that meet Section 163.340, Florida Statutes requirements for "blight" and "slum." The expansion consists of an additional 486 acres of contiguous property including property that meets the requirements for "blight" and "slum" as stated in Section 163.340, Florida Statutes. Currently, the CRA encompasses approximately 700 acres of land.

In January 2016, the 2010 CRA Plan was amended. The 2016 amended plan integrated the recommendations of the 2010 plan.

In August 2019, the 2016 CRA Plan was amended and adopted by the Community Redevelopment Agency. The Community Redevelopment Plan is a document that acts as a strategy for long range goals and also as a financial management document.

The 2019 updated Plan provides a description of past accomplishments and upcoming CRA programs and projects in the next 5 - 10 years

Since the adoption of the 2002 CRA Plan, the downtown has welcomed several new mixed-use projects, with a mix of retail, office space and luxury condominiums. The CRA's most visible successes have included streetscaping, infrastructure improvements, and new public safety complex, improved parking, and increased dockside access.

Building on these successes the City is ready to move forward with new and innovative proposals to continue to improve and enhance the CRA for existing and future generations.

CRA PURPOSE AND OBJECTIVES

The purpose of the CRA Plan is to guide the City of Stuart in identifying priorities and opportunities available within the Community Redevelopment Area.

The City of Stuart Community Redevelopment Plan is the vision for growth and unification of Stuart while protecting our existing built and natural environment. This document has been formulated to provide a clear vision. The goals of the City of Stuart Community Redevelopment Plan are to achieve the following objectives:

- To provide an analysis and an identification of the opportunities available in development terms and to identify a short, mid and long term time frame in which to achieve the implementation of the plan;
- To facilitate economic development and revitalization to ensure the City of Stuart CRA sustains its economic viability and competitiveness.
- To create building forms of a character and scale which complement the City's small town feel.
- To create attractive pedestrian and bicycle friendly streets complimented by building forms and enhanced by public art that act as a strong link between the different neighborhoods.
- To promote mixed uses throughout the CRA, particularly where commercial activity is desirable at the street level.
- Implement a coordinated effort to design complete street sections that have convenient parking in discrete locations and promote and support transit alternatives.
- Improve the public's understanding of the CRA mission, accomplishments and community assets through public outreach efforts and marketing.
- Attract and retain a diverse range of businesses including restaurants, boutique hotels, retail, and high-tech industry.
- To provide a document that works as a tool to effectively redevelop and revitalize the City of Stuart CRA.

VISION AND MISSION

VISION

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

MISSION

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

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

CONTINUANCE OF CRA EXISTENCE PURSUANT TO HB 9 (TO BE CODIFIED)

The Stuart CRA, established on June 8, 1998 by Resolution No. 84-98, and amended and expanded by Resolution No. 131-02, Ordinance No. 2076-06, Resolution No. 82-2010, and Resolution No 09-2016, has been ratified by the governing body and extended from 2028 to 2050. This amendment to the Plan is pursuant to FS 163, and was adopted by the City Commission on September 9, 2019, by Resolution No. 68-2019. The effect of the amendment extends the life of the CRA to September, 2050.

CRA PLAN ADOPTION

The CRA Plan was adopted by the CRA Board on August 26, 2019.

THE STATUTORY REQUIREMENTS FOR THE CRA PLAN

Authority to Undertake Community Redevelopment

This document has been prepared under the direction of the City of Stuart Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III.

Every community redevelopment plan shall:

- 1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.
- 2) Show by diagram and in general terms:
 - a. The approximate amount of open space to be provided and the street layout.
 - b. Limitations on the type, size, height, number, and proposed use of buildings.
 - c. The approximate number of dwelling units.
 - d. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.
- 3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. If there is severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such municipalities retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for valid and desirable public purpose.
- 4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.
- 5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.
- 6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.
- 7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.
- 8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.
- 9) Contain detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.
- 10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1).

In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment". For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes shall apply:

"Community Redevelopment" or "Redevelopment" means undertakings, activities or projects of county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" by the governing body. This finding must demonstrate that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,
- (2) The rehabilitation, conservation or redevelopment, or a combination thereof of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals or welfare of the residents of such county or municipality.

Creation of the Community Redevelopment Agency

Upon a "Finding of Necessity" by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politically to be known as a "Community Redevelopment Agency". The Agency shall be constituted as a public instrumentally, and the exercise by the Agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.

The City of Stuart established the City of Stuart Community Redevelopment Agency on May 12, 1986 with the adoption of Ordinance 1059. The organizational structure of the agency was also established at this time. It consists of a board of five elected City Commissioners plus two appointed members from the membership of the Community Redevelopment Board (an appointed advisory board) by Ordinance 1716-2000. The provisions of Ordinance No. 1059 have been codified the City's Land Development Regulations.

Powers of the Community Redevelopment Agency

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Stuart to carry out redevelopment activities. While most of these powers may be delegated to the Community Redevelopment Agency, others may not.

The powers which continue to vest in the City Commission are as follows:

- The power to determine an area to be slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, and to hold any public hearings required to respect thereto.
- The power to grant final approval to Community Redevelopment Plans and Modifications thereof.
- The power to authorize the issuance of revenue bonds as set forth in Section 163.385.
- The power to approve the acquisition, demolition, removal or disposal of property; and the power to approve the assumption of the responsibility to bear loss by the Agency.
- The power of eminent domain; a four-fifths vote of the City Commission is required to condemn under this provision.
- The power to approve the budget and any amendments thereto.
- The power to allocate municipal funds from any source to fund the Agency or to be applied to any bonds or note issued by the Agency.

The powers which the City Commission has chosen to delegate the City of Stuart Community Redevelopment Agency under City Ordinance No. 1059, Ordinance No. 1193 and Ordinance No. 1716-2000 are as follows:

- To make and execute contracts and other instruments.
- To disseminate redevelopment information.
- To undertake and carry out community redevelopment projects and activities including acquisition of a slum or blighted area, the demolition and removal of buildings, installation of streets, utilities, parks, playgrounds and other improvements, disposition of acquired property as its fair market value, carrying out plans for a program of repair and rehabilitation in accordance with the Community Redevelopment Plan, acquisition of real property in the Community Redevelopment Project area (under the Community Redevelopment Plan) is to be repaired of

rehabilitated for dwelling use, acquisition of real property when necessary to eliminate unsafe conditions or eliminate obsolete uses detrimental to the public welfare, and the acquisition of air rights in an area consisting principally of land in highways, railway tracks, bridge entrances or other similar facilities which have a blighted influence on the surrounding area.

- Construction of foundations and platforms necessary for the provisions of air rights site of housing for low and moderate income persons.
- To recommend by four-fifths vote of the agency to the City Commission the condemnation of property under this ordinance.
- To provide for streets, roads, public utilities or other facilities.
- To acquire, lease or option any real property to hold, improve or prepare for redevelopment.
- To mortgage, pledge, hypothecate or otherwise encumber to dispose of any real property.
- To insure or provide for insurance of any real property against risks or hazards.
- To invest Community Redevelopment Funds held in reserve.
- To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the Federal Government, the State, County or other public body or from any sources, public or private and to give security as may be required.
- To make surveys, plans necessary to carry out the purposes of the agency.
- To develop and demonstrate new or improved means of providing housing for families and persons of low income.
- To prepare plans for and assist in the relocation of persons displaced from a Community Redevelopment Area and to make relocation payments for moving expenses and losses of property.

- To close, vacate and plan streets, roads and sidewalks.
- Other such actions consistent with the FS 163, Part III.

The Community Redevelopment Area

Pursuant to State Statutes, a community redevelopment area must be a slum area, a blighted area or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The City of Stuart Community Redevelopment Agency generally consists of the older central core of the city, which has become deteriorated due to age, obsolescence and a lack of investment. Unfortunately, a deteriorating area is self-propagating and as conditions worsen, residents and private businesses become less willing to put in their financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

The Community Redevelopment Area contains 692.7 acres of land. Please refer to Maps for a complete legal description of the district.

This plan updates and amends the City of Stuart Redevelopment Plan adopted by the City of Stuart Commission on January 2016.

Any projects, programs, undertakings and actions that are being implemented or are in progress at the time of the adoption of this document will not be stopped, curtailed, limited or restricted in the implementation of those projects, programs, undertakings and actions under the adopted plan, unless expressly stated herein to that effect.

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with the redevelopment plan which has been approved by the City Commission. Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document which must be evaluated and amended on a regular basis in order to accurately reflect changing conditions and

community objectives. All redevelopment financed by tax increment revenues shall be completed later than thirty (30) years following the adoption of this amendment to the plan.

Consistency with the City's Comprehensive Plan

Florida Statutes require that the Community Redevelopment Plan be consistent with the City's Comprehensive Plan. In order to remain current in the fast-paced actions of the City and CRA, the Community Redevelopment Plan will have to be amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To maintain consistency with the City's Comprehensive Plan, a two tiered approach will be used during the amendment process.

The first step in the process is an administrative determination by the City Manager, or his designee, as to whether the proposed amendment is procedural/technical (e.g. changes to dates, amount of project funding, updating program, etc.) or substantive (e.g. the adoption of a new program). Under the former determination, the amendment would go directly to the City Commission accompanied by a written staff finding. Under the latter, the amendment would first be reviewed by the Local Planning Agency/Planning Advisory Board (LPA/PAB) for determination of consistency with the City's Comprehensive Plan and then forwarded to the City Commission with recommendations.

Since amendments to the City's Comprehensive Plan require a time consuming process and are allowed only twice a year except in cases of emergency, the Community Redevelopment Plan may not at all times be completely assimilated into the Comprehensive Plan. Those portions of the CRA Plan and subsequent amendments, which involve only the resources of the CRA, will not be included with the City's Comprehensive Plan. However, whenever significant City participation is part of a CRA project and participation has not been

addressed in the Comprehensive Plan, it may be necessary to process a Comprehensive Plan Amendment prior to action by the City. Generally it will be necessary to amend the Comprehensive Plan in order to accommodate the following:

- Those portions of the CRA Plan which would otherwise be in conflict or inconsistent with the Comprehensive Plan as it is now written;
- To provide City financing, or financial assistance, to projects identified in the CRA Plan which are not already in the Comprehensive Plan; and
- To reassess and modify existing policies in the Land Use Element call for joint CRA/City participation.

There are no conflicts with the Comprehensive Plan and the CRA Plan.

Neighborhood Impacts or Redevelopment Efforts

The following section describes the potential impacts of redevelopment efforts on the residential neighborhoods of the Community Redevelopment Area and surrounding areas. While neighborhood impacts have been considered for the specific redevelopment actions recommended in this Plan, it should be noted that some of these projects are in the early stages of planning. Therefore, some impacts resulting from their implementation may as yet to be determined. As these projects become more clearly defined, and additional impacts are identified, this section of the Plan will be amended. Other actions described in the Plan for subsequent years are subject to further refinement and elaboration in the intervening period and are consequently not included in the consideration of the short range impacts.

A. Relocation of Displaced Residents and Businesses

In the event that existing or future CRA lead agency projects do require relocation of residents, a relocation plan will be submitted as a component of the project package prior to official action on the project. It is also important to note that through the combined efforts of the Community Redevelopment Agency, the City and private development community, the neighborhood housing stock will be expanded and thereby provide opportunities for the relocation of residents elsewhere in the neighborhood.

To protect the residents within the Community Redevelopment Area, the CRA shall formally adopt a relocation policy containing procedures for relocation. When required by redevelopment actions, the relocation of residents within the Community Redevelopment Area will follow these procedures. Expenses and financial assistance by these procedures shall become the responsibility of the Community Redevelopment Agency.

Relocation Policy:

Each redevelopment program adopted by the CRA which shall cause the temporary or permanent displacement of persons from housing facilities within the Community Redevelopment Area will contain an element and provision for the providing or replacement of housing for such persons in decent, safe and sanitary dwelling accommodations within their means and without undue hardships to such families, which such relocation assistance shall include but not be limited to the following methods:

1. All affected residents will receive a timely written notice of the CRA's intent to acquire their property.
2. The CRA will identify reasonable alternative housing opportunities for such displaced families which shall be reasonably comparable to the property being taken in size, price, rent and quality.
3. The CRA may provide moving expenses in a reasonable amount for each displaced family.
4. The CRA may elect to provide subsidies to displaced families

in cases where suitable replacement housing, reasonably equivalent to the property being taken, is not available in order to make other replacement housing available within the displaced family's means.

5. The CRA may permit a former owner or tenant to occupy the property after acquisition for a period of time either with or without rent and any such rent charge shall not exceed the fair market rent for such occupancy; the fair market rent should comply with rent specified under Federal Regulations that are used in the Rent Subsidy Programs.

Traffic Circulation

The major redevelopment projects contained within this plan are generally adjacent to major transportation corridors and are not anticipated to degrade traffic circulation within the residential areas of the Community Redevelopment Area.

Implementation of individual redevelopment projects may require improvements or modifications to the existing roadway network, these localized impacts will be reviewed when specific project designs are undertaken. It is also recommended that architectural and site-specific design solutions be considered to mitigate potential traffic and parking impacts of specific projects on adjacent residential neighborhoods.

Projects that provide infrastructure benefits and pass the dual rational nexus test for impact fees, as articulated in state law may be eligible to offset the impact fees. This may occur where proposed new development contributes funding to, or provides, additional capital facilities that are required to support the impact of the new development.

Environmental Quality

The redevelopment actions proposed in the Plan are intended to

improve the environmental quality within the Community Redevelopment Area. Programs, such as the Façade Improvement Program, allow residents and businesses in the area to make exterior improvements to their properties which they could not otherwise afford. It is expected that improvements associated with these programs will foster a new sense of community pride and spur additional revitalization efforts throughout the area, thus reducing slum and blighted conditions.

Streetscape and landscape improvements associated with many of the redevelopment projects will, when completed, upgrade the overall appearance of the area. Projects, involving removal of existing uses, followed by full-scale redevelopment, will improve the appearance of the City of Stuart's Community Redevelopment Area. The plan also promotes pedestrian-friendly land use patterns and multiple modes of transportation which ideally reduce reliance on single-occupant vehicular travel and thereby increase air quality.

Availability of Community Facilities and Services

Since the Community Redevelopment Area contains the oldest sections of the City, it has the availability of the full range of community services and facilities associated with urbanized areas. Implementation of individual redevelopment projects and streetscape beautification projects will address the existing issues relating to the age of some facilities and obsolete designs.

EXISTING CONDITIONS & OVERALL NEEDS WITHIN THE CRA

General Description of the Community Redevelopment Area

The existing land uses in the Community Redevelopment Area follow patterns of historical development activity, and the requirements of existing and past zoning districts. There are approximately 700 acres of land within the Community Redevelopment Area, including public rights of way.

In 2015, the Community Redevelopment Agency adopted the expanded areas of the existing CRA boundaries. There were 649 total properties in the expansion area; this diversity in ownership prevents future private investment that is essential to economic conditions of the community. The expansion met the criteria established in Section 163.340, Florida Statute. The area meets at least one criterion as described in 'slum' and at least two criteria as described as 'blight'.

The dominant land uses in the CRA are office, retail, single-family residential, and government uses. Since 2000, new development in the CRA has mainly been office, retail and single-family and multi-family residential uses.

The primary economic hubs and job generators in and around the CRA continue to be:

- The marine industries at Northpoint;
- Health care industries and Cleveland Clinic Martin Health (f.k.a. Martin Memorial Hospital);
- Legal professions and the Martin County Courthouse and Constitution Office Complex;
- Hospitality;
- Retail/office;
- Entertainment in the Historic Downtown (including the Lyric Theater);
- Commercial/retail uses along US 1;
- Light industrial uses in Potsdam; and

- Arts and commercial/retail along Colorado Avenue.

Existing land uses within the City of Stuart and CRA are diverse but not necessarily developed sufficiently to support, attract or fulfill the demands for the shopping, services, dining, professional services, and entertainment needs of local residents and visitors. Downtown Stuart shows a considerable amount of existing retail, office and government square footage.

Housing Conditions

Stuart has the lowest Median Home Value when compared to other areas in Martin County. The housing stock is aging, with the majority of homes being built between 1970 and 1989. With the exception of Rio, Stuart has the oldest median housing age of any Martin County area. Less than 14% of homes were built in the 21st century. Many of the homes require rehabilitation and renovation. They also require hardening to meet updated codes. Building codes changed significantly in 1992 and have been continually updated to meet the severity of storms impacting the area.

Of the 240 single-family residential units within the CRA nearly half (116) units do not have a homestead exemption. This would indicate that about 48% of the houses in the area are either occupied by renters or by seasonal visitors. Rental demand is steady and vacant rate is low in the Potsdam area of the CRA, which reinforces the evidence of a solid rental housing market with room to accommodate growth. Regarding vacancies, city-wide total vacant housing units represent 18% of total housing units, with seasonal usage at 11%.

In 2017, the City received Department of Economic Opportunity (DEO) Florida Partnership Grant for technical assistance and support from the DEO to improve the communities through an asset-based economic development strategy.

The Housing Action Plan recommends strategies that will further the goal of supporting economic growth and development while providing housing that is appropriate, affordable and sustainable for its workforce. The recommendations include:

- Education programs for elected officials to learn about the role and legal responsibilities in addressing affordable/workforce housing, which is critical to the community and economic development.
- Housing Symposium- learn about new ideas and concepts in housing in order to be able to offer diverse housing choices that appeal to wide range of incomes, ages, culture and lifestyles.
- Survey of top employers should be undertaken to determine housing needs for current and future employees (rental, for-sale, amenities).
- Loan pool for buyer assistance/renovation – Local lenders should be approached about creating a loan pool to provide funding for down payment assistance and renovation and encourage lenders to offer products like FHA’s 203K or Fannie Mae’s Homestyle products renovation loans to support the City’s older housing stock.
- Transit Oriented Development (TOD) – focus on the development of new housing in areas adjacent to employment centers and transportation option will help build walkable, urban living environment to which millennials and young professionals are attracted.
- Consider underlying multifamily residential zoning of commercial property – the strip centers continue to be an

issue. Amend the Comprehensive Plan to assign, in each commercial category, a multifamily residential zoning overlay to allow conversion of “strip malls” or redevelopment without comp plan land use change or rezoning.

- Model affordable/workforce housing codes – Offer incentives to developers who are willing to include a percentage of below market rate units as part of their residential projects.
- Continued support of CRA redevelopment activities – Use TIF to support economic development efforts, e.g. increase variety of housing options, street level neighborhood improvements, paint up and façade improvement programs to order for housing stock to remain viable, offer grants/loans for historic façade restoration.

Preservation/creation of affordable housing assets – Partner with Stuart Housing Authority, Habitat for Humanity, and Housing Solutions Taskforce to provide housing for workers making 30 percent or less of annual median income. Occupations include childcare workers, health aides, retail and hospitality, landscaping, etc. These jobs are critical to providing essential services to the community. In 2018, the City conducted four focus groups with key industry leaders, small business owners, entrepreneurs, young professionals and other business groups to assess their needs.

The participants in the young professional focus group offered ideas that would enhance social offerings, openness and aesthetics of the City. There are studies that show the positive correlation between levels of attachment to a place and economic growth. The factors from highest correlation to lowest include social offerings, openness and aesthetics of the community. The ideas included:

- Set up an input and idea stream to the City Manager’s Office.

- Study Orlando and its “neurotic attention to facilitating new wave outcomes” – establish a “little sister” for technical assistance on how to get something to happen in the City.
- Work on the relationship with Martin County to enable new cash inflows to the City, e.g. Tourism Development Taxes.
- Create a multi-district plan, with multi-modal connectivity that grows the downtown footprint, e.g. Art District, Medical District, Downtown West, etc.
- Add innovative new City Staff positions, e.g. Public Art Coordinator, City Small Business/Entrepreneur Ombudsperson -Young Entrepreneur Liaison.
- Expand entrepreneurship services in conjunction with area young professional business startups (co-working spaces, incubator spaces).
- Enable housing opportunities to all levels of income (town houses, lofts, studios); various housing products can be built and incentivized through City code.
- Increase public relations to fill the gap between knowledge of events/activities and conveying to a wider audience.
- Create a vibrant nightlife, which is the missing piece of Social Offerings puzzle, e.g. drinking boat/pontoon/rooftop bars.

The business focus groups, including entrepreneurs, small businesses and larger employers, were focused on generating creative inputs for an economic development program. The ideas included:

- City of Stuart is “Downtown Martin County” – higher density, physically attractive components of Stuart need to be expanded as far north, south, and west as possible, e.g. consider form-based code, transportation alternatives, complete street improvements along US-1 and A1A.
- Creative incentives – develop incentives for target entrepreneurship industries.
- Work with other entities in Martin County to expand workforce development opportunities. For example, integrate apprenticeships and certifications at 6-12th grade education levels and further align training opportunities at IRSC and CareerSource.

Parking

A parking study completed by IBI consultants in 2009 determined that downtown parking requirements will be significantly influenced by future downtown development. The parking analysis indicates the current and projected future parking supplies have deficits of long-term parking spaces, especially in the retail core of the downtown. Furthermore, the results of this analysis also indicate that simply increasing the parking supply will not solve the perceived parking problems in the area. If additional parking supply is to be provided, careful consideration should be given to strategically locating and managing the overall parking system as a function of specific land use types in the downtown. The parking master plan is intended to reflect a new paradigm shift in parking management theory from the “more parking is better” approach.

Based on this general philosophy and recognizing the feedback received from the stakeholders and the staff, the following guiding principles were developed to guide the Downtown Stuart Parking Master Plan:

- An appropriate supply of convenient public parking will be maintained to support business needs and alternatives for future parking supply will be identified in advance of actual needs so as to attract development and avoid potential issues with inadequate supply and/or inappropriately designed parking.

- The City will pursue opportunities to work with private developers to ensure adequate on-site parking is provided for all new developments and those opportunities for shared parking and joint use facilities are considered.

- The parking system will be financially sustainable, with all costs/benefits being accounted for.

- Public parking will not detract from the pedestrian environment and over time surface parking will be minimized.

In October 2017, the City entered into a contract with Walker Parking Consultants to provide Future Parking Needs Analysis and strategic recommendations to better manage the supply of parking in downtown. A parking study completed by Walker Parking Consultants in 2018 did not warrant a need for a parking garage. It did, however, recognize that the downtown has limited parking availability during peak activity hours in several high demand areas which creates a perception of a parking problem. The study provided the following strategic recommendations to assist the City with prioritization of future parking needs:

Immediate (12 months)

- Redesign the tram service for fixed route schedule during peak hours.
- Repurpose a few of the parallel parking for ride-hailing services.

- Identify the key location for loading zone that could be converted to visitor parking space.
- Enhance valet parking station locations by providing better advertising and visibility.
- Provide bicycle storage racks.
- Extend the 3-hour parking hours to 8:00 PM.
- Shared parking agreements with private lots.

Mid-Term (2-5 years)

- Partner with Martin County to create short-term shared parking at Courthouse parking lots for evening and weekend employees.
- Regulate more on-street parking on SW Flagler Ave from St Lucie Ave to Flagler Place.
- Designate Sailfish parking lot and on-street parking spaces outside of historic district to weekday employee parking.
- Redesign parking inventory along S Dixie Hwy.
- Implement on-street paid-parking in the core downtown area (SE Osceola St).
- Implement an advanced parking guidance system and effective wayfinding signs to inform of available parking options.
- Golf cart parking on Seminole St.

Long-Term (5 Years +)

- Expand residential permit parking program.
- Private/public partnership for structured parking.
- Design and construct additional parking inventory on County parking parcels along SE Flagler Ave.

The City Commission approved the following for implementation in the First-Year Action Plan for parking management:

- Redesign tram service to a fixed route schedule.
- Designate parallel parking space for Uber/Lyft services.
- Identify location for loading zone.
- Enhance valet parking station locations.
- Provide bicycle racks.
- Extend the 3-hour parking hours to 8:00 PM.
- Shared parking agreements with private lots.
- Explore paid on-street parking system in core downtown areas.

REDEVELOPMENT STRATEGIES

When considering redevelopment strategies, it is important to note that the CRA cannot fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses available for redevelopment efforts, the Agency must be careful not to spread it too thin by attempting to do too much at once. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures.

Since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the agency's overall goals and implemented accordingly.

Within the Community Redevelopment Area, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions.

All identified projects will be funded by Tax Increment Financing (TIF) Funding, Bonding, Grants and/or General Funds.

Tax Increment Funding (TIF) is a method to pay for redevelopment of a slum or blighted area through the increased ad valorem tax revenue resulting from that redevelopment. It has been used in many states since the late 1940s and early 1950s to pay for redevelopment projects.

The funds deposited in the redevelopment trust fund may be expended only in the redevelopment area pursuant to the approved redevelopment plan in conformance with the requirements of Section 163.387(6) of the Florida Statutes.

Community Redevelopment Agency Projects and Programs

The projects and programs of the Community Redevelopment Agency are designed to solve the underlying issues which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the population or take advantage of opportunities for economic, social or aesthetic improvement.

The following are accomplishments to-date:

- Purchased property for Kiwanis Park Parking Lot
- Osceola Street Parking Lot
- Redesign of Martin Luther King Jr. Blvd (from Colorado Ave to SW Dixie Hwy) with Parking and Streetscaping
- Habitat for Humanity Homes in East Stuart
- Public Safety Complex
- Dumpster Beautification Project
- Sailfish Shuttle
- Pedestrian Crosswalks in Downtown
- Various Streets Resurfacing Projects
- Public Dock Enhancements
- Floating Dock
- Parking along Flagler
- Micro-Transit Program
- Outdoor Seating Program
- Purchase and Redevelopment of Triangle Property
- Purchase and sell of Northpoint Property
- Downtown Stuart Streetscape Improvements Project
- Kindred Street Streetscape Improvements Project
- Shepard Park Decking Replacement
- Frazier Crescent Sewer Improvements
- Real Estate Development Accelerator (REDA) Pilot Program
- Mural Matching Grant Program
- Wayfinding Signage Program
- Custom Bike Racks
- Various Dedications of Historic Markers

HISTORIC PRESERVATION PROGRAM

Historic downtowns and neighborhoods possess those elements that create livable, viable communities by encouraging mixed-use and more compact development by encouraging mixed-use and more compact development. Historic neighborhoods have traditionally proved themselves to stabilize and increase property values.

Stuart has several examples of both private and public historic preservation projects that are successful and benefit the character of the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building and the Lyric Theatre. The following subdivisions or areas are considered historic districts: Kitchings Addition, Potsdam, Frazier Addition, Historic Downtown, Feroe Subdivisions, Woodlawn Park and Porters Addition.

The program's intent is to educate the general public as to the benefits of historic preservation to generate support for the CRA's preservation activities and to encourage preservation both in the neighborhoods as well as the commercial areas.

Program Objectives

- Preserve the heritage of Stuart;
- Use historic preservation as a tool for economic restructuring;
- Utilize historic preservation to combat and eliminate blight;
- Encourage restoration and maintenance of historic buildings;
- Maintain and restore all public historic buildings;
- Encourage the compatibility of historic structures and new structures in residential and commercial areas.
- Utilize the historical architectural styles of Stuart as a reference for new construction styles; and
- Provide sites for historic buildings displaced by redevelopment.

The City shall maintain and update its inventory of historic and archeological resources completed in 2002 and shall encourage establishment of local historic districts and landmark designation as resources permit. The following policies support this objective:

Policy B1.1. Land availability for relocation. The City shall pursue making land available for relocation of historically significant buildings threatened by redevelopment.

Policy B1.2. Adaptive reuse. In revising its Land Development Code to be consistent with this Comprehensive Plan, the City shall adopt a policy or policies to encourage property owners to actively use their historical properties for homes, offices, museums, or other uses appropriate to the preservation of the building. The City shall review its land development regulations to ensure that City policies do not unduly restrict a property owner from active use of an historic property whose historic values have been preserved or restored.

Policy B1.3. Support to owners. The City shall encourage property owners of historically significant housing to seek preservation assistance through supportive educational programs, tax abatement, and assistance with State processing.

Policy B1.4. Historic preservation. The City shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.

Policy B1.5. The City shall continue utilizing historic data as identified in its City-wide survey, and may be amended from time to time, in order to promote awareness of historic places and sites.

Policy B1.6. Through its Land Development Code, the City shall continue to encourage historic preservation through voluntary means and incentives.

NEIGHBORHOOD IMPROVEMENT INITIATIVE

The well-being of the neighborhoods is critical to maintaining the character of the City. The City has therefore established the revitalization of neighborhoods as a primary goal with the Neighborhood Improvement Program being an important tool in aiding the revitalization process. To date this program has proved to be one of the most successful of the CRA's programs, contributing to revitalization of the downtown.

Program Objectives

- Elimination of blighting influences;
- Physical and economic revitalization of the neighborhoods;
- Redevelopment of the historic commercial areas;
- Promote historic preservation and maintain the historic character of the neighborhoods;
- Provide sites for historic buildings displaced by redevelopment;
- Improve the safety and appearance of the area;
- Improve the livability of the neighborhoods;
- Encourage neighborhood identity or themes; and
- Improve public space, including streets, parks and other improvements, to encourage private investments.

Program Description

- Acquire problem properties, rehabilitate and resell.
- Establish a maintenance and clean-up program to eliminate trash, unsightly structures and other blighting influences.
- Establish added security for the neighborhoods with the police department and neighborhood associations.
- Provide grants and loans for correcting code issues in existing buildings.
- Acquire single-family and multi-family structures for conversion to single-family home ownership.

- Provide grants and loans to homebuyers for rehabilitating blighted and/or historic residential structures for home ownership.
- Provide architectural assistance for new construction and rehabilitation of existing structures.
- Establish a program for developing and installing themed signs, landscaping and other.
- Provide architectural and engineering design technical assistance for residential and commercial structures.
- Provide matching funds with the private sector for public improvements.

PAINT-UP PROGRAM

The **paint-up program** was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint. The program allows the building owner to share the cost of painting and/or pressure cleaning an existing building within the City of Stuart CRA. Since 2010, there have been 109 homes that have been approved for the Paint-Up Program.

Program Objectives

- Enhance the physical appearance of residential structures within the CRA District.
- Eliminate and prevent the spread of slum and blighted conditions.
- Increase property values in residential neighborhoods within the CRA District.
- Stimulate private investment in residential areas within the CRA District.
- Stabilize residential areas within the CRA District by encouraging owner-occupancy and long term tenancy.

To qualify for the façade improvement grant the business or home must be located within the City of Stuart Community Redevelopment Area. The CRA will reimburse a percentage set by the CRA, the business or home owner for a project. The cost of the funds is distributed on a first -come, first-serve basis.

Who is Eligible for the Program?

All property owners and residents in the Community Redevelopment Area are eligible to participate in the program. For all residents who do not own their property, a letter from the owner giving permission to the applicant for repainting will suffice.



BRUSH WITH KINDNESS – HABITAT FOR HUMANITY

The Community Redevelopment Agency is dedicated to the elimination of slum and blight within the Community Redevelopment Area. In an effort to improve compliance and diminish blight in neighborhoods, the Code Enforcement Division will be evaluating properties in each neighborhood for code violations. Rather than citing and enforcing the city's building and property maintenance codes, the division collaborates with Habitat for Humanity and their Brush of Kindness program to assist homeowners in correcting the code violations. Through the Brush of Kindness program, Habitat for Humanity works directly with homeowners, matching CRA funds with homeowner 'sweat equity'.

Program Objectives

- Improve compliance and diminish blight in neighborhoods
- Actively enhance neighborhoods and promote economic development by addressing the problems that contribute to blight.

Who is Eligible for the Program?

- Property Owners located within the Community Redevelopment Area;
- Properties that have been assessed and resulted in a code enforcement violation by the Code Enforcement Division of the City of Stuart Police Department.
- Property is owner occupied.
- Property is up to date with property taxes.



BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

The Business Improvement Reimbursement Program provides matching funds for exterior design and improvements to both commercial and multi-family residential properties in the CRA.

Program Objectives

- The elimination of blighted influences;
- Physical and economic revitalization of the neighborhoods and commercial areas;
- The promotion of historic preservation and maintenance of the historic character of both the neighborhood and commercial areas;
- To improve the appearance of the area; and
- Improve visual appearance of existing structures.

Program Description

- Provide grants for correcting code issues in buildings;
- Provide grants to property owners or their tenants for rehabilitating commercial and residential structures; and
- Provide architectural, landscape architectural and engineering design technical assistance for residential and commercial structures.



MURAL MATCHING GRANT PROGRAM

Project Description

The Mural Matching Grant Program is designed to encourage outdoor murals at key locations in Downtown Stuart in an effort to enhance and enrich the existing cultural fabric of our community, thereby attracting more art related activities, businesses and events.

Program Objectives

- Create a sense of local community culture and history
- Improve the appearance of blank or underutilized building walls
- Attract residents and visitors to the downtown area
- Create a sense of belonging and ownership for participating artists and youth
- Promote arts and artists through ArtWalk program
- Create Arts & Entertainment District



Funding Sources

- Tax Increment Finance (TIF)

Time Frame

- On-going



WAYFINDING SIGNAGE PROGRAM

Project Description

The Downtown Wayfinding Signage Program is created to make it easier for visitor, primarily pedestrians, to find downtown businesses. The program will be implemented in two phases. Phase I will be implemented in the Old Downtown District for businesses located within the boundaries of the Old Downtown District. Phase II will be implemented along SE Ocean Blvd, SE Osceola Street and S Colorado Avenue located within the CRA district. The program will be ongoing.

Costs

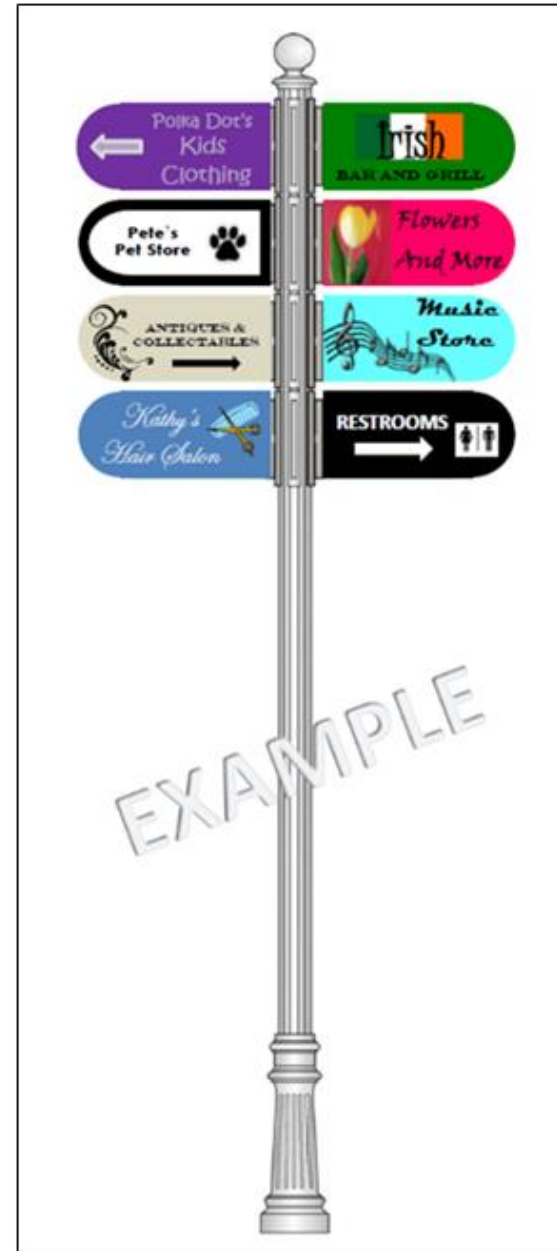
- Phase I - \$5,000
- Phase II - \$5,000

Funding Sources

- Tax Increment Finance (TIF)

Time Frame

- Phase I – Completed; Implementation on-going
- Phase II – 1 - 2 years



URBAN CORE IMPROVEMENT INITIATIVE

Program Objectives

- Provide economic stimulation and increase investment in the downtown urban core;
- Increase nighttime activity;
- Improve the visual appearance of existing structures and pedestrian accesses to parking areas;
- Strengthen the relationship between parking areas and destinations for downtown workers and visitors as parking must be easily accessible by the intended users to be effective; and
- Improve perceptions of nighttime safety for downtown visitors.

Program Description

- Based on the future potential of widening sidewalks and Pedestrianized areas downtown, the opportunity to establish a sidewalk vendors program and develop coordinated street display guidelines for sidewalk sales, store furniture and landscape materials, such as potted plants, benches, sculpture, decorations and other, on the sidewalk and building façade improvements to downtown properties.
- Provide grants and loans to property owners to correct code deficiencies in existing structures.
- Provide grants and loans for the redevelopment of historic structures.

- Provide financial assistance for the development of parking lots and structured parking for public and private spaces.
- Expand the street banner program.
- Provide architectural and planning assistance to private and public projects.

MAIN STREET PROGRAMS

The Main Street organizations have been operating as a 501(c) (3), non-profit corporation. The CRA's approach to revitalization will be one of supporting, assisting and funding programs of both the Stuart and East Stuart Partnership. Currently the City provides free office space and staff support to Stuart's Main Streets.

Program Objectives

- Create strong downtowns which will influence revitalization efforts in the adjoining neighborhoods;
- Physical and economic revitalization of the downtowns;
- Enhance the pedestrian nature of downtown streets;
- Assist in promoting downtown as a destination;
- Recruit businesses to relocate in the downtown; and
- Market the unique qualities of both Stuart downtowns.

Program Description

- Support the administration of Main Street for the first three years of operation;
- Provide grants and loans for the marketing of the downtowns including events, advertising and other media;
- Support business recruitment for the downtowns;
- Coordinate a plan to relocate non-conforming or incompatible land uses;
- Provide grants and loans for banners, downtown murals and art works;
- Provide matching grants and loans for redevelopment; and
- Provide incentives for businesses and property owners.



BIKE WALK COLORADO AVENUE PROGRAM

Project Description

Bike Walk Colorado is an initiative to promote safe bicycling and walking as preferred modes of transportation and recreation for a healthier, more vibrant and connected downtown. The program to improve walkability and bikeability along the corridor will include:

- Install bike racks in convenient, secure and visible locations throughout the corridor.
- Install green bike lanes to give priority to bike mobility.
- Install pedestrian-friendly Wayfinding Signs.
- Improve pedestrian crosswalks for visibility by installing curb bump-outs to shorten crossing distances.
- Identify potential shade structures and structure locations to provide shade along Colorado Avenue.
- Initiate a demonstration project to transform on-street parking space into temporary parks or parklets to create a gathering place.
- Identify locations for long-term conversion of parking spaces into parklets for outdoor seating.
- Promote murals and public art to add beauty, interest, and excitement to the corridor and create a destination for arts and culture.

The program will require land development code updates to ensure that the architecture resulting from the redevelopment of buildings along Colorado Avenue provides shade in a manner that is consistent with Florida architectural styles.

Costs

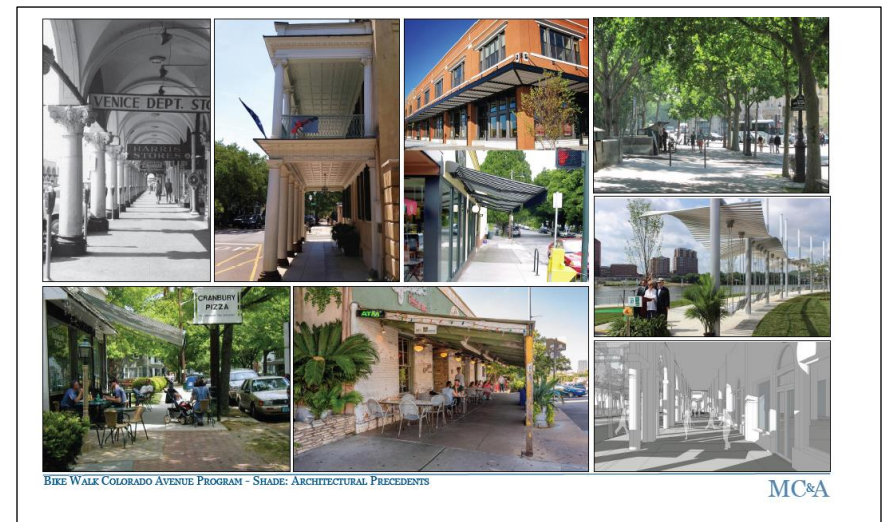
- Conceptual - \$5,000
- Final Design - TBD
- Construction - TBD

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Planning – 1 - 2 years; Implementation 2 -4 years.



SITE AND BUILDING DEVELOPMENT PROGRAM

The Site and Building Development Program provides assistance for site development on a case-by-case basis for private development and redevelopment projects, including site design and engineering.

Program Objectives

- Encourage private redevelopment initiatives by providing assistance to overcome technical, administrative and economic obstacles to site development of selected projects within current CRA projects;
- Increase investment within current CRA projects;
- Provide economic stimulation and increase investment in the CRA.

Program Description

In order to preserve the City's, the CRA may provide grants for the relocation of structures. These grants may be paid to the property owner in annual installments, equal to a percentage of the tax increment revenue received by the CRA due to the increased assessment on the property where the structure has been relocated. The CRA Board will maintain policy guidelines regarding grant limits, annual payment amounts (based on percentage of TIF revenue) and time frame over which the grant is to be paid.

To assist larger redevelopment projects, the CRA may also provide the following:

- Grants to developers paid in annual installments, equal to a percentage of the tax increment revenue received by the CRA due to the increased assessment on the property.
- Credit enhancement to developers wherein the CRA pledges its full faith and credit to the developer's lender for payment of a portion of the loan. The enhancement may be a percentage of the loan amount or a pledge to provide adequate debt service coverage.

- In order to qualify for either the grant or the credit enhancement a redevelopment project must reinforce the overall CRA redevelopment effort. This may occur by creating jobs, increasing surrounding property values, preserving a historical structure, providing a cultural amenity or by another means approved by the CRA Board.
- The use of the allocated funds for individual projects shall be solely at the discretion of the CRA. The Board may set up a series of policies and guidelines for the program.
- Grant and loan programs for the improvement of commercial structures within the CRA Redevelopment Area.
- Provide architectural design fees to projects selected by the Board. The CRA Board will maintain policy guidelines regarding grant limits, annual payment amounts and time frame over which grant is to be paid.
- Provide a grant for or perform directly structural analyses, fire code deficiencies, handicap accessibility issues, and other building code issues, or repair of items found in the analysis of existing buildings selected by the CRA.
- Provide parking and traffic analysis of selected projects and provide subsidies including financial assistance for construction and maintenance. Part of the criteria for selecting a project for assistance is the ability to jointly share the use of parking by the public during off-peak times.
- Provide grants and loans for utility relocation if the relocation is deemed critical to the economic feasibility of the project and if the relocation results in an enhanced site design.
- Provides grants and loans to businesses for the purpose of attracting business to the CRA area and for moving existing businesses due to expansion or because the moving results in attracting an additional business for the CRA area.
- Provide water, sewer, impact and connection fee payment assistance for selected projects.
- Provide environmental clean-up assistance for selected projects.

REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM

Program Description

The Real Estate Development Accelerator (REDA) Pilot Program will enable the CRA to enter into public-private partnerships for facilitation of desired real estate development projects. The CRA will utilize tax increment finance (TIF) that will generate from development itself, to leverage private real estate investment opportunities. It is intended for attraction of large-scale development projects valued at over \$1 million to serve as a catalyst to attract additional private investment within the CRA.

Project Objectives

- Attract, retain or expand businesses
- Rehabilitation or renovation of underutilized buildings
- Mix of housing types and market rate housing
- Mixed-use development
- Extraordinary development or redeveloped costs such as brownfield sites, demolition, public infrastructure, off-site improvements, streetscape

Funding Sources

- Tax Increment Finance (TIF)

Time Frame

- On-going

COMMERCIAL PROPERTY DEVELOPMENT PROGRAM

Project Description

The commercial property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of commercial (including small businesses) and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels, underutilized commercial properties or groups of parcels, and to promote, through financial partnerships with private developers, the construction of residential accommodation above commercial units. The CRA will provide planning and site design services. The program will include provision of CRA and City resources and staff time to negotiate acquisitions and public-private partnerships with potential developers and to provide planning and site design services.

Funding Sources

- Tax Increment Finance (TIF), Bonding and/or other sources such as line of credit. Some funding will be recovered or rolled over as properties are resold and/or redeveloped.

Commercial Property Development Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed use redevelopment purposes.	Project Specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for commercial and/or mixed use development projects. Including the CRA acting as developer.	Project Specific funding in respect of development and/or site preparation work.
Planning and Site Design	Provide planning, engineering, design and processing services.	Project specific staff time and/or funding for consultant design service.

RESIDENTIAL PROPERTY DEVELOPMENT PROGRAM

Project Description

The residential property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of residential and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels or groups of parcels. The redevelopment of such parcels will be promoted with the creation of ready to build plans (architectural plans) and development documents (HOA documents, PUD agreements and other related documents).

The program will include provision of CRA and City resources and staff time to negotiate acquisitions and public-private partnerships with potential developers and to provide planning and site design services. The program will require land development code updates which will promote infill housing and innovative residential design.

Funding Sources

- Tax Increment Finance (TIF), Bonding and/or other sources such as line of credit. Some funding will be recovered or rolled over as properties are resold and/or redeveloped.

Residential Property Development Program		
Category	Description	Costs
Land Acquisition	Property acquisition for redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors in respect of residential development projects, including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, design and application processing services.	Project specific staff time and/or funding for consultant design service.
House Plans	Assemble a pre-approved architect designed catalogue of acceptable housing types.	Up to \$5,000 per plan set.
Development Code Update	Creation of zoning regulations that allow bungalow and infill development.	Staff time.

CRA PARKING PROGRAM

Project Description

This program will aim to provide parking facilities, shared, surface and/or multi-level parking garage within the CRA. Additional parking facilities are required in order to enable and accommodate the redevelopment of commercial and residential uses within the CRA. The parking program will support the implementation of multi-modal (pedestrian, bicycle, trolley, bus and boat taxi) transportation throughout the CRA, which will target downtown as the main destination. The program will allow the CRA to acquire or be partner in the acquisition of property for construction of centralized parking facilities, the parking lots/facilities constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both, therefore in some cases funding will be recovered or rolled over. Options for multi-level parking will consider the integration of commercial units to provide a revenue source or partnership with private section redevelopment activities.

The CRA parking program will, in addition to land acquisition, promote land assembly, real estate development, public-private partnerships and other incentives to provide parking facilities. The program will include provision of CRA and City resources and public/private partnerships with potential developers and to provide planning and site design services.

Funding Sources

- Tax Increment Finance (TIF), Bonding and/or other sources such as line of credit.

CRA Parking Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed use redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for parking capacity projects. Including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, engineering, design and processing services.	Project specific staff time and/or funding for consultant design service.

10TH STREET GUY DAVIS COMMUNITY PARK IMPROVEMENTS

Project Description

The 10th Street community park is a well-used facility and the centerpiece of the East Stuart community. It currently contains a small recreation center, soccer field, baseball field, football field, basketball court, tennis courts, running track, and a children's playground. Future plans will expand and improve community center and park to create vibrant and thriving public place for people of all ages to gather. The improvements will include covered basketball court, baseball fields, concession stand, pavilions, stage, playground feature, addition of multi-purpose recreation center, parking areas and landscaping.

Costs

- Phase I - Covered basketball court, baseball fields, concession stand, restrooms, south parking lot, landscaping and irrigation - \$4.3 M
- Phase II - Pavilions, stage, playground feature - \$1.2 M
- Phase III - Addition of recreation center, north parking lot, landscaping and irrigation - \$1.8 M
- Phase IV - Overflow grass parking, landscaping and irrigation - \$420,000

Funding Sources

- Tax Increment Finance (TIF), Grants, Bonding, Private funding

Time Frame

- Phase I - Planning: 1-2 years; Implementation 2-3 years.
- Phase II – Planning: 1-2 years; Implementation 2-3 years.
- Phase III - Planning: 5-6 years; Implementation 7-8 years
- Phase IV - Planning: 9-10 years; Implementation 11-12 years.



NW FEDERAL HIGHWAY BEAUTIFICATION/GATEWAY MARKERS

Project Description

The NW Federal Highway, stretching from NW Baker Road to Roosevelt Bridge, is an important commercial corridor in the CRA and serves as a gateway to downtown. The beautification of NW Federal Highway entails median landscape and hardscape improvements to provide visual enhancements and create the perception of a narrower roadway to encourage safe traffic flow. This project is important to set the stage for future initiatives and improve the image of the commercial corridor for retail, office, mixed-use and residential. Enhancement to entryway will benefit the downtown district by helping visitors recognize the arrival into this special historic area.

Phase II of the project entails gateway markers on NW Federal Highway and Colorado Ave to help identify entrance to downtown.

Costs

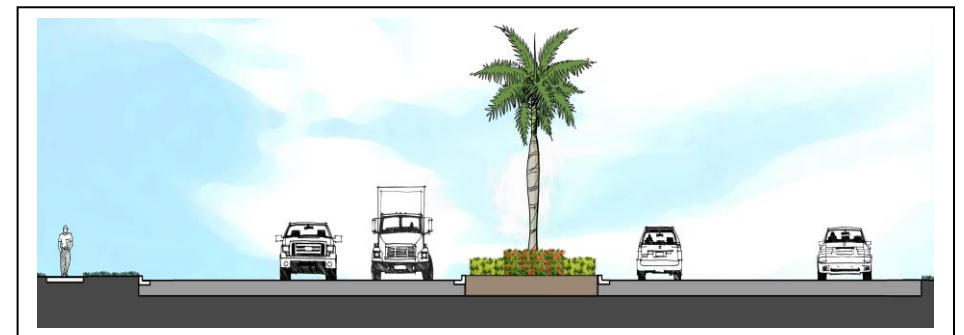
- Phase I Landscape Design - \$33,440
- Phase I Landscape Construction - \$243,739
- Phase II Gateway Markers Design - \$35,000
- Phase II Gateway Markers - \$100,000

Funding Sources

- Tax Increment Finance (TIF), City's Tree Funds, Grants

Time-Frame

- Phase I - Planning: 1 year; Implementation 1-2 years.
- Phase II – Planning: 3 years; Implementation 3-4 years.



DOWNTOWN UNDERGROUNDING UTILITIES

Project Description

Develop a plan for placement of the aerial utilities underground within a project area that includes a conversion of utilities and services to properties located along and adjacent to the following road segments:

- Seminole St – Colorado Ave to SW St Lucie Ave
- SW St Lucie Ave – Flagler Ave to Seminole St
- Osceola St – Colorado Ave to SW St Lucie Av
- Colorado Ave – Flagler Ave to Seminole St

The City and its consultant will work with franchise utility providers in the area to complete plans and design the project. The project could be phased. Relocation of aerial utilities to underground utilities benefits the City and the affected properties by increasing reliability of the utilities, lower likelihood of service loss, specifically following storm events, as well as the added aesthetic benefits that are gained from the relocation of the utilities. A summary of improvements that will occur with this project includes:

- Conversion of electric utility distribution lines (FPL), telephone lines (ATT), cable lines (Comcast), Teco Gas and fiber optic line (Martin County) from aerial to underground.
- Conversion of utility service lines to properties in the project area; Upgrades to control panels.
- Installation of decorative lighting along streets in the project area.

The project will be completed in two phases. Phase I will include undergrounding overhead power and communications utilities on SW Seminole from SW St Lucie Avenue to S Colorado Avenue. Phase II will include SW Osceola Street from St Lucie Avenue to S

Colorado Avenue; SW St Lucie Street from SW Seminole Street to SW Flagler Avenue; and S Colorado Avenue from SW Seminole Street to SW Flagler Avenue.

Costs

- Feasibility Study and opinion of cost/conceptual plan - \$22,500
- Phase I Final Design - \$50,000
- Phase I Construction - \$450,000
- Phase II Final Design - \$120,000
- Phase II Construction - \$1.3 M

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

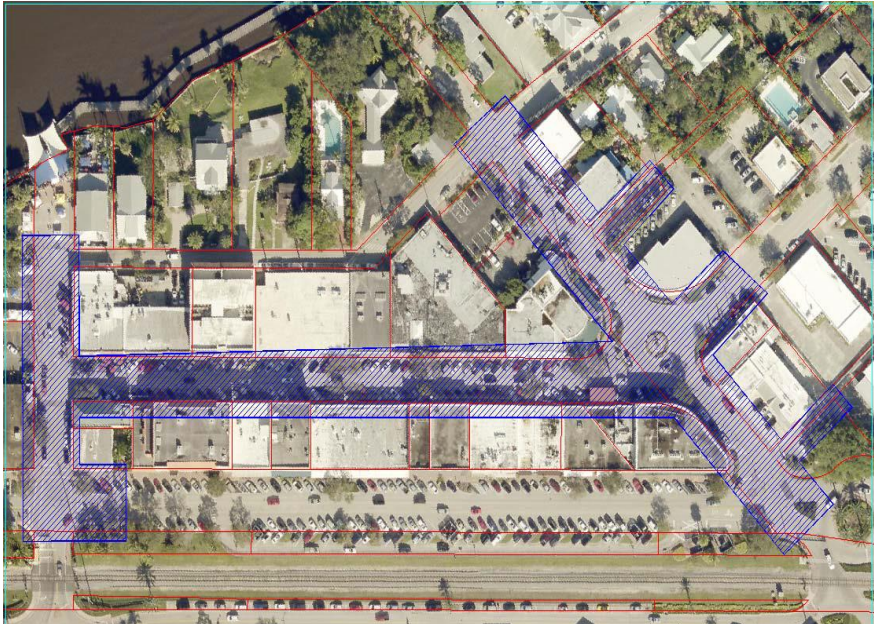
- Phase I – Planning 1 year; Implementation 2 - 3 years.
- Phase II – Planning 4 - 5 years; Implementation 6 - 7 years.

DOWNTOWN UNDERGROUND UTILITIES CONT.

PHASE I – SEMINOLE STREET



PHASE II – OSCEOLA STREET



SEMINOLE STREET ALLEYWAY IMPROVEMENTS

Project Description

Revitalize and transform Seminole Street into a place where people can stroll, shop and dine. The vision for Seminole Street is to create an attractive, inviting space with clearly defined pedestrian area. The construction of the alley includes undergrounding utilities, drainage improvements, removal of dumpsters, improved parking, designated loading zone, golf-cart parking, pedestrian-scale lighting, benches and landscaping.

Costs

- Conceptual Design - \$5,000
- Final Engineering Design - \$75,000
- Construction - \$500,000 - \$700,000

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Planning: 1 year; Implementation 2 - 3 years.



FRAZIER CRESCENT NEIGHBORHOOD IMPROVEMENTS

Project Description

The improvements of Frazier Crescent Subdivision will be completed in two phases. Phase I of the project entails pervious concrete design for two-way streets on SW 6th Street, redesign SW McPherson Street to convert to a one-way street with sidewalk, configure entrance of SW McPherson Street from NW Federal Highway, configure exit of SW McPherson Street with SW Channel Avenue to eliminate right turn, and reconfigure SW 7th Street and SW Channel Avenue intersection. Phase II of the project entails sidewalks, lighting and landscaping improvements.

Costs

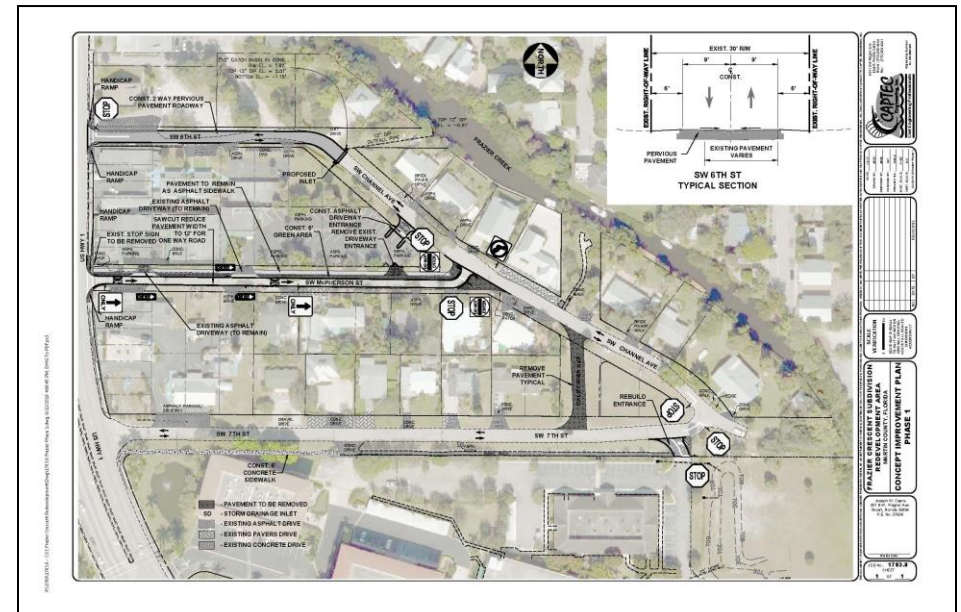
- Phase I Final Design - \$22,700; Construction - \$300,000
- Phase II Conceptual and Final Design - \$25,000; Construction – TBD

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Phase I - Planning - 1 year; Implementation 2 years;
- Phase II – Planning - 3 years; Implementation 4-5 years.



RIVERSIDE PARK NEIGHBORHOOD (NORTH STUART) MACRO ACTION PLAN (MAP)

Project Description

The Riverside Park Neighborhood Macro Action Plan (MAP) includes acquiring vacant and underutilized properties within the neighborhood for Residential and Commercial Development Programs as described in the CRA Plan. The MAP also includes improvements such as on-street parking, sidewalks, crosswalks, bike lanes, bike racks, streetlights and landscaping. The project limits are from NW Fern Street on the south, SE Dixie Highway on the east, North Fork of St Lucie River on the west and NW Palm Street on the north. This project is consistent with the creation of connections to neighborhoods, preserve community character and encourage the continuation of mixed-use neighborhood to allow diversity of uses in close proximity as envisioned in the Community Redevelopment Plan.

Costs

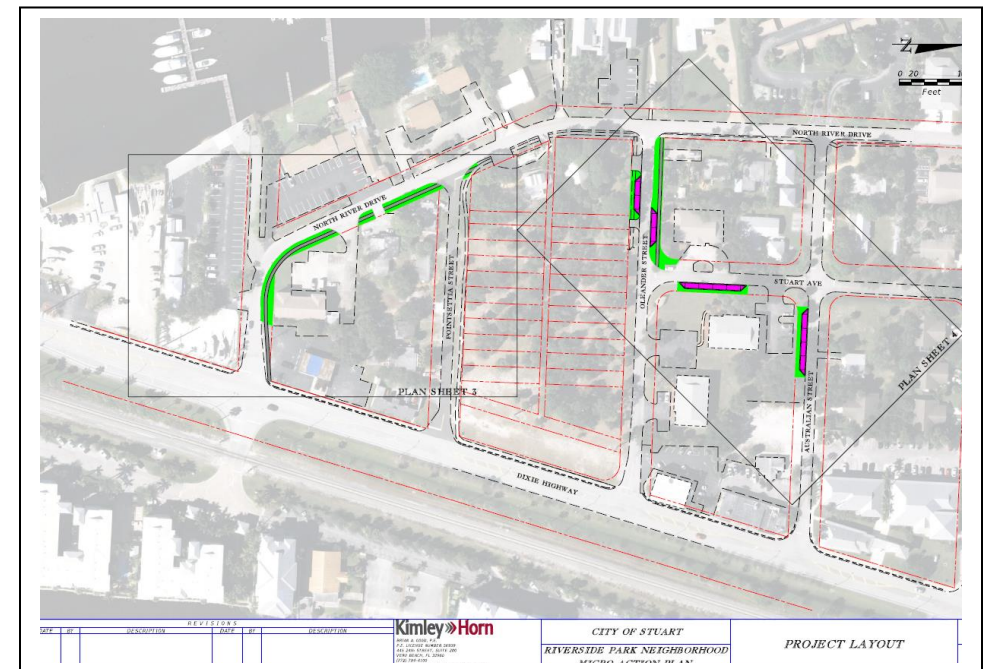
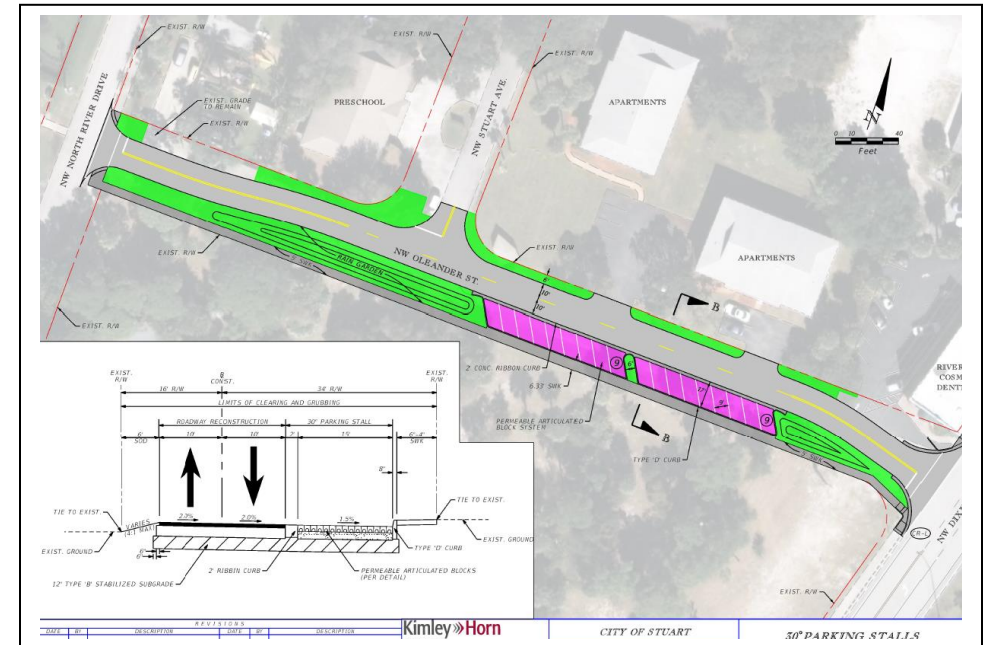
- Conceptual Design - \$12,950
- Final Design – TBD
- Construction - TBD

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Planning: 1-3 years; Implementation 2 - 4 years.



DIXIE HWY AND SE FLORIDA ST SIDEWALK EXTENSION

Project Description

The Dixie Highway and SE Florida Street Sidewalk Extensions Project will provide pedestrian connectivity with the SE Kindred Street/SE Johnson Avenue improvement project as well as the recently completed Dixie Highway Beautification and Sidewalks project.

Costs

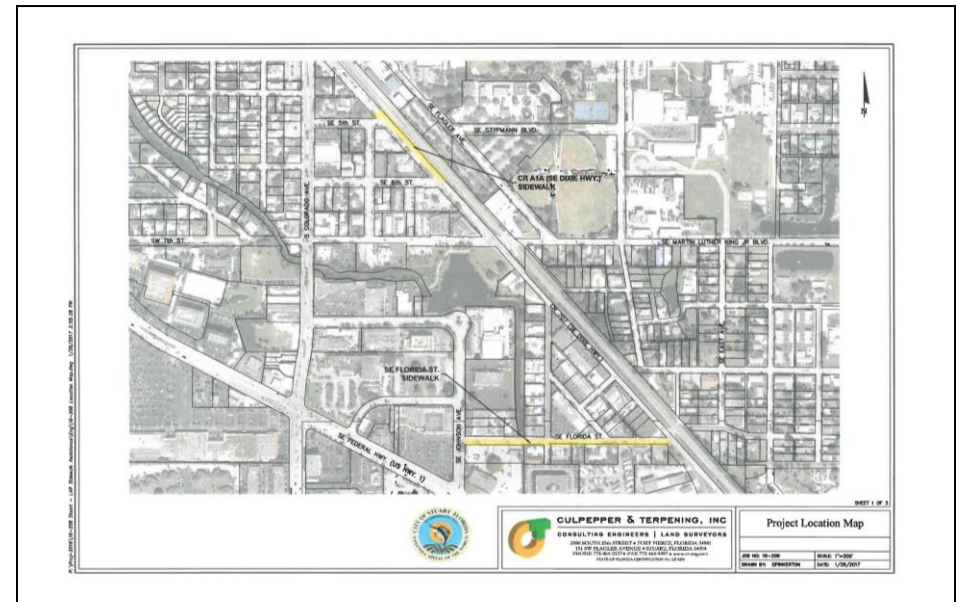
- Final Design - \$80,000; Construction - \$512,820
(CRA portion is \$40,000 for design and \$76,000 for construction; FDOT Grant \$359,594; Transportation Impact Fees \$77,226)

Funding Sources

- Tax Increment Finance (TIF), FDOT TAP Grant, Transportation Impact Fees

Time Frame

- Planning – 1-2 years; Implementation 3 years.



SHEPARD PARK BOAT TRAILER PARKING

Project Description

The project will reconfigure the existing boat trailer parking spaces to improve maneuverability and construct additional boat trailer parking spaces to Shepard Park. The project will utilize pervious concrete for the travel lanes and turf block parking spaces, as well as, construct two rain gardens to help reduce runoff into the St Lucie River. The improvements will provide better experience for the local boaters, bring economic benefits to local businesses and improve water quality of St Lucie River.

Costs

- Total Project Cost - \$500,000
 - FIND Match - \$225,000
 - City Match - \$275,000
- City of Stuart Matching to come from the following funding sources pending grant approval:
 - CRA - \$145,000
 - City's Tree Fund - \$80,000
 - Transportation Impact Fees - \$50,000

Funding Sources

- Tax Increment Finance (TIF), FIND Grant, City's Tree Fund, Transportation Impact Fees

Time Frame

- Planning – 1 year; Implementation 2 years.



MLK JR BLVD COMPLETE STREET PROJECT

Project Description

The MLK Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue. The project will include elements that will create a safe multi-modal access for all users, such as sidewalks, on-street parking, bike lanes, bike racks, enhanced crosswalks, mid-block plaza area, streetlights and landscaping. The project will encourage pedestrian-friendly activities as well as improve safety, stimulate economic development and create a healthier community.

Costs

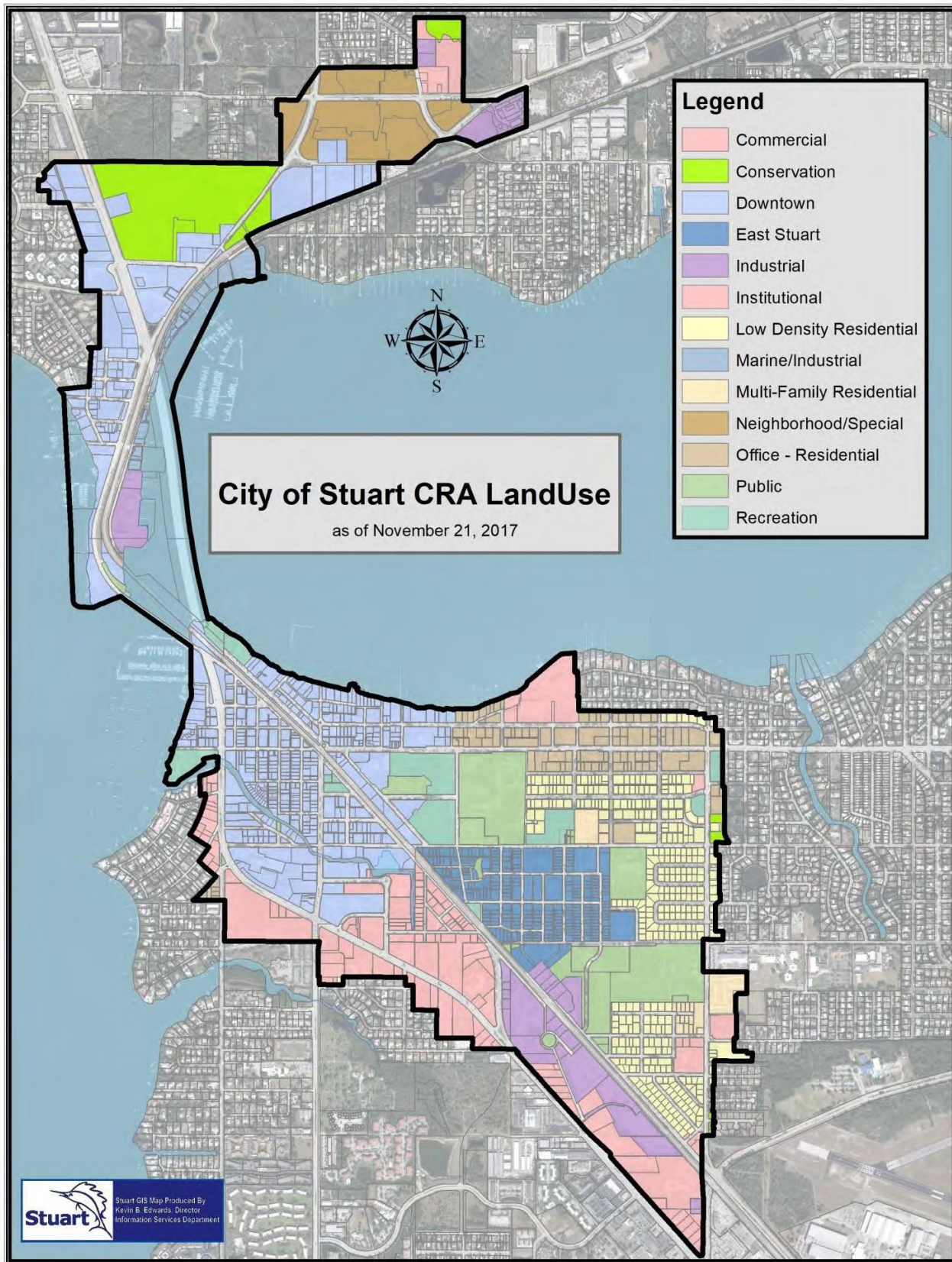
- Conceptual - \$20,000
- Final Design - \$100,000
- Construction - \$1 - \$2 Million

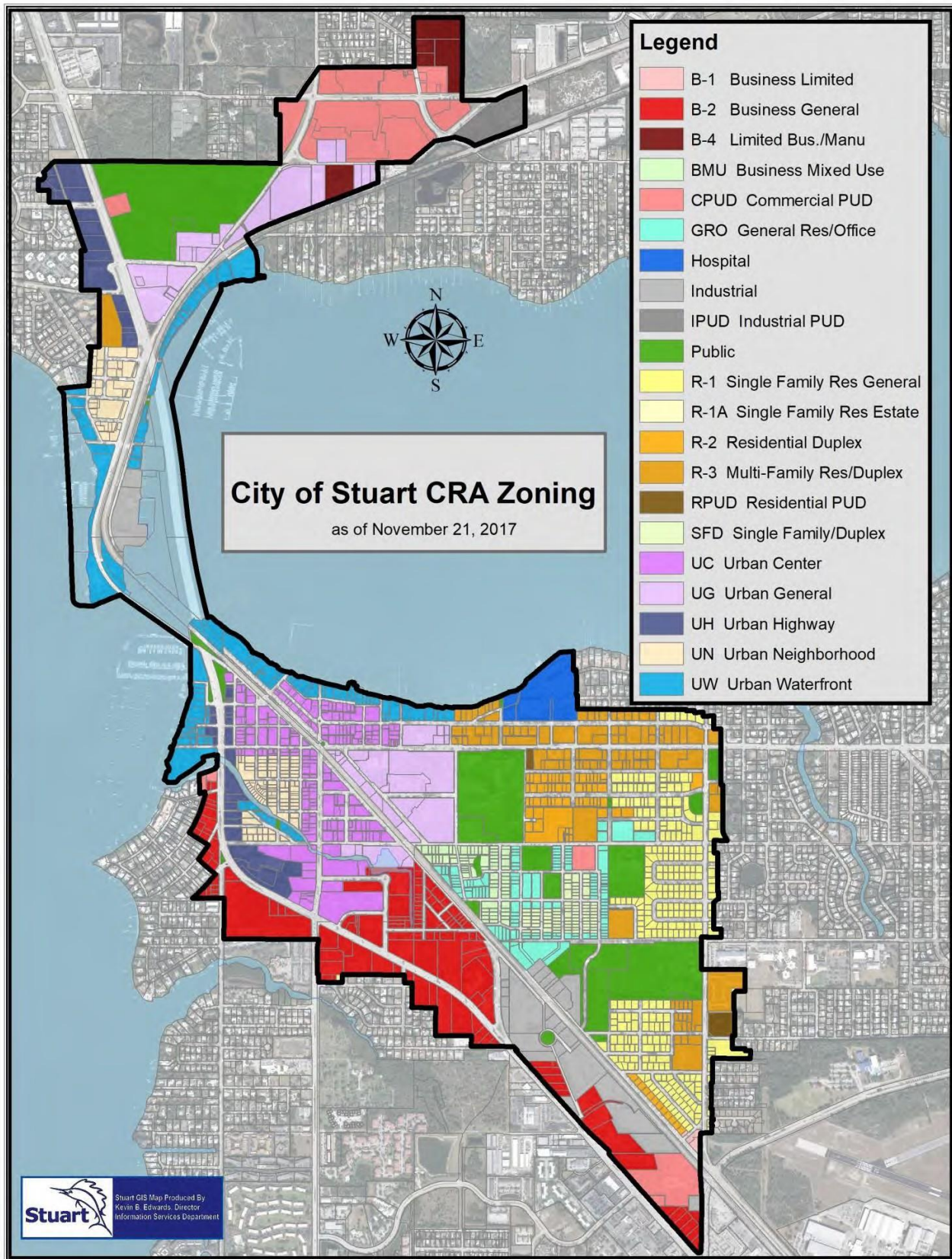
Funding Sources

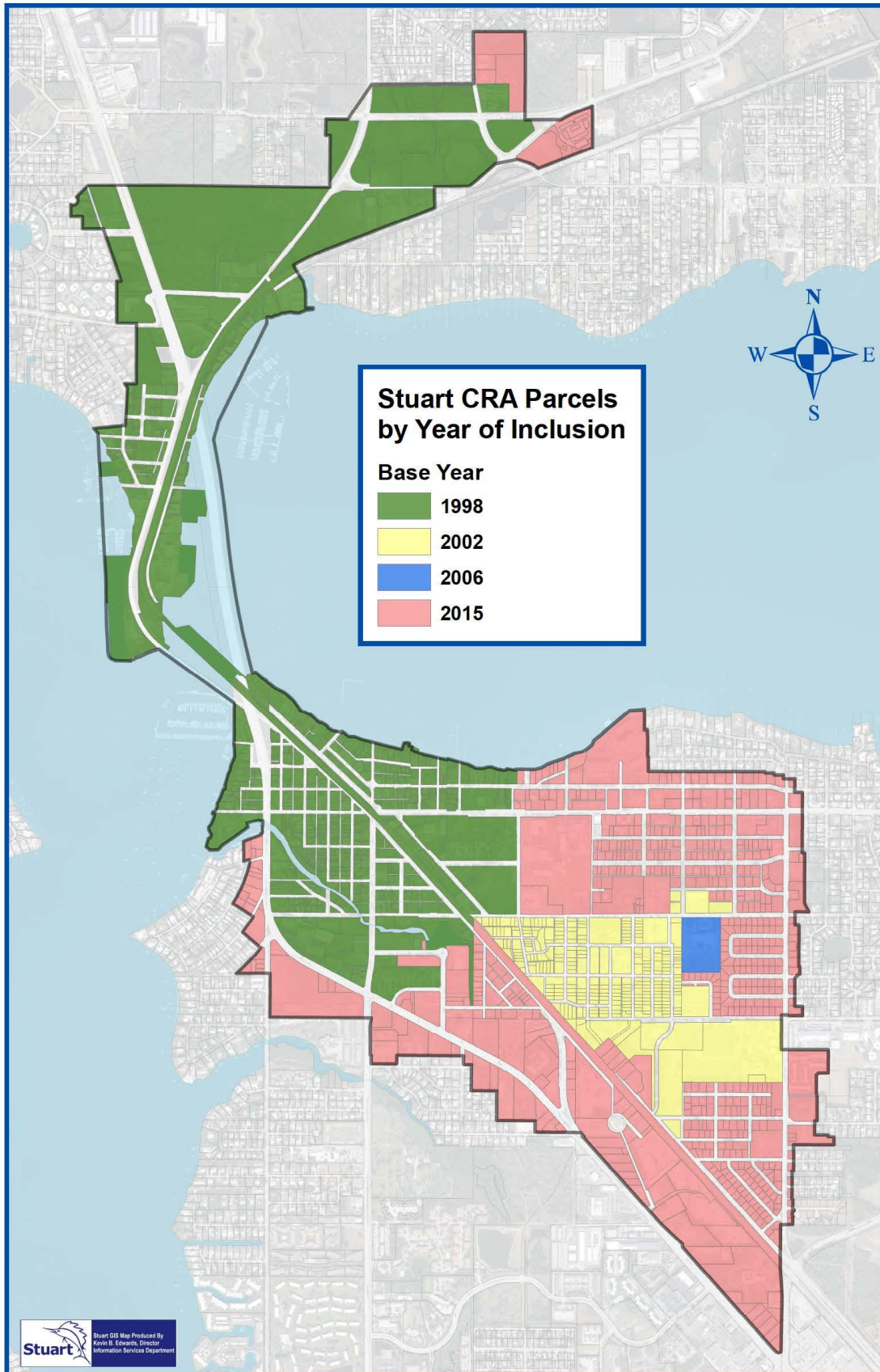
- Tax Increment Finance (TIF), Grants

Time Frame

- Planning – 1 - 3 years; Implementation 4 -6 years.







DESCRIPTION OF CRA BOUNDARY

For a Point of Beginning, commence at the intersection of the North Right-of-way line of N.W. Fern Street, according to the Plat of Riverside Park as recorded in Plat Book 4, Page 98 of the Public Records of St. Lucie, (now Martin) County, Florida, with the Mean High Water Line of the North Fork of the St. Lucie River; thence meander Northwesterly along the said Mean High Water Line of the North Fork of the St. Lucie River, a distance of 776 feet, more or less, to the Southwest Corner of Sunset Cove Condominium as recorded in Official Record Book 521, Page 457 of the Public Records of Martin County, Florida; thence departing said Mean High Water Line, Northeasterly along the South line of Sunset Cove Condominium to the Easterly Right-of-way line of N.W. North River Drive; thence Northerly and Northwesterly along said East Right-of-way line to the Southwest corner of Lot 8, Terrace Gardens, according to the plat thereof as recorded in Plat Book 8, Page 66, of the Public Records of Martin County, Florida; thence Easterly along the South line of said Lot 8 and along the Easterly projection thereof to the East line of Terrace Gardens Condominium as recorded in Official Record Book 536, Page 48 of the Public Records of Martin County, Florida; thence Northerly along the East line of Terrace Gardens Condominium to the North Right-of-way line of N.W. Fork Road; thence Westerly along said North Right-of-way line to the East line of 800 Place Condominium and the West line of that parcel of land as recorded in Official Record Book 748, Page 195 of the Public Records of Martin County, Florida; thence Northerly along said East line of 800 Place Condominium and along said West line per Official Record Book 748, Page 195, to the South line of North River Shores, Section 6, according to the plat thereof as recorded in Plat Book 3, Page 88, of the Public Records of Martin County, Florida; thence Easterly along the South line of said plat to the Southwest corner of Block "C" of said plat of North River Shores, Section 6; thence Northwesterly along the West line of said Block "C" to the Northwest corner of said Block "C"; thence Northwesterly along the Northwesterly projection of the West line of Block "C", to the Southwest corner of Block "A" of said plat; and the North Right-of-Way line of N.W. River Shores Boulevard; thence Westerly along said North Right-of-way line and along the South line of Lots 29 and 28, Block 24, of said plat to the Southwest corner of said Lot 28; thence Northerly along the West line of said Lot 28 to the Northwest corner of said Lot 28; thence Westerly along the North line of Lot 27 and a portion of Lot 26 to the Southwest corner of Lot 20, Block 24; thence Northerly along the West line of Lot 20 to the Northwest corner of said Lot 20; thence Easterly and Northerly along the North line of said Lot 20 and the West line of Lot 19, Block 24, and the West line of Lot 18, Block 24, to the Northwest Corner of said Lot 18; thence Northeasterly along the Northwesterly line of said Lot 18 to the Northeast corner of said Lot 18; thence Northwesterly along the Northeasterly line of Lot 17, Block 24, to the North line of said North River Shores Section 6, and the North line of Section 32, Township 37 South, Range 41 East; Thence Easterly along the North line of said Section 32, a distance of 2,964 feet, more or less to the West line of the East 1/2 of Government Lot 1 of said Section 32; Thence Southerly along the West line of said East 1/2 a distance of 290 feet, more or less to the Northerly Right-of-way line of S.R. 707; thence Northeasterly along said Northerly Right-of-way line to an intersection with the North line of said Section 32; thence Westerly along the North line of said Section 32, and along the South line of Section 29, Township 37 South, Range 41 East, to a point lying 500 feet West of the Southeast corner of said Section 29, said point also lying on the West line of that parcel of land as recorded in Official Record Book 895, Page 23 of the Public Records of Martin County, Florida; thence Northwesterly along said West line, a distance of 650 feet, more or less to a change of direction in said West property line; thence Westerly along said West property line a distance of 59 feet, more or less, to a change of direction in the said West property line; thence Northerly along said West property line a distance of 223.59 feet, more or less, to the South Right-of-way line of N.W. Baker Road; thence Easterly along said South Right-of-way line, 282 feet, more or less, to the Southwesterly projection of the Easterly Right-of-way line of N.W. Baseline Avenue; thence Northeasterly along said projection and along said Easterly Right-of-way line of N.W. Baseline Avenue to the South Right-of-way line of N.E 15th Street (formerly North Street) according to the plat of the Map of Northwood, as recorded in Plat Book 1, Page 55 of the Public Records of Martin County, Florida, and the South line of the NW 1/4

of the SW 1/4 of Section 28, Township 37 South, Range 41 East; thence Easterly along said South Right-of-way line to the Southeast corner of the NW 1/4 of the SW 1/4 of said Section 28; thence northeasterly to the intersection of the Easterly Right-of-way line of N.E. Cardinal Avenue, with the South line of that parcel of land as described in Official Record Book 895, Page 19 and Page 25 of the Public Records of Martin County, Florida; thence Easterly along said South line a distance of 426.04 feet to the West line of the East 202.00 feet of the NW1/4 of the SE1/4 of the SW1/4 of said Section 28; thence Southerly along said West line, a distance of 472.11 feet to the South Right-of-Way line of N.E. Baker Road Extension as recorded in Official Record Book 726, Page 1921 of the Public Records of Martin County, Florida; thence Easterly along said South Right-of-way line a distance of 270 feet, more or less to a change of direction in said South Right-of-way line of N.E. Baker Road Extension; thence Southeasterly along said Right-of-way line, a distance of 142.51 feet, more or less, to the Northwestern Right-of-way line of N.E. Savannah Road; thence Southwesterly along said Northwestern Right-of-way line and along the Northwestern and Northerly Right-of-way line of S.R. 707 and along the Southwesterly projection of the Northerly Right-of-way line of S.R. 707 thereof, a distance of 1,120 feet, more or less to an intersection with the South line of said Section 28; thence Westerly along said South line of Section 28, a distance of 400 feet, more or less, to the Northerly Projection of the East line of that parcel of land as recorded in Official Record Book 645, Page 1134 of the Public Records of Martin County, Florida; said East line also being the East line of the West 100 feet of the East 600 feet of Government Lot 4, Section 33, Township 37 South, Range 41 East; thence Southerly along said East line, a distance of 261.95 feet, more or less to the Northerly Right-of-way line of the Florida East Coast (F.E.C.) Railroad Right-of-way; thence Southwesterly along said Northerly Right-of-way line, a distance of 1,900 feet, more or less to an intersection with the Westerly Mean High Water Line of an un-named creek, lying in Government Lot 1, Section 32, Township 37 South, Range 41 East; thence Southeasterly and Southerly along said Westerly Mean High Water Line, a distance of 715 feet, more or less, to the Mean High Water Line of the St. Lucie River; thence Southwesterly and Southerly, along the said Mean High Water line of the St. Lucie River, a distance of 1,839 feet, more or less to an intersection with the Easterly Right-of-way of S.R. No. 5, (Roosevelt Bridge) per FDOT R/W Map Section 89010-2548; thence Southerly along said Easterly Right-of-way line, crossing over the St. Lucie River, a distance of 3,651 feet more or less to the Mean High Water Line of the St. Lucie River; thence Southeasterly along said Mean High Water Line, a distance of 3,819 feet, more or less to the East line of River Oak Center Condominium and the East line of Lot 2, Block 8, Stypmann's Subdivision, according to the plat thereof as recorded in Plat Book 5, Page 82 of the Public Records of Palm Beach, (now Martin) County; thence Southerly along said East line of Lot 2 and along the Southerly projection thereof to the centerline of S.E. Osceola Street; thence Westerly along said centerline to an intersection with the Northerly projection of the East Right-of-way line of S.E. Georgia Avenue (formerly Orange Avenue); thence Southerly along said projection and along said East Right-of-way line of S.E. Georgia Avenue and along the southerly projection of said East Right-of-way line of S.E. Georgia Avenue to the South Right-of-way line of East Ocean Boulevard; thence Easterly along said South Right-of-way line to the East Right-of-way line of S.E. Georgia Avenue; thence Southerly along said East Right-of-way line to the North line of the SE 1/4 of the SW 1/4 of Section 4, Township 38 South, Range 41 East, and the centerline of S.E. Martin Luther King Jr. Boulevard; thence Westerly along said centerline to the Northwest corner of the SE 1/4 of the SW 1/4 of said Section 4; thence Southerly along the West line of the SE 1/4 of the SW 1/4 to the Southwesterly Right-of-way line of S.E. Old Dixie Highway; thence continue along the West line of the SE 1/4 of the SW 1/4 of said Section 4 to the Northeast corner of Sevenjem Addition, according to the plat thereof as recorded in Plat Book 3, Page 140 of the Public Records of Martin County, Florida; thence Westerly along the North line of said Sevenjem Addition to the Northwest corner of Lot 4 of said plat; thence Southerly along the West line of said Lot 4 to the South Right-of-way line of S.E. Kindred Street; thence Westerly along said South Right-of-way line to the Northwest Corner of Lot 5, Sevenjem Addition; thence Southerly along the West line of said Lot 5 to the Southwest corner of said Lot 5; thence Easterly along the South line of Lots 5 through 15, inclusive, to the West Right-of-way line of

S.E. Johnson Avenue; thence Southerly along the West Right-of-way line of S.E. Johnson Avenue to the Northeast Corner of Lot 32, Sevenjem Addition; thence Westerly along the North line of Lots 32 through 36, inclusive, of Sevenjem Addition to the Northwest Corner of Lot 36; thence Southwesterly along the West line of said Lot 36 to the Southwest corner of Lot 36 and the Northerly Right-of-way line of S.E. Hudson Court; thence Westerly and Southwesterly along the said Northerly and Westerly Right-of-way line of S.E. Hudson Court and along the Southwesterly projection thereof to the Southwesterly Right-of-Way line of U.S. Highway No. 1 (S.R. No. 5); thence Northwesterly and Northerly along the said Southwesterly and Westerly Right-of-way line of U.S. Highway No. 1 (S.R. No. 5), a distance of 3,253 feet, more or less, to an intersection with the Northerly Mean High Water Line of Frazier Creek; thence departing said Westerly Right-of-way line, Northwesterly, Westerly and Southwesterly along the Mean High Water Line of Frazier Creek, a distance of 867 feet, more or less to the Mean High Water Line of the South Fork of the St. Lucie River; thence Northerly along the Mean High Water Line of the South Fork of the St. Lucie River, a distance of 1,912 feet, more or less to an intersection with the Southwesterly Right-of-way line for S. R. 707 / Dixie Highway (formerly U.S. Highway No. 1, and S.R. No. 5 per FDOT R/W Map Section 89010-2554); thence Northwesterly along said Southwesterly Right-of-way line of S.R. 707 / Dixie Highway, crossing the St. Lucie River, a distance of 1,240 feet, more or less to the Mean High Water Line of the St. Lucie River; thence Westerly along the Mean High Water Line of the St. Lucie River and Northerly along the Mean High Water Line of the North Fork of the St. Lucie River, a distance of 2,966 feet, more or less to the North Right-of-way line of N.W. Fern Street according to the Plat of Riverside Park as recorded in Plat Book 4, Page 98 of the Public Records of St. Lucie (now Martin) County and the Point of Beginning. Together and with all submerged lands lying in Section 32, Township 37 South, Range 41 East, and Section 5, Township 38 South, Range 41 East, lying between the waterward limits of the City of Stuart Bulkhead Line pursuant to Ordinance No. 360, adopted February 12, 1962, and the Mean High Water line of the Easterly shore of the North Fork of the St. Lucie River and the Mean High Water Line of the Westerly and Northerly shore of the St. Lucie River.

All the above described land and submerged land lying within the City of Stuart, Martin County, Florida, and containing 581 Acres, more or less.

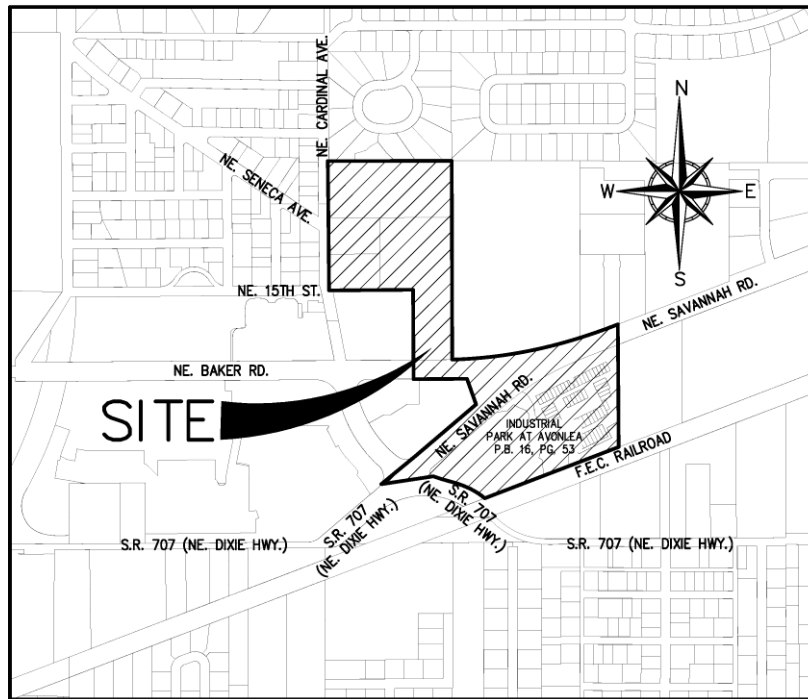
S:\02 PROJECTS\02-62cos-cra\CRA 2015.dwg, N. PARCEL (1). : P: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

SURVEYOR NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON ST.ATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°28'19"W ALONG THE SOUTH RIGHT OF WAY LINE OF BAKER ROAD EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 726, PAGE 1921, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

ABBRE/4A 170NS

EXT.	EXTENSION
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
RNG.	RANGE
SEC.	SECTION
S.R.	STATE ROAD
TWP.	TOWNSHIP



LOCATION MAP
(NOT TO SCALE)

SURVEYOR CER17FICA 170N

I HEREB Y CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON SEPTEMBER 24, 2015, AND THAT SAID "SKETCH TO ACCOM PANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST.OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE ST.ANDARDS OF PRACTICE FOR "SKETCH TO ACCOM PANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINIST.RATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA ST.ATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGIST.RATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO. 1
OF 3 SHEETS
PROJECT NO.
02-62

REVISIONS

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
NORTH PARCEL

DATE 09/24/2015
SCALE NOT TO SCALE
FIELD BK.

DRAWING BY e.g.
CHECKED BY E.A.L.

B **BETSY LINDSAY, IN C.**
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE S. J. STUART, FLORIDA 34997
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - NORTH PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULAR Y DESCRIBED BY METWS AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1843, PAGE 295 (FORMERLY BOOK 895, PAGE 19 AND PAGE 25), PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT LYING AND BEING THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST (ALSO KNOWN AS THE EAST RIGHT OF WAY LINE OF NE. CARDINAL AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF NE 1/4 OF THE SW 1/4 TO AN INTERSECTION WITH THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF THE SW 1/4 OF SAID SECTION 28; THENCE SOUTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE NE. BAKER ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 726, PAGE 1921, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NE. SAVANNAH ROAD ACCORDING TO PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE PLAT OF INDUSTRIAL PARK AT AVONLEA AS RECORDED IN PLAT BOOK 16, PAGE 53, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID EAST LINE AND IT'S NORTHERLY EXTENSION TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF INDUSTRIAL PARK AT AVONLEA; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT OF INDUSTRIAL PARK AT AVONLEA; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID WESTERLY LINE AND IT'S WESTERLY EXTENSION TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF S.R. 707; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED NE. SAVANNAH ROAD; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED NE. BAKER ROAD EXTENSION; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 142.51 FEET, MORE OR LESS TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID NE. BAKER ROAD EXTENSION; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET, MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 202.00 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 472.10 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LINE A DISTANCE OF 437.17 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 25.98 ACRES MORE OR LESS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
02-62

DATL

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
~~SKETCH AND LEGAL DESCRIPTION~~

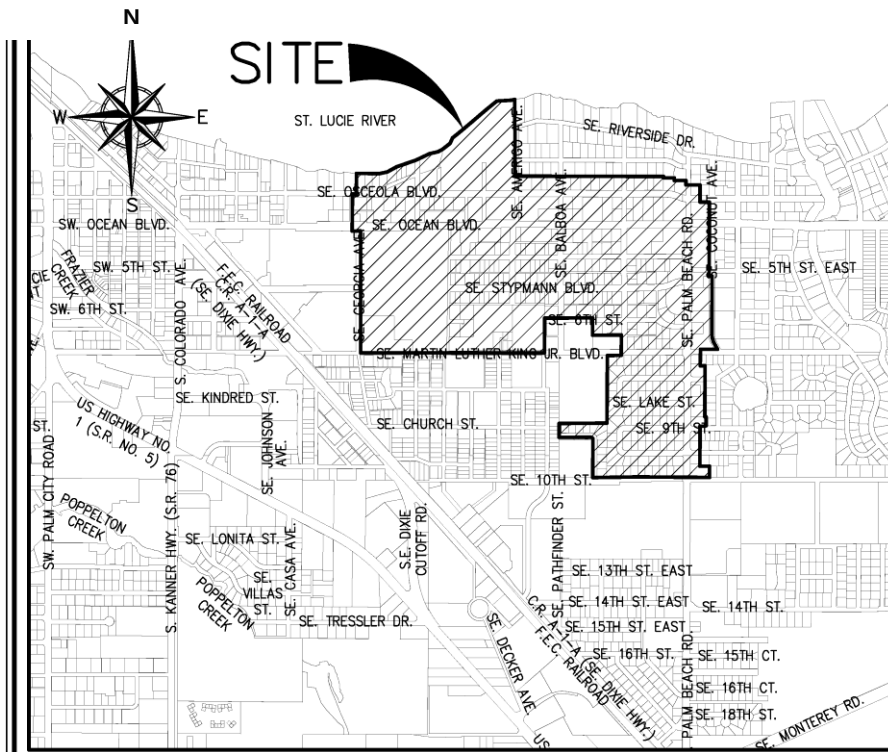
DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY E.L.
FIELD BK.

NORTH PARCEL

CHECKED BY EAL

DBETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE S'JUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

S:\02 PROJECTS\02-62cos-gra\CRA 2015.dwg, E. PARCEL (1). C:\Users\A\OneDrive\Documents\02-62cos-gra\CRA 2015.dwg, E. PARCEL (1).



LOCATION MAP

(NOT TO SCALE)

SURVEYOR NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON ST.ATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°54'12"E ALONG THE NORTH LINE OF THE SOUTHEAST \ OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 8.

ABBRE/4A 170NS

CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
RNG.	RANGE
RW	RIGHT OF WAY
SD	SUBDIVISION
SEC.	SECTION
S.R.	STATE ROAD
TWP.	TOWNSHIP

SURVEYOR CER77FICA 770N

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON SEPTEMBER 24, 2015, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINIST.RATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA ST.A TUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGIST.RATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO. <u>1</u> OF 4 SHEETS PROJECT NO. 02-62	<table><thead><tr><th>DATUM</th><th>REVISIONS</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	DATUM	REVISIONS									COMMUNITY REDEVELOPMENT AREA EXPANSION CITY OF STUART, MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION EAST PARCEL	DATE <u>09/24/2015</u> SCALE <u>NOT TO SCALE</u> FIELD BK. <u> </u> DRAWING BY <u>e.g.</u> CHECKED BY <u>EAL</u>	B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852
DATUM	REVISIONS													

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - EAST PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 3 AND SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METWS AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SE. 1 / 4 OF THE SW. 1 / 4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE CENTERLINE OF SE. MARTIN LUTHER KING JR. BLVD. WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT OF WAY LINE OF SE. GEORGIA AVE.; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. OCEAN BLVD.; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT OF WAY LINE OF SE. GEORGIA AVE.; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE CENTERLINE OF SE. OSCEOLA BLVD.; THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF RIVER OAK CENTER CONDOMINIUM AND THE EAST LINE OF LOT 2, BLOCK 8. STYPMANN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA ; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 2 AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF HILDABRAD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 64 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE CENTERLINE OF THE 10.00 FOOT WIDE ALLEY IN BLOCKS 6 THROUGH 8 OF SAID PLAT OF HILDABRAD PARK; THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 3, BLOCK 2 OF THE PLAT OF RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF LOT 4, BLOCK 3 OF SAID PLAT OF RIVER RIDGE; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. PALM BEACH ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 2, BLOCK 2 OF THE PLAT OF SECTION ONE, ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 70 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 2 AND ALONG THE WESTERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 2 AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. OSCEOLA BLVD.; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. COCONUT AVE. (FORMERLY COCONUT ROW), A PARTIALLY OPEN RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 770.57 FEET TO A POINT 34.60 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SE. 5TH ST. EAST; THENCE EASTERLY TO AN INTERSECTION WITH A POINT ON THE CENTERLINE OF SAID SE. COCONUT AVE.; THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. MARTIN LUTHER KING JR. BLVD.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 3, BLOCK 2 OF THE PLAT OF SECTION ONE, LAKE CHAROLETTE SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ;

CONTINUED ON SHEET 3 OF 4

SHEET NO. 2
OF 4 SHEETS
PROJECT NO.
02-62

DATIL

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION

DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY
FIELD BK.

EAST pARCEL

CHECKED BY EAL

DBETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE S'JUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - EAST PARCEL

CONTINUED FROM SHEET 2 OF 4

THENCE SOUTHERLY ALONG SAID PROJECTION AND ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE EAST ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF LAKE CHARLOTTE SECTION OF ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 532.50 FEET; THENCE WESTERLY TO AN INTERSECTION WITH A LINE BEING 13.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF BLOCK 3 OF SAID PLAT OF LAKE CHARLOTTE SECTION OF ST. LUCIE ESTATES; THENCE SOUTH ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 9TH STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LOTS 7 THROUGH 10, BLOCK 5 OF THE AFOREMENTIONED PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE SOUTH ALONG THE NORTHERLY PROJECTION AND ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF LOTS 11 & 12 OF SAID PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 12, BLOCK 4 OF SAID PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 10TH STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. FORREST PARK DR.; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. FORREST PARK DR.; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF FORREST PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 66 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF FORREST PARK; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF SHERWOOD FORREST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 126 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF SHERWOOD FORREST; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF BLOCK 4 OF THE PLAT OF STYPMANN PARK 2ND ADDITION TO THE TOWN OF STUART ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 1 THROUGH 8 AND LOT 14 OF SAID PLAT OF STYPMANN PARK 2ND ADDITION TO THE TOWN OF STUART; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF BLOCK 7 OF THE PLAT OF STYPMANN PARK, AN ADDITION TO THE CITY OF STUART ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 6TH STREET; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST LINE OF BLOCK 8 OF SAID PLAT OF STYPMANN PARK, AN ADDITION TO THE CITY OF STUART; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE SW.1/4 OF THE SE. 1 / 4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE CENTERLINE OF SE. MARTIN LUTHER KING JR. BLVD.; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE SE.1 / 4 OF THE SW. 1 / 4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE CENTERLINE OF SE. MARTIN LUTHER KING JR. BLVD.; THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING .

CONTAINING 193.59 ACRES MORE OR LESS.

SHEET NO. 3
OF 4 SHEETS
PROJECT NO.
02-62

...DATUM

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION

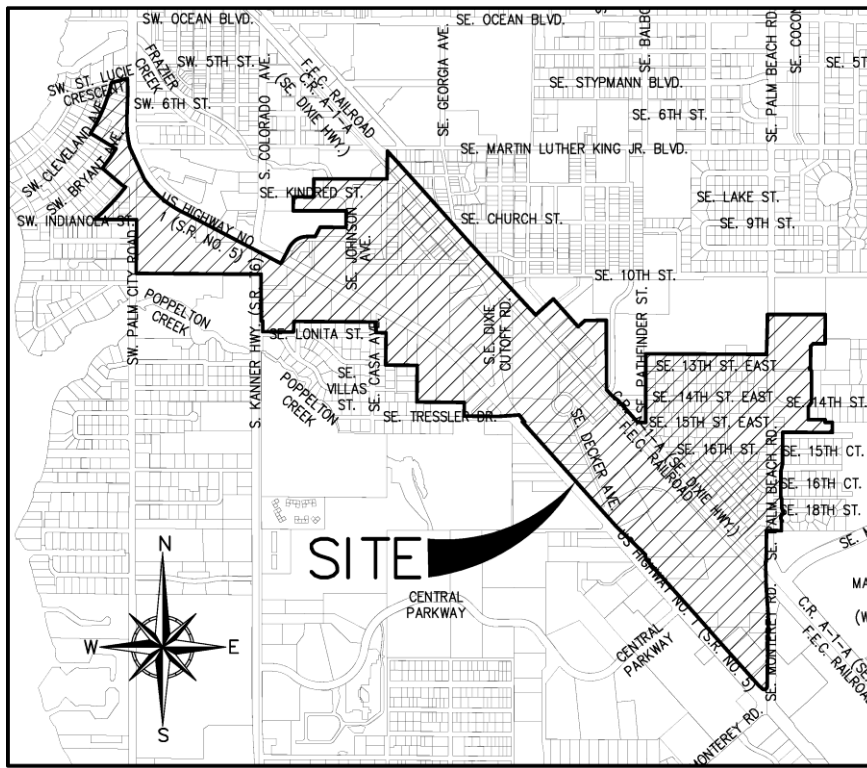
DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY
FIELD BK.

EAST pARCEL

CHECKED BY EAL

DBETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

S:\02 PROJECTS\02-62cos-cra\CRA 2015.dwg, W. PARCEL (1), 10:11 09/24/2015



LOCATION MAP
(NOT TO SCALE)

SURVEYOR NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON ST.ATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N00°26'34"E ALONG THE WEST LINE OF THE SOUTHWEST \ OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 8.

ABBRE/4A 170NS

CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
CR	COUNTY ROAD
F.E.C.	FLORIDA EAST COAST
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
RNG.	RANGE
RW	RIGHT OF WAY
SD	SUBDIVISION
SEC.	SECTION
S.R.	STATE ROAD
TWP.	TOWNSHIP

SURVEYOR CER77FICA 770N

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON SEPTEMBER 24, 2015, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINIST.RATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA ST.A TUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGIST.RATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.	DATE	REVISIONS
1	10-05-2015	REVISED SKETCH & LEGAL DESCRIPTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION

DATE 09/24/2015

SCALE NOT TO SCALE

FIELD BK.

DRAWING BY e.g.

CHECKED BY EAL

B

BETSY LINDSAY, INC.

SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997

(772)286-5753 (772)286-5933 FAX

LICENSED BUSINESS NO. 1882

WEST PARCEL

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - WEST PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 4, SECTION 5, SECTION 9 AND SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METWS AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NW. CORNER OF LOT 106 OF THE PLAT OF H.W. BESSEY ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF SW. CLEVELAND AVE.; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 96 AND 118 OF THE PLAT OF H. W. BESSEY ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE TO AND IT'S SOUTHEASTERLY PROJECTION TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SW. BRYANT AVE.; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 147 AND 158; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND IT'S EASTERLY PROJECTION TO THE EAST RIGHT OF WAY LINE OF SW. PINE AVE.; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SW. INDIANOLA ST.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND IT'S EASTERLY PROJECTION TO THE EAST RIGHT OF WAY LINE OF SW. PALM CITY ROAD, SAID EAST LINE ALSO BEING THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2288, PAGE 841 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 2288, PAGE 841; THENCE EASTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S. KANNER HIGHWAY (STATE ROAD 76); THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 486.95 FEET; THENCE EASTERLY A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 1 OF THE PLAT OF CASA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. LONITA ST.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST LINE OF LOT 6, BLOCK 1 OF SAID PLAT OF CASA TERRACE; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH NORTH LINE OF SAID PLAT OF CASA TERRACE; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SE. CASA AVE.; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. LONITA ST.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST LINE OF SAID PLAT OF CASA TERRACE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 3 OF SAID PLAT OF CASA TERRACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2470, PAGE 2609 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2470, PAGE 2609 TO AN INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 1105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1964, PAGE 2704 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE EAST ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 1656 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NE. TRESSLER DR.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 358.04 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, CONTINUE EASTERLY A DISTANCE OF 214.89 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (S.R. NO. 5); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 984, PAGE 1066 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 23.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (S.R. NO. 5);
CONTINUED ON SHEET 3 OF 8

SHEET NO. 2 OF 8 SHEETS	10 0 15 RE-SOV	HN: LEGAL DESCRIPTION
PROJECT NO. 02-62		

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY e.g.
CHECKED BY EAL.

D BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - WEST PARCEL
CONTINUED FROM SHEET 2 OF 8

THENCE SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. MONTERY RD.; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE AND IT'S NORTHERLY PROJECTION TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. PALM BEACH RD.; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 21 OF THE PLAT OF LAWLER GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 20 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY PROJECTION AND THE SOUTH LINE TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 21; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTHERLY LIMITS OF LOT 22 OF SAID PLAT OF LAWLER GARDENS; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY AND EAST LIMITS OF LOT 22 TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. 18TH ST.; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT OF LAWLER GARDENS; THENCE NORTHERLY ALONG THE EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF LAWLER GARDENS; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 18 OF THE PLAT OF PINWOOD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 45 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 18 AND IT'S NORTHERLY PROJECTION TO THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT OF PINWOOD PARK; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF PINWOOD PARK; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 16 OF THE PLAT OF PINWOOD PARK SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 87 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 16 AND IT'S NORTHERLY PROJECTION TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT OF PINWOOD PARK SECTION TWO; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND IT'S NORTHERLY PROJECTION TO AN INTERSECTION WITH THE SOUTH LINE OF BLOCK 1 OF THE PLAT OF COLONIAL PARK ADDITION TO COLONIAL PARK SECTION OF ST. LUCIE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST LINE OF LOT 29, BLOCK 1 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 29 A DISTANCE OF 105.00 FEET TO AN INTERSECTION WITH A LINE BEING 105.00 NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1; THENCE WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH A LINE BEING 25.00 WESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF LOT 28, BLOCK 1 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 28.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 11 THROUGH 14 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 11 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. 14TH ST.; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 1 OF THE PLAT OF MILLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 65 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2713, PAGE 234 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY AND EASTERLY ALONG THE EAST LIMITS TO THE NORTH LINE OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2713, PAGE 234; THENCE WESTERLY ALONG SAID NORTH LINE AND IT'S WESTERLY PROJECTION TO THE WEST RIGHT OF WAY LINE OF SE. PALM BEACH RD.; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE PLAT OF ELDORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID PLAT OF ELDORADO HEIGHTS TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SE. PALM BEACH RD.;
CONTINUED ON SHEET 4 OF 8

SHEET NO. 3
OF 8 SHEETS

PROJECT NO.
02-62

10 0 15 RE S OV HN: LEGAL DESCR IPT ON

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015

SCALE NOT TO SCALE

FIELD BK.

DRAWING BY e.g.

CHECKED BY EAL.

D BETSY LINDSAY, INC.

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LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - WEST PARCEL
CONTINUED FROM SHEET 3 OF 8

THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE 15TH ST. EAST; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD A-1-A (SE. DIXIE HWY.); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE EAST LINE OF PLAT OF THE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF THE CENTRE; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WESTERLY LIMITS OF SAID PLAT OF THE CENTRE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LIMITS TO AN INTERSECTION WITH A LINE BEING 250.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 390.00 FEET TO AN INTERSECTION WITH A LINE BEING 390.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WESTERLY LIMITS OF SAID PLAT OF THE CENTRE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE SOUTH ALONG SAID WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 TO THE NORTHEAST CORNER OF THE PLAT OF SEVEN JEM ADDITION TO THE CITY OF STUART, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 140 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SEVEN JEM ADDITION TO THE NORTHWEST CORNER OF LOT 4 OF SAID PLAT OF SEVEN JEM ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 4 AND ITS SOUTHERLY PROJECTION TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. KINDRED ST.; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT OF SEVEN JEM ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 5 THROUGH 15, INCLUSIVE, OF SAID PLAT OF SEVEN JEM ADDITION TO THE WEST RIGHT OF WAY LINE OF SE. JOHNSON AVE.; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF S.E. JOHNSON AVENUE TO THE NORTHEAST CORNER OF LOT 32 OF SAID PLAT OF SEVEN JEM ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 32 THROUGH 36, INCLUSIVE, OF SAID PLAT OF SEVEN JEM ADDITION TO THE NORTHWEST CORNER OF LOT 36; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 36 TO THE SOUTHWEST CORNER OF LOT 36 AND THE NORTHERLY RIGHT OF WAY LINE OF SE. HUDSON CT.; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SAID NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SE. HUDSON COURT AND ALONG THE SOUTHWESTERLY PROJECTION THEREOF TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (S.R. NO. 5); THENCE NORTHWESTERLY AND NORTHERLY ALONG THE SAID SOUTHWESTERLY AND WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (S.R. NO. 5) TO AN INTERSECTION WITH THE MEAN HIGH WATERLINE OF FRAZIER CREEK; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 6 OF THE AFOREMENTIONED PLAT OF H. W. BESSEY ADDITION; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SW. ST. LUCIE CRESCENT; THENCE SOUTHEASTERLY TO THE NW. CORNER OF LOT 106 OF SAID PLAT OF H. W. BESSEY ADDITION AND THE POINT OF BEGINNING.

CONTAINING 266.49 ACRES MORE OR LESS.

SHEET NO. 4
OF 8 SHEETS

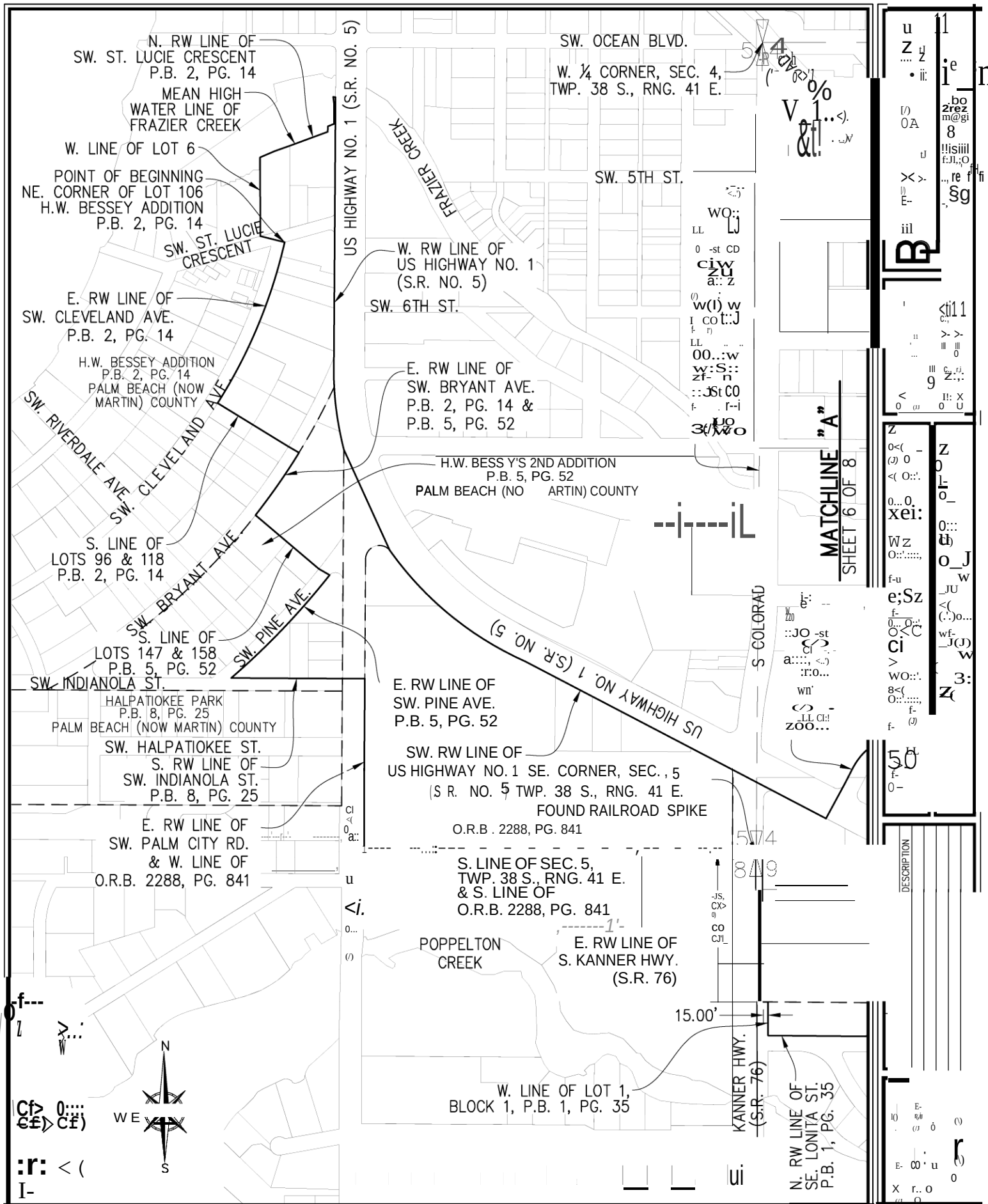
PROJECT NO.
02-62

10 0 15 RE S OV
H: LEGAL DESCR IPT ON
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H: LEGAL DESCR IPT ON

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015
SCALE NOT TO SCALE
FIELD BK.
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D BETSY LINDSAY, INC.
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LICENSED BUSINESS NO. 6852



111tDLJII

CI IIII I

MATCHLINE
SHEET 5 OF 8

S. 2ND LINE OF SE
P.B. 3 PG. 140

KINDRED ST.

SE. KINDRED ST.
W. LINE OF LOT 5
P.B. 3, PG. 140

SE. JOHNSON AVE.
W. RW LN OF
SE. JOHNSON AVE.
P. B. 3, PG. 140
N. LINE OF LOTS 32-36
P.B. 3, PG. 140

SE. HUDSON CT.

SE. JOHNSON AVE.

W
P. B. 3, PG. 140

US HIGHWAY NO. 1 (S.R. NO. 5)

N. LINE OF
P.B. 1, PG. 35

E. LINE OF LOT 8,
BLOCK 1, P.B. 1, PG. 35
SE. LONITA ST.

CASA TERRACE
P.B. 1, PG. 35

E. RW LINE OF
SE. CASA AVE.
P.B. 1, PG. 35

SE. ILA ST.

N. R

N. RW LINE OF
SE. LONITA ST.
P.B. 1, PG. 35

POPEL
CRF

NW. CORNER OF
THE SE 1/4 OF THE
SW 1/4 OF SEC. 4,
TWP. 38 S., RNG. 41 E.

SE. MARTIN LUTHER KING JR. BLVD.

W. LINE OF THE
SE 1/4 OF THE
SW 1/4 OF SEC. 4,
TWP. 38 S., RNG. 41 E.

SW. RW LINE OF
C.R. A-1-A
(SE. DIXIE HWY)

NE. RW LINE OF
F.E.C. RAILROAD
SE. CHURCH ST.

36

E. LINE OF
P.B. 1, PG. 35

O.R.B. 2470,
PG. 2609

O.R.B. 1152, PG. 1105
(PARCEL 5)

O.R.B. 1964,
PG. 2704

THE NE. 1/4 OF
THE NW. 1/4
SEC. 9, TWP. 38 S.,
RNG. 41 E.
O.R.B. 2021,
PG. 2370

TRESSLER'S TWIN LAKES
(UNRECORDED)

SE. TRESSLER DR.

W. LINE OF
O.R.B. 805, PG. 1656

N. RW LINE OF
SE. TRESSLER DR.

CUTOFF RD.

NE. RW LINE OF
F.E.C. RAILROAD

NE. RW LINE OF
US HIGHWAY NO. 1
(S.R. NO. 5)

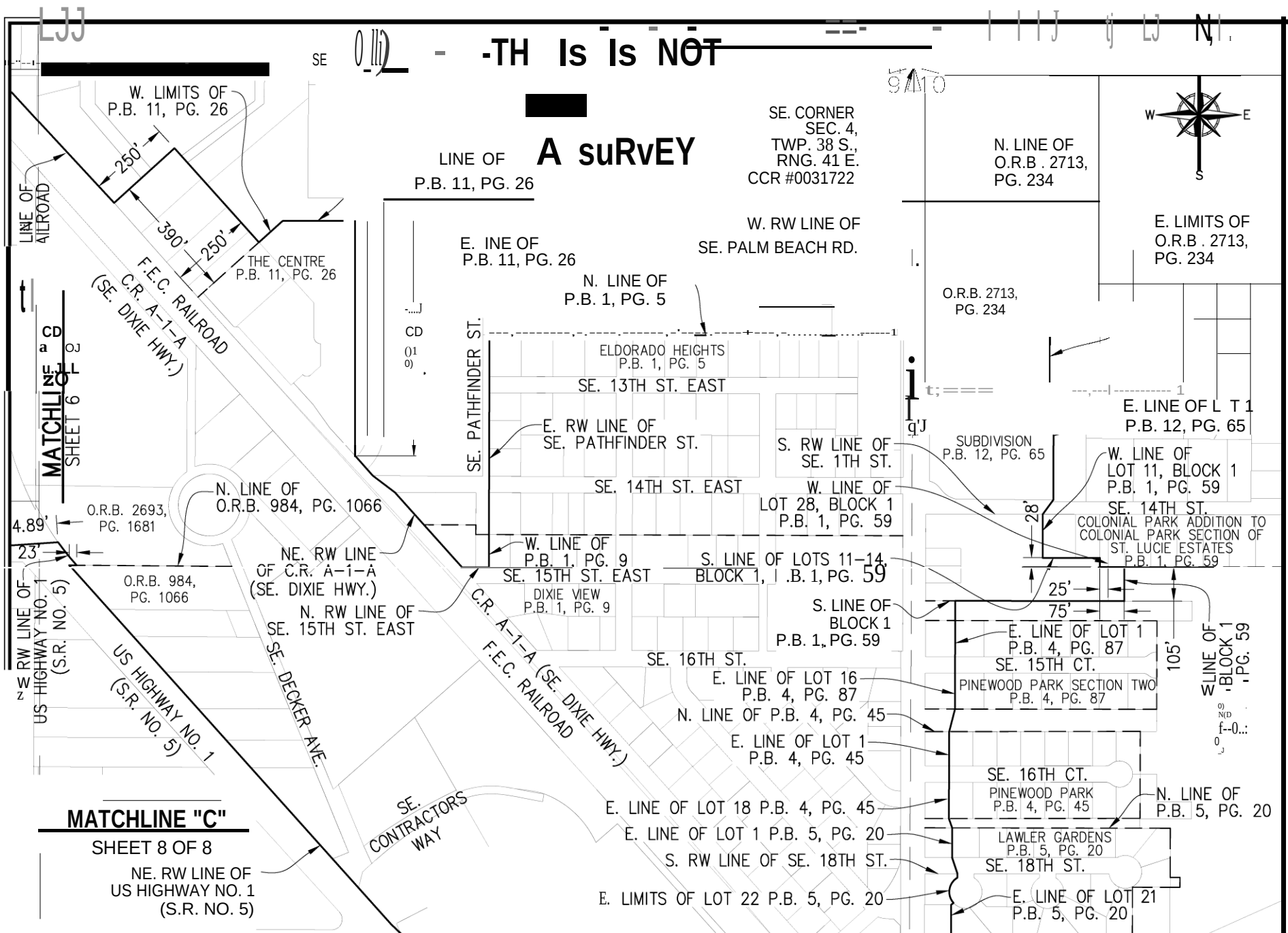
O.R.B. 895,
PG. 1656

214.89'

358.04'

WE





SHEET No. 7
OF 8 SHEETS
PROJECT NO.
02-62

I2ATIL	REVISIONS
10 05 2015	REVISED SKETCH & LEGAL DESCRIPTION

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015
SCALE 1" = 400'
FIELD BK. _____
DRAWING BY e_g
CHECKED BY EAL

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE S'JUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
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MATCHLINE "C"
SHEET 7 OF 8

NE. RW LINE OF
US HIGHWAY NO. 1
(S.R. NO. 5)

SE.
CONTRACTORS
WAY

E. LINE OF LOT 18 P.B. 4, PG. 45
E. LINE OF LOT 1 P.B. 5, PG. 20
S. RW LINE OF SE. 18TH ST.
E. LIMITS OF LOT 22 P.B. 5, PG. 20

PINEWOOD PARK
P.B. 4, PG. 45

N. LINE OF
P.B. 5, PG. 20

LAWLER GARDENS
P.B. 5, PG. 20
SE. 18TH ST.

E. LINE OF LOT 21
P.B. 5, PG. 20

S. LINE OF LOT 21
P.B. 5, PG. 20

SE. PALM
BEACH RD.

SE. MONTEREY RD.

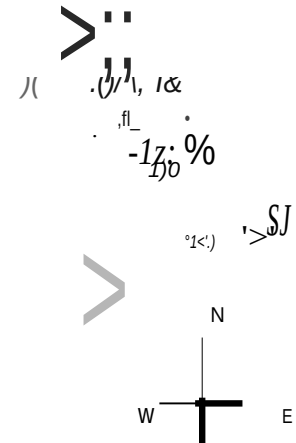
W. RW LINE OF
SE. PALM BEACH RD.

W. RW LINE OF
SE. MONTEREY RD.

MARTIN COUNTY
AIRPORT
(WITHAM FIELD)

US HIGHWAY NO. 1
(S.R. NO. 5)

NE. RW LINE OF
US HIGHWAY NO. 1
(S.R. NO. 5)



**THIS IS NOT
A SURVEY**

SHEET No. 8
OF 8 SHEETS
PROJECT NO.
02-62

DATIL	REVISIONS
10 05 2015	REVISED SKETCH & LEGAL DESCRIPTION

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015
SCALE 1" = 400'
FIELD BK.
DRAWING BY e.g.
CHECKED BY E.A.L.

B BETSY LINDSAY, IN C.
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