



AGENDA

COMMUNITY REDEVELOPMENT BOARD

FEBRUARY 4, 2025

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Vice Chair - Mark Brechbill

Board Member - Frederick James

Board Member - Jeff Manera

Board Member - Frank McChrystal

Board Member - Bonnie Moser

Board Member - Clay Scherer

Board Member - Scott Whalen

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas

Board Secretary - Susej T. Meleqi

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

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH
2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

APPROVAL OF AGENDA

APPROVAL OF MINUTES

3. APPROVAL OF 11/05/2024 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

4. NOMINATE BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (RC):

RESOLUTION No. 01-2025 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
5. ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
6. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR

SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

7. ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

ADJOURNMENT

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

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

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

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

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

Meeting Date: 2/4/2025

Prepared by: Susej Meleqi

Title of Item:

ADVISORY BOARD MEMBER OATH

Summary Explanation/Background Information on Agenda Request:

Advisory Board Members serving the City of Stuart will take an Oath before the City Clerk/City Attorney for public record.

Funding Source:

N/A

Recommended Action:

Board Member take an Oath.

ATTACHMENTS:

1. Board Member Oath_CRB



CITY OF STUART

Oath of Office

I, _____, am qualified under the Constitution, Laws of Florida, and the Code of Ordinances for the City of Stuart, Florida to serve as a member of the COMMUNITY REDEVELOPMENT BOARD; and that I will well and faithfully perform the duties of an advisory board member on which I am about to enter, so help me God.

Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence ____ or online notarization ____, this 4th day of February 2025, _____, who is personally known to me or who has produced Florida driver license as identification.

City Clerk

(Notary Seal)

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

Meeting Date: 2/4/2025

Prepared by: Susej Meleqi

Title of Item:

ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

Summary Explanation/Background Information on Agenda Request:

Per the City code Sec. 2-107. - Membership; officers and staff, A Chair and Vice Chair shall be appointed by the CRB at its annual reorganization meeting.

Funding Source:

N/A

Recommended Action:

Board Members to make two (2) motions to elect a Chair and Vice Chair.

ATTACHMENTS:

1. CRB Code

DIVISION 4. COMMUNITY REDEVELOPMENT BOARD

Sec. 2-106. General.

- (a) *Name and purpose.* The community redevelopment board ("CRB") shall be an advisory board to the city commission and the city administration in performing the duties and responsibilities described herein. In addition, the CRB shall provide quasi-judicial proceedings as set forth in the City of Stuart Land Development Code.
 - (b) All sections of division 1, generally, hereinabove are hereby incorporated as if set forth herein this division.
- (Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-107. Membership; officers and staff.

- (a) *Number.* The CRB shall consist of seven members. Each city commissioner shall appoint a single member to the CRB. The two remaining CRB members shall be selected by the majority vote of the city commission.
- (b) *Staff liaison.* The city's CRA director, or his/her designee, shall serve as the staff person to the CRB.
- (c) *Secretary.* The city clerk, or his/her designee, shall be the secretary for the CRB, and as such, shall prepare CRB agendas, be the custodian of all books and records of the CRB, keep the minutes and a recording of all votes in all CRB meetings, and send out all notices of meetings and shall perform such other duties as may be requested by the CRB.
- (d) *Officers.* Regular officers of the CRB shall include a chair and a vice-chair who shall be appointed by the CRB at its annual reorganization meeting. The chair shall preside at all CRB meetings and shall execute instruments in the name of the CRB as may be required. The vice-chair, in the absence, disqualification, resignation or death or disability of the chair or at the chair's discretion, shall exercise the functions of the chair. Upon vacancy in the office of chair and/or vice-chair, the CRB members shall select one of them to fill the position at the next regular meeting following the creation of vacancy.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-108. Duties and responsibilities.

- (a) The CRB shall:
 - (1) Review, hold a hearing, approve, approve with conditions or deny applications for minor urban code conditional use;
 - (2) Review development applications which pertain to historic buildings and recommend approval, approval with conditions, or denial of an application for such development to the city commission;
 - (3) Review all proposed amendments to the urban code, including proposed amendments on its own volition, and recommend approval, approval with conditions, or denial to the city commission;
 - (4) Review all proposed amendments to the community redevelopment plan and recommend approval, approval with conditions, or denial to the city commission;

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- (5) Review and recommend programs, projects, plans and grant applications to implement the community redevelopment plan to the city commission;
 - (6) Review, hold a hearing and make recommendations to the city commission on applications for zoning changes for properties within the community redevelopment area as proscribed in section 3.00.00 of the city land development code;
 - (7) Review, hold a hearing and make recommendations to the city commission on major amendment applications to previously adopted planned unit development ordinances for properties within the community redevelopment area as proscribed in section 3.00.00 of the city land development code;
 - (8) Review, hold a hearing and approve, approve with conditions, or deny applications for public art, as provided in section 3.01.00 of the city land development code; and
 - (9) Conduct such hearings and workshops as may be necessary to perform the foregoing duties and responsibilities.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-109. Meetings; conduct of business.

- (a) Regular meetings shall be held on the first Tuesday of each month. No meeting will be convened in the event there is no matter to be considered by the board. Special meetings may be held at the discretion of the board as necessary. Special meetings may be called by the chairperson, the request by any two members of the board to the city's CRA director, or by the city's CRA director.
- (b) A quorum of the CRB shall be four members and an affirmative vote of a majority of those present shall be necessary to conduct business. If any meeting cannot be conducted because a quorum is not present, the members present may receive information only, and take no action other than to adjourn the meeting to a date/time certain and notice of such adjourned meeting shall be given to each member.
- (c) The city's CRA director shall provide the personnel, equipment and materials necessary to enable the CRB to conduct its business.
- (d) Decisions of the CRB in matters that are quasi-judicial in nature shall be based upon the evidence presented to the board at a quasi-judicial hearing. The board shall make findings of fact and conclusions of law in making its advisory decision. The decisions or orders of the board shall be promptly reduced to writing and signed by the chairperson and secretary.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

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

Meeting Date: 2/4/2025

Prepared by:

Title of Item:

APPROVAL OF 11/05/2024 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

ATTACHMENTS:

1. 11052024 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
NOVEMBER 5, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Tom Campenni
Vice Chair - Mark Brechbill
Board Member - Aaron Hawkins
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble
Board Member - VACANT**

ADMINISTRATIVE

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

CALL TO ORDER

4:10 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Hawkins, Board Member Moser, Board Member Noble
ABSENT: Vice Chair Brechbill, Board Member McChrystal

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**4:11 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Andy Noble
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 10/01/2024 CRB MINUTES

4:11 PM MOTION: Approve.

MOVED BY: Andy Noble

SECONDED BY: Bonnie Moser

Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. BUSINESS IMPROVEMENT REIMBURSEMENT GRANT PROGRAM GUIDELINES (RC):

RESOLUTION No. 12-2024 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP) CRITERIA, EVALUATION MATRIX, AND CLARIFICATION TO PROGRAM GUIDELINES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jordan Pinkston, CRA Program Manager, presented the previous board direction, CRA Business Loan Program, Martin County Property Improvement program, recommended approval of the program as is.

Board Members had a discussion on the dollar amount that is currently in place with the program.

4:19 PM MOTION: Approve BIRP Guidelines without funding revisions.

MOVED BY: Andy Noble

SECONDED BY: Aaron Hawkins

Motion approved unanimously.

3. COMMERCIAL LANDSCAPE IMPROVEMENT REIMBURSEMENT GRANT PROGRAM GUIDELINES (RC):

RESOLUTION No. 13-2024 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, ESTABLISHING COMMERCIAL PROPERTY LANDSCAPE IMPROVEMENT MATCHING GRANT PROGRAM WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Pinkston reviewed the guidelines and the landscape improvement program.

**4:23 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Aaron Hawkins
Motion approved unanimously.**

STAFF UPDATE

None.

ADJOURNMENT

4:24 PM

Susej T. Meleqi, Board Secretary

**Minutes to be approved at the CRB
Meeting this 4th day of February, 2025.**

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

Meeting Date: 2/4/2025

Prepared by: Susej Meleqi

Title of Item:

NOMINATE BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (RC):

RESOLUTION No. 01-2025 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The CRA shall be made up of the currently elected City Commissioners and two current members of the City's CRB. On an annual basis, the CRB shall recommend two of its board members to serve on the CRA for the City Commission's approval. For the year of 2024, Board Member Mark Brechbill and Tom Campenni served on the CRA. Mr. Campenni submitted his resignation from the CRB, leaving one vacancy on the CRA Board. The CRB will nominate those Board Members who are interested in serving on the CRA Board. The City Commission will then vote on the appointment to the CRA Board at the February 24, 2025, Regular City Commission Meeting.

Funding Source:

N/A

Recommended Action:

Make a recommendation for a Board Member to serve as a CRA Board member.

ATTACHMENTS:

1. R01-2025; Nominate CRB Board Member for CRA



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

RESOLUTION NUMBER 01-2025 CRB

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, The Community Redevelopment Agency (CRA) shall be made up of the currently elected City Commissioners and two current members of the City's Community Redevelopment Board (CRB); and

WHEREAS, On an annual basis, the CRB shall recommend two current CRB board members to serve on the CRA for the city commission's approval. The City Commission shall appoint the two members of the CRB to serve as members of the CRA; and

WHEREAS, the CRB met on February 4, 2025, and nominated Board Members _____ and _____ to serve on the CRA.

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

SECTION 1: The CRB hereby nominates _____ and _____ to the Community Redevelopment Agency for the term of present to December 31, 2025.

SECTION 2: The City Clerk shall notify and provide the appointee information regarding the current provisions of the Florida Government-in-the-Sunshine and Code of Ethics for Public Officers and employees statute laws.

SECTION 3: This Resolution shall take effect upon its 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:

MARK BRECHBILL, VICE CHAIR
FREDERICK JAMES, BOARD MEMBER
JEFF MANERA, BOARD MEMBER
FRANK MCCHRYSTAL, BOARD MEMBER
BONNIE MOSER, BOARD MEMBER
CLAY SCHERER, BOARD MEMBER
SCOTT WHALEN, BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 4th day of February 2025.

ATTEST:

SUSEJ T. MELEQI
BOARD SECRETARY

CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Board

Meeting Date: 2/4/2025

Prepared by: Jodi Nentwick

Title of Item:

ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On August 26, 2024, the City Commission directed City staff to initiate a "Zoning in Progress" authorized under Section 1.04.04 of the City of Stuart Land Development Code. The purpose of the Zoning in Progress is to allow the City Commissioners to evaluate and make text amendments or map changes to the City of Stuart Land Development Code and Comprehensive Plan, if applicable.

On September 16, 2024, the City Commission adopted Resolution 95-2024 initiating the Zoning in Progress procedure for three (3) months, which commenced on September 5, 2024, or until December 5, 2024, as authorized in Section 1.04.04 of the Stuart Land Development Code. Pursuant to Section 1.04.04(2) of the City of Stuart Land Development Code, the maximum freeze period allowed for Zoning in Progress shall be three (3) months, except if the City Commission extends the period for up to an additional three (3) months for good cause, and upon making a finding that it is in the public interest to do so.

The City Commission has held workshops, accepted public input, and evaluated professionally acceptable materials related to the issues in the Zoning in Progress. The issues addressed in the Zoning in Progress are complicated, and additional time is necessary to ensure that any changes are appropriate. There is good cause for additional time to be spent evaluating and drafting any text amendments that may be necessary.

At the Zoning in Progress workshop held on November 7, 2024, the City Commission voted unanimously to add another exception to the Zoning in Progress which allows the City Development Department to accept and process applications for any commercial project that does not include a residential component and that does not increase the square footage of any structure. The City Commission has requested to extend the "Zoning in Progress" or pending ordinance doctrine, thereby deferring the acceptance, processing, and approval of all applications on properties, except for properties and development described herein, submitted after September 4, 2024. This deferral shall last for an additional three (3) months from December 5, 2024, until March 4, 2025, or until the City Commission adopts a second reading of the amendments under review and such amendments become effective, whichever occurs first.

During the "Zoning in Progress," the City's Development Department shall not accept or process

applications except for single-family dwellings, governmental buildings, requests that do not increase the density or intensity of an existing use or structure, or any commercial project that does not include a residential component and that does not increase the square footage of any structure. This "Zoning in Progress" shall apply to new development, amendments to planned unit developments, amendments to development orders, substantial improvements, and substantial renovation as defined in Chapter 12 of the Stuart Land Development Code.

During the City Commission workshops, the Boards discussed each chapter of the Land and created a list of the items discussed. Upon ratification of the items on the list, staff will then draft amendments to the land development regulations based on the Resolution adopted by Resolution No. 128-2024.

Funding Source:

N/A

Recommended Action:

Staff requests the Community Redevelopment Agency to make any revisions and recommendations to the City of Stuart City Commission presented at the public hearing.

ATTACHMENTS:

1. 2539-2025 LDC ZIP Text Amendment Ordinance
2. 128-2024



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

ORDINANCE NUMBER 2539-2025

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, Florida Statutes § 163.3202 requires the City of Stuart to adopt or amend and enforce land development regulations that are consistent with and implement the City's comprehensive plan; and

WHEREAS, On August 26, 2024, the City Commission directed staff to initiate a "Zoning in Progress" authorized under Section 1.04.04 of the City of Land Development Code; and

WHEREAS, the purpose of the Zoning in Progress was to allow the City Commissioners and City staff to evaluate and make text amendments or district map changes to the City of Stuart Land Development Code, if applicable; and

WHEREAS, on September 16, 2024, the City Commission adopted Resolution 95-2024 initiating the Zoning in Progress procedure for three (3) months, which commenced on September 5, 2024, or until December 5, 2024, and excepted applications for single family residential and government buildings; and

WHEREAS, the City Commission held workshops, accepted public input, and evaluated professionally acceptable materials related to the issues in the Zoning in Progress; and

WHEREAS, at a workshop held on November 7, 2024, the City Commission voted unanimously to add another exception to the Zoning in Progress which allows the City's Development Department to accept and process applications for any commercial project that does not include a residential component and that does not increase the square footage of any structure; and

WHEREAS, pursuant to Section 1.04.04(2) of the City of Stuart Land Development Code, the City Commission may approve of extension of the Zoning in Progress for an additional three (3) months for good cause and upon making a finding that it is in the public interest to do so; and

WHEREAS, on November 25, 2024, the City Commission adopted Resolution No. 120-2024 to extend the Zoning in Progress, thereby deferring the acceptance, processing, and approval of all applications on properties, except for properties and development described herein, submitted after September 4, 2024 and that the deferral shall last for an additional three (3) months from December 4, 2024, until March 4, 2025, or until the City Commission adopts on second reading of the amendments under review and such amendments become effective, whichever occurs first; and

WHEREAS, on December 9, 2024, the City Commission adopted Resolution No. 128-2024 directing staff to implement the requested amendments with the City of Stuart Land Development Code as discussed in the three (3) Zoning in Progress workshops; and

WHEREAS, on December 9, 2024, the City Commission reached a consensus on the City Staff bringing forth a resolution at the next regular commission meeting to add an exception to the pending Zoning in Progress for any commercial project which does not include a multi-family component; and

WHEREAS, on January 16, 2025, the Local Planning Agency held duly noticed public hearing to consider this ordinance; and

WHEREAS, on XXXXXXXX, the Community Redevelopment Board held duly notice public hearing to consider this ordinance; and

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

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

SECTION 1: Recitals. The foregoing recitals are hereby ratified as true and accurate and are hereby incorporated as if set forth herein.

SECTION 2: The provisions of the City’s Land Development Code as amended are hereby adopted as provided in the attached **Exhibit “A”**, which is incorporated herein as set forth below.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

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

First read on the ____ day of February, 2025.

Commissioner _____ offered the foregoing Ordinance and moved its adoption.

The motion was seconded by Commissioner _____ and upon being put to a roll call vote,

the vote was as follows:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

EXHIBIT “A”



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

RESOLUTION NUMBER 128 -2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, DIRECTING STAFF ON THE IMPLEMENTATION OF AMENDMENTS TO CERTAIN CHAPTERS OF THE LAND DEVELOPMENT CODE OF THE CITY OF STUART, FLORIDA AS OUTLINED IN EXHIBIT “A” ATTACHED WHICH WERE DETERMINED DURING THE ZONING IN PROGRESS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on August 26, 2024, the City Commission directed City staff to initiate a “Zoning in Progress” authorized under Section 1.04.04 of the City of Stuart Land Development Code; and

WHEREAS, the purpose of the Zoning in Progress was to allow the City Commissioners and City staff to evaluate and make text amendments or district map changes to the City of Stuart Land Development Code, if applicable; and

WHEREAS, on September 16, 2024, the City Commission adopted Resolution No. 95-2024 initiating the Zoning in Progress procedure for three (3) months, which commenced on September 5, 2024, or until December 4, 2024, as authorized in Section 1.04.04 of the Stuart Land Development Code; and

WHEREAS, pursuant to Section 1.04.02(C) of the City of Stuart Land Development Code, the maximum freeze period allowed for Zoning in Progress shall be three (3) months, except if the City of Commission extends the period for up to an additional three (3) months for good cause and upon making a finding that it is in the public interest to do so; and

WHEREAS, at a workshop held on November 7, 2024, the City Commission voted unanimously to add another exception to the Zoning in Progress which allows the City's Development Department to accept and process applications for any commercial project that does not include a residential component and that does not increase the square footage of any structure; and

WHEREAS, on November 25, 2024, the City Commission adopted Resolution No. 120-2024 to extend the Zoning in Progress or pending ordinance doctrine, thereby deferring the acceptance, processing, and approval of all applications on properties, except for properties and development described herein, submitted after September 4, 2024. The deferral shall last for an additional three (3) months from December 4, 2024, until March 4, 2025, or until the City Commission adopts on second reading of the amendments under review and such amendments become effective, whichever occurs first.

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

SECTION 1: Recitals. The above-stated recitals are true, correct, and incorporated herein by this reference.

SECTION 2: Implementation of Zoning in Progress. The purpose of this is to state the intention of the City Commission to direct staff to implement the requested amendments within the City of Stuart Land Development Code as discussed in the three (3) Zoning in Progress workshops as outlined in **Exhibit "A"**.

SECTION 3: Authorization. The appropriate City officials are authorized to take any necessary action to effectuate the intent of this Resolution.

SECTION 4: Conflict. If any resolution(s), or part(s) of any resolution, is in conflict herewith, this Resolution shall control to the extent of this Resolution.

SECTION 5: Severability. The provisions of this Resolution are intended to be severable. If any part(s) of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

SECTION 6: Effective Date. This Resolution shall take effect immediately upon its adoption.

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

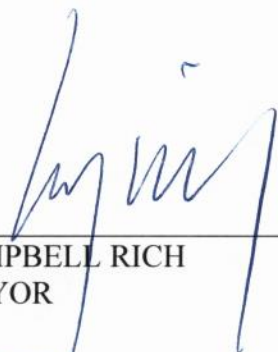
CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

ADOPTED this 9th day of December, 2024.

ATTEST:


MARY R. KINDEL, MMC 12/19/24
CITY CLERK


CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

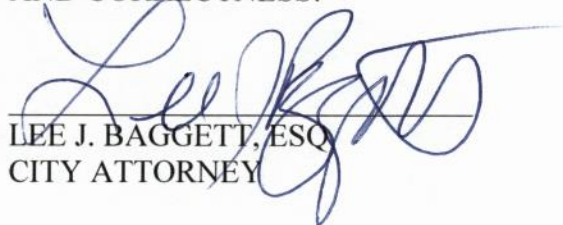

LEE J. BAGGETT, ESQ.
CITY ATTORNEY



Exhibit “A”

ZONING IN PROGRESS EXHIBIT A
RESOLUTION

Chapter	Subject	C. Rich	C. Collins	E. Clarke	S. Reed	L. Giobbi
2.03.06	Intensity of Development: Lot area and Floor area ratio (FAR) table.					
2.03.09	Remove density bonus and parking waivers for mixed use.					
2.03.10	Florida area ratio needs to be revised to be reduced by density or vice versa					
2.04.02	Revise "lots" to parcels of record.					
2.04.02	No platted lot shall contain less than 5,000 square feet. (Cottage Lot) Minimum lot width must be 50 feet as defined by code Impervious surface allows up to 65%. Commission recommended reduction to					
2.04.03 (c)	50% on commercial properties.					
2.04.04	Side setbacks shall be a minimum of 10 feet.					
2.06.03	Create definition and regulation of detoxification facilities similar to County					
2.06.22	Modify code regarding EV Chargers to comply with State Law Accessory Dwelling Units (ADUs) must be on the same water and electric meter as primary residence. ADU not allowed to be occupied unless owner of property lives on the property. Duplex - non conforming duplexes near flamingo shall not expand and any improvements shall be limited to 50% of the current value and shall be Multi-Family/ FAR: Multi family density shall be reduced by commercial. For each 1,000 feet of commercial, the density of the property shall be reduced by one unit.. Each residential unit shall reduce the allowed commercial by 1000 square feet. Self Storage should only be allowed in Industrial Zoned property. Shared Parking: Shared parking shall not be permitted. 1/2 Units shall be removed from code					
East Stuart	SFD - Duplexes shall only be allowed by commission action Minimum lot size and width					
3.02.04	Foot note 1 references lot size of 4,356 Multi-family parking shall be increased by .5 for each category and no shared					
6.01.03	parking. Staff recommends utilizing the ITE (Institute of Transportation Engineers) Mixed use shall provide full parking for the commercial use and full parking for the residential.					

ZONING IN PROGRESS EXHIBIT A
RESOLUTION

Shaded trees shall be 60%. See language in Creek District. size of the landscape terminal/median islands may need to be increased to accommodate the

6.04.02 increased percentage for landscaping

6.06 Green or LEED certified should be updated or removed

6.6.11 Consultant shall be hired to re-write sign code.

6.01.09(C) A new sunset date will need to be added to account for these changes.

6.01.11(B) Location of parking spaces will need new sunset date

6.01.10(A) Change to a whole number

6.04.07 All new development must comply with minimum landscape standards.

Public Rights of way should not be modified by home owners to construct parking spaces without a license. Existing space shall be allowed. In future no gravel.

Non Conforming Uses and Lots - Must define the grandfathering of already existing structures as well as expansion of existing structures and impacts of new construction.

8.03.01

Reference to Table 4 is in the code before Reference to Table 3.

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

Meeting Date: 2/4/2025

Prepared by: Jodi Nentwick

Title of Item:

POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The applicant, Polk Street Hotels, Inc., is requesting an Amendment to the Official Zoning Atlas from the Urban Waterfront (UW) to the Urban Highway (UH) Zoning District for this 0.33-acre site is located at 255 SW 6th Street, Stuart, FL. The Downtown Redevelopment Future Land Use category designates the property.

Funding Source:

N/A

Recommended Action:

Staff recommends the Community Redevelopment Agency forward a recommendation to the City of Stuart City Commission to approve rezoning the subject parcel from Urban Waterfront (UW) to the Urban Highway (UH) Zoning District.

ATTACHMENTS:

1. 2537-2025 Polk Street Hotels - Rezone
2. CRB Staff Report
3. Rezoning Justification
4. Survey
5. Traffic Report
6. LPA Public Notice Package



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

ORDINANCE NUMBER 2537-2025

* * * * *

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a comprehensive growth management plan as mandated by the local government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this future land use of this property as Downtown Redevelopment; and

WHEREAS, on August 28, 2024, an application was submitted by Polk Street Hotels, Inc. (Property Owner) to the City of Stuart for the rezoning of the subject property from Urban Waterfront to Urban Highway; and

WHEREAS, the Local Planning Agency board held a property noticed hearing on January 16, 2025, to consider the Property Owner's request and recommended approval of the application to the City Commission to amend the Official Zoning Atlas; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Property Owner for a 0.33-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to change the Land Development Zoning District for said lands; and

WHEREAS, the City of Stuart City Commission has considered the Property Owner's voluntary request for zoning designations and has also considered the recommendation of City staff; and

WHEREAS, the Property Owner has committed to the City of Stuart that any development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and

WHEREAS, the subject property is legally described in **Exhibit “A”** attached to this Ordinance and made a part hereof by reference. A map depicting the subject property is attached hereto as **Exhibit “B”** and made a part hereof by reference.

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

SECTION 1: The foregoing recitals are true and adopted as findings of fact and conclusions of law.

SECTION 2: At the Public Hearing, the Property Owner showed by substantial competent evidence that the application for rezoning is consistent with the City of Stuart Comprehensive Plan, the Land Development Code of the City, and with the procedural requirements of law. Therefore, the Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as “Urban Highway” for the subject property.

SECTION 3: This Ordinance becomes effective immediately upon adoption by the City Commission.

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

SECTION 5: All ordinances or parts of ordinances in conflict with this Ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this Ordinance conflicts with any contractual provision between the City of Stuart and the Property Owner or successor in interest of the site, this Ordinance shall prevail.

SECTION 6: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 7: Upon complete execution of this Ordinance, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Passed on first reading the ___ day of _____ 2025.

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

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

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

SEAN REED, COMMISSIONER

--	--	--	--

ADOPTED on second and final reading this _____ day of _____, 2025.

ATTEST:

MARY R. KINDEL
CITY CLERK

CAMPBELL RICH
CITY MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE BAGGETT, ESQUIRE
CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTION

PARCEL D:

The West 119.10 feet of the following described parcel:

Start of the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South along the West line of said Government Lot 7, a distance of 763.41 feet; thence run East 220 feet to the point of beginning; thence run North 20 feet; thence run East 161 feet; more or less to the waters of Frazier Creek thence meander Southeasterly the waters of Frazier Creek a distance of 195 feet; more or less, to a line which bears East and is 102 feet South of the point of beginning; thence run West a distance of 319 feet, more or less, to a point 102 feet South of the point of beginning; thence run North 102 feet to the point of beginning.

Parcel ID#: 05-38-41-000-000-00182-3

Address: 255 SW 6TH STREET

(The remainder of this page was intentionally left blank)

EXHIBIT B – LOCATION MAP





To: *Community Redevelopment Agency (CRA)*

Prepared by: Jodi Kugler, Development Director

Meeting Date: Tuesday, February 4, 2025

Project ID No. Z24080011

Project Name: Polk Street Hotels, Inc. *(aka Fairfield Inn Hotel)*
Amendment to the Official Zoning Atlas *(Rezoning)*

GENERAL INFORMATION

Applicant/Owner: Polk Street Hotels, Inc., a Florida for-profit corporation
3423 SE Federal Highway
Stuart, FL 34997

Agent of Record: Jarod Gaylord, Esq., Law Offices of Marc R. Gaylord, P.A.

Location: 255 SW 6th Street

Parcel ID Number: 05-38-41-000-000-00182-3 (0.33-acres)

Parcel Size +/- 0.33-acres (14,748 square feet)

Future Land Use: Downtown Redevelopment

Existing Zoning: Urban Waterfront (UW)

Proposed Zoning: *Urban Highway (UH)*

Required Action: Change the zoning from the Urban Waterfront (UW) to the Urban Highway (UH) Zoning District

Existing Use: Vacant

Special District: Community Development Redevelopment (CRA) & Urban District

BACKGROUND ANALYSIS

The applicant, Polk Street Hotels, Inc., is requesting an Amendment to the Official Zoning Atlas from the Urban Waterfront (UW) to the Urban Highway (UH) Zoning District for this 0.33-acre site is located at 255 SW 6th Street, Stuart, FL. The Downtown Redevelopment Future Land Use category designates the property.

Aerial Map2

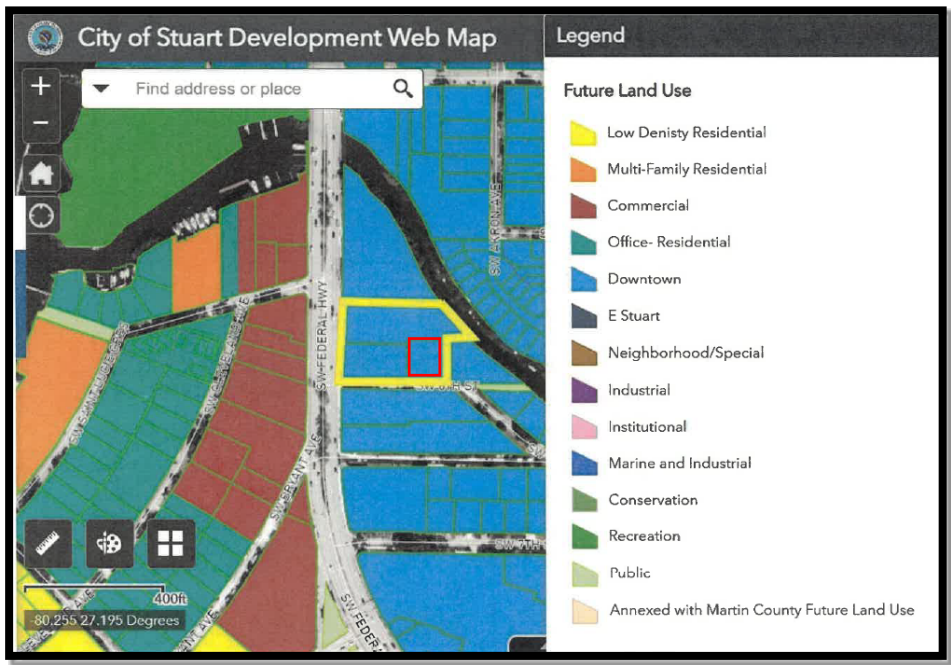


Future Land Use:

Objective 1.A.7. - The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided that the City shall approve some development that is consistent with the City's plan.

- **Policy 1.A7.1.(I). – Downtown Redevelopment:** The Downtown Redevelopment future land use designation applies only to land areas within the Stuart Community Redevelopment Area. General uses permitted include low-density residential, multi-family residential, office, commercial, recreation, lodging, public facilities, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and non-residential uses shall be required within this designation as a whole. Also, electric distribution substations are allowed.

Future Land Use Map

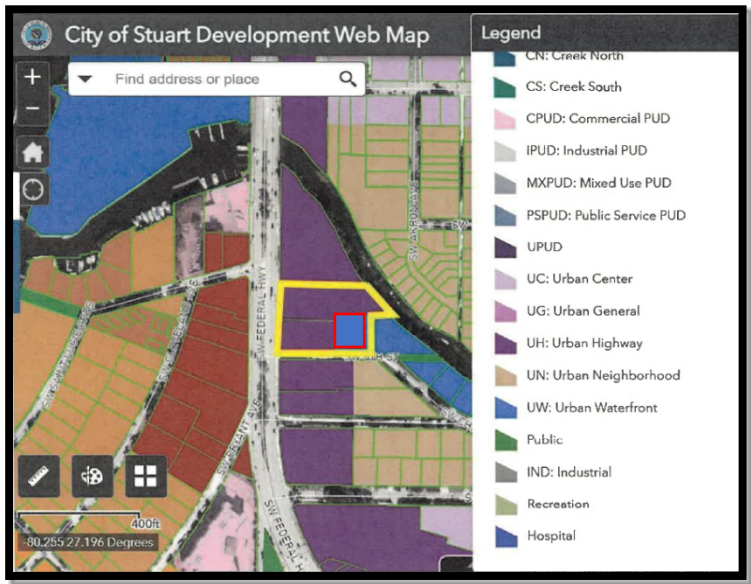


Current Zoning:

Section 3.01.03. – Urban standards and regulations for designated urban subdistricts.

Urban waterfront ("UW"), refers to special waterfront-oriented uses, including marinas, restaurants, entertainment, hotels, and higher-density residential. Existing "marine industrial" uses are conditionally permitted. In both the North and South Points, UW is generally located along all waterfront properties throughout the CRA with the exception of those waterfront properties on the north side of Frazier Creek and on the east side of the "North Point" peninsula south of Fern Street.

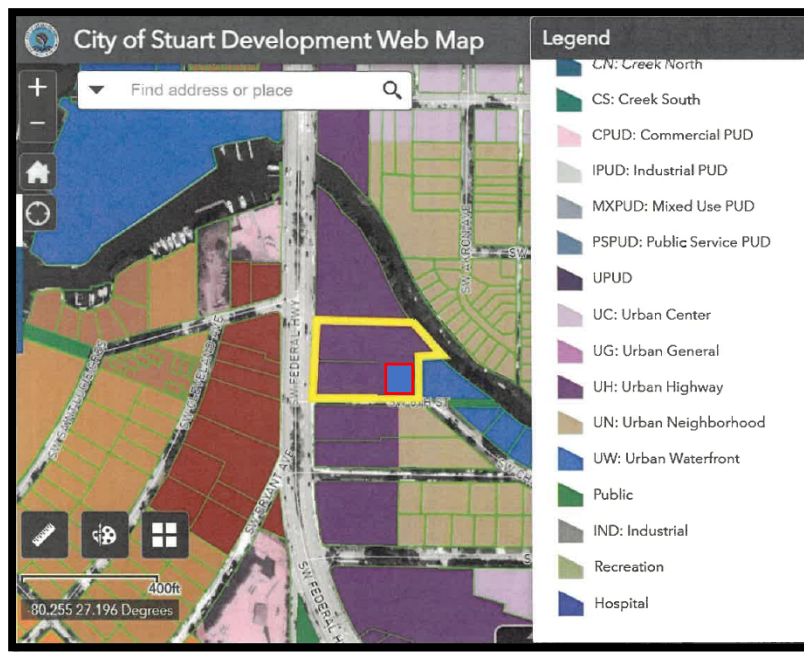
Current Zoning Map



Proposed Zoning:

Urban highway ("UH") occurs along both sides of SE Federal Highway as it traverses the Urban Code District. This area allows large front setbacks and highway-oriented commercial or high-density residential uses with generous parking lots. In the North Point, UH is generally located along the western side of SE Federal Highway and along the western side of the proposed Green River Parkway. In the South Point, UH is generally located along both sides of SE Federal Highway.

Proposed Zoning Map



**REZONING OF THE OFFICIAL ZONING ATLAS
STANDARDS OF REVIEW
LAND DEVELOPMENT CODE SECTION 11.01.09**

Section 11.01.09(G)(2) of the City of Stuart Land Development Code establishes the standards for reviewing Zoning Atlas Amendments. In reviewing this application for an amendment to the Official Zoning Atlas, the Local Planning Agency shall consider and make the following determinations:

A. The existing land use pattern.

The applicant's agent stated within their justification statement dated October 25, 2024, that the property is located along the intersection of Federal Highway and SW 6th Street. The applicant purchased the property, which consisted of three (3) separate lots in April 2023. The applicant then joined these parcels in a Unity of Title on May 10, 2023. The northern and western portions of the property retained the Urban Highway, while the southeastern portion of the property retained the Urban Waterfront zoning designations

This is inconsistent with the property, the surrounding community, and land use patterns. Most of the property is zoned Urban Highway, which is appropriate due to the location along Federal Highway. The property's southeastern portion is zoned Urban Waterfront, despite the lack of any frontage along Frazier Creek. The portion of the property is zoned Urban Waterfront and is not located along any waterfront.

The Urban Waterfront portion of the property is currently vacant. The surrounding properties vary in zoning depending on location. All properties on the eastern side of the Federal Highway located north of this portion of the property are zoned Urban Highway until SW Joan Jefferson Way. The properties immediately south contain a mixture of Urban Highway zoning located portion of those lots. The property immediately east is zoned Urban Waterfront which is more appropriate since this property contains water frontage.

Amending the zoning map will ensure the entire property is zoned consistently, and facilities appropriate redevelopment consistent with the existing land use pattern, rather than applying inconsistent and contradictory zoning regulations to the property.

Excerpts from the City of Stuart Comprehensive Plan:

GOAL STATEMENT 1.C

The future land use goal for the Community Redevelopment Area (CRA) [is] to maintain and strengthen the beauty, economic viability, cultural resources, and social importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction, or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment.

Objective 1.C1. - [Urban Code Overlay Zone.]

The City shall implement the Stuart Urban Code Overlay Zone in the CRA, which provides for adequate parking, encourages people to live, work, and shop without needing a car defines urban spaces with buildings, creates interesting and pleasant itineraries along sidewalks, conceals parking lots, promotes alternative modes of transportation, and provides for the harmony of architectural style.

Policy 1.C1.1. *The City of Stuart shall continue to implement the Architectural Regulations and the Stuart Urban Code in the CRA to regulate building size, height, and orientation.*

Policy 1.C1.2. *The City of Stuart shall continue to implement the Stuart Architectural Regulations which have been adopted based on the Stuart Urban Code for the CRA to regulate materials, colors, and landscaping for buildings. These regulations shall encourage traditional, durable construction with materials that age well and fit with the existing architectural heritage of Stuart.*

Surrounding Land Uses and Zoning

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		UW (Urban Waterfront)	Downtown Redevelopment	Vacant
Adjacent Parcels	North	UH (Urban Highway)	Downtown Redevelopment	Abandoned Funeral Home and Crematory
	South	UH (Urban Highway)	Downtown Redevelopment	Apartment Complex
	East	UW (Urban Waterfront)	Downtown Redevelopment	Professional Office Building
	West	UH (Urban Highway)	Downtown Redevelopment	Partially Vacant

B. *The possible creation of an isolated district unrelated to adjacent and nearby districts.*

The proposed rezoning to Urban Highway (UH) would not create an isolated zoning classification concerning the nearby zoning districts.

C. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities, and streets.*

The proposed change in zoning should not affect the level of service capacity of transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, mass transit, or emergency medical facilities. Site-specific impacts will be addressed through a development application.

Before the issuance of any Final Development Order, the developer must demonstrate that all public facilities are available to serve the parcel and obtain a Certificate of Capacity.

Water/Wastewater

Water and wastewater services are available from the City of Stuart Utility Department.

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

D. *The possible overloading of the city's sewage collection, treatment, and disposal facilities.*

The site is currently served for water and wastewater services by the City of Stuart Utility Department.

E. *The possible overloading of the city's drainage system.*

Before the issuance of any Final Development Order, the developer must demonstrate that all public facilities are available to serve the parcel and obtain a Certificate of Capacity.

F. *The existing district boundaries in relation to existing conditions on the subject property.*

Excerpts from the City of Stuart Comprehensive Plan:

Objective 1.C3. - Urban redevelopment.

- A. Revitalize the designated Urban Redevelopment Area (URA), including the CRA, by:*
- B. Maintaining or increasing the amount of development and redevelopment.*
- C. Maintaining or increasing the percentage of County-wide employment located in the URA and CRA and the City of Stuart as a whole.*
- D. Reducing blight conditions as defined by F.S. § 163.340(8)(a) and (b).*
- E. Achieving and maintaining a 90 percent occupancy rate of commercial and office spaces.*
- F. Enhancing the City's marine resources.*
- G. Promote multi-modal mobility throughout the CRA.*

Policy 1.C3.1. The URA is a specific geographic area established in the Comprehensive Plan for urban redevelopment as shown in the Stuart Redevelopment Map. The Community Redevelopment Area (CRA) established pursuant to the Community Redevelopment Act of 1969 is a specific geographic area identified in the Comprehensive Plan as shown in the Stuart Redevelopment Map.

G. *The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate.*

The applicant's agent stated within their justification statement dated October 25, 2024, that While the Property was owned by a single owner before my client purchased the Property, the site was three separate lots. My client joined these parcels under a Unity of Title, recorded in Official Records Book 3374, Page 45 of the Martin County Public Records. This Unity of Title was necessary to ensure the redevelopment potential of the Property. This change resulted in the lot containing two zoning districts - the Urban Highway district on the western and northern portions of the Property and the Urban Waterfront district on the southeastern portion of the Property. The two zoning districts, while permitting many of the same uses, have some conflicting and contradictory development standards. For example, Urban Highway requires that "parking areas shall be located behind the rear facade of a principal building"/ while Urban Waterfront prohibits parking "between the rear building facade and the water. These conflicting regulations for the two zoning districts on the Property prevent the ability to provide parking. This, along with the convenience of being governed by one set of zoning restrictions, necessitates the approval of this rezoning application.

H. *The impact of the proposed rezoning upon living conditions in the adjacent neighborhood.*

The applicant's agent stated within their justification statement dated October 25, 2024, that the proposed rezoning will not have a material impact on living conditions in the adjacent neighborhood. The immediate surrounding area along the Federal Highway corridor is mostly commercial. The nearest residential neighborhood is along SW Channel Avenue. These properties are already accustomed to the nearby commercial uses. Rezoning a portion of the Property from the Urban Waterfront to the Urban Highway will not result in a material impact on these adjacent properties. This is because the permitted uses in the two zoning districts are similar. Additionally, the proposed use as a hotel is permitted in both zoning districts. As such, the rezoning application will not harm living conditions in the adjacent neighborhood. Instead, approving this petition will encourage redevelopment of a currently underutilized property into an attractive hotel.

I. *The impact of the rezoning upon the flow of light and air to adjacent neighborhood.*

Before the issuance of any Final Development Order, the developer must demonstrate that all impacts to flow of light and light and air to adjacent neighborhoods.

J. *The impact of the proposed rezoning upon property values in the area.*

The applicant's agent stated within their justification statement dated October 25, 2024. that the proposed rezoning will not negatively impact adjacent property values but will likely increase and improve these property values. The property currently contains a closed funeral home. The proposed redevelopment will include a modern hotel. The redevelopment of this property will increase the lot's value and the values of adjacent areas. The hotel will bring guests to the Downtown Stuart area who will frequent nearby shops, restaurants, and attractions. This trickle-down will help provide additional opportunities to nearby businesses and properties and increase nearby property values.

K. *The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations.*

The proposed rezone petition is consistent with the surrounding Urban Code District to the north, south, and west. Additionally, the proposed rezoning is consistent with the Goals, Objectives, and Policies of the

Comprehensive Plan pertaining to the retention and expansion of urban uses and encourages design standards and guidelines.

L. The existence of other adequate site in the city for the proposed use in districts already permitting such use.

The property is in the Community Redevelopment Area (CRA) and Urban District. The Urban Waterfront zoning and Urban Highway zoning designations allow for hotels as a permitted use.

CONCLUSION:

Staff has reviewed the petition and determined that it conforms to the Standards of Review as outlined in Section 11.01.09 of the City of Stuart Land Development Code and is consistent with the City of Stuart Comprehensive Plan, Goals, Objectives, and Policies.

RECOMMENDATION:

Staff recommends the Community Redevelopment Agency (CRA) forward a recommendation to the City of Stuart City Commission to approve rezoning the subject parcel from the Urban Waterfront (UW) to the Urban Highway (UH) Zoning District.

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ.
JARED E. GAYLORD, ESQ.

FORD T. DWYER, ESQ.
COLBY HEDDEN, ESQ.

October 25, 2024

**VIA EMAIL &
HAND DELIVERY**

Jodi Kugler
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

RE: Polk Street Hotels, Inc., a Florida for profit corporation
Section 11.01.09 - Zoning Map Change Application
Property Address: 505 SW Federal Highway, Stuart, Florida 34994 (the "Property")
PCN: 05-38-41-000-000-00170-7

Dear Ms. Kugler:

This office represents the interests of Polk Street Hotels, Inc., a Florida for profit corporation, (the "Owner") as it pertains to Owner's application to the City of Stuart for a zoning map change on the southeastern portion of the Property from Urban Waterfront to Urban Highway.

As the enclosed application packet, will demonstrate, the Owner's request satisfies the zoning map standards contained in Section 11.01.09 in that:

A. The existing land use pattern:

The Property is located along the intersection of Federal Highway and SW 6th Street. My client purchased the Property, which consisted of three separate lots, in April 2023. The Owner then joined these parcels in a unity of title on May 10, 2023.¹ The northern and western portions of the Property are zoned Urban Highway, while the southeastern portion of the Property retained the Urban Waterfront zoning designation.

This is inconsistent with the Property, the surrounding community, and the existing land use pattern. The majority of the Property is zoned Urban Highway, which is appropriate due to the location along Federal Highway. The Property's southeastern portion is zoned Urban Waterfront, *despite the lack of any frontage along Frazier*

¹ Recorded in Martin County Official Records Book 3374, Page 45.

Creek. Stated differently, the portion of the property zoned Urban Waterfront is not actually located along any waterfront. The Urban Waterfront portion of the Property is currently vacant.² The surrounding properties vary in zoning depending on location. All properties on the eastern side of Federal Highway located north of this portion of the Property are zoned Urban Highway until SW Joan Jefferson Way. The properties immediately south contain a mixture of Urban Highway zoning located along the Federal Highway right-of-way and Urban Neighborhood on the eastern portion of those lots. The property immediately east is zoned Urban Waterfront – which is more appropriate since this lot *actually contains waterfrontage*.

Amending the zoning map will ensure the entire Property is zoned consistently, facilitating appropriate redevelopment consistent with the existing land use pattern, rather than applying inconsistent and contradictory zoning regulations to the Property.

- B. The possible creation of an isolated district unrelated to adjacent and nearby districts:

The City's failure to rezone the Property is more likely to create an isolated district unrelated to adjacent and nearby districts. The Unity of Title that combined the separate lots into one parcel resulted in Property that is mostly zoned Urban Highway – except for the southeastern portion that remains Urban Waterfront. This is despite the fact that this portion of the Property *does not actually have any frontage along Frazier Creek or any other waterway*. In fact, this would be the only property near Frazier Creek that is zoned Urban Waterfront *without any frontage along the Creek*. Directly north of this Property is a large parcel zoned Urban Highway.³ The property directly south of our property is a mixture of Urban Highway on the frontage with Federal Highway and Urban Neighborhood on the eastern portion of the property.⁴ While the adjacent property just east of my client's Property is currently zoned Urban Waterfront, this is understandable given that the neighboring property contains frontage along Frazier Creek. Additionally, the rezoning of my client's Property will not create an isolated pocket zoned Urban Waterfront because the adjacent eastern property shares the Urban Waterfront zoning designation with neighboring properties that have frontage Frazier Creek.

Rezoning this portion of the Property to Urban Highway will *remove* the isolated Urban Waterfront district from the Property, make the Property's zoning consistent, and correct the landlocked Property's zoning by removing the "Waterfront" designation.

² The remaining portion of the property was previously a funeral home.

³ This property is 421 SW Federal Highway, Stuart, FL 34994.

⁴ This property is 603 SW Federal Highway, Stuart, FL 34994.

- C. The population density pattern of the area and possible increase or overtaking of the load on public facilities such as schools, utilities, and streets:

The requested rezoning application will not increase the population density pattern of the area and will not increase the load of public facilities.

The majority of the Property is currently zoned Urban Highway. This application seeks to rezone the southeastern portion of the Property, still zoned Urban Waterfront despite the recent Unity of Title. Rezoning this portion of the Property will remove certain conflicting development regulations between the two zoning districts. However, it will not dramatically change permitted uses for the Property. Urban Highway's zoning district is for "highway-oriented commercial or high density residential uses",⁵ while Urban Waterfront is for "special waterfront-oriented uses, including marinas, restaurants, entertainment, hotels, and higher-density residential."⁶ These similar uses between the two zoning districts will ensure that the rezoning application will have an immaterial impact on the City's population density and public infrastructure. In fact, the proposed use as a hotel is permitted in both zoning districts. This proposed use will not increase population density or impact local schools because there is no residential component to hotel. Additionally, since the uses between the two zoning districts are so similar, it is unlikely that the rezoning application will result in more intense demands on local utilities or streets than what currently exists with the Urban Waterfront designation. Finally, the Property's proposed redevelopment was investigated by traffic engineers Simmons & White. The Traffic Impact Statement determined that the development of a hotel on the Property would have "an insignificant impact on all major roadways."

- D. The possible overloading of the city's sewage collection, treatment, and disposal facilities:

As stated above, the permitted uses between the Urban Highway and Urban Waterfront zoning districts are similar. This similarity means that granting the requested rezoning application is unlikely to result in a difference between the Property's existing rights and those associated impacts to sewage collection, treatment, and disposal facilities with what could occur if the rezoning application is granted. The Property's proposed use as a hotel is permitted in both the Urban Highway and Urban Waterfront zoning districts. Since this use will stay the same, there will be no possibility of an increased burden for sewage capacity, treatment, or disposal by granting the rezoning request.

- E. The possible overloading of the city's drainage system:

As previously mentioned, the permitted uses for the Property will remain very similar. The proposed use as a hotel is permitted in both the Urban Highway and Urban Waterfront districts. As such, the requested zoning change will not result in

⁵ See Chapter III, Sec. 3.01.03, Urban Code, CITY OF STUART LAND DEVELOPMENT REGULATIONS (2024).

⁶ See Id.

change or overloading of the City's drainage system. The Property's potential runoff will remain the same whether the zoning change is approved or denied. Additionally, the proposed civil engineering plans, prepared by EA3 Civil Engineering, Inc., utilize exfiltration, site regrading, and swales to ensure that runoff is adequately contained on the Property.

- F. The existing district boundaries in relation to existing conditions on the subject property:

The Property was previously used as a funeral home. Presently, the southeastern portion of the Property that is zoned Urban Waterfront is vacant. Changing the district boundary on this portion of the Property from Urban Waterfront to Urban Highway will have no impact on the existing conditions on the site because this area is presently vacant. Additionally, the proposed use as a hotel for the Property is permitted in both the Urban Highway and Urban Waterfront districts.

- G. The existence of changed or changing conditions which make the passage of the proposed rezoning necessary and appropriate:

While the Property was owned by a single owner prior to my client's purchase of the Property, the site was three separate lots. My client joined these parcels under a Unity of Title, recorded in Official Records Book 3374, Page 45 of the Martin County Public Records. This Unity of Title was necessary to ensure the redevelopment potential of the Property. This change resulted in the lot containing two zoning districts – the Urban Highway district on the western and northern portions of the Property and the Urban Waterfront district on the southeastern portion of the Property. The two zoning districts, while permitting many of the same uses, have some conflicting and contradictory development standards. For example, Urban Highway requires that "parking areas shall be located behind the rear façade of a principal building",⁷ while Urban Waterfront prohibits parking "between the rear building façade and the water."⁸ These conflicting regulations for the two zoning districts on the Property prevent the ability to provide parking. This, along with the convenience of being governed by one set of zoning restrictions, necessitates the approval of this rezoning application.

- H. The impact of the proposed rezoning upon living conditions in the adjacent neighborhood:

The proposed rezoning will not have a material impact on living conditions in the adjacent neighborhood. The immediately surrounding area along the Federal Highway corridor is mostly commercial in nature. The nearest residential

⁷ See Chapter III, Sec. 3.01.03(D)(3)(a), Urban highway, Parking, CITY OF STUART LAND DEVELOPMENT REGULATIONS (2024).

⁸ See Chapter III, Sec. 3.01.03(E)(3)(a), Urban waterfront, Parking, CITY OF STUART LAND DEVELOPMENT REGULATIONS (2024).

neighborhood is along SW Channel Avenue. These properties are already accustomed to nearby commercial uses. Rezoning a portion of the Property from Urban Waterfront to Urban Highway will not result in material impacts to these adjacent properties. This is because the permitted uses in the two zoning districts are similar. Additionally, the proposed use as a hotel is permitted in both zoning districts. As such, the rezoning application will not result in negative impacts for living conditions in the adjacent neighborhood. Instead, granting this application will permit the redevelopment of a currently under utilized Property into an attractive hotel.

- I. The impact of the rezoning upon the flow of light and air to adjacent areas:

The requested rezoning application will not impact the flow of light and air onto adjacent areas or properties if approved. As previously mentioned, the two zoning districts provide for similar uses. The proposed use of a hotel is permitted by either zoning district. While the Urban Highway and Urban Waterfront districts do diverge in some development standards, their building height limits are very similar. The Urban Highway district permits a principal building to be three stories, but if located along Federal Highway, the maximum building height could be four stories if all the parking is located in the rear of the building.⁹ Similarly, the Urban Waterfront district's principal building height maximum is three stories, unless 50% or more of the building is residential or a hotel, in which case a fourth story is permitted.¹⁰ Since the development standards for building height will remain very similar for the two districts and the proposed use of the property, granting the rezoning application will not materially change the flow of light and air to adjacent areas over what is permitted today.

- J. The impact of the proposed rezoning upon property values in the adjacent area:

The requested rezoning application will not negatively impact adjacent property values but will likely *increase and improve* these property values. The Property currently contains a closed funeral home. The proposed redevelopment will include a modern hotel. The redevelopment of this Property will not only increase the lot's property value, but the values for adjacent areas. The hotel will bring guests to the Downtown Stuart area that will frequent nearby shops, restaurants, and attractions. This "trickle down" will help provide additional opportunities to nearby businesses and properties and increase nearby property values.

⁹ The maximum building height of a three-story building is 35 feet and 45 feet for a four-story building. See Chapter III, Sec. 3.01.03(D)(2)(a), Urban highway, *Principal Building Height*, CITY OF STUART LAND DEVELOPMENT REGULATIONS (2024).

¹⁰ The maximum building height of a three-story building is 35 feet and 45 feet for a four-story building. See Chapter III, Sec. 3.01.03(E)(2)(a), Urban waterfront, *Principal Building Height*, CITY OF STUART LAND DEVELOPMENT REGULATIONS (2024).

- K. The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations:

The rezoning of the Property will provide uniform zoning, permitting redevelopment in accordance with the City's regulations. This rezoning and planned redevelopment will not have a negative impact on improvement or development of adjacent properties. If anything, the redevelopment of this Property is likely to spur redevelopment and improvement of adjacent properties. Currently, the Property is an underutilized, former funeral home. The addition of a new hotel is more likely to encourage investment in the surrounding neighborhood than keeping the Property in its existing condition.

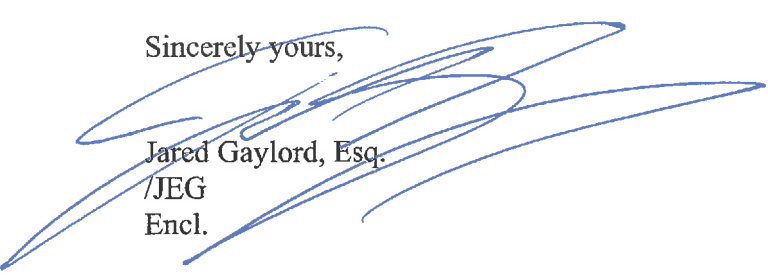
- L. The existence of other adequate sites in the city for the proposed use in districts already permitting such use:

There are not many other properties within the City that are as uniquely qualified as this Property for redevelopment as a hotel. The Property is located near Downtown, along the Federal Highway corridor. Additionally, the Property's two existing zoning districts – Urban Highway and Urban Waterfront – currently permit the development of a hotel on the Property. Furthermore, the Property's size of over 1.5 acres is appropriate for a hotel. There are not many other properties within the City that are uniquely qualified with the appropriate size, location, and zoning for redevelopment into a hotel.

Thank you for consideration of the rezoning of a portion of the Property from Urban Waterfront to Urban Highway. Granting this rezoning application will permit my client to proceed with redeveloping the Property to a use that is currently permitted by both zoning districts present on the lot. However, denial of this rezoning application would create an undue hardship by forcing my client to abide by two zoning districts with conflicting regulations. The result of such denial would be the inability to redevelop the Property, a denial of the reasonable use of the land, and a dramatic reduction in value.

For these reasons and the responses contained herein, the City must grant approval of the requested rezoning application. If you have any questions or concerns regarding the foregoing, please do not hesitate contacting the undersigned.

Sincerely yours,



Jared Gaylord, Esq.
/JEG
Encl.

SURVEYOR'S NOTES

- BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF N00°23'14"E ALONG THE EAST RIGHT OR WAY LINE OF S.W. FEDERAL HIGHWAY.
- THE ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), REFERENCE MARTIN COUNTY BENCHMARK "89002", ELEVATION = 4.57 FEET. THE TEMPORARY BENCHMARKS AS SHOWN THIS SURVEY ARE BASED ON A CLOSED LEVEL LOOP FROM "89002" TO "89002", WITH A VERTICAL CLOSURE OF 0.00. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
- THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
- THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
- THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.) ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 1.000008157.
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONES X AND AE (EL 5), REFERENCE FEMA MAP COMMUNITY NO. 120165, PANEL 0134, SUFFIX H, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
- THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177.39, FLORIDA STATUTES. THE MEAN HIGH WATER LINE AS SHOWN HEREON BASED ON THE LOCATION OF ELEVATION (-)0.38 FEET N.A.V.D. 88. THE MEAN HIGH WATER ELEVATION WAS INTERPOLATED FROM TIDAL DATUM ELEVATIONS AT THE SITE AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- LAST DATE OF FIELD DATA ACQUISITION WAS CARRIED OUT ON JANUARY 26, 2023.
- THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, REFERENCE ISSUING OFFICE FILE NUMBER 402101606TS, CUSTOMER FILE NUMBER CF #21-638399-NA, ORDER NUMBER 10027339, DATED NOVEMBER 12, 2021 AT 11:00 PM, REFERENCE THE FOLLOWING EXCEPTIONS IN SCHEDULE BII:

- Right of Way Easement in favor of Southern Bell Telephone and Telegraph Company, recorded in Official Records Book 458, page 1317. (RESPONSE: AFFECTS THE PARCEL. SHOWN ON SURVEY.)
- Easement in favor of Florida Power & Light Company, recorded in Official Records Book 2520, Page 2274, (as to Parcel D). (RESPONSE: AFFECTS THE PARCEL, SHOWN ON SURVEY.)

LEGAL DESCRIPTION

PARCEL A:

South 100 feet of the North 743.41 feet of the West 220.00 feet of Government Lot 7, Section 5, Township 38 South, Range 41 East, lying West of Frazier Creek.

PARCEL B:

Start at the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South along the West line of said Government Lot 7, a distance of 763.41 feet; thence run East 33.00 feet to the East right of way of State Road No. 5 (U.S. 1) for the point of beginning; thence run North along said East right of way a distance of 20.00 feet; thence run East a distance of 187.00 feet; thence run South a distance of 20.00 feet; thence run West a distance of 187.00 feet to the point of beginning.

PARCEL C:

Start at the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South 0°0'3" East, along the West line of said Lot 7, a distance of 643.41 feet; thence run North 89°54' East a distance of 220 feet to the Point of Beginning; thence run South 0°0'3" East, a distance of 100 feet; thence run North 89°54' East a distance of 167.09 feet to the Southwesterly right of way line of Frazier Creek right of way as recorded in Deed Book 16, Pages 587 and 589, Public Records of Martin County, Florida; thence run Northwesterly 132.27 feet along arc of curved right of way line, said curve having a radius of 732 feet and being concave to the Northeast and chord of said arc being 132.09 feet in length with a bearing of North 40°53'44" West, to the Point of Intersection with a line bearing North 89°54' East from the Point of Beginning; thence run South 89°54' West, along lastly described line, a distance of 80.61 feet to the Point of Beginning.

PARCEL D:

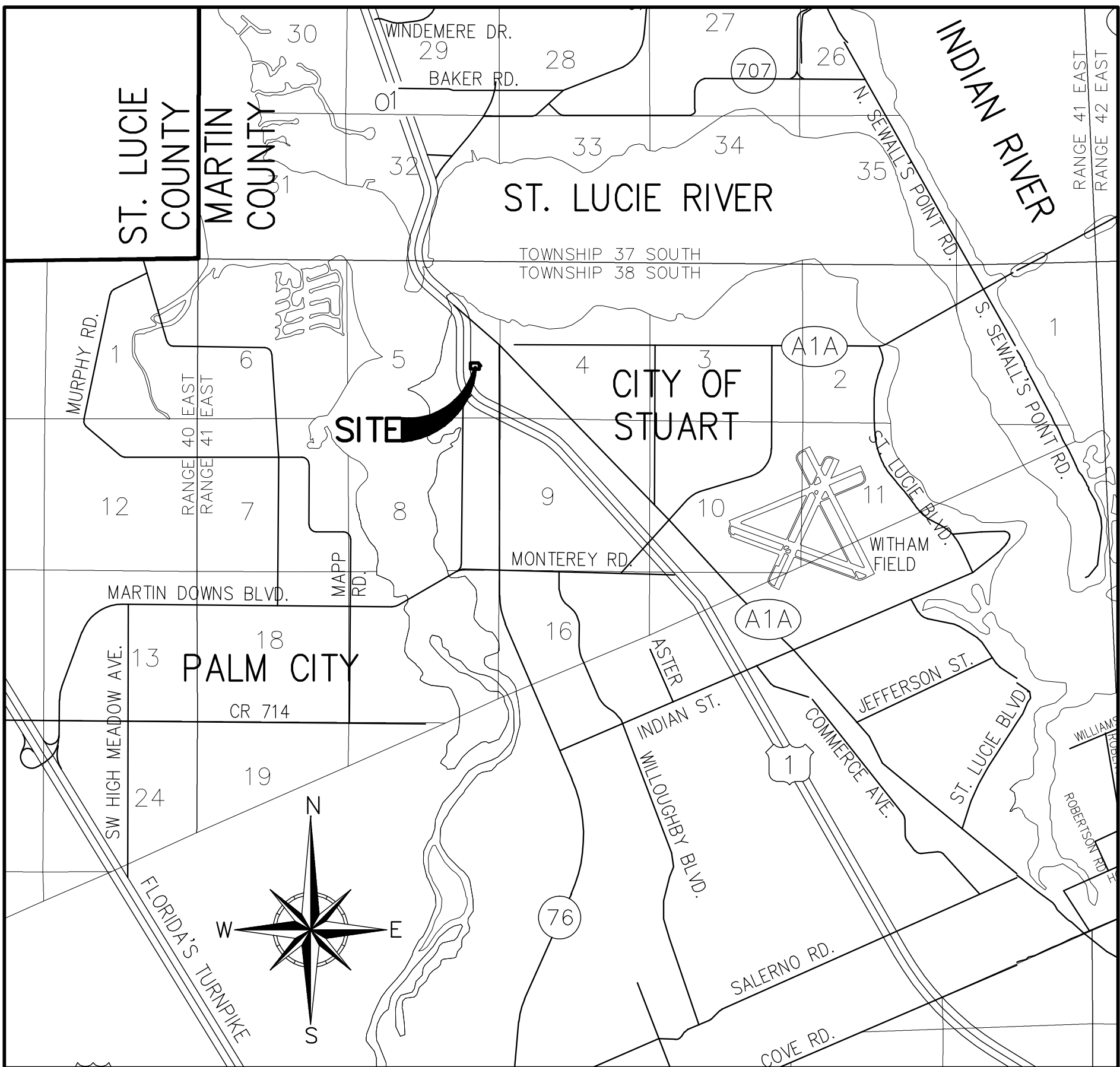
The West 119.10 feet of the following described parcel:

Start at the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South along the West line of said Government Lot 7, a distance of 763.41 feet; thence run East 220 feet to the point of beginning; thence run North 20 feet; thence run East 161 feet; more or less to the waters of Frazier Creek thence meander Southeasterly the waters of Frazier Creek a distance of 195 feet; more or less, to a line which bears East and is 102 feet South of the point of beginning; thence run West a distance of 319 feet, more or less, to a point 102 feet South of the point of beginning; thence run North 102 feet to the point of beginning.

PARCEL E:

Start at the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South along the West line of said Government Lot 7 a distance of 865.41 feet; thence run East 33.00 feet to the East right of way of State Road 5, the Point of Beginning. Thence run North along said East right of way a distance of 102.00 feet; thence run East a distance of 187.00 feet; thence run South a distance of 102.00 feet; thence run West a distance of 187.00 feet to the Point of Beginning, subject to a 10 feet street right of way easement along South Lot line, lying and being in Martin County, Florida.

CONTAINING 68,891 SQUARE FEET OR 1.58 ACRES, MORE OR LESS.



LOCATION MAP
(NOT TO SCALE)

SHEET INDEX

- | | |
|---------|-------------------------------|
| SHEET 1 | COVER |
| SHEET 2 | BOUNDARY AND EASEMENT DETAILS |
| SHEET 3 | TOPOGRAPHIC DETAILS |

ABBREVIATIONS

A/C	AIR CONDITIONING
BFP	BACKFLOW PREVENTOR
BL	BETSY LINDSAY, INC.
BLDG.	BUILDING
(C)	COMPUTED PER FOUND MONUMENTATION
CLF	CHAINLINK FENCE
CM	CONCRETE MONUMENT
CONC.	CONCRETE
(D)	PER DEED
D.B.	DEED BOOK
EL.	ELEVATION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FPL	FLORIDA POWER & LIGHT COMPANY
GVMT.	GOVERNMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
IR	IRON ROD
LB	LICENSED BUSINESS
MNW	MAG NAIL & WASHER
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PT.	POINT
R/W	RIGHT OF WAY
S.B.T.	SOUTHERN BELL TELEPHONE
TBM	TEMPORARY BENCHMARK
TRAV.	TRAVERSE
W/	WITH

SYMBOL LEGEND

- | | |
|---------------|--|
| × 15.25 | FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES) |
| × 15.2 | FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES) |
| ○ RISER | TELEPHONE RISER |
| [TV] | CABLE TELEVISION RISER |
| [G] | GAS RISER |
| [WM] | WATER METER |
| [V] | GATE VALVE |
| [F] | FIRE HYDRANT |
| [C] CLEAN OUT | SANITARY CLEANOUT |
| [L] | CONCRETE LIGHT POLE |
| [M] | METAL LIGHT POLE |
| [W] | WOOD LIGHT POLE |

LINE TYPE LEGEND

- | | |
|---------|---------------------|
| — GAS — | BURIED GAS LINE |
| — WL — | BURIED WATER LINE |
| — CLS — | CENTERLINE OF SWALE |
| — TOB — | TOP OF BANK |
| — TOE — | TOE OF SLOPE |

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON JANUARY 26, 2023 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" 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.
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S. NOT VALID WITHOUT THE ORIGINAL SIGNATURE
FLORIDA REGISTRATION NO. 4724 AND SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER UNLESS DIGITALLY SIGNED

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON March 29, 2023

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6862

DATE REVISIONS

03/29/2023	REVISE PER CLIENT

DATE 01/26/2023

SCALE AS SHOWN

STUART RD &
FIELD BK. 41, MARTIN CO.

DRAWN BY D.B.

CHECKED BY E.A.L.

A PORTION OF GOVERNMENT LOT 7, SECTION 5, TOWNSHIP 38
SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

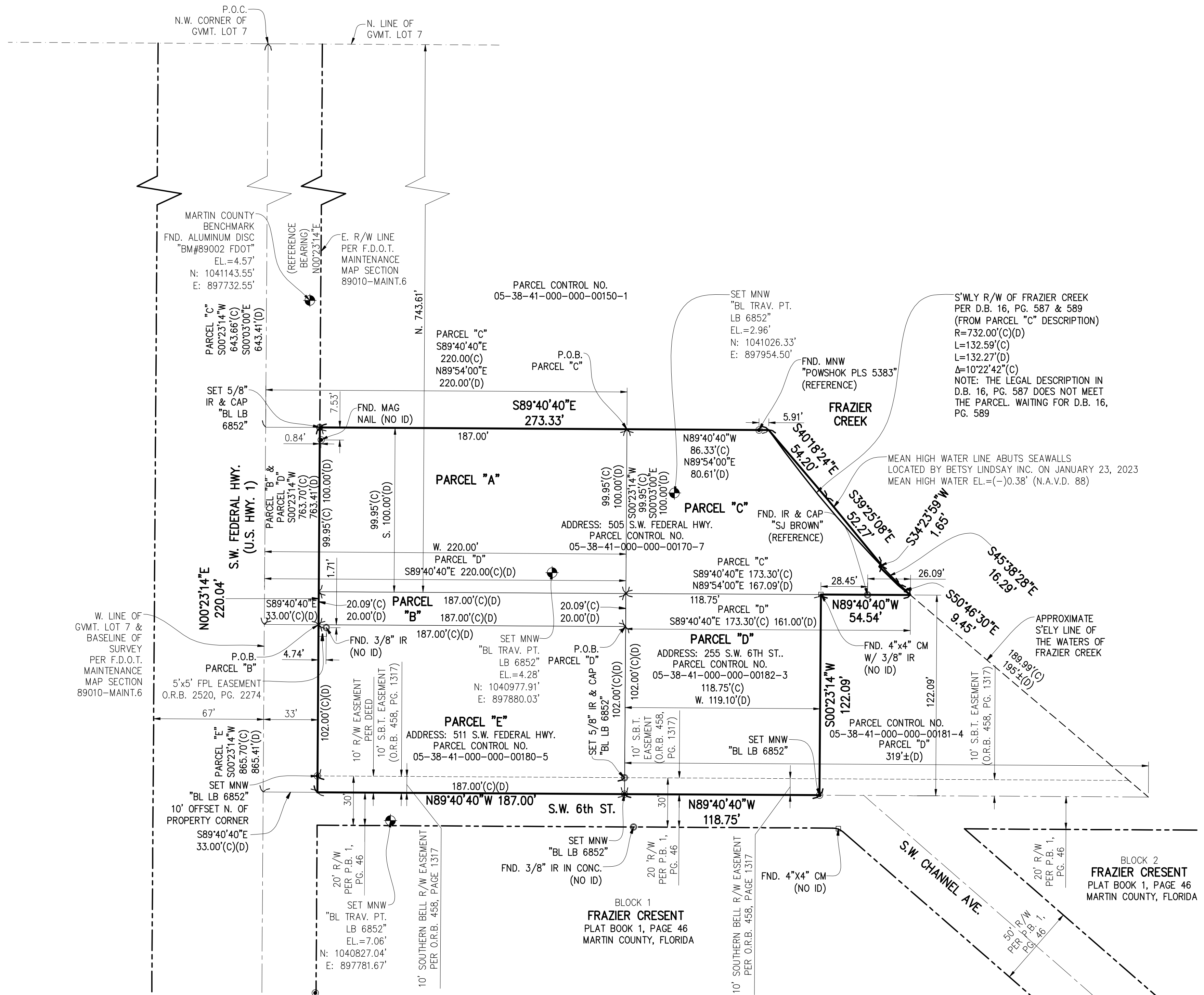
BOUNDARY SURVEY
SEACOAST HOTELS

SHEET NO. 1

OF 3 SHEETS

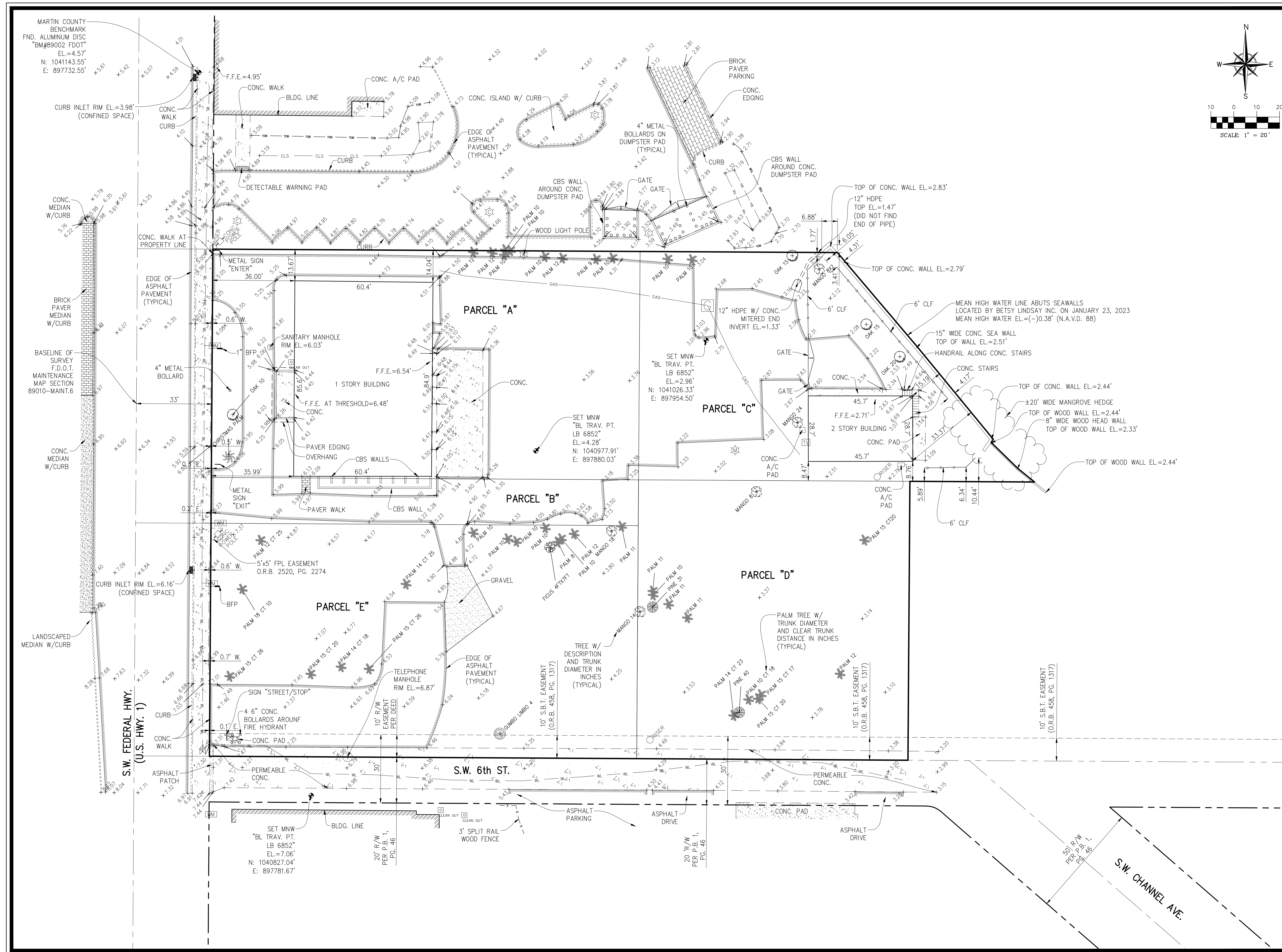
PROJECT NO.
23-01

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN
ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA
COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION
OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY
COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT
www.martin.fl.us/accessibility-feedback



SHEET NO. 2
OF 3 SHEETS

PROJECT NO.
23-01



BBETSY 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
03/29/2023	REVISE PER CLIENT

DATE 01/26/2023
SCALE 1"=20'
FIELD BK. STUART 40 & 41, MARTIN 66
DRAWN BY D.B.
CHECKED BY E.A.L.

A PORTION OF GOVERNMENT LOT 7, SECTION 5, TOWNSHIP 38
SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY

SEACOAST HOTELS

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
23-01

FAIRFIELD INN & SUITES

Stuart, Florida

TRAFFIC IMPACT STATEMENT

PREPARED FOR:

Seacoast Hotels, Inc.
3235 NW Stoney Creek Avenue
Jensen Beach, Florida 34957

JOB NO. 23-013

DATE: 02/07/2023
REVISED: 01/26/2024

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 01/26/24.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**Bryan
Kelley**

Digitally signed
by Bryan Kelley
Date:
2024.01.26
16:06:54 -05'00'

TABLE OF CONTENTS

PAGE 3

- 1.0 SITE DATA
- 2.0 TRAFFIC GENERATION
- 3.0 TRAFFIC ANALYSIS

PAGE 4

- 4.0 TURN LANES
- 5.0 CONCLUSION

1.0 SITE DATA

The subject parcel is located at 505 SW Federal Highway in the City of Stuart, Florida and contains 0.81 acres. The existing site consists of two buildings totaling 7,768 S.F. that was previous used as a funeral home. The proposed plan of development consists of demolishing the existing structures and constructing a 94-room all suites hotel with a project buildout of 2028. The purpose of this traffic statement is to address the traffic impacts of the proposed development to the surrounding roadway network. Access to the site is existing via two right in, right out only driveway connections to US-1/Federal Highway. The proposed access consists of closing the southerly driveway connection so that only the existing northerly right in, right out only driveway connection is utilized. For additional information concerning site layout, please refer to the Site Plan prepared by George White Architect.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed use is calculated in accordance with the rates provided in the ITE Trip Generation Manual, 11th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the proposed use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. Note to be conservative, no discount was taken for the existing funeral home since it not operational. The traffic generation associated with the proposed use may be summarized as follows:

<u>Proposed Development</u>	
Daily Traffic Generation	= 414 tpd
A.M. Peak Hour Traffic Generation	= 32 pht (17 In/15 Out)
P.M. Peak Hour Traffic Generation	= 34 pht (17 In/17 Out)

3.0 TRAFFIC ANALYSIS

The Trip Distribution and Assignment attached to the report as Figure 1 depicts the estimated trip distribution on surrounding roadway network. The project significance calculations are shown in Table 4 for the study roadways. The peak hour, peak direction LOS thresholds were taken from the Martin County 2021 Roadway LOS Inventory Report. As shown in Table 4, the project will have an insignificant impact on all major roadways. Note the significance threshold is 2% per the Martin County Land Development Regulations. Therefore, only the immediately accessed roadway link was analyzed per the Martin County Land Development Regulations. The peak hour roadway link analysis for Federal Highway is provided in Table 5. The As shown in Table 5, all study roadway segments meet the required LOS standards inclusive of the proposed development.

4.0 TURN LANES

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

**DIRECTIONAL
DISTRIBUTION
(TRIPS IN/OUT)**

AM = 17 / 15
PM = 17 / 17

The Driveway Volumes figure presents the AM and PM peak turning movement volume assignments at the project driveway. As previously mentioned, site access is proposed via a right in, right out only driveway connection to Federal Highway. The FDOT Access Management Guidebook recommends right turn lanes when traffic volumes exceed 80 peak hour right turns for roadways with a posted speed limit of 45 mph or less. Federal Highway has a posted speed limit of 35 mph at the subject site and only 17 peak hour right turns are projected. Therefore, no turn lanes are warranted or recommended. Since the access is restricted to right in, right out only, a left turn lane analysis was not conducted.

5.0 CONCLUSION

The proposed plan of development will result in trips per day, 32 AM peak hour trips, and 34 PM peak hour trips at project build out in 2028. A review of the traffic data revealed that the surrounding roadway network will continue to function at an acceptable Level of Service and the project will have an insignificant impact.

BK/dh: x:\docs\trafficdrainage&structural\tis.23013I

FAIRFIELD INN SUITES

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
All Suites Hotel	311	94	4.4		414	0	414	0%	414
		Rooms							
		Grand Totals:			414	0.0%	414	0%	414

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
All Suites Hotel	311	94	0.34	0.53 0.47	17 15 32	0.0%	17 15 32	0%	17 15 32
		Rooms							
		Grand Totals:			17 15 32	0.0%	17 15 32	0%	17 15 32

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
All Suites Hotel	311	94	0.36	0.49 0.51	17 17 34	0.0%	17 17 34	0%	17 17 34
		Rooms							
		Grand Totals:			17 17 34	0.0%	17 17 34	0%	17 17 34

All Suites Hotel (311)

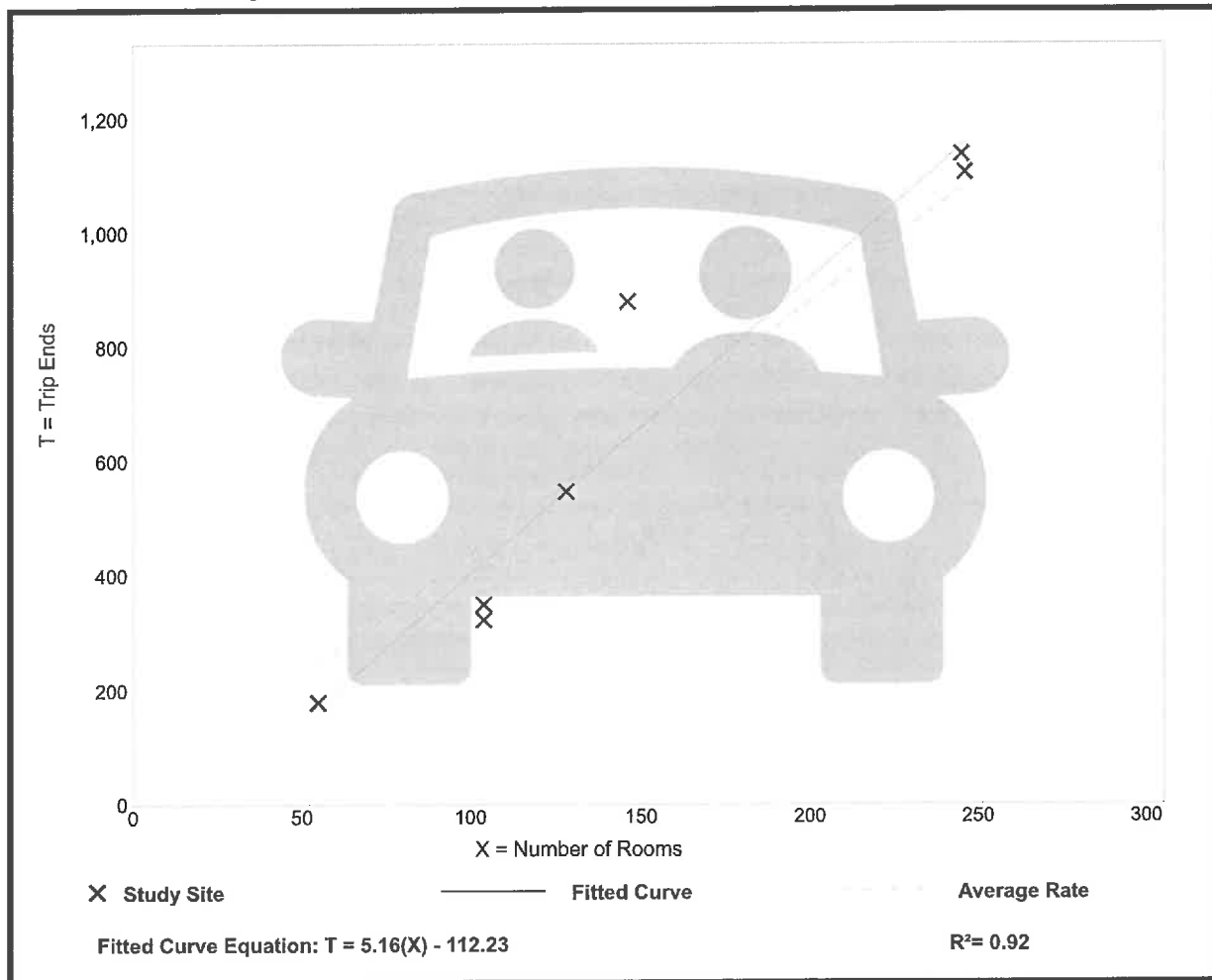
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 147
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
4.40	3.11 - 6.02	0.93

Data Plot and Equation



All Suites Hotel (311)

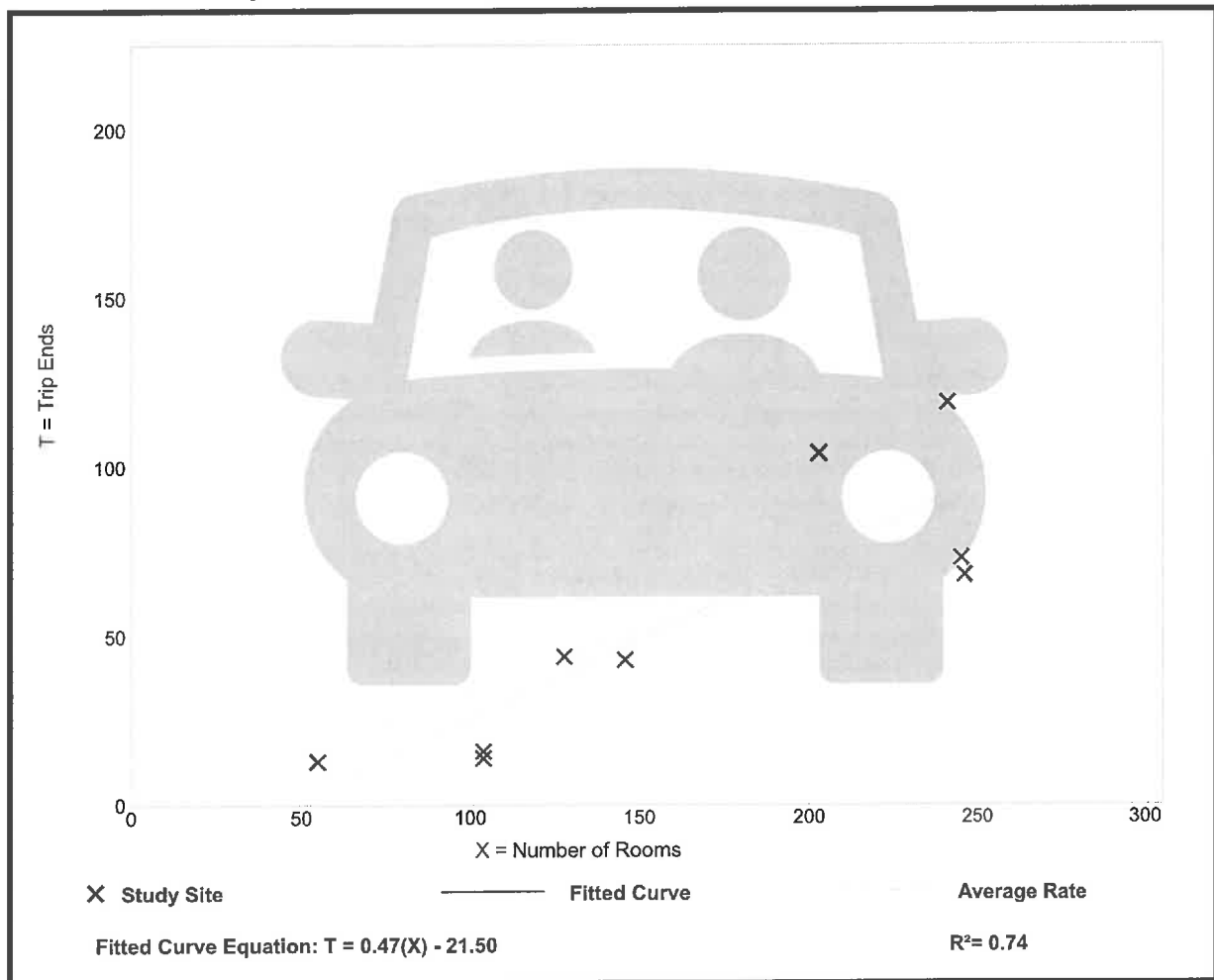
Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 9
 Avg. Num. of Rooms: 164
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.34	0.13 - 0.51	0.13

Data Plot and Equation



All Suites Hotel (311)

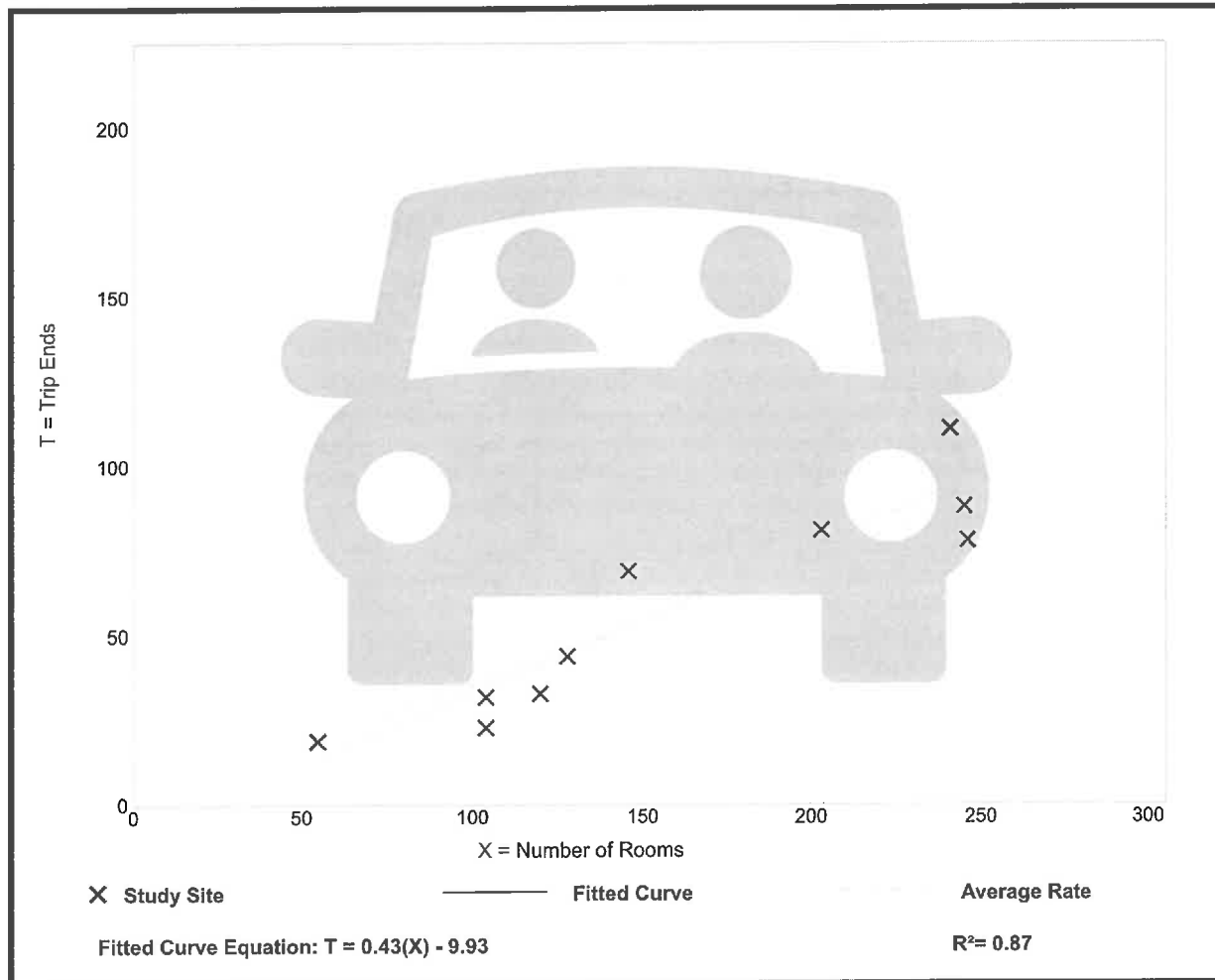
Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 10
 Avg. Num. of Rooms: 159
 Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.36	0.22 - 0.47	0.08

Data Plot and Equation



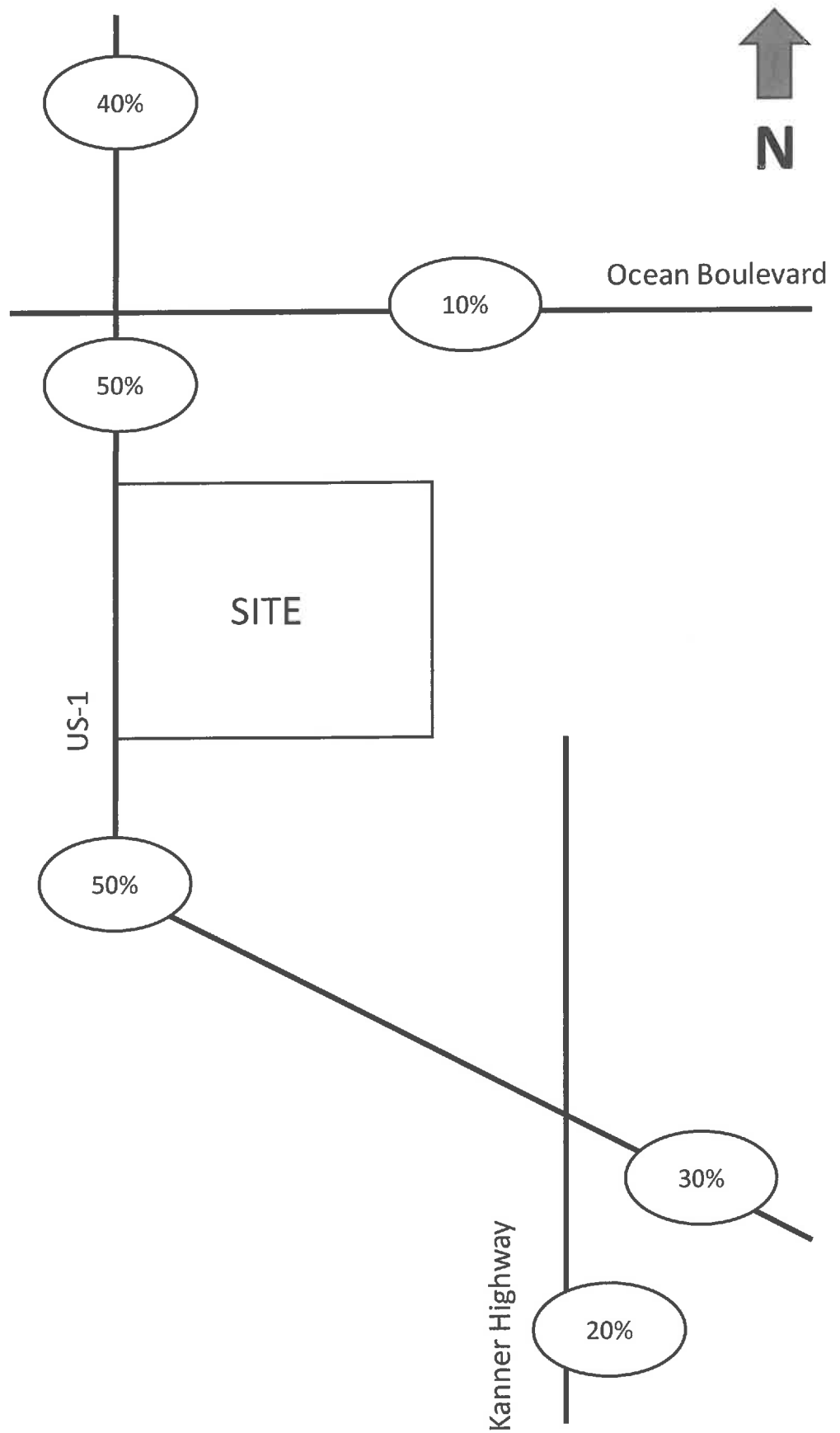
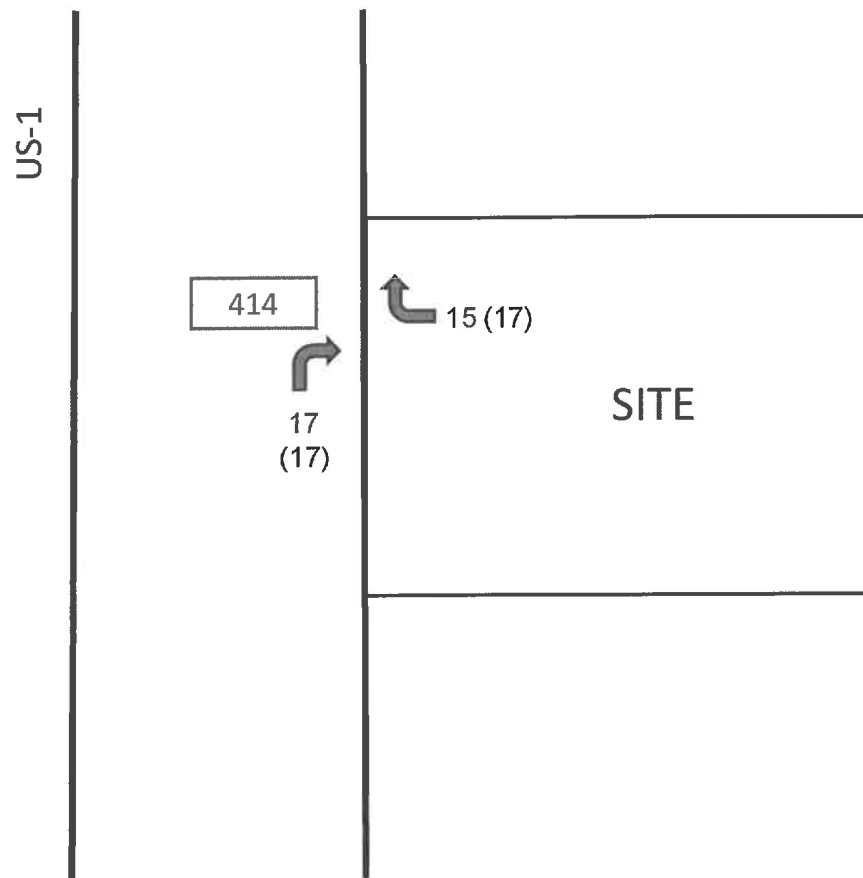


Figure 1 – Trip Distribution
Fairfield Inn & Suites
Project # 23-013



Legend	
XX	AM Peak Hour
(XX)	PM Peak Hour
XXX	ADT

Figure 2 – Turning Movement Worksheet
Fairfield Inn & Suites
Project # 23-013

TABLE 4
ROADWAY SEGMENT - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2028 BUILD OUT
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTE)17
TOTAL PM PEAK HOUR PROJECT TRIPS (EXIT)17

ROADWAY	FROM	TO	PM PEAK HOUR				LOS D	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
			PROJECT DISTRIBUTION	PROJECT TRIPS	EXISTING LANES	CLASS			
US-1	SR 5A (CUT OFF ROAD)	SR 76	30%	5	6D	I	3020	0.17%	NO
US-1	SR 76	PALM CITY ROAD	50%	9	6D	II	2520	0.36%	NO
US-1	PALM CITY ROAD	OCEAN BOULEVARD	50%	9	6D	II	2520	0.36%	NO
US-1	OCEAN BOULEVARD	JOAN JEFFERSON WAY	40%	7	6D	II	2520	0.28%	NO
OCEAN BOULEVARD	US-1	COLORADO AVENUE	10%	2	2	II	675	0.30%	NO
KANNER HIGHWAY	SR 714	US-1	20%	3	6D	I	3020	0.10%	NO

Note:
Ocean Boulevard LOS D volume threshold reduced by 10% for non-state road reduction.

FAIRFIELD INN SUITES

TABLE 5
PM PEAK HOUR - ROADWAY SEGMENT ANALYSIS

2028 BUILD OUT															
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) =		17													
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) =		17													
ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PROJECT TRIPS	LINK GROWTH RATE	SEGMENT GROWTH RATE	TOTAL BACKGROUND TRAFFIC USED	2028 PROJECT TRAFFIC WITHOUT PROJECT	2028 TOTAL TRAFFIC	LANES ASSURED	LOS D	V/C RATIO	MEETS LOS STD.
US-1	PALM CITY ROAD	OCEAN BOULEVARD	2021	2244	50%	9	0.50%	80	80	2324	2333	6D	2520	0.93	YES

The LOS D volume threshold is taken directly from the 2021 Martin County Roadway LOS Inventory Report

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	4,838	233	C	0.9%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,506	182	C	0.6%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,832	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,356	210	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1160	6,214	510	A/B	6.6%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	7,672	643	D	5.0%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	5,946	390	D	0.5%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,986	135	C	1.4%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,772	177	C	2.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,750	127	C	1.4%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,725	883	F	0.7%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,299	694	C	0.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,259	239	C	0.8%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,970	105	A/B	2.7%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,868	114	A/B	1.4%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,801	123	C	2.6%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,965	666	D	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	5,987	272	C	5.3%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	21,151	909	D	1.9%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,355	849	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,923	375	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	730	1,110	90	A/B	8.0%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	730	4,769	300	C	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1160	9,391	562	C	3.4%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,771	627	C	2.9%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,633	272	C	0.6%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,820	336	C	2.7%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,564	315	C	0.6%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	5,922	283	C	3.4%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1200	13,858	896	D	1.6%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,703	528	C	1.9%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1200	11,617	734	C	1.4%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,585	160	A/B	3.5%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,990	201	A/B	6.1%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	730	6,145	282	C	4.3%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	21,701	1,439	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,972	1,172	C	2.8%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	24,349	1,430	C	1.6%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	8,458	383	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,388	446	C	0.5%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,039	152	A/B	3.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,816	141	A/B	4.4%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1160	4,629	219	A/B	4.7%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1160	4,323	203	A/B	3.4%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,572	420	C	1.4%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,747	183	C	2.9%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,350	465	C	1.8%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1200	6,620	369	A/B	0.7%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1200	7,140	345	A/B	0.9%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	13,729	686	D	0.5%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	14,613	737	C	1.5%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,657	338	D	0.5%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	3,099	160	C	4.8%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	495	27	A/B	4.1%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,905	259	A/B	0.5%
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,788	352	C	1.4%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,337	280	C	0.5%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,563	181	C	0.7%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,142	65	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	7,952	574	D	3.5%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,553	602	C	2.2%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1200	9,012	461	A/B	0.9%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,578	268	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	30,495	1,644	C	2.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	28,241	1,400	C	1.3%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	24,880	1,258	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	23,644	1,070	C	0.5%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,526	414	D	0.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1160	4,756	267	A/B	3.1%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	5,389	252	C	8.0%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	4,095	245	C	3.7%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	2,598	147	C	0.5%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,397	109	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,706	155	C	1.0%
MacArthur Blvd	Sailfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,635	313	C	5.3%
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,051	231	C	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	4,531	231	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,412	344	C	0.5%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	5,192	266	C	3.8%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	6,177	337	C	0.6%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	2,338	128	C	6.8%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	5,103	304	C	2.3%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	8,442	797	E	1.7%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	9,014	514	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Ocean Blvd	Palm Beach Rd	SR-714	4-Ln Divided Non-State	1465	14,331	663	D	0.6%
Osprey St	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	4,794	207	C	1.2%
Osprey St	CR-A1A	Gomez Ave	Class II: 2-Ln Undivided	750	2,042	111	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	2-Ln Divided Non-State	710	7,493	361	D	0.5%
Palm City Rd	SR-714	SR-5	Class II: 2-Ln Undivided	750	6,893	408	D	1.9%
Palmer St	CR-707	Indian River Dr	Class II: 2-Ln Undivided	750	3,254	244	C	1.7%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	Class II: 2-Ln Undivided	750	11,208	509	D	0.5%
Pomeroy St	SR-76	Willoughby Blvd	Class II: 2-Ln Divided	790	9,042	436	D	0.5%
Pomeroy St	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,766	415	D	1.0%
Salerno Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	7,618	397	C	0.8%
Salerno Rd	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,749	509	D	0.5%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,758	376	D	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,011	313	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,874	469	D	3.7%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,780	82	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3120	21,041	974	A/B	1.1%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	18,214	1,190	C	1.4%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,897	1,405	C	1.0%
SR-5 (US-1)	Osprey St	Seabranh Blvd	Class I: 4-Ln Divided	2000	23,633	1,330	C	0.5%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	Class I: 6-Ln Divided	3020	29,876	1,397	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	31,597	1,450	C	0.5%

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Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	39,541	1,772	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	41,523	1,758	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	44,715	2,228	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	36,179	1,811	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	35,674	1,492	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	46,838	1,936	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,328	2,244	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	58,367	2,942	D	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	49,301	2,071	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	46,774	2,182	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	54,949	2,708	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,467	2,992	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	62,434	2,565	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	7,023	341	C	3.2%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	890	8,333	344	A/B	3.2%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	13,345	764	C	3.4%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	13,345	764	D	3.4%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2470	11,931	581	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2470	8,867	434	A/B	4.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1160	14,739	732	C	4.3%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	22,526	1,209	C	4.3%

Segments with shaded LOS require additional analysis.
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Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	21,933	1,200	C	1.0%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	24,856	1,262	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	31,964	1,694	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	34,006	1,809	C	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,348	1,353	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,222	1,184	C	0.5%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	18,597	931	C	1.1%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	21,659	1,076	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	18,954	870	C	4.4%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1200	13,844	734	C	0.6%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,451	1,259	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	27,587	1,069	C	1.4%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,244	109	A/B	2.2%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,692	190	A/B	1.2%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1160	3,093	169	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,064	810	C	0.9%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	18,816	900	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	47,218	2,361	C	1.5%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	35,531	1,581	C	1.8%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	32,389	1,454	C	2.8%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	23,296	1,102	C	1.1%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	24,660	986	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	20,251	1,104	D	1.7%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	22,826	1,165	C	0.5%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	MacArthur Blvd	Class I: 2-Ln Divided	925	13,192	599	C	1.4%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1200	8,198	398	A/B	1.0%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1200	15,360	845	C	0.5%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,610	187	C	1.2%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	6,476	353	D	1.7%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	11,223	531	D	0.5%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	3,862	206	C	4.0%
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	8,072	432	C	2.7%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	9,833	462	C	7.7%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	10,075	497	C	0.8%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,236	464	D	2.7%

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Basic Info

PIN 05-38-41-000-000-00170-7	AIN 22111	Situs Address 505 SW FEDERAL HWY STUART FL	Website Updated 2/7/23
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General Information

Property Owners

PETERSON PROPERTY INVESTMENTS
LLC

Parcel ID

05-38-41-000-000-00170-7

Use Code/Property Class

7600 - 7600
Mort./cemeteries/cremat

Mailing Address

8047 HOBBS WAY
PALM BEACH GARDENS FL 33418

Account Number

22111

Neighborhood

30300 Fed Hwy S of Roosevelt
Bridge

Tax District

STUART

Property Address

505 SW FEDERAL HWY STUART FL

Legal Acres

0.8105

Legal Description

S 100' OF N 743.41' & S 20' OF N
763.41'...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 353,050	\$ 594,240	\$ 947,290	\$ 252,892	\$ 694,398	\$ 0	\$ 694,398

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

3/3/22

Grantor (Seller)

PIERCE HOLDINGS (FLORIDA), INC

Doc Num

2947760

Sale Price

\$ 1,700,000

Deed Type

Special Purpose Deed

Book & Page

3299 38

Legal Description

S 100' OF N 743.41' & S 20' OF N 763.41' OF W 220' OF GOV LOT 7 W OF CREEK (LESS R/W)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

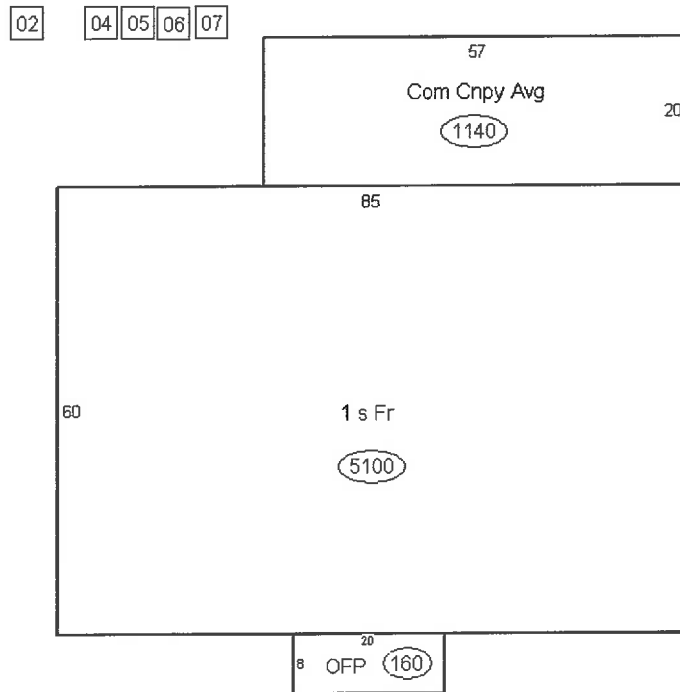
Improvements

PIN 05-38-41-000-000-00170-7	AIN 22111	Situs Address 505 SW FEDERAL HWY STUART FL	Website Updated 2/7/23
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Use Code/Property Class 7600 - 7600 Mort./cemeteries/cremat	Total Finished Area 7,768 SF	Max Stories 2
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Building Information (1 of 2)

Building Type Mortuary	Finished Area 5,100 SF	Exterior Cover Brick with Block Back-up	Roof Cover N/A
Year Built 1968	Wall Class C - Fire Resistant	Number of Units 1	Wall Height 9
Bedrooms N/A	Full Baths 2	Half Baths 0	



Sketched Area Legend

Sub Area	Description	Area	Finished Area
COMCNPYA	Commercial Canopy - Average	1,140	0
OFF	Open Frame Porch	160	0
MORTUARY	Mortuary (342)(GCM)	5,100	5,100

Building Information (2 of 2)

Building Type

Mortuary

Year Built

1975

Bedrooms

N/A

Finished Area

2,668 SF

Wall

Class C - Fire Resistant

Full Baths

0

Exterior Cover

Block with Stucco

Number of Units

0

Half Baths

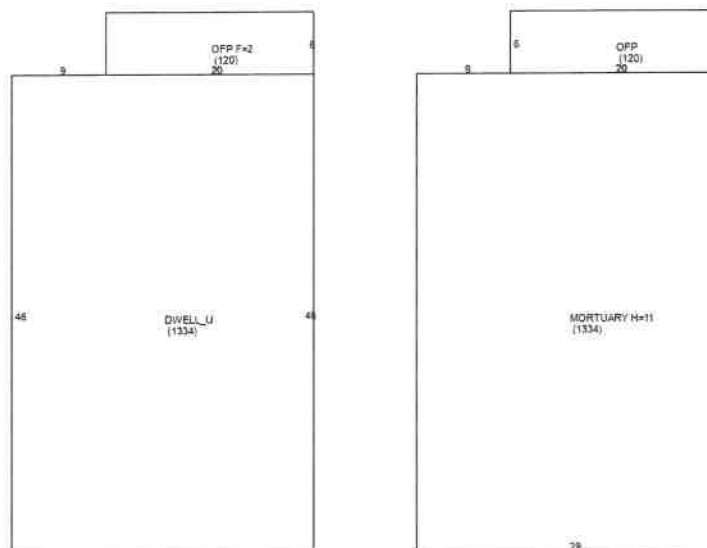
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Roof Cover

Com Built-up

Wall Height

11



Sketched Area Legend

Sub Area	Description	Area	Finished Area
MORTUARY	Mortuary (342)(GCM)	1,334	1,334
OFP	Open Frame Porch	120	0
DWELL_U	Dwelling Upper	1,334	1,334
OFP	Open Frame Porch	120	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
BULKHD2 Treated Wood	1	126	Linear Feet	1996
Fencing - Chain Link	1	600	Linear Feet	2017
Incadescent Lights	1	4	Per Each	1968
PAVING Asphalt	1	10500	Square Feet	1968
WALL BLOCK MASONRY	1	360	Square Feet	1968

Sales History

PIN	AIN	Situs Address	Website Updated
05-38-41-000-000-00170-7	22111	505 SW FEDERAL HWY STUART FL	2/7/23

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
3/3/22	\$ 1,700,000	PIERCE HOLDINGS (FLORIDA), INC	Special Purpose Deed	2947760	<u>3299 38</u>
1/25/89	\$ 3,200,000	SELLER - see file for name	Special Warranty Deed		<u>0797 0440</u>
1/1/01	\$ 0	SELLER - see file for name			

This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

PIN	AIN	Situs Address	Website Updated
05-38-41-000-000-00170-7	22111	505 SW FEDERAL HWY STUART FL	2/7/23

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2022	\$ 353,050	\$ 594,240	\$ 947,290	\$ 252,892	\$ 694,398	\$ 0	\$ 694,398
2021	\$ 282,440	\$ 501,420	\$ 783,860	\$ 152,589	\$ 631,271	\$ 0	\$ 631,271
2020	\$ 282,440	\$ 501,420	\$ 783,860	\$ 209,977	\$ 573,883	\$ 0	\$ 573,883
2019	\$ 282,440	\$ 500,710	\$ 783,150	\$ 261,437	\$ 521,713	\$ 0	\$ 521,713
2018	\$ 282,440	\$ 457,440	\$ 739,880	\$ 265,596	\$ 474,284	\$ 0	\$ 474,284
2017	\$ 282,440	\$ 458,450	\$ 740,890	\$ 310,433	\$ 430,457	\$ 0	\$ 430,457
2016	\$ 282,440	\$ 130,940	\$ 413,380	\$ 0	\$ 413,380	\$ 0	\$ 413,380
2015	\$ 282,440	\$ 126,850	\$ 409,290	\$ 0	\$ 409,290	\$ 0	\$ 409,290
2014	\$ 282,440	\$ 127,010	\$ 409,450	\$ 0	\$ 409,450	\$ 0	\$ 409,450
2013	\$ 282,440	\$ 140,450	\$ 422,890	\$ 0	\$ 422,890	\$ 0	\$ 422,890
2012	\$ 282,440	\$ 142,620	\$ 425,060	\$ 0	\$ 425,060	\$ 0	\$ 425,060

WARNING: Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.

FAIRFIELD INN & SUITES HOTEL

BY POLK STREET HOTELS, INC.
CITY OF STUART,
MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL A:

South 100 feet of the North 743.41 feet of the West 220.00 feet of Government Lot 7, Section 5, Township 38 South, Range 41 East, lying West of Frazier Creek.

PARCEL B:

Start of the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South 00°03' East, along the West line of said Government Lot 7, a distance of 643.41 feet; thence run North 89°54' East a distance of 220 feet to the Point of Beginning; thence run South 00°03' East, a distance of 100 feet; thence run North 89°54' East a distance of 167.09 feet to the Southeastly right of way line of Frazier Creek right of way as recorded in Deed Book 367 and 383, Public Records of Martin County, Florida; thence run North 73°09' West 132.27 feet to the Point of Beginning.

PARCEL C:

Start of the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South 00°03' East, along the West line of said Lot 7, a distance of 643.41 feet; thence run North 89°54' East a distance of 220 feet to the Point of Beginning; thence run South 00°03' East, a distance of 100 feet; thence run North 89°54' East a distance of 167.09 feet to the Southeastly right of way line of Frazier Creek right of way as recorded in Deed Book 367 and 383, Public Records of Martin County, Florida; thence run North 73°09' West 132.27 feet to the Point of Beginning.

PARCEL D:

The West 119.10 feet of the following described parcel:

Start of the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South 00°03' East, along the West line of said Government Lot 7, a distance of 643.41 feet; thence run North 89°54' East a distance of 220 feet to the Point of Beginning; thence run South 00°03' East, a distance of 100 feet; thence run North 89°54' East a distance of 167.09 feet to the Southeastly right of way line of Frazier Creek right of way as recorded in Deed Book 367 and 383, Public Records of Martin County, Florida; thence run North 73°09' West 132.27 feet to the Point of Beginning.

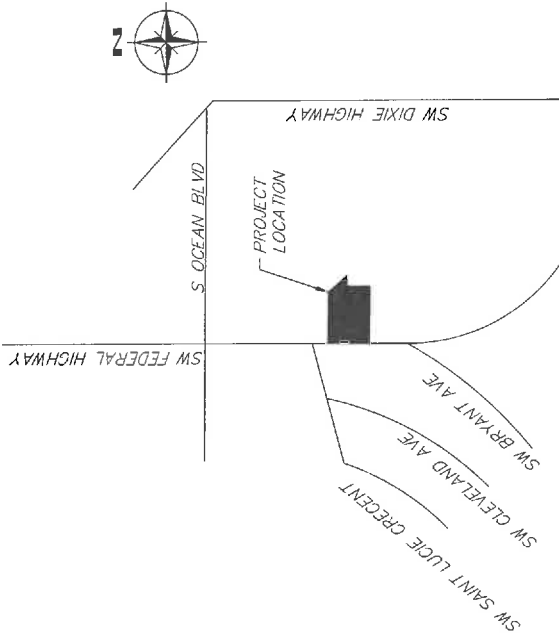
PARCEL E:

Start of the Northwest corner of Government Lot 7, Section 5, Township 38 South, Range 41 East, thence run South 00°03' East, along the West line of said Government Lot 7, a distance of 643.41 feet; thence run North 89°54' East a distance of 220 feet to the Point of Beginning; thence run South 00°03' East, a distance of 100 feet; thence run North 89°54' East a distance of 167.09 feet to the Southeastly right of way line of Frazier Creek right of way as recorded in Deed Book 367 and 383, Public Records of Martin County, Florida; thence run North 73°09' West 132.27 feet to the Point of Beginning.

CONTAINING 66,891 SQUARE FEET OR 1.58 ACRES, MORE OR LESS.

INDEX OF SHEETS:

SHEET NO.	DESCRIPTION
C-000	COVER SHEET
C-100	GENERAL NOTES
C-200	PAVING, GRADING, & DRAINAGE PLAN
C-300	UTILITIES PLAN
C-400	UTILITY DETAILS
C-500	UTILITY DETAILS
C-600	PAVEMENT MARKING & SIGNAGE PLAN
C-700	STORMWATER POLLUTION PREVENTION PLAN
C-800	BEST MANAGEMENT PRACTICES NOTES



LOCATION MAP

SECTION 5, TOWNSHIP 38 S, RANGE 41E
SCALE: NTS

PLANS PREPARED BY:



EA3 CIVIL ENGINEERING

EA3 CIVIL ENGINEERING, INC.
9050 PINES BLVD., STE. 415-415
PEMBROKE PINES, FL 33024

CERTIFICATE OF AUTHORIZATION NO.: 32522

PLANS ENGINEER OF RECORD:

ERIC ARENCIBIA, P.E.

P.E. NO.: 82291



Digitally signed by Eric Arencibia
DN: cn=Eric Arencibia c/us
o=EA3 CIVIL ENGINEERING, INC.
This document has been
electronically signed and sealed by Eric
Arencibia P.E. on the date
of 05/06/2024 at 17:31:04:00
Location: Printed copies of this
document are not considered
valid unless they are signed and sealed
electronically. This document is not valid
unless it is signed and sealed on any
electronic copies.
Date: 2024-05-07 17:31:04:00



0-EET C-000
DATE: 05/06/2024
REVISION:

NOTE: ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM, MAYD 1988.

GENERAL NOTES AND SPECIFICATIONS:

- [illegible]

III. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A DOWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE MARTIN COUNTY UTILITIES DEPARTMENT.

- FOR THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEERS OF RECORD AND OBTAIN A "NOTICE TO PROCEED" FROM THE ENGINEERS OF RECORD, ALL INVOLVED OUTSTANDING AGREES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD, AS APPLICABLE.
- THE CONTRACTOR SHALL APPLY FOR AND PROVIDE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES AND FEES, AND OWE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY TEMPORAL RELOCATION, AND TEMPORARY SUPPORT OF UTILITY FACILITIES, ETC. AS NECESSARY TO COMPLETE THE WORK, AS APPLICABLE.
- THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE ALL UTILITIES EXISTING ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL LOCATE AND IDENTIFY ALL UTILITIES SHOWN ON THE PLANS. IF ANY UTILITIES ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS,

II. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED

- TYPICAL: THE FOLLOWING ACTIVITIES:
- A. SANITARY SEWER SYSTEM - INSTALLATION/COMPLETION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.
 - B. SANITARY SEWER MAINS - LAUNCHING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.
 - C. POTABLE WATER DISTRIBUTION MAINS.
 1. LIVE TAP CONNECTIONS TO EXISTING MAINS
 2. PRESSURE TEST IN ACCORDANCE WITH APPRA STANDARD C600
 - D. STORM DRAINAGE:
 1. EXISTING MANHOLES - COMPLETED WELL PUMP TEST
 2. EXISTING MANHOLES - COMPLETED WELL PUMP TEST
 3. DRAINAGE PIPE AND STRUCTURES - PRIOR TO BACKFILL
 - E. LIMEPOCK BASE - PRIOR TO AND DURING PLACEMENT OF LIMEPOCK BASE
 - F. FINISHED PAVEMENT - PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.
 - G. SUBSTANTIAL COMPLETION
 - H. FINAL INSPECTION
- THE ENGINEER OF RECORD FOR ANY THE ABOVE ARE WARRANTEED BY OTHERS, IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR AND THESE ARE COMPLETED WITHOUT THE KNOWLEDGE OF THE ENGINEER OF RECORD, THE CONTRACTOR SHALL AGAIN EXPOSE THE WORK AND REPEAT ALL TESTS AS REQUESTED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CALLING FOR ANY TESTING AND INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE CONTRACTOR'S WORK.

IV. SHOP DRAWINGS

- BEFORE TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER FOR REVIEW OF THE FOLLOWING ITEMS:
1. DRAINAGE:
 - A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, FRAMES, GRATES, GRILLS, AND POLLUTANT RETARDANT BATTERS,
 - B. DRAINAGE CHIMNEYS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, FRAMES, GRATES, GRILLS, ETC.
 - C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
 - D. DRAINAGE PIPE AND FITTINGS.
 - E. CLEANOUTS
 2. WATER DISTRIBUTION:
 - A. WATER MAINS
 - B. VALVES AND AIR RELEASE VALVES
 - C. FIRE HYDRANTS
 - D. WATER METER STATION DEVICES
 - E. WATER VALVES & BOXES
 - F. TAPPING SHARPIERS AND CORPORATION STOPS
 3. SANITARY SEWER:
 - A. MANHOLES, INCLUDING STRUCTURES, TOP/BOTTOM SLABS, FRAMES AND RIMS
 - B. PIPE AND FITTINGS
 - C. VALVES AND AIR RELEASE VALVES
 - D. PUMP STATION AND ALL RELATED EQUIPMENT
 4. ASPHALT MIX SUBGRADE AND LIME/ROCK BASE SECTIONS TO BE INCLUDED
 5. TEMPORARY FACILITIES
 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.
 3. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
 4. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES AT ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
 6. TRAFFIC REGULATION
 1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH WISCONSIN AND THE CITY OF MILWAUKEE WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS, OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF STUART PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE-OUT

1. **CLEANING UP.** PRIOR TO CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM CLEAN.
2. **RESTORE OR REPLACE.** WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT, AND/OR EMPLOYEES TO A CONDITION EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
3. **REPLACE OR REPAIR.** THE CONTRACTOR SHALL REPLACE ALL PAVING, OTHER PAVED AREAS, AND ANY OTHER DAMAGED AREAS, MATERIALS, AND/OR EQUIPMENT TO THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
4. **WASH OR REMOVE.** WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN, TEST SOURCES, DRAINAGE DITCHES, OR OTHER AREAS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
5. **DISPOSEL.** ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, VEGETATION, RUBBISH, AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
6. **GRAND OPENING.** IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FLUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE SIDEWALKS, AND CONCRETE PAVES.
7. **PERMANENT RECORDS.** ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

- A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF PLANS THE CHANGING OF THE ROAD LOCATION, LENGTH, AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY THE CONTRACTOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA AND SHALL DOCUMENT THE LOCATION OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.
5. REFER TO CITY OF STUART STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

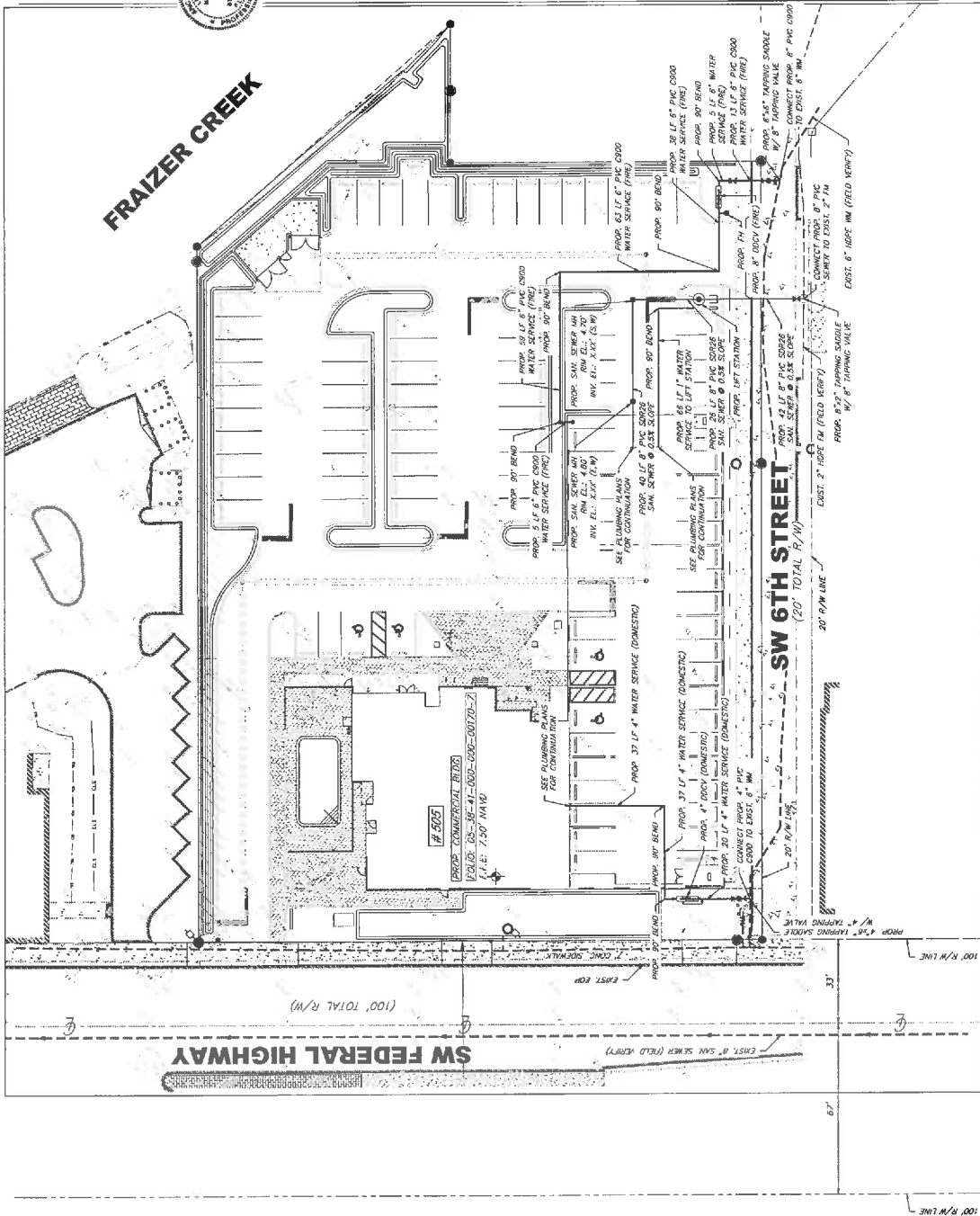
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1. GENERAL
- A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF STUART AND HARTFORD COUNTY STANDARDS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE CURB, CURB & GUTTER, SIDEWALK, AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER, AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
- F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

EAC **EAC CIVIL ENGINEERING**

EAC CIVIL ENGINEERING, INC.
4050 PINES BLVD. SUITE 412-115
PENSACOLA BEACH, FLORIDA 32504
OFFICE: 774.777.7799
WWW.EACVIL.COM

CALIF. 13527
PE. NO. 12261
ENR AERONAUTICA, P.E.



Date: 02/20/2024
Project #:
Drawn: JE
ARC, LISC, Reg.
#AR0009531

Ravijongs:

Digitally signed by Eric
Atencio
DN: cn=Eric Atencio,
c=US, o=Florida
Reason: This item has
been digitally signed &
sealed by Eric
Atencio, the on the date
adjacent to the seal
Location: Printed copies
of this document are not
considered signed and
sealed and the signature
must be verified on any
electronic copies.
Date: 2024-06-07
17:30:04 00

FAIRFIELD INN & SUITES HOTEL
505 SW FEDERAL HIGHWAY,
CITY OF STUART, FLORIDA

George White
ARCHITECT

6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-897-6698

6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-997-6698

UTILITIES PLAN

C300

EAC

EAC CIVIL ENGINEERING

EAC CIVIL ENGINEERING, INC.
9050 PINES BLVD., SUITE 415-415
POMERANCE P. NES, FLORIDA 33024
OFFICE: 754-777-7993
WWW.EACVCI.COM

CA NO. 32522
PE NO. 82251
EAC ARGENTINA, P.E.

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

UTILITIES PLAN
SCALE: 1" = 10'-0"

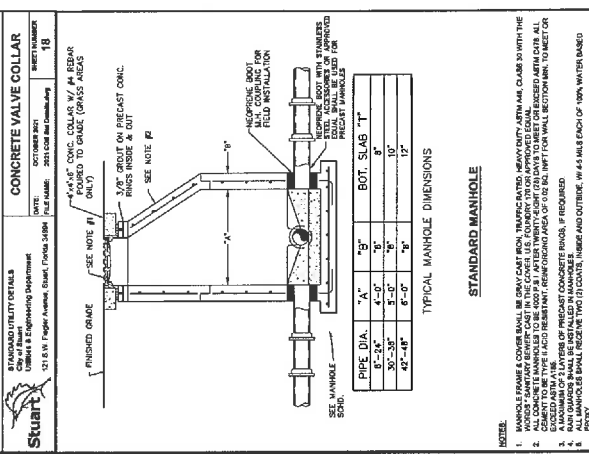
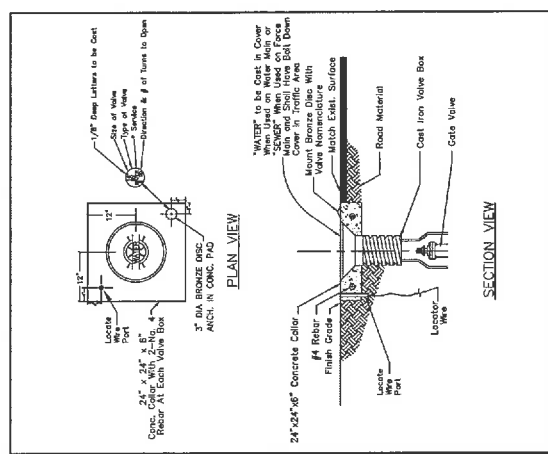
Date: 02/28/2024
 Project #: 2400000000
 Drawn by: JAC
 Checked by: JAC
 Project Name: 6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-997-6698
 Revisions:



George White ARCHITECT
 505 SW FEDERAL HIGHWAY, CITY OF STUART, FLORIDA

UTILITY DETAILS

C400





FAIRFIELD INN & SUITES HOTEL
5605 SW FEDERAL HIGHWAY, CITY OF STUART, FLORIDA

George White ARCHITECT
5617 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-997-6698

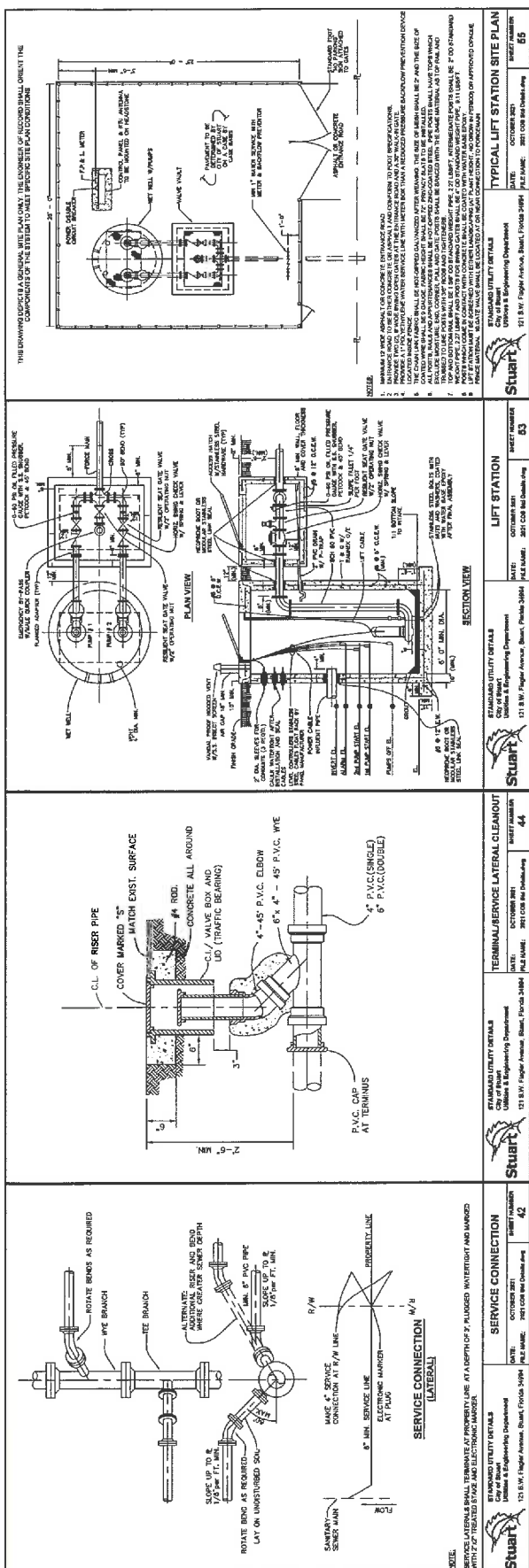
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-997-6698

UTILITY DETAILS

C500

EAC3 CIVIL ENGINEERING
EAC3 CIVIL ENGINEERING, INC.
9050 PINES BLVD, SUITE 415-415
PEABODY SPRINGS, FLORIDA 32024
OFFICE: 754-772-7953
WWW.EAC3VIL.COM
CA NO. 32822
PE NO. A22981
FIC 1500/TEBA, P. E.

Sunshine811



THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MARTIN COUNTY REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400-4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 852/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

- GENERAL EROSION CONTROL NOTES:

- A. TIE-UPS, SLIPS AND LEAKS PREVENTION
- B. PREVENT/REDUCE PESTS AND EQUIPMENT
- C. PREVENT/REDUCE WASTING AND STEAM CLEANING
- D. PREVENT/REDUCE WASTING OF MATERIALS
- E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
- F. PREVENT/REDUCE WASTE MANAGEMENT
- G. HAZARDOUS WASTE MANAGEMENT
- H. CONCRETE WASTE MANAGEMENT
- I. WASTE MANAGEMENT
- J. STRUCTURE CONSTRUCTION AND PAINTING
- K. PEST PREVENTION AND CONTROL
- L. WASTE MANAGEMENT
- M. SANITARY/SPECIFIC WASTE MANAGEMENT
- N. WASTE WATER CONTROL
- O. WASTE WATER MANAGEMENT

- STORMWATER_EROSION_CONTROL_NOTES:

4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALLS.

5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

- Page 86 of 107

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621,300(4)(a)

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

1. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A WASTE DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LANDFILL. NO CONSTRUCTION MATERIALS SHALL BE STORED ON THE SITE. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND MAINTAINING THE TRASH ENCLOSURE. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND MAINTAINING THE TRASH ENCLOSURE.

2. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS. THE SUPERINTENDENT SHALL OBTAIN THE PROPER TRAINING FOR THE PROPER HANDLING OF HAZARDOUS WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

3. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR OBTAINING THE PROPER TRAINING FOR THE PROPER HANDLING OF SANITARY WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR OBTAINING THE PROPER TRAINING FOR THE PROPER HANDLING OF SANITARY WASTE MATERIALS.

4. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SOLID MATERIALS - RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SOLID MATERIALS SHALL BE DEFERRED INTO SEALED CONTAINERS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE ACTION OF WHO OR WHAT IS IN THE WASTE CONTAINERS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE ACTION OF WHO OR WHAT IS IN THE WASTE CONTAINERS.

5. DRAINAGE DITCHES OR WATERS OF THE STATE - DRAINAGE DITCHES OR WATERS OF THE STATE SHALL BE PROTECTED FROM ANY DAMAGE TO THE DRAINAGE DITCHES OR WATERS OF THE STATE.

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL, NO LONGER REQUIRED FOR A COMPLETED PHASE OF A PROJECT OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY THE PROJECT SUPERVISOR AT LEAST ONCE EVERY 24 HOURS FROM THE END OF A 0.5 INCH RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. EROSION PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DISTURBANCE.
2. ALL SLOPED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAIN IS MAINTAINED. AREAS SHOULD BE RESEED, FERTILIZED, WATERED, AND ASSESSED AS NEEDED.
3. SEDIMENT TRAP SOCKS SHALL BE INSPECTED PERSONALLY FOR HEIGHT OR SEDIMENT AND CONDITION OF THE SEDIMENT TRAP. SEDIMENT TRAP SOCKS SHALL BE REPLACED IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF DIRT OR MUD ONTO THE ADJACENT DRIVEWAYS OR SIDEWALKS. TRUCKS SHALL BE WASHED (UNDER PRESSURE WATER, WHEN AVAILABLE) BEFORE LEAVING THE CONSTRUCTION ENTRANCES (UNDER PRESSURE WATER, WHEN AVAILABLE).

- OFF-SITE TRACKING:

[illegible]

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

- I. GOOD HOUSEKEEPING
- J. SUPERINTENDENT SHALL INSPECT PROJECT AREA ONLY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- K. STORE ONLY ENOUGH MATERIAL ON-SITE FOR PROJECT COMPLETION.
- L. ALL WASTE SHALL BE REMOVED FROM THE DISPOSAL OF CONTAINER.
- M. ALL CONSTRUCTION MATERIALS STORED ON-SITE SHALL BE ORGANIZED AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- N. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- O. ALL PRODUCTS SHALL BE USED AND DISPOSAL OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

- A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEANLY LABELED.
- B. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS.
- C. PREPARATIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON-SITE.
- D. FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN A MANNER THAT PREVENTS LEAKAGE.
- E. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE STORED IN PROPER CONTAINERS.
- F. TO STORE WATER, FERTILIZERS SHALL BE STORED IN PROPER CONTAINERS.
- G. TO AVOID LEAKAGE, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- H. FERTILIZER SHALL BE STORED IN A MANNER THAT PREVENTS LEAKAGE AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- I. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SUPPLUS WASH WATER ON THE SITE.
- J. CONCRETE OR DRILL

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES. POSTING MUST BE POST ON-SITE NEAR THE MATERIAL STORAGE AREA. GREEN: LOOSE POWDERS, PASTES, BODIES, DUST PANES, SAND, SAWDUST, LIQUID ABSORBER, COGLES, AND TRASH CONTAINERS.
2. ALL SPILLS MUST BE CLEANED UP IMMEDIATELY. WEAR PROPER PPE MATERIALS AND CLEANING ROOM SHALL BE MAINTAINED DURING THE CLEANUP PROCESS.
3. ALL SPILLS SHALL BE CLEANED UP AND BE READY AVAILABLE TO CONTAIN AND CLEAN-UP FLOOR OR CHANGING ROOMS AND LESTS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE. VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PPE MATERIALS AND CLEANING ROOM SHALL BE MAINTAINED DURING THE CLEANUP PROCESS.
5. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY. WEAR PROPER PPE MATERIALS AND CLEANING ROOM SHALL BE MAINTAINED DURING THE CLEANUP PROCESS.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION AND CLEANUP PROCEDURES.

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

- A. BARE EARTH SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FLOTTING DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED.
- B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. PLANTING OF TREES AND PLANS AND/OR LANDSCAPED FOR CONSTRUCTION ACTIVITIES SHALL BE CONTINUALLY MAINTAINED FOR CONSTRUCTION ACTIVITIES SHALL BE COMPLETED WITHIN 180 DAYS OF THE END OF CONSTRUCTION. AREAS NOT CONTINUALLY MAINTAINED AND PERMANENTLY WATERED SUFFICIENTLY TO STABILIZE THE COMPOUND SHALL BE OVERSEED.
- C. CONSTRUCTION OF SITE CONSTRUCTION THAT WATERS AND/OR VEGETATION ARE NOT BOTH EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT SHALL BE STOPPED. OTHER METHODS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHALL BE EFFECTIVE AGAINST THE EXISTING DUST LEVELS AND SHALL BE APPLIED TO ALL AREAS OF THE SITE.

2. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

Sunshine800
Call 800 or web: www.sunshine800.com Two full pages of information on the products and services listed include location and contact information.
Check product response rates before you pay!

EAC
EAC CIVIL ENGINEERING

EAC CIVIL ENGINEERING, INC.
1095 PINES BLVD, SUITE 415-415
PENGUOKE PINES, FLORIDA 33024
OFFICE 754.777.7793
WWW.EAC-INC.COM

CA. NO. 22322
FE. NO. 82251
ERIC ARGENTI, P.E.

Sign Specifications

According to Ordinance 2266-2013

Sections 11.01.08.6.A.2, 11.01.08.9.A.3, 11.01.09.6.B, 11.01.09.9.B, and 11.02.02

The City of Stuart requires notification by posting for the public hearing required for your application. The following is a representation of the sign required for proper notification.

Please have a sign created and installed to the following specifications:

- The sign shall be installed perpendicular to, and clearly visible from, the nearest public street in a location approved by the Development Department in advance of installation.
- The sign shall not be less than 36 by 48 inches in dimension when adjacent to arterial roads and not less than 24 by 36 inches in dimension when adjacent to non-arterial roads.
- The sign shall have a uniform "City blue" background.
- The sign shall have white lettering of a legible font size.
- The sign shall be double-sided and waterproof.

The sign is required to be installed at least 15 days before the public hearing, or before **December 23, 2024**. After installation of the sign, please complete the included *Affidavit Attesting to Notification by Posting* form and return it to the City of Stuart Development Department. Please include a photo of the sign after it has been installed.

Failure to provide posted notice continuously from the time posted notice is to commence until the Public Hearing or the hearing which is the subject of the notice shall not be deemed as failure to give the notice required by this code and action taken by the City after such notice shall not be deemed void for lack of posted notice. Lost signs or signs that become illegible for any reason shall be replaced by the applicant or petitioner as reasonably soon as possible upon notification to do so by the City. Signs shall be removed within five days of the conclusion of the noticed public hearing or hearing.

Should you have any questions regarding the signposting, please contact me at (772) 288-5328, or by email at jnentwick@ci.stuart.fl.us.

Sign Specifications

48" Arterial Road

(36" Non-Arterial Road)

NOTICE OF PUBLIC HEARING

REZONING REQUEST

FOR PROJECT NO. Z24080011

LOCATED AT: 255 SW 6th STREET

Parcel ID Number:

05-38-41-000-000-00182-3 (0.33-acres)

**REQUEST TO CONSIDER A REZONING FROM
URBAN WATERFRONT (UW) ZONING DISTRICT TO
URBAN HIGHWAY (UH) ZONING DISTRICT**

STUART LOCAL PLANNING AGENCY (LPA)

January 16, 2025 AT 5:30 PM

STUART CITY COMMISSION

February 10, 2025 AT 5:30 PM

February 24, 2025 AT 5:30 PM

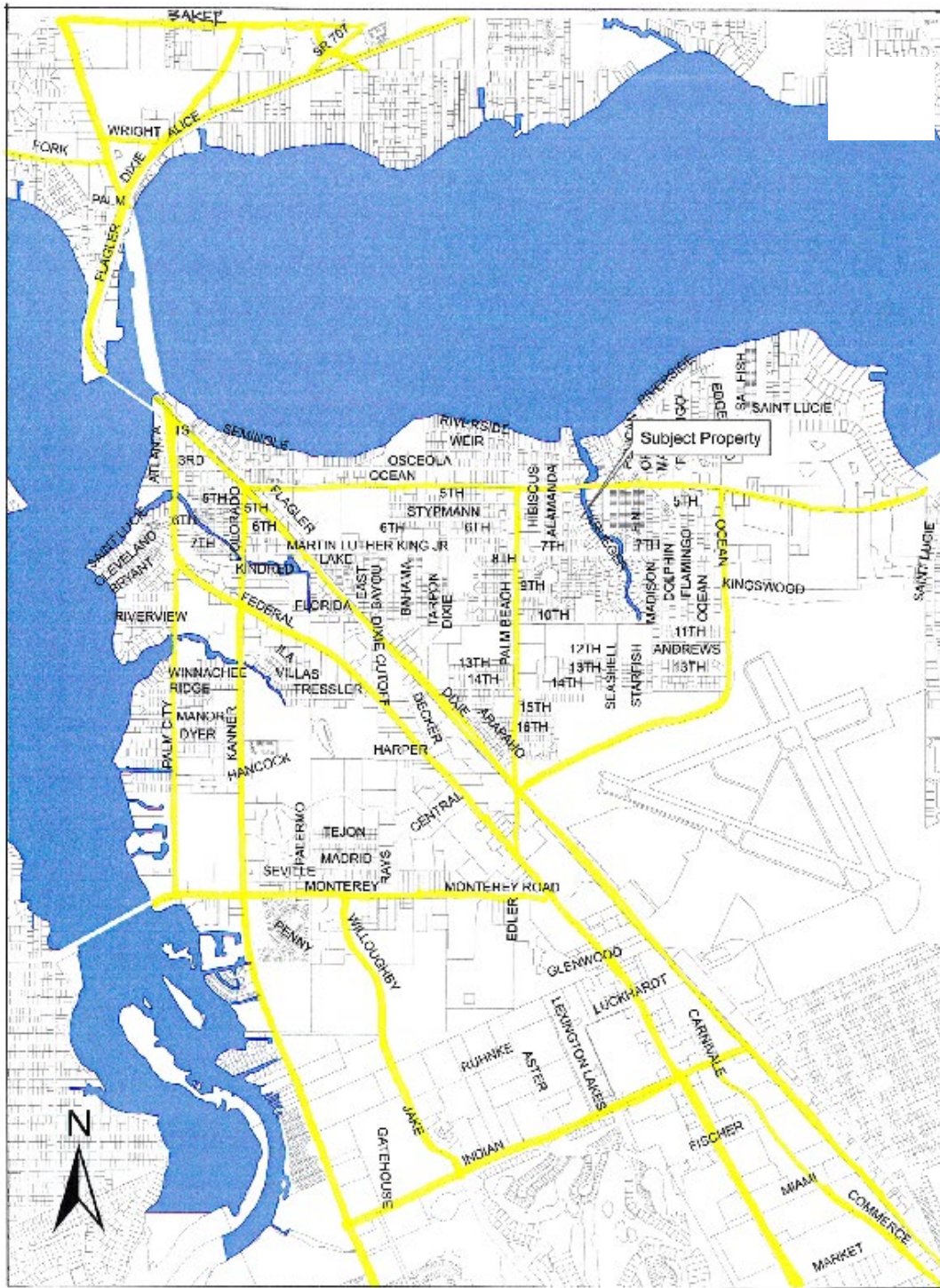
STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM-4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

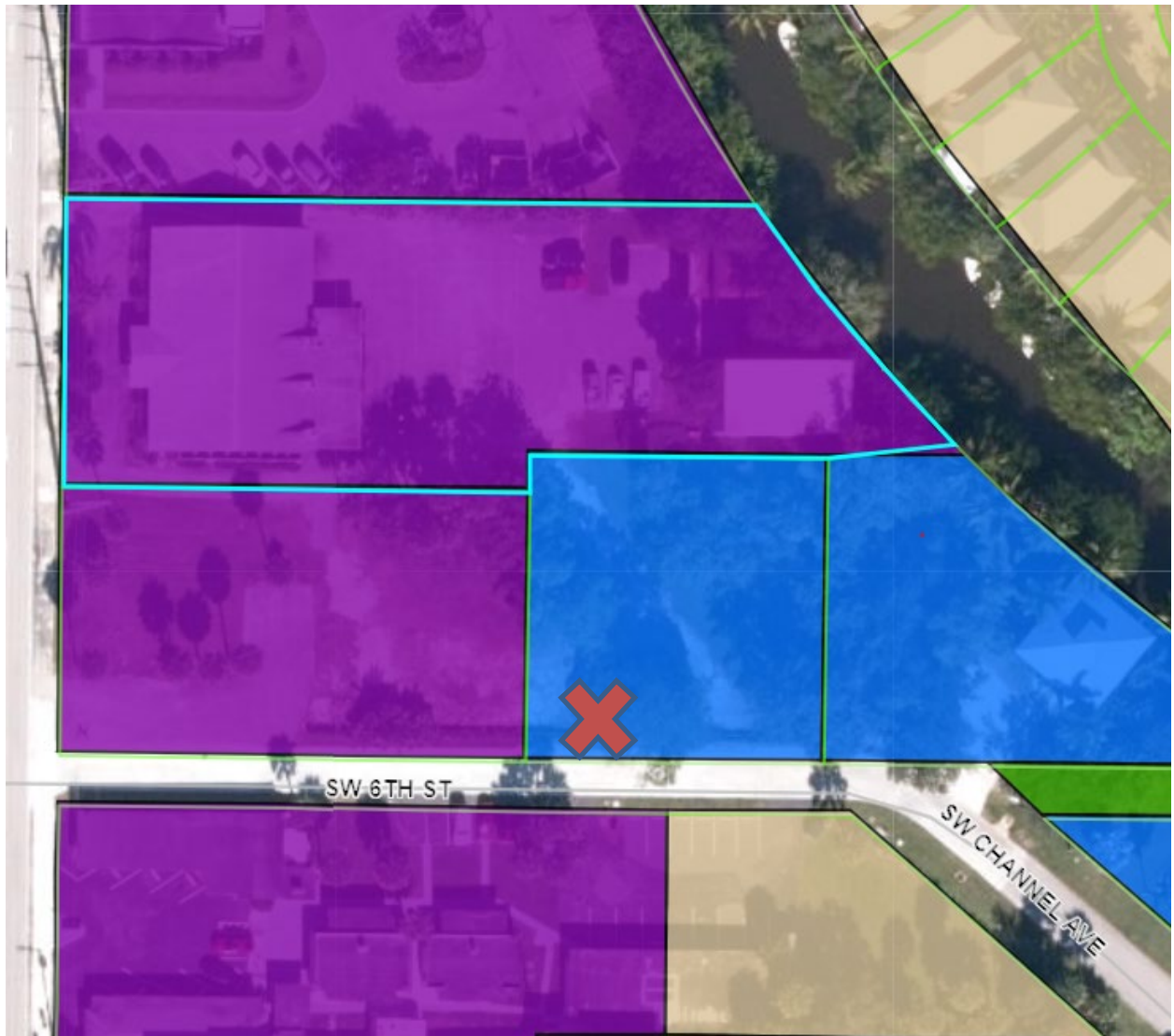
36" Arterial Road

(24" Non-Arterial)

Sign Specifications

Arterial Roads





Notice to Surrounding Property Owners within 300 Feet

Subject: **Public Hearing Before:**
Local Planning Agency (LPA)

Petitioner: **Polk Street Hotels Inc.**

Parcel Address: **2970 SE Dominica Terrace, Stuart, FL 34997**

Parcel ID Number(s): **05-38-41-000-000-00182-3 (0.33-acres)**

Proposed Request: **Request to consider rezoning from Urban Waterfront (UW) Zoning Designation to Urban Highway (UH) Zoning Designation.**

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the City Local Planning Agency (LPA) on **Thursday, January 16, 2025, at 5:30 PM** to consider the above request.

The public hearing(s) will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart, and via a Zoom link available before the meetings.

All interested parties and citizens may appear and be heard as to any, and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call me at (772) 288-5328, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

Jodi Kugler

Jodi Kugler
Development Director
jnentswick@ci.stuart.fl.us

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994

**LOCAL PLANNING AGENCY
AFFIDAVIT ATTESTING
TO NOTIFICATION**

_____, being first duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

Project ID# Z24080011
Project Name: Polk Street Hotles, Inc.
Parcel ID Number: 52-38-41-013-000-0002-6

That a copy of the notice was sent by regular U.S. Mail on (_____) to the property owners within 300 feet of the subject property; and

A list of the property owners and their addresses is on file with the City of Stuart; and

A photograph showing the placement of the notification sign be made a part of this Affidavit; and

That notice was sent, and the property was posted 15+ days prior to the scheduled public hearing(s) for this item.

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF _____

Sworn and subscribed before me by means of ____ physical presence or ____ online notarization, this _____ day of _____, _____ By

_____.
Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of ____
(Notary Seal)

My Commission expires:

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

Meeting Date: 2/4/2025

Prepared by: Mary Kindel

Title of Item:

ADVISORY BOARD ORIENTATION REVIEW AND PUBLIC RECORDS PRESENTATION

Summary Explanation/Background Information on Agenda Request:

Presentation on board member information and responsibilities.

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

1. Board_Committees Public Records Training_CITY_CRB

Public Records Training for Board/Committee Members

MARY KINDEL, CITY CLERK

LEE BAGGETT, CITY ATTORNEY



Introduction



**The Public Records Law
applies to elected &
appointed Board
Members**



**Board members are
responsible for the
preservation and transfer of
public records in their
possession to the City**



**Identify which records
should be saved and what
may be deleted/destroyed**



**The responsibilities of the
Board Members when a
public records request is
received**

What is a public record?

- A public record is any record made in connection with the transaction of official City business, regardless of physical form, characteristic or means of transmission.
- This includes, but is not limited to paper, letters, maps, books, tapes, photographs, videos, recordings, voicemails, text messages, emails, and social medial posts.
- It is the **content** of the record that matters, not where it is kept.



Is the Public Records Law applicable to Elected & Appointed Board Members?

4

Yes, board members are custodians of public records that are **received or created in connection with board related duties**. This includes electronic or written communication pertaining to related matters coming before the board.

Applicable boards include:

The Commission, CRA, CRB, LPA, and ESHAC.

This means:

01

You are legally responsible for the preservation and transfer of those records to the City in Compliance with Chapter 119 (Florida Public Records Law).

02

This legal obligation to transfer public records extends to records that exist on personal devices or in personal accounts. All records should be preserved and maintained even after they are transferred to the City.

03

Upon resignation or expiration of your term, you are required to transfer all public records to the City before exiting or within 10 days after leaving office pursuant to Section 119.021(4)(b). F.S.

Upon Appointment

Board Members will...

Receive a notification from your City contact which includes whether you will be issued a City email and accompanying information.



Currently, the only Board Members that will be issued a City email address belong to the City Commission, Community Redevelopment Board (CRB), and Local Planning Agency (LPA).

Members of these boards are required to complete the Florida Commission on Ethics Annual Financial Disclosure Form.

This is pursuant to Chapter 112.31446(3).

The Financial Disclosure Form is due by July 1st each year.

Upon Appointment



Elected officials and CRA board members are required to take the Annual 4-Hour Ethics Training on Public Records and Sunshine Law.



ALL Boards are to receive training and documentation on Public Records and the Sunshine Law.



Orientation Packet provided by the City Clerk.



Documentation provided is the Florida Commission on Ethics Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees.



Additionally provided is the Board By-Laws, Public Meeting Calendar, Helpful Tools informational page, and boundary maps.

Upon Appointment

If you are issued a City email, all City/Board communication **must** be conducted using that City email



If an email, text message, or other electronic communication (ex. social media posts, comments, etc.) is received on a personal account, the following response shall be sent to the sender, with a copy sent to your City Liaison:

“As a Board member, I am subject to the Florida Public Records Law and do not conduct any City business using this private account (or number). Therefore, if your message concerns Board business, you should redirect/resend it to my City of Stuart email address at _____@stuartfl.gov.”

Submittal of Public Records to the City

Records may be submitted to the City via mail, in person or via email



Text messages- take a screenshot of the conversation and forward to your City contact via email. Option to utilize text messaging software.



Videos- Download the video and forward to your City contact via email or place the video on a USB and provide to your City contact.



Social Media Posts- take a screenshot of the post, along with all the comments, etc. and forward to your City contact.



Emails sent or received using your non-City assigned email address should be forwarded to your City email address.



It is your responsibility to keep your records after they are forwarded in response to a request. Each new request will require you to provide the records.

Are there records that are related to City business that are not considered a Public Record?

YES, notes and rough drafts



Notes

Notes taken to jog your memory are not a public record and do not need to be turned over. They can be destroyed when no longer needed. However, if you share those notes, then they become a public record and should be submitted to the City if requested. Personal notes should be kept where they are not accessible to anyone.



Rough Drafts

Notes jotted down to create a draft of a document are not public record. Drafts are a public record, but rough draft notes are not. If you share those rough drafts, they become a public record and should be forwarded to the City if requested. They should also be kept where they are not accessible to anyone.

Public Records Requests

- If anyone makes a records request directly to you for Board related business, please direct them to submit the request to the City Clerk or take the request and pass it on to the City Clerk.

Note – Requestors are not required to provide their name or reason for the request.

- If a records request is received for your information, the City Clerk will reach out to you via email.
- Search your files, including electronic devices and accounts, and gather any records related to the request.
- Send any records found via email to the City Clerk.
- If you have no records, confirm it in an email to the City Clerk.



Expiration or Resignation of Term

Upon resigning or on the expiration of your term, you will:

01

Check your files, devices and accounts, gather any records to be submitted to the City Clerk.

02

All public records should be turned over to the City within 10 days of exiting Office.

03

This is pursuant to Section 119.021(4)(b), F.S. Criminal consequences can result from failure to turn over the records to the City.

What happens if you are found to knowingly, purposefully or maliciously violate the Public Records Law?



Failure to comply with the public records law may result in:

- ✓ The City having a judgement entered against it for violating public records law in a civil action and ordered to pay the attorney fees of the petitioner- there is no cap on attorney fees.
- ✓ Your arrest for a misdemeanor charge, punishable by up to a year in prison, or a \$1,000.00 fine, or both.
- ✓ Issuance of a citation to you for a noncriminal infraction and made to pay \$500.00 if you are found guilty.
- ✓ You could be removed from the Board.
- ✓ You could also be held individually liable in civil court.

Takeaways

1. **CRB is subject to Sunshine Law & Public Records Law.**
2. **It is your responsibility to maintain all Board business related records, except for City emails.**
3. **You will be contacted by the City if a Public Records Request is made for your records.**
4. **Do your best to limit City related texts or communication on personal devices.**
5. **When separation from the CRB occurs, submit all public records to the City Clerk.**

Questions

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