



AGENDA

**COMMUNITY REDEVELOPMENT AGENCY
MARCH 25, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

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 - Vacant**

ADMINISTRATIVE

**City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
CRA Executive Director, Pinal Gandhi-Savdas
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 02/26/2024 CRA MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2023
3. CRA BUDGET AMENDMENT #03 TO THE FY 2024 (RC):

RESOLUTION No. 08-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2024 CRA BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR ADDITIONAL APPROPRIATION; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

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

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

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

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

Meeting Date: 3/25/2024

Prepared by: Nina Mullin

Title of Item:

APPROVAL OF 02/26/2024 CRA MINUTES

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Item.

ATTACHMENTS:

1. 02/26/2024 CRA Minutes

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
FEBRUARY 26, 2024
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

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**

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

4:30 PM

ROLL CALL

PRESENT: Chair Bruner, Vice Chair Rich, Board Member Clarke (late), Board Member Collins, Board Member McDonald, Board Member Campenni, Board Member Schroth

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:31 PM Commissioner Clarke arrived.

**4:31 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Troy McDonald
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. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 432 SE MARTIN LUTHER KING JR. BLVD. (RC):

RESOLUTION No. 02-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND KRAIG MCHARDY, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALL OF A BUILDING LOCATED AT 432 SE MARTIN LUTHER KING JR. BLVD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, presented a brief summary and introduced Mr. Benjamin Perez, Muralist and Illustrator, Freelance Ringling College of Art and Design, who provided a description of the mural.

4:37 PM MOTION: Approve.

MOVED BY: Troy McDonald

SECONDED BY: Eula Clarke

Motion approved unanimously.

2. AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM (RC):

RESOLUTION No. 05-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM BOUNDARY TO INCLUDE ALL PARCELS WITHIN THE CRA BOUNDARY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, reviewed the Resolution with the Board with a brief PowerPoint Presentation that highlighted the maps showing the extension of the mural project boundary area to include the entire CRA.

4:45 PM MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Eula Clarke

Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

4:46 PM

Mary R. Kindel, City Clerk

Rebecca S. Bruner, Chair

**Minutes to be approved at the CRA
Meeting this 25th day of March, 2024.**

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

Meeting Date: 3/25/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2023

Summary Explanation/Background Information on Agenda Request:

The City of Stuart Redevelopment Agency complies with section 163.356(3)(d), Florida Statutes, by presenting and filing its annual report which provides a summary of its projects and accomplishments for the preceding fiscal year. The report also includes a financial statement setting forth the Agency's income and expenses as of the end of the fiscal year. The audited financial statement is typically completed by May, so the report is updated when the audited financial statement becomes available.

A notice that the report has been prepared and is filed was published in The Treasure Coast Palm Newspaper. A copy of the approved report will be sent to the County's Administrator and other taxing authorities by mail as well.

Funding Source:

N/A

Recommended Action:

Review the 2023 CRA Annual Report.

ATTACHMENTS:

1. CRA ANNUAL REPORT 2023



2023 ANNUAL REPORT

Community Redevelopment Agency

FISCAL YEAR ENDED SEPTEMBER 30, 2023

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Appendix A - Financial Summary (Unaudited)

CRA

COMMUNITY REDEVELOPMENT AGENCY

This Annual Report provides a summary of the work undertaken by the Stuart Community Redevelopment Agency (CRA) during FY 2023 as required by Chapter 163.387 (8), Florida Statute. This report sets forth the organization of the Community Redevelopment Agency along with capital improvements for the year and financial statements of investments, liabilities, income, and operating expenses.



MISSION STATEMENT

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.

ABOUT THE CRA

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.

The Stuart CRA Plan was created in 1998, and amended in 2002, 2010, 2016 and 2019. The Redevelopment Plan is designed to provide a workable program for using public resources to fund redevelopment initiatives and provide a broad vision of those initiatives. The CRA may decide to complete any activity in the Plan, however, the CRA may not undertake any activities that is not in the Plan.

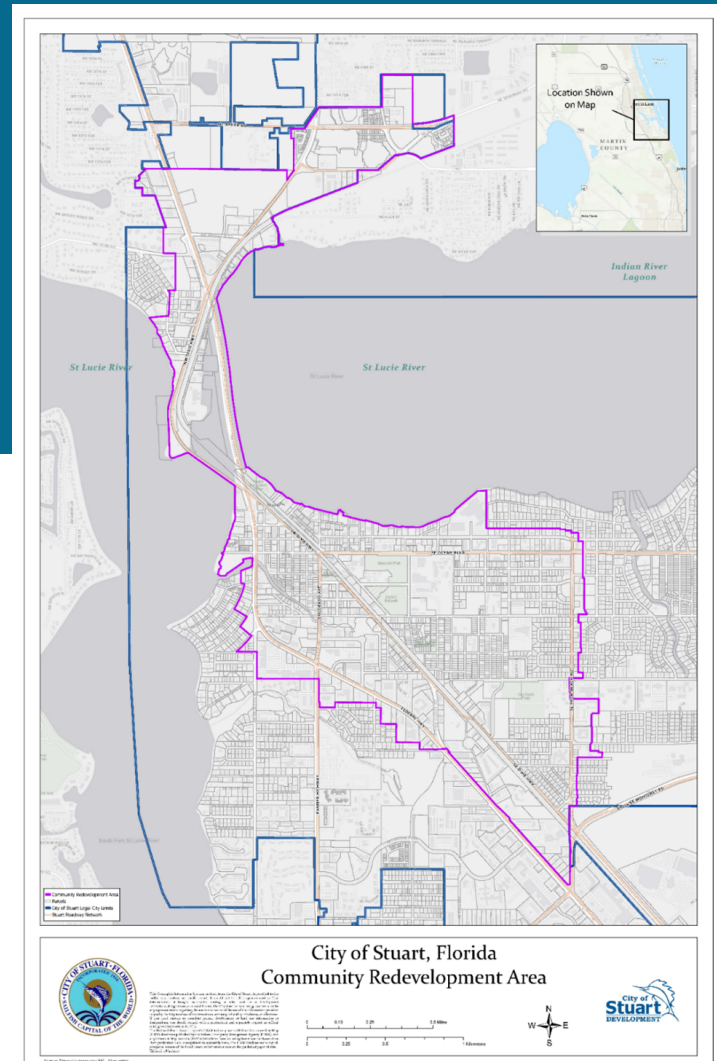
On January 22, 2024, the Community Redevelopment Board approved by Resolution No. 01-2024 CRA, amending the Redevelopment Plan to further facilitate the undertaking of programs and projects within defined CRA boundary.

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.



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.

The Stuart CRA is funded through the Tax Increment Financing (TIF) methodology. Incremental revenue is calculated based on the increase in taxable property values between the “base year”, and the current taxable value. Per the adopted Redevelopment Plan, the base year established for this purpose is 1998. The incremental increase is deposited into the Community Redevelopment Trust Fund as a source of funds to be used to finance the projects and programs identified in Stuart Redevelopment Plan. The CRA boundary was expanded three times since the Redevelopment Trust Fund was established in 1998, therefore, the Stuart CRA has different base years for each expanded area. The 1998 tax value for Stuart North, South, and Center was \$104,937,283 and taxable value for FY 2023 was \$465,999,594. The 2002 taxable value for East Stuart was \$6,979,363 and taxable value for FY 2023 was \$12,286,758. The 2006 taxable value for Public Safety Complex was \$0 and taxable value for FY 2023 was \$0. The 2015 taxable value for ‘2015 Expanded Area’ was \$187,337,637 and taxable value for FY 2023 was \$296,656,528.



The CRA TIF revenue in FY 1999 was \$41,192 and TIF revenue for FY 2023 was \$4,237,958.

Through the implementation of the Redevelopment Plan, Stuart CRA has achieved significant accomplishments in capital improvements. The improvements encourage investments and facilitate economic development.

Significant accomplishments of the CRA since its inception include:

- Acquire Trams and Micro-Transit System for Downtown
- SE East Avenue Improvements in East Stuart
- Colorado Avenue Complete Street Improvements
- Downtown Streetscape Improvements
- Riverwalk Shade Structure
- Kindred/Johnson Avenue Streetscape Improvements
- Green Bike Lanes on Colorado Avenue
- Habitat for Housing Homes in East Stuart
- Shepard Park Improvements
- Frazier Creek Streetscape Improvements
- Federal Highway North Median Improvements
- Wayfinding Signage Program
- Residential Neighborhood Improvement Program
- Business Improvement Reimbursement Program
- Downtown Parking Study
- Triangle District Master Plan
- Federal Highway Street Tree Program and Master Plan
- Form Based Code for East Stuart and Creek District
- Acquisition of Triangle Property (Azul Multi-Family Development)
- Acquisition of 710 MLK Blvd (f.k.a. Willie Gary Property)



COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

The City Commission, plus two members of the Community Redevelopment Board, shall be the Community Redevelopment Agency for the City. Their term of office of member of the CRA are concurrent with the terms of the City Commission or Community Redevelopment Board.



Rebecca S. Bruner
Chair



Campbell Rich
Vice Chair

During FY 2023, the CRA held public meetings on:

October 24, 2022

November 28, 2022

January 23, 2023

March 27, 2023

April 24, 2023

May 22, 2023

June 12, 2023

July 26, 2023

August 28, 2023

September 25, 2023



Eula R. Clarke



Christopher Collins



Troy McDonald



Tom Campenni



Nikolaus Schroth

COMMUNITY REDEVELOPMENT BOARD (CRB)

The CRB shall consist of seven members. Members shall be residents of the City or the owners of a business within the City. The CRB was established to serve as advisory board to the CRA by making recommendations including, but not limited to, Urban Code Conditional Use, Planned Unit Development (PUD) amendment, Historic Preservation, amendments to Special Zoning Codes, CRA Plan amendments, implement CRA Plan, review and approve public art, and Urban Planned Unit Development (UPUD) applications within the CRA.

Current CRB Members:

Tom Campenni, Chair

Nikolaus Schroth, Vice Chair

Mark Brechbill

Frank McChrystal

Bonnie Moser

Andy Noble

Vacancy

During FY 2023, the CRB held public meetings on:

November 1, 2022

December 6, 2022

January 10, 2023

March 7, 2023

May 2, 2023

June 6, 2023

July 11, 2023

August 1, 2023

September 5, 2023



CRA STAFF



Pinal Gandhi-Savdas

Executive Director

Pinal Gandhi-Savdas, joined the City of Stuart team as a Senior Planner from 2006-2011 and 2015-2018 and is the CRA Executive Director since 2018. Ms. Gandhi-Savdas is responsible for overseeing the CRA's Redevelopment Plan, budget, operations, and capital projects. She has over 15 years of planning and leadership experience within the public sector. She serves on various boards including the chair of the MPO's Bicycle and Pedestrian Advisory Committee (BPAC) and committee member of the TCRPC Comprehensive Economic Development Strategy (CEDs).

Jordan Pinkston, joined the City of Stuart team as an Executive Administrative Assistant to the Development Director and CRA Program Specialist in 2019 and became a CRA Program Manager in 2022. She has over 16 years of experience with public involvement, communications, strategic planning, event management, marketing and public relations. Ms. Pinkston manages multiple CRA funded programs and initiatives. She is the City Representative for Stuart Main Street, as well as involved with Young Professionals of Martin County and the Florida Public Relations Association.



Jordan Pinkston

CRA Program Manager

ACKNOWLEDGEMENT

Michael J. Mortell, City Manager
 Lee J. Baggett, City Attorney
 Mary R. Kindel, City Clerk
 Susej T. Meleqi, Board Secretary
 Jodi Nentwick, Development Director
 Louis Hatten, Building Official
 Peter Kunen, U&E Director
 Milton Leggett, Public Works Director
 Jim Chrulski, Community Services Director
 Louis J. Boglioli, Finance Director

CRA PROJECTS

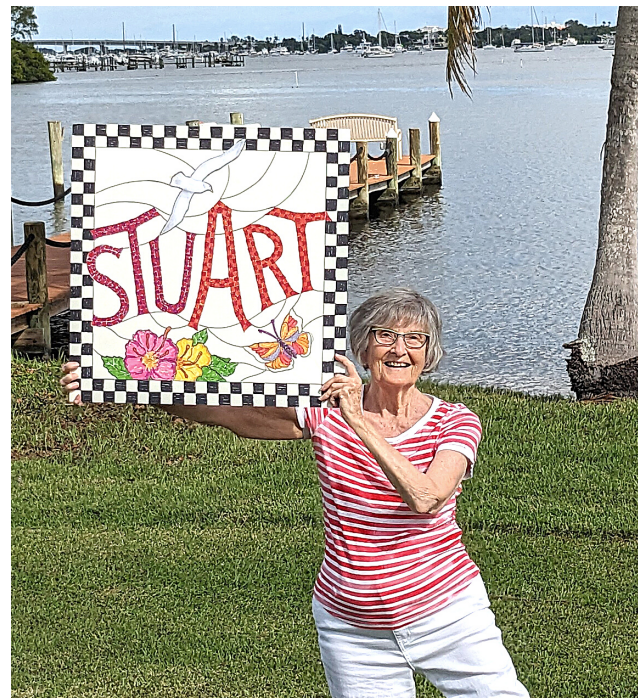
BUSINESS IMPROVEMENT REIMBURSEMENT GRANT PROGRAM

The Stuart Community Redevelopment Agency Business Improvement Grant Program is an incentive program designed to encourage visible exterior improvements to existing commercial properties and to encourage private investment in the Stuart Community Redevelopment Area. The program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. Funds are appropriated annually by the CRA. In 2023, there were 8 applications totaling \$159,554 in project costs. The program encourages property owners to invest their own money for the improvements. The business owners invested \$99,723 of their own money for projects funded in FY 2023. As of 2023, the program has awarded 50 businesses with a total private investment of \$1.5 million with an additional CRA contribution of \$351,000.



MOSAIC ARTWORK

The Mosaic Artwork project installs mosaic art created by local artists in the public right-of-way, on the sidewalk throughout “The Creek” Arts & Entertainment District. The project provides an opportunity to create a unique experience as residents and visitors stroll the streets of A&E District, increases foot traffic, creates an urban environment, increases appreciation for the mosaic art and artists, and overall attractiveness of the City’s public right-of-way. In FY 2023, the artists installed 2 mosaics on the sidewalk. There is a total of 6 mosaics installed since the inception of the program. In FY 2023, the CRA contributed approximately \$2,000 for the program.



MURAL MATCHING GRANT PROGRAM

In FY 2023, the mural on VA Building, located at 701 SE Tarpon Avenue, in East Stuart Neighborhood was designed and painted by a local artist, Glenda Preston. The mural is named "Tribute on Tarpon" to honor the veterans and show appreciation for our veterans. The mural is a reminder of the sacrifice of veterans to protect our nation. The artwork allows the community to engage and create a sense of place in the neighborhood.

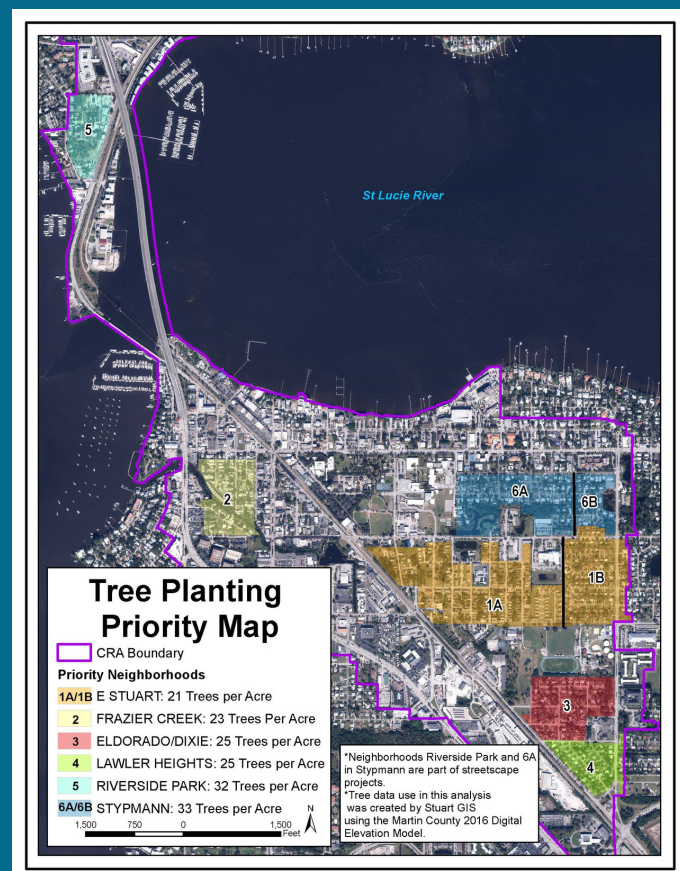


RESIDENTIAL FACADE IMPROVEMENT/ PAINT UP PROGRAM

The Residential Façade Improvement Grant Program is an incentive program to make minor structural and cosmetic exterior improvements to single-family homes and duplexes, either owner-occupied or tenant-occupied residential investment properties. The program provides a reimbursement of 50% of the total costs up to \$500. The program also provides a voucher of up to 100% (maximum of \$500) for exterior paint. In 2023, the CRA received three Paint-Up Program applications, totaling \$1,500 in reimbursement.

RESIDENTIAL STREET TREE PROGRAM

The Residential Street Tree Program was developed to increase the City's tree canopy, provide shade, enhance residential and public streets, and provide environmental and social/health benefits. The program will be implemented in phases and prioritization of neighborhoods was based on existing tree count data. In April 2023, the CRA installed 6 trees in the East Stuart neighborhood, Priority Area 1B. The total cost of the project was approximately \$1,725.



MICRO TRANSIT SYSTEM

The CRA provided \$182,000 for the operation of the Micro Transit System. The annual ridership between January 2023 to December 2023 totaled 44,684 passengers (up 9,000 passengers from previous year). The advertising panels on the top of the tram were installed to generate revenue from selling advertisement space. In 2023, three panels with advertisements generated revenue of \$2,250. Currently, there are seven panels rented for advertisements generating approximately \$4,000 in revenue.

The city received a FDOT grant in the amount of \$35,000 for historic tours, marketing the program and to encourage ridership. In 2023, the city provided approximately 134 historic tours with 1,700 riders. This grant will expire in May 2024.

The city received grant for tram expansion program which allowed the city to add Wells Fargo location as a stop in January 2023.

The tram was rented for 3 private events that generated revenue of \$1,398. The tram service is also provided for other events (e.g. schools, daycare centers, churches, etc.) to help alleviate traffic and parking demand in downtown. The city serviced 53 events with approximately 5,500 riders.

In FY 2023, the CRA allocated \$10,000 to wrap the downtown trams to increase visibility, attract riders, and promote micro-transit system. The city wrapped one tram and the remaining trams will be wrapped in Summer 2024.



HISTORIC PROPERTIES SURVEY REPORT 2023 AND DOWNTOWN NATIONAL REGISTER OF HISTORIC PLACES

The CRA partnered with Stuart Main Street to apply for the Small Matching Grant through the Division of Historical Resources to update the 1991 historic properties survey. The application was recommended for funding and the award grant agreement between the Division and Main Street was executed. Stuart Main Street hired a consultant to work on updating the earlier survey. In 2023, the City Commission adopted the 2023 Historic Properties Survey Update Report. The survey provided the basis for the designation of Downtown Stuart as a National Register Historic District. Stuart Main Street received another Small Matching Grant from the Division to pursue a National Register nomination for the core of the Downtown Stuart Historic District.



EAST STUART NATIONAL REGISTER OF HISTORIC PLACES DISTRICT DESIGNATION

The CRA is pursuing a National Register of Historic Places district nomination for the East Stuart community. The Division of Historical Resources determined that East Stuart is eligible for listing on the National Register of Historic Places. The CRA hired a consultant to prepare and submit the National Register nomination application. In 2023, the consultant conducted a windshield survey of the neighborhood and interviews to prepare the nomination report. The application will be submitted to the Florida Department of State by early 2024.

HISTORIC MARKER DEDICATION – MT. CALVARY MISSIONARY BAPTIST CHURCH



In celebration of Historic Preservation Month in May 2023, the CRA hosted a historic marker dedication for Mount Calvary Missionary Baptist Church located at 904 SE Bayou Avenue in East Stuart. Since its beginning, Mount Calvary has been a central piece of Stuart history.

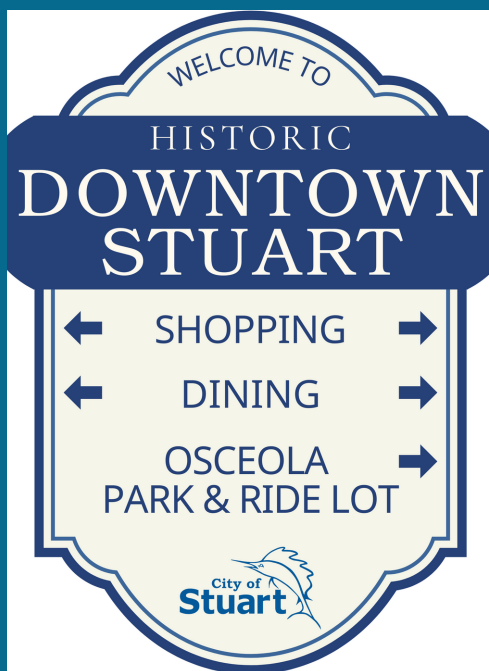


SOLAR AND ENERGY LOAN FUND (SELF) PROGRAM

The CRA collaborated with SELF to develop a Neighborhood Revitalization Program to provide grant in the amount up to \$2,500 for residential properties within the CRA, who apply for loan from SELF for energy efficiency home improvements. The program provides for coordination of grant fund and low-cost financing between the CRA, SELF and low-income owners of residential properties for improvements such as roofs, air conditioners, windows, doors, etc., and make repairs and replacement projects more affordable and attainable. In 2023, we received two potential applicants that qualified for the program and are in the process of executing an agreement.



PARKING ENFORCEMENT SYSTEM



The CRA Board approved a budget amendment in the amount of \$40,000 to acquire a parking management system to efficiently track and record violations for effective enforcement of 3-hour parking in the core downtown area. The goal of the parking management system is to create a higher turnover, pushing downtown employees and long-term parkers into off-street parking facilities and on-street parking out of the core downtown area. It will contribute to changing parking behavior so that the use of parking spaces outside of the core area increases and higher turnover for the most convenient on-street parking. The acquisition of the system is underway and expect to put the system in effect by Fall 2024.

DOWNTOWN UNDERGROUNDING AND STREETScape

The improvements include a streetscape project on Seminole Street, and an underground conversion project on SW Seminole Street from SW St Lucie Avenue to S Colorado Avenue, and SW Osceola Street from St Lucie Avenue to S Colorado Avenue; SW St. Lucie Avenue from SW Seminole Street to SW Flagler Avenue; and S Colorado Avenue from SW Seminole Street to SW Flagler Avenue. The improvements will increase reliability, specifically following storm events, as well as add aesthetic benefits to the downtown. The project was initially anticipated to be completed in two phases. The undergrounding project on Seminole Street (Phase 1) was originally envisioned to be constructed with the Seminole Streetscape project, in the summer of 2022. However, FPL's plan to harden power lines on SW Osceola Street happened earlier than expected, and the City and CRA agreed to expedite the underground design for SW Osceola Street. To better coordinate the improvements, the underground conversion (Phases 1 and 2) will be constructed in conjunction with the streetscape project, beginning of Summer 2024. This will help alleviate conflicts between undergrounding and streetscape improvements while providing cost and schedule efficiency. The total design costs incurred are \$224,545. The project is budgeted at \$2.1 M for Seminole Streetscape Improvements and \$3.1 M for Downtown Undergrounding. The first Request for Proposal (RFP) was advertised in June 2023. The city received one submittal with no price proposal. The firm did not respond to the follow-up request to provide a price proposal, so the RFP was rejected. The second RFP was advertised in August 2023. The city received one submittal and the proposal was over budget. The second RFP was also rejected. The CRA is proposing to use Construction Management at Risk (CMAR) process for construction.

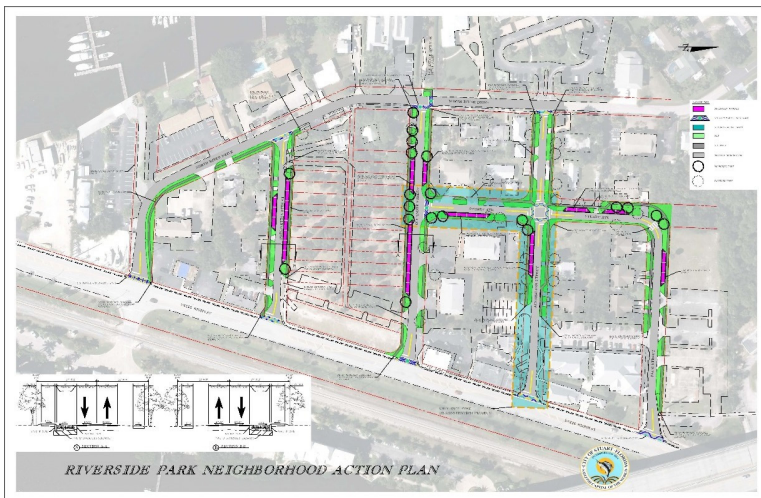


OLEANDER AVENUE MINI PARK IMPROVEMENTS

Oleander Avenue Mini Park is in the Riverside Park Neighborhood. The park is nestled between the condo building and single-family home. Currently, the park is underutilized with a narrow sidewalk that leads to the St Lucie River. The schematic design was completed in 2023. The park improvements will include irrigation, paved sidewalks, shade trees, benches, decorative fence, and new park signage. The proposed design will improve user experience, comfort, and safety. The improvements will be completed in conjunction with the streetscape improvements. The CRA allocated \$80,000 for the improvements.



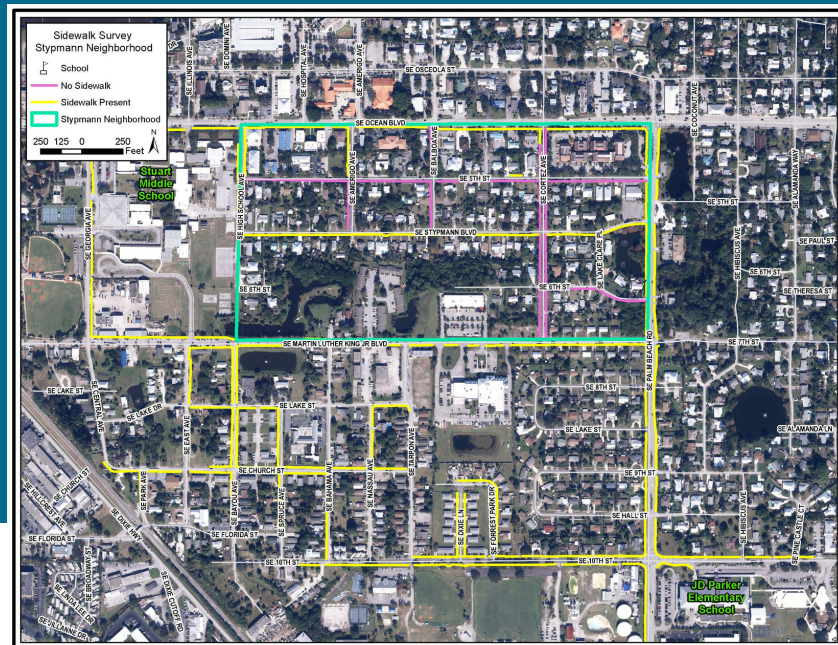
RIVERSIDE PARK NEIGHBORHOOD STREETScape IMPROVEMENTS



The CRA Board approved a budget of \$2,100,000 for the construction of the streetscape improvements projects. The improvements include sidewalks, on-street parking, high visibility crosswalks, streetlights, and landscaping. The project is bounded by 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 and is near Downtown Stuart. The City/CRA has been approved for Florida Department of Transportation (FDOT) Transportation Alternative Program (TAP) grant for this project in the amount of \$1,523,489. In 2023, the CRA met all the FDOT TAP requirements for project submittal. The project will be advertised for bid in April and award construction contract to a contractor in May/June. The construction is anticipated to begin in August 2024.

STYPMANN NEIGHBORHOOD DRAINAGE AND SIDEWALK IMPROVEMENTS

The Stypmann Neighborhood Improvements Project will include drainage and sidewalk improvements within the residential neighborhood, which is bounded on the north by SE Ocean Blvd, on the south by SE 7th Street/MLK Blvd, on the west by SE High School Avenue and on the east by SE Palm Beach Road. During the outreach meetings, the residents expressed drainage concerns in the neighborhood. Proper drainage is important and prioritized, so it does not adversely impact sidewalk improvements and usability. In 2023, the CRA completed conceptual design for drainage improvement and applied for water quality grants to address the flooding and poor water quality discharge to bodies of water. Although we did not receive a grant for this project, the CRA will continue to seek and apply for grants for this project.



WATERFRONT RESTAURANT RENOVATIONS

The Waterfront Restaurant is a city-owned property located at 131 SW Flagler Avenue and is within the Community Redevelopment Area. The structure on the property required significant repairs and improvements. The tenant invested \$1,400,000 in improvements to the property. The CRA contributed \$204,487 for structural repairs to prevent it from becoming uninhabitable and blighted and continue to serve as public gathering and entertainment space.

MARTIN LUTHER KING JR. BLVD COMPLETE STREET

The Martin Luther King Jr. Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue and pedestrian improvements extended along the north side of Martin Luther King Jr. Blvd between SE Tarpon Avenue and SE Palm Beach Road. The project will include elements that will create shared-use paths for both pedestrians and bicyclists, on-street parking, bike racks, high-visibility crosswalks, a mid-block plaza area, streetlights, and landscaping. The project will have many benefits to the community including improved pedestrian mobility, safer parking, slower vehicular traffic along MLK Blvd., enhanced water quality treatments, community gathering space, and improved aesthetics through landscape improvements.

In October 2021, the conceptual design was presented to the East Stuart community. The CRA conducted a vision survey to help prioritize elements and activities along corridor, and functions of the street. The project was presented at the Joint CRA, CRB, CC Meeting in April 2022. The project was approved to move forward with developing the final engineering design plans. The engineering design cost is \$437,465.

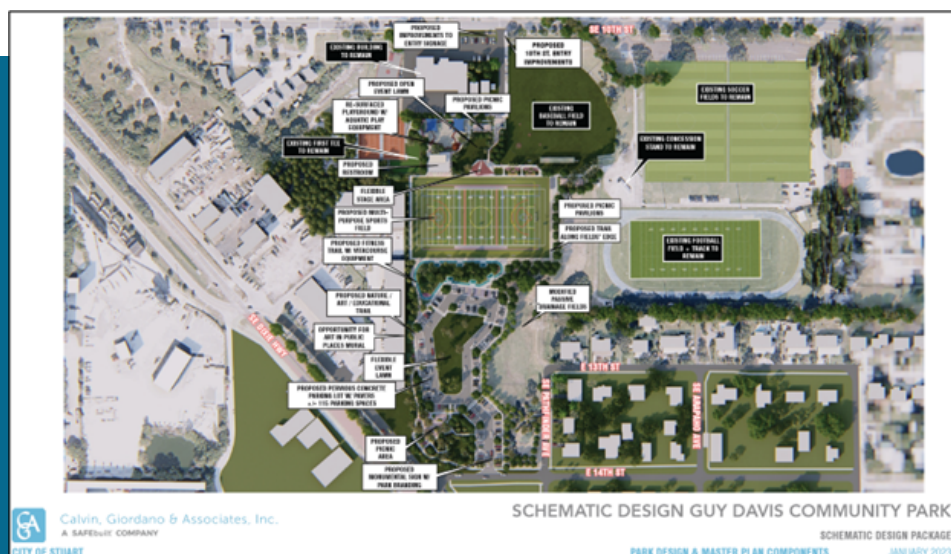
During FY 2023, 30% of construction plans were completed and reviewed by city staff for comments. The CRA met with community members who expressed concerns about converting on-street angled parking to parallel parking and loss of on-street parking with the proposed design and discuss how the project will address safety concerns. The CRA will be proposing an alternate location for the loss of on-street parking during the next neighborhood meeting. The CRA coordinated with Martin County School District and private property owners to discuss right-of-way dedication to provide sidewalk improvements on both sides of the road. A neighborhood meeting to present the final plans will be after completion of 60% plans, which is expected to be in April/May 2024. The estimated construction cost is \$5 -\$6 M.



GUY DAVIS COMMUNITY PARK IMPROVEMENTS

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. The proposed plans will expand and improve the community center and park to create a vibrant and thriving public place for people of all ages to gather. The improvements are expected to be completed in phases. The initial phase will include a new multipurpose sports field, linear trail, picnic area, shaded pavilion areas, multi-purpose stage area, flexible central lawn area for events, fitness trail loop with exercise equipment, playground with aquatic play equipment, concession/restroom/storage building, monument entry signage, parking area, landscaping, and art in public places to celebrate the history of East Stuart. Phase 2 will include a dog park, skate park with integrated public art (private funding,), lawn area activities on the northern section of the park with yard games, linear park with parking/streetscape improvements along 10th Street, and community-wide wayfinding for historic black owned businesses.

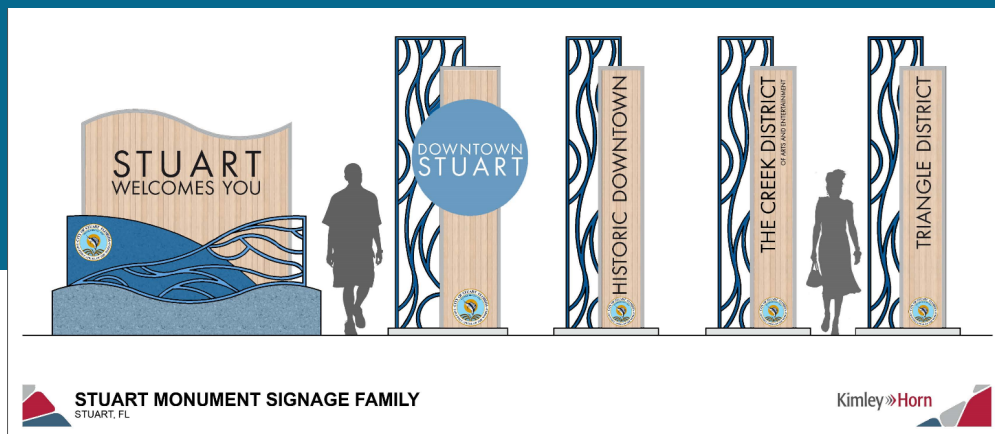
The Master Plan was presented to the East Stuart community in September 2019. The pre-design online survey was conducted in July/August 2021. The schematic design was presented at the Joint CRB, CRA, CC meeting on January 27, 2022. The design was presented to the community in March 2022. The East Stuart Historical Advisory Committee was formed to develop a masterplan for arts in public places to celebrate the history of East Stuart. The consultant, staff, and committee, along with members of the community, worked together throughout the year 2022 to develop the concepts for arts in public places. The schematic design incorporating the art elements was presented to the community at the Joint CRA, CRB and CC Meeting in January 2023. The project was approved to move forward with developing the final design and construction plans. The final design costs are \$370,000. During FY 2023, 30% of construction plans were completed and reviewed by city staff for comments. The estimated construction cost is \$7-\$8 M.



GATEWAY AND DISTRICT SIGNAGE

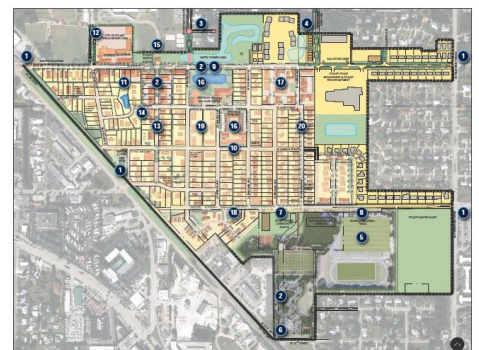
The CRA undertook the project of improving the existing gateway signage on NE and SE Federal Highway and S Kanner Highway. The existing signages at major entry points are under-scaled, providing little opportunity to attract passersby. The gateway signage project included district signage for a sense of arrival into downtown and special districts. The signage families that were developed included gateway, downtown and district signage. The CRA conducted three separate online surveys in 2021/2022 to get feedback on the preferred options. Each time, the survey results concluded that the respondents preferred the “Wave” themed concept. The board directed staff to move forward with developing the final design plans for the “Wave” themed signage family. The cost for final design and bid documents is \$160,105. The final design for gateway and district signage was completed in 2023. The bid was advertised in January 2024. The project will be awarded to a contractor in March 2024 and fabrication/installation is anticipated to be completed by Fall 2024.

The monument style “Welcome to” signage will be installed at three different locations within FDOT Right-of-Way. The preliminary plans were submitted and approved by FDOT in January 2024. The formal FDOT permitting process can take 12-15 months. The estimated construction cost for gateway, district, and monument signages is \$350,000.



EAST STUART MASTER PLAN UPDATE

The East Stuart Master Plan was updated and adopted by Resolution 09-2023 CRA in July 2023. The outreach included interviews with residents, business owners, property owners, a Vision Update Workshop, Walking Tour, and Work-In-Progress presentations. As part of the update, the original Master Plan was re-evaluated and shifting priority from the required vertical mixed-use projects to reflecting a mixed-use neighborhood and recommitting long term planning in the neighborhood..



SE DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS – APPLIED FOR TAP GRANT

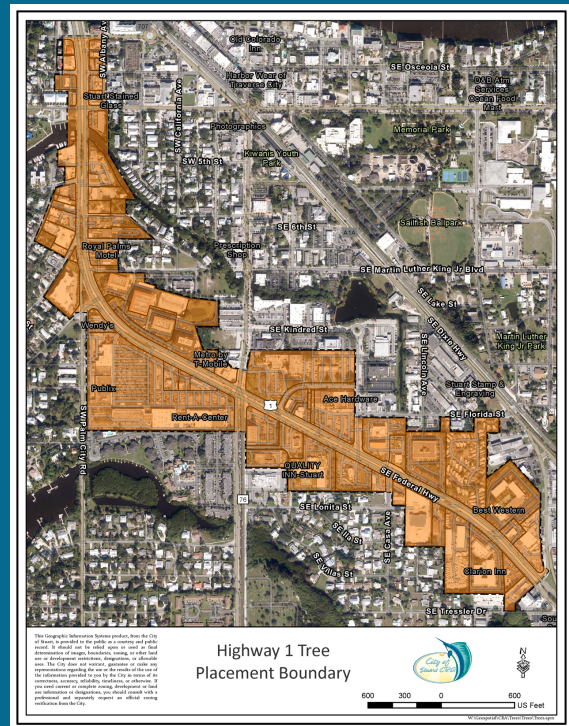
The SE Dixie Highway Streetscape Improvements will consist of reducing the existing travel lane widths, improve the sidewalk adjacent to the FEC, maximize on-street parking, improve sidewalks on the west side of the street, crosswalks, landscaping and pedestrian lighting from SW Joan Jefferson Way and SE Ocean Blvd. This project was recommended in the Triangle District Master Plan and is in a conceptual phase. The CRA staff met with individual property owners in September/October 2022 to get feedback on the conceptual plan. In January 2023, the CRA applied for the 2023 Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant for funding in the amount of \$481,673 for the FY 2026/2027 funding cycle. The FDOT provided an eligibility determination letter in June 2023. The funding amount will be subject to availability of funds and budget in the work program year that the project is scheduled to be committed. The kickoff meeting is scheduled in early 2025 and construction in 2027. The conceptual and final design costs are estimated at \$105,000 and the estimated construction cost is \$990,338.



FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM / LAND DEVELOPMENT CODE AMENDMENT

The CRA Board adopted the Federal Highway Street Tree Master Plan and Program to implement the goals and vision of the corridor with urban street trees and other planting material to enhance the usability of sidewalks and to beautify the gateway corridor. In conjunction, the city's Land Development Code was updated to reflect the desired expectations along the corridor with setbacks to provide a shared-use path or a wide sidewalk, shaded environment for pedestrians and bicyclists and enhance public safety.

The CRA will promote the program and coordinate with property owners along the corridor to encourage participation in the program. Continuous outreach and coordination with contiguous property owners will have the most effective and visual impact along the corridor for both vehicular traffic and pedestrians.



UTILITIES BOX WRAP PROGRAM

The CRA will be transforming traffic control boxes within the CRA by featuring images captured by a local photographer depicting the City's historic landmarks, nature, and environmental themes. The CRA is in the process of hiring a local photographer and implementing the program to create a visual pedestrian experience and transform metal boxes into public art. The CRA will coordinate with Martin County to amend the Traffic Signal Box Maintenance Agreement to include maintenance of the wrap.

COMMUNITY DEVELOPMENT BLOCK GRANT – HOUSING REHABILITATION

The CRA applied for the FY 2019 Community Development Block Grant (CDBG) for the Housing Rehabilitation category activities in the amount of \$750,000 to assist low to moderate income households within the City of Stuart. The TIF funds in the amount of \$50,000 were approved as a matching contribution for the CDBG application. The CDBG application was submitted to the Florida Department of Economic Opportunity (FDEO) in November 2020. The city received the grant award for \$750,000 in July 2021. The Authority to Use Grant Funds approval letter was received in February 2022. The CRA received 15 applications and were ranked based on program criteria. The top 11 ranked applications will require specific environmental review and clearance and home inspection to develop scope of work to receive rehab assistance. The first top six ranked applicants have cleared environmental. The bid process has been completed and the contract has been awarded to the lowest bidder for each project. The contract signings for group #1 will be on March 13th. The next group is scheduled for a bid process in March 2024 and contract signings will depend on State site-specific environmental for each project.

COMMUNITY DEVELOPMENT BLOCK GRANT – COVID ECONOMIC DEVELOPMENT

The CRA applied for the FY 2021 Community Development Block Grant (CDBG) COVID Program for the acquisition and rehabilitation of the Willie Gary building located at 710 SE Martin Luther King, Jr. Blvd in East Stuart for a business incubator and job training center. The city was awarded \$4.79 M for the project. The award agreement was executed in January 2023. The appraisal was completed in February 2023. The environmental assessment was completed in December 2023. The City/CRA acquired the property for \$1,617,476 and closed on the property on January 12, 2024. The CRA awarded a contract to Kimley-Horn to provide professional engineering services for the redevelopment of 710 SE MLK Blvd, including site, architectural, and construction plans. The City/CRA will partner with Project LIFT to provide services, including skilled training programs in conjunction with job readiness and career development, at the new building. The City/CRA will prepare a Memorandum of Understanding as an agreement between the City of Stuart and Project LIFT and a lease agreement upon completion of construction of the project. The design and permitting process is anticipated to be completed by the end of 2024 and the construction will begin in 2025.

STUART MAIN STREET PARTNERSHIP

Established in 1987, Stuart Main Street has been the community revitalization organization of Downtown Stuart for over 35 years. Working within the framework of the National Main Street Center's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for all.

In partnership with the Downtown Business Association, Stuart Main Street hosts various highly visible and beloved community events including the weekly Rock'n Riverwalk concert series, Hobgoblins on Main Street, Christmas on Main Street community tree lighting, and the annual Downtown Stuart Art and Craft Festival, bringing over 130,000 people downtown every year.

In 2023, Stuart Main Street completed roughly \$15,000 in facility improvements and upgrades to the historic Flagler Center building and hosted more than 260 private, nonprofit, and public education events. Renovations to date are approximately \$180,000.

Stuart Main Street sought new ways to promote the Downtown and support small businesses. Promotions included a tourism podcast to highlight the fall season of events for the Downtown and the importance of supporting small businesses during the holidays, hosting a series of Google education classes for the Downtown businesses and sponsoring podcast interviews with entrepreneurs and downtown merchants to connect on a more personal level. In addition, they activated a new receipt raffle program for Small Business Saturday where shoppers and diners uploaded pictures of their receipts and earned the chance to win gift cards to Downtown businesses allowing Stuart Main Street to gauge spending activity in the Downtown.

To improve and beautify the Historic Downtown, Stuart Main Street hosted its first annual Downtown Cleanup in celebration of Earth Day on April 22, with more than 100 volunteers ranging from ages 13-80 years old and engaging the small local businesses to get involved. Volunteers collected more than 3,000 lbs. of trash and debris from the surrounding water, parks, streets and sidewalks, as a way to support the CRA's fourth objective of "creating an attractive pedestrian and bicycle-friendly streets complemented by building forms and enhanced by public art that strongly links the different neighborhoods". They were able to secure a local business that pressure washed the riverwalk stage and seating area.

Notably, Stuart Main Street was recognized by the Secretary of State as "Main Street program of the Month" for the month of March and featured in the annual 'Fresh From Florida' agriculture magazine, set to be published Jan 2024. Main Street also collaborated on a feature article all about Downtown Stuart, in Stuart & Jupiter Magazine set to be published in Feb 2024.

Continued...

STUART MAIN STREET PARTNERSHIP

In collaboration with the CRA, Stuart Main Street applied for and received a \$40,000 state grant to update the city's historical properties survey in September 2022. The survey included an inventory of previously surveyed properties (1991 survey) and identify and prioritize newly surveyed properties. This was completed and submitted in August of 2023 as the first step in achieving the official historic designation for the Downtown.

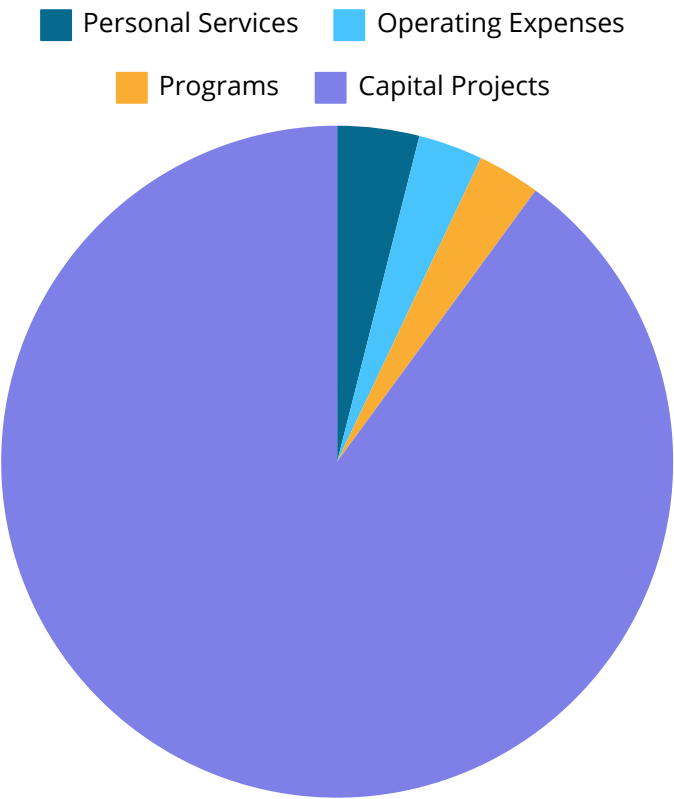
Additionally, Stuart Main Street submitted a grant application for the FL Department of State Division of Historical Resources Small Matching, on June 1, 2023. The FL-DOS has published final grant rankings and award notifications. Our application ranked #11 out of 69 and was recommended for full funding of \$25,000. They are currently awaiting state budget approval and grant contract from the State and hope to begin the project by July 2024.

The CRA continues to work together with Stuart Main Street and the Downtown Business Association to promote economic growth and the future vision of Downtown Stuart.



CRA ANNUAL BUDGET & FINANCIAL STATEMENT

On August 22, 2022, the CRA Board unanimously recommended approval of the FY2023 budget for the CRA. The City Commission approved the FY2023 budget on September 26, 2022. The CRA FY 2023 revenue budget includes estimates for increment revenue of \$4,229,672, wayfinding signage income of \$2,700, and fund balance of \$1,820,333. The CRA reserves the right to entertain any projects, funding, and supplemental appropriation throughout the year to accommodate its objectives. The table below summarizes the FY 2023 CRA budget.



CRA FY 2023 TOTAL BUDGET

Personal Services	\$203,582
Operating Expenses	\$160,117
Programs	\$156,000
Capital Projects	\$4,650,000
Total	\$5,169,699

The CRA unaudited financial statement for the fiscal year ended September 30, 2023, is attached as Appendix A.

APPENDIX A

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 1,831,255	
Ad valorem taxes received from Martin County	2,406,704	
Miscellaneous revenue	27,390	
Purpose of withdrawals:		
Regular Salaries/Wages		147,961
Special pay		3,816
Compensated Annual Leave		1,953
Taxes, Insurance & Retirement Contributions		56,632
Personal Services		210,362
Administrative expenses		37,315
Professional Services		51,220
Travel & Per Diem		120
Communication Services		937
Utility Services		3,056
Aids to Private Organizations		16,904
Property lease		35,969
Memberships and training		2,692
General Liability Insurance		15,791
Repair & maintenance		-
Printing, Office Supplies and Other Operating		31,903
Sidewalk improvements		26,884
Micro transit operations		186,145
CRA sidewalk staining		2,500
Mainstreet		70,000
Mangrove trimming		1,500
Paver brick maintenance		5,000
Sidewalk Staining		2,500
Total Operating Expense		490,436
Land Expense		9,030
Infrastructure Expense		187,248
Total Capital Expense		196,278
Rollover Professional Services		16,500
Rollover Infrastructure		189,042
Rollover Aids to Private Organizations		28,145
Total Rollover Expense from FY2022		233,687
	\$ 4,265,349	\$ 1,130,763



Pinal Gandhi-Savdas, CRA Executive Director

(772) 283-2532 pgandhi@ci.stuart.fl.us

Jordan Pinkston, CRA Program Manager

(772) 288-5375 jpinkston@ci.stuart.fl.us

WWW.CITYOFSTUART.US/CRA

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Community Redevelopment Agency

Meeting Date: 3/25/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CRA BUDGET AMENDMENT #03 TO THE FY 2024 (RC):

RESOLUTION No. 08-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2024 CRA BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR ADDITIONAL APPROPRIATION; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Riverside Park Streetscape Improvements Project

The Riverside Park Streetscape Improvements will encompass the construction of sidewalks, on-street parking, high-visibility crosswalks, streetlights, and landscaping. The Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) funding was approved in the amount of \$1,523,489 for a neighborhood project with a project cost estimate of \$2,060,011. The board approved the mayor to execute an Interlocal Agreement with Martin County for grant administration and implementation of the project whereby Martin County utilizes its Local Agency Program (LAP) certification and eligibility to participate in the FDOT's Local Agency Program grant program.

The CRA budgeted \$2,100,000 for the project in FY 2024. Prior to issuance of a Notice to Proceed to the Contractor, the city agreed to provide the total bid award, including a 15% contingency amount, and \$87,160 non-refundable Martin County contract administration fee. The city's CEI (Construction, Engineering, Inspection) fee is estimated at \$110,000.

The staff is requesting a budget amendment for an additional appropriation of \$600,000 for the Riverside Park Streetscape Improvements Project. The CRA will be reimbursed by FDOT for the total grant amount of \$1,523,480 upon completion of the project.

The project will be advertised for bid in April and award a contract by June 2024. The construction is anticipated to begin in August 2024 and be completed by July 2025.

Real Estate Development Accelerator (REDA) Program Agreement between the CRA and New Avonlea PUD

The CRA has an agreement with Avonlea Improvement Company, LLC for the Real Estate Development Accelerator (REDA) Program, in which the CRA will share the increased tax revenue for each Tax Parcel annually for five consecutive years, commencing the second year after a Certificate of Occupancy (CO) has been issued for any property within the Tax Parcel and to facilitate the completion of the offsite improvements within the New Avonlea PUD.

The developer of Parcels 2 and 12 has completed the off-site improvements adjacent to the Tax Parcel consistent with the approved off-site Improvement Plan. The development on Tax Parcels 2 and 12 is also completed. In 2021, four units in Parcel 12 were CO'd and the remaining 28 units in Parcel 12 were CO'd in 2022. Two units in Parcel 2 were CO'd in 2022 and the remaining 28 units in Parcel 2 were CO'd

in 2023. The completed sub parcels generated a new tax revenue of \$168,647. The total tax revenue is then multiplied by .95% to get the TIF amount and then multiplied by 50% to get the respective shares. The CRA budgeted \$40,000 in FY 2024 for the REDA program. The TIF cost sharing is an additional \$40,108. Please note that at the end of five years, the entire TIF revenue will revert to the CRA Trust funds and will be higher prior to the project. At this time, staff is requesting a budget amendment to appropriate additional funds for the program to meet the terms of the agreement.

Funding Source:

Riverside Park Streetscape Improvements – Additional Appropriation (Project #21041801)

FROM: CRA Fund Balance - \$600,000

TO: CRA Intragovernmental Transfer (Account 107-59591-117) - Riverside Park Streetscape - \$600,000

Riverside Park Streetscape Improvements (Project #21041801)

FROM: CRA Intragovernmental Transfer (Account 107-59591-117) – Riverside Park Streetscape - \$2,700,000

TO: General funds (Account 001-38100-000) Interfund Transfers In
Budget Expense: Transportation Infrastructure (Account 001-56563-230) - \$2,700,000

Real Estate Development Accelerator (REDA) Program

FROM: CRA Fund Balance - \$40,108

TO: Real Estate Development Accelerator Program (Account 107-53549-117) - \$40,108

Recommended Action:

Motion to approve Resolution No. 08-2024 CRA.

ATTACHMENTS:

1. R08-2024 CRA - Budget Amendment #03-2024
2. New Avonlea PUD - REDA Agreement and Off-site Improvement Plan



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

RESOLUTION NUMBER 08-2024 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2024 CRA BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR ADDITIONAL APPROPRIATION; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency (CRA) Board adopts a balanced budget annual for Revenues and Appropriations as part of the Fiscal Year Operating Budget which is intended to provide for the general operations of the CRA; and

WHEREAS, the CRA monitors and reviews the progress of operating budget throughout the fiscal year; and

WHEREAS, the CRA from time to time identifies shortfalls for CRA programs and projects, and therefore, must amend the budget to accommodate these various programs and projects.

Resolution Number 08-2024 CRA
Budget Amendment #03 to FY 2024 CRA Budget

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

SECTION 1: The Community Redevelopment Agency of the City of Stuart hereby authorizes
a FY 2024 budget amendment as follows:

Riverside Park Streetscape Improvements – Additional Appropriation (Project #21041801)

FROM: CRA Fund Balance - \$600,000

TO: CRA Intragovernmental Transfer (Account 107-59591-117) - Riverside Park Streetscape -
\$600,000

Riverside Park Streetscape Improvements (Project #21041801)

FROM: CRA Intragovernmental Transfer (Account 107-59591-117) – Riverside Park Streetscape -
\$2,700,000

TO: General funds (Account 001-38100-000) Interfund Transfers In
Budget Expense: Transportation Infrastructure (Account 001-56563-230) - \$2,700,000

Real Estate Development Accelerator (REDA) Program

FROM: CRA Fund Balance - \$40,108

TO: Real Estate Development Accelerator Program (Account 107-53549-117) - \$40,108

SECTION 2: This resolution shall take effect upon adoption.

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

Resolution Number 08-2024 CRA
 Budget Amendment #03 to FY 2024 CRA Budget

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2024.

ATTEST:

 MARY KINDEL
 CITY CLERK

 REBECCA S. BRUNER
 CHAIRPERSON

APPROVED AS TO FORM
 AND CORRECTNESS:

 LEE J. BAGGETT, ESQ
 CITY ATTORNEY

Resolution No. 04-2020 CRA; New Avonlea PUD; REDA Grant Agreement Program

Please record the above-named documents into the public records of Martin County as a correction to the previously recorded document on 7/17/2020, Book#3143, Page#2866.



Inst. # 2864857
Bk: 3193 Pg: 1591 Pages: 1 of 18
Recorded on: 1/29/2021 1:56 PM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$154.50

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

RESOLUTION NUMBER 04-2020 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND AVONLEA IMPROVEMENT COMPANY, LLC, PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCELS WITHIN THE NEW AVONLEA PUD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, by adoption of Resolution No. 01-2018 (CRA) on August 27, 2018, the Community Redevelopment Agency approved agreement between the Stuart Community Redevelopment Agency and Avonlea Improvement Company, LLC to provide economic development incentives to facilitate the completion of the offsite improvements for the New Avonlea PUD; and

WHEREAS, city staff has determined that Avonlea Improvement Company has demonstrated that the offsite improvements together with development of the New Avonlea PUD will substantially increase the property values of those parcels within the New Avonlea PUD; and

WHEREAS, the proposed agreement between the Stuart CRA and Avonlea to share the increased tax revenues will fulfill the intent of the CRA plan and provide incentive to the developer to complete the offsite improvements as early as possible; and

WHEREAS, the Community Redevelopment Agency of the City of Stuart will receive a substantial benefit from this agreement.

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairperson to execute the amended agreement between the Stuart Community Redevelopment Agency and Avonlea attached hereto, sharing the increased tax revenue increment as set forth in the agreement.

SECTION 2: This resolution shall take effect upon adoption.

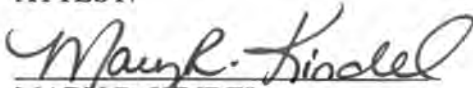
Board Member GLASS LEIGHTON offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member CLARKE and upon being put to a roll call vote, the vote was as follows: vote was as follows:

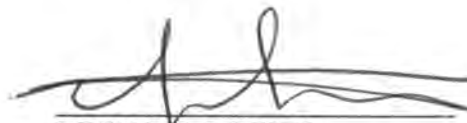
MICHAEL J. MEIER, CHAIRMAN
EULA R. CLARKE, VICE CHAIR
MERRITT MATHESON, BOARD MEMBER
REBECCA S. BRUNER, BOARD MEMBER
KELLI GLASS LEIGHTON, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
NATHAN RITCHEY, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN
Y			
Y			
			ABSTAIN
Y			
Y			
Y			
		ABSENT	

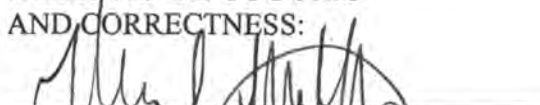
ADOPTED this 26th day of May, 2020.

ATTEST:


MARY R. KINDEL
CITY CLERK


MICHAEL J. MEIER
CHAIRMAN

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL MORTELL
CITY ATTORNEY



**CRA REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM
AMENDED AND RESTATED
GRANT AGREEMENT FOR THE NEW AVONLEA PROJECT**

This Amended and Restated Real Estate Development Accelerator (REDA) Grant Agreement (the "Grant Agreement") is made and entered into this 26th day of May, 2020, (the "Effective Date") by and between the **City of Stuart, Florida Community Redevelopment Agency (CRA)**, an entity created pursuant to Part III of Chapter 163, Florida Statutes, and **Avonlea Improvement Company, LLC**, a Florida limited liability company (**Company**), **its successors and assigns**.

WHEREAS, the **Company** is an entity designed to facilitate the completion of the offsite improvement for the New Avonlea PUD. The tax increments which will be the subject to this agreement shall be made up of those lots of the New Avonlea PUD (the "Property") as set forth in Exhibit "B" attached hereto; and

WHEREAS, the **Company** desires to redevelop and revitalize the Property and incorporate it into a mixed-use development known as the New Avonlea Planned Unit Development (hereinafter "New Avonlea"), and as consideration for this agreement shall make the offsite improvements as further defined in section 4 below; and

WHEREAS, the **Company** has requested that the CRA provide certain economic development incentives related to the development; and

WHEREAS, the **Company** will help to achieve the goals of the CRA's Community Redevelopment Area Plan to provide a mixed-use activity center; and

WHEREAS, the CRA is committed to the continual redevelopment and revitalization of areas which have not achieved their full development potential. Because of the nature of The New Avonlea PUD and its potential to positively impact the City, the CRA is proposing to provide a series of Tax Increment Incentive Payments to the **Company**; and

WHEREAS, the Florida Legislature has encouraged the use of public-private partnerships to rehabilitate and redevelop property within a Community Redevelopment Area; and

WHEREAS, the offsite improvements for the New Avonlea will occur in phases. This agreement is intended to provide incentives related to off-site improvements as well as other development incentives within the purview of the City Real Estate Development Accelerator Program; and

WHEREAS, the CRA plan provides incentives in the form of Tax Increment Incentive Payments (as defined below); and

WHEREAS, the purpose of the CRA's involvement in this redevelopment project is to encourage and accelerate the timing of the redevelopment and completion of specific components of the Avonlea Planned Urban Development, thus generating additional tax

increment revenue, which will result in enhanced economic benefit to the community and provide stability and potential for future development of adjacent properties.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained, and such other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated into and made a part of this Agreement as if fully set forth herein.

Section 2. Definitions. The following terms shall have the following meanings:

"Lender" means the bank or banks, or other financial institution or institutions, or other persons or entities primarily responsible for providing financing to the Developer, or Owners of property within the New Avonlea PUD.

"Property" means the total parcels making up the New Avonlea PUD. Currently there are sixteen parcels contiguous to each other together with the offsite right of way. The only parcels which will qualify for tax increment distribution are attached hereto as Exhibit "B".

"Tax Increment Incentive Payment" means the portion of the Tax Increment Revenues directly attributable to The New Avonlea PUD to be provided by the CRA pursuant to this Grant Agreement.

"Tax Increment Revenue" means the "increment revenues" (as defined in Section 163.340(22), Part III of Chapter 163, Florida Statutes) deposited into the Trust Fund that are directly attributable to Avonlea's calculated in accordance with the formula set forth in section 163.387(1), Florida Statutes. For purposes of Section 3(B) below, the base year value of each Tax Parcel in New Avonlea shall be the assessed value for the entire geographic area of each Tax Parcel including any sub parcels for each specific lot described in Exhibit B as set by the Martin County Property Appraiser for the year before the first Certificate of Occupancy issued for any location within each lot.

"Tax Parcel" means one of the ten lots described in Exhibit "B" including any sub parcels within said lot that may be created in the future. The ten lots are attached hereto as Exhibit "B" Only those ten tax parcels, or sub parcels of the original ten parcels, listed in this agreement shall qualify for REDA. If additional parcels are created that are not listed in this agreement, and fall outside of the geographical area of the ten parcels, no value shall be used from said parcels and no TIF shall be due for development on said parcels.

"Taxable Assessed Value" means, for all Parcel Control Numbers which make up the total land mass of each lot listed in Exhibit B, the assessed value for property-tax purposes as determined by the Martin County Property Appraiser or, if applicable, the Value Adjustment Board or the Nineteenth Judicial Circuit.

"*Trust Fund*" means the Redevelopment Trust Fund for the Community Redevelopment Area established pursuant to §163.387, Florida Statutes, into which are deposited the "increment revenues" (as defined in Section 163.340(22), Part III of Chapter 163, Florida Statutes) appropriated and paid each Fiscal Year by each taxing authority in connection with the Community Redevelopment Area.

"*Offsite Improvement Plan*" shall mean the Offsite Improvement Plan of the New Avonlea PUD as may be amended by agreement of the Company and the City of Stuart.

Section 3. Tax Incentive Payment.

A. **Recapture Period.** Provided that the real estate taxes levied on the Property are paid and the **Company** complies at all times with the performance benchmarks referenced herein, the Tax Increment Incentive Payments will be provided to **Company** annually on a Tax Parcel by Tax Parcel basis over a 5 year period (the "Recapture Period"). The five annual payments shall be made on May 1st of each year to coincide with the final due dates for payment of real estate taxes. In the event that the New Avonlea PUD for the subject parcel is not in default and the performance benchmarks have been reached, the City shall pay the incentive payments for each Tax Parcel annually for five (5) consecutive years commencing on May 1 of the second year after a certificate of occupancy has been issued for any property within that Tax Parcel as described herein. In no event shall the CRA be obligated to make any Tax Increment Incentive Payments for any eligible Tax Parcel after May 1, 2039.

B. **Calculation of Tax Increment Incentive Payment.** The amount of the Tax Incentive Payment for a Tax Parcel shall be 50% of the Tax Increment Revenue (TIF) resulting from increases in the taxable assessed value of that Tax Parcel as listed in Exhibit "B" less any amount that is owed to the City for reimbursement for uncovered expenses related to a grant that reduced the offsite improvement costs, for each year of the five year period. The TIF is 95% of the difference between the base year ad valorem tax and the current year ad valorem tax. If the taxable assessed value of the Property (as determined by the Martin County Property Appraiser, taking into consideration any allowable adjustments by the Value Adjustment Board) in any year during the Recapture Period exceeds the Base Year Value, the Tax Increment Incentive Payment shall equal 50% of the Tax Increment Revenue. The incentive shall be 50% of the increased TIF for each calendar year during the five-year period as set forth herein. The amount of the payment shall be determined annually based upon the actual TIF generated for each calendar year.

C. **Master List.** Avonlea shall provide the City with a master list of all subdivided or platted parcels that have been assigned a parcel control number for any property that falls within the ten lots described in Exhibit B which it desires the City to include in the TIF calculation. This list shall be included with the Annual Status Report due by February 15. The City will only be responsible to pay TIF for the parcel identification numbers listed in Exhibit B and those sub-parcels that have been provided to the City in the Annual Status report. If a PCN was not included that fell within the original ten lots and a TIF payment was made, any funds previously due for that PCN shall be waived.

D. The CRA's obligation to provide the Tax Increment Incentive Payments to the Company shall terminate upon the failure of the owner of a given Tax Parcel to comply with a condition of this agreement. The CRA will mail notice to the Company by each April 1 during the Recapture Period of the amount of the Tax Increment Revenue directly attributable to each of the Tax Parcels listed in Exhibit "B", including the sub parcels which have been created and assigned parcel identification numbers as long as they have been previously provided to the City in the Annual Status Report and the applicable Tax Increment Incentive Payment which will be made on May 1 of the same year so long as the PUD and REDA agreements are not in default.

E. Once any part of one of the original ten Tax Parcels qualifies for the TIF calculation and payment as described in paragraph "B" above, that entire Tax Parcel including all of its sub parcels shall only be used to calculate the TIF due to the company for the next 5 years. At the end of the five (5) year period, the increase in value for that parcel shall be excluded from the TIF calculation due to the Company. However, if the offsite improvements contemplated in this agreement are removed or impacted to the extent that they would not be deemed complete for initial qualification purposes, the City of Stuart shall have the right to declare a breach of this agreement for the balance of the TIF payments or in the alternative, replace or repair the improvements and deduct that expense from any future payments due to the Company pursuant to this agreement unless impact is due to governmental action.

Section 4. Offsite Improvements

A. The Offsite improvements described in the PUD and attached as Exhibit "A" must be complete as a condition precedent to the Company qualifying for any tax increment revenue as it pertains to each Tax Parcel.

Section 5. Covenants and Representations of Company. The Company hereby covenants, represents, and acknowledges the following covenants and representations that the Town and CRA have relied upon in agreeing to provide the incentives described herein:

A. **Company.** The Company is an entity whose members are fee simple owners of Parcels of the Plat of New Avonlea and whose members will be constructing the Offsite Improvements.

B. **Approvals.** The New Avonlea PUD has received a PUD approval necessary to develop Avonlea, including the Property.

C. **Taxable Value of Property.** The Company shall not intentionally take any action or omit to take any action that would cause the taxable value of New Avonlea to materially diminish (other than as provided by law to petition the Value Adjustment Board or to otherwise challenge the property appraiser's valuation).

Section 6. Annual Status Reports. Company shall submit to the CRA by no later than each February 15th, annual status reports evidencing and certifying compliance with the Performance Benchmarks and the Covenants and Representations contained in section 4, such annual status reports to be in a form reasonably acceptable to the City Manager and the CRA's Executive Director.

Provided that the real estate taxes levied on the Property are paid and the Company complies at all times with the performance benchmarks referenced herein, the Tax Increment Incentive Payment will be provided to Company on an annual basis over a 5 year period (the "Recapture Period") as more particularly described in Section 3.A. hereof.

Section 7. Indemnification. This agreement in no way creates a joint venture between the parties. The sole purpose of this document is to provide a TIF incentive to the Company in consideration for the acceleration of the real estate development within this portion of the CRA.

Section 8. Breach and Remedy.

A. **Company's Breach.** Subject to Force Majeure (as defined herein), the Company failure to comply at all times with its obligations contained herein, including, but not limited to, the Performance Benchmarks and the Covenants and Representations shall be a material breach of this Grant Agreement. Upon such breach, the CRA may suspend the payment of any incentive provided for herein until such breach is cured. The CRA shall provide written notice of such breach to the Company ("Notice of Breach"). The Company's failure to cure such breach within 30 calendar days from the date of its receipt of the Notice of Breach shall result in the immediate termination of this Agreement and the incentives provided for herein. However, the Company shall be allowed to cure such breach and if it is able to cure the breach, any payments remaining under the original time frames of this agreement can be recovered by the Company. However, any payments due during the time the agreement is in breach shall be waived and shall not be recoverable.

The failure to cure such breach within the time period provided for above shall result in the immediate suspension of the Tax Increment Incentive Payments for the Tax Parcel with a breach until such time as the breach is cured. In the event of such suspension, the CRA shall have no obligation to make any Tax Increment Incentive Payments so long as the breach exists and remains uncured, and the Recapture Period shall not be extended. Additionally, CRA shall have the right to require the Company specific performance under the terms and conditions of this Grant Agreement.

B. **CRA Breach.** In the event that the CRA materially breaches any of its respective obligations contained herein, including, but not limited to the obligation to provide the incentives, and fails to cure such breach within 30 calendar days from the date of its receipt of written notice of such breach from the Company, then the Company shall have the right to require the CRA's specific performance under the terms and conditions of this Agreement. If the Company prevails in any legal proceeding requiring the CRA to pay an

economic development incentive provided for herein, then the CRA, as appropriate, shall pay statutory interest on the amount due.

Section 9. Bankruptcy or Re-organization. In the event (a) an order or decree is entered appointing a receiver of the Company or its assets, which is not appealed (or if appealed is determined adverse to the Company) or (b) a petition is filed by the Company for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty days after the filing thereof, then the CRA shall have the right to terminate immediately this Grant Agreement

Section 10. No Liability or Monetary Remedy. The Company hereby acknowledges and agrees that it is sophisticated and prudent in business transactions and proceeds at its own risk under advice of its own counsel and advisors and without reliance on the CRA, and that the CRA bears no liability for direct, indirect or consequential damages. The only remedy available to the Company for any breach by the CRA is to require the CRA's specific performance under the terms and conditions of this Grant Agreement.

Section 11. Severability. Any provision of this Grant Agreement held by a court of competent jurisdiction to be invalid, illegal or unenforceable shall be severable and shall not be construed to render the remainder to be invalid, illegal or unenforceable.

Section 12. Effective Date and Term. This Grant Agreement shall become effective on the Effective Date first written above, and end, subject to the termination and severability provisions set forth herein, upon satisfaction in full of all of the obligations of the parties.

Section 13. Relationship. This Grant Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture among the CRA, and the Company. The Company cannot create any obligation or responsibility on behalf of the CRA or bind the CRA in any manner. Each party is acting for its own account, and it has made its own independent decisions to enter into this Grant Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each party acknowledges that none of the other parties hereto is acting as a fiduciary for or an adviser to it in respect of this Grant Agreement or any responsibility or obligation contemplated herein. The Company further represents and acknowledges that no one was paid a fee, commission, gift or other consideration by the Company as an inducement to entering into this Grant Agreement.

Section 14. Personal Liability. No provision of this Grant Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of the CRA in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of the CRA hereunder.

Section 15. Waiver. No provision of this Agreement shall be modified, waived or discharged unless the modification, waiver or discharge is agreed to in writing and signed by an authorized representative of the parties to this agreement. No waiver by either party of any breach of, or of compliance with, any condition or provision of this Agreement by the other party shall be considered a waiver of any other condition or provision or of the same condition or provision at another time. Further, any agreement between the parties in this agreement shall not modify or change the PUD ordinance. Further, modifications of the PUD shall not change this document. If the offsite improvements required in the PUD change, this agreement shall remain binding and the improvements described herein shall remain a requirement.

Section 16. Applicable Law and Venue. This Grant Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any action, in equity or law, with respect to this Grant Agreement must be brought and heard in Martin County, Florida.

Section 17. Amendment. This Grant Agreement may not be amended, unless evidenced in writing and executed by all parties hereto.

Section 18. Notices. Any notices required to be given hereunder shall be effective upon receipt and sent by either facsimile, hand-delivery, U.S. mail, first class, postage prepaid, or by certified or registered mail (return receipt requested) to the following addresses:

To the CRA
131 SW Flagler Avenue
Stuart, Florida 34994
Email: pgandhi@ci.stuart.fl.us

To Company:

Nikolaus Schroth
3200 St. Lucie Blvd.,
Fort Pierce, FL 34946
NikSchroth@NAISouthCoast.com

Frank Wacha
P.O. Box 1610
Jensen Beach, FL 34958
FrankWacha@gmail.com

Section 19. Captions. The captions and headings of sections or paragraphs used in this Grant Agreement are for convenient reference only and shall not limit, define or otherwise affect the substance or construction of provisions of this Grant Agreement.

Section 20. Entire Agreement; Conflicts. This Grant Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof. Any representations or statements heretofore made with respect to such subject matter, whether verbal or written are merged herein. This agreement is intended to resolve all disputes between the parties which have arisen regarding the City's inability to provide water and sewer to the site.

Section 21. Attorney's Fees. Should either party have to pursue any legal remedies to enforce the terms of this Grant Agreement, the prevailing party shall be entitled to recover its costs and legal fees incurred before trial, during trial and in connection with any and all appellate proceedings.

Section 22. Grants & City of Stuart Contributions to Offsite Improvements: In the event the city obtains a grant and completes a portion of the offsite infrastructure as required by the then approved Offsite Infrastructure plan within the New Avonlea PUD, then the Company shall not be entitled to any payments until such a time as the City of Stuart has been reimbursed for its expenditure through TIF revenue. The CRA and the City of Stuart shall notify the Company of its intention to apply for a grant and illustrate the Offsite Improvement to be a part of the grant application, the parcels that would benefit from the improvement, and the costs associated with the improvements. The Company has been notified and has no objection to the Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant approved for sidewalk along the east side of Dixie Highway and Green River Parkway. The City has already applied for and received the TAP which is being used to install sidewalks and crosswalks on the east side of Dixie Highway and Green River Parkway. The Company shall reimburse the City from TIF payments as described below, the actual cost incurred by the City, not to exceed \$75,000.00.

Section 22(A). Deductions by City. The payments due to the City will not defer payments to the Company. It is the intent that they will be deducted from the amount owed to the Company. Any funds due to the City for reimbursement of monies expended on offsite improvements shall be deducted from the next Tax Increment payment that is due to the company. In the event that the amount owed to the City exceeds the amount owed to the company for a given tax year, then the balance owed to the City shall be deducted from the funds due to the company for the following tax year until the entire balance due to the City has been paid in full. The City will not distinguish between parcels when deducting the reimbursement funds.

IN WITNESS WHEREOF, the CRA and Company have executed this Grant Agreement as of the Effective Date.

Signatures are on following page

COMMUNITY REDEVELOPMENT AGENCY

Attest: Mary R. Kindel
Mary R. Kindel, City Clerk

By: Michael J. Meier
Michael J. Meier, Mayor

Approved as to form and legal sufficiency
this 17 day of July, 2020.

Michael Mortel
Michael Mortel, City Attorney,
City of Stuart, Florida

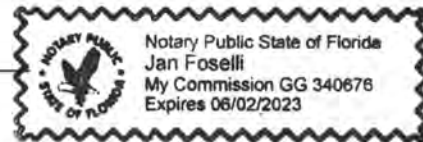


STATE OF FLORIDA,
COUNTY OF MARTIN

The above Agreement was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2020, by MICHAEL J. MEIER, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Signature of Notary Public: Jan Foselli

Commission Expires: 06/02/2023



Company – **AVONLEA IMPROVEMENT COMPANY, LLC**
a Florida limited liability company

Frank Wacha: [Signature]

Witnesses:

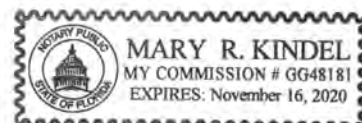
(1) Sign Name: Janie B. Wacha

(2) Sign Name: [Signature]

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16 day of July, 2020 by Frank Wacha, as the owner of Avonlea Improvement Co. LLC a Florida limited liability company, and who has acknowledged that he/she has executed the same on behalf of _____ and that he/she was authorized to do so. He/She is personally known to me or has produced _____ as identification.

Mary R. Kindel
Notary Public, State of Florida



Printed Name: Nikolaus Schroth

Nik Schroth: 

Witnesses:

(1) Sign Name: Rebecca Ward

(2) Sign Name: Christine D. Taylor

STATE OF FLORIDA,
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 17th day of June, 2020 by Nikolaus Schroth as the Registered Agent of Avonlea Improvement Co., a Florida limited liability company, and who has acknowledged that he/she has executed the same on behalf of Avonlea Improvement Co. and that he/she was authorized to do so. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

Printed Name: 

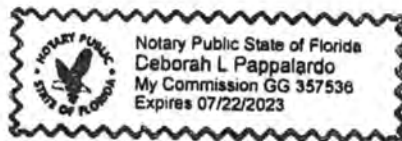
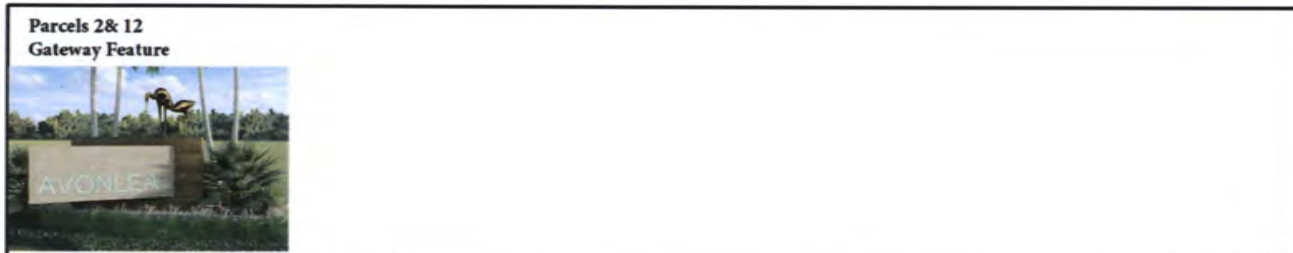


EXHIBIT A
OFF-SITE IMPROVEMENTS PLAN

NEW AVONLEA PUD OFFSITE IMPROVEMENT PLAN



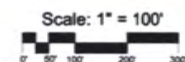
**Existing Public Art and Existing Gateway/Identiy Features
To be shown as development occurs**

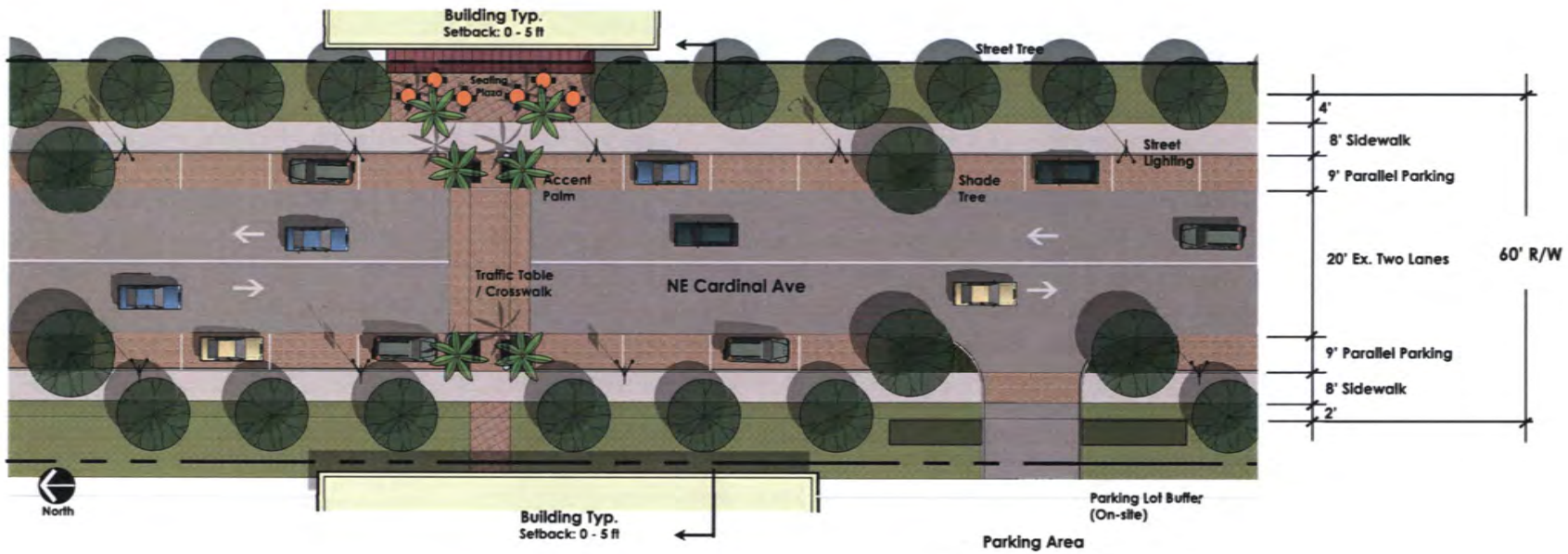


Location of feature to be detailed on site plan.

Legend

- Gateway/Project Identity Feature
- Existing Sidewalks
- Parcel 2 & 12 Improvements
- Parcel 8 & 9 Improvements
- Parcel 10 Improvements
- Parcel 11 Improvements
- Parcel 13 Improvements
- Parcel 14 Improvements
- Parcel 15 Improvements
- Parcel 16 Improvements

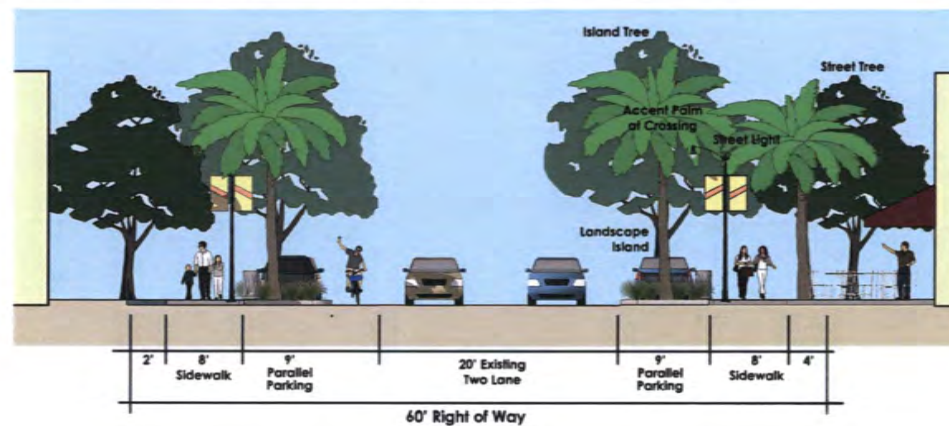




Pedestrian Crossing Typical
Showing Accent Palms, Benches, & Trash Can



NE Cardinal Ave. - Cross Section A - Looking North



50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Avonlea Streetscape Design
City of Stuart
Florida

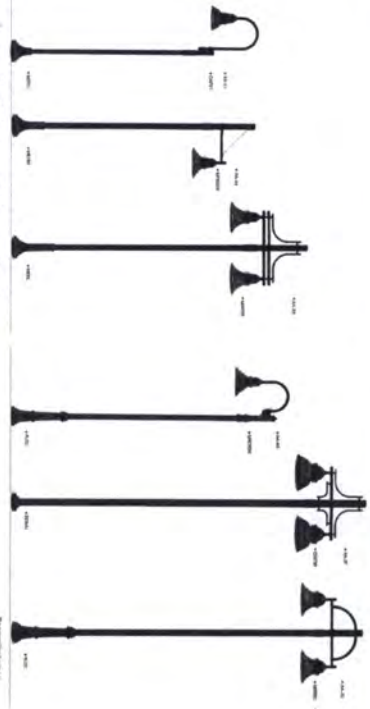
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Job No. 17025
Drawn By ES
Checked By MHI
Approved By MHI
Submittal Dates 11-11-16

Revision Dates



Sheet 2 of 4



Beacon Lighting - Urban Series



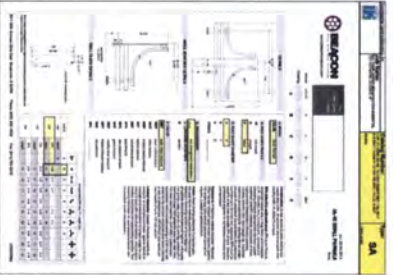
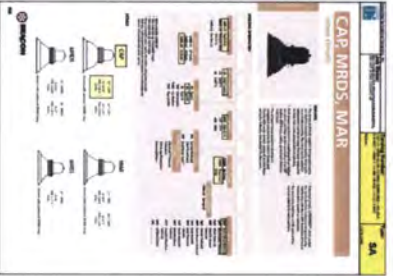
20' Single-Landscape Bench
20' Double-Landscape Bench
20' Triple-Landscape Bench
20' Quadruple-Landscape Bench
20' Quintuple-Landscape Bench
20' Sextuple-Landscape Bench
20' Septuple-Landscape Bench
20' Octuple-Landscape Bench
20' Nonuple-Landscape Bench
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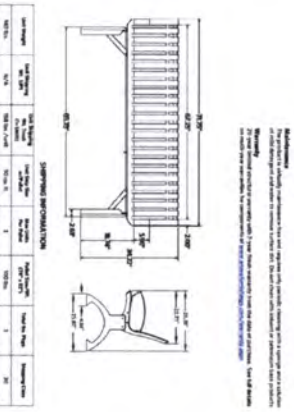
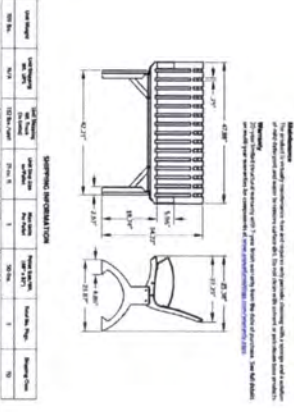
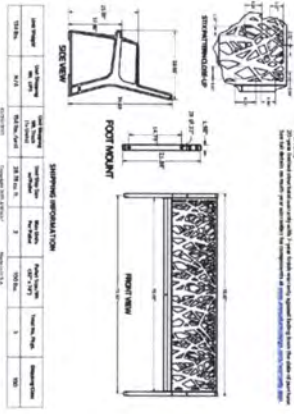


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20' Nonuple-Landscape Bench
20' Decuple-Landscape Bench



Urbanscape (Bench used at Memorial Park)
Product : 801112C
Description : 6 Foot Bench with back and arms Faux-Wood
Wheat Bench
Textured, Black Framework

Anova - Bench Options



Concepts shown here are for illustrative purposes and are intended to be finalized with staff during the PUD Amendment process for site plan approval.



Project Identity Monuments / Column Features



Large & Small Scale Water Features

All items conceptual. Approved site plan details shall control.

TRANSFORMER DETAIL

ELEVATION VIEW



PLAN VIEW



BENCH DETAIL



BIKE RACK DETAIL



TRASH CAN DETAIL



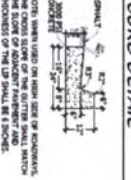
LIGHT POLE DETAIL



D CURB DETAIL



F CURB DETAIL



VALLEY CURB DETAIL



EXHIBIT B

PCN#	Lot # & Legal *		Tax Parcel Color
28-37-41-013-000-00020-0	2	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Navy Blue
28-37-41-013-000-00080-0	8	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Rose Pink
28-37-41-013-000-00090-0	9	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Rose Pink
28-37-41-013-000-00100-0	10	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Sky Blue
28-37-41-013-000-00110-0	11	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Sage Green
28-37-41-013-000-00120-0	12	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Navy Blue
28-37-41-013-000-00130-0	13	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Peach
28-37-41-013-000-00140-0	14	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Pink
28-37-41-013-000-00150-0	15	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Light Blue
28-37-41-013-000-00160-0	16	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Lime Green

****Base Value of each tax parcel will be set by Martin County Property Appraiser for the year before the first Certificate of Occupancy issued.***