



AGENDA

JOINT MEETING OF THE STUART CITY COMMISSION COMMUNITY REDEVELOPMENT AGENCY AND COMMUNITY REDEVELOPMENT BOARD

**JANUARY 22, 2024 AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Rebecca S. Bruner
Vice Mayor Campbell Rich
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Troy McDonald**

COMMUNITY REDEVELOPMENT AGENCY

**Chair - Rebecca S. Bruner
Vice Chair - Campbell Rich
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Troy McDonald
Board Member - Tom Campenni
Board Member - Nikolaus Schroth**

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 - Andy Noble**

ADMINISTRATION

**City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel**

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 10/23/2023 JOINT CRA/CRB/CCM MINUTES
2. APPROVAL OF 11/27/2023 CRA MINUTES (CRA ONLY)

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

3. 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
Joint CRA/CRB/CCM**

Meeting Date: 1/22/2024

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 10/23/2023 JOINT CRA/CRB/CCM MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 10/23/2023 JOINT CRA/CRB/CCM MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 10232023 Joint CCM-CRA-CRB Minutes

MINUTES
JOINT MEETING OF THE STUART CRA/CRB/CCM
OCTOBER 23, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Troy McDonald
Vice Mayor Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

COMMUNITY REDEVELOPMENT AGENCY
Chair - Troy McDonald
Vice Chair - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Campbell Rich
Board Member - Tom Campenni
Board Member - Nikolaus Schroth

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 - Seth Owens

ADMINISTRATION
City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

CALL TO ORDER
4:00 PM

ROLL CALL
CCM - PRESENT: Mayor McDonald, Vice Mayor Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

CRA - PRESENT: Chair McDonald, Vice Chair Bruner, Board Member Clarke, Board Member Collins, Board Member Rich, Board Member Campenni, Board Member Schroth (arrived 4:03 pm after roll call)

CRB - PRESENT: Chair Campenni, Vice Chair Schroth, Board Member Brechbill, Board Member Lewis, Board Member McChrystal, Board Member Moser

ABSENT: Board Member Seth Owens

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. PRESENTATION UPDATE ON THE EAST STUART HISTORIC PROPERTIES SURVEY REPORT AND NEIGHBORHOOD DESIGNATION AS A NATIONAL REGISTER OF HISTORIC PLACES DISTRICT.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, briefly provided the background of the project and reported that the consultant, Paul Weaver, is not feeling well and will be presenting via Zoom Telecommunications.

Paul Weaver presented via Zoom with a PowerPoint presentation, reporting on the history of East Stuart with an aerial map and a map from early 1900's. Mr. Weaver also included documented East Stuart history including buildings and historic churches within the community. Mr. Weaver reported that once finished with the timeline, projected in November, the National Register nomination, a staff review, and the nomination will be sent to the Florida Historical Commission in February or May of 2024; hope to have fully completed by the summer of 2024.

Board Member Clarke commented that it is a good report and noted that members of the community have done East Stuart presentations and she is proud of what is being done. Ms. Clarke requested the CRA Director to reiterate what it means to the community to be designated as a Historic District. Mrs. Gandhi-Savdas responded, explaining the benefits, including East Stuart recognition and the ability to apply for various grants.

APPROVAL OF AGENDA

4:22 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Becky Bruner
Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 09/25/2023 CRA MINUTES (CRA ONLY)

4:22 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Nikolaus Schroth
Motion approved unanimously.

3. APPROVAL OF 07/24/2023 JOINT CRA CRB CCM MINUTES

4:23 PM MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Mark Brechbill

Motion approved unanimously.

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

1. Janine Alexander - Former resident; Provided handouts for the board; commented on a case with the City of Stuart from 2015, felony and battery charges, stated the police grabbed her and noted the 7 minute video is the only evidence that exists. She is here for all domestic victims.
2. Kim Coffey - Riviera Beach; Commented that he and Janine Alexander were partners and purchased a condo in Vista Pines, lost his retirement money due to the arrests of his friend.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Clarke

- Commented that she is wearing purple in recognition of domestic violence awareness and would like to also recognize Breast Cancer Awareness month.

ACTION ITEMS

4. US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM:

RESOLUTION No. 12-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AND ADOPTING THE US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, opened the presentation and stated the information on what the staff is seeking for the Resolution.

Jessica Seymore, Treasure Coast Regional Planning Council, presented the tree planting program in Stuart.

Board Members asked questions and discussions, including parking, saving trees for various City projects, tree affects on stormwater, 10% reduction in parking, incentives, a push on how grants are obtained, and businesses benefits.

Board Member Brechbill commented that his property would benefit from this project, and questioned if this would override the Urban Center Code for set backs. Ms. Seymore stated the City would do the planting and they would be in the City's right-of-way. City Manager Mortell commented that the City would grant to the property owner, equal

property rights.

Board Member Schroth asked for the timeframe, a six (6) month followup. Ms. Gandhi-Savdas noted she can include it in her annual update.

PUBLIC COMMENT:

1. Helen McBride - Flamingo Ave.; Commented on trees being most important, more trees provide shade.

4:52 PM MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Eula Clarke

Motion approved unanimously.

5. 2023 HISTORIC PROPERTIES SURVEY UPDATE REPORT

RESOLUTION No. 95-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING THE 2023 HISTORIC PROPERTIES SURVEY UPDATE REPORT FOR DOWNTOWN STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandha-Savdas, CRA Director, presented a brief update.

CCM Vote Only.

4:57 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

6. RESOLUTION AUTHORIZING THE CITY TO REIMBURSE WATERFRONT FOR REPAIRS TO CITY PROPERTY (RC):

RESOLUTION No. 10-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA DIRECTING STAFF TO PREPARE A BUDGET AMENDMENT TO ADDRESS THE REPAIRS TO THE WATERFRONT RESTAURANT LOCATED AT 131 SW FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Michael Mortell, City Manager, commented with a brief history, noting that there are copies of the report by Stiles Pete with recommendations made for City expenses that amount to \$204,487.33. The report also includes pending repairs in progress that are in the amount of \$318,000. City Manager Mortell stated that with the report from an engineer he is looking for the board to give authorization to bring back the budget amendment item for the CRA in the amount of \$204,487.33.

Campenni commented that this was going to be split between the landlord and the tenant. He recommended moving forward with the \$204,487.33 with appropriate signed waivers so nothing will come back and haunt us later.

Vice Chair Bruner commented that she just wants the City to be fair.

Board Member Schroth commented that there is a line item listed by the engineer that is being ignored in the motion. City Manager Mortell commented that Engineer, Stiles Pete, was requested to identify those items related to the structural needs of the building.

Board Member Brechbill stated that whatever we decide on this number, outstanding leases are going to be affected; triple net, as is, whatever is done financially, it must be clear we are not obligated.

Board Member Campenni stated the City should not be in the landlord business, it needs to be settled; feels we do not owe even the \$204,000, but this is a good alternative to move forward.

Board Member Collins referred to Line 4 and recommended to add pending \$70,000.

Board Member Campenni stated there is nothing pending or concerning, written contracts stand for themselves. The discussion needs to end.

PUBLIC COMMENT:

1. Jim Corregan - Waterfront partner; Appreciates the work on this, commented on the engineer's recommendation. He would like to see the check cut for \$200,000 and would make sure the City is under no obligation.

5:16 PM MOTION: Approve \$204,487.33 and have the City Manager or City Attorney receive appropriate signed waivers so nothing will come back to the City.

MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Campbell Rich

VOTE: 5/2

YES: Troy McDonald, Christopher Collins, Campbell Rich, Tom Campenni, Nikolaus Schroth

NO: Becky Bruner, Eula Clarke

STAFF UPDATE

ADJOURNMENT

5:16 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 22nd day of January, 2024.**

Mary R. Kindel, City Clerk

Troy McDonald, Chair

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 22nd day of January, 2024.**

Mary R. Kindel, City Clerk

Tom Campenni, Chair

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 22nd day of January, 2024.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Joint CRA/CRB/CCM**

Meeting Date: 1/22/2024

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 11/27/2023 CRA MINUTES (CRA ONLY)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 11/27/2023 CRA MINUTES (CRA ONLY)

Funding Source:

N/A

Recommended Action:

CRA to approve minutes.

ATTACHMENTS:

1. 11272023 CRA Minutes

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
NOVEMBER 27, 2023
AT 5:15 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Chair - Troy McDonald
Vice Chair - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Campbell Rich
Board Member - Tom Campenni
Board Member - Nikolaus Schroth**

ADMINISTRATIVE

**City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel**

CALL TO ORDER

5:15 PM

ROLL CALL

PRESENT: Chair McDonald, Vice Chair Bruner, Board Member Clarke, Board Member Collins,
Board Member Rich, Board Member Campenni
ABSENT: Board Member Schroth

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**5:16 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.**

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

1. CRA BUDGET AMENDMENT #01 CRA FOR FY2024 (RC):

RESOLUTION No. 15-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 CRA TO THE FY 2024 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO WATERFRONT RESTAURANT, WHICH IS A CITY-OWNED PROPERTY, LOCATED AT 131 SW FLAGLER AVENUE, STUART, FOR STRUCTURAL REPAIRS; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Board Member Clarke stated that a correction is needed in the resolution to have the language reflect a \$ sign before the dollar amount located in the first whereas paragraph.

Pinal Gandhi-Savdas, Director of the Community Redevelopment Agency (CRA), presented the Budget Amendment Resolution for a budget transfer for the fund of the balance due to the Waterfront Restaurant.

5:18 PM MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Eula Clarke

Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:19 PM

Mary R. Kindel, City Clerk

Troy McDonald, Chair

**Minutes to be approved at the CRA
Meeting this 22nd day of January, 2023.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Joint CRA/CRB/CCM**

Meeting Date: 1/22/2024

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:

Community Redevelopment Board

On December 5, 2023, the CRA Plan was presented to the Community Redevelopment Board. The board voted 4-1 to approve amendments to the CRA Plan.

Summary

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 catalyze redevelopment within the CRA boundary. The 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 ongoing 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:

Motion to approve 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 2024
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 competent 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 Stuart, 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 Florida Statutes, 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 CRA 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 CRA 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 CRA Board adopted Resolution No. 07-2019 CRA, amending the CRA Plan; and

WHEREAS, on January 22, 2024, by Resolution No.01-2024 CRA, the CRA Board adopted the amended CRA Plan; and

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

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.

RESOLUTION No. 01-2024 CRA
CRA Plan Amendment 2024

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 CRA Plan is modified by adding thereto new programs and projects as set forth in the attached “**Exhibit A**” pursuant to the requirements of Section 163.361, Florida Statutes, and the CRA finds that the plan amendment meets the requirements of the said section.

SECTION 2: Upon adoption of the CRA Plan amendment by this Resolution, the CRA 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:

REBECCA S. BRUNER, CHAIRPERSON
CAMPBELL RICH, VICE CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
TROY MCDONALD, 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

REBECCA S. BRUNER
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

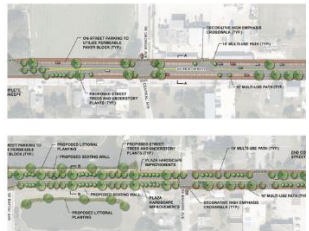
LEE J. BAGGETT, ESQ
CITY ATTORNEY



CITY OF STUART

COMMUNITY REDEVELOPMENT PLAN

20
24



VD COMPLETE STREET CONCEPT PLAN

Ki



ACKNOWLEDGEMENT

City of Stuart City Commission

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

Community Redevelopment Agency

Rebecca S. Bruner – Chair
Campbell Rich – 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
Andy Noble

Local Planning Agency (LPA)

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

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 J. Mortell, City Manager
Lee J. Baggett, City Attorney
Mary R. 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 January 22, 2024. It is a document that acts as a strategy for long range goals and opportunities that exist within the CRA boundary.

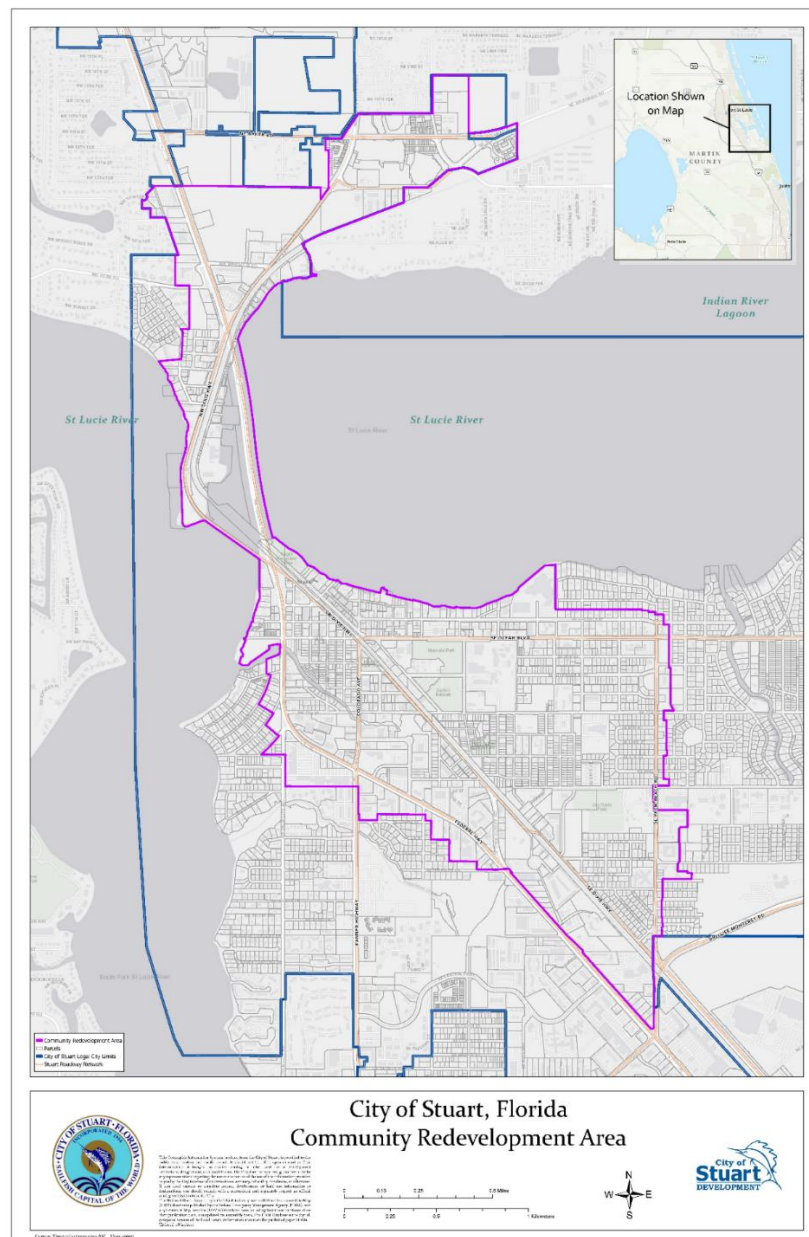
CRA Sunset Date

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

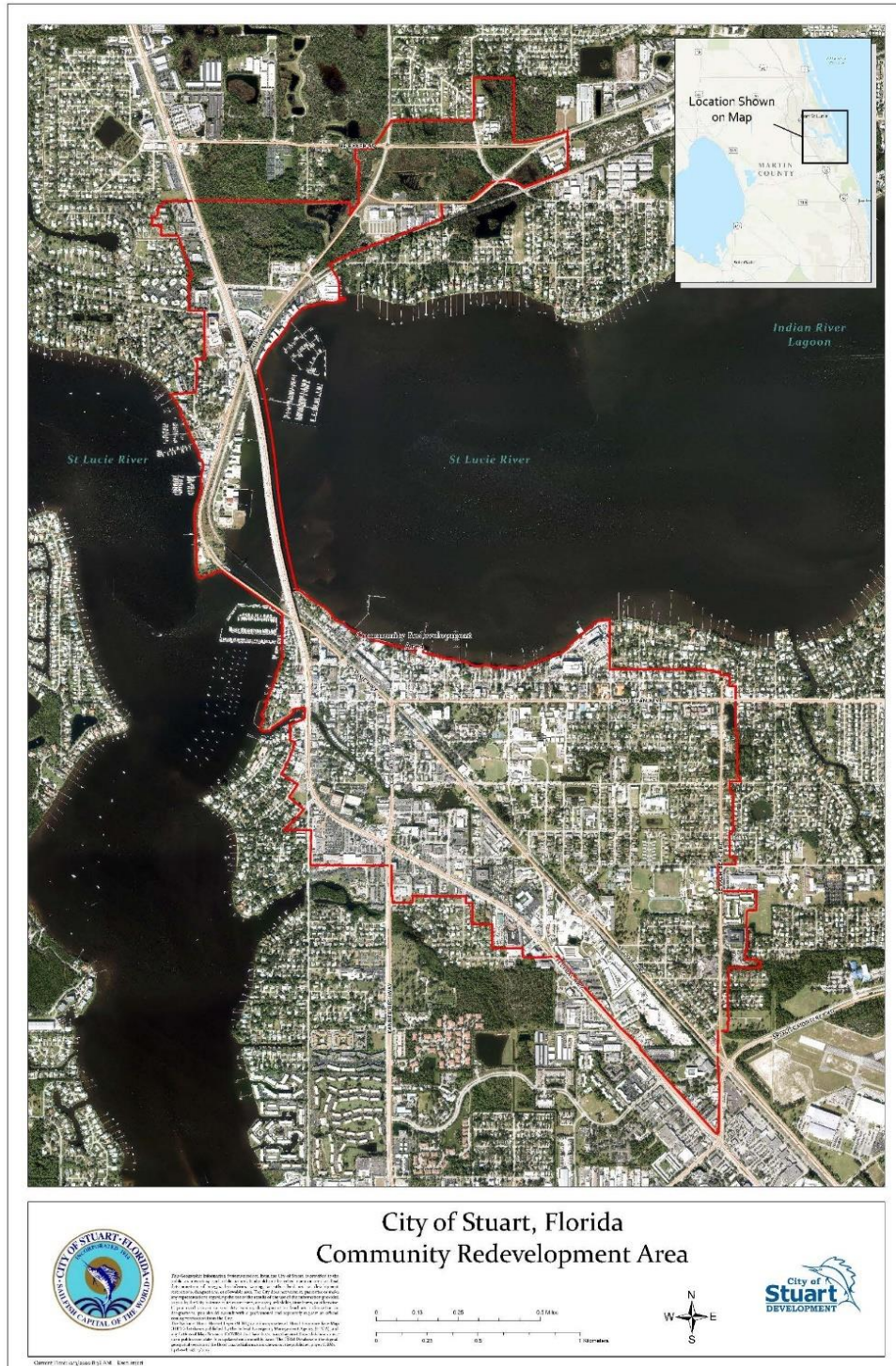
Stuart CRA Boundary Map

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.



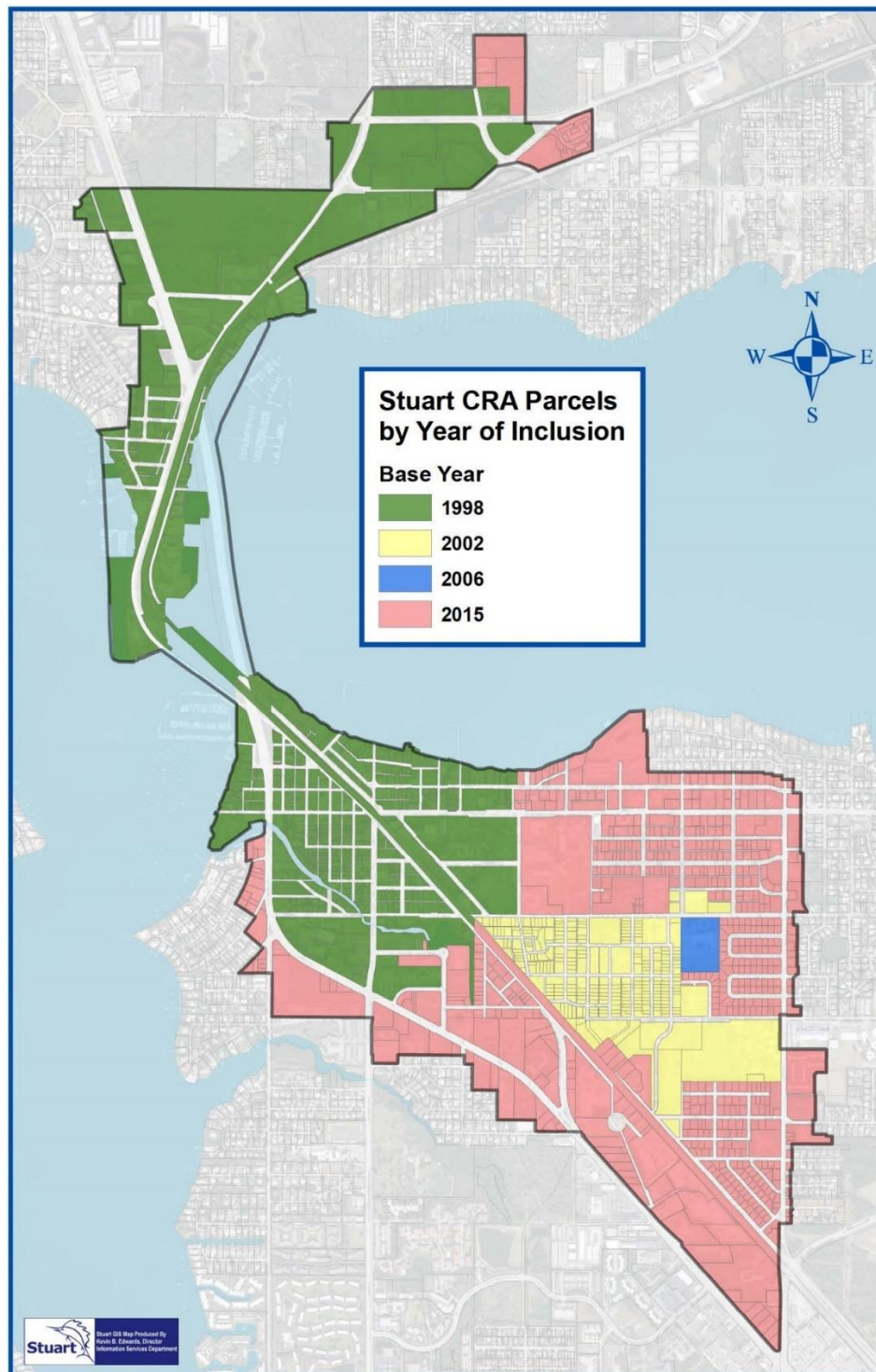
MAPS

Stuart CRA Aerial Map



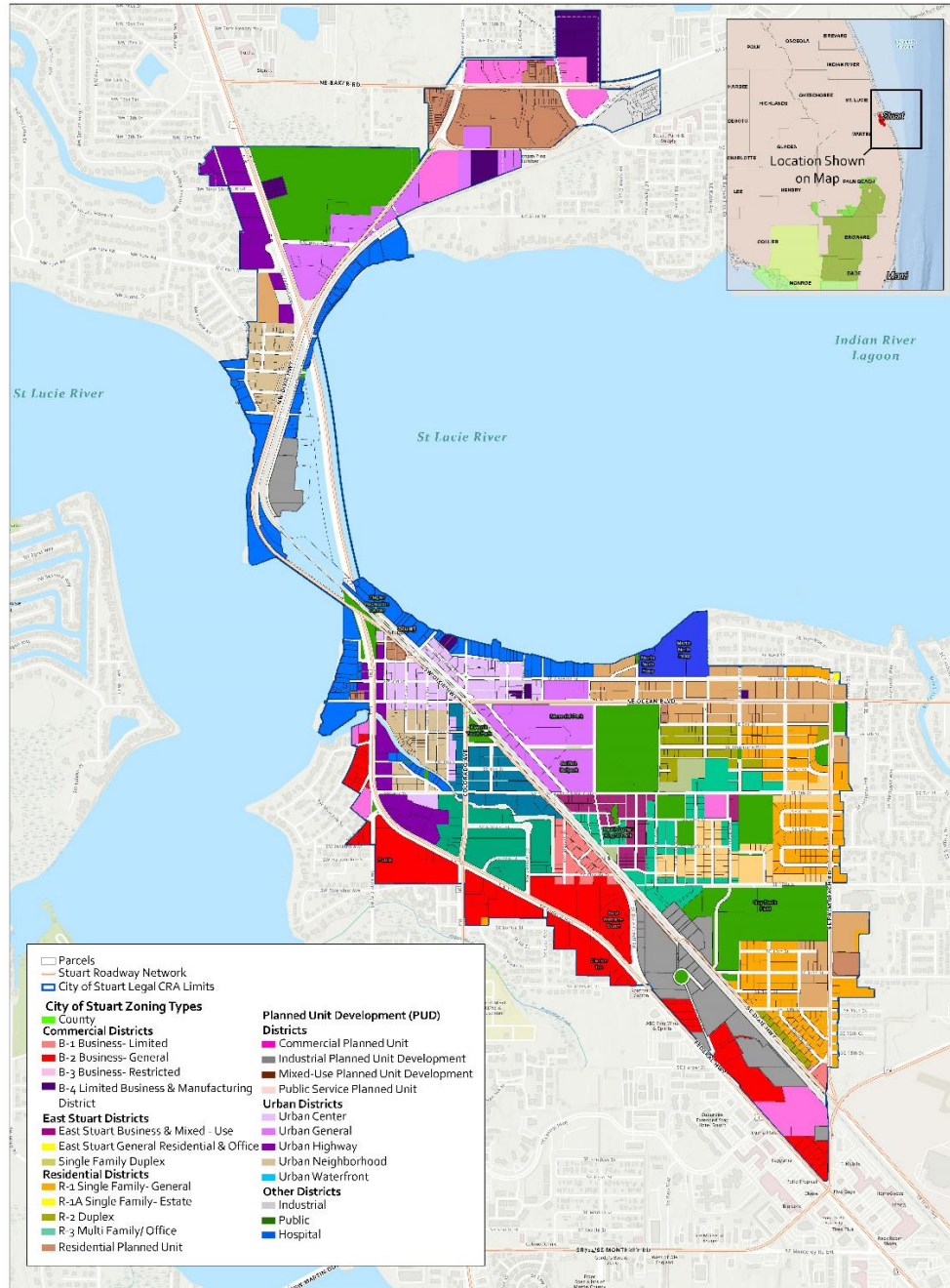
MAPS

Stuart CRA Expansion Map by Year of Inclusion



MAPS

Stuart CRA Zoning Map





City of Stuart, Florida
Community Redevelopment Area
Zoning

0 0.25 0.5 0.75 1.0 Miles



0 0.25 0.5 0.75 1.0 Kilometers



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Map Scale: 1:10,000

Map Projection: NAD83 / FIPS 4962 / Feet

Map Author: City of Stuart

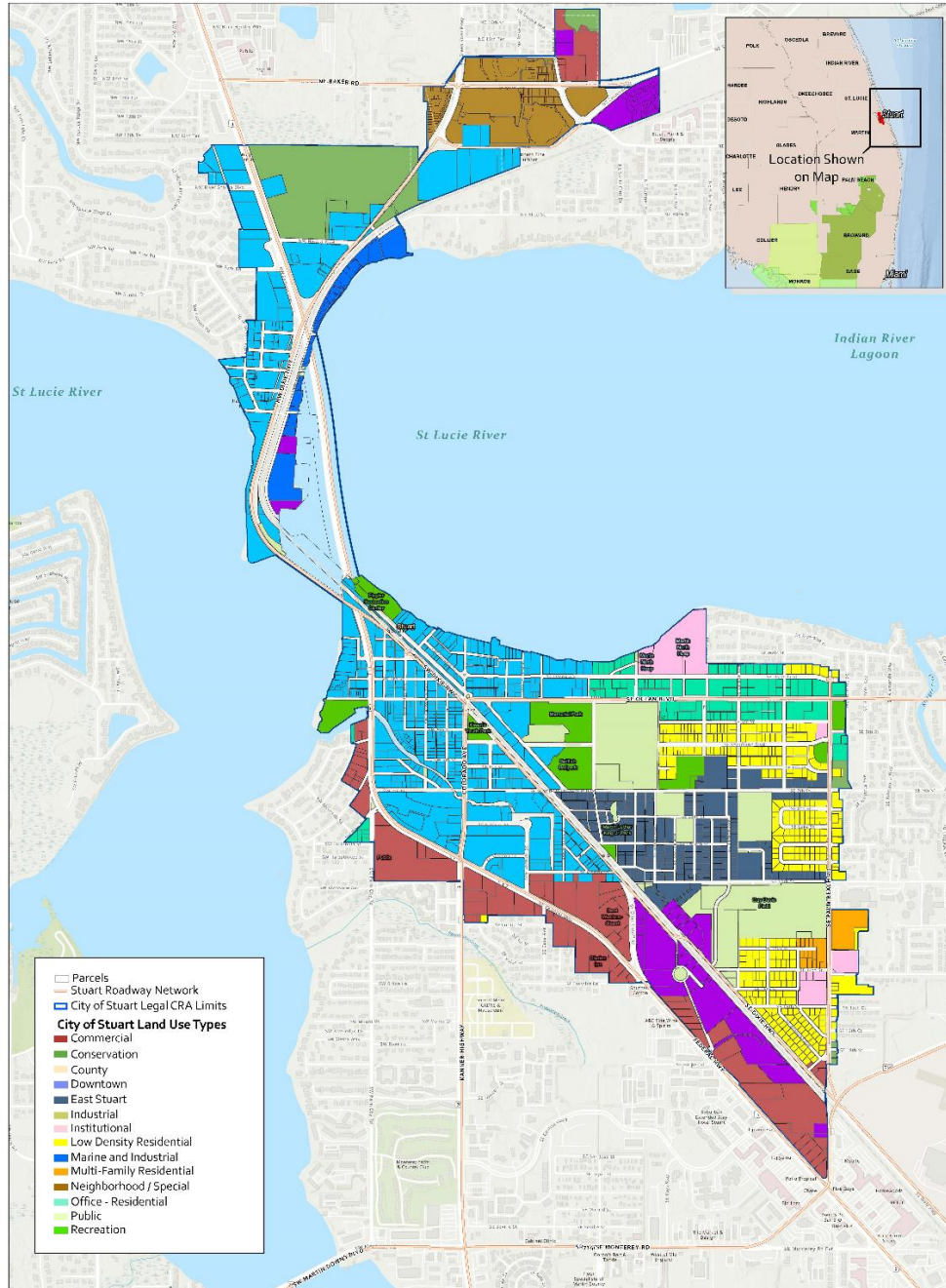
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MAPS

Stuart CRA Future Land Use Map





City of Stuart, Florida
Community Redevelopment Area
Land Use

0 0.50 1.00 1.50 2.00 Miles

0 0.25 0.50 0.75 1.00 Kilometers



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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



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE 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 ¼ 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 11 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

ABBREVIATIONS

CCR	CERTIFIED CORNER RECORD	P.L.S.	PROFESSIONAL LAND
CL	CENTERLINE		SURVEYOR
FDOT	FLORIDA DEPARTMENT OF	RNG.	RANGE
	TRANSPORTATION	R/W	RIGHT OF WAY
NO.	NUMBER	SD	SUBDIVISION
O.R.B.	OFFICIAL RECORDS BOOK	SEC.	SECTION
P.B.	PLAT BOOK	S.R.	STATE ROAD
PG.	PAGE	TWP.	TOWNSHIP

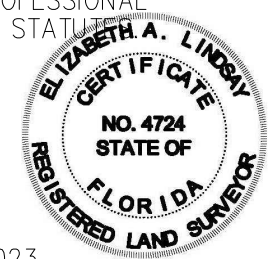
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 12, 2023 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 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON December 14, 2023



SHEET NO. <u>1</u>	<u>DATE</u>	<u>REVISIONS</u>	COMMUNITY REDEVELOPMENT AREA CITY OF STUART, MARTIN COUNTY, FLORIDA	DATE <u>12/12/2023</u>	 BETSY LINDSAY, INC. A DIVISION OF HALEY WARD, INC.
OF <u>11</u> SHEETS				SCALE <u>NOT TO SCALE</u>	
PROJECT NO.			FIELD BK.	DRAWING BY <u>D.B.</u>	
<u>02-62</u>			CRA 2023	CHECKED BY <u>E.A.L.</u>	
					7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933FAX LICENSED BUSINESS NO. 6852

DESCRIPTION OF CRA BOUNDARY (DECEMBER 2023)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AND SECTIONS 3 AND SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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, THENCE 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 SPLIT PLAT; AND THE- NORTH RIGHT-OF-WAY LINE OF NM, 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 NORTH LINE OF SAID SECTION 32 A DISTANCE OF 3,131 FEET MORE OR LESS TO THE EAST LINE OF OFFICIAL RECORDS BOOK 1623, PAGE 2142 OF THE PUBLIC RECORDS OF MARTIN COUNTY. FLORIDA; THENCE NORTHWESTERLY ALONG SAID EAST LINE, FOR THREE COURSES, 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 FINE 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, SAID POINT 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

CONTINUED ON SHEET 3 OF 11

SHEET NO. 2
OF 11 SHEETS
PROJECT NO.
02-62

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF
STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
CRA 2023

DATE 12/12/2023
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

CRA 2023 CITY OF STUART

CONTINUED FROM SHEET 2 OF 11

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 SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY 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, 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 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 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 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 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 TO THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE SOUTHEASTERLY 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 PALM BEACH (NOW 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 LOT 1 OF SAID PLAT OF SECTION ONE, ST. LUCIE ESTATES 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 OF THE PLAT OF SECTION TWO, ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 22 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; 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 CHARLOTTE SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; 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;

CONTINUED ON SHEET 4 OF 11

SHEET NO. <u>3</u> OF <u>11</u> SHEETS PROJECT NO. <u>02-62</u>	DATE <u>12/12/2023</u>	REVISIONS	COMMUNITY REDEVELOPMENT AREA CITY OF STUART, MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION CRA 2023	DATE <u>12/12/2023</u> SCALE <u>NOT TO SCALE</u> FIELD BK. _____ DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>	B BETSY LINDSAY, INC. A DIVISION OF HALEY WARD, INC. 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

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 THE WEST RIGHT OF WAY LINE OF PALM BEACH ROAD; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF A PARCEL DESCRIBED OFFICIAL RECORDS BOOK 2713, PAGE 234. THE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EASTERLY LIMITS OF SAID PARCEL; THENCE SOUTHERLY ALONG SAID EASTERLY LIMITS TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTHEASTERLY TO THE NORTH EAST CORNER OF LOT 1 OF MILLERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 85 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTHWESTERLY TO NORTHWEST CORNER OF LOT 11, 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 SOUTHERLY ALONG THE WEST LINE OF LOT 11 TO THE SOUTH LINE OF LOT 11, THENCE EAST ALONG THE SOUTH LINE OF LOTS 11 THROUGH 14 OF SAID BLOCK 1 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 SOUTH 28 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 EASTERLY ALONG SAID PARALLEL LINE TO EAST LINE OF LOT 29 OF SAID BLOCK 1; THENCE SOUTHERLY TO THE SOUTH LINE OF SAID BLOCK 1; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 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 SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND IT'S SOUTHERLY PROJECTION TO THE NORTHEAST CORNER OF LOT 16 OF SAID PLAT OF PINWOOD PARK SECTION TWO; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 16 TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTHWESTERLY TO AN INTERSECTION WITH THE NORTHEAST CORNER OF LOT 1 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 SOUTHERLY ALONG THE EAST LINE OF LOTS 1 AND 18 OF SAID PLAT TO THE SOUTHEAST CORNER OF LOT 18; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 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 SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 22 OF SAID LAWLER GARDENS. THENCE SOUTHERLY ALONG THE EASTERLY LIMIT OF SAID LOT 22 TO THE NORTHEAST CORNER OF LOT 21 OF SAID PLAT OF LAWLER GARDENS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21 TO THE SOUTH LINE OF SAID LOT 21; THENCE WESTERLY ON THE SOUTH LINE OF 21 AND ITS WESTERLY EXTENSION TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF PALM BEACH ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF MONTEREY ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO 1 (S.R. NO. 5); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF NE TRESSLER DRIVE; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST LINE OF OFFICIAL RECORDS BOOK 895, PAGE 1656 PER THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG SAID SOUTH LINE FOR 493.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF OFFICIAL RECORDS BOOK 1964, PAGE 2704 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 380 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST LINE 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 NORTHERLY ALONG THE SAID EAST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF LONITA STREET, PER SAID PLAT BOOK 1, PAGE 35; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SE CASA AVENUE PER SAID PLAT BOOK 1, PAGE 35; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION

CONTINUED ON SHEET 5 OF 11

SHEET NO. <u>4</u>
OF <u>11</u> SHEETS
PROJECT NO.
<u>02-62</u>

DATE	REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION CRA 2023

DATE <u>12/12/2023</u>
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DRAWING BY <u>D.B.</u>
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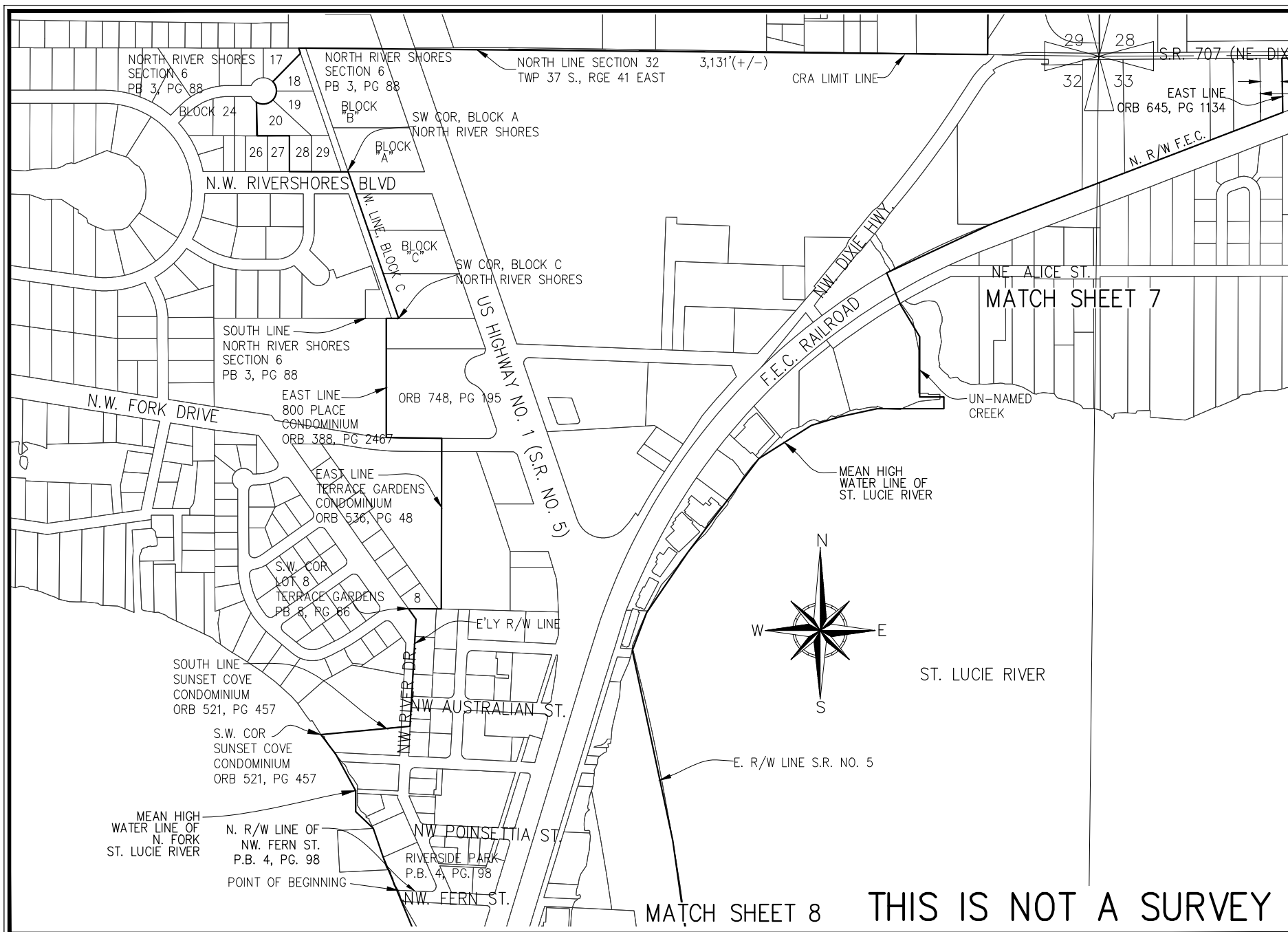
B BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

WITH THE NORTH LINE OF SAID PLAT BOOK 1, PAGE 35; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF LOT 6, BLOCK 1, OF SAID PLAT BOOK 1, PAGE 35; THENCE SOUTH ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE LONITA STREET, PER SAID PLAT BOOK 1, PAGE 35; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF LOT 1, BLOCK 1 OF SAID PLAT BOOK 1, PAGE 35; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE EASTERLY RIGHT OF WAY LINE OF S. KANNER HIGHWAY (STATE ROAD 76); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 486.95 FEET TO THE SOUTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SW PALM CITY ROAD AND ALSO BEING THE WEST LINE OF OFFICIAL RECORDS BOOKS 2288, PAGE 841 OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF INDIANOLA STREET PER THE PLAT OF HALPATIOKEE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. PINE AVENUE, PER THE PLAT OF H.W. BESSEY'S 2ND ADDITION AS RECORDED IN PLAT BOOK 5, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA. THENCE ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTH LINE OF LOT 158, PER PLAT BOOK 5, PAGE 52; THENCE NORTHWESTERLY ALONG SAID EXTENSION, THE SOUTH LINE OF LOT 158 AND LOT 147 TO THE EASTERLY RIGHT OF WAY LINE OF SW BRYANT AVE PER PLAT BOOK 5, PAGE 52; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY PROJECTION OF THE SOUTH LINE OF LOT 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 NORTHWESTERLY ALONG THE SAID SOUTHEASTERLY PROJECTION AND THE SOUTH LINE OF LOT 118 AND LOT 98 TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SW CLEVELAND AVENUE PER SAID PLAT BOOK 2 AT PAGE 14; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY TO THE NORTHWEST CORNER OF LOT 106 PER SAID PLAT BOOK 2 AT PAGE 14; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF LOT 6 OF SAID PLAT BOOK 2 AT PAGE 14; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE MEAN HIGH WATER LINE OF FRAZIER CREEK; THENCE MEANDER NORTHEASTERLY ALONG SAID MEAN HIGH WATERLINE TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 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, 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 TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707 / SW DIXIE HIGHWAY (FORMERLY U.S. HIGHWAY NO. 1, AND STATE ROAD NO. 5 PER FDOT ROAD PLAT MAP SECTION 89010-2554); THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.R. 707 / DIXIE HIGHWAY, CROSSING THE ST. LUCIE RIVER 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 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.

CONTAINING 1,175 ACRES, MORE OR LESS.

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SHEET NO. 6
OF 12 SHEETS
PROJECT NO.
02-62

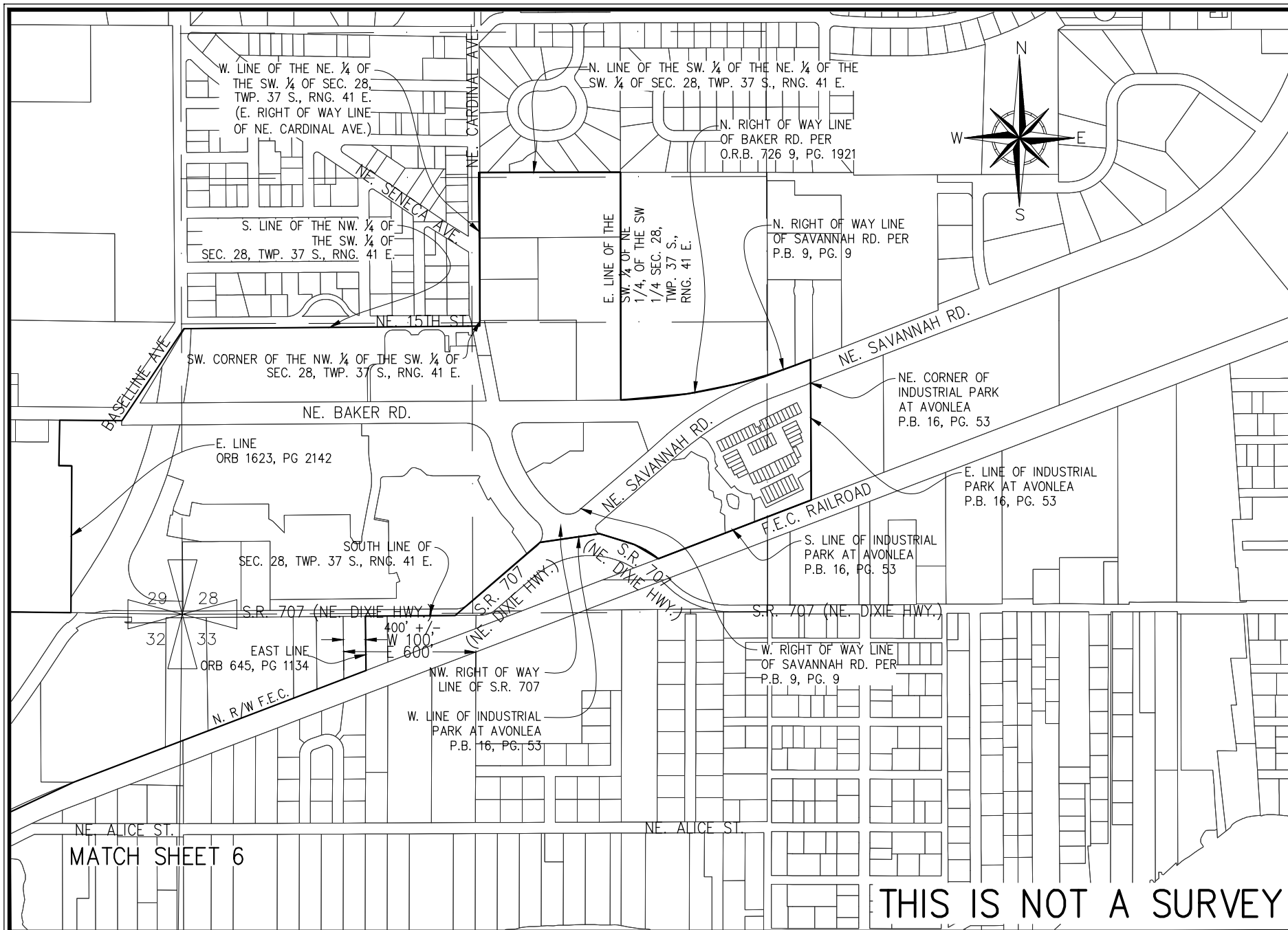
DATE REVISIONS

COMMUNITY REDEVELOPMENT AREA CITY OF
STUART, MARTIN COUNTY, FLORIDA

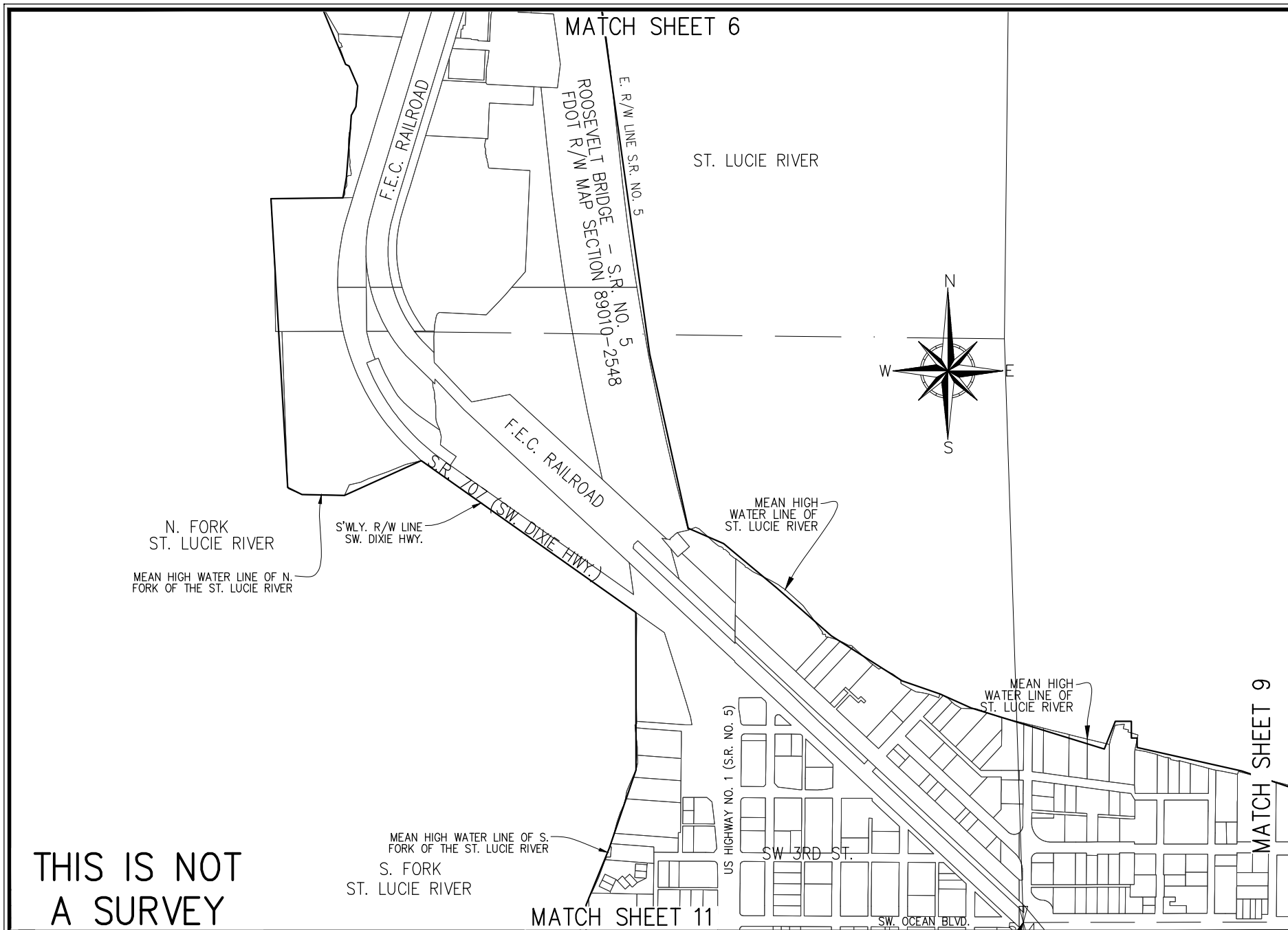
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SHEET NO. <u>7</u> OF <u>11</u> SHEETS PROJECT NO. <u>02-62</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS							COMMUNITY REDEVELOPMENT AREA CITY OF STUART, MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION CRA 2023	DATE <u>12/12/2023</u> SCALE <u>1" = 600'</u> FIELD BK. DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>	B BETSY LINDSAY, INC. A DIVISION OF HALEY WARD, INC. 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852
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OF <u>11</u> SHEETS
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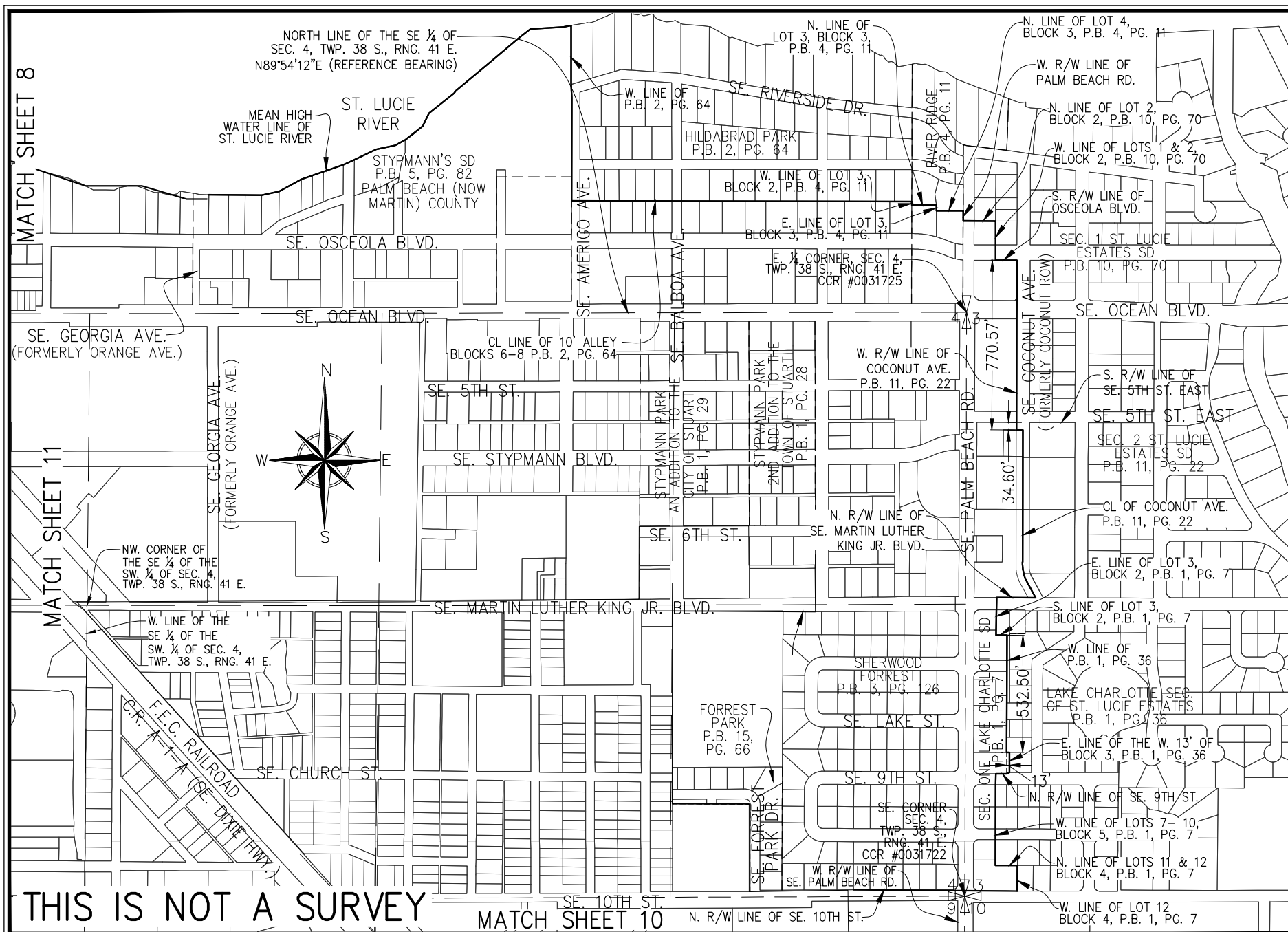
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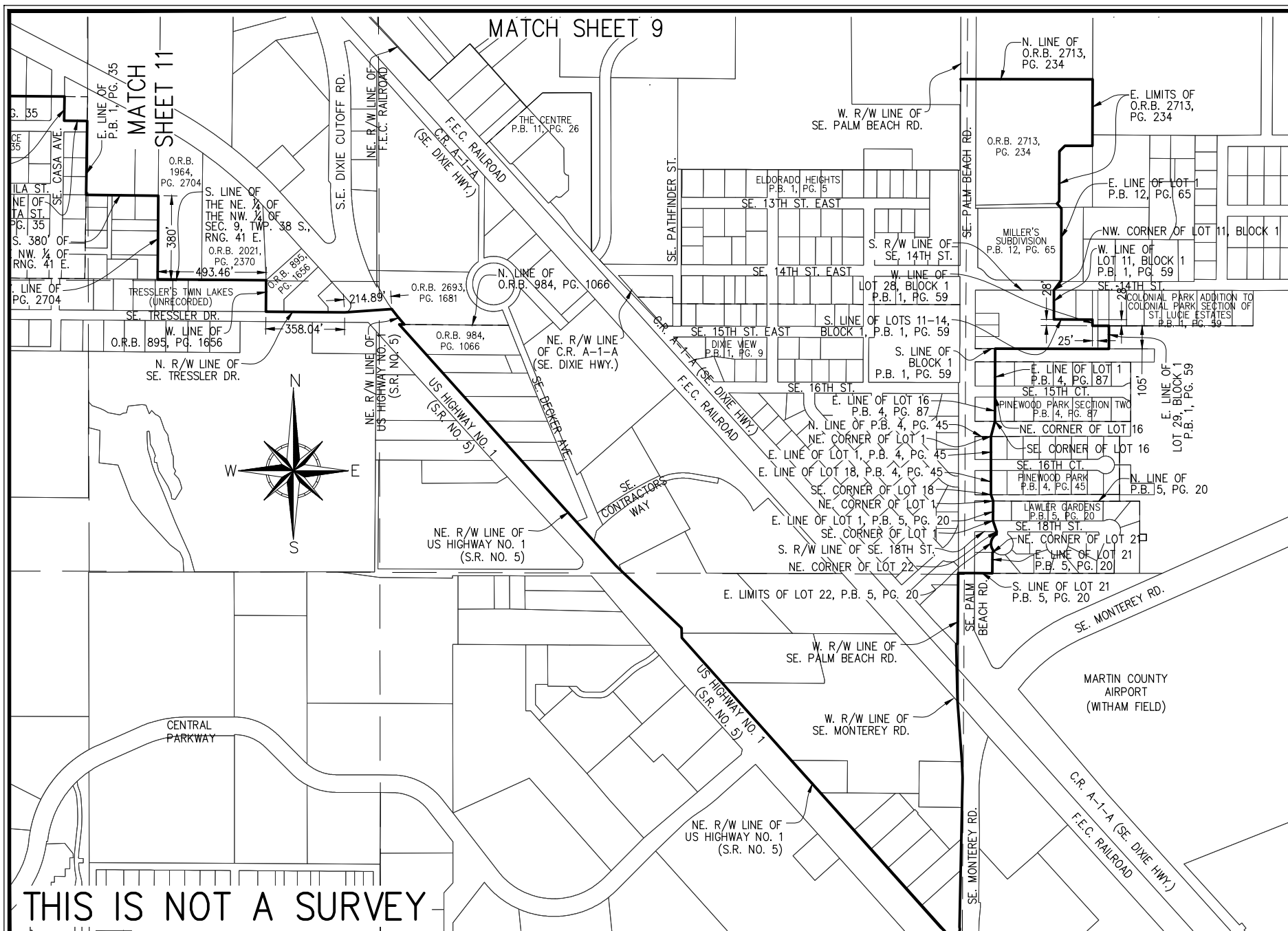
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				DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>	



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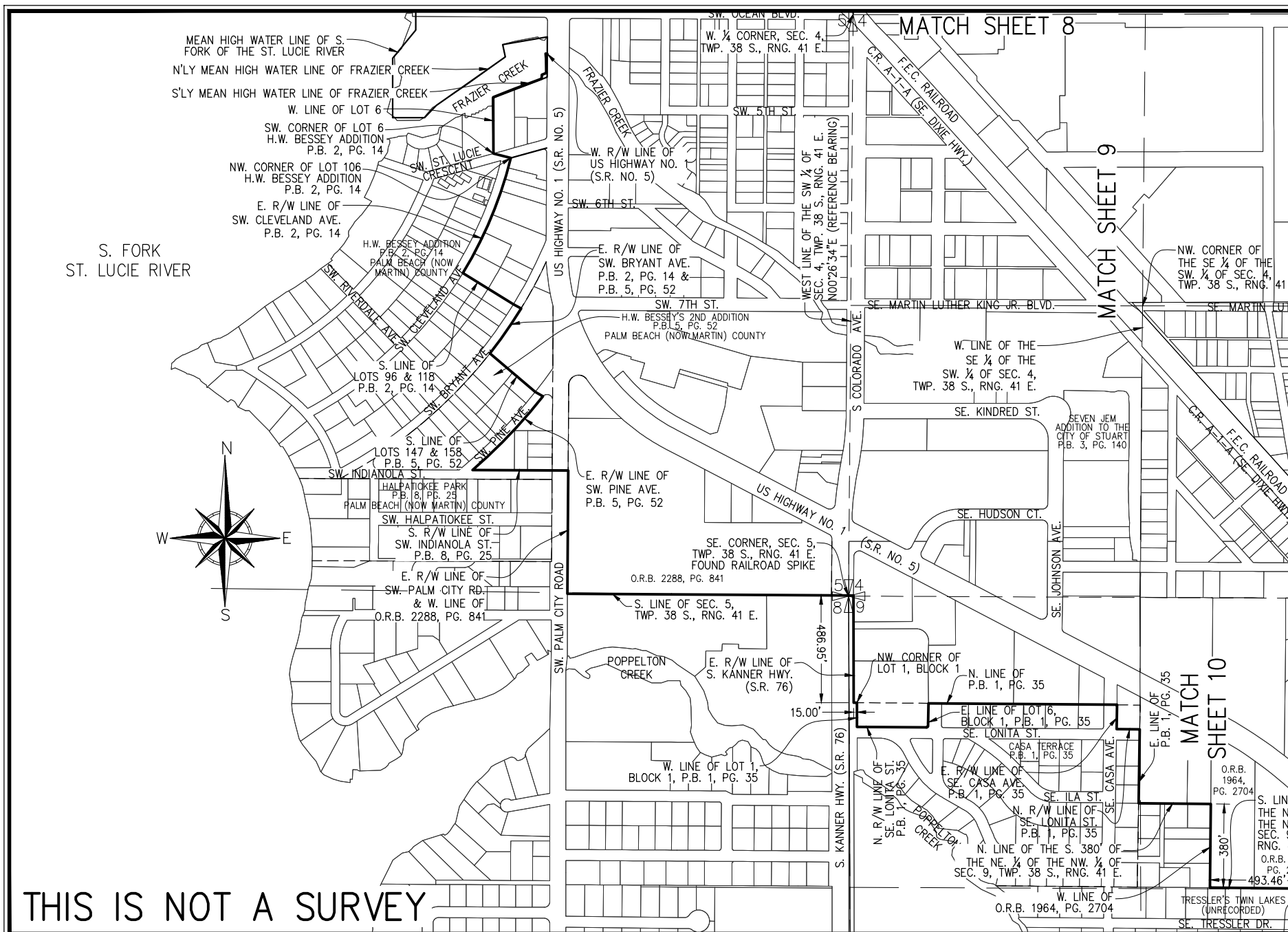
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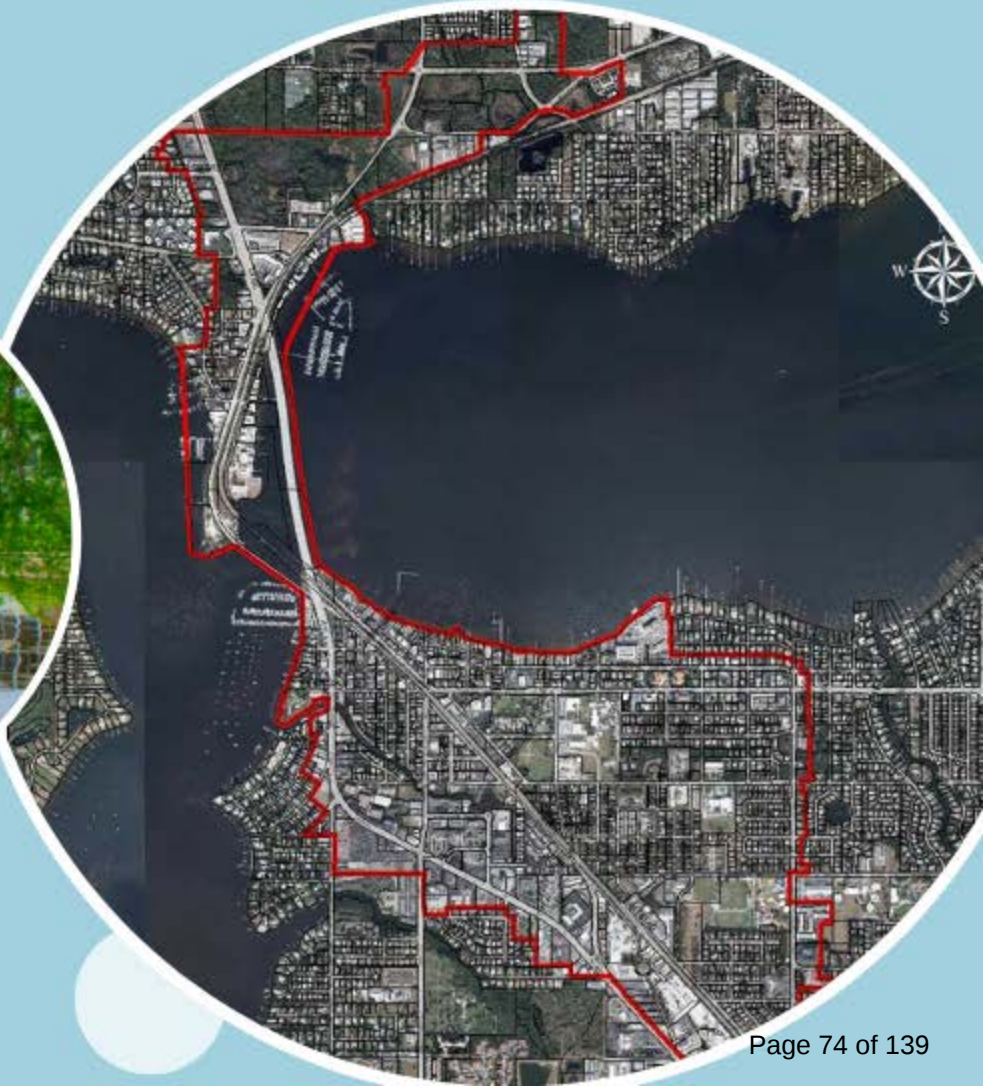
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CITY OF STUART



COMMUNITY REDEVELOPMENT PLAN



August 2019

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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

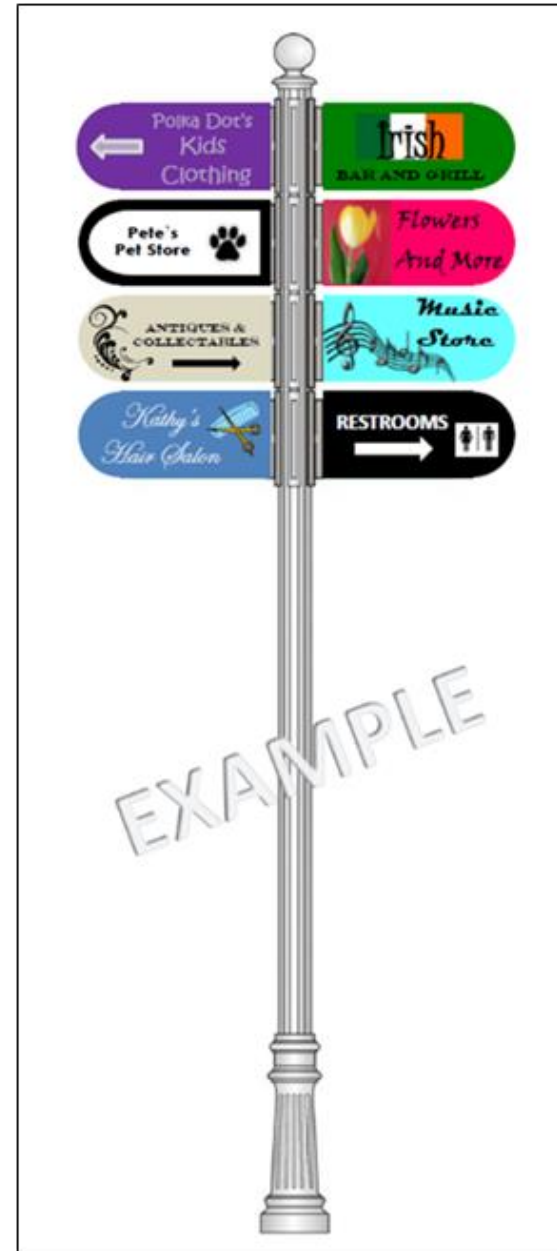
- Phase I - \$5,000
- Phase II - \$5,000

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

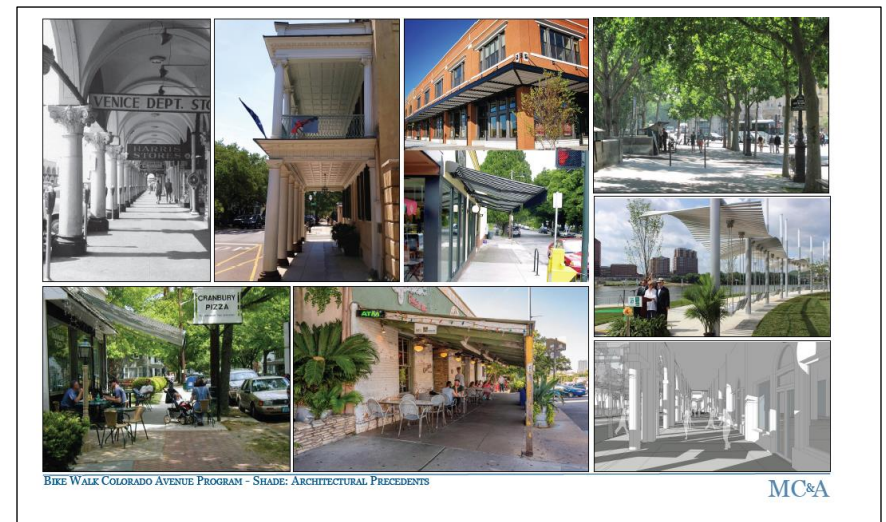
- Conceptual - \$5,000
- Final Design - TBD
- Construction - TBD

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

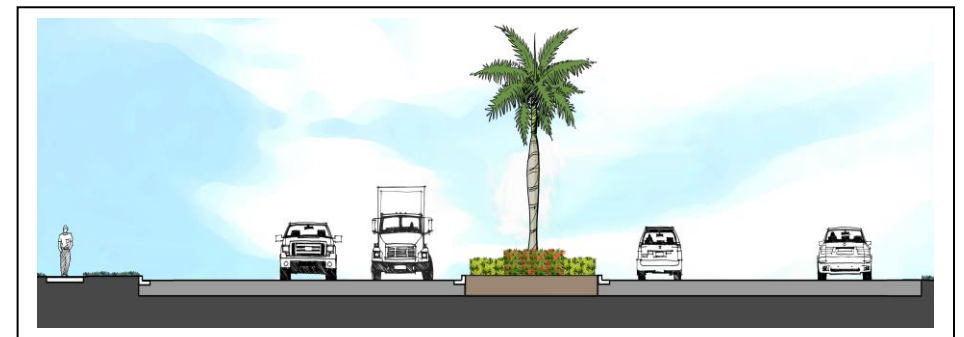
- Phase I Landscape Design - \$33,440
- Phase I Landscape Construction - \$243,739
- Phase II Gateway Markers Design - \$35,000
- Phase II Gateway Markers - \$100,000

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

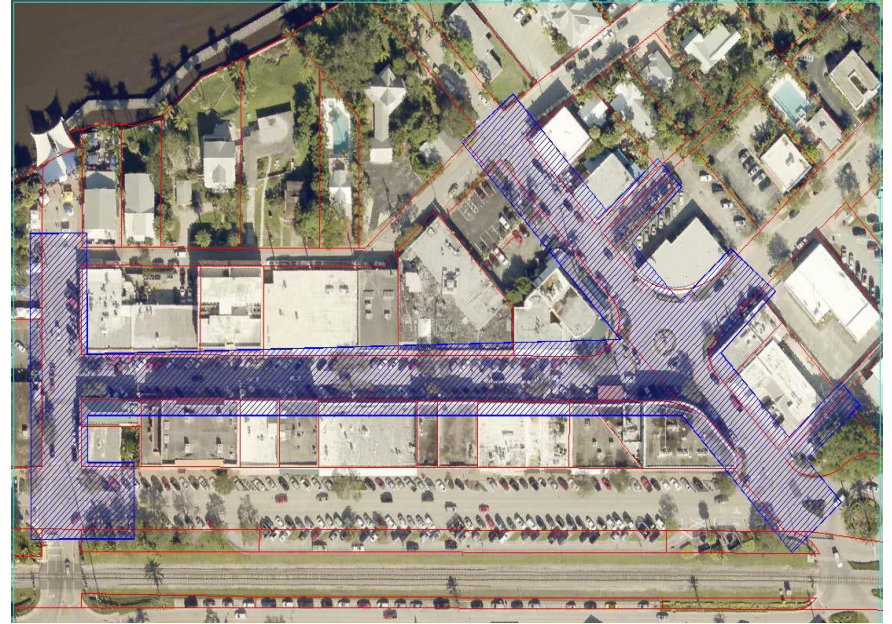
- Phase I – Planning 1 year; Implementation 2 - 3 years.
- Phase II – Planning 4 - 5 years; Implementation 6 - 7 years.

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

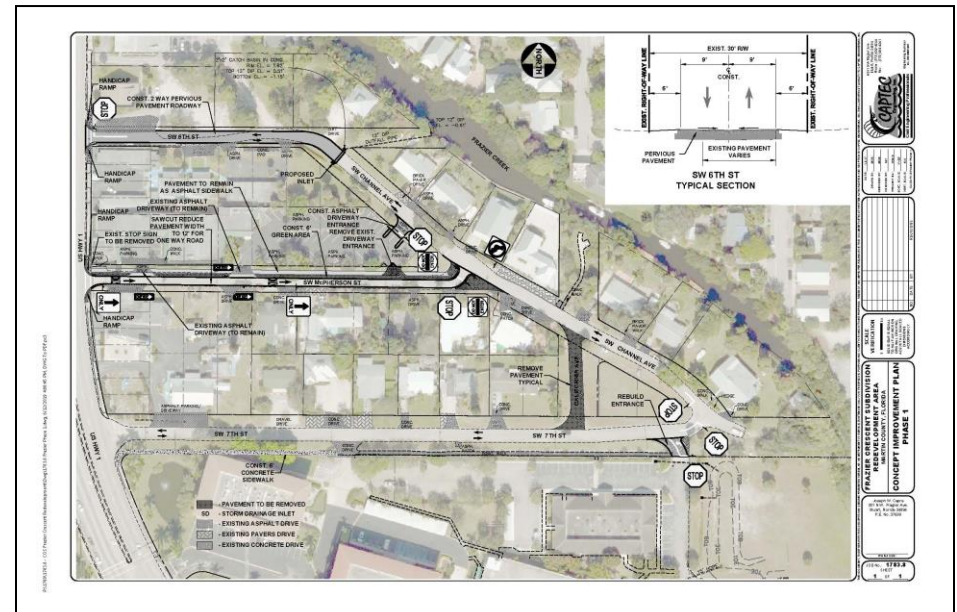
- Phase I Final Design - \$22,700; Construction - \$300,000
- Phase II Conceptual and Final Design - \$25,000; Construction – TBD

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

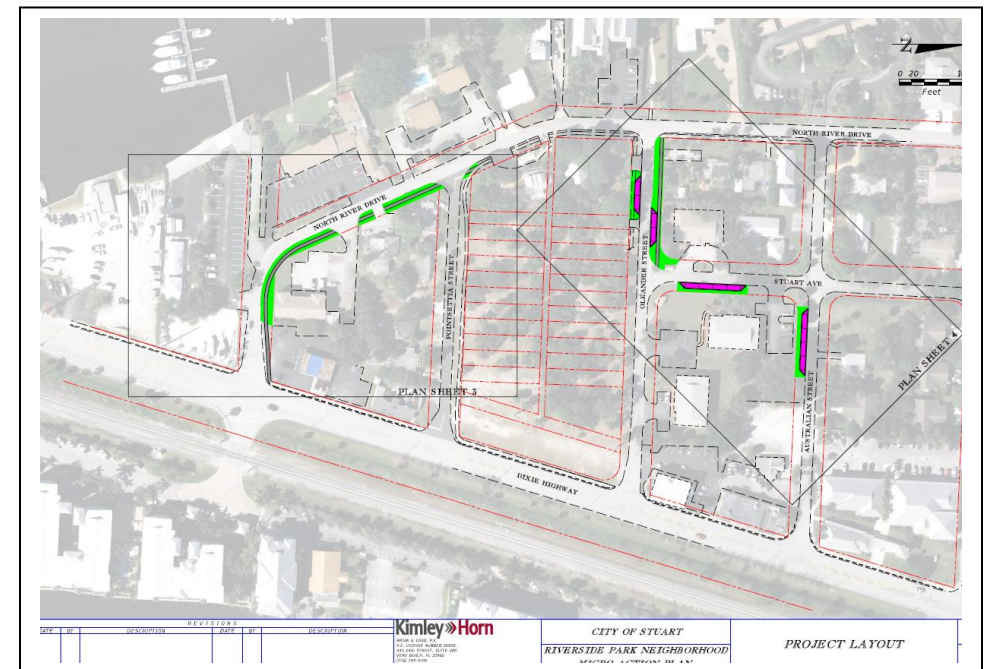
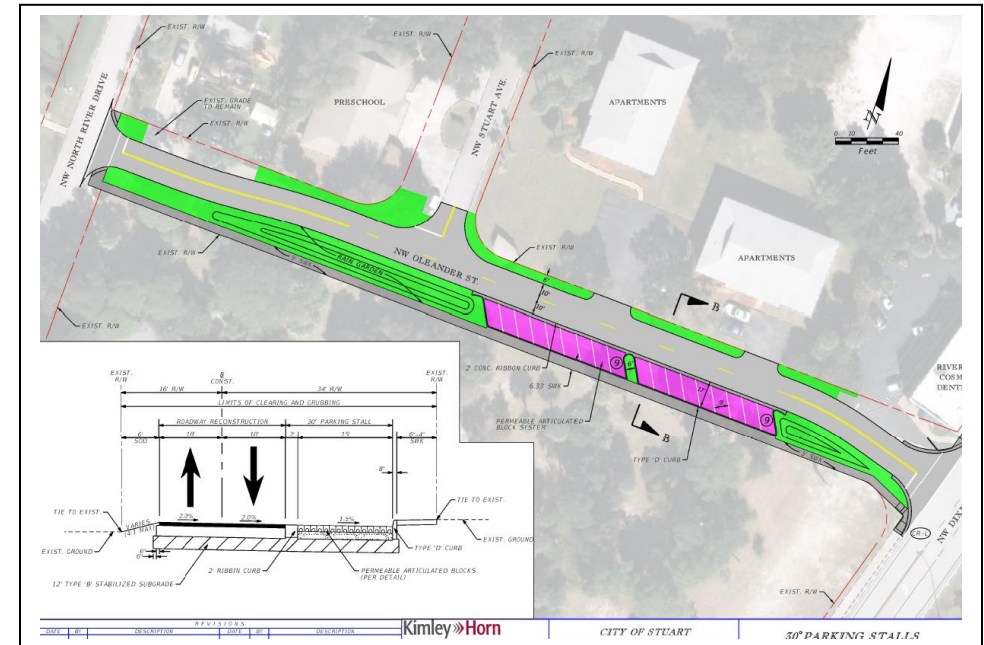
- Conceptual Design - \$12,950
- Final Design – TBD
- Construction - TBD

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

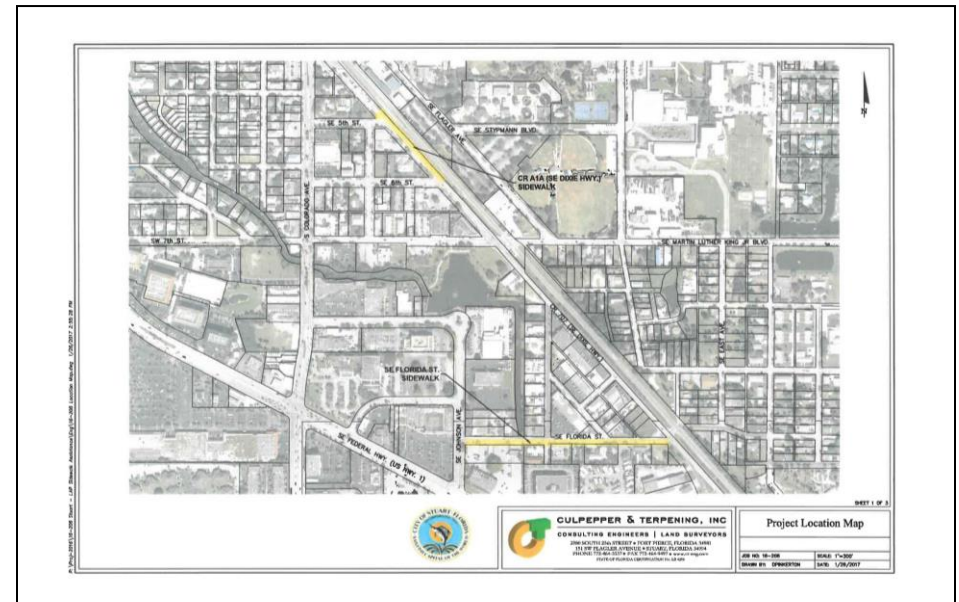
- Final Design - \$80,000; Construction - \$512,820 (CRA portion is \$40,000 for design and \$76,000 for construction; FDOT Grant \$359,594; Transportation Impact Fees \$77,226)

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

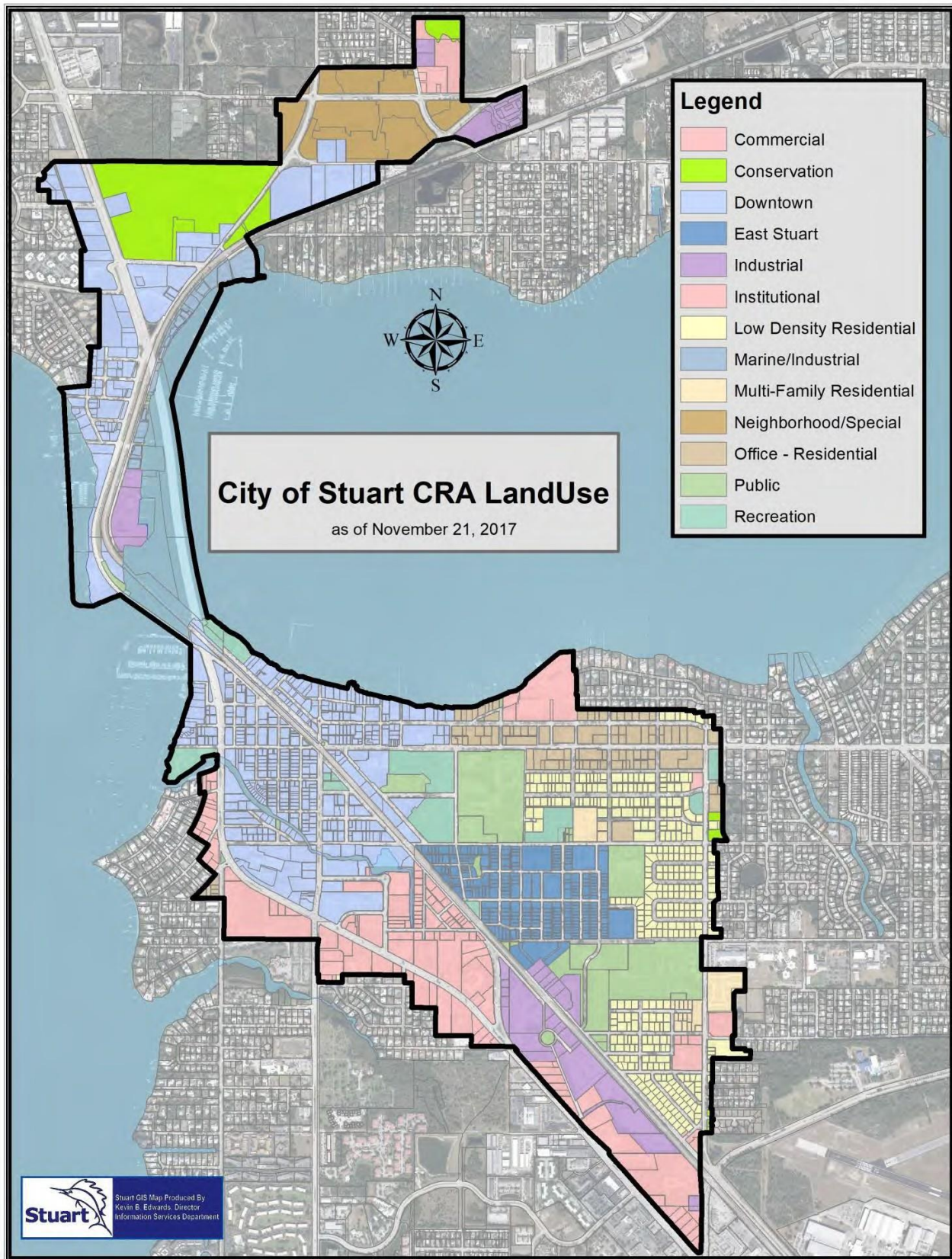
- Conceptual - \$20,000
- Final Design - \$100,000
- Construction - \$1 - \$2 Million

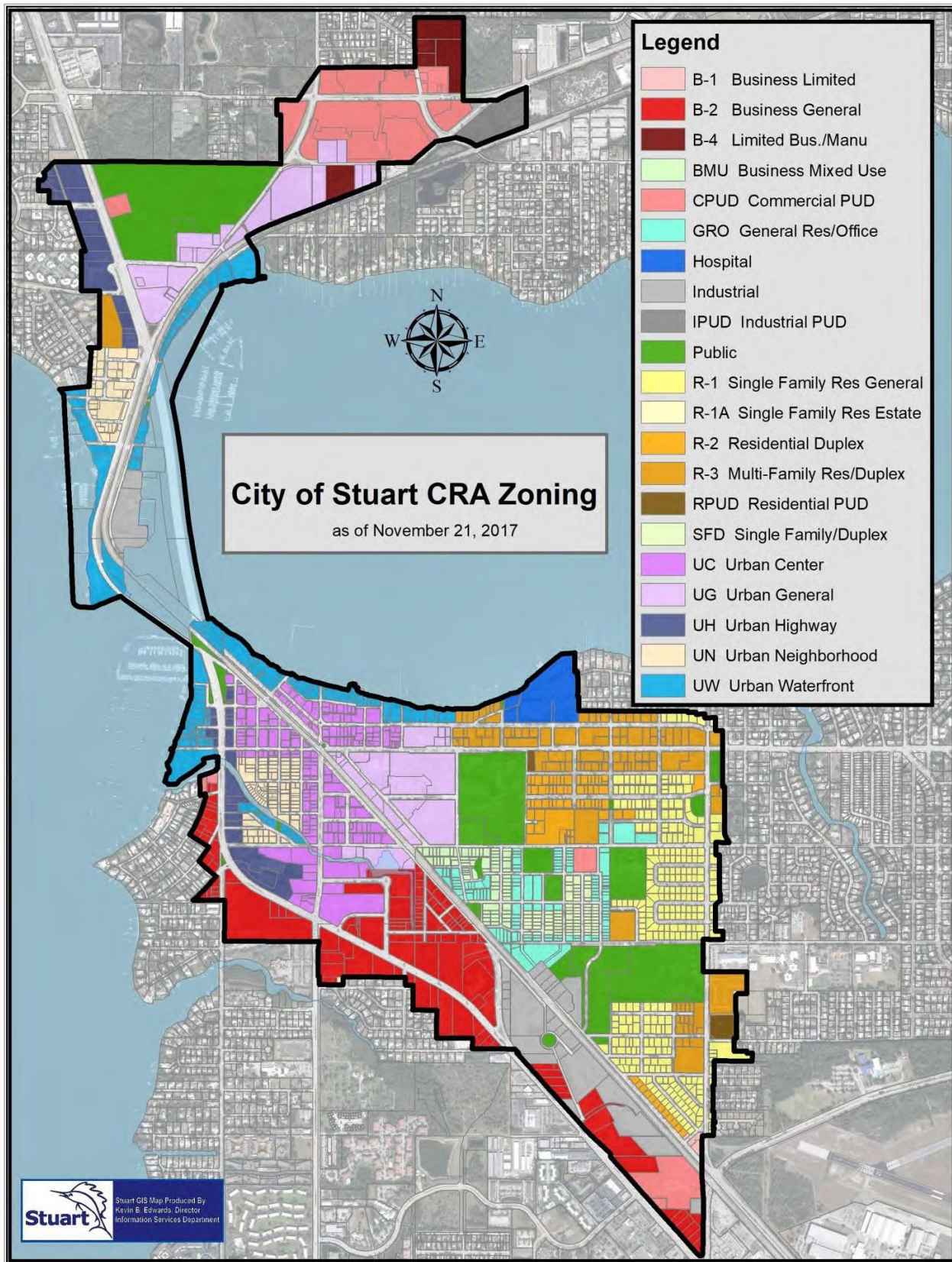
Funding Sources

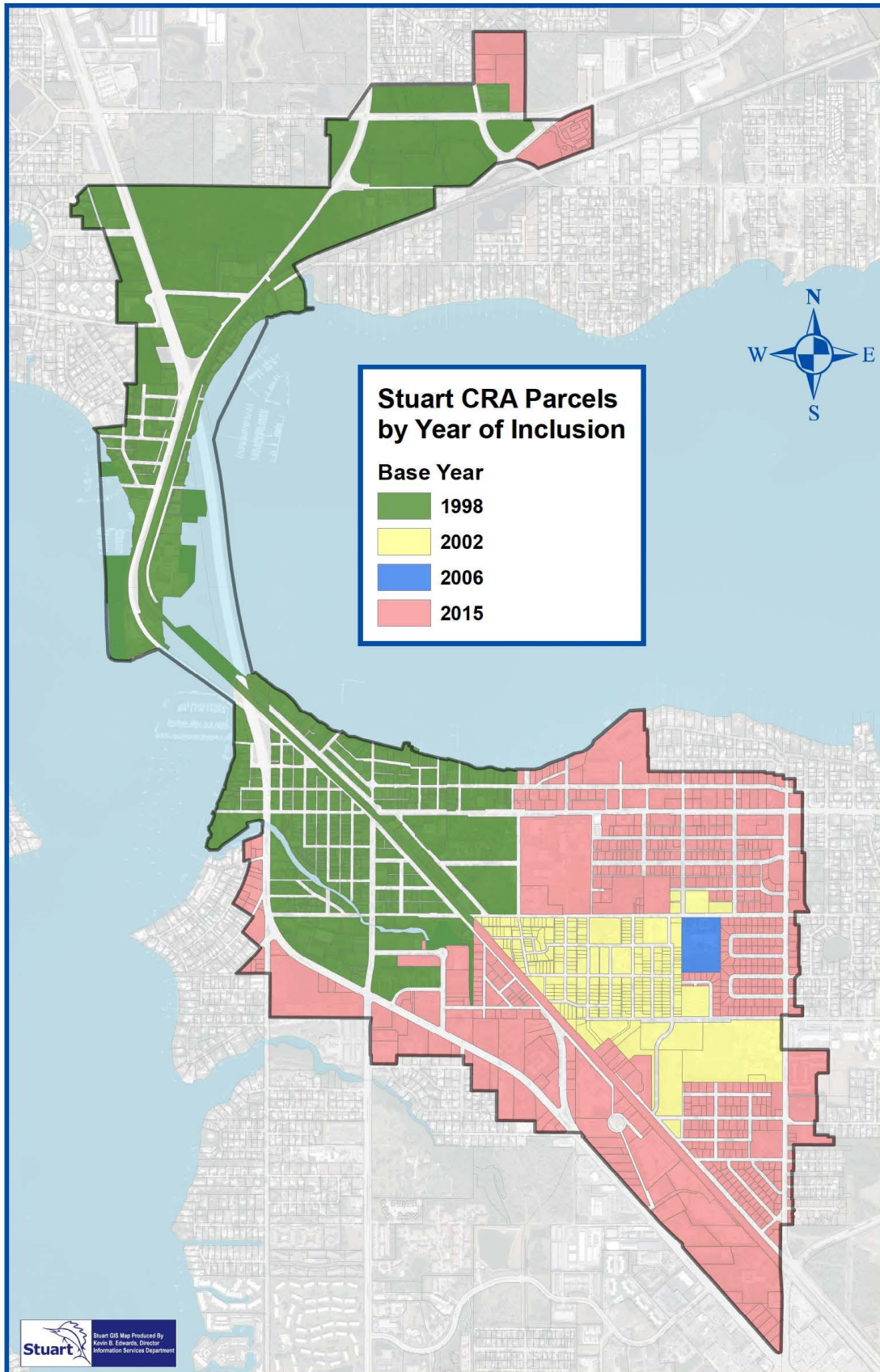
- Tax Increment Finance (TIF), Grants

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.

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~~

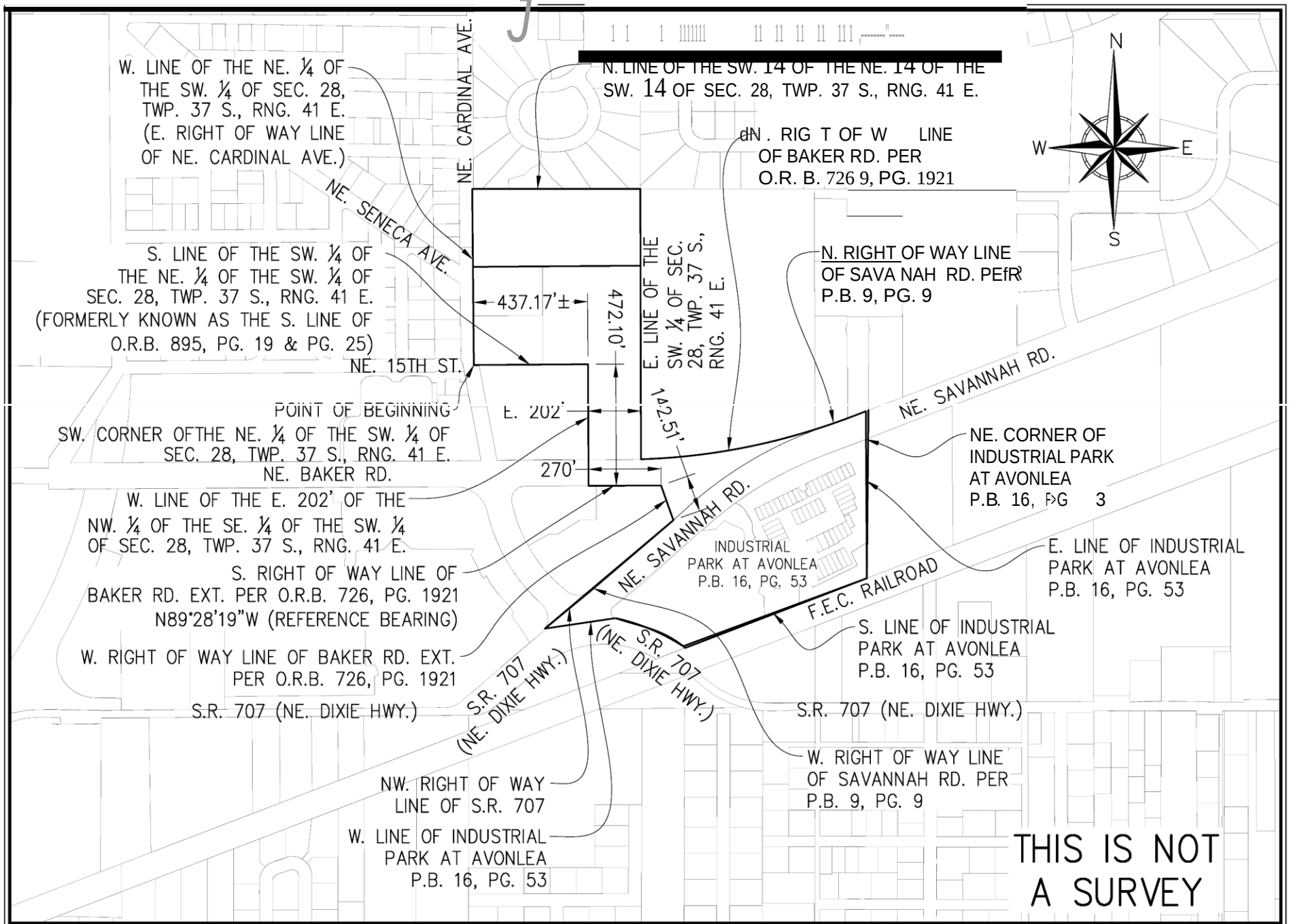
DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY E.L.
FIELD BK.

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-cra\CRA 2015.dwg, N. PARCEL (3)



THIS IS NOT
A SURVEY

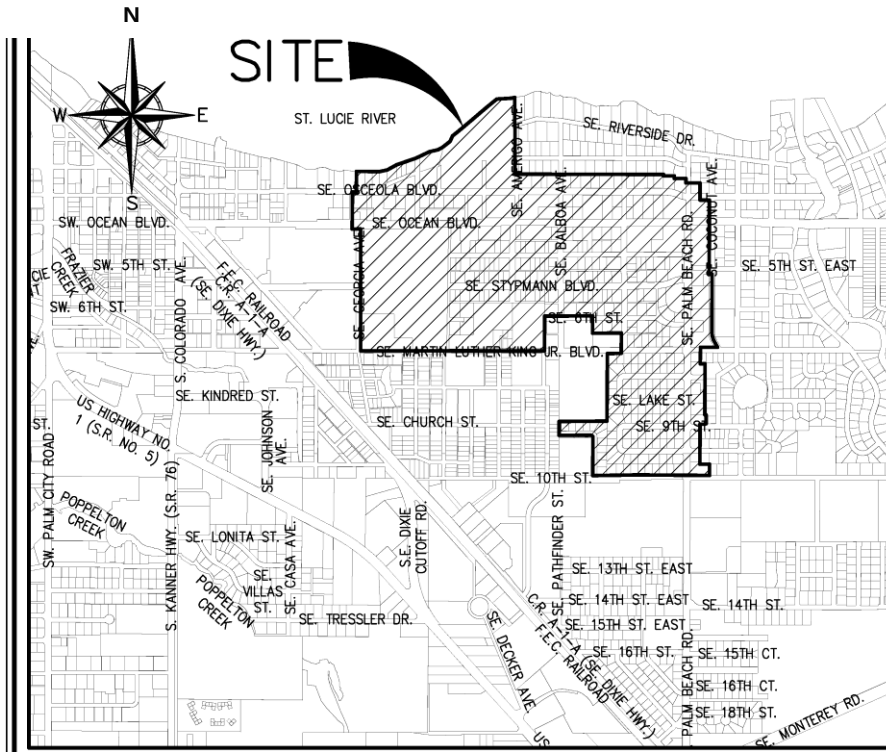
SHEET No. <u>3</u> OF <u>3</u> SHEETS PROJECT NO. <u>02-62</u>	REVISIONS		COMMUNITY REDEVELOPMENT AREA EXPANSION CITY OF STUART, MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION NORTH PARCEL	DATE <u>09/24/2015</u> SCALE <u>1" = 500'</u>	DRAWN BY <u>0.8.</u> CHECKED BY <u>EAL</u>	B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-4131 FAX LICENSED BUSINESS NO. <u>00000000</u>

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



LOCATION MAP

(NOT TO SCALE)

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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 90%;">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>	DATE	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>	 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
DATE	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

...DATIL

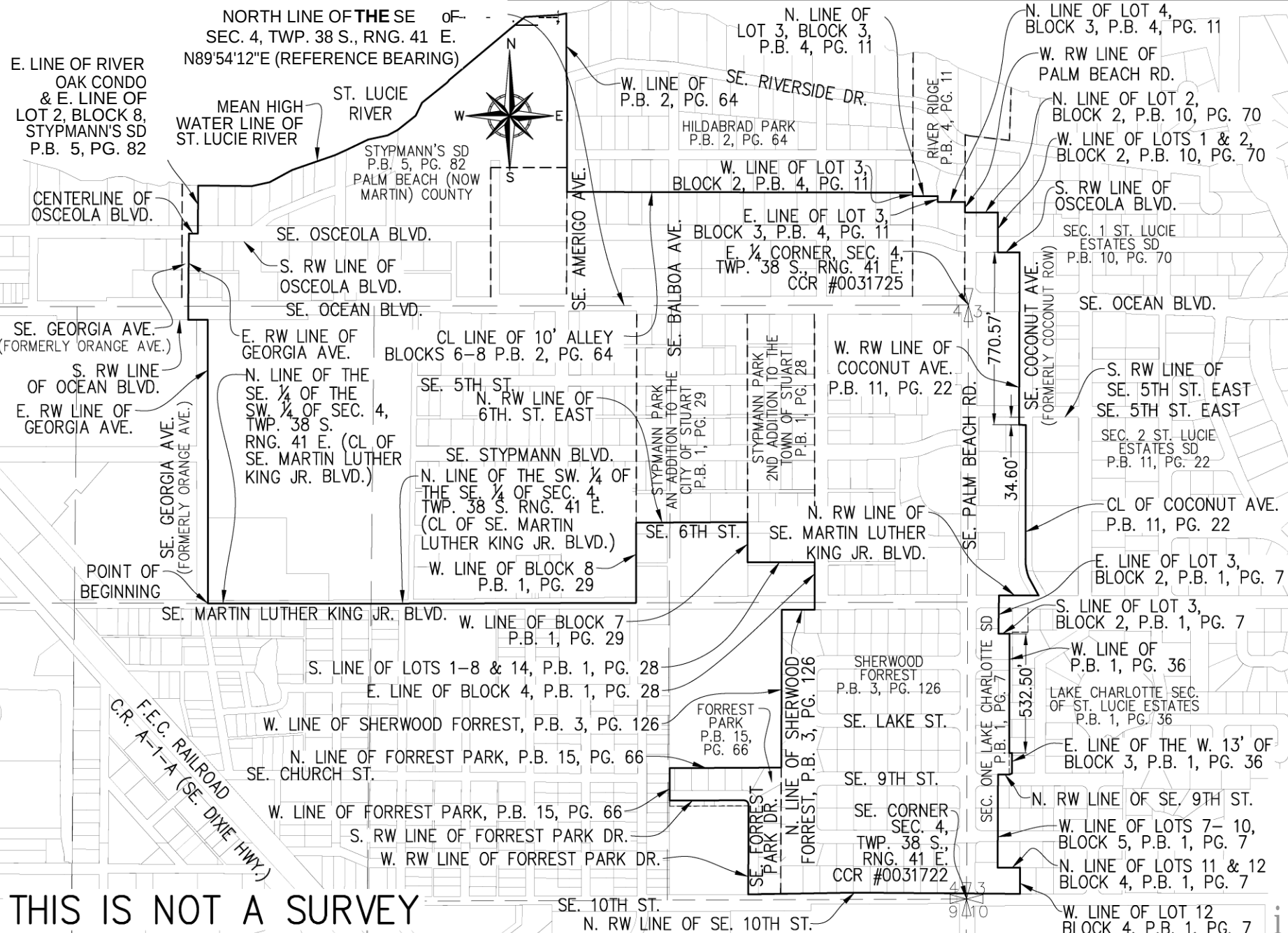
COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION

DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY FIELD BK. e-g

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



SHEET NO. 4
~~OF 4~~ 4 SHEETS
PROJECT NO.
02-62

I2ATIL	REVISIONS

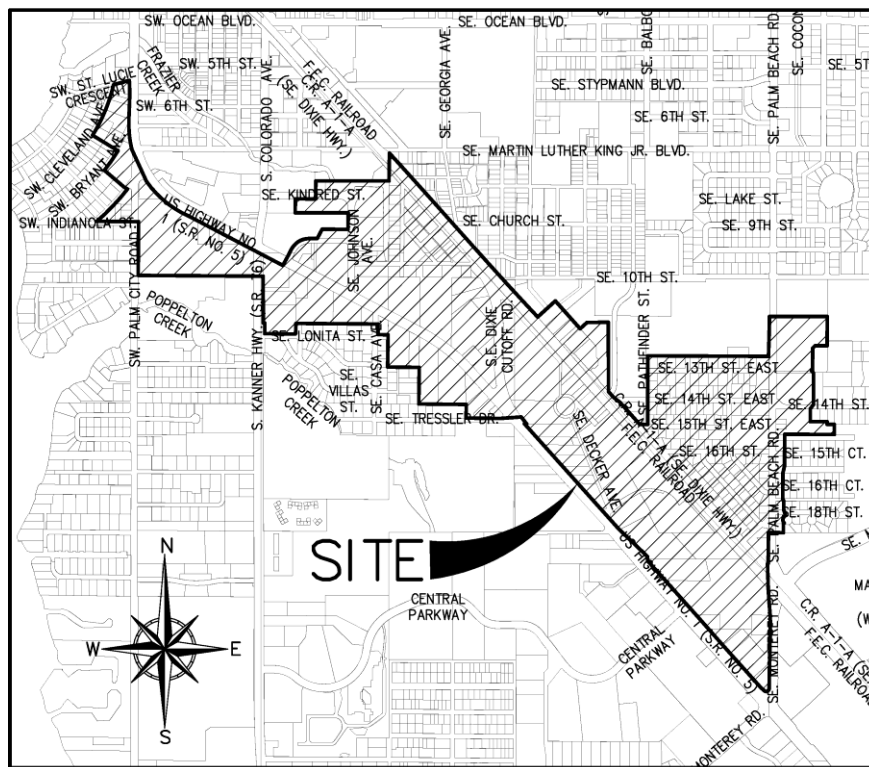
COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION

DATE 09/24/2015
SCALE 1" = 600'

DRAWING BY *et* 7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997

FIELD BK.

BBETSY LINDSAY, INC.
SURVEYING AND MAPPING



LOCATION MAP
(NOT TO SCALE)

~~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 ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

SURVEYOR NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE 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 1/4 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

SHEET NO. <u>1</u> CE8 SHEETS PROJECT NO. <u>02-62</u>	DATE 10-05-2015	REVISIONS 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 NOT TO SCALE
FIELD BK.
DRAWING BY , e.g.
CHECKED BY

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. 8882

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

PROJECT NO.
02-62

10 0 15 RE-SOV HN: LEGAL DESCRIPTION
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.

SURVEYING AND MAPPING

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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.

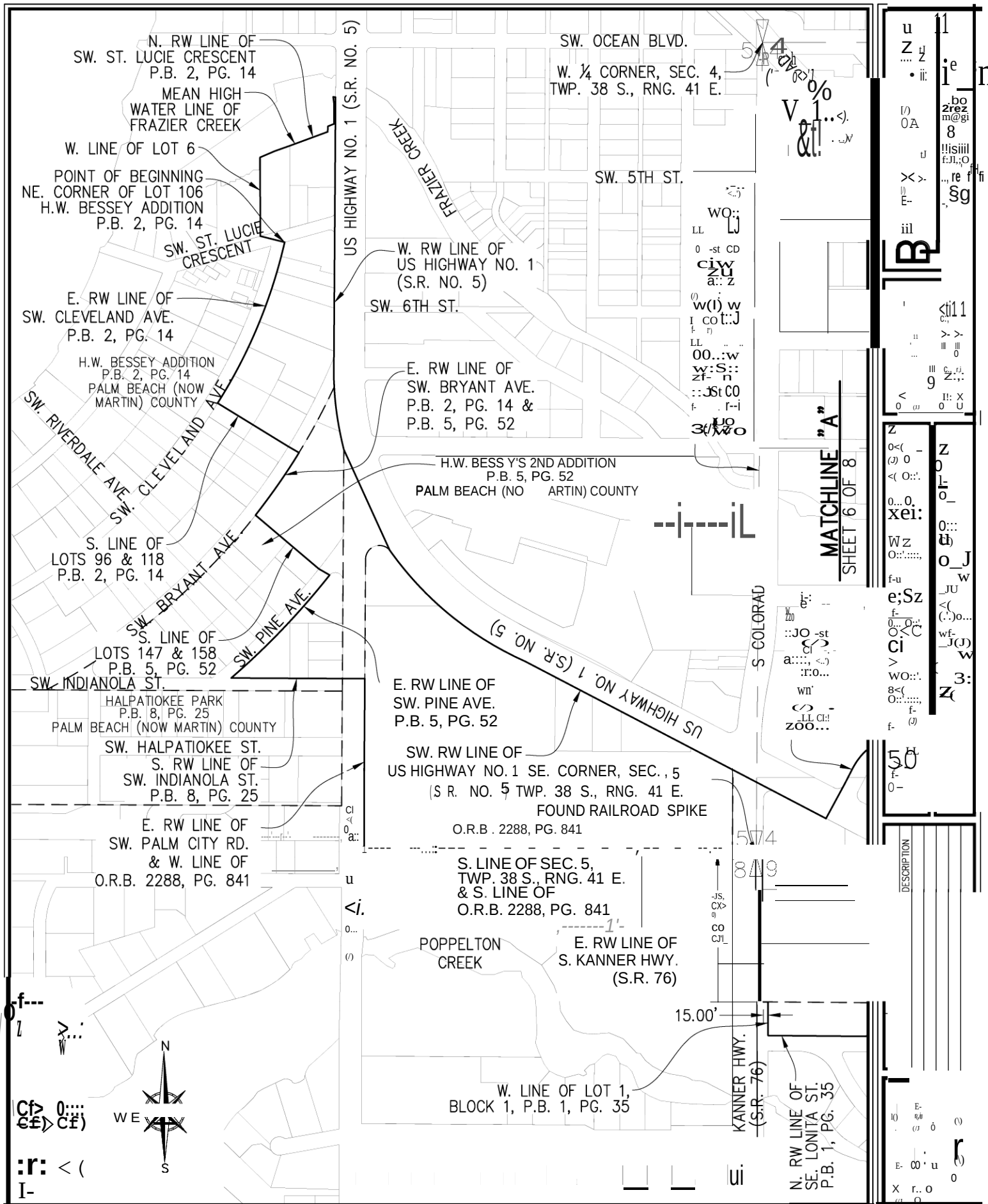
SHEET NO. 4
OF 8 SHEETS

PROJECT NO.
02-62

10 0 15 RE S OV
H: LEGAL DESCR IPT ON
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



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

SEVEN JEM
ADDITIONAL STRAIGHT
P.B. 3, PG. 140

W. RW LN OF
SE. JOHNSON AVE.
P.B. 3, PG. 140
N. LINE OF LOTS 32-36
P.B. 3, PG. 140

W
P.B. 3, PG. 140

SE. HUDSON CT.

SE. JOHNSON AVE.

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
CR

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.

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.

X CUTOFF RD.
w ui

NE. RW LINE OF
F.E.C. RAILROAD

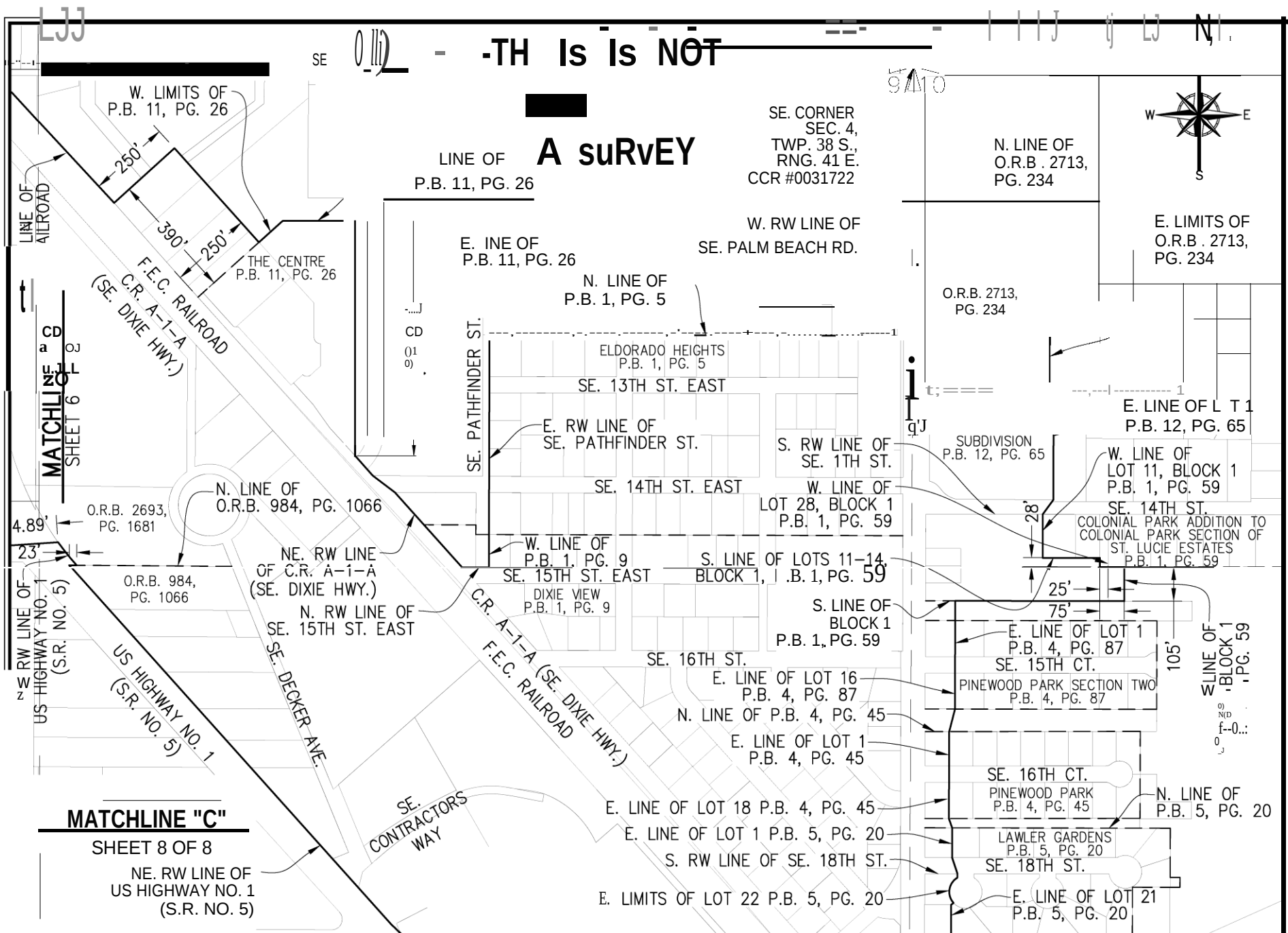
O.R.B. 895,
PG. 1656

214.89'

358.04'

NE. RW LINE OF
US HIGHWAY NO. 1
(S.R. NO. 5)





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^W JUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

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.

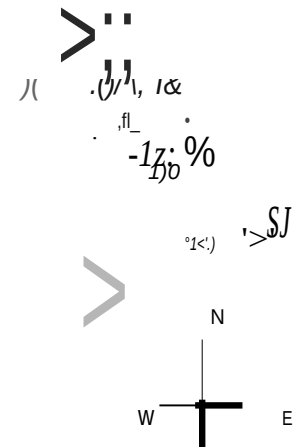
W. RW LINE OF
SE. PALM BEACH RD.

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.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
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