



City of Stuart

A G E N D A
STUART COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION
BOARD

TO BE HELD DECEMBER 7, 2021 AT 4:00 PM
121 SW FLAGLER AVENUE, STUART FL 34994
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chairman - Chris Lewis
Vice Chairman - Tom Campenni
Board Member - Nina Dooley
Board Member - Katherine Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha
Board Member - Pete Walson

ADMINISTRATIVE

Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

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 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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approval of November 3, 2021 Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Presentation of the Form-Based Code
2. Resolution No. 121-2021 Townhomes at Frazier Creek - Public Art Proposal
3. Resolution No. 11-2021 Amendment to the REDA Pilot Program
4. Update on RFP #2022-200 Redevelopment of Three Parcels on SE Ocean Blvd

OTHER MATTERS BEFORE THE BOARD

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CRB/HPB Board**

Meeting Date:12/7/2021

Prepared by:Jordan Pinkston

Title of Item:
Approval of November 3, 2021 Minutes

Summary Explanation/Background Information on Agenda Request:
N/A.

Funding Source:
N/A.

Recommended Action:
Approve.

ATTACHMENTS:

Description	Upload Date	Type
❏ CRB Minutes 11.3.2021	12/2/2021	Cover Memo



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

NOVEMBER 3, 2021 AT 4:00PM

CITY COMMISSION CHAMBERS

121 S.W. FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chairman – Chris Lewis

Vice Chairman – Tom Campenni

Board Member – Nina Dooley

Board Member – Katherine Makemson

Board Member – Nikolaus Schroth

Board Member – Frank Wacha

Board Member – Pete Walson

ADMINISTRATIVE

Development Director, Kev Freeman

CRA Administrator, Pinal Gandhi-Savdas

Board Secretary, Jordan Pinkston

CALL TO ORDER  4:00 PM

ROLL CALL  4:00 PM

Present: Tom Campenni, Nina Dooley, Pete Walson, Nikolaus Schroth, Frank Wacha, Chris Lewis, Katherine Makemson

Absent: None.

PLEDGE OF ALLEGIENCE  4:01 PM

APPROVAL OF MINUTES

Action: Approve October 5, 2021 Minutes

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.

Moved by: Pete Walson

Seconded by: Tom Campenni

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Frank Wacha requested that the lights be adjusted on US1 to accommodate for the bridge being closed.

Mike Mortell explained why they are not able to adjust the timing of the lights.

COMMUNITY REDEVELOPMENT BOARD

1. Presentation on the Creek District Mosaic Project

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator



4:04 PM

Corina Pelloni, Creek District Board Member



4:06 PM

COMMENTS FROM THE PUBLIC (3 min. max): None.

COMMENTS FROM THE BOARD MEMBERS:

Chris Lewis asked about the footprint of each mosaic.

Corina Pelloni confirmed that most mosaics will be located on the sidewalk and will typically be 2x2 squares.

Tom Campenni asked for confirmation of how mosaics will be chosen. He requested that the Creek District seek private funds for projects such as these.

Corina Pelloni confirmed that she applied for a grant for the materials of this project and was asked by City staff to implement this project with funds already allocated to the District.

Tom Campenni requested that Jim Chrulski assist with fundraising and offered private funding towards the project.

Frank Wacha spoke about mosaics in the sidewalks on Colorado and asked about installation and materials.

Diane Concepcion spoke about the mosaics on Colorado and insured durability for the new mosaics being installed.

Frank Wacha asked to write in a matching grant incentive for home and business owners to buy into.

Nik Schroth asked staff if there are any developments in the pipeline that have contributed to the art in public places fund.

Pinal Gandhi-Savdas said she did not believe there have been any contributions yet.

Nina Dooley asked if the location of the mosaics would affect pedestrian traffic.

Corina Pelloni confirmed that public safety was kept in mind. She explained her hesitations with accelerating the creation of the mosaics.

The board clarified that if additional funds are not raised, then it will only be the original four projects.

Pete Walson asked for clarification of where the funds are coming from.

Pinal Gandhi-Savdas clarified her budget for The Creek District.

Pete Walson expressed that public engagement is key and encouraged additional funding other than CRA gifted money.

Corina Pelloni let the board know that they received tons of donated tiles from the Arts Council.

Katie Makemson asked for clarification on how often the applicant has to come before the board to request more funds.

Discussion occurred regarding general mosaics.

MOTION

Action: Approve with the following condition:

1. Seek private contributions to augment CRA provided funding.

Moved by: Frank Wacha

Seconded by: Tom Campenni

Motion passed unanimously.

2. R12-2021 CRA Residential Street Tree Program

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Nina Dooley asked about the locations and process of implementation.

Pinal Gandhi-Savdas confirmed the locations being implemented first and that the trees will be on private property.

Katie Makemson asked about the timeline.

Pinal Gandhi-Savdas clarified the timeline and key concentration areas.

COMMENTS FROM THE PUBLIC (3 min. max):

1. Casey Kniffin – Environmental Committee Chair for NAACP. Stated her gratitude to Pinal Gandhi-Savdas for launching this program and is excited to begin.

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha requested that staff coordinate with Treasure Coast Regional Planning Council for future form-based code in the area.

Tom Campenni confirmed that these shade trees are being planted for pedestrians, not just the home owner.

Pete Walson asked staff engage the public to ensure the success of the program. He spoke about other possible locations the program can be implemented, such as Habitat for Humanity homes.

Pinal Gandhi-Savdas discussed outreach options that other municipalities have done.

Frank Wacha questioned the timeline being tight.

Pinal Gandhi-Savdas explained why the timeline is closed this year.

MOTION

Action: Approve.

1. Approve Resolution No. 12-2021 for the implementation of the program in the priority residential neighborhoods within the CRA.

Moved by: Pete Walson

Seconded by: Tom Campenni

Motion passed unanimously.

MOTION

2. Approve the City's list of recommended trees for the program (oak tree, pigeon plum, gumbo limbo, Geiger tree and green buttonwood).

Action: Approve.

Moved by: Frank Wacha
Seconded by: Tom Campenni
Motion passed unanimously.

MOTION

Action: Approve.

3. Based on the tree data and neighborhood priority list, staff is requesting to implement the program in East Stuart (1A) as a priority area for FY 2022.

Moved by: Frank Wacha
Seconded by: Tom Campenni
Motion passed unanimously.

MOTION

Action: Approve.

4. Recommend if the City will provide water for the first 90 days to help establish the trees in the East Stuart neighborhood (1A).

Moved by: Nik Schroth
Seconded by: Frank Wacha
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (3 min. max):

Greg Braun, from the Martin County Chapter of the Florida Native Plant Society spoke about the types of trees that were suggested.

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

UPCOMING MEETINGS and EVENTS: None.

ADJOURNMENT

MOTION

Action: Approve.

Moved by: Tom Campenni
Seconded by: Frank Wacha
Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CRB/HPB Board**

Meeting Date: 12/7/2021

Prepared by: Pinal Gandhi-Savdas

Title of Item:

FORM-BASED CODE PRESENTATION BY THE TCRPC.

Summary Explanation/Background Information on Agenda Request:

The presentation is an introduction to Form-Based Code with attention to the differences between a conventional Zoning Code and a Form-Based Code. A Form-Based Code places greater emphasis on the form of a City through the public realm and provides for predictability and placemaking. The presentation includes a review of elements often included in a Form-Based Code and how they achieve predictable results for citizens.

The form-based code is currently proposed in "The Creek" Arts and Entertainment District and the East Stuart Neighborhood.

Funding Source:

N/A.

Recommended Action:

No action required.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 12/7/2021

Prepared by: Tom Reetz

Title of Item:

CONSIDER PUBLIC ART (RC)

RESOLUTION No. 121-2021; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE TOWNHOMES AT FRAZIER CREEK LOCATED AT 513 THRU 527 SW OCEAN BLVD IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO LOCATE A TARON SCULPTURE CREATED BY JOHN RODGERS FOWLER AT THE FRONT OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

A Public art requirement is outlined in the Town homes at Frazier Creek Residential Planned Unit Development in Condition No. 5 stating the applicant shall provide a work of art valued at one percent of the vertical construction of the project on site. The total cost of vertical construction came in at \$1,800,000 which would require a \$18,000 work of art. The Developer has attested to cost for the stainless steel sculpture of the Tarpon on coquina shell base totaling \$18,000.

The applicant has selected John Rodgers Fowler, who is a well known artist who's goal was to create a sculpture which reflected light and displayed color as if it were alive, a sculpture that was completely different from anything he had ever seen and one that would stand out in a gallery or in a collection of other sculptures with traditional patinas. The artist work includes a variety of saltwater fish including Permit, Bonefish, Tarpon, Salmon, Sailfish, Redfish, and Speckled Trout.

Mr. Fowler has reviewed all the requirements that are contained within Section 3.01.08 Public Art and has provided his proposal consisting of a single stainless steel sculpture of a Tarpon sitting on a coquina base which will be placed at the front of the project along SW Ocean Avenue. **See Attachment D.2 Submittal Package**

The proposed Art has been reviewed by a representative of the Arts Council of Martin County who has stated in a letter that the placement of the art by the developer provides adequate visibility and scale that is appropriate for the location along SW Ocean Avenue. Additionally, she states, "the selected lifelike sculpture complements our communities value of natural diversity and wildlife within our area as well as emphasizes our vibrant arts community that we foster".

Funding Source:

N/A

Recommended Action:

Motion to Approve the applicant's proposal for a single stainless steel sculpture of a Tarpon on coquina shell base to satisfy the developer's public art requirement.

ATTACHMENTS:

Description	Upload Date	Type
▢ A.1 Resolution No. 121-2021	11/28/2021	Resolution add to Y drive
▢ C.1 Application	11/28/2021	Backup Material
▢ D1. Site Plan with proposed Art location	11/28/2021	Backup Material
▢ D.2 Submittal Package	11/28/2021	Backup Material
▢ D.3 Martin County Arts Council approval letter	11/28/2021	Backup Material

Resolution #121-2021; Townhomes at Frazier Creek Stuart Public Art - Minor Urban Code Conditional Use



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA
RESOLUTION NUMBER 121-2021**

RESOLUTION No. 121-2021; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE TOWNHOMES AT FRAZIER CREEK RPUD LOCATED AT 513 THRU 527 SW OCEAN BLVD IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO LOCATE A TARON SCULPTURE CREATED BY JOHN RODGERS FOWLER AT THE FRONT OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Section 3.01.08 of the Land Development Regulations of City of Stuart, River House Stuart (The “Applicant & Developer”) filed an application on December 05, 2020 for a Minor Urban Code Conditional Use permit to allow for the Tarpon sculpture to be located at the front of the project to fulfil the public art requirement located within the City’s Community Redevelop Area.

WHEREAS, the Community Redevelopment Board held a properly noticed hearing on December 7, 2021, to consider the application for the public artwork consisting of a stainless steel sculpture of a Tarpon as a Minor Urban Code Conditional Use Approval; and

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

SECTION 1: Subject to the conditions attached hereto, the Community Redevelopment Board.

hereby grants a Minor Urban Code Conditional Use Approval to the townhomes at Frazier Creek for property located at 513 thru 527 S.W. Ocean Avenue in Stuart, Florida.

Resolution #121-2021; Townhomes at Frazier Creek Stuart Public Art - Minor Urban Code
Conditional Use

SECTION 2: A legal description of the Property is set forth in “**Exhibit A**” of this Resolution.

A map depicting the property and location of the public artwork consisting of a stainless steel sculpture of a Tarpon along the projects front lawn is attached hereto as; “**Exhibit B**” and made a part hereof by reference; and

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

SECTION 4: The Community Redevelopment Board approves the stainless steel sculpture of a Tarpon by John Rodgers Fowler and attached hereto as “**Exhibit D**”.

SECTION 5: This resolution shall take effect immediately 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:

CHRIS LEWIS, CHAIR
TOM CAMPENNI, VICE CHAIR
PETE WALSON, BOARD MEMBER
FRANK WACHA, BOARD MEMBER
NINA DOOLEY, BOARD MEMBER
KATHERINE MAKEMSON, BOARD MEMBER
NIKOLUS SCHROTH, BOARD MEMBER

YES	NO	ABSENT

ADOPTED this _____ day of _____, 2021.

ATTEST:

MARY KINDEL
CITY CLERK

CHRIS LEWIS,
CHAIRMAN

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

Resolution #121-2021; Townhomes at Frazier Creek Stuart Public Art - Minor Urban Code
Conditional Use

ACCEPTANCE AND AGREEMENT

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

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

**Frazier Creek, LLC, a Florida
Limited Liability Company**

By: _____

Print Name: _____

Gary Hufnagel- Manager

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Resolution 121-2021 was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021 by _____.

Personally Known OR Produced Identification

Type of Identification Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

Resolution #121-2021; Townhomes at Frazier Creek Stuart Public Art - Minor Urban Code
Conditional Use

Exhibit A – Legal Description

KITCHINGS ADDN LOTS 8 & 9, BLK 4 KITCHING'S ADD'N, LOT 10 BLK 4
KITCHING'S ADD'N and LOT 11 BLK 4, final Plat of Kitching's Addition to the town of
Stuart, Florida, according to the Plat thereof, filed March 17, 1913 and recorded in Plat
Book 2, Page 86, Palm Beach now Martin County, Florida, Public Records.

Resolution #121-2021; Townhomes at Frazier Creek Stuart Public Art - Minor Urban Code
Conditional Use

Exhibit B – Location Map



Resolution #121-2021; Townhomes at Frazier Creek Stuart Public Art - Minor Urban Code
Conditional Use

Exhibit C - Conditions

- 1) The Townhomes at Frazier Creek HOA shall be responsible for maintenance of the artwork (stainless steel sculpture of Tarpon with pedestal) on their property in perpetuity.
- 2) The City shall bear no cost for the installation of any artwork.
- 3) The Developer/Owner (Gary Hufnagel) shall apply for and obtain an approved construction permit which includes review by the City's Public Works department before installation of the artwork.
- 4) Any proposal to change the approved art shall require a minor conditional use approval by the CRB.
- 5) This surety bond on file shall be cancelled or returned when the work of art has been properly constructed and installed. The surety may be forfeited to the public art trust fund, and the developer and property owner cited with a code violation for failing to provide the required work of art.

Exhibit D – Tarpon TheSculpture

Resolution #121-2021; Townhomes at Frazier Creek Stuart Public Art - Minor Urban Code
Conditional Use





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

Page 19 of 145
Received by: TR
Reviewed by: TR
Approved by: _____

Application for Urban Code Conditional Use Permit

Project ID#

221060002
(Staff Entry)

Pre-App Conference Date:	Application Date: <u>12-5-2020</u>
Project Name: <u>THE TOWNHOUSES AT FAZIER CREEK</u>	
Parcel ID# <u>053841011004001109 #001 #0005</u>	Project Address: <u>513 → 527 S.W. OCEAN BLVD</u>
Zoning/CRA Sub-district:	
Subdivision: <u>KITCHING'S ADDITION</u>	Lot(s): <u>BLK 4 - LOTS 8-9-10 & 11</u>
Fee: \$1,536.00 - Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval) Fee: \$512.00 - Minor Urban Code Conditional Use Permit (Community Redevelopment Board) (This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)	
A <u>Minor Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.	
A <u>Major Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.	
Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing followed by a recommendation to the City Commission.	
Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).	

(over)

General Information
(Please Print or Type)

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name:	GARY HURNAGEL
Title:	OWNER - CONTRACTOR
Company:	GARY HURNAGEL INC
Company Address:	825 S.E. ST. LUCIE BLVD.

City/State/Zip Code:	STUART, FL, 34996
Telephone Number:	772-260-9618
Facsimile Number:	
Email Address (optional):	GLKS HUF@GMAIL.COM

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name:	
Title:	
Company:	
Company Address:	

City/State/Zip Code:	
Telephone Number:	
Facsimile Number:	
Email Address (optional):	

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

Name:	
Title:	
Company:	
Company Address:	

City/State/Zip Code:	
Telephone Number:	
Facsimile Number:	
Email Address (optional):	

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

4. Signed this
- 9th
- day of
- June
- , 20
- 21
- .

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



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

Page 22 of 145
Received by: _____
Reviewed by: _____
Approved by: _____

Application for Urban Code Conditional Use Permit

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date: 12-5-2020
Project Name: THE TOWNHOUSES AT FRAZIER CREEK	
Parcel ID# 053841011004001109 \$001 \$0005	Project Address: 513 → 527 S.W. OCEAN BLVD
Zoning/CRA Sub-district:	
Subdivision: KITCHING'S ADDITION	Lot(s): BLK A - LOTS 8-9-10 & 11
Fee: \$1,536.00 - Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval) Fee: \$512.00 - Minor Urban Code Conditional Use Permit (Community Redevelopment Board) (This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)	
A <u>Minor Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials. A <u>Major Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.	
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Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing followed by a recommendation to the City Commission.	
Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).	
(over)	

General Information
(Please Print or Type)

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: <u>GARY HUENAGEL</u>	City/State/Zip Code: <u>STUART, FL, 34996</u>
Title: <u>OWNER - CONTRACTOR</u>	Telephone Number: <u>772-260-9618</u>
Company: <u>GARY HUENAGEL INC</u>	Facsimile Number:
Company Address: <u>825 S.E. ST. LUCIE BLVD.</u>	Email Address (optional): <u>GLKS HUFC@GMAIL.COM</u>

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

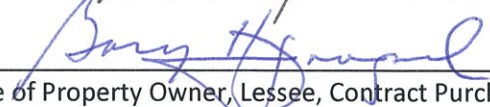
Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

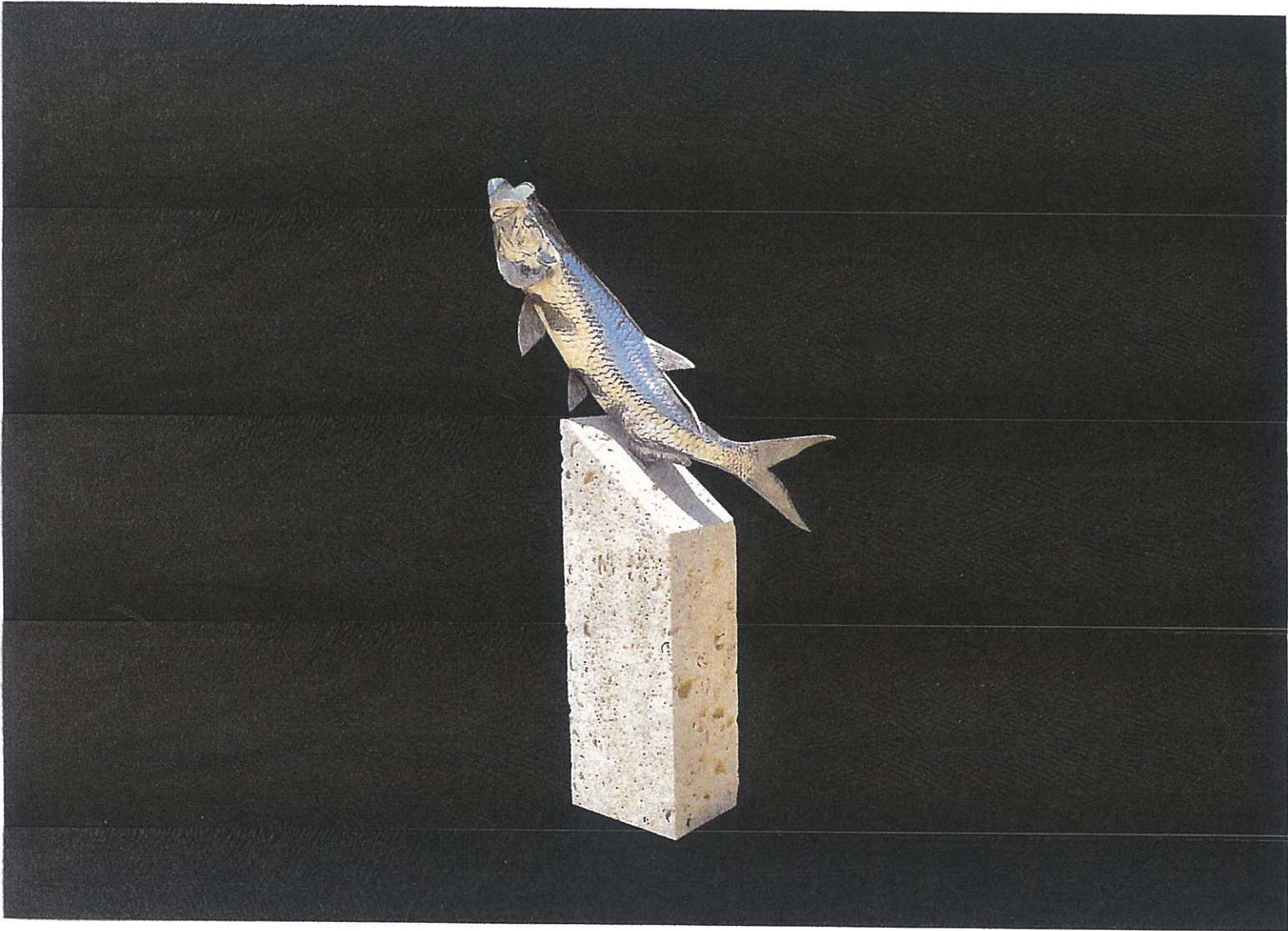
3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

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

4. Signed this
- 9th
- day of
- June
- , 20
- 21
- .


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







MEET THE ARTISTS BEHIND FOWLER SCULPTURE

I think there is something magical about the appearance of a fish seen up close. No creature on earth has such an interesting combination of complex colors and many look like they are illuminated from within when they are seen in direct sunlight.

22 years ago my goal was to create a sculpture that looked lifelike, a new unique kind of sculpture which reflected light and displayed color as if it were alive. A sculpture that was completely different from anything I had ever seen. One that would stand out in a gallery or in a collection of other sculptures with traditional patinas.





CONTACT

(800) 925-7910

John Rogers Fowler

rogefowler@yahoo.com

Cathy Fowler

cath2@aol.com

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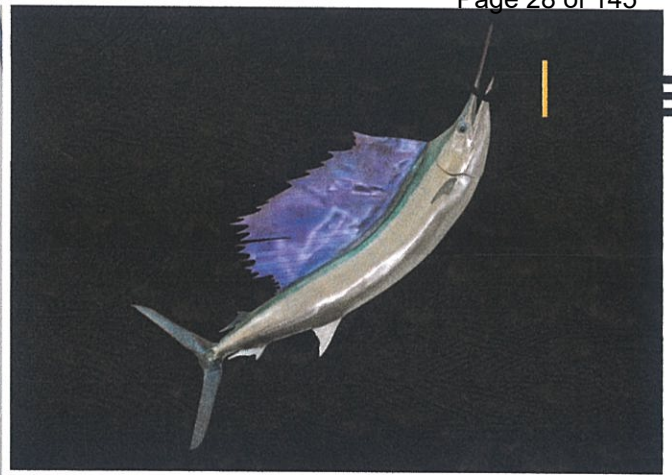
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Sailfish .84

Stainless Steel
84" long



Sailfish .84

Stainless Steel
84" long



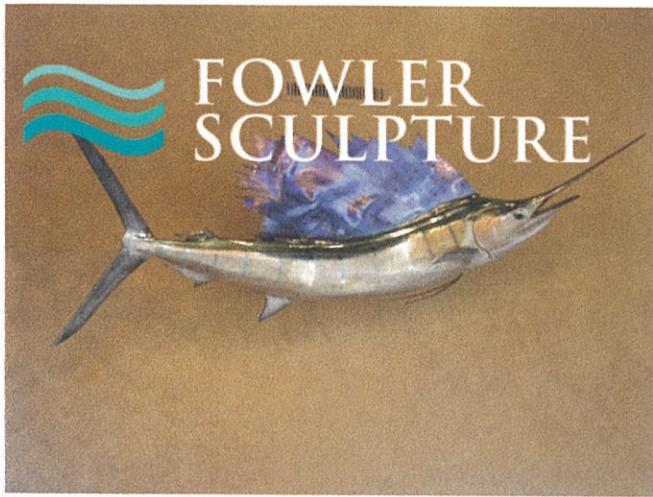
Sailfish .84

Stainless Steel
84" long

How to Order?

[CLICK HERE](#)

Sailfish .48



Sailfish .84

Stainless Steel
84" long



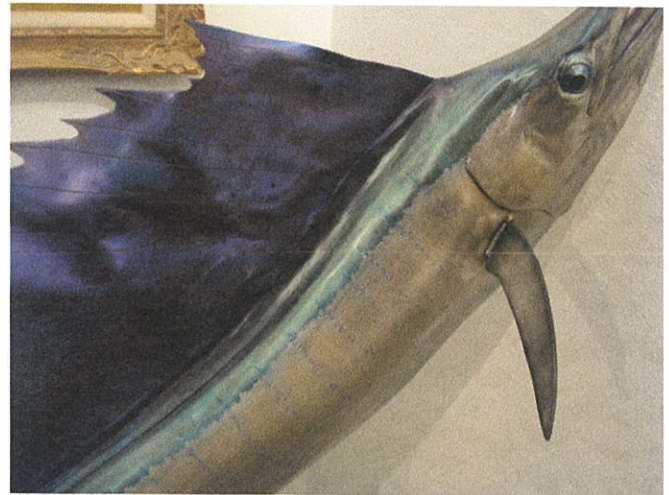
Sailfish .84

Stainless Steel
84" long.



Sailfish .84

Stainless Steel
84" long



Sailfish .84

Stainless Steel
84" long.



Atlantic Salmon .48

Stainless Steel
48" L x 13" x 18"H



Atlantic Salmon .48

Stainless Steel
48" L x 13" x 18"H



Atlantic Salmon .48

Stainless Steel
48" L x 13" x 18"H



Atlantic Salmon .48

Stainless Steel
48" L x 13" x 18"H



Snook

Stainless Steel
28" L x 24" x 19" H
\$4500



Snook

Stainless Steel
28" L x 24" x 19" H
\$4500



Snook

Stainless Steel
28" L x 24" x 19" H
\$4500



Snook

Stainless Steel
28" L x 24" x 19" H
\$4500



Snook

Stainless Steel
28" L x 24" x 19" H
\$4500



The snook is cast in stainless steel and the mangrove root in bronze. The combination is very interesting in that we're trying to combine a new, photorealistic patina for the snook and a bronze mangrove root with a hundred-year-old museum brown patina.

Please remember there is no deposit and we'll ship the sculpture on approval.

OTHER SCULPTURES

TROUT

PERMIT

BONEFISH

TARPON

SALMON

SAILFISH

REDFISH

SPECKLED TROUT

SNOOK

BASS & BLUEGILL

FALSE ALBACORE

TROPHY BOOKENDS

CONTACT

(800) 925-7910

John Rogers Fowler
rogefowler@yahoo.com

Cathy Fowler
cath2@aol.com

NEWSLETTER

Subscribe to our e-newsletter to stay up to date on what's happening.



MartinArts Council

MEMORANDUM

TO: City of Stuart Community Redevelopment Agency Board
FR: Nancy K. Turrell, Executive Director
RE: The Townhouses at Frazier Creek
DT: October 14, 2021

Directors

Karen L. Barnes
Jeff Bowers
Gabriella Ferraro
Ken Hooper-Capozzi
Sheryl Levine

Ex-Officio Members

Doug Smith
Martin County BOCC
Becky Bruner
City of Stuart
Anthony Anderson
*Martin County
School Board*
Nancy Johnson
*Economic Council of
Martin County*

Nancy K. Turrell
Executive Director

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

MartinArts.org

Per our agreement, the proposal for The Townhouses at Frazier Creek has been reviewed.

In the opinion of our reviewers, the proposed John Rogers Fowler sculpture meets all the requirements of the City of Stuart's public art guidelines. The placement selected by the developers provides adequate visibility and as noted in the drawings the scale is appropriate for the location along West Ocean Blvd.

The selection of a professional working artist of 22 years meets with the guidelines of the program. Fowler's lifelike sculpture complements our community's value of the natural diversity and wildlife within our area as well as emphasizes our vibrant arts community that we foster.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 12/7/2021

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM

RESOLUTION No. 11-2021 CRA; A RESOLUTION TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

In 2018, the Community Redevelopment Agency (CRA) Board adopted the Real Estate Development Accelerator (REDA) Pilot Program to encourage development and redevelopment activities in the CRA and provide incentive to motivate the developers to accelerate the timing of the development. Currently, the program is available to all the properties in the CRA as long as the development project meets the program eligibility requirements.

The CRA is committed to the promotion of quality development in the Community Redevelopment Area and improving the quality of life for its residents. In order to help meet these goals and further the CRA plan, staff has been directed to amend the policies in the REDA program in order to fulfill its intended purpose of accelerating redevelopment for specific targeted properties. The goal of the REDA Plan is to redevelop land which has become abandoned or vacant and assist with the economic feasibility of difficult redevelopment projects due to constraints related to the property.

The accelerator program will be amended to the policies and procedures adopted by the CRA in accordance with the guidelines and criteria for targeted properties (see attachment).

The board has the ability to modify, amend, or discontinue the REDA incentive program at any time.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution No. 11-2021.

ATTACHMENTS:

	Description	Upload Date	Type
□	Resolution No. 11-2021 Amendment to REDA Program	11/30/2021	Resolution add to Y drive
□	Exhibit A - Program Guidelines, Application and Targeted Properties	11/30/2021	Exhibit
□	Agenda Item 07/23/2018	11/30/2021	Backup Material



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

RESOLUTION NO. 11-2021 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, on July 23, 2018, the Community Redevelopment Agency adopted the Real Estate Development Accelerator (REDA) Pilot Program to motivate and encourage developers to expedite the timing of development and stimulate positive development in the Community Redevelopment Agency; and

WHEREAS, specific guidelines were adopted for the Real Estate Development Accelerator (REDA) Pilot Program; and

WHEREAS, the program guidelines are reviewed periodically to evaluate its effectiveness and changing conditions in the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Agency recognizes that there are several opportunity sites throughout the CRA that could benefit the most from the program; and

Resolution No. 11-2021CRA
Amendment to REDA Program

WHEREAS, the program will target properties for redevelopment and provide program incentives to encourage developers to invest in specific sites and buildings that will contribute to economic prosperity of the community; and

WHEREAS, the Community Redevelopment Agency of the City of Stuart will receive a substantial long term benefits from redevelopment of targeted sites and buildings; and

WHEREAS, the City staff will continue to review and monitor the program intermittently to evaluate its effectiveness in the Community Redevelopment Area.

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution amending the Real Estate Development Accelerator (REDA) Program and Targeted Properties Map attached hereto as “Exhibit A”.

SECTION 2: This resolution shall take effect upon adoption.

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

Resolution No. 11-2021CRA
Amendment to REDA Program

EULA R. CLARKE, CHAIRPERSON
MERRITT MATHESON, VICE CHAIRPERSON
BECKY BRUNER, BOARD MEMBER
TROY MCDONALD, BOARD MEMBER
MIKE MEIER, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2021.

ATTEST:

MARY KINDEL
CITY CLERK

EULA R. CLARKE
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM

PROGRAM GUIDELINES

PROGRAM DESCRIPTION

Projects in the City of Stuart Community Redevelopment Area (CRA) may be eligible for a Real Estate Development Accelerator (REDA) ~~Pilot~~-Program. This program will be instituted to accelerate development in the CRA.

In fulfillment of the goals of the Stuart Community Redevelopment Plan, the program will enable the Agency to enter into public-private partnerships for facilitation of desired real estate development projects. The CRA will utilize the new tax increment finance (TIF) that will generate from the development itself, to leverage private real estate investment opportunities and to develop markets that are deficient or that do not currently exist in the Stuart CRA.

ELIGIBLE PROPERTIES:

Only Targeted Properties within the Community Redevelopment Area are eligible for the REDA program (See attached Targeted Properties Map).

PROGRAM DURATION AND FUNDING

The REDA Program is approved ~~as a pilot program~~ to establish and solidify a market for desired development and accelerate development in the CRA, unless the Community Redevelopment Board (CRB) and/or Community Redevelopment Agency (CRA) Board request to terminate the program. At their discretion, the CRB or CRA Board may require revisions to the program requirements or qualifications that may affect the eligibility of an application.

A clearly defined need must exist and be proven by each development initiative before funding under the REDA ~~Pilot~~-Program will be considered. The City staff will assist in determining if your project is eligible. If the project is eligible, the developer shall submit the REDA ~~Pilot~~-Program application and the request shall be processed simultaneous with the site plan approval process. Any cost sharing of the future Tax Increment Financing (TIF) with the private development will be negotiated by the City staff and will come from the development itself based on the new tax increment revenue created from the new development. A public/private partnership (PPP) will be established through a development agreement to share up to 50% of future tax increment revenue, over and above the current pre-development tax level, back to the developer for a period of not-to-exceed five (5) years. Projects will be considered on a case-by-case basis, and any award is contingent upon the approval of the CRB and CRA Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the developer.

ELIGIBILITY REQUIREMENTS

The program has a minimum qualifying project investment of \$1 million. The project shall meet one or more of the following criteria in order to be eligible for the REDA ~~Pilot~~-Program:

- Attracting, retaining, or expanding businesses for the purpose of diversifying the tax base – create jobs, encourage entrepreneurship and improving the quality of life with new services and amenities.
- Desirable business that would address an under-served business segment (develop markets that are deficient or that do not currently exist).
- Rehabilitation or renovation of underutilized buildings; or adaptive reuse/repurposing of vacant/old buildings.
- Vacant or underutilized parcels.

- Providing a variety of quality market rate housing choices/market lease rates; Mix of housing types to support diverse workforce (density bonus/inclusionary housing to support workforce housing in new development).
- Mixed-use developments having any combinations of retail, office, hotel, market rate residential, and restaurant elements.
- Extraordinary development/redevelopment related costs such as: environmental remediation/cleanup (brownfield sites), demolition, public infrastructure, off-site improvements, streetscape, etc.

The following eligibility threshold shall be considered for the program:

Eligibility Criteria	TIF Sharing %	Term
Minimum of 1 criteria	Up to 20%	Up to 5 years
Minimum of 2 criteria	Up to 30%	Up to 5 years
Minimum of 3 criteria	Up to 50%	Up to 5 years

Public benefits outlined in the application, in addition to the new capital investment resulting from the project, will strengthen the evaluation of the application.

Properties must be current on their taxes, or be made current upon a change in ownership of the property. Tax exempt projects are not eligible to participate in this CRA program.

The Real Estate Development Accelerator benefits are contingent on funding availability and CRB and CRA Board approvals, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Plan. The CRA may obtain an analysis by a third party or outside firm hired by the CRA to evaluate the application.

EXAMPLE: Project XYZ: Tax Increment Revenue Sharing Projection *(based on eligibility of 50% TIF sharing)*

Tax Revenues	Year 1	Year 2	Year 3	Year 4	Year 5	Post-REDA Agreement		
Base Assessed Value	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
New Assessed Value	\$7,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
Increment Assessed Value	\$6,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000
City Mil	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0	4.5 5.0
City TIF Contribution	\$27,788 \$30,870	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125	\$40,613 \$45,125
County Mil	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618	6.387 6.7618
County TIF Contribution	\$39,440 \$43,951	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025	\$57,643 \$61,025
<u>Total TIF Contribution</u>	<u>\$67,227</u> <u>\$74,821</u>	<u>\$98,255</u> <u>\$106,150</u>	<u>\$98,255</u> <u>\$106,150</u>	<u>\$98,255</u> <u>\$106,150</u>	<u>\$98,255</u> <u>\$106,150</u>	<u>\$98,255</u> <u>\$106,150</u>	<u>\$98,255</u> <u>\$106,150</u>	<u>\$98,255</u> <u>\$106,150</u>
Revenue Allocation								
<u>Project (Developer)</u>	\$33,614 \$37,410	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$0	\$0	\$0
Share to CRA (50% for 5 years, then 100%)	\$33,614 \$37,410	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$49,128 \$53,075	\$594,564 \$106,150	\$594,564 \$106,150	\$594,564 \$106,150



**STUART COMMUNITY REDEVELOPMENT AGENCY
REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) APPLICATION**

APPLICANT INFORMATION

Name:

Contact Person (if a Corporation):

Address:

City, State, Zip:

Phone:

Email:

Business Structure (circle): Sole Proprietorship/Individual C Corporation S Corporation Limited Liability

PROJECT SITE

Address:

City, State, Zip:

Tax ID:

Parcel ID:

Does applicant own Project Property: _____ Yes _____ No

If "No", when will property be in control of applicant (own or long term lease):

Name on property title:

TOTAL ESTIMATED PROJECT INVESTMENT

Current assessed value (base):

Year:

New capital investment dollars (construction value):

Total estimated new assessment (post development/provide 5 year projection value):

Address of Proposed Project:

BRIEF PROJECT DESCRIPTION

CONSTRUCTION SCHEDULE

Less than 12 months:_____ 12-16 months:_____ 16-24 months:_____ Longer:_____

(include a detailed project schedule as a separate attachment)

ECONOMIC DEVELOPMENT PROJECT

How many jobs will be created upon completion of the project:

1-5 jobs_____ 6-10 jobs_____ 10+ jobs_____

PROJECT BENEFITS

Describe how this project benefits the Community Redevelopment Area and what are the public benefits:

INCLUDE WITH THIS APPLICATION

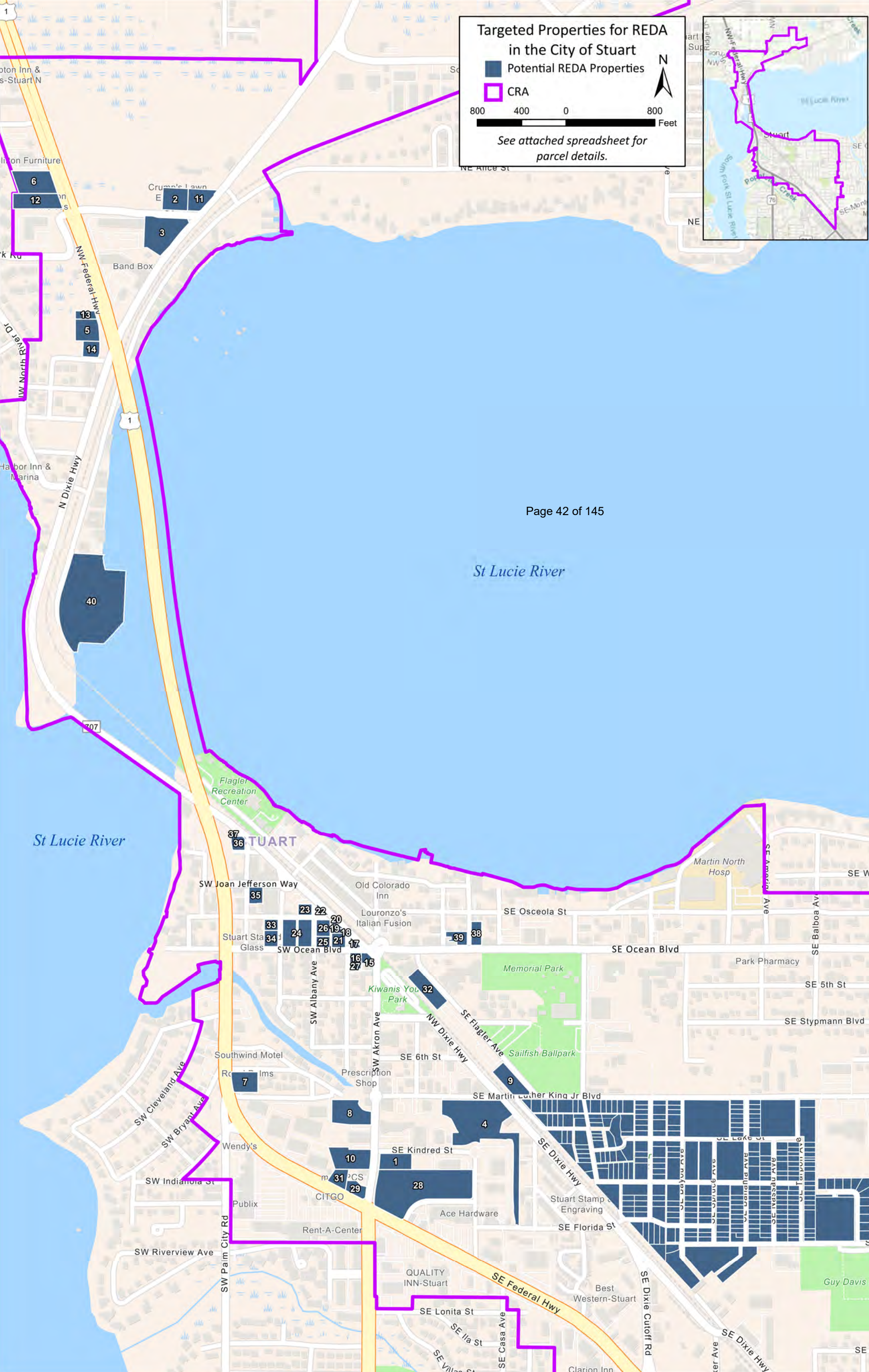
Include with this application:

- Ownership authorization or Affidavit of Ownership
- Description of proposed development/improvement to the property
- Preliminary site plan, floor plans and renderings that enable staff to determine quality of design
- Infrastructure improvements, if any, in either the public ROW or on private property and estimated costs
- Preliminary project schedule
- Commercial description: office, retail tenant base of the project, units, square feet, target lease rate
- Residential description: number of units, market sales price, market lease rates, target buyer or lessee
- Business and financial feasibility information for the proposed project:
 - Business Plan
 - Development Pro-Forma: development costs, sources and uses, cash flow analysis, debt coverage ratio, supportable debt and gap identification
 - Mortgage on property
 - Lease agreement of leasehold / land lease
 - Ownership and equity positions
 - Project financing: letters of Intent from bank or lending institution
 - Partnership and/or ownership information with equity positions

The Real Estate Development Accelerator benefits are contingent on funding availability and CRB and CRA Board approvals, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Plan. The CRA may obtain an analysis by a third party or outside firm hired by the CRA to evaluate the application.

SIGNATURE:_____

DATE:_____



Targeted Properties for REDA in the City of Stuart

Potential REDA Properties

CRA

8004000800

Feet

See attached spreadsheet for
parcel details.





#1 805 S COLORADO AVE
PCN: 043841000000003708



#2 401 NW Wright Blvd
PCN: 323741000000001115



#3 Unassigned
PCN: 323741025000000100



#4 130 SE Martin Luther King Jr Blvd

PCN: 043841000000003209



#5 728 NW Dixie Hwy

PCN: 323741000000002604



#6 NW FEDERAL HWY

PCN: 303741011003000308



#7 625 SW FEDERAL HWY
PCN: 053841006003000109



#8 Unassigned
PCN: 053841032000000200



#9 630 SE FLAGLER AVE
PCN: 043841004004000503



#10 COLORADO AVE
PCN: 053841000000002608



#11 395 NW Wright Blvd
PCN: 323741000000001106



#12 900 NW Federal Hwy
PCN: 323741000000001918



#13 742 NW Dixie Hwy
PCN: 323741000000002506



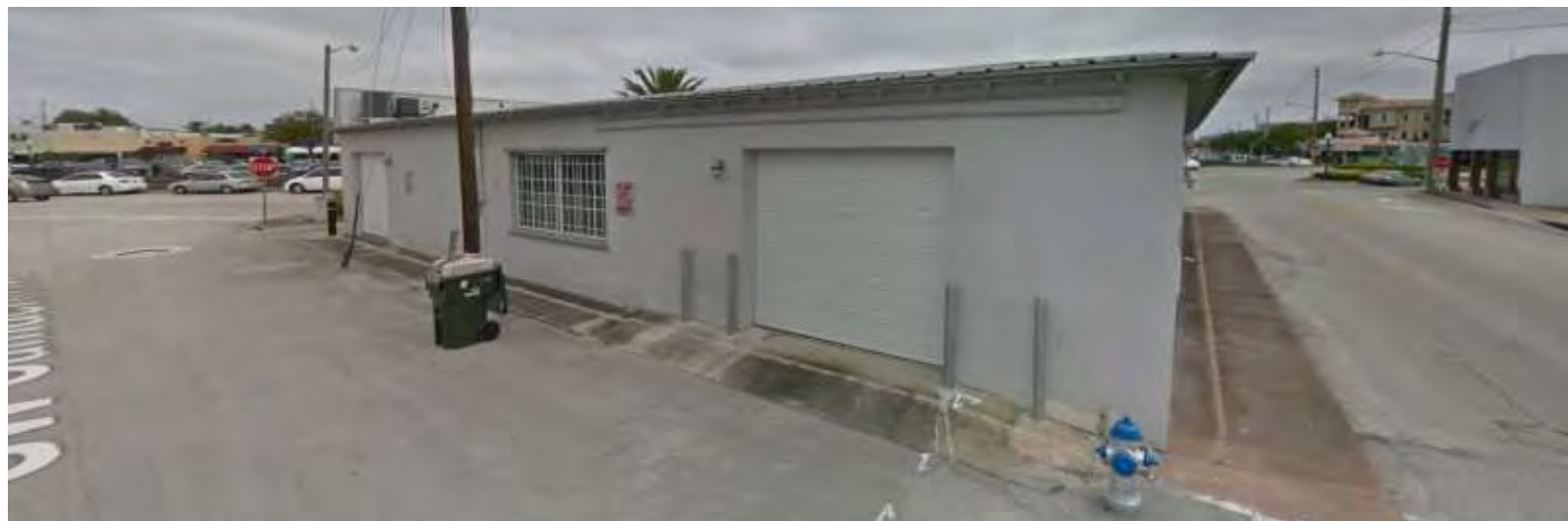
#14 700 NW Dixie Hwy
PCN: 323741004010000709



#15 10 SW Ocean Blvd
PCN: 053841005015000104



#16 E Ocean & Camden
PCN: 053841005015001504



#17 11 SW Ocean Blvd
PCN: 053841014014000008



#18 310 SW Dixie Hwy
PCN: 053841005015000104



#19 300 SW Dixie Hwy
PCN: 053841014013000411



#20 290 SW Dixie Hwy
PCN: 053841014013000108



#21 290 SW Dixie Hwy
PCN: 053841014013000509



#22 228 SW Dixie Hwy
PCN: 053841014006000004



#23 203 SW 3rd St
PCN: 053841014007000805



#24 201 SW Ocean Blvd
PCN: 053841014012000100



#25 121 SW Ocean Blvd
PCN: 053841014013000705



#26 28 California Ave
PCN: 053841014013000206



#27 Camden Ave
PCN: 053841005015001407



#28 815 S COLORADO AVE
PCN: 043841000000003806



#29 881 SW FEDERAL HWY
PCN: 053841000000003108



#31 849 SW Federal Hwy
PCN: 053841000000002902



#32 416 SE Flagler Ave
PCN: 04384100000003003



#33 305 SW 3RD ST
PCN: 053841014011000102



#34 SW OCEAN BLVD
PCN: 053841014011000503



#35 209 SW ALBANY AVE
PCN: 053841014008000206



#36 44 SW ALBANY AVE
PCN: 053841014002000101



#37 SW DIXIE HWY
PCN: 053841014002000200



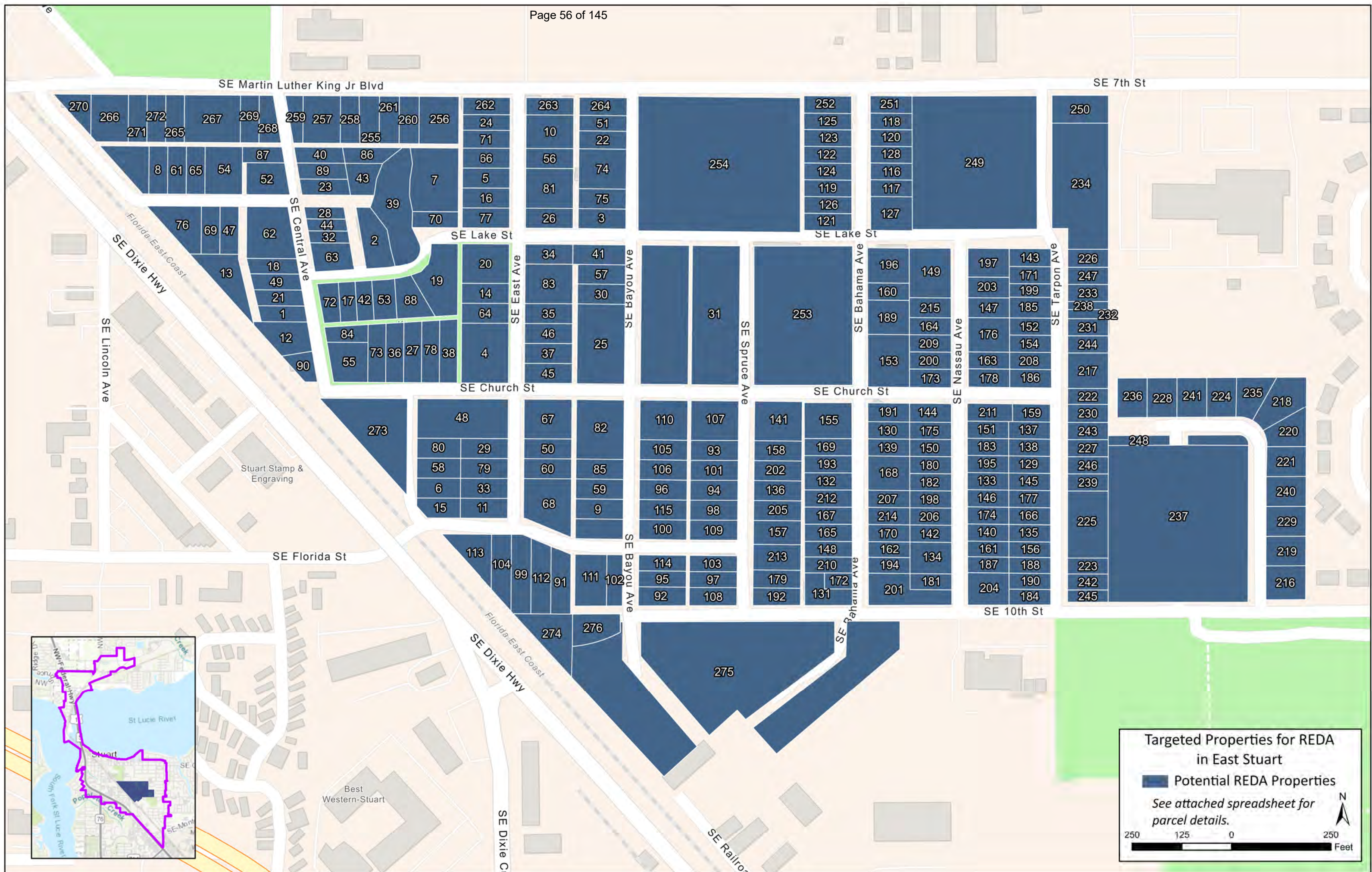
#38 SE DETROIT AVE, Unit OCEAN BL
PCN: 043841006000004104



#39 SE OCEAN
PCN: 043841006000002106



#40 75 NW FLAGLER AVE
PCN: 323741004020001100



OBJECTID *	PCN	AREA_ACRES	LocAddr
1	043841013011001105	0.107502	826 CENTRAL AVE
2	043841013013000102	0.224292	413 SE LAKE DR
3	043841001001000708	0.137636	513 SE LAKE ST
4	043841012006000508	0.413224	EAST AVE/CHURCH ST
5	043841012007000506	0.137742	716 SE EAST AVE
6	043841012005000804	0.126264	917 SE PARK AVE
7	043841013009001608	0.440313	433 SE LAKE DR
8	043841013012001504	0.129479	321 SE LAKE ST
9	043841001003000606	0.137743	922 SE BAYOU AVE
10	043841012001000206	0.234159	EAST AVE
11	043841012005000608	0.13774	920 SE EAST AVE
12	043841013011001203	0.206263	832 SE CENTRAL AVE
13	043841013011001409	0.245787	NO RD
14	043841012006000303	0.137742	809 EAST AVE
15	043841012005000706	0.117093	OLD DIXIE / FLOR
16	043841012007000604	0.13774	UNASSIGNED
17	043841013010000509	0.096561	404 SE LAKE DR
18	043841013011000801	0.113543	816 SE CENTRAL AVE
19	043841013010001508	0.347177	LAKE ST
20	043841012006000107	0.275484	800 SE EAST AVE
21	043841013011001007	0.109945	825 SE CENTRAL AVE
22	043841001001000307	0.123895	708 SE BAYOU AVE
23	043841013009001207	0.111866	721 SE CENTRAL AVE
24	043841012007000203	0.110193	704 SE EAST AVE
25	043841001002000403	0.550961	812 SE BAYOU AVE
26	043841012001000705	0.13774	725 SE EAST AVE
27	043841013010001205	0.157541	417 SE CHURCH ST
28	043841013014000100	0.068869	801 SE CENTRAL AVE
29	043841012005000305	0.137741	910 SE EAST AVE
30	043841001002000305	0.13774	806 SE TARPON AVE
31	043841001007000108	1.92837	801 SE BAYOU AVE
32	043841013014000306	0.068872	809 SE CENTRAL AVE
33	043841012005000500	0.137741	916 SE EAST AVE
34	043841012002000106	0.137741	714 SE LAKE ST
35	043841012002000400	0.137741	EAST AVE
36	043841013010001107	0.154442	415 SE CHURCH ST
37	043841012002000605	0.13774	820 EAST AVE
38	043841013010001401	0.16374	423 SE CHURCH ST
39	043841013950000100	0.507409	UNASSIGNED
40	043841013009001001	0.111866	SE CENTRAL AVE
41	043841001002000109	0.152234	800 SE BAYOU AVE
42	043841013010000402	0.09656	406 LAKE ST , Unit 1
43	043841013009001305	0.136594	NO RD
44	043841013014000208	0.068872	803 SE CENTRAL AVE
45	043841012002000703	0.137741	501 SE CHURCH ST
46	043841012002000507	0.13774	EAST AVE

47 043841013011000400	0.129476 338 SE LAKE ST
48 043841012005000109	0.528006 900 SE EAST AVE
49 043841013011000909	0.112388 820 SE CENTRAL AVE
50 043841012003000300	0.137742 909 SE EAST AVE
51 043841001001000209	0.110153 SE BAYOU AVE
52 043841013012002004	0.189163 345 SE LAKE ST
53 043841013010000300	0.132346 410 SE LAKE DR
54 043841013012001808	0.258953 LAKE ST
55 043841013010000803	0.217514 401 SE CHURCH ST
56 043841012001000402	0.137741 EAST AVE
57 043841001002000207	0.137741 804 SE BAYOU AVE
58 043841012005000902	0.126265 PARK AVE
59 043841001003000508	0.137744 918 S BAYOU AVE
60 043841012003000408	0.137741 913 SE EAST AVE
61 043841013012001602	0.129475 325 SE LAKE ST
62 043841013011000106	0.34313 800 SE CENTRAL AVE
63 043841013014000404	0.161711 815 SE CENTRAL AVE
64 043841012006000401	0.137741 817 SE EAST AVE
65 043841013012001700	0.129478 LAKE ST
66 043841012007000409	0.137741 712 SE EAST AVE
67 043841012003000104	0.275481 500 SE CHURCH ST
68 043841012003000603	0.475078 505 SE FLORIDA AVE
69 043841013011000507	0.129476 336 SE LAKE ST
70 043841013009002000	0.10606 429 SE LAKE DR
71 043841012007000301	0.123965 709 SE EAST AVE
72 043841013010000607	0.109599 824 SE CENTRAL AVE
73 043841013010001009	0.151343 409 SE CHURCH ST
74 043841001001000405	0.275207 712 SE BAYOU AVE
75 043841001001000600	0.137545 720 SE BAYOU AVE
76 043841013011000605	0.229805 328 SE LAKE ST
77 043841012007000702	0.137741 731 EAST AVE & LAKE ST
78 043841013010001303	0.160642 421 SE CHURCH ST
79 043841012005000403	0.137741 912 SE EAST AVE
80 043841012005001000	0.126263 909 SE PARK AVE
81 043841012001000509	0.275482 UNASSIGNED
82 043841001003000107	0.413226 906 SE BAYOU AVE
83 043841012002000204	0.275483 805 SE EAST AVE
84 043841013010000705	0.101606 835 SE CENTRAL AVE
85 043841001003000401	0.137744 914 SE BAYOU AVE
86 043841013009001500	0.112257 NO RD
87 043841013012002200	0.094123 710 SE CENTRAL AVE
88 043841013010000108	0.166775 414 SE LAKE DR
89 043841013009001109	0.11187 CENTRAL AVE
90 043841013011001301	0.093369 836 SE CENTRAL AVE
91 043841012004000102	0.183862 510 SE FLORIDA ST
92 043841001005000308	0.130157 939 SE BAYOU AVE
93 043841001006001207	0.137744 908 SE SPRUCE AVE

94 043841001006001001	0.137743 SE SPRUCE AVE
95 043841001005000200	0.110188 933 BAYOU AVE
96 043841001006000501	0.137742 917 SE BAYOU AVE
97 043841001005000503	0.110188 932 SE SPRUCE AVE
98 043841001006000903	0.137744 920 SE SPRUCE AVE
99 043841012004000308	0.226846 502 SE FLORIDA ST
100 043841001006000707	0.137743 601 SE FLORIDA ST
101 043841001006001109	0.137747 912 SE SPRUCE AVE
102 043841001004000301	0.118021 520 SE FLORIDA AVE
103 043841001005000601	0.111308 928 SE SPRUCE AVE
104 043841012004000406	0.190963 438 SE FLORIDA ST
105 043841001006000306	0.137744 909 SE BAYOU AVE
106 043841001006000404	0.137744 913 SE BAYOU AVE
107 043841001006001305	0.276598 608 SE CHURCH ST
108 043841001005000406	0.124635 936 SE SPRUCE AVE
109 043841001006000805	0.137746 609 SE FLORIDA ST
110 043841001006000100	0.276595 904 SE BAYOU AVE
111 043841001004000105	0.23766 514 SE FLORIDA AVE
112 043841012004000200	0.207327 508 SE FLORIDA ST
113 043841012004000503	0.201654 SE FLORIDA ST
114 043841001005000102	0.110191 SE FLORIDA ST
115 043841001006000609	0.137745 921 SE BAYOU AVE
116 043841016006000504	0.101239 717 SE BAHAMA AVE
117 043841016006000600	0.101239 UNASSIGNED
118 043841016006000201	0.101239 SE BAHAMA AVE
119 043841016007000600	0.115703 SE BAHAMA AVE
120 043841016006000309	0.10124 709 SE BAHAMA AVE
121 043841016007000806	0.118458 UNASSIGNED
122 043841016007000405	0.115701 712 SE BAHAMA AVE
123 043841016007000307	0.115703 708 SE BAHAMA AVE
124 043841016007000502	0.115702 SE BAHAMA AVE
125 043841016007000209	0.115704 704 SE BAHAMA AVE
126 043841016007000708	0.115704 724 SE BAHAMA AVE
127 043841016006000700	0.20489 725 SE BAHAMA AVE
128 043841016006000407	0.10124 713 SE BAHAMA AVE
129 043841016003002108	0.10365 912 SE TARPON AVE
130 043841016002000200	0.103651 905 SE BAHAMA AVE
131 043841016001001201	0.160366 625 SE 10TH ST
132 043841016001000505	0.118458 916 SE BAHAMA AVE
133 043841016003000501	0.103648 917 SE NASSAU AVE
134 043841016002001502	0.192839 936 SE NASSAU AVE
135 043841016003001706	0.103649 924 SE TARPON AVE
136 043841001008000507	0.137742 917 SE SPRUCE AVE
137 043841016003002304	0.10365 906 SE TARPON AVE
138 043841016003002206	0.103628 910 SE TARPON AVE
139 043841016002000308	0.103625 909 SE BAHAMA AVE
140 043841016003000805	0.103649 929 SE NASSAU AVE

141	043841001008000106	0.275486	700 SE CHURCH ST
142	043841016002001700	0.103627	928 SE NASSAU AVE
143	043841016004001606	0.110885	800 SE TARPON AVE
144	043841016002002404	0.115705	720 SE CHURCH ST
145	043841016003002000	0.103651	916 SE TARPON AVE
146	043841016003000609	0.103651	921 SE NASSAU AVE
147	043841016004000304	0.120518	815 SE NASSAU AVE
148	043841016001000907	0.110192	932 SE BAHAMA AVE
149	043841016005001408	0.302244	800 SE NASSAU AVE
150	043841016002002208	0.103626	908 SE NASSAU AVE
151	043841016003000208	0.103651	905 SE NASSAU AVE
152	043841016004001205	0.103651	814 SE TARPON AVE
153	043841016005000604	0.318155	821 SE BAHAMA AVE
154	043841016004001107	0.103649	820 SE TARPON AVE
155	043841016001000104	0.250688	708 SE CHURCH ST
156	043841016003001608	0.096418	928 SE TARPON AVE
157	043841001008000703	0.165294	925 SE SPRUCE AVE
158	043841001008000302	0.137745	909 SE SPRUCE AVE
159	043841016003002402	0.099372	850 SE CHURCH ST
160	043841016005000301	0.103624	809 SE BAHAMA AVE
161	043841016003000903	0.096418	933 SE NASSAU AVE
162	043841016002000905	0.096446	933 SE BAHAMA AVE
163	043841016004000700	0.102157	SE NASSAU AVE
164	043841016005001202	0.103652	816 SE NASSAU AVE
165	043841016001000809	0.118456	930 SE BAHAMA AVE
166	043841016003001804	0.103651	920 SE TARPON AVE
167	043841016001000701	0.118459	925 SE BAHAMA AVE
168	043841016002000406	0.2073	913 SE BAHAMA AVE
169	043841016001000300	0.118455	908 SE BAHAMA AVE
170	043841016002000807	0.103625	929 SE BAHAMA AVE
171	043841016004001508	0.103651	804 SE TARPON AVE
172	043841016001001103	0.064279	942 SE BAHAMA AVE
173	043841016005000908	0.110885	828 SE NASSAU AVE
174	043841016003000707	0.10365	925 SE NASSAU AVE
175	043841016002002306	0.103651	904 SE NASSAU AVE
176	043841016004000509	0.207303	819 SE NASSAU AVE
177	043841016003001902	0.10365	918 SE TARPON AVE
178	043841016004000803	0.110875	829 SE NASSAU AVE
179	043841001009000202	0.123963	933 SE SPRUCE AVE
180	043841016002002100	0.10365	912 SE NASSAU AVE
181	043841016002001405	0.096418	940 SE NASSAU AVE
182	043841016002002002	0.103651	916 SE NASSAU AVE
183	043841016003000306	0.103587	909 SE NASSAU AVE
184	043841016003001305	0.094576	944 SE TARPON AVE
185	043841016004001303	0.125341	810 SE TARPON AVE
186	043841016004000901	0.110861	828 SE TARPON AVE
187	043841016003001001	0.096419	943 SE NASSAU AVE

188	043841016003001500	0.096419	936 SE TARPON AVE
189	043841016005000409	0.2073	813 SE BAHAMA AVE
190	043841016003001403	0.096539	940 SE TARPON AVE
191	043841016002000102	0.115705	901 SE BAHAMA AVE
192	043841001009000300	0.12024	937 SE SPRUCE AVE
193	043841016001000408	0.118461	912 SE BAHAMA AVE
194	043841016002001003	0.096393	SE BAHAMA AVE
195	043841016003000404	0.103651	913 SE NASSAU AVE
196	043841016005000105	0.214536	704 SE LAKE ST
197	043841016004000108	0.176569	801 SE NASSAU AVE
198	043841016002001904	0.103648	920 SE NASSAU AVE
199	043841016004001401	0.081958	808 SE TARPON AVE
200	043841016005001006	0.103648	820 SE NASSAU AVE
201	043841016002001101	0.286967	939 SE BAHAMA AVE
202	043841001008000400	0.137746	913 SE SPRUCE AVE
203	043841016004000206	0.12475	807 SE NASSAU AVE
204	043841016003001109	0.194731	945 SE NASSAU AVE
205	043841001008000605	0.137744	923 SE SPRUCE AVE
206	043841016002001806	0.103675	924 SE NASSAU AVE
207	043841016002000601	0.103649	921 SE BAHAMA AVE
208	043841016004001009	0.103153	824 SE TARPON AVE
209	043841016005001104	0.10365	818 SE NASSAU AVE
210	043841016001001005	0.110193	936 SE BAHAMA AVE
211	043841016003000100	0.120291	901 SE NASSAU AVE
212	043841016001000603	0.118457	920 SE BAHAMA AVE
213	043841001009000104	0.179063	927 SE SPRUCE AVE
214	043841016002000709	0.103674	925 SE BAHAMA AVE
215	043841016005001300	0.120522	812 SE NASSAU AVE
216	043841032000000100	0.195045	945 SE FORREST PARK DR
217	043841017008000705	0.208402	831 SE TARPON AVE
218	043841032000000700	0.256357	921 SE FORREST PARK DR
219	043841032000000200	0.172293	941 SE FORREST PARK DR
220	043841032000000600	0.171113	925 SE FORREST PARK DR
221	043841032000000500	0.171595	929 SE FORREST PARK DR
222	043841017008000812	0.093664	833 SE TARPON AVE
223	043841017008001802	0.093663	937 SE TARPON AVE
224	043841032000000900	0.170211	913 SE FORREST PARK DR
225	043841017008001606	0.395729	929 SE TARPON AVE
226	043841017008000108	0.107714	801 SE TARPON AVE
227	043841017008001107	0.100688	911 SE TARPON AVE
228	043841032000001100	0.171919	905 SE FORREST PARK DR
229	043841032000000300	0.172517	937 SE FORREST PARK DR
230	043841017008000901	0.108243	839 TARPON AVE
231	043841017008000509	0.100688	817 SE TARPON AVE
232	043841017008000402	0.053857	813 SE TARPON AVE
233	043841017008000304	0.100688	807 SE TARPON AVE
234	043841017008002106	0.986185	705 SE TARPON AVE

235 043841032000000800	0.172196 917 SE FORREST PARK DR
236 043841032000001200	0.171978 901 SE FORREST PARK DR
237 043841000000002317	3.18806 809 SE 10TH ST
238 043841017008000410	0.046832 UNASSIGNED
239 043841017008001303	0.100689 917 SE TARPON AVE
240 043841032000000400	0.172632 933 SE FORREST PARK DR
241 043841032000001000	0.172079 909 SE FORREST PARK DR
242 043841017008001900	0.093662 943 SE TARPON AVE
243 043841017008001009	0.100688 905 SE TARPON AVE
244 043841017008000600	0.100689 823 SE TARPON AVE
245 043841017008002008	0.071867 E 10TH ST
246 043841017008001205	0.100689 913 SE TARPON AVE
247 043841017008000206	0.100689 803 SE TARPON AVE
248 043841032000000010	0.228919 SE FORREST PARK DR
249 043841000000002503	2.425172 710 SE MARTIN LUTHER KING JR BLVD
250 043841017008002204	0.228189 701 SE TARPON AVE
251 043841016006000103	0.105096 701 SE BAHAMA AVE
252 043841016007000101	0.12011 700 SE BAHAMA AVE
253 043841000000002709	1.992652 800 SE BAHAMA AVE
254 043841000000002601	3.171374 601 SE LAKE ST
255 043841013009000501	0.137742 420 SE MARTIN LUTHER KING JR BLVD
256 043841013009000100	0.275481 432 SE MARTIN LUTHER KING JR BLVD
257 043841013009000707	0.258954 UNASSIGNED
258 043841013009000609	0.13223 SE MARTIN LUTHER KING JR BLVD
259 043841013009000903	0.095041 UNASSIGNED
260 043841013009000306	0.137741 424 SE MARTIN LUTHER KING JR BLVD
261 043841013009000404	0.137741 420 SE MARTIN LUTHER KING JR BLVD
262 043841012007000105	0.119242 438 SE MARTIN LUTHER KING JR BLVD
263 043841012001000108	0.119626 502 SE MARTIN LUTHER KING JR BLVD
264 043841001001000101	0.12395 SE BAYOU AVE
265 043841013012000603	0.129477 SE MARTIN LUTHER KING JR BLVD
266 043841013012000907	0.449034 SE MARTIN LUTHER KING JR BLVD
267 043841013012000300	0.388431 320 SE MARTIN LUTHER KING JR BLVD
268 043841013012000104	0.125247 300 SE MARTIN LUTHER KING JR BLVD
269 043841013012000202	0.129476 342 SE MARTIN LUTHER KING JR BLVD
270 043841013012001103	0.115548 304 SE MARTIN LUTHER KING JR BLVD
271 043841013012000809	0.129476 316 SE MARTIN LUTHER KING JR BLVD
272 043841013012000701	0.129476 SE MARTIN LUTHER KING JR BLVD
273 043841012005001206	0.616731 SE PARK AVE
274 093841000000001237	0.273131 SE 10TH ST
275 093841000000000309	4.0636 600 SE 10TH ST
276 093841000000000318	0.187698 UNASSIGNED

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

Meeting Date: 7/23/2018

Prepared by: Pinal Gandhi-Savdas

Title of Item:

RESOLUTION No. 06-2018 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE IMPLEMENTING AND ADMINISTERING OF THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM TO MOTIVATE AND ENCOURAGE DEVELOPERS TO EXPEDITE THE TIMING OF DEVELOPMENTS IN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Community Redevelopment Plan has a policy in place to assist large development projects with grants paid in annual installments, equal to a percentage of the tax increment revenue received by the Community Redevelopment Agency (CRA) due to the increased assessment to the property. Staff is proposing a CRA Real Estate Development Accelerator (REDA) Pilot Program to encourage and accelerate the timing of the redevelopment in the Community Redevelopment Area, which will result in enhanced economic benefit to the community and provide stability and potentially spur development within the CRA boundaries.

The intent to the proposed Real Estate Development Accelerator (REDA) Pilot Program is to implement the existing policy. The CRA can use Tax Increment Financing (TIF) as a tool to finance real estate developments to encourage and accelerate private development projects in the CRA, to encourage economic development activity or to off-set extraordinary costs such as right-of-way improvements for public benefits as part of the development project.

The proposed TIF funds will come from development itself based on the new tax created from the new development. It will be used on a "pay-as-you-go" (PAYG) basis, with the annual stream of new revenue used to fund a project. This type of program is an attractive feature and reduces the risk to the City. The proposed program is provided to the developer to gain additional financing needed to complete development and construction of the project. It will help offset extraordinary development costs such as off-site improvements that result in project expenses that are higher than project financing sources, which produces a return that is either negative or so low that a project would not be able to move forward. The accelerator program encourages the developer to maximize the development and increase the property's assessed value faster to share the new tax revenue for "short-term" to offset development costs. However, if the future assessed value is less or equal to the baseline assessed value, the City will not be obligated to share TIF with the developer since it did not generate any additional tax revenue. The proposed program is aimed to produce a win-win outcome for the City and private developers by contributing new TIF revenue for short-term to accelerate and maximize private development that in return produces higher property tax revenues for the City over the long-term and reinvest into other development or capital improvement projects in the community.

ELIGIBILITY REQUIREMENTS

It is intended that projects will be large scale developments that will be transforming and will serve as a catalyst to attract additional private investment within the CRA. Therefore, the program has a minimum qualifying project investment of \$1 million. The project shall meet one or more of the following criteria in order to be eligible for the REDA Pilot Program:

- Attracting, retaining, or expanding businesses for the purpose of diversifying the tax base – create jobs, encourage entrepreneurship and improving the quality of life with new services and amenities.
- Desirable business that would address an under-served business segment (develop markets that are deficient or that do not currently exist).
- Rehabilitation or renovation of underutilized buildings; or adaptive reuse/repurposing of vacant/old buildings.
- Providing a variety of quality market rate housing choices/market lease rates.
- Mix of housing types to support diverse workforce (density bonus/inclusionary housing to support

workforce housing in new development).

- Mixed-use developments having any combinations of retail, office, hotel, market rate residential, and restaurant elements.
- Extraordinary development/redevelopment related costs such as: environmental remediation/cleanup, demolition, public infrastructure, off-site improvement, streetscape, etc.

Since the program is an inducement to attract private development, projects that have already been constructed or have received building permits are not eligible. Non-profits are also not eligible.

A clearly defined need must exist and be proven by each development initiative before funding under the REDA Pilot Program will be considered. The applicant will be required to provide information related to their ability to complete the project. A financial analysis may be conducted by City staff, and if necessary by a third party to assess the financial feasibility of the project, assess financial risks to the City/CRA, and assess the level of public investment requested by the applicant.

Projects must meet one or more of the eligibility criteria to be considered for the REDA Pilot Program. The program will be available to projects over \$1 million for up to five (5) years. The rebate amount cannot exceed 50% of the property tax increment received by the City relating to the Project on an annual basis. The City staff will review the project to determine if it meets the following eligibility threshold requirements to be considered for the program:

Eligibility Criteria	TIF Sharing %	Term
Minimum of 1 criteria	Up to 20%	Up to 5 years
Minimum of 2 criteria	Up to 30%	Up to 5 years
Minimum of 3 criteria	Up to 50%	Up to 5 years

The project must demonstrate public benefits, in addition to new capital investment resulting from the project, to strengthen the evaluation of the REDA Pilot Program application. If the project is eligible, the developer shall submit the REDA Pilot Program application and the request shall be processed simultaneous with the site plan approval process. Any cost sharing of the future Tax Increment Financing (TIF) with the private development will be negotiated by the City staff and will come from the development itself based on the new TIF created from the new development. A public/private partnership (PPP) will be established through a development agreement to share up to 50% of future TIF, over and above the current pre-development tax level, back to the developer for a period of not-to-exceed five (5) years. Projects will be considered on a case-by-case basis, and any award is contingent upon the approval of the CRB and CRA Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the developer.

On July 12, 2018, the Community Redevelopment Board approved the REDA Pilot Program with a recommendation to apply the eligibility threshold requirements to be considered under the program.

Funding Source:

Community Redevelopment Agency Budget

Recommended Action:

Recommend approval of Resolution No. 06-2018 to implement the CRA Real Estate Development Accelerator (REDA) Pilot Program.

ATTACHMENTS:

Description	Upload Date	Type
❏ Resolution No. 06-2018 CRA REDA Pilot Program	7/17/2018	Resolution add to Y drive
❏ DRAFT REDA Pilot Program Application	7/16/2018	Backup Material
❏ Excerpt from the CRA Plan 2017-18	6/13/2018	Backup Material
❏ CRA Map	6/13/2018	Backup Material
❏ CRB Minutes	7/16/2018	Backup Material
❏ PowerPoint Presentation	7/16/2018	Backup Material



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

RESOLUTION NO. 06-2018 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE IMPLEMENTING AND ADMINISTERING OF THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM TO MOTIVATE AND ENCOURAGE DEVELOPERS TO EXPEDITE THE TIMING OF DEVELOPMENTS IN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stuart has adopted a Community Redevelopment Plan which includes a policy to assist development projects with grants paid in annual installments, equal to a percentage of the tax increment revenue received by the Community Redevelopment Agency due to the increased assessment to the property; and

WHEREAS, the Community Redevelopment Plan encourages to use Tax Increment Financing (TIF) as a tool to finance real estate developments projects to encourage economic development activity in the Community Redevelopment Area; and

WHEREAS, the City staff has created a CRA Real Estate Development Accelerator (REDA) Pilot Program to implement the existing policy; and

WHEREAS, the Real Estate Development Accelerator (REDA) Pilot Program will provide guidelines for evaluating large development projects; and

Resolution No. 06-2018CRA
REDA Pilot Program

WHEREAS, the program will encourage and accelerate the timing of developments in the Community Redevelopment area, which will result in enhanced economic benefit to the community; and

WHEREAS, the Community Redevelopment Agency of the City of Stuart will receive a substantial long term benefits from the implementation of the program; and

WHEREAS, the City staff will continue to review and monitor the program intermittently to evaluate its effectiveness in the Community Redevelopment Area.

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution to implement the Real Estate Development Accelerator (REDA) Pilot Program.

SECTION 2: This resolution shall take effect upon adoption.

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

KELLI GLASS LEIGHTON, CHAIR
BECKY BRUNER, VICE CHAIR
TROY A. MCDONALD, BOARD MEMBER
EULA R. CLARKE, BOARD MEMBER
NICK BLOUNT, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
JOHN GONZALES, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT

Resolution No. 06-2018CRA
REDA Pilot Program

ADOPTED this _____ day of _____, 2018.

ATTEST:

MARY R. KINDEL
CITY CLERK

KELLI GLASS LEIGHTON
MAYOR/ CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY

121 SW Flagler Avenue • Stuart, FL 34994
Phone (772) 283-2532 • E-Mail: pgandhi@ci.stuart.fl.us

Real Estate Development Accelerator (REDA) Pilot Program Application

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

Date of Application _____

APPLICANT NAME: _____

CONTACT PERSON (if Corporation): _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____ FAX: _____

EMAIL ADDRESS: _____

APPLICANT BUSINESS STRUCTURE:
(PLEASE CHECK ALL THAT APPLY)

Sole proprietorship/Individual ☐

C-Corporation ☐

S-Corporation ☐

Limited Liability ☐

PROJECT SITE ADDRESS:

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TAX ID: _____ PARCEL ID: _____

DOES THE APPLICANT OWN PROJECT PROPERTY? ____YES ____NO

IF "NO" BOX IS CHECKED, WHEN WILL PROPERTY BE IN CONTROL (OWN OR LONG-TERM LEASE) OF THE APPLICANT?

INDICATE THE OWNING ENTITY OF THE PROPERTY (I.E. NAME ON PROPERTY TITLE):

TOTAL ESTIMATED PROJECT INVESTMENT (PROVIDE PROJECTION FOR 5-10 YEARS, AS A SEPARATE ATTACHMENT).

Current assessed value (base) \$ _____ YEAR: _____

New capital investment dollars
(Construction Value) \$ _____

Total estimated new assessment \$ _____
(Post-development – Provide 5 years projection value)

BRIEF PROJECT DESCRIPTION (MAY INCLUDE DETAILED SUMMARY WITH THE CONSTRAINTS OR OBSTACLES IN DEVELOPING THE SITE, AS A SEPARATE ATTACHMENT):

WHEN IS IT ANTICIPATED THAT CONSTRUCTION COULD BEGIN, ASSUMING PROJECT RECEIVES REDA ASSISTANCE FROM THIS PROGRAM? (INCLUDE A DETAILED PROJECT SCHEDULE, AS A SEPARATE ATTACHMENT)

_____ Less than 12 months

_____ 12 to 16 months

_____ 16 to 24 months

_____ Longer

ECONOMIC DEVELOPMENT PROJECT: HOW MANY JOBS WILL BE CREATED UPON COMPLETION OF PROJECT?

_____ 1-5 jobs

_____ 6-10 jobs

_____ 10+ jobs

PLEASE DESCRIBE HOW THIS PROJECT BENEFITS THE COMMUNITY REDEVELOPMENT AREA. WHAT ARE THE PUBLIC BENEFITS? (MAY INCLUDE AS A SEPARATE ATTACHMENT)

Include with this application:

- Ownership authorization or Affidavit of Ownership
- Description of proposed development/improvement to the property
- Preliminary site plan, floor plans and renderings that enable staff to determine quality of design
- Infrastructure improvements, if any, in either the public ROW or on private property and estimated costs
- Preliminary project schedule
- Commercial description – office, retail tenant base of the project, units, square feet, target lease rate
- Residential description – number of units, market sales price, market lease rates, target buyer or lessee
- Business and financial feasibility information for the proposed project:
 - *Business Plan
 - *Development Pro-Forma – development costs, sources and uses, cash flow analysis, debt coverage ratio, supportable debt and gap identification
 - *Mortgage on property
 - *Lease agreement of leasehold / land lease
 - *Ownership and equity positions
 - *Project financing – letters of Intent from bank or lending institution
 - *Partnership and/or ownership information with equity positions

The Real Estate Development Accelerator benefits are contingent on funding availability and CRB and CRA Board approvals, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Plan. The CRA may obtain an analysis by a third party or outside firm hired by the CRA to evaluate the application.

SIGNATURE: _____

DATE: _____



STUART COMMUNITY REDEVELOPMENT AGENCY REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM

Guidelines

PROGRAM DESCRIPTION

Projects in the City of Stuart Community Redevelopment Area (CRA) may be eligible for a Real Estate Development Accelerator (REDA) Pilot Program. This program will be instituted to accelerate development in the CRA.

In fulfillment of the goals of the Stuart Community Redevelopment Plan, the program will enable the Agency to enter into public-private partnerships for facilitation of desired real estate development projects. The CRA will utilize the new tax increment finance (TIF) that will generate from the development itself, to leverage private real estate investment opportunities, and to develop markets that are deficient or that do not currently exist in the Stuart CRA.

PROGRAM DURATION AND FUNDING

The REDA Program is approved as a pilot program to establish and solidify a market for desired development and accelerate development in the CRA, unless the Community Redevelopment Board (CRB) and/or Community Redevelopment Agency (CRA) Board request to terminate the program. At their discretion, the CRB or CRA Board may require revisions to the program requirements or qualifications that may affect the eligibility of an application.

A clearly defined need must exist and be proven by each development initiative before funding under the REDA Pilot Program will be considered. The City staff will assist in determining if your project is eligible. If the project is eligible, the developer shall submit the REDA Pilot Program application and the request shall be processed simultaneous with the site plan approval process. Any cost sharing of the future Tax Increment Financing (TIF) with the private development will be negotiated by the City staff and will come from the development itself based on the new TIF created from the new development. A public/private partnership (PPP) will be established through a development agreement to share up to 50% of future TIF, over and above the current pre-development tax level, back to the developer for a period of not-to-exceed five (5) years. Projects will be considered on a case-by-case basis, and any award is contingent upon the approval of the CRB and CRA Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the developer.

ELIGIBILITY REQUIREMENTS

The program has a minimum qualifying project investment of \$1 million. The project shall meet one or more of the following criteria in order to be eligible for the REDA Pilot Program:

- Attracting, retaining, or expanding businesses for the purpose of diversifying the tax base – create jobs, encourage entrepreneurship and improving the quality of life with new services and amenities.
- Desirable business that would address an under-served business segment (develop markets that are deficient or that do not currently exist).
- Rehabilitation or renovation of underutilized buildings; or adaptive reuse/repurposing of vacant/old buildings.
- Providing a variety of quality market rate housing choices/market lease rates.
- Mix of housing types to support diverse workforce (density bonus/inclusionary housing to support workforce housing in new development).
- Mixed-use developments having any combinations of retail, office, hotel, market rate residential, and restaurant elements.
- Extraordinary development/redevelopment related costs such as: environmental remediation/cleanup, demolition, public infrastructure, off-site improvements, streetscape, etc.

Public benefits outlined in the application, in addition to the new capital investment resulting from the project, will strengthen the evaluation of the application.

Properties must be current on their taxes, or be made current upon a change in ownership of the property. *Tax exempt projects* are not eligible to participate in this CRA program.

The Real Estate Development Accelerator benefits are contingent on funding availability and CRB and CRA Board approvals, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Community Redevelopment Plan. The CRA may obtain an analysis by a third party or outside firm hired by the CRA to evaluate the application.

SITE AND BUILDING DEVELOPMENT PROGRAM

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

Program Objectives

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

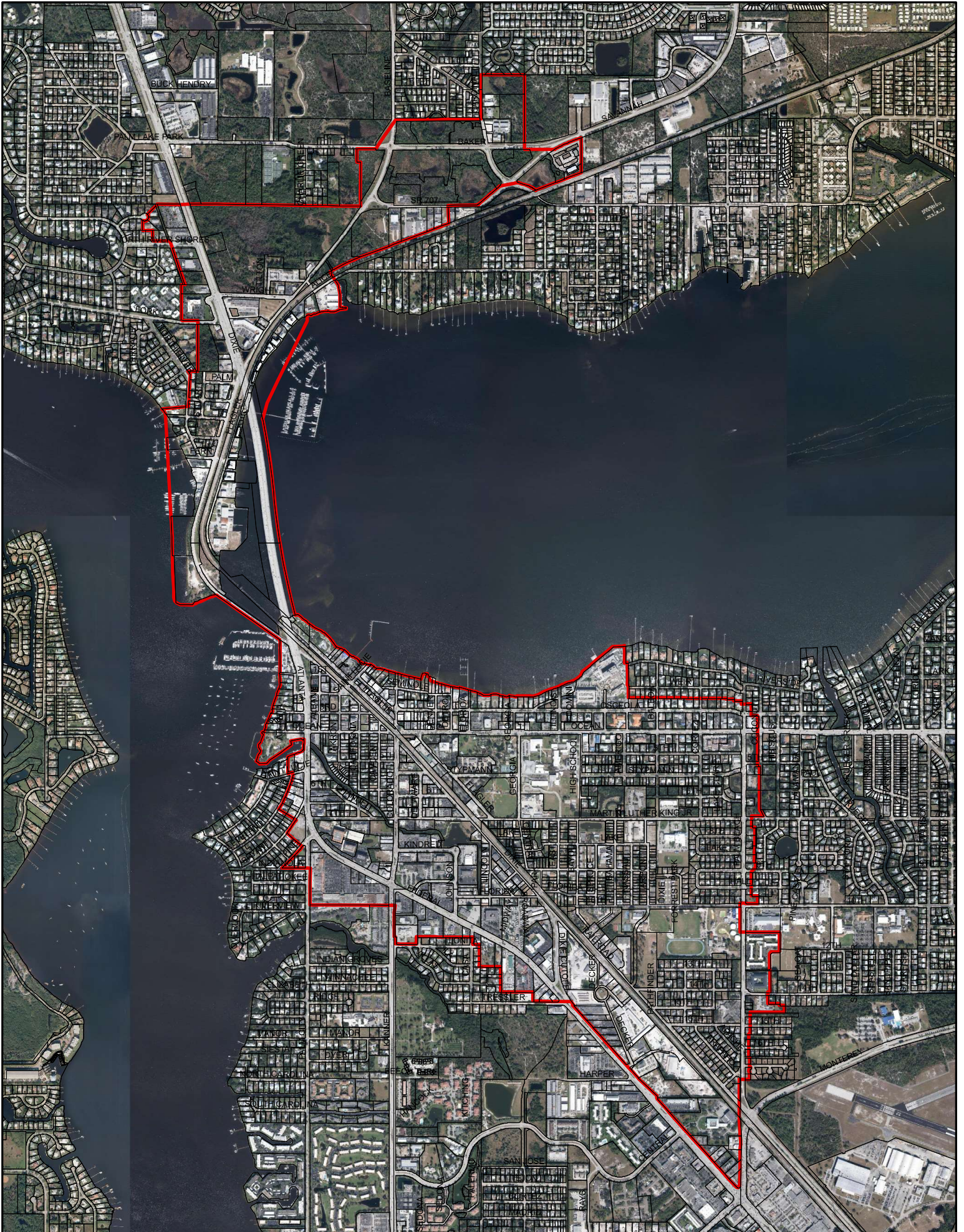
Program Description

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

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

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

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MINUTES

**COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
JULY 12, 2018 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD MEMBERS

**Chair – Drew Pittman
Vice Chair – Chris Lewis
Board Member – Frank Wacha
Board Member – Mac Stout
Board Member – Pete Walson
Board Member – Michael Meier
Board Member – John Gonzalez**

ADMINISTRATIVE

**Development Director, Kev Freeman
Assistant to the City Manager, Pinal Gandhi-Savdas
Board Secretary, Michelle Vicat**

CALL TO ORDER  **4:00 PM**

ROLL CALL  **4:00 PM Roll Call.**

Present: John Gonzalez, Pete Walson, Frank Wacha, Drew Pittman, Michael Meier. Absent: Mac Stout, Chris Lewis.

APPROVAL OF MINUTES

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS

OTHER MATTERS BEFORE THE BOARD

1. Discussion and Deliberation to consider the CRA Real Estate Development Accelerator (REDA) Pilot Program

PRESENTATION: Pinal Gandhi-Savdas

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS

Michael Meier thanked Pinal for this and said for the record he had met with her a few times and been able to ask questions and get feedback on this and thought this is a fantastic step towards putting teeth on how they can use CRA funds strategically. He wanted to clarify that “mix of housing types to support diverse work force” is the way of saying workforce housing is a priority and to make sure that “environmental cleanup” didn’t include razing wetlands.

Pinal Gandhi-Savdas said it would have to be approved by the development department.

John Gonzalez asked if they should strike that language.

Frank Wacha said as someone who has restored significant amounts of wetlands, you have to spend significant dollars to do that which is why there is so much wetland. He said you can just get credit for it and you need to spend significant dollars in order to take them down.

Dave Dyess suggested that Pinal put something in there to exclude that.

Pete Walson asked if they could add “should meet one or more”.

John Gonzalez asked if projects that have already been approved qualify for this.

Pinal Gandhi-Savdas said the way it’s written, they couldn’t.

John Gonzalez said the overall budget of the city won’t be affected and asked if there were any unforeseen problems this could cause as far as keeping the 50% in TIF.

Joly Boglioli said as far as the proposed budget for 2019, the CRA is expecting to collect over \$2M in TIF proceeds and thought they should accelerate the program as soon as possible. He said there is a new exemption for affordable housing and their taxable value is cut in half which dropped approximately \$500,000 off the tax roll this year.

Frank Wacha asked if they could build a little flexibility in there to benefit something like Reb Oil as the extreme cost to turn it into what is required by urban code is making it just sit there.

John Gonzalez asked why it couldn’t be 50% across the board.

Pinal Gandhi-Savdas said they could.

Pete Walson said the original premise was that it have a significant impact and thinks it needs to meet one or more of those conditions and he can’t visualize something under \$500,000 would have a significant impact on public welfare or jobs.

Drew Pittman said he just closed on Creative Auto and he was trying to get them to do something with the building that would be aesthetically pleasing but it was under the \$500,000 threshold. He said the city just gave the Lyric Theatre \$100,000 and when you come out of the Lyric you see Creative Auto and the roof is falling in and thought smaller businesses could use the help.

Frank Wacha said there is quite a bit of funds and said if they don’t spend it, they have to return it.

Pinal Gandhi said maybe they could come up with a different program for the smaller projects.

Drew Pittman said he liked John's idea of 50%.

Frank Wacha said this program needs to be put in place, but wished the threshold wasn't such a high number.

John Gonzalez asked if they could change the minimum criteria to two and make it 50%.

Michael Meier said they have money they need to spend and incentivize projects and may be trying to micro manage and thought everything should be up to 50%.

Frank Wacha thought Pinal should change the \$5M to \$1M.

Drew Pittman wanted something that they can sell to the community as a benefit.

Michael Meier said that they agree that the max is 50% and the number of eligibility criteria that are met are issues and he didn't think it should have to be a \$5M project because they have the money and should spend it.

Frank Wacha thought they should use the 3rd model and eliminate projects over \$5M and thought they should be more flexible.

Michael Meier asked Pete if he would agree to the 3rd model and \$1M.

Pete Walson said he could agree to both but he was a little off base on what the purpose of this is. He said he approached this as an ordinance that would foster development on undeveloped property and did not look on it as a rehab project for existing properties but if it's the sense of the board he can get over it.

Drew Pittman asked Pinal what her definition of development was.

Pinal Gandhi-Savdas said she was covering new development and rehabs.

 **5:01 PM Motion: Approve using Model #3 and changing it to projects over \$1M, Action: Approve, Moved by John Gonzalez, Seconded by Frank Wacha. Approved unanimously**

Drew Pittman said he was good with all of that except they weren't giving away any money that was in the coffers, this is money they never would have had and asked the problem what was wrong with improving building that would only cost \$200,000?

Pinal Gandhi-Savdas said she thought that was a separate program and would work on that as soon as she could.

Pete Walson suggested staff do a survey of vacant property that would fit what they are trying to do and what came to mind was Northpoint, the city garage and the ballfields and asked Joly if he was taking care of the affordable and market rate. He asked if the city ever considered doing any type of tax abatement on properties like Creative Auto.

2. Resolution No. 01-2018 Grant Agreement w/Avonlea

PRESENTATION: Pinal Gandhi-Savdas

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS

Pete Walson asked if the improvement for Phase I made it two way or one.

Nik Schroth said it keeps the current traffic flows, adds an extension of the pavement and a roundabout.

Pete Walson saw large and small scale water features and asked if they would be asking for art.

Nik Schroth said they will be proposing to place art on various areas of the property such as the roundabout.

Michael Meier clarified that by approving this they are tying the REDA to Phase 1 and Phase 2, they can't split them apart.

Pinal Gandhi-Savdas said yes and Phase 2 has to be completed by 2022.

Michael Meier said he has a reservation approving two phases.

Nik Schroth said they are making a commitment to building both phases before 2022 and are asking for reciprocation of committing to this agreement.

Pinal Gandhi-Savdas pointed out

Michael Meier asked if Phase 1 was strictly residential.

Nik Schroth said it was.

Michael Meier asked him about the history of this and some promises that were made regarding water service and how it's been made more difficult for him and this might be seen as a way to make good.

Nik Schroth said there have been challenges and they have been discussed with staff and things have changed as well as there have been changes in staff and the TIF agreement was a way to let bygones be bygones.

Frank Wacha said he has been at his for a long time and he's had this designed for a long time and he put up the bond and it's had a long history and if this type of program was in place at the time, it might have kept it going. He said Nik building the first phase will be significant.

 **5:36 PM Motion: Action: Approve, Moved by John Gonzalez, Seconded by Pete Walson. Motion passed 4/1 with Frank Wacha abstaining**

STAFF UPDATE: None

ADJOURNMENT  **5:40 PM Motion: Action: Adjourn, Moved by Frank Wacha, Seconded by John Gonzalez. Motion passed unanimously.**

APPROVED

RESPECTFULLY SUBMITTED

Drew Pittman, Chair

Michelle Vicat, Board Secretary



Proposed CRA Real Estate Development Accelerator (REDA) Pilot Program

City of Stuart
Pinal Gandhi-Savdas
July 23, 2018



Community Redevelopment Plan

Development Assistance Policy

- The Community Redevelopment Plan has a policy to assist large development projects by providing “grants to developers paid in annual installments, equal to a percentage of the tax increment revenue received by the CRA due to the increased assessment to the property.”
- The intent of the proposed program is to implement the existing policy by clearly defining the process and establishing guidelines.

Large-scale Development

- Total project investment of \$1 million or higher.
- Catalyst to attract additional private investment within the CRA.

Tax Increment Financing (TIF)

- TIF can be used as a tool to finance real estate development costs – i.e.:
 - To encourage and accelerate private development projects in the CRA.
 - To encourage economic development activity and job creation.
 - To offset extraordinary costs such as right-of-way improvements including streets, sidewalks, on-street parking, sewer and water and similar improvements, for public benefits.

Eligibility Requirements

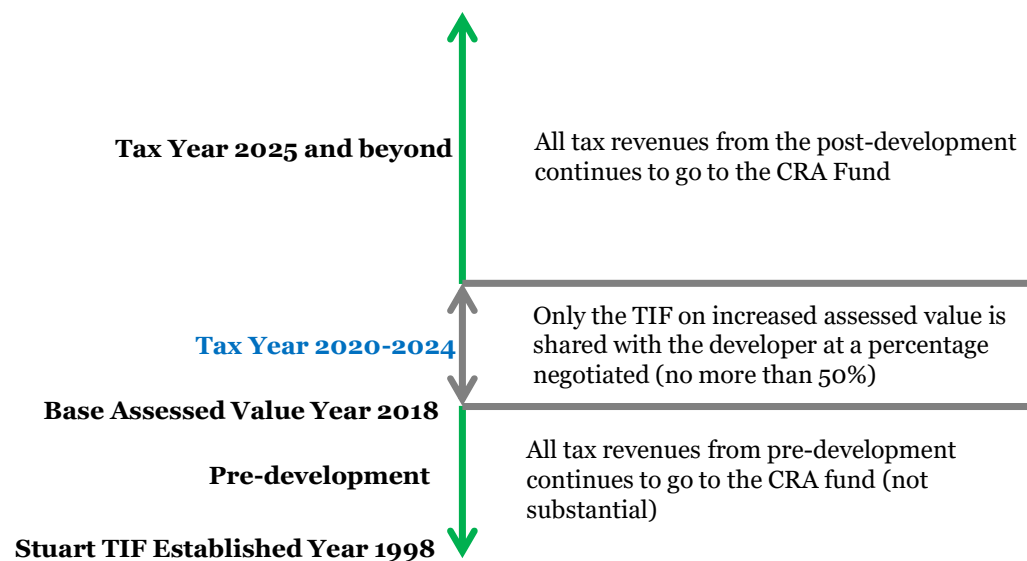
The project shall meet one or more of the following criteria in order to be eligible for the REDA Pilot Program:

- Attracting, retaining, or expanding businesses for the purpose of diversifying the tax base – create jobs, encourage entrepreneurship and improving the quality of life with new services and amenities.
- Desirable business that would address an under-served business segment (develop markets that are deficient or that do not currently exist).
- Rehab and renovation of underutilized buildings or adaptive reuse/ repurposing of vacant/old buildings.
- Providing a variety of quality market rate housing choices/market lease rates.
- Mix of housing types to support diverse workforce (density bonus/inclusionary housing to support workforce housing in new development).
- Mixed-use developments having any combinations of retail, office, hotel, market rate residential, and restaurant elements.
- Extraordinary development/redevelopment related costs such as: environmental remediation/cleanup, demolition, public infrastructure, off-site improvement, streetscape, etc.

How does the REDA Pilot Program works

- The City staff will assist in determining if the project is eligible.
- Projects must demonstrate public benefits, in addition to new capital investment resulting from the project, which will strengthen the evaluation of the application.
- Identify financial need for public investment in the project. A financial analysis may be conducted by City staff or a third party to assess the financial feasibility of the project, assess financial risks to the City/CRA, and assess the level of public investment requested by the applicant.
- If eligible, the REDA application shall be processed simultaneously with the site plan approval process (project received approval/building permits are not eligible).
- The City staff negotiates cost sharing of future TIF with the private developer.
- Establish a Public/Private Partnership (PPP) through an agreement to share up to 50% of future TIF, over a above the current pre-development tax level, with the developer for a period of up to 5 years.
- The TIF fund will come from development itself based on the new tax created from the new development.
- The program may be terminated or modified at any time at the discretion of the CRB or CRA Board.

How the REDA Pilot Program Works



This approach is a win-win outcome for the City and private developers by contributing new TIF revenue for short-term to accelerate and maximize development, that in return, produces higher property tax revenue for the City over the long-term and reinvest into other development and capital improvement projects.

General Threshold - Model 1

(Does not meet the large development definition)

Total Project Investment Range	TIF Sharing %	Term
Up to \$500,000	Up to 20%	Up to 5 Years
\$500,001 - \$1,000,000	Up to 30%	Up to 5 Years
\$1,000,001 - \$5,000,000	Up to 40%	Up to 5 Years
\$5,000,001 and up	Up to 50%	Up to 5 Years

Each project is different and unique and may offer different economic/public benefits so “one size fit all” concept does not work. Each project has to be evaluated on a case-by-case basis and do cost-benefit analysis to determine the best outcome.

General Threshold - Model 2

Projects Over \$5 Million

Total Project Investment Range	TIF Sharing %	Term
\$5,000,000 - \$10,000,000	Up to 30%	Up to 5 Years
\$10,000,001 - \$15,000,000	Up to 40%	Up to 5 Years
\$15,000,001 - \$20,000,000	Up to 40%	Up to 5 Years
\$20,000,001 and up	Up to 50%	Up to 5 Years

Each project is different and unique and may offer different economic/public benefits so “one size fit all” concept does not work. Each project has to be evaluated on a case-by-case basis and do cost-benefit analysis to determine the best outcome.

General Threshold - Model 3

Projects Over \$5 Million

Eligibility Criteria	TIF Sharing %	Term
Minimum of 1 criteria	Up to 20%	Up to 5 Years
Minimum of 2 criteria	Up to 30%	Up to 5 Years
Minimum of 3 criteria	Up to 50%	Up to 5 Years

Each project is different and unique and may offer different economic/public benefits so “one size fit all” concept does not work. Each project has to be evaluated on a case-by-case basis and do cost-benefit analysis to determine the best outcome.

General Threshold - Model 4

Projects Over \$5 Million

Total Project Investment	Developer Investment	Request for Public Participation	Eligible Ratio
\$12,000,000	\$10,500,000	\$1,500,000	7:1
\$5,000,000	\$4,546,000	\$454,000	10:1

A minimum investment ratio of 7:1, private to public investment, may be utilized for evaluation purposes. Applications having an investment ratio that is less than 7:1, private to public, will not be eligible. A greater leverage of private investment is desirable. Based on the cap, staff will determine % for cost sharing and term years.

Threshold Models

- All 4 models were considered by the CRB.
- The CRB selected Model 3 to provide rebate based on the eligibility requirements.
- The project shall have a minimum capital investment of \$1 million.
- Allows for cost sharing for desired development and public benefits within the CRA and as demands are met, the eligibility requirements may be revised to meet the needs of the CRA.

CRB Recommendation
Eligibility Threshold Model
Projects Over \$1 Million

Eligibility Criteria	TIF Sharing %	Term
Minimum of 1 criteria	Up to 20%	Up to 5 Years
Minimum of 2 criteria	Up to 30%	Up to 5 Years
Minimum of 3 criteria	Up to 50%	Up to 5 Years

REDA Pilot Program Benefits

- Low risk
- Does not involve any up-front expenditures on the part of the CRA/City
 - The project gets funded on a “pay-as-you-go” basis, with a portion of the annual stream of new tax revenue generated from the project itself.
 - If the future assessed value is less or equal to the baseline assessed value, the City will not be obligated to share TIF with the developer since it did not generate any additional tax revenue.

Policy Considerations

Is TIF cost-sharing appropriate?

- Length of time area/site has gone undeveloped
- Previous failed redevelopment efforts
- Developer's ability to finance the entire project – financial gap could slow down project; extraordinary costs such as public improvements that result in project expenses that could negatively affect the development pro forma, which could slow down the project or not be able to move forward.

The “But for” Test

- Not all projects will qualify for the REDA program and all projects will be evaluated on a case by case basis.
- The project should pass the “but for” test.
- “But for” the use of TIF, the proposed development would not occur:
 - As proposed
 - Within the same timetable schedule
 - With the same level of value
 - Maximize the development to full potential and property value
 - Full-time jobs that pay high annual wages for the area
 - Amenities/public benefits – improved quality of life

Other Communities using TIF to fund Private Sector Development

- Commercial Façade Grant (*City of Stuart provides Business Improvement Reimbursement Program Grant – up to \$10,000*).
- Commercial Interior Improvement Program - (*varies*).
- Targeted Use/Industry and Relocation Programs - (*varies*).
- Real Estate Development Partnership (*similar to the proposed REDA Pilot Program*) – *For large scale development projects greater than \$5M; Negotiated on an individual basis based on financial gap in development pro forma, extraordinary costs, etc.*
- CRA Loan and Permit Fee Reduction Programs - (*varies*).
- Residential Façade Grant Program (e.g. property improvement, fence, paint) - (*City of Stuart provides Residential Paint-up program - \$500 per home*).
- Affordable and Market Rate Housing Incentive Programs - (*investing up to \$5 M; qualify for \$5,000 per unit and additional \$5,000 for affordable unit*).
- Strategic Investment Program (interior/exterior improvements) - (*maximum allocated under this program is \$50,000*).
- Strategic Investment Streetscape Program – (*projects up to \$5M; up to 50% of the cost of the streetscape construction within the ROW*).

Why offer REDA Pilot Program for Redevelopment and Economic Development

- TIF can induce capital investment that otherwise may not have occurred or at slower pace.
- Motivates to accelerate development and redevelopment of projects.
- There is intense competition with other communities offering incentives.
- Allows for targeting market segments or preferred industries (e.g. headquarters, marine, aviation/aerospace, etc.).
- Fosters retention of existing jobs and/or creation of new jobs.
- Encourages: existing businesses to reinvest, new businesses to invest.
- Maximize private development, that in return produces higher property tax revenues.
- These help increase local tax base and reinvest into other development or capital improvement projects in the CRA.
- After enough investment and momentum built off the program, it can be modified/reduced and still attract new businesses.

Recommendation

Recommend approval to implement and administer the Real Estate Development Accelerator (REDA) Pilot Program, which is consistent with the goals and objectives of the CRA Community Redevelopment Plan.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 12/7/2021

Prepared by: Pinal Gandhi-Savdas

Title of Item:

UPDATE ON RFP #2022-200, REDEVELOPMENT OF THREE ADJOINING PARCELS ON SE OCEAN BLVD.

Summary Explanation/Background Information on Agenda Request:

In June 2020, the CRB and CRA board approved acquisition of two of the three parcels on SE Ocean Blvd for redevelopment opportunity along SE Ocean Blvd corridor. The City purchased the adjacent larger parcel to move the City Hall functions to the building known as the Wells Fargo Bank.

On September 27, 2021, the City Commission approved RFP to solicit redevelopment of all three adjoining parcels.

The Request for Proposal #2022-200 was advertised on October 6, 2021. Two (2) proposals were received by the closing time and date of 2:30 pm, Friday November 5, 2021. The two firms will present their project to the Community Redevelopment Agency Board on **Wednesday, December 15, 2021 at 4 PM at the City Hall in the Commission Chamber.** The CRB is invited to attend the meeting to hear the presentations.

The CRA board will rank the firms based on the established evaluation criteria. The firm that scores the most points collectively will be considered the top-ranked firm. The City Manager will announce the top-ranked firm on the next business day following the meeting.

Due to the fact that the submittals are not deemed complete until the applicants have given their presentation, the responses will not be made public until the City Manager announces the top ranked firm.

Funding Source:

N/A

Recommended Action:

No Action Required.

ATTACHMENTS:

Description	Upload Date	Type
☐ Proposers List	11/30/2021	Backup Material
☐ RFP #2022-200	11/30/2021	Backup Material



RFP #2022-200: Redevelopment of three adjoining parcels on East Ocean Blvd.

PROPOSERS SUBMITTED	
1	Ram Realty Acquisitions V LLC Palm Beach Gardens, Florida
2	Stuart Mews, LLC Delray Beach, Florirda

City of Stuart

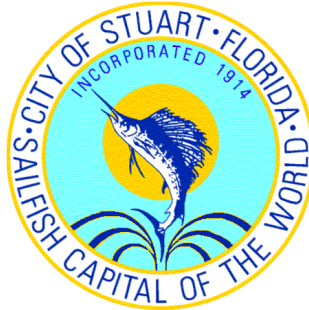
121 SW Flagler Avenue • Stuart • Florida 34994

Department of Financial Services

Procurement Division

purchasing@ci.stuart.fl.us

PH: 772-288-5320 • FAX: 772-600-1202



Request for Proposal (RFP) No. 2022-200

Redevelopment of three adjoining parcels on East Ocean Blvd

Event	Date
Date RFP Issued	10/6/21
Due date for proposer questions	10/22/21
RFP Due Date	11/5/21

City of Stuart

RFP 2022-200

Redevelopment of three adjoining parcels on East Ocean Blvd

Advertisement

Proposals for City of Stuart **Redevelopment of three adjoining parcels on East Ocean Blvd** will be received by the City of Stuart at the Procurement Office, 121 S.W. Flagler Avenue, Stuart, Florida, 34994, until Friday November 5, 2021 at 2:30 P.M.

The City of Stuart is soliciting qualified and experienced development firms interested in the long-term lease and development of three adjoining City-owned parcels in downtown "Ocean Blvd" 3.58-acre property.

The City encourages E-bidding via DemandStar at <https://www.demandstar.com>. If not submitting electronically than an original, five (5) copies and **one (1) electronic copy (PDF format preferred) on a CD or flash drive** must be submitted in sealed envelopes/packages addressed to Procurement Division, City of Stuart, and marked **RFP 2022-200 Ocean Blvd Redevelopment**. Submittals received after that date and time will not be accepted or considered and will be retained in the Procurement Office unopened.

A complete bid package can be obtained by contacting the Procurement Office at 772-288-5320, purchasing@ci.stuart.fl.us or from DemandStar at <http://network.demandstar.com> or by calling (866) 273-1863. The City of Stuart is not responsible for the content of any bid package received through any 3rd party bid service or any source.

Mail/Overnight Submittal Responses to:

Stuart City Hall
Procurement Office
121 S.W. Flagler Avenue
Stuart, Florida 34994

Mark outside of envelope: RFP 2022-200: Redevelopment of three adjoining parcels on East Ocean Blvd

Dated: 9/27/2021
Published: 10/6/2021

PART 1 - GENERAL INFORMATION

1.1. OVERVIEW

This Request for Proposal (RFP) provides guidelines for the submission of proposals in response to the City of Stuart's solicitation for experienced Developers to submit their interest in the redevelopment of three parcels as described herein.

Note: This site has existing structures, see map contained in this document. The strip plaza on the eastern property is to be demolished and has month to month leases. The larger structures to the west (outlined in blue on the map) has existing long-term leases that the city would be interested in ending early to move its city hall functions to the structure. There is also a bank drive through in the western parking lot associated with the bank that occupies the first floor of the 3-story structure that must remain until the bank has vacated. If the lease holders are not willing to terminate their lease early a multi-phase approach to the redevelopment would need to occur (i.e. build the eastern site side first followed by the western site). Parking for the structures that are to remain must be considered in the proposal.

1.2. PROPOSERS' COSTS

The City shall not be liable for any costs incurred by Proposers in connection with preparation of a response to this RFP.

1.3. INQUIRIES

The City will not respond to oral inquiries. Interested proposers may contact the Procurement Office regarding questions about the proposal at the Procurement Division, City Hall, 121 SW Flagler Avenue, Stuart, FL 34994, email: purchasing@ci.stuart.fl.us. The Procurement Office will also receive written requests for clarification concerning the meaning or interpretation of this RFP, until October 22, 2021. Questions shall be faxed or emailed with reference to the RFP number. All proposers are expected to carefully examine the proposal documents. Any ambiguities or inconsistencies should be brought to the attention of the City through written communication with the City prior to opening of the proposals.

Respondents may not contact any member of the selection committee, City employee or City elected official during this solicitation process. All questions or requests for clarification must be routed through the Procurement Office.

1.4. DELAYS

The City may delay scheduled due dates, if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addenda submitted to the City.

1.5. QUALIFICATION SUBMISSION AND WITHDRAWAL

The City encourages proposers to submit electronically by registering on DemandStar.com. Otherwise see the following:

The City will receive all proposals at the following address:

**Stuart City Hall
Procurement Division
121 S.W. Flagler Avenue
Stuart, Florida 34994**

To facilitate processing, please mark the outside of the envelope as follows: **RFP 2022-200: Redevelopment of three adjoining parcels on East Ocean Blvd.** The City encourages E-bidding if submitting via mail the envelope shall also include the proposer's return address. Respondents shall submit one (1) original, five (5) copies and one (1) electronic copy (PDF format preferred) on a CD or flash drive of their proposal submittal in a sealed envelope marked as noted above. A proposer may submit the proposal by personal delivery, mail, or express shipping service. Proposals will be opened via Zoom you may join by logging into:

Join Zoom Meeting

<https://us02web.zoom.us/j/88585539146?pwd=aEJpYUxwbGRjOFNSbXBicEJGeWsrZ09>

Meeting ID: 885 8553 9146

Passcode: 759985

One tap mobile

+13126266799,,88585539146# US (Chicago)

+16465588656,,88585539146# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

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+1 253 215 8782 US (Tacoma)

Meeting ID: 885 8553 9146

Find your local number: <https://us02web.zoom.us/j/88585539146?pwd=aEJpYUxwbGRjOFNSbXBicEJGeWsrZ09>

**THE CITY MUST RECEIVE ALL PROPOSALS BY
2:30 P.M. ON Friday November 5, 2021**

Due to the irregularity of mail service, the City cautions proposers to assure actual delivery of mailed or hand-delivered proposals directly to the City's Procurement Office, as specified above, prior to the deadline set for receiving proposals. A proposal received by the City Procurement Office after the established deadline will be returned unopened to the proposer.

Proposers may withdraw their proposal submissions by notifying the City in writing at any time prior to the deadline for proposal submittal. Proposers may withdraw their submissions in person or by an authorized representative. Proposers and authorized representatives must provide the letter of withdrawal, picture identification, proof of authorization (in the case of authorized representatives) and provide the City with a signed receipt for the withdrawn proposal. After the deadline, proposals once opened, become a public record of the City and are subject to the provisions of the Florida Public Records Law. As such they are subject to public disclosure in accordance with Chapter 119, Florida Statutes

1.6. ADDENDA

If revisions become necessary, the City will provide written addenda. It is the responsibility of the proposer to obtain any addenda issued. The City will make every effort to notify registered Proposers by email that an addendum has been made to the RFP. The City shall not be responsible for providing notice of addenda to potential proposers who receive an RFP package from sources other than the City or DemandStar. All addenda issued by the City must be acknowledged within the proposal at the time it is submitted to the City. Failure to acknowledge all addenda may result in disqualification.

1.7. EQUAL OPPORTUNITY

The City recognizes fair and open competition as a basic tenet of public procurement and encourages participation by minority and women owned business enterprises.

1.8. CONTRACT AWARD

The City of Stuart anticipates entering into a contract with the proposer who submits the proposal judged by the City to be most advantageous. The proposer understands that this RFP does not constitute an offer or a contract with the City. A contract shall not be deemed to exist, and is not binding, until proposals are reviewed and accepted by the City and executed by all parties. Proposers are advised that any contract which may result from the RFP is subject to negotiation, if in the City's opinion, such deviation is reasonable, justifiable, and serves the best interest of this procurement and the City.

In the event the parties are unable to negotiate terms acceptable to the City, the City may determine to enter negotiations with the second, most responsive and responsible proposer determined by the city commission, or it may re-solicit proposals.

The City reserves the right to reject all proposals, to waive non-material, technical variances in the proposal, to abandon the project or to solicit and re-advertise for other proposals. The City may in its discretion waive any informalities and irregularities contained in a proposal or in the manner of its submittal and award a contract thereafter.

1.9. DEVELOPMENT COSTS

Neither the City nor their representatives shall be liable for any expenses incurred in connection with the preparation of a response to this RFP. Respondents should prepare their submittals simply and economically, providing a straightforward and concise description of the respondent's ability to meet the requirements of the RFP.

1.10. INSURANCE

The successful professional shall not commence any work in connection with this agreement until it has obtained all of the following types of insurance and the City has approved such insurance. Nor shall the successful professional allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been so obtained and approved. All insurance policies shall be with insurers licensed and authorized to do business in the State of Florida. The successful professional shall maintain required insurance coverage for the full term of this agreement or for such longer periods as may be specifically required herein. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida and rated no less than "B" as to management and no less than Class "VIII" as to strength in accordance with the A.M. Best Company Insurance Guide, or its equivalent as determined by the City in its sole discretion.

Loss Deductible Clause: The City shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the professional and/or subcontractor providing such insurance.

Worker's Compensation Insurance: The professional/service provider shall maintain during the life of this Agreement, Worker's Compensation Insurance for all of its employees connected with the work of this project that complies fully with the State of Florida Worker's Compensation Law, F.S. 440.

General Liability: The Proposer shall, during the life of this agreement take out and maintain broad form Commercial General Liability including but not limited to bodily injury, property damage, contractual liability, products and completed operations, and personal injury with limits of not less than \$1,000,000 per occurrence, \$1,000,000 aggregate covering all work performed under this Contract. Include broad form property damage (provide insurance for damage to property under the care custody and control of the contractor)

Certificates of Insurance: The Proposer, upon notice of award, will furnish Certificate of Insurance Forms. These shall be completed by the authorized Resident Agent and returned to the Procurement g Office. This certificate shall be dated and show:

- a) The name of the insured contractor, the specified job by name and job number, the name of insurer, the number of the policy, its effective date, and its termination date.
- b) Statement that the Insurer will mail notice to the City at least thirty (30) days prior to any material changes in provisions or cancellation of the policy.
- c) The City of Stuart is to be specifically included as an ADDITIONAL INSURED on General Liability Insurance and Business Automobile Liability Insurance.
- d) The City of Stuart shall be named as Certificate Holder. Please Note that the Certificate Holder should read as follows:

**City of Stuart
121 S.W. Flagler Avenue
Stuart, FL 34994**

- e) No City Division, Department, or individual name should appear on the certificate. NO OTHER FORMAT WILL BE ACCEPTABLE.
- f) The "Acord" certification of insurance form should be used.

1.11. PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit proposals or contract with the City for construction of a public building or public works; may not submit bids for leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided for in s. 287 for CATEGORY TWO for a period of 36 months from the date being placed on the convicted vendor list. Questions

regarding this statement should be directed to the State of Florida, Bureau of State Procurement (850) 488-8440.

1.12. SUSPENDED VENDOR

An entity or affiliate who has been placed on the State of Florida Suspended Vendor List will not be considered for award. The Suspended Vendor List is available on the State's website at:

http://dms.myflorida.com/business_operations/state_purchasing/vendor_information

1.13. ASSIGNMENT & SUBCONTRACTING

The successful proposer will not be permitted to assign its contract with the City or to subcontract any of the work requirements to be performed.

1.14. PUBLIC RECORDS

Proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119.07 Florida Statutes. Document files may be examined, during normal working hours by appointment. Requested information in this RFP will not be considered confidential and/or proprietary.

All documents and other materials made or received in conjunction with this project will be subject to public disclosure requirements of chapter 119, Florida Statutes. The proposal will become part of the public domain upon opening. Vendors shall not submit pages marked "proprietary" or otherwise "restricted".

1.15. PUBLIC RECORDS LAW: Public Records Relating to Compliance, Request for Records; Noncompliance, & Civil Action

Note: If the Proposer has questions regarding the application of Chapter 119, Florida Statutes, to the Proposer's duty to provide public records relating to this contract, contact the office of the City Clerk as the custodian of Public Records for the City of Stuart, and all the respective departments at 772-288-5306 or mkindel@ci.stuart.fl.us, City of Stuart, City Clerk 121 SW Flagler Avenue, Stuart, Fl. 34994 per F.S. 119.12.

In compliance with F.S. 119.0701 the Proposer shall:

- a) Keep and maintain public records required by the public agency to perform the service.
- b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Proposer does not transfer the records to the public agency.
- d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the Proposer or keep and maintain public records required by the public agency to perform the service. If the Proposer transfers all public records to the public agency upon completion of the contract, the Proposer shall destroy any

duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Proposer keeps and maintains public records upon completion of the contract, the Proposer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the Proposer of the request, and the Proposer must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

If a Proposer does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.

A Proposer who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under F.S. 119.10.

If a civil action is filed against a Proposer to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the Proposer the reasonable costs of enforcement, including reasonable attorney fees, if:

1. The court determines that the Proposer unlawfully refused to comply with the public records request within a reasonable time; and
2. At least 8 business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the Proposer has not complied with the request, to the public agency and to the Proposer.

A notice complies with subparagraph 2 above, if it is sent to the public agency's custodian of public records and to the Proposer at the Proposer's address listed on its contract with the public agency or to the Proposer's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.

A Proposer who complies with a public records request within eight (8) business days after the notice is sent is not liable for the reasonable costs of enforcement.

1.16. TAXES & LICENSES

Proposer shall, at his own expense, pay all licenses, fees and taxes on labor, insurance benefits, vacations, holidays, and all manner of other charges, levies or fees of every description, and comply with all local ordinances, state and federal laws, rules and regulations applicable to business to be carried on under this contract.

- a) Licenses: Firms utilizing employee leasing companies, Proposers, both corporate and individual, must be fully licensed and certified for the type of work to be performed in the State of Florida at the time of receipt. The submittal of any Proposer that is not fully licensed and/or certified shall be rejected.
- b) Sunbiz: Proposers, both corporate and individual, must provide proof that their firm is registered with the Division of Corporations for the State of Florida.

- c) **Business Tax Receipt:** Proposer shall comply with Business Tax Receipt requirements for their business location. A copy of the business tax receipt or proof of exemption must be included with the submittal package, if applicable.

1.17. BACKGROUND INFORMATION

As part of the evaluation process, the City reserves the right, to require a Proposer to submit such evidence of his/her qualifications as it may deem necessary, and may consider any evidence available to it as to the qualifications and abilities of the Proposer, including past performance (experience) with the City by the Proposer or any of their Owners.

1.18. REFERENCES/RECORD CHECK

As part of the evaluation process, the City may conduct an investigation of references, including but not limited to, a record check of consumer affairs complaints. Proposer's submission of their RFP constitutes acknowledgment of the process and consent to investigate. City is the sole judge in determining Proposer's qualifications.

1.19. DRUG-FREE WORKPLACE

Preference shall be given to businesses with Drug-Free Work Place (DFW) programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

1.20. COMPETENCY OF RESPONDENTS

Proposals will be considered only from firms which are regularly engaged in the business of providing the goods and/or services as described in this RFP and who can provide evidence that they have established a satisfactory record of performance to insure that they can satisfactorily execute the services under the terms and conditions stated herein. The term "equipment and organization" as used herein shall be construed to mean a fully equipped and well established company in line with the best business practices in the industry and as determined by the proper authorities of the City.

1.21. PERFORMANCE EVALUATION

Throughout the contract period the vendor(s) performance will be monitored by City staff. If vendor performance fails to meet the standards specified and receives an unacceptable rating, the City may without cause and without prejudice to any other right or remedy, terminate the contract whenever the City determines that such termination is in the best interest of the City. Vendor's receiving an unacceptable rating will be notified by certified mail. Contract termination shall be served by written notice by the Procurement Division.

1.22. REJECTION OF PROPOSALS

The CITY reserves the right to accept or reject any or all proposals, part of proposals, and to waive minor irregularities or variations to specifications contained in proposals, and minor irregularities in the proposal process.

1.23. CONFLICT OF INTEREST

The Proposer covenants that they presently have no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. The Proposer further covenants that no person having any such known interest shall be employed or conveyed an interest, directly or indirectly, in the contract.

1.24. CONE OF SILENCE

A Cone of Silence shall be in effect during the Competitive Solicitation beginning upon the advertisement for requests for proposals, requests for qualifications and competitive bids. The Cone of Silence shall continue through the negotiation phase for requests for proposals and requests for qualifications.

The Cone of Silence shall terminate at the time the City Commission or City Manager makes final award of a bid or gives final approval of a contract or contract amendment, rejects all bids or responses to the Competitive Solicitation, or takes other action in the Competitive Solicitation.

Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a Competitive Solicitation or that is subject to being evaluated or having its response evaluated in connection with a Competitive Solicitation, including a person or entity's representative shall not have any communication with any City Commissioner, the City Manager and their respective support staff or any person or group of persons appointed or designated by the City Commission or the City Manager to evaluate, select, or make a recommendation to the City Commission or the City Manager regarding a Competitive Solicitation.

Any action in violation of this section shall be cause for disqualification of the bid or the proposal. The determination of a violation shall be made by the City Manager.

PART 2 - STATEMENT OF WORK

2.1. BACKGROUND

The City is soliciting offers for the purchase or long-term lease (preferred) of the property and subsequent development of industrial, office, retail, multi-family, mixed-use, recreational/entertainment and other uses that are associated with a vibrant downtown urban district. The design, layout and architectural features of the project should complement the urban downtown and reflect architectural. Mixed use is not mandatory but should be considered as it is a prominent intent of the City's CRA plan.

The City considers this a Public Private Partnership (PPP) for the development of properties that benefits the citizens. The intent is to maintain high-quality growth in the region. The plan calls for a comprehensive strategy for redevelopment efforts, focused on spurring development downtown. Using the public and, private sectors in creating, funding, and implementing the redevelopment strategy, the plan should establish specific steps for implementation. PPP should also provide financing mechanisms, and public/private institutions. Land use regulations, such as the redesignation of land to spur reinvestment and the inclusion of community members in the planning process, to catalyze new development.

The Public/Private Partnership Agreement will address the following:

1. Specific development program including:
 - Uses and intensity of uses;
 - Land area to be redeveloped;
 - Off-street parking;
 - Streets, pedestrian ways, plazas and parks;
 - Integration with existing building/future city hall;
2. A preliminary site plan.
3. A design palette for public and private places and structures.
4. A development schedule.
5. The terms and conditions of purchase/lease.
6. Capital improvement agreements.
7. Joint operating agreements for any public/private uses.

As in all development processes, the developer must evaluate the market and determine interest. The public partner should provide substantial background information. The developer must also identify and assess the opportunity for the project and assess whether it is feasible. The developer needs to make an internal assessment of the resources that are required to accomplish the project, including such items as potential staff, assessment of risk, potential deal structures (whether they will work for a fee or be partners in the venture), potential investors, and political and community leadership and working relationships with leaders

2.2 ABOUT DOWNTOWN STUART

Stuart is thriving, aided by the Stuart Community Redevelopment Agency. To enable flexibility in design the City has an innovative “Urban Code” and Urban Planned Unit Development (UPUD) mechanism. The UPUD supports imaginative development and smaller residential unit sizes, which bring with them potential density and parking benefits. Also significant is the community’s willingness to invest in public infrastructure. A few examples include the Stuart Feed Store Property, Shepard Park Fish Walk & River Walk System, Cultural Courthouse Center & Bandstand Park, Flagler Center & Park Restoration, City Anchorage and Marina, Memorial Park Restoration, and most recently the Colorado Avenue streetscape project. Through grants and local sources, tens of millions of dollars have been invested. This strong commitment to redevelopment continues with the City’s current efforts to secure an experienced developer for this property. Respondents are expected to reflect a firm understanding of the City’s commitment in their submittals.

2.3 GENERAL SITE INFORMATION

The properties are located in the heart of Stuart’s vibrant Community Redevelopment Area (CRA) and to the east of the ‘Old Downtown’ area (Fig A). The subject properties, 301 SE Ocean Blvd, 325 SE Ocean Blvd and 330 SE Ocean Blvd are bounded to the east by SE Georgia Ave and to the west by SE Florida Ave and have a combined area of 3.58 Acres (Fig B). The buildings that are to stay and designated as the future city hall are depicted in blue (Fig C), modifications or changes to this can be suggested.

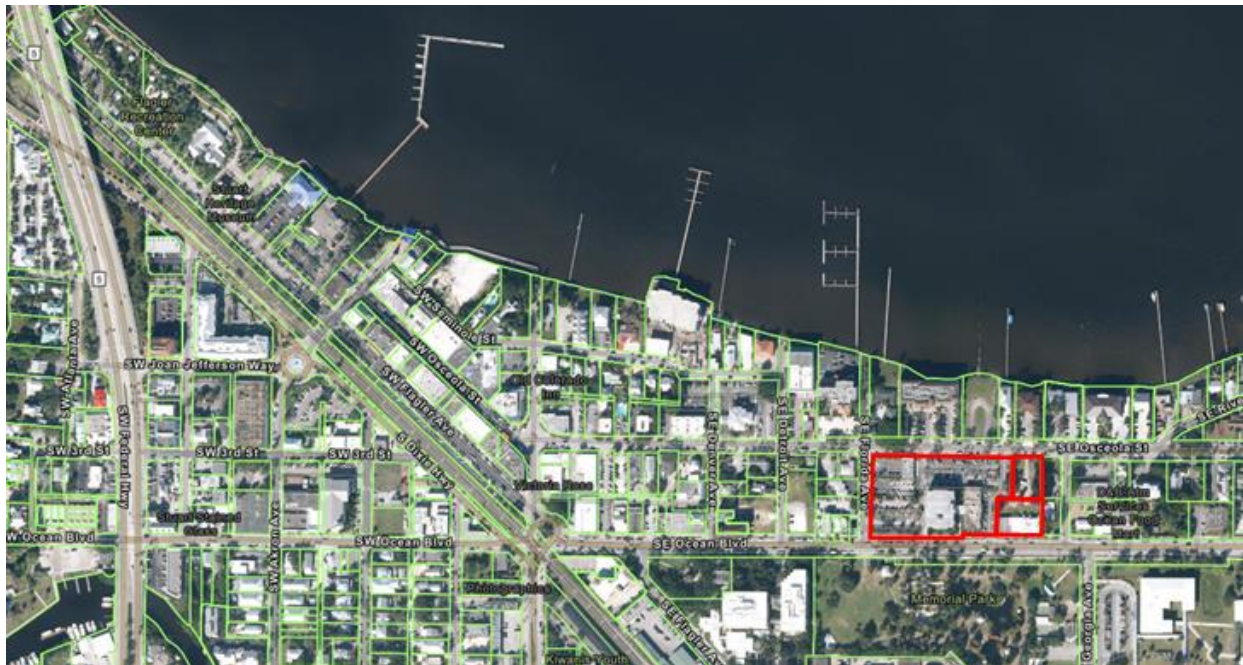


Fig A: Location



Fig B: Parcel REF



Fig. C City Hall

REF.	PARCEL ID	ADDRESS	AREA (Acres)
1	043841014002000104	301 SE OCEAN BLVD	2.84
2	0438410000000000907	325 SE OCEAN BLVD	0.42
3	0438410000000000701	330 SE OSCEOLA ST	0.32

All parcels have the same Future Land Use designation of Downtown Redevelopment and Zoning category of Urban General. Extracts from those Codes are attached at Attachment A. This

combination of designations allow the utilization of an Urban Planned Unit Development zoning category, details at Attachment B.

REF.	PARCEL ID	ZONING	FUTURE LAND USE
1	043841014002000104	URBAN GENERAL	DOWNTOWN REDEVELOPMENT
2	043841000000000907	URBAN GENERAL	DOWNTOWN REDEVELOPMENT
3	043841000000000701	URBAN GENERAL	DOWNTOWN REDEVELOPMENT

It should be noted that the City purchased the properties having a wider redevelopment initiative in mind. The existing 'Wells Fargo' building on 301 SE Ocean Blvd is earmarked to be refitted for a future relocation of the City Hall and is to remain in the overall project. The relocation of City Hall will require an allocation of parking and lease holder parking. The breakdown of parking allocation will be required as part of the bid response. The existing medical building located on parcel 1 is subject to an existing lease agreement, which may be negotiated as part of the proposed redevelopment. The properties are currently valued by the Martin County Property Appraiser at \$3.5 million, \$769,000 and \$225,000 respectively. Located within the City's Transportation Concurrency Exemption Area (TCEA).

City water and sewer service are immediately available to the site. FPL and natural gas services are also available. Opportunities for the joint use of surrounding public rights-of-way markedly enhance the properties' development potential.

2.4. SITE VISIT

Proposers are advised to make a thorough inspection of the site. All questions are to be sent to purchasing@ci.stuart.fl.us, no later than 5:00pm October 22, 2021.

2.5 MINIMUM QUALIFICATIONS AND EXPERIENCE

This RFP shall be awarded only to a responsive and responsible proposer, qualified to develop the property specified. The proposer should submit the following information, tabbed per proposal format, with their proposal response package to be considered responsive in order for the City to fully evaluate the firm's qualifications. Failure to fully submit the requested information may result in the proposal response being considered non-responsive.

A deposit of ten thousand dollars (\$10,000) will be required for the submission. Once the rankings are finalized, respondents may choose to have their deposit refunded in which case their submittal will be deemed withdrawn or their deposit will continue to be held by the City for further consideration of their submittal in the event a Public/Private Partnership Agreement is not successfully negotiated with the first ranked developer. The deposit funds will be for the exclusive use of engaging consultants to assist the City in reviewing the developer's proposal and to make specific recommendations for the terms and conditions of any the Public/Private Partnership Agreement and any resulting development agreement. Any of these funds not used on behalf of the City will be returned to the developer either upon execution of a successfully negotiated contract or if the determination is made that an agreement cannot be successfully negotiated. In the event that a Public/Private Partnership Agreement cannot be successfully negotiated with the first ranked respondent, the second respondent that has not withdrawn its deposit of ten thousand dollars (\$10,000) which shall be used or disbursed in same manner as noted above, and so on until an Agreement has been successfully negotiated.

The City shall require a surety that will guarantee the City's interest and will ensure that the City will remain whole for the total amount of the investment, including evidence of bondability, and/or a Letter of Credit from Surety within their submittal response.

Respondent must include at least five (5) similar projects in complexity, nature, and size of proposed concept within the past ten (10) years.

- Description of qualification and experience developing mixed use projects and infill projects.
- A preliminary estimate of the total capital investment required to execute the project, coupled with a description of the source of capital for the execution of the project.
- Demonstration of commitment to the community which includes other projects completed within the area

Respondents shall submit to the extent that a respondent is comprised of one or more business entities or persons, information relative to each member of such team shall be included.

Respondent must accurately and fully disclose financial resources available to firm, Dun & Bradstreet number. Include any information that will give the City enough information to establish the Proposer's financial capability such as successful prior projects, business references and bank references.

2.6. Hold Harmless:

Proposer shall, in addition to any other obligation to indemnify the City of Stuart, Florida and to the fullest extent permitted by law, indemnify and hold harmless the City of Stuart, its officials, and employees from and against all claims, actions, liabilities, losses (including economic losses), and costs arising out of any bodily injury, sickness, disease or death, or injury to or destruction of tangible property including the loss of use resulting therefrom, or any other damage or loss caused by any negligent act, error or omission, recklessness, or intentionally wrongful conduct of the Contractor, any subcontractor, or anyone directly or indirectly employed by and of them.

The indemnification obligations hereunder shall not be limited by any limitation on the amount, type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under any contract or agreement or under worker's compensation acts, disability benefit acts, other employee benefit acts or any statutory bar.

Any cost of expenses, including attorney's fees, appellate, bankruptcy or defense counsel fees incurred by the City of Stuart to enforce this indemnification clause shall be borne by the Contractor. The obligations contained in this indemnification Clause shall continue indefinitely and survive the cancellation, termination, expiration, lapse or suspension of this agreement.

2.8. Negotiations:

The City maintains whatever authority is needed to go into contract dealings with the suggested Proposer(s). On the off chance that the City and the suggested Proposer(s) can't arrange an effective agreement, the City may end said exchanges and start dealings with another suggested Proposer(s). This cycle will proceed until a contract(s), adequate to the City, has been executed or all recommendations are dismissed. No proposer will have any rights against the City emerging from such dealings or end thereof

PART 3 - EVALUATION OF SUBMISSIONS

EVALUATION METHOD AND CRITERIA

The City reserves the right to evaluate each response on a separate and individual basis. The City further reserves the right to reject any and all responses submitted, or accept a response deemed most advantageous to the City. While the City desires to achieve a cost-effective analysis, the emphasis is on quality, not necessarily the lowest cost. The City's selection committee will evaluate proposals and will select the proposer which meets the best interests of the City. The City shall be the sole judge of its own best interests, the proposals, and the resulting negotiated agreement.

An Evaluation Committee composed of five (5) City staff shall meet to evaluate each response in accordance with the requirements of this solicitation. Each Committee member will rank all proposals based on the criteria below. The 3 top ranked firms will be required to provide a presentation to the City Commission or Community Redevelopment Agency.

The City's decisions will be final. This criterion shall be utilized in the evaluation of the proposals. The City's evaluation criteria will include, but not be limited the following:

Character and Quality of Proposed Use, Including

- Total Cost Benefit to the City (return on investment)
- Qualifications and experience of the respondent and key members of the development team. Preference will be granted to respondents with urban, mixed use projects, projects blending an existing use(s) with new use(s), and incorporation of public spaces.
- The extent to which the preliminary development program is consistent with the goals, policies and objectives of the City's Comprehensive Plan and the Redevelopment Goals stated in the RFDQ.
- Delivering Similar Projects in Florida
- Financial capacity of the respondent to fund the required equity and obtain construction financing to accomplish the Future City Hall Redevelopment Project. Preference will be granted to respondents that (a) will utilize a more fiscally responsible level of debt financing, and (b) have direct control over the equity capital.
- Understanding of the City's redevelopment objectives/Commitment to superior design
- Management capability and Marketing strategies

Selection: The City of Stuart reserves the right to select the most qualified individuals/firms from review of the packages submitted and the presentation. Individuals/firms will be notified in writing if they are selected to present to the commission. Notices for presentations will contain explicit instructions concerning location, date, time and length of presentation/interviews. The commission will select the top firm by a scoring ballot, which will be collected. Tabulated will be done by the city manager the following day. All finalist firms will then be notified of the award.

Terms and Conditions: Any actual or prospective Proposer who disputes the reasonableness, necessity or competitiveness of the terms and conditions of this request for proposals; selection or award recommendation shall file such dispute in writing with the City Manager, not later than close of business on the proposal opening date, as to the terms and conditions, and within ten (10) days of award recommendation. The City reserves the right to reject any or all proposals without recourse, to waive technicalities and informalities or to accept the proposal which in its sole judgment best serves the interest of the City.

PART 4 - INSTRUCTIONS FOR PREPARING SUBMISSIONS

4-1. RULES FOR SUBMISSIONS

The City encourages E-bidding through DemandStar <https://www.demandstar.com> the submission must name all persons or entities interested in the submission as principals. The proposal must declare that it is made without collusion with any other person or entity submitting a proposal pursuant to the RFP. The interested firm or individual must submit one (1) original, (5) copies and **one (1) electronic copy (PDF format preferred) on a CD or flash drive** of their proposal. Please tab all support documents or attachments according to the order established in the following paragraph.

IMPORTANT NOTE:

To expedite the evaluation of responses, it is mandatory that all respondents follow the format and instructions contained herein. The City retains the option to reject any response that does not conform to the stated requirements.

4-2. PROPOSAL FORMAT

Proposers should prepare their proposals using the following format. Proposers shall label, tab and organize proposal submittal documents utilizing the following format as outlined below. All attachments as requested shall be inserted in the back of each corresponding section.

In preparing your proposal, proposer should assume that the City has no previous knowledge of their product or capabilities. Each response shall be prepared simply and economically, providing a straightforward and concise description of the respondent's capabilities regarding the specific work to be performed pursuant to this solicitation. Emphasis should be concentrated on conformance to the solicitation instructions, responsiveness to the solicitation requirements, and on completeness and clarity of content.

All abbreviations and acronyms used in the response shall be kept to a minimum and defined upon their first usage. Page size shall be 8.5 x 11 inches, foldouts are not acceptable. The text size should be 11 point or larger using Arial or Times New Roman font only.

Letter of Transmittal: The response format shall contain a letter of transmittal. The Letter of Transmittal will summarize in a brief and concise manner the Proposer's understanding of the scope of work and make a positive commitment to timely perform the work. Provide a statement indicating the respondent's interest in, knowledge of, and resources necessary to provide the services described in this RFP. An agent authorized to contractually bind Proposer must sign the Letter of Transmittal indicating the agent's title or authority. The transmittal letter shall not exceed two pages in length.

Tab 1 ~ Qualifications/Knowledge/Experience

Firms shall provide a brief profile of their company, which should include their history, locations of their corporate and satellite offices, location of their project team, corporate structure, ownership interest, and the length of company's existence.

Tab 2 ~ Operational Plan

Describe, in detail, the proposed plan and intended use of the property (may include more than one). Include any proposed capital improvements to the property and a summary of the business plan with projected revenue. Describe Respondent's ability to operate and manage proposed redevelopment projects. If PPP is proposed, provide type of source selection methods assigned

to project delivery methods. For example, Design-bid-build, Operations and Maintenance, Design-build, Design-build-operate-maintain, or Design-build-finance-operate-maintain. Craft a public awareness program to inform stakeholders of the goals of the development strategy and the specific projects that are identified. Include a schematic of proposed design. Also include the following:

- Description of proposed use (i.e.: restaurant, professional office, commercial building, etc.)
- Description of proposed improvements if any (i.e.: office complex, commercial building,
- Define any risks you assess in this process and provide contingencies for those risks
- Any pros and cons necessary for successful operation of your proposed plan, including Selling vs leasing,
- Innovative measures of methods proposed, to include any tax benefits, and marketing strategies.
- Describe any demographic, cultural, educational, and other challenges.
- Describe in detail all sustainable development and green initiatives proposed.

Tab 3 Proposed Sales Price or Lease Rate:

Provide pricing for sale and/or lease including term (lease being preferred).

- **Sales Price:** Provide itemized pricing for the sale and development of properties.
- **Lease Option:** Propose within the submittal the preferred length of lease, proposed compensation to the City, and any proposed capital improvements to the property. Note any special terms and conditions sought in a final lease agreement. Although the amount of the lease is an evaluative criterion, it is not necessarily the determining factor in award of this solicitation. Include calculations that demonstrate the overall financial impact to the community with a reasonable estimate of expected tax revenue and business revenue attributable to the project. Include Proposal Schedule behind this tab.

Tab 4: Similar Projects

Successful similar in complexity, nature, and size of proposed concept within the past ten (10) years projects within Florida. Submit a list of previous completed projects within the past five years and a list of current projects; include colored photos of representative projects carried out by the respondent with complete descriptions. Indicate title and brief description of each project, including Lessor (contact person, address, and telephone number), length of lease and total lease value of each project.

Tab 5: Financial Capacity

A demonstration of the respondent's ability to fund or secure financing for the proposed project along with a statement of lender's requirements, if applicable. Provide list of outstanding contingent liabilities, pending legal actions or claims against the firm. Preference will be given to Respondents who can obtain their own financing. Respondent must accurately and fully disclose financial resources available to firm, Dun & Bradstreet number. Include any information that will give the City enough information to establish the Proposer's financial capability such as successful prior projects, business references and bank references.

Tab 6: Bonding/Surety/Insurance

The City shall require a surety that will guarantee the City's interest and will ensure that the City will remain whole for the total amount of the investment, including evidence of bendability, and/or a Letter of Credit from Surety within their submittal response.

Provide a statement agreeing to obtain (prior to award) Insurance with coverages as detailed in Attachment A. Insurance may be required depending on the partnership agreement. Provide proof of insurance indicating that the firm has coverage in accordance with the requirements herein set forth may be furnished by the firm to the City along with their proposed data. A properly completed Accord Form is preferable. The City of Stuart must be named as an additional insured for all General Liability prior to entering into a contract.

Tab 7: Addenda (if applicable)

All addenda issued pursuant to this solicitation must be acknowledged and submitted as part of the proposal package.

Tab 8: City required forms

PART 5 – FORMS

REFERENCE FORM

Provide three (3) satisfactory references within the past five (5) years of similar complexity, nature, and size of this project.

#1 REFERENCE

Company/Entity Name:		
Address		
City	State	Zip Code
Contact Name:	Title:	
Phone No:	Fax:	Email:
Date of Service or Contract Period:	Location	
Summary of Services Performed	Governmental or Private	

#2 REFERENCES

Company/Entity Name:		
Address		
City	State	Zip Code
Contact Name:	Title:	
Phone No:	Fax:	Email:
Date of Service or Contract Period:	Location	
Summary of Services Performed	Governmental or Private	

#3 REFERENCES

Company/Entity Name:		
Address		
City	State	Zip Code
Contact Name:	Title:	
Phone No:	Fax:	Email:
Date of Service or Contract Period:	Location	
Summary of Services Performed	Governmental or Private	

Company Name _____

DRUG-FREE WORKPLACE CERTIFICATION

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the City of Stuart for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).
4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or nolo contendere to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

This Certification is submitted by _____
(Individual's Name)

Of

(Name of Company)

Who does hereby certify that said Company/Vendor has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

Date

Signature

**SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON
PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to CITY OF STUART, MARTIN COUNTY, FLORIDA

by:

(print individual's name and title)

for:

(print name of entity submitting sworn statement)

whose business address is:

and (if applicable) its Federal Employer Identification Number (FEIN) is:

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: __-__-__.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentations.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, Shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relations to the entity submitting this sworn statement. (Indicate which statement applies).

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida , Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Signature

Sworn to and subscribed before me this _____ day of _____, 20_____.

Personally known _____ OR Produced Identification _____

Notary Public – State of Florida

Type of Identification _____

My Commission Expires: _____

SEAL OR STAMP

Public Entity Crimes Form
NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, Florida Statutes, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity; may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work; may not submit proposals on leases or real property to a public entity; may not be awarded or perform work as a contractor, supplier, sub-Proposer, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Company Name
Signature
Name and title (Print or Type)
Date

Conflict of Interest Disclosure Form

The award of this contract is subject to the provisions of Chapter 112, Florida Statutes. All Proposers must disclose within their proposal: the name of any officer, director, or agent who is also an employee of the City of Stuart.

Furthermore, all Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest in the Proposer's firm or any of its branches.

The purpose of this disclosure form is to give the City the information needed to identify potential conflicts of interest for key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any City duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

_____ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this proposal.

_____ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this proposal.

Company Name

Signature

Name and title (Print or Type)

Date

MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES

The City of Stuart, Florida is committed to providing opportunities for all small business, with special attention directed to minority and women owned firms. The City of Stuart encourages contractors to use minority and women owned businesses as subcontractors. While the City does not have a preference or set aside program, it is the desire of the City that small businesses be assisted in participating in this work. If you have any difficulty in determining the requirements of this bid invitation/request for proposal, filling out the documents, or to become a registered vendor for goods and services with the Procurement Division, please call (772) 288-5320 or write to purchasing@ci.stuart.fl.us.

This is the policy of the City Commission of the City of Stuart, Florida as evidenced by various sections of the Florida Statutes and local City Ordinances.

If we can be of any help, please let us know

Attachment A Extract of Future Land Use and Zoning Designations

DOWNTOWN REDEVELOPMENT Future Land Use category:

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

Sec. 3.01.03 of the City's Land Development Code:

Urban standards and regulations for designated urban subdistricts. (Extract).

The geographic locations and current characteristics of the five urban subdistricts are broadly described below:

Urban general ("UG"), characterized by less intensive mixed-use development, with substantial residential uses, generally located adjacent to the urban center. In the North Point, UG is generally located along the triangular area bound by Wright Boulevard, SE Federal Highway and SR 707/Dixie Highway. In the South Point, UG is generally located along portions of SE Ocean Boulevard (both north and south) and in portions of the Woodlawn Park subdivision (that triangular portion generally bound by SR 707/Dixie Highway, Frazier Creek, and the properties fronting Colorado Avenue).

(Ord. No. 1978-04, § 1, 6-28-04)

The following urban standards and regulations of "building placement," "building height," "parking," "architectural requirements," "outbuildings," "signage," and "curb cuts" apply to each respective urban subdistrict.

(Ord. No. 1978-04, § 1, 6-28-04)

B. *Urban general (UG).*

1. *Principal building placement.*

- a. The front building facade shall be constructed parallel along the front property line with a required setback of not less than ten feet.
- b. The minimum side setbacks are not less than five feet on each side.
- c. The rear setback shall be not less than 15 feet.
- d. The front street façade width of the principal building shall not be less than 60 percent of the lot width.

2. *Principal building height.*

- a. The maximum building height is three stories and 35 feet. If 50 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

3. *Parking.*

- a. Parking areas shall be located as follows:

i. For new development, all parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a wall, trellis, other screening approved by the city development director or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

ii. For substantial renovation, where possible, parking areas shall be located behind the rear building facade or at the side property line and screened from the public view and from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

a. Porches are required on the front building facade. Porches shall have a minimum depth of six feet and a minimum length of 50 percent of the building facade width. Porches may project four feet into the front setback.

5. *Outbuildings.*

a. Outbuildings shall be located behind the rear facade of the principal building or in rear one-half of the property subject to a minimum five-foot side and rear yard setbacks from the property line. On corner lots the side setback shall be ten feet. There shall not be less than five feet separation between an outbuilding and a principal building.

6. *Curb cuts.*

a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage.

b. For properties with access from a rear alley, no curb cuts shall be permitted.

(Ord. No. 1978-04, § 1, 6-28-04)

2. *Urban Code District uses.*

a. The following uses are permitted and are all-inclusive individually or in combination in the Urban Code District subject to the regulations pertaining to formula businesses in section 2.06.12.

Land Use Type	Number of Parking Spaces Required
<i>Residential Land Uses</i>	
Duplex residences	1.5 per unit; garages count towards required off-street parking
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off
Home occupations as regulated in Section 2.06.09 of this Code	N/A
Multi-family dwelling units	1.5 per unit; garages count towards required off-street parking
Single-family residences	1.5 per unit; garages count towards required off-street parking
<i>Transient Residential Land Uses and Overnight Accommodations</i>	

Bed and breakfast inn	1 per guest room
Hotels/motels	1 per rental room, plus 2 spaces per 3 employees
Rooming and boarding houses	1 per unit
<i>Institutional Uses</i>	
Adult day care centers	1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Childcare centers	1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building
Community centers	1 per 300 square feet
Funeral homes without crematoriums	1 per 4 seats of chapel capacity, plus 1 per 3 employees
Governmental buildings	1 per 300 square feet
Libraries	1 per 300 square feet
Museums	2 per 1,000 square feet of exhibit floor space, plus 2 spaces for bus parking
Religious institutions	1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable
<i>Commercial Uses</i>	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station

Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business, or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet

Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats
<i>Recreational Uses</i>	
Public parks	Dependent upon type of recreational activities provided
<i>Utility and Service Uses</i>	
Public facilities and services	Dependent upon type of facility and service
Public utility stations	Dependent upon type of utility and any required buildings and employees
<i>Industrial Uses</i>	
Existing marine industrial uses (may be reconstructed within their existing building footprints and the current uses therein continued. Revision or expansion of building footprints and/or uses permitted as a conditional use by Major Urban Code Conditional Use. Nothing in this provision shall counteract existing building and life safety code requirements)	Dependent on specific use
<i>Telecommunication Uses</i>	
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or tower structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	1 space per tower
<i>Storage, Transportation and Logistics Uses</i>	
Government provided public parking lots or garages	N/A
<i>Agricultural Uses</i>	
Community garden pursuant to section 2.06.08 of this Code	0
Urban farm pursuant to section 2.06.08 of this Code	1 per 4 employees
<i>Miscellaneous</i>	

Outbuildings	Determined by use type
--------------	------------------------

b. The following uses are permitted as conditional uses by major conditional use approval and are all-inclusive individually or in combination in the Urban Code District subject to the regulations pertaining to formula businesses in section 2.06.12.

Land Use Type	Number of Parking Spaces Required
<i>Commercial Uses</i>	
Boat storage, dry	1 per 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers
Formula businesses in the area as regulated in section 2.06.12 of this Code	Required spaces dependent on proposed use
Gasoline sales shall be limited to properties on SE Federal Hwy., Green River Parkway, and Savannah Road	1 per 250 square feet, plus 2 spaces per service bay, plus 1 space per vacuum. Pump locations are not to be included as a parking space. Gas stations with car washes shall also provide 1 parking space per wash unit or bayMarinas, as defined herein.
All marinas shall at all times be in compliance with the City of Stuart Public Works Department Standards and Specifications in relation to water supply, sewage disposal and solid waste. Compliance with these standards shall include a written utility service agreement with the City of Stuart expressly authorizing overnight as defined herein	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Pharmacies over 2,000 square feet	1 per 200 square feet
Rooftop dining areas (refer to supplemental standards in section 2.06.19)	1 space for four seats
Street vendors	N/A
<i>Industrial Uses</i>	
Boat building, indoors	1 for each 1,000 square feet of the gross floor area in a building up to 10,000 square feet in area, and then 1 for each 2,000 square feet of gross floor area thereafter; or 1 for each 2 anticipated employees, whichever is

	greater. In no event shall there be fewer than 5 parking spaces provided per building
<i>Telecommunication Uses</i>	
Stealth telecommunications facilities in excess of 45 feet in height. Refer to chapter II Zoning Districts Uses Allowed, Density and Intensity, section 2.06.12 Telecommunication Facilities Supplemental Use Standards	1 space per tower
<i>Storage, Transportation and Logistics Uses</i>	
Private parking lots	N/A
Private parking garages	N/A

3. *Density.* A density of 15 dwelling units per acre is permitted in all Urban Code subdistricts. The number of dwelling units may be increased to a maximum of 30 dwelling units per acre with a major Urban Code conditional use.
4. *Storage sheds.* One storage shed may be located on any lot within the Urban Code District, provided that it is not visible from the principal public right-of-way.
5. *Multiple frontages.* In the event a single lot abuts more than two streets, the setback and architectural requirements for the corresponding Urban Code District shall only apply to two street facades.
6. *Conflicts with utilities.* In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the city development director may adjust the requirements of this Urban Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.
7. *Historic buildings.* The requirements of this Urban Code may be adjusted by a major Urban Code conditional use for the purposes of preserving a historic building.
8. *Finished floor elevations.* The requirements of section 6.03.02.B.4. relating to finished floor elevations may be modified if the engineer for a proposed development can demonstrate a lower elevation is appropriate and will not be detrimental regarding flooding to adjacent properties.
9. *Lot coverage.* For the purposes of this Urban Code, there shall be no impervious lot coverage requirement; however, all development must meet the requirements of section 6.03.00 entitled "Stormwater Management" of this Code, as amended from time to time.
10. *Lot area requirements.* For purposes of this Urban Code there shall be no minimum lot area or lot width requirement as defined in section 2.04.00.

11. *Stormwater management.* With the proper legal documentation and consent of the property owner, stormwater runoff from properties within the Urban Code District may be conveyed onto adjacent private properties. Otherwise, stormwater runoff must be conveyed to the public right-of-way, and the quality of the runoff must be considered. Proposed development may not obstruct existing drainage patterns. If a site is designed such that stormwater is captured by an internal stormwater management system, the applicant must illustrate how the stormwater reaches the public stormwater management system. If a site is designed such that there is no internal stormwater management system, the applicant must illustrate how the stormwater runoff will be conveyed to the public stormwater management system and demonstrate that said system could accommodate the additional runoff. Pervious surfaces such as perforated pavers, mulched areas, and other similar examples may be considered in the calculation for stormwater detention. For all development, stormwater quality treatment prior to discharge shall be provided in compliance with section 6.03.00 of this Code.

12. *Public art.* Public art shall be required of all development and redevelopment and shall equal not less than one percent of the total costs of vertical construction. Public art may include fountains, murals, sculptures, paintings, or other generally acceptable art form as directed by the community redevelopment board which is displayed in a public venue. All public art required under this section shall be readily visible to the public. All public art intended to meet the requirements of this section that is visible from a public right-of-way or is exterior to a building must be approved by the community redevelopment board as a minor Urban Code conditional use. A single family home on a single platted lot of record is exempt from this requirement.

13. *Curb cuts.* Distance regulations between curb cuts shall be measured from the centerlines of each curb cut.

14. *Shoreline protection zone.* In accordance with section 5.06.00, the shoreline protection zone for any water body shall be ten feet measured from the waterside lot line or perpendicular to the mean high waterline as established by a licensed surveyor, whichever is nearer to the principal structure on the same lot; or perpendicular to the centerline of a seawall.

(Ord. No. 1978-04, § 1, 6-28-04); Ord. No. 2010-05, § 3, 2-14-05)

G. *Landscaping.*

1. All development in the Urban Code District shall comply with the landscaping requirements as described in section 6.04.00, the landscape code, with the following exceptions:

a. The width of landscape buffers shall be determined by the required side and rear setbacks as described in this Urban Code, and buffer screens shall be 25 percent of those setbacks.

b. The width of the landscaped strip of land located between parking areas and an abutting public right-of-way shall be the required setback for parking areas for the respective urban subdistrict.

c. The width of the landscaped strip of land located between parking areas and abutting private property shall be the required setback for parking areas for the respective urban subdistrict.

- d. The width of the landscaped area located along the sides of a building, which abuts any parking area, shall be 2½ feet.
- e. The width of the landscaped strip of land located between the building walls of a multi-family development and parking areas shall be five feet.
- f. The width of the landscaped strip of land located between a parking area of a multi-family development and an abutting right-of-way shall be the required setback for parking areas for the respective urban subdistrict.
- g. The street facade of a building shall contain a hedge, potted plants, or trees planted in public right-of-way. The dimensions for such landscape materials shall comply with section 6.04.05.A. of this Code. In the urban center and urban general subdistricts, no hedge shall be planted between the principal building front and the curb of the street, and trees shall be placed in a continuous sidewalk. If necessary, due to right of way conditions, the requirement for trees may be mitigated subject to the approval of the city development director.
- h. Terminal and interior islands within parking areas may be used for stormwater retention.
- i. A maximum of 20 percent of the pedestrian arcade walkway may be planted. No plantings are required within the arcade.

2. In the case of renovation development and vacant development as described in the landscape code where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site, in planters, in openings within paved areas, or in other locations as determined by the city development director.

(Ord. No. 1872-02, § 1, 10-10-02; Ord. No. 1922-03, § 1, 3-10-03) Sec. 3.01.04. - Architectural standards and regulations.

The following described architectural standards and regulations are governed by the categories of building and activities related thereto and shall apply to new development, to substantial renovation, to renovation development, to renovation and to building exterior refinishing. It is the responsibility of the applicant to demonstrate to the satisfaction of the city development director that any alternative building or other materials have at least a ten-year history of successful application in climates that are comparable to the City of Stuart.

A. *Building walls.* The exterior walls of the principal building shall be constructed of any of the following materials and in the following specified manner. All materials shall be used over the entire building or as continuous horizontal bands only. No panelizing shall be permitted or other simulations except as noted below.

- 1. *Materials.*
 - a. Stucco with a "float finish," smooth or coarse, machine spray, dash and troweled.
 - b. Wood clapboard five inches to the weather.
 - c. Wood shingles seven inches to the weather.
 - d. Cement siding, or similar composite plank in individual clapboard-style boards, which has a proven successful application in a climate comparable to Stuart's of not less than ten years.
 - e. On residential buildings only, wood board or batten board of a board width from

eight inches to 12 inches.

- f. Wood shiplap siding, smooth face, seven inches to the weather.
- g. Coral, keystone, or tabby.
- h. Modular unit masonry, either brick or concrete, coursed in regular ashlar pattern, flush sawn, wire cut, or sand finish.
- i. Cast stone.

2. *Other design standards.* Except for single-family residential, all developments which are less than 20,000 square feet shall incorporate a minimum of four of the following building design standards, and all developments which exceed 20,001 square feet shall incorporate a minimum of five of the following building treatments:

- a. Overhangs;
- b. Arcades as defined by this Code;
- c. Sculptured artwork and/or fountains;
- d. Raised cornice parapets over doors;
- e. Peaked roof forms;
- f. Display windows;
- g. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;
- h. Clock or bell towers;
- i. Decorative landscape planters or planting areas, a minimum of five feet in width, and areas for shaded seating consisting of a minimum of 100 square feet;
- j. Integration of specialty pavers, or stamped, colored concrete along the building's walkway to constitute a minimum of 60 percent of walkway area;
- k. Water elements, a minimum of 50 square feet in area; and
- l. Courtyards along the front building facade.

(Ord. No. 1957-03, § 1, 10-13-03; Ord. No. 1978-04, § 1, 6-28-04)

B. *Roofs and gutters.* The roofs and gutters of the principal building shall be constructed of any of the following materials and in the following specified manner.

1. *Materials.*

- a. Cedar shingles with factory treated class B finish.
- b. Steel, copper and factory painted aluminum standing seam, batten seam, or Bermuda roofing.
- c. Galvanized steel "5-V crimp" roofing panels.
- d. Galvanized metal or copper shingles of Victorian or diamond shape or pattern or of another dimension, which is approved by the city development department.
- e. Asphalt dimensional shingles for residential buildings only.
- f. Built-up roof behind parapets.
- g. Exposed half-round gutters of copper or galvanized steel.
- h. Clay or cement barrel, s-shaped, flat cement, or mission tiles which are a shade of "red," "ochre," "cream" and "white" color shades provided that such coloring is integral to the clay or cement. No glazed or painted clay or cement tiles shall be allowed. No other shape of clay or cement tiles shall be permitted.

(Ord. 1445-95, 1-22-96; Ord. No. 1978-04, § 1, 6-28-04)

2. *Manner.*

- a. Gable and simple hip roofs.
- b. Flat with railings or parapets.
- c. Shed roof attached to a wall higher than the ridge.
- d. Rafters at overhangs shall be exposed.
- e. Pitch:
 - i. On principal building from 5-12 up to 12-12.
 - ii. On sheds, porches and balconies not less than 3-12.
 - iii. Tower roofs may be any pitch.
- f. Aluminum fascia and soffits shall not be allowed.
(Ord. No. 1453-96, 6-1-96)
- g. For buildings which are located not more than five feet from the front property line, gutters must be shielded and may not drain onto the surface of public sidewalks. Gutters may be enclosed within a column or other architectural feature.
(Ord. No. 1841-02, § 3, 6-10-02)

C. *Arcades and porches.* The arcades and porches of the principal building shall be constructed of any of the following materials and in the following specified manner. No simulations shall be permitted.

1. Arcades shall conform to the following requirements:
 - a. An arcade shall have a minimum clear height of 12 feet from the lowest point of the ceiling and a minimum clear width of ten feet in the UC, eight feet wide otherwise.
 - b. Both ends of an arcade must remain open at all times, and the side of an arcade which runs parallel to the building to which it is attached must be open from four feet above grade to its roof.
 - c. With the approval of the city development director, an arcade may be extended over public right-of-way and may include landscape materials or planters, and the display of merchandise or outdoor seating; however, the arcade must maintain at least four feet of open sidewalk width under cover to allow for unobstructed pedestrian circulation.
 - d. Arches or lintels shall be not less than 16 inches in depth. Masonry piers shall be no less than 16 inches by 16 inches and wood posts shall be no less than eight inches by eight inches. Balusters shall be separated not more than five inches on center.
2. Porches shall conform to the following requirements:
 - a. A porch shall include columns no less than four inches by four inches that support its roof and floor.
 - b. A porch shall have a minimum depth of six feet.
 - c. Porches which are 30 inches above grade must meet the building code's standards for railings and railing heights. Porches which are lower than 30 inches above grade may have railings between 36 inches and 42 inches in height or may be open, the latter subject to approval via a minor Urban Code conditional use.
3. Materials shall either be of wood or conform to the construction materials of the principal building. Alternatively, round steel columns may be used on Flagler Avenue west of Colorado Avenue, and on Osceola Street and Seminole Street.
(Ord. No. 1978-04, § 1, 6-28-04)

D. *Windows and doors.* The windows and doors of the principal building shall be

constructed with any of the following materials, configurations, operations and options.

1. *Materials.*

- a. Glass.
 - i. Clear, low-e, stained, or leaded and beveled.
 - ii. On side and rear elevations, translucent glass may be used.
 - iii. Tinted glass may be used; however, in no case shall a streetside display window be of tinted glass other than to meet current energy efficiency codes.
 - iv. Glass block may be used for architectural accents only.

b. Frames.

- i. Painted and stained wood.
- ii. Aluminum and vinyl-clad wood.
- iii. Steel and aluminum.
- c. Flat skylights in sloped roofs.

2. *Configurations.*

- a. Square and vertical rectangular.
- b. Circular and semi-circular.
- c. Semi-ellipse.
- d. Octagonal.
- e. Diamond.

3. *Operations.*

- a. Single and double hung.
- b. Casement.
- c. Fixed with frame.
- d. Awning windows.
- e. On side and rear elevations, sliders may be used.
- f. Jalousie windows are prohibited, except as replacement windows.

4. *Options.*

- a. Operable wood shutters which are sized to match openings.
- b. Fabric awnings excluding quarterballs.
- c. Bahama shutters.
- d. Screened windows and doors.
- e. Security grills of a pattern approved by the city development director.

(Ord. No. 1978-04, § 1, 6-28-04)

E. *Garden walls.* The garden walls of the principal building shall be constructed of either wood, wrought iron, simulated aluminum wrought iron, or PVC lattice, or shall conform to the construction materials of the principal building, including stone, brick, and stucco. Chain link fence concealed by landscaping may be used along the side and rear of the property provided that no chain link fencing is visible from public right-of-way. No simulations shall be permitted. All chain link fences must be black or dark green vinyl-clad.

(Ord. No. 1978-04, § 1, 6-28-04)

F. *Outbuildings.* Outbuildings permitted within the Urban Code District shall be constructed of the same materials used in the principal building. Outbuildings may include detached garages and carports, greenhouses, slat houses, cabanas and

detached garage apartments and "granny flats." Canvas outbuildings are not permitted. There shall be not less than five feet of separation between the outbuilding and the principal building.

Outbuildings shall conform to the following requirements:

1. Only one outbuilding per principle building is permitted.
2. Outbuildings are subject to a minimum five-foot side and rear yard setbacks from the property line, with the exception of the Urban Waterfront (UW) Subdistrict. On corner lots the side setback shall be ten feet.
3. Outbuildings shall not exceed a maximum building footprint of 1,000 square feet and a maximum gross floor area of 2,000 square feet.
4. Outbuildings shall not exceed 30 feet in height. Outbuildings may not exceed the height of the principal building on the same property.
5. An outbuilding may have an unenclosed porch of up to 50 percent of the gross floor area of the outbuilding.
6. Outbuildings may be constructed as elevated buildings that include the location of open parking below an enclosed structure; however, open parking shall be shielded from public right-of-way by landscaping, lattice or other screening material that is not less than 42 inches in height.
7. Outbuildings may be connected to the principal building by a covered walkway element, trellis, or other structural link, which shall not be enclosed so as to create occupiable space.
8. Outbuildings may be connected to an outbuilding on an adjacent property and shall be structurally separated by a fire wall on the common boundary line and shall have a five-foot minimum rear yard setback.

(Ord. No. 1978-04, § 1, 6-28-04)

G. *Building colors and finishes.* All exterior building wall colors used within the Urban Code District shall be restricted to muted pastel or earth-toned shades. The use of black or florescent colors is prohibited as a predominant exterior building color. Exterior colors shall be approved by the city development director. Building trim may be any color. Wall murals shall be permitted on any structures, and shall require the approval of a minor Urban Code conditional use. Building roofs shall be a solid color; however, a variegated roof color scheme consisting of approved roof colors may be permitted by the city development director.

(Ord. No. 1946-03, § 1, 7-21-03; Ord. No. 1978-04, § 1, 6-28-04)

H. *Prohibited uses in front yard.* The following uses shall be prohibited within all Urban Code Districts:

1. Clothes lines and other clothes drying apparatus.
2. Electrical meters.
3. Air conditioning equipment, including window units on the building facade.
4. Antennas and satellite dishes.
5. Chain link fences.
6. Fences greater than four feet in height.
7. Stockade fences.

(Ord. No. 1978-04, § 1, 6-28-04)

I. *Sidewalks*. When a permit for new construction or renovation is issued, the owner shall be responsible for the installation of a minimum six-foot wide, continuous sidewalk along the entire length of the parcel frontage that abuts a public street. Where identified by the city development director, sidewalks shall be constructed of paver block, brick or pink concrete.

J. *Lighting*.

1. The use of neon exposed lighting on any property is prohibited.
2. All building and site lighting fixtures shall be decorative.

(Ord. No. 1978-04, § 1, 6-28-04)

K. *Elevated buildings*. Permitted in all urban subdistricts. Parking is prohibited beneath an elevated building.

(Ord. No. 1978-04, § 1, 6-28-04)

L. *Parking located within a building envelope*.

1. Except as provided below and for the Old Downtown District, parking located within a building envelope, below, above, or at grade, may be permitted in all Urban Code subdistricts by a major Urban Code conditional use:

a. A single family home shall not require a major Urban Code conditional use to provide parking located within a building envelope.

2. Parking located within a building envelope shall conform to the following requirements:

a. Buildings which have parking located within the envelope shall be consistent with the design of the facades and the street side shall be entirely screened. When feasible, landscaping shall be installed along the ground floor facade, within the public sidewalk and within on-street landscape islands.

b. Access drives into the parking area on the ground floor shall be limited to one drive aisle at a maximum of 24 feet in width for buildings less than 100 linear feet in width and two drive aisles at a maximum of 24 feet in width each for buildings 100 linear feet in width and greater. If the property is adjacent to an alley two drive aisles at a maximum of 24 feet in width each shall be permitted for buildings less than 100 linear feet in width. The development director may permit two 12-foot drive aisles for buildings less than 100 square feet in width.

c. A parking level construction entirely below the lowest permissible finished first floor elevation shall not be deemed a story. The visual impact of garage doors shall be minimized through architectural design.

(Ord. No. 1978-04, § 1, 6-28-04)

M. *Balconies*. Balconies shall conform to the following requirements:

1. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous.

2. A balcony may extend over a public sidewalk or right-of-way but may not be designed or used as a means of building ingress or egress above a public right-of-way.

3. Where balconies are required, the aggregate length of balconies shall be not less than (50 percent) of the building facade at the floor level from which it projects on each floor level.

4. A balcony shall have a minimum clear height of ten feet at ground level above

sidewalks and a minimum depth of three feet.

5. "Paris" balconies, having a minimum projection from the building face of 12 inches and a wrought iron railing, are permitted, if the balcony is accessed by French doors. (Ord. No. 1978-04, § 1, 6-28-04)

N. *Screens.* All rooftop utilities and facilities such as air conditioning units, as well as all exterior mechanical equipment, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings. (Ord. No. 1978-04, § 1, 6-28-04)

O. *Signage.* The use of exposed neon tubing, or similar, on any property is prohibited. All signage in the Urban Code District shall comply with the sign requirements as described in section 6.11.00, the sign code, with the following exceptions:

1. Backlit sign panels and internally illuminated cabinet signs shall be prohibited.
2. Signs affixed to the exterior of a building should be architecturally compatible with the style, composition, materials, colors and details of the building and with other signs used on the building site.

(Ord. No. 1978-04, § 1, 6-28-04); Ord. No. 2014-05, § 1, 2-14-05; Ord. No. 2145-07, § 1, 11-26-07)

P. *Fences.* Fences shall adhere to the requirements in section 6.09.05, except for the following; fences located in the front yard shall have a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be six feet in height. Chain link fence concealed by landscaping may be used along the side and rear of the property provided that no chain link fencing is visible from public right-of-way. No simulations shall be permitted. All chain link fences must be black or dark green vinyl-clad.

(Ord. No. 1978-04, § 1, 6-28-04)

Q. *Architectural feature.* Tower features shall not be more than 300 square feet in area and shall not be more than 15 feet above the maximum building height.

Architectural features may encroach into a setback the lesser of five feet or 60 percent of the width of a setback. For facades built with a zero setback, cornices, parapets, and bay windows at upper stories may project a maximum of three feet.

(Ord. No. 1978-04, § 1, 6-28-04)

R. *Parapet walls.* A parapet wall shall not exceed 24 inches in height, provided however, a greater height of up to ten feet may be permitted by the city development director if necessary to conceal rooftop utilities such as stairway and elevator bulkheads and other roof equipment, or to achieve architectural enhancement. No height of greater than 24 inches shall be permitted for more than 40 percent of any facade of a building. A parapet wall shall be designed to be consistent and compatible with the design and treatment of the facade of the structure.

(Ord. No. 1978-04, § 1, 6-28-04)

S. *Residential rooftop use occupancy.* Residential uses occupancy of a flat rooftop which are ancillary to residential occupancies shall be limited to uses which are ancillary to residential occupancies only and shall be enclosed by a code-compliant safety railing or other approved barrier. Except as otherwise permitted by this code, no permanently

affixed structures, including, gazebos, trellises, or other similar structures shall be allowed on the roof of a four-story building. Maintenance and repairs shall not be deemed occupancy as that term is used in this paragraph.

(Ord. No. 1978-04, § 1, 6-28-04)

T. *Rooftop dining.* Rooftop dining, as defined by this Code, are permitted as a major conditional use, and in accordance with the supplemental regulations set forth in Section 2.06.19.

(Ord. No. 1978-04, § 1, 6-28-04)

Attachment B Designation of UPUD

2.07.00. - DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

A. *Purpose.* The purpose of this section 2.07.00 is to provide an alternative means of residential, commercial, public service and industrial land development and an alternative zoning procedure that may be used to establish residential, commercial, public service and industrial planned unit development zoning districts at appropriate locations and in accordance with the planning and development objectives of the city. A planned unit development (PUD) established according to the provisions of this section may depart from the strict application of use, setback, parking requirements, and other requirements of standard zoning districts. A PUD shall be consistent with the overall planning and development goals and objectives of the city as reflected by the City of Stuart Comprehensive Plan. A primary purpose of this section is to provide a set of zoning requirements as a starting point from which such flexibility may be accomplished while maintaining and protecting the public health, safety and welfare of the citizens.

A second purpose of this section is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PUD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economical development and the protection of adjacent existing and future development. Therefore, the PUD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

B. *PUD defined.* A PUD may be an residential planned unit development (RPUD), an commercial planned unit development (CPUD), an mixed-use planned unit development (MXPUD), an industrial planned unit development (IPUD), an urban planned unit development (UPUD), or an public service planned unit development (PSPUD). A PUD shall consist of land under unified control which may be planned and developed as a whole as a single development operation or as an approved programmed series of development operations by multiple developers. A typical PUD will include principal and accessory uses and structures substantially related to the character of the development itself and to the surrounding area of which it is a part.

As used above, "unified control" means that all land to be included within a PUD shall be owned or otherwise under the legal control of the person or legal entity which has applied for PUD district zoning. Such person or entity shall be legally capable of providing a commitment to the city that the PUD development will comply with all PUD documents, plans, standards and conditions ultimately approved by the city.

A PUD district shall consist of the approved PUD classification and the regulations

thereof set forth in this section 2.07.00, and as well as any other documents specifically included within the PUD ordinance adopted by the city commission. The ordinance approving a PUD shall be deemed a zoning ordinance. The provisions of the PUD zoning ordinance shall replace all conflicting development regulations set forth in this Code which would otherwise apply to the development site. The PUD ordinance shall be recorded in the public records of Martin County. The PUD applicant shall also execute a PUD agreement that incorporates the terms and conditions that are set forth in the PUD ordinance.

The applicant may proceed with development only after a plat, if required by the city commission, is recorded in the Martin County public records and after certification by the city development director that the construction plans and other required documents substantially conform to all documents approved as part of the PUD ordinance. The applicant must produce evidence that would bind his successors in title to any commitments made upon approval of PUD.

C. *PUD district to be shown on official zoning map of the city.* The boundaries of land zoned PUD by ordinance of the city commission shall be indicated as such on the official zoning map of the city.

I. *Urban planned unit development (UPUD) districts.*

a. *Location.* A UPUD may be located only within the defined community redevelopment area of the city.

b. *Density.*

i. A UPUD shall not exceed the density outlined in policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities of the underlying future land use designation as defined and described "low-density residential," "office/residential," "multi-family residential," "commercial," "industrial," "institutional," "marine-industrial," "recreation," "downtown redevelopment," or "public," by the future land use element of the City of Stuart Comprehensive Plan, and which is of suitable character and compatible with surrounding uses as determined by the city commission.

ii. The table 2.07.A shall be used for the purpose of residential density and parking space calculation within a UPUD.

Table 2.07.A. UPUD Unit Density and Parking Space Calculation

<i>Maximum Unit Size</i>	<i>Maximum Bedrooms</i>	<i>Unit Density</i>	<i>Parking Space per Unit</i>
900 sq. ft.	1	0.5	1.25
1,100 sq. ft.	2	0.75	1.4
No maximum	No maximum	1	1.5

c. *Uses.* Uses permitted in a UPUD district. The uses of buildings, structures, land or water within a UPUD district are subject to the permitted uses outlined in subsection 3.01.03.F.2 urban code district uses.

d. *Development standards.* UPUD development standards shall be benchmarked against one of the urban districts as defined in section 3.01.00 urban code having regard to building placement, building height, non-residential parking, curb cuts, stormwater, open space, landscaping, architectural standards and the urban district

design objectives. UPUD standards regarding circulation, parking, utilities, drainage, open space, density and other standards shall apply as described in this Code except as modified by the city commission as reflected by the adopted UPUD ordinance.

J. *Planned unit development (PUD) amenity.* All PUD applications are encouraged to incorporate one or a combination of PUD amenities that demonstrate that the subject application meets the purpose of the Land Development Code in providing enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. Guidance as to what may be considered to be a PUD Amenity is contained within the city's Planned Unit Development Amenity Guidelines, hereby adopted by reference, which may be revised from time to time.

1. *Definition.*

PUD amenity means a feature or facility that is added to a PUD development project that enhances the project beyond those required under the city's standard zoning regulations and which demonstrates the application of enlightened and imaginative approaches to one or more of the following:

- a. Community planning,
- b. Stormwater management,
- c. Environmental stewardship,
- d. Sustainable living,
- e. Architectural and/or property design,
- f. Historic preservation.