



City of Stuart

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

TO BE HELD MARCH 2, 2021 AT 4:00 PM
COMMISSION CHAMBERS
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 February 2, 2021 Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Presentation of New Applicants for the Business Improvement Reimbursement Program
2. Discussion and Deliberation - Outdoor Dining Program Guidelines

OTHER MATTERS BEFORE THE BOARD

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

1.

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

Meeting Date:3/2/2021

Prepared by:Jordan Pinkston

Title of Item:

Approval of February 2, 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_2.2.2021	2/26/2021	Cover Memo



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

FEBRUARY 2, 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  4:01 PM

ROLL CALL  4:01 PM

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

Absent: Nikolaus Schroth

PLEDGE OF ALLEGIANCE  4:02 PM

APPROVAL OF MINUTES

Action: Approve December 1, 2020 Minutes.

Moved by: Tom Campenni

Seconded by: Pete Walson

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS: None.

COMMUNITY REDEVELOPMENT BOARD

1. Community Redevelopment Agency Annual Report 2020

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator  4:04 PM

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

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked for clarification on the timeline for Seminole Street. He asked about the sale of Azul.

Staff clarified the timeline for Seminole Street and discussed the sale of Azul.

Discussion about the status and projections about Guy Davis Park occurred.

Pete Walson asked for the timeframe of moving City Hall to the Wells Fargo building.

David Dyess explained the current situation with the building and neighboring parcels.

MOTION

Action: Approve.

Moved by: Frank Wacha

Seconded by: Pete Walson

Motion passed unanimously.

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT:

MOTION

Action: Adjourn.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

UPCOMING MEETINGS and EVENTS: None.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date: 3/2/2021

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE NEW APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2021.

Summary Explanation/Background Information on Agenda Request:

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses in the Stuart Community Redevelopment Area.

The grant program provides a reimbursement grant up to \$10,000 of public funds per property to match private funds to pay for façade improvements visible from the public right-of-way. The grant is available to commercial businesses which may qualify for a reimbursement of 50% of the applicant's total project costs up to \$10,000.

The Community Redevelopment Area Plan allows for such programs to promote redevelopment and private investment in the CRA.

Staff promoted the program through social media, website, postcard marketing, City Hall Kiosk and during meetings with property owners and developers. The CRA received 4 applications for FY 2021 funding cycle. However, one application did not qualify and will be discussed as part of the D&D item.

Funding Source:

Allocated FY 2021 CRA Budget - \$50,000

Recommended Action:

Approve staff recommendation for the FY 2021 BIRP grant disbursement.

ATTACHMENTS:

Description	Upload Date	Type
❑ BIRP Presentation	2/17/2021	Presentation
❑ Nobile Shoes Application	2/17/2021	Backup Material
❑ Therapeutic Massage Application	2/17/2021	Backup Material
❑ Professional Condo Building Plaza	2/17/2021	Backup Material

CITY OF STUART CRB MEETING

March 2, 2021

CRA Business Improvement Grant Program



The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.

GOAL OF PROGRAM



- This program is consistent with the CRA Plan
- CRA's throughout the state administer these types of programs
- Provides opportunity to increase property values = increase in TIF

CRA PLAN



- Reimbursement of 50% of the project costs not to exceed \$10,000
- Must meet listed eligible improvements
- ANY business owner in the Stuart Community Redevelopment area is eligible (excluding non-profits)
- Criteria is provided for guidance with award

DESCRIPTION OF PROGRAM



Review Criteria	Maximum Points
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15
Facade project is part of a larger project that improves other exterior or interior parts of the building	10
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10
Will serve as a catalyst for redevelopment	10
First time applicant	10
Total maximum number of points	100

BIRP Criteria



Scoring Tier

10-30 point = up to \$3,000

31-50 points = up to \$6,000

51-100 points = up to \$10,000

BIRP Scoring Tier



Nobile Shoes/Berry & Co Jewelers

- Located at: 888 S Colorado Ave.
- Improvements:
 - Add new awnings and resurface driveway and parking lot.



Lowest Cost Estimate: \$6,980

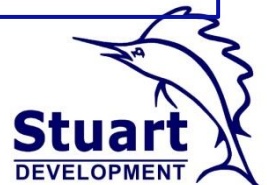
Award: up to \$3,490

Benefits to CRA:

- Awnings will provide a shaded pedestrian environment by covering sidewalk and improve experience of walking along Colorado Ave.
- Improve the architectural aesthetic of the building.
- Gateway to “The Creek” Arts & Entertainment District and Historic Downtown.
- Resurfacing will improve the aesthetic appeal of the property and enhance safety of pedestrians and vehicles assessing the driveway/parking lot.



Nobile Shoes/Berry & Co. Jewelers



Review Criteria	Maximum Points	Points Awarded
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	15
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	10
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	0
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	10
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
Will serve as a catalyst for redevelopment	10	10
First time applicant	10	10
Total maximum number of points	100	75

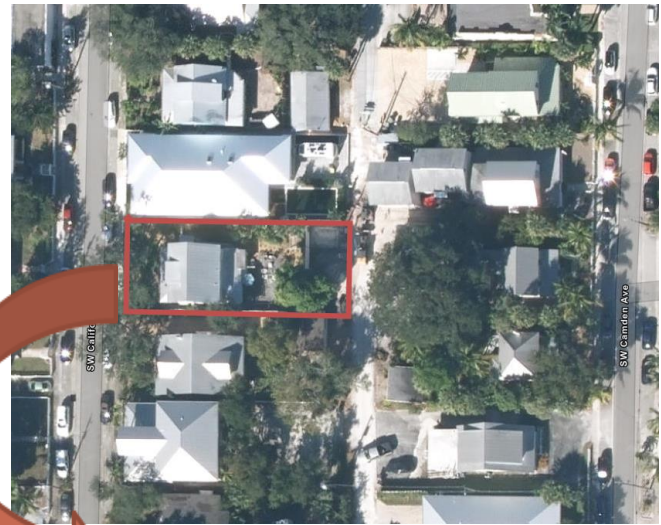


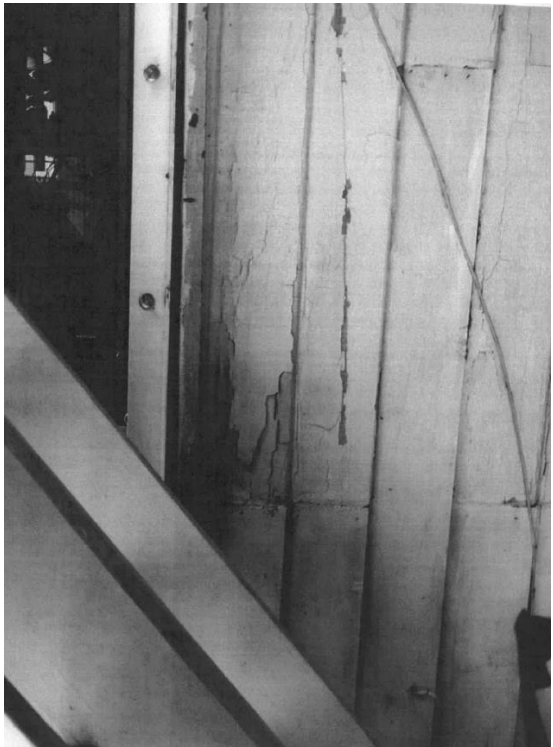
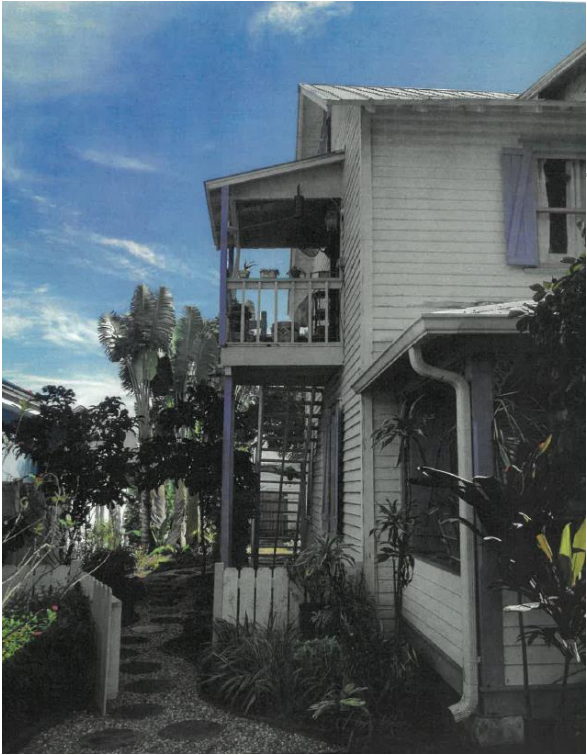
Nobile Shoes/Berry & Co. Jewelers



Therapeutic Massage, Inc.

- Located at: 413 SW California Avenue
- Improvements:
 - New stairs, replace siding and new front porch floor





Lowest Cost Estimate: \$14,400

Award: up to \$7,200

Benefits to CRA:

- Improve the exterior appearance of the structure.
- Located in the historic Potsdam neighborhood.
- Preserve historic property. Listed on the City's "1991 survey of historic properties". Florida Wood-Frame Vernacular architecture built in 1912.
- This property is part of the historic tour and highly visible during fixed tram route.



Therapeutic Massage, Inc.



Review Criteria	Maximum Points	Points Awarded
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	10
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	10
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	5
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	0
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	0
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	10
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
Will serve as a catalyst for redevelopment	10	10
First time applicant	10	10
Total maximum number of points	100	65

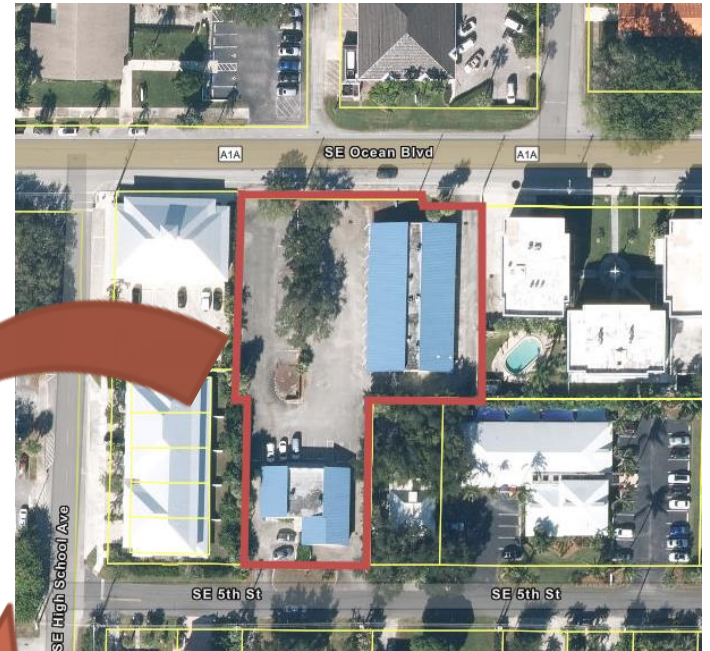


Therapeutic Massage, Inc.



Professional Condo Building Plaza

- Located at: 618 SE Ocean Blvd.
- Improvements:
 - Parking Lot and Drainage Improvements



Pooling water makes it hard for drivers and pedestrians to use the parking lot



Lowest Cost Estimate: \$33,150

Award: up to \$10,000

Benefits to the CRA:

- Improve drainage and provide an aesthetic treatment to the property.
- Improve safety for drivers and pedestrians.
- Improved parking lot benefits commercial leasing and property value.
- Businesses benefit from accessible parking lot.



Professional Condo Building Plaza



Review Criteria	Maximum Points	Points Awarded
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	10
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	15
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	10
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	0
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
Will serve as a catalyst for redevelopment	10	0
First time applicant	10	10
Total maximum number of points	100	65



Professional Condo Building Plaza



Applicants	Address	Improvements	Score	Grant
Nobile Shoes	888 S Colorado Ave	New awnings/ resurface driveway & parking lot	75	\$3,490
Therapeutic Massage	413 SW California Ave	New stairs and replace siding	65	\$7,200
Professional Condo Building Plaza	618 SE Ocean Blvd	Parking lot and drainage improvements	65	\$10,000

RECOMMENDATION



- Staff is requesting approval to accept staff recommendation for the grant disbursement to the applicants.
- CRA Meeting on March 22, 2021.
- Request to continue the program and start next grant cycle beginning April 1, 2021 for 60 days (Approx. \$30,000 remaining balance).

RECOMMENDATION





**STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION**

APPLICANT INFORMATION

Owner Name: <u>Angela Nobile</u>		
Owner Address: <u>888 S. Colorado Ave</u> <u>STUART 34994</u>		
Phone: <u>772 220 0845</u>	Email: <u>LINA1105@BellSouth.net</u>	Tax ID# <u>05-0314164</u>
Authorized Agent/Contractor: <u>Daniel Nobile</u> <u>65-0314164</u>		
Agent Address: <u>888 Colorado Ave</u> <u>STUART 34994</u>		

PROPERTY INFORMATION

Name of Business: <u>Nobile Shoes / Beryl & Co. Jewellers</u>	
Type of Business: <u>Shoe Retail, Repair, Medical Services / Jewellers</u>	
Years in Operation: <u>Nobile - 34 yrs</u> <u>Beryl - 10</u>	
Number of Employees: <u>7</u> <u>5</u>	
Description of Improvements: <u>Parking lot Resurface</u> <u>Awnings</u>	
Address of Proposed Project: <u>888 S. Colorado Ave</u> <u>STUART 34994</u>	
Describe how this project benefits the Community Redevelopment Area: <u>Improves Functionality & Beautifies Property which is the gateway to Downtown</u> <u>This is one of the most visible properties in Stuart.</u>	
Total Project Cost \$	

Angela Nobile
Signature of Applicant/Property Owner

1-7-2021
Date

[Signature]
Signature of Lessee/Tenant (if applicable)

1-7-2021
Date

- Submit a completed application package to City Hall, Development Department office, which includes:
- Completed application
 - Complete budget spreadsheet (attached to application)
 - Proof of ownership of the property

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- New vendor application and W-9 Form (this is required for reimbursement)
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, January 8th, 2020 by 5 PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



STUART COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT GRANT PROGRAM

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

Note: All property improvement grant applicants need to complete the "Project Cost Estimate" portion of this form and submit documented cost estimates as a part of the application packet. To receive the grant reimbursement, the "Reimbursement Summary" portion of this form must be completed and submitted with copies of paid invoices indicating completion of improvements. All improvements must be completed, inspected, and have received final approval from the County prior to reimbursement.

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	C & C	C & C Canvas + awning	\$2980.00			\$
2	Parking lot	Driveway/ maintenance	\$9016.00			\$
3	Parking lot	True Lines	\$4000.00			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$15996.00	Total Actual Cost		\$



City of Stuart

Financial Services Department

121 SW Flagler Avenue
Stuart, Florida 34994-2172

Tel: 772-288-5314 Fax: 772-600-1230

REQUEST FOR TAXPAYER IDENTIFICATION NUMBER SUBMIT WITH IRS FORM W-9

Dear Vendor:

Federal Income Tax Law requires a Form 1099 with a valid taxpayer identification number to be filed for payments made in the course of conducting a trade or business. Further, these payments may be subject to Backup Federal Income Tax Withholding for all payees who have not submitted a correct Federal Tax Identification Number at the time of payment.

Please read this form and complete the information thereon before signing and returning with a copy of your IRS W9 Form. If you are a corporation, we will not issue you a Form 1099 (Reference: 1.6401-3(c)). However, kindly return this form to document your corporate status.

In order to avoid the possibility of future payments being held subject to Backup Withholding at a rate of 31%, please complete the form printed below and return this letter to the above address or E-mail request to: CityAccountsPayable@ci.stuart.fl.us

VENDOR NAME A & D Shoes
DBA: Nobile Shoes
CORPORATE ADDRESS: 888 Colorado Ave
CITY: Stuart STATE: FL ZIP: 34994
TELEPHONE: (772) 220-0845 FAX: 888,499-8613 ALTERNATE PHONE: ()
COMPANY CONTACT NAME: Dan Nobile EMAIL ADDRESS: dannobile@aol.com

TYPE OF CERTIFICATION

- | | | |
|----------------------------------|---------------------------------|--|
| 1. ☐ MBE | 3. ☐ SBA | 5. ☐ DVBE |
| 2. ☐ MWBE | 4. ☐ SDB | 6. ☐ Other: _____ |

"THE ABOVE INFORMATION WILL BE USED FOR PURCHASE ORDERS"

REMIT TO ADDRESS: 888 Colorado Ave
CITY: Stuart STATE: FL ZIP: 34994
TELEPHONE: (772) 220-0845 FAX: 888,499-8613 ALTERNATE PHONE: ()
COMPANY CONTACT NAME: Dan Nobile EMAIL ADDRESS: _____

TYPE OF ORGANIZATION

- | | | |
|--|---|---|
| 1. ☒ Corporation | 3. ☐ Sole Proprietor | 5. ☐ Government Agency |
| 2. ☐ Partnership | 4. ☐ Individual | 6. ☐ Other: _____ |

1099 REPORTING STATUS (Check One): ☐ Yes ☐ No

TAXPAYER IDENTIFICATION NUMBER:

Employer Identification Number: 65-0314164

Print name of Taxpayer if using SS#: _____

Under penalties of perjury, I certify that this statement is accurate and complete.

Signature: [Signature] Title: Owner

Date: 1-7-2021 Phone: (772) 220-0845

Form W-9
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. A & D Shoes	
2 Business name/disregarded entity name, if different from above Nobile Shoes	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions. 888 Colorado Ave	Requester's name and address (optional)
6 City, state, and ZIP code Stuart, FL 34994	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
65	0314164

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 1-7-2021
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

C & C CANVAS & AWNING CO.

3181 SE Slater St.
Stuart FL 34997
(772) 221-8847, Fax 221-1515

Date: 12-1-20

Proposal

Name: Noble Shoes (Attn. Dan)
Address: 888 S Colorado
City & State: Stuart, FL.
Phone : 220-0845 dannobile@nobileshoes.com

Materials Furnished

Fabric: 16 oz. Trilamanated Vinyl (RF Welded Seams)

Framework: 1" and 3/4" Sch. 40 aluminum pipe (All welded construction).

Hardware:

Comments

Price includes frame, fabric and installation.

Price includes Graphics "NOBILE SHOES"

Price

All work to be completed in a substantial and workmanlike manner for the sum of

(2) 8' x 24" x 36" Leanto Style Window Awnings	\$ 940.00 each
Permits and stamps	\$ 550.00

Terms

40 % Upon acceptance of contract.

60 % Upon completion of contract.

5% Storage fee per month on any job installed beyond the scheduled installation date.

Respectfully Submitted

**Clayton Travers
President**

Acceptance of proposal

Agreement to pay the amount mentioned in said proposal according to the terms thereof.

January 5, 2021

True Line, Inc.
Proposal and Contract

True Line, Inc., a Florida S-Corporation company (TL, Inc.) agrees to perform the following services at the location listed below upon **Nobile Shoes** ("customer") and execution of this contract. Job Information: **888 Colorado Ave, Stuart**

Asphalt Repair**Qty**

Sawcut Area, Remove Dirt & Asphalt	207	SF
Install Coquina Base Rock & Compact	207	SF
Install New Asphalt 9 x 23	207	SF

Asphalt Sealcoating:

Sealing is a two-coat spray method using Star Seal Asphalt Sealer. See Specs below.

All sealed surfaces will be cleaned of debris using a power broom & blower.

Oil spot areas will be treated before application of sealer. All parking blocks will be removed prior to sealing and reset after striping.

Painted Markings: On Asphalt**Color****Qty**

Handicap Stall with Access Aisle	Blue	1	EA
17' Single Parking Stripes	6" White	7	EA
20' Single Parking Stripes	6" White	8	EA

Painted Markings: On Concrete**Color****Qty**

Stop Bar	24" White	15	LF
Handicap Stall with Access Aisle	Blue	1	EA
Handicap Stall without Access Aisle	Blue	1	EA
19' Single Parking Stripes	6" White	5	EA
10' Single Parking Stripes	6" White	1	EA

Signs**Post****Qty**

Handicap Sign with Rider	Green U Channel	3	EA
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Grand Total: \$4,000.00

(Options are not included in grand total. Please indicate on last page if chosen)

January 5, 2021

Option.#1:\$225.00**Qty**

Furnish and Install Single Faced Car stops on asphalt	9	EA
---	---	----

Option #2:\$180.00**Qty**

Furnish and Install Single Faced Car stops on concrete	6	EA
--	---	----

Option #3: \$400.00**Qty**

Grind raised concrete spots 2' x 2'	8	EA
-------------------------------------	---	----

Option #4: \$350.00

We will pull permit

NOTES & CONDITIONS:

- Job to be completed in 2 phases.
- True Lines will not be held responsible for fines, fees or liabilities resulting from customer not choosing the permit option.
- Proposal does not include the following: Nights and weekends, Permits and Fees, Removal of Markings, or Thermoplastic Markings.
- All irrigation must be off 12 hours prior to True Line's schedule date(s) & remain off for the duration of the work.
- All areas must be cleared of stored material, vehicles etc. prior to True Lines arrival. A fee of \$800 will be applied to invoice for noncompliance.
- A fee of \$500 will be applied to invoice for cancellation of work within 24 hours of agreed schedule date.
- The quoted prices are firm for 60 days.
- True Lines will not be held responsible for damages to roads, driveways, curbs or persons created by trespassing in designated areas or by acts of weather.
- Landscape preparation to be completed prior to our arrival (by others) including, but not limited to: mowing, edging, shrub trimming etc.
- True Lines shall not be responsible for any water ponding in new pavement as a result of existing slope that is less than 1% positive fall or as a result of matching existing tie in elevations.
- True Lines shall not be responsible for any spider cracking of the new asphalt due to deficiencies in existing asphalt.
- Star Seal Asphalt Sealer: Product Specification exceeds requirements for FAA, US Airforce & meets Federal specs for ASTM D 5727 & 490. All Sealing is a spray application & is applied at 75 PSI.
- Owner, Property Manager, Contractor etc. is solely responsible for all communication to residents, tenants, maintenance workers, etc.
- All areas blocked off shall remain free & clear of all traffic until barricades & cones are removed.
- This is a unit quotation, only those items listed are included. Any additional work performed will be a change order & charged accordingly.
- Martin County License # MCASC4174 & Occupational License # 2004-275-0224

Warranty: TL, Inc. warrants the quality and performance of its services for a period of six months after the date of completion. Customer agrees that TL, Inc.'s obligation and liability under its warranty is expressly limited to the replacement of defective or non-conforming good or services at no cost to the consumer.

Customer agrees that TL, Inc. does not extend any warranties, expressed, implied, including any implied warranty of merchantability or fitness for a particular purpose, in connection with its services other than those expressly set forth herein. Customer further agrees that TL, Inc. does not warrant the quality and performance of its services to the extent any damage thereto is caused by heavy equipment or other sub-contractors.

Binding Nature of Contract: By executing this Contract, Customer hereby binds him, her, or itself, his co-owners, heirs, partners, affiliates, subsidiaries, agents, officers, successors, assigners, & legal representatives to the terms, recitals, covenants, agreements, & obligations contained here within. Both parties (contractor & customer) agree by binding this contract, that True Lines, Inc. is not responsible for injuries as a result of asphalt sealer, paint or any other products used for this project.

Collection and Interest: Customer agrees to reimburse True Lines, Inc. (TL, Inc) for all reasonable costs incurred in enforcing the terms of this contract, regardless of whether suit is instituted, including, but not limited to, reasonable attorney fees, cost of suit, cost of depositions and discovery, cost for investigation, and expert witness fees. Customer further agrees TL, Inc. shall be entitled to collect interest at the rate of 2.5% per month on all amounts due and owing to it from the date of billing for the same in the event any such amounts owed and owing are not paid within 30 days of TL, Inc.'s invoice.

Cooperation in Scheduling: Customer agrees to cooperate with TL, Inc. in the scheduling and performance of TL, Inc.'s services to avoid delays. Customer agrees to adhere to and follow TL, Inc.'s reasonable directions and requests regarding scheduling. Customer further acknowledges that events outside of TL, Inc.'s control, including, but not limited to, strikes, material supplier delays, weather, labor disputes, & government actions, will extend the time for TL, Inc.'s performance under this contract.

NO Waiver: Any failure by TL, Inc. to insist upon customers' strict performance of terms, covenants, & agreements of this contract shall not be construed as a waiver of TL, Inc.'s right to declare a breach under this contract for any such breach or such breach or later breaches. TL, Inc.'s failure to enforce any term, condition, or agreement contained in this contract shall not be construed as a waiver of any rights it may have hereunder.

Bankruptcy and Receivership: In the event: (1) Customer files a voluntary petition in bankruptcy; (2) Customer has a involuntary petition in bankruptcy filed against it; or (3) Customer has a receiver appointed to conduct its operations or perform this contract, TL, Inc. in its sole discretion may terminate this contract or insist on such additional terms to provide it with reasonable assurance that customer will still be able to timely perform the terms of this contract.

Miscellaneous: This contract is entered into and shall be performed by True Lines, Inc. in Martin, St. Lucie, Palm Beach or Indian River County, Florida. The customer acknowledges that he, she, or it has authority to execute this contract. Customer acknowledges that this contract represents the parties' entire agreement and that it has not relied on any representations, promises, or assurances by TL, Inc. other than those set forth herein. This contract may be executed in multiple counterparts but is not effective until True Lines receipt of customer's signature on this contract and customer's deposit.



Date: Tuesday, February 11, 2020

Proposal # M20-4114

Submitted To:

Mr. Dan Nobile
Nobile Shoes
888 South Colorado Avenue
Stuart, FL 34994

Contact Information:

Phone: (772) 403-9835
Mobile:
dannobile@aol.com

Site Description: # S126596

Nobile Shoes
888 South Colorado Avenue
Stuart, FL 34994

Site Contact:

Site Phone:

Prepared By:

Butch Kearney

Contact Information:

Mobile: 772-919-2865
Office: (305) 836-8678
E-mail: bkearney@driveway.net

Project Manager:

Mobile:
Email:

Qty	Proposed Service(s) & Description(s)	Depth	
360 SF	New Asphalt Pavement Construction in two locations	1"	\$6,659.00

1. Excavate native material and compact sub grade in preparation for new construction.
2. Install 6" crushed base course material. Roll and compact with a 3-5 ton roller.
3. Tack new crushed base course material, as needed, using SS-1h primer coat.
4. Install 1.5" average Type S-III hot mix asphalt.
5. Roll and compact with a 3-5 ton roller.
6. Remove and haul away any related debris from site.

****NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND TIRE MARKS UNTIL IT HAS FULLY CURED.**

****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES IN AREAS OF CONSTRUCTION**

PAYMENT TERMS 0 Down Down, Balance Net 30

Project Total **\$6,659.00**

SERVICE TERMS Landscape restoration not included in scope of work unless specifically noted. DMI is not responsible for damage to irrigation systems when not properly marked by client. Customer will be notified when work is to be performed. It is the customer's responsibility to make sure the irrigation systems are shut off as to not cause damage to the work performed. DMI will not be responsible for damage to underground utilities in areas of construction as applicable

This proposal may be withdrawn at our option if not accepted within 7 days of Feb 11, 2020

Certified Pavement Professional Butch Kearney

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 1030 West 15th St. Riviera Beach, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 1901 N 57th St., Tampa, FL 33619



TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

Terms: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and interest for any unpaid balances. Interest will accrue at a rate of .66% per month from the date of completion. Terms of guarantee are contingent upon receipt of final payment.

PRICE is based on specifications and estimates as shown on the "Proposal & Agreement". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallonages will correspondingly change the completed price. One mobilization charge is included in price, unless stated on the "Proposal & Agreement". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement".

UNLESS EXPRESSLY NOTED WITHIN THE AGREEMENT, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

ADDITIONAL CHARGES may become necessary if extra materials or extra labor would become necessary to perform or complete this job, if subgrade is not up to acceptable specifications or if extra services and/or materials are requested in writing by the owner or general contractor of their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges would be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

Conditions: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry fire, tornado and any other necessary insurance. We do not guarantee against pavement cracking from weather cycles and water ponding or retention due to pre-existing grade conditions. We cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas water will not drain unless there is more than 1-1/2" of fall per 10 feet. "DMI" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction procedures. Proposal excludes the following unless otherwise stated in the proposal: Permits, Excavation, Staking, Material Testing, Sod Restoration & Landscaping, Manhole/Catch Basin/Gate Valve Adjustments or Repairs, Vegetation Removal, SAC/WAC Charges, Dewatering. You authorize DMI to perform a credit investigation and /or obtain credit reports from credit reporting agencies.

Notice Of Lien: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____



Date: Tuesday, February 11, 2020

Proposal # M20-4433

Submitted To:
Mr. Dan Nobile
Nobile Shoes
888 South Colorado Avenue
Stuart, FL 34994
Contact Information:
Phone: (772) 403-9835
Mobile:
dannobile@aol.com

Site Description: # S126596
Nobile Shoes
888 South Colorado Avenue
Stuart, FL 34994

Site Contact:
Site Phone:

Prepared By:
Butch Kearney
Contact Information:
Mobile: 772-919-2865
Office: (305) 836-8678
E-mail: bkearney@driveway.net
Project Manager:
Mobile:
Email:

Qty

Proposed Service(s) & Description(s)

Depth

Sealcoat – Staycoat JC7

1. Thoroughly clean the entire asphalt area with high powered blowers.
2. Pre-treat heavy oil spots with Bond Seal to assist in adhesion.
3. Apply first coat of Staycoat JC-7 sealer with 3% FSA Co-Polymer added to sealer strictly to manufacturer's specifications with 3-4 lbs of grade #2 silica sand added per gallon. Mechanically agitate sealer mix and apply at a spread rate of 1/6 of a gallon per square yard using our exclusive sand flow process.
4. Apply a second coat of Staycoat JC-7 with sand in the same quantity and proportion as the first coat.

*OPTION: TO SUBSTITUTE THE ABOVE SCOPE OF WORK WITH TWO COATS OF PREMIUM POLYTAR 7% POLYMER FORTIFIED HEAVY DUTY COAL TAR EMULSION IN LIEU OF STANDARD SEALER ADD \$170.00 TO THIS PROPOSAL TOTAL....PLEASE CIRCLE...(YES / NO)

*POLYTAR IS MANUFACTURED WITH HEAVY DUTY POLYMERS THAT INCREASE THE DURABILITY, WEAR RESISTANCE, AND ADHESION OF ASPHALT PAVEMENT SEALER. THIS MARKET LEADING SEALER AND ITS PROPRIETARY FORMULATION PROVIDES INCREASED DURABILITY AND WEAR RESISTANCE OVER CONVENTIONAL PAVEMENT SEALERS.

**SEALCOATING TO BE COMPLETED IN (1) MOBILIZATIONS.

**BARRICADES WILL BE PROVIDED TO CLOSE OFF AREAS BEING SEALCOATED. THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE TRACKING OF SEALER OR PAINT, DAMAGE TO PROPERTY, OR INJURY DUE TO PERSONS OR VEHICLES ENTERING THE BARRICADED AREA.

**SEALER MAY NOT ADHERE IN AREAS WHERE THE ASPHALT HAS POLISHED AGGREGATE AND/OR AREAS WHERE THE ASPHALT IS RAVELING.

**SEALER WILL NOT HIDE EXISTING CRACKS.

**ADDITIONAL MOBILIZATIONS WILL BE PERFORMED AT A COST OF \$1050.00 EACH

**PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 1030 West 15th St. Riviera Beach, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 1901 N 57th St., Tampa, FL 33619



Proposal # M20-4433

Parking Lot Striping - Restripe

1. Clear away loose dirt and debris
2. Restripe the existing painted surfaces as existing using DOT approved latex traffic paints to include:
LINE - RESTRIPE, HANDICAP STALL - Restripe, STOP BAR w/ CRUSHED GLASS - RESTRIPE

**Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces*

PAYMENT TERMS 0 Down Down, Balance Net 30

Project Total \$2,357.00

SERVICE TERMS Landscape restoration not included in scope of work unless specifically noted. DMI is not responsible for damage to irrigation systems when not properly marked by client. Customer will be notified when work is to be performed. It is the customer's responsibility to make sure the irrigation systems are shut off as to not cause damage to the work performed. DMI will not be responsible for damage to underground utilities in areas of construction as applicable.

This proposal may be withdrawn at our option if not accepted within 7 days of Feb 11, 2020

Certified Pavement Professional Butch Kearney

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 1030 West 15th St. Riviera Beach, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
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TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

Terms: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and interest for any unpaid balances. Interest will accrue at a rate of .66% per month from the date of completion. Terms of guarantee are contingent upon receipt of final payment.

PRICE is based on specifications and estimates as shown on the "Proposal & Agreement". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallonages will correspondingly change the completed price. One mobilization charge is included in price, unless stated on the "Proposal & Agreement". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement".

UNLESS EXPRESSLY NOTED WITHIN THE AGREEMENT, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

ADDITIONAL CHARGES may become necessary if extra materials or extra labor would become necessary to perform or complete this job, if subgrade is not up to acceptable specifications or if extra services and/or materials are requested in writing by the owner or general contractor of their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges would be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

Conditions: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry fire, tornado and any other necessary insurance. We do not guarantee against pavement cracking from weather cycles and water ponding or retention due to pre-existing grade conditions. We cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas water will not drain unless there is more than 1-1/2" of fall per 10 feet. "DMI" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction procedures. Proposal excludes the following unless otherwise stated in the proposal: Permits, Excavation, Staking, Material Testing, Sod Restoration & Landscaping, Manhole/Catch Basin/Gate Valve Adjustments or Repairs, Vegetation Removal, SAC/WAC Charges, Dewatering. You authorize DMI to perform a credit investigation and /or obtain credit reports from credit reporting agencies.

Notice Of Lien: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____



City of Stuart CRA Business Improvement Reimbursement Program Priority Area



MJett

Proposed Arts and Entertainment has been created by the City of Stuart Development Department as well as the City Council of Martin County, Aerial Imagery, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS Users Community. This map is a conceptual planning tool only.







STUART COMMUNITY REDEVELOPMENT AGENCY

BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

PROGRAM DESCRIPTION:

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses in the Stuart Community Redevelopment Area.

The grant program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. The grant shall be available for commercial businesses which may qualify for a reimbursement of 50% of the applicants total project costs up to \$10,000.

The grant cycle begins on October 1, 2020 and will end on January 8th, 2021. To be eligible for consideration applicant must submit a completed application by **5 PM on Friday, January 8th, 2021** at the City Hall, Development Department office located at 121 SW Flagler Avenue, Stuart. Funds are limited and subject to availability. Funding may be appropriated annually in the CRA budget. The continuation of the program is subject to the availability of funds in the CRA budget.

ELIGIBILITY:

- All owners of a licensed business within the Stuart Community Redevelopment Area shall be eligible for the program. Refer to attached CRA map.
- The property owner is the applicant; however the property is currently leased to a tenant, then the application and agreement must be jointly executed by both the owner and the tenant.
- Residential, non-profit and City owned/leased properties are not eligible.
- First time applicants have priority. If funds are available, past applicants may apply for property improvements.
- Properties must not have building code or code enforcement issues. City staff will verify this during its due diligence.
- Property must not have any tax liens and must be current on property taxes paid to the City of Stuart.
- Commercial Businesses must have a current Business Tax License with the City of Stuart.

ELIGIBLE IMPROVEMENTS:

The Stuart CRA Business Improvement Reimbursement Program shall provide, on a reimbursement basis, 50% matching grant for eligible exterior improvements, which are consistent with and further the implementation of the Stuart Community Redevelopment Plan and City of Stuart Land Development Code, and visible from the roadway. Funds may be used for one or more of the following types of enhancements as a part of an improvement program:

- ➤ Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- New vendor application and W-9 Form (this is required for reimbursement)
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, January 8th, 2020 by 5 PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.

5. Staff reviews applications on the following criteria and provides a recommendation to the Community Redevelopment Board:

Review Criteria	Maximum Points
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15
Facade project is part of a larger project that improves other exterior or interior parts of the building	10
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority area (map attached)	10
Will serve as a catalyst for redevelopment	10
First time applicant	10
Total Maximum Number of Points	100

6. The following scoring tier will be used to determine the grant award amount:

- Score ranging from 10-30 points, to qualify to receive up to \$3,000
- Score ranging from 31-50 points, to qualify to receive up to \$6,000
- Score ranging from 51-100 points, to qualify to receive up to \$10,000

7. Staff will present a recommendation for funding to the Community Redevelopment Board (CRB). The applicant or a representative must be present at the February 2nd, 2021 CRB meeting in order to be considered for the grant program. The meeting will be held at 4pm in the Stuart City Hall Commission Chambers located at 121 SW Flagler Avenue. The CRB will make a recommendation to the Community Redevelopment Agency (CRA) Board.
8. The Community Redevelopment Agency (CRA) Board will hear the agenda item and make the final recommendation for approval or denial of funding. City staff will provide the public hearing date and time for the CRA Board meeting. The applicant or a representative must be present at this meeting also. Staff will provide information on the meeting date and time.
9. Construction of any component of the grant application cannot begin until the board approves the project. With CRA approval, applicant will need to sign contract and will have 120 days for project completion. Any work completed prior to this approval will not be eligible for reimbursement.

Once approved, the property owner will have to sign to specify the obligation of the applicant for grant reimbursement. The contract may be recorded in the public records of Martin County, Florida. For the duration of the improvements, the applicant will post a sign to be provided by the City which indicates the project has received a Property Improvement Grant and relevant program information.

REIMBURSEMENT PROCESS:

Upon project completion, the applicant contacts the CRA Administrator at (772) 283-2532 with the project completion date. Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met:

The applicant submits a "reimbursement package" to the CRA which includes the following:

- Completed reimbursement form (provided by the CRA as part of the application);
- Copies of applicable invoices must show "paid in full" (*receipts must clearly show how the project was paid, i.e. check, cash must be made by cashier's check or credit*)
- Copies of final inspection
- Proof of payment for improvements (which must be at least as much as the amount indicated in the application); and photos of improvements.
- W-9 form

If the project is not completed, is not approved in its final inspection, or does not receive its certificate of occupancy (*if applicable*) within one year from the approval of the grant, the grant award shall expire.

If you have any questions regarding this application, please contact the CRA Administrator at (772) 283-2532.



**STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION**

APPLICANT INFORMATION

Owner Name: Michelle L. McCain
Owner Address: 413 SW California Ave Stuart Fla 34994
Phone: 772-288-3095 Email: Ksweetnell@aol.com Tax ID# 59-3457028

Authorized Agent/Contractor:

Agent Address:

PROPERTY INFORMATION

Name of Business: Therapeutic Massage, Inc.
Type of Business: Medical Massage, spa, Rolfing, Rehab
Years in Operation: 38 years in Stuart
Number of Employees: 1
Description of Improvements: ① new stairs - up to code - and away from building (causes siding rot)
② new siding
③ new front porch floor
Address of Proposed Project: 413 SW California Ave. Stuart Fla 34994
Describe how this project benefits the Community Redevelopment Area: with new homes and new renovation in my neighborhood, my building has been deteriorating. We have the courtesy car drive thru with tourists and the appearance is undesirable.
Total Project Cost \$ For new stairs approximately \$15,000.00

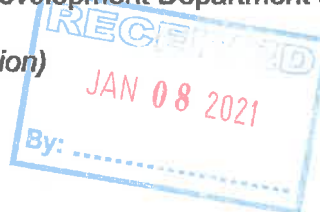
Michelle L. McCain
Signature of Applicant/Property Owner

1/2/21
Date

Signature of Lessee/Tenant (if applicable)

Date

- Submit a completed application package to City Hall, Development Department office, which includes:
- Completed application
 - Complete budget spreadsheet (attached to application)
 - Proof of ownership of the property





City of Stuart

Financial Services Department
121 SW Flagler Avenue
Stuart, Florida 34994-2172
Tel: 772-288-5314 Fax: 772-600-1230

REQUEST FOR TAXPAYER IDENTIFICATION NUMBER SUBMIT WITH IRS FORM W-9

Dear Vendor:

Federal Income Tax Law requires a Form 1099 with a valid taxpayer identification number to be filed for payments made in the course of conducting a trade or business. Further, these payments may be subject to Backup Federal Income Tax Withholding for all payees who have not submitted a correct Federal Tax Identification Number at the time of payment.

Please read this form and complete the information thereon before signing and returning with a copy of your IRS W9 Form. If you are a corporation, we will not issue you a Form 1099 (Reference: 1.6401-3(c)). However, kindly return this form to document your corporate status.

In order to avoid the possibility of future payments being held subject to Backup Withholding at a rate of 31%, please complete the form printed below and return this letter to the above address or E-mail request to: CityAccountsPayable@ci.stuart.fl.us

VENDOR NAME Therapeutic Massage, Inc

DBA: _____

CORPORATE ADDRESS: 413 SW California Ave

CITY: Stuart STATE: Florida ZIP: 34994

TELEPHONE: (772) 288-3095 FAX: () Same ALTERNATE PHONE: (772) 349-1363

COMPANY CONTACT NAME: Michelle McCrain EMAIL ADDRESS: Ksweetnell@aol.com

TYPE OF CERTIFICATION

- | | | |
|----------------------------------|---------------------------------|--|
| 1. ☐ MBE | 3. ☐ SBA | 5. ☐ DVBE |
| 2. ☐ MWBE | 4. ☐ SDB | 6. ☐ Other: _____ |

"THE ABOVE INFORMATION WILL BE USED FOR PURCHASE ORDERS"

REMIT TO ADDRESS: 413 SW California Ave

CITY: Stuart STATE: Fla ZIP: 34994

TELEPHONE: (772) 288 3095 FAX: () ALTERNATE PHONE: (772) 349 1363

COMPANY CONTACT NAME: Michelle McCrain EMAIL ADDRESS: Ksweetnell@aol.com

TYPE OF ORGANIZATION

- | | | |
|--|---|---|
| 1. ☒ Corporation | 3. ☐ Sole Proprietor | 5. ☐ Government Agency |
| 2. ☐ Partnership | 4. ☐ Individual | 6. ☐ Other: _____ |

1099 REPORTING STATUS (Check One): ☒ Yes ☐ No

TAXPAYER IDENTIFICATION NUMBER:

Employer Identification Number: 59-3457028

Print name of Taxpayer if using SS#: _____

Under penalties of perjury, I certify that this statement is accurate and complete.

Signature: Michelle L McCrain Title: President

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Therapeutic Massage, Inc.		Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	2 Business name/disregarded entity name, if different from above Therapeutic Massage, Inc.		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ _____		
	5 Address (number, street, and apt. or suite no.) See instructions. 413 SW California Ave		
6 City, state, and ZIP code STUART FLORIDA 34994		Requester's name and address (optional)	
7 List account number(s) here (optional)			

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
59-3457028	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ Michelle L. McLean	Date ▶ 1/2/21
------------------	--	--

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



STUART COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT GRANT PROGRAM



PROJECT COST ESTIMATE/REIMBURSEMENT FORM

Note: All property improvement grant applicants need to complete the "Project Cost Estimate" portion of this form and submit documented cost estimates as a part of the application packet. To receive the grant reimbursement, the "Reimbursement Summary" portion of this form must be completed and submitted with copies of paid invoices indicating completion of improvements. All improvements must be completed, inspected, and have received final approval from the County prior to reimbursement.

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	Outdoor stairs	STANES ESKES	\$14,400.00			\$
2		CATHERINE HINES at Agriculture Corp.	\$			\$
3			\$			\$
4	Mastegreice Design	TEFF BOWERS	\$15,620.00			\$
5	and Build		\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$	Total Actual Cost \$		

DATE December 21, 2020
Estimate Number 257
Customer ID

Prepared by: Estes

Comments or special instructions:

If you have any questions concerning this quotation, contact Name, Phone Number, E-mail

THANK YOU FOR YOUR BUSINESS!



Michelle McCrain
413 SW California Avenue
Stuart, FL 34994

January 8, 2021

Re: Quote for Exterior Stairs and Siding Repairs

Dear Michelle.

We are pleased to provide this quote for the construction of the new exterior stair system to the 2nd floor deck as well as the repairs to the damaged wood siding along the existing staircase area.

The quote is based on a layout and drawing you provided. We will need originals to submit for permit with the City. This quote includes the labor, materials and supplies needed to create and tie in the new staircase to the existing 2nd floor balcony deck. The existing balcony is NOT being rebuilt and not included in this price. This quote does not include any painting work of the new Pressure Treated stair system. (This lumber should remain raw for 3 to 6 months to properly dry before any primer or paint is applied).

The scope of work is as follows:

- Apply for and obtain building permit (plans provided by others)
- Form and pour nine (9) new concrete footer pads
- Set new 4 x 4 PT posts for the new stair system
- Frame new 2 x 12 PT stringers (3 per set)
- Set new 2 x 6 PT treads (2 pieces per tread with gap between)
- Tie new stair system into existing balcony deck
- Remove siding and add 2 x 6 PT ledger and 2 x 10 floor joist system for deck extension
- Install new 2 x 2 PT balusters with 2 x 4 rail and 2 x 4 PT handrail cap
- Install all galvanized anchors, bolts, buckets and straps as required

Total labor, materials, anchors, fasteners, etc. will be\$ 15,620.00

The cost to selectively replace water damaged siding at the area of the removed stairs will add an additional cost of \$ 2,700.00 (including all labor and materials).

 1/8/21

Jeff Bowers
Masterpiece Design Build

Accepted _____ Date _____

WALTER G. WOODS, CHARTERED
3388 N.E. SUGARHILL AVENUE
JENSEN BEACH, FL 34957

Parcel ID Number: 5-38-41-005-016-00130.7000

Grantee #1 TIN:

Grantee #2 TIN:

FOREGOING 1 PAGE(S) IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
DOCUMENT AS FILED IN THIS OFFICE.

CAROLYN TIMMANN, CLERK

BY: AW D.C.
DATE: 12/22/2003



Warranty Deed

This Indenture, Made this 13th day of May, 1998 A.D. Between
KAREN LAURIA HENDRY, individually and as TRUSTEE of the KAREN LAURIA HENDRY Revocable Trust dated June 26, 1995,
with full power and authority to protect, conserve and to sell, or to lease or to encumber and otherwise manage
and dispose of said real property described herein, pursuant to Section 689.071, Florida Statutes,

of the County of MARTIN, State of FLORIDA, grantor, and

MICHELLE McCRAIN, a single adult

whose address is: 413 California Avenue, Stuart, Florida 34995

of the County of MARTIN, State of FLORIDA, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of MARTIN State of Florida to wit:

Lot 13, Block 16, FRAZIER'S ADDITION TO THE TOWN OF STUART, FLORIDA,
according to the Plat thereof filed December 11, 1912, and recorded
in Plat Book 2, Page 66 of the Public Records of Palm Beach (now
Martin) County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 1997.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor, KAREN LAURIA HENDRY. The Grantor's
HOMESTEAD address is 2106 N.E. River Court, Jensen Beach, FL 34957.

DOC-DEED # 80500 MARSHA STILLER
DOC-MTS # _____ MARTIN COUNTY
DOC-ASM # _____ CLERK OF CIRCUIT COURT
INT. TAX # _____ BY AW D.C.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set
Signed, sealed and delivered in our presence:

hand and seal the day and year first above written.

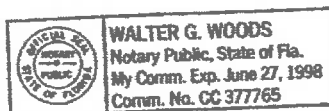
Albee W. Woods
Printed Name: ALBEE W. WOODS

Karen Lauria Hendry (Seal)
KAREN LAURIA HENDRY, individually
and as Trustee
P.O. Address: 2106 N.E. River Court, Jensen Beach, FL 34957

Albee W. Woods
Printed Name: WALTER G. WOODS
Witness

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 13th day of May, 1998 by
KAREN LAURIA HENDRY, individually and as TRUSTEE OF THE KAREN LAURIA HENDRY REVOCABLE TRUST dated June 26, 1995, with full power
and authority to protect, conserve and to sell, or to lease or to encumber and otherwise manage and dispose of said real property described herein,
pursuant to Section 689.071, Florida Statutes,
who is personally known to me or who has produced _____ as identification.



Walter G. Woods
Printed Name: WALTER G. WOODS
Notary Public
My Commission Expires: _____



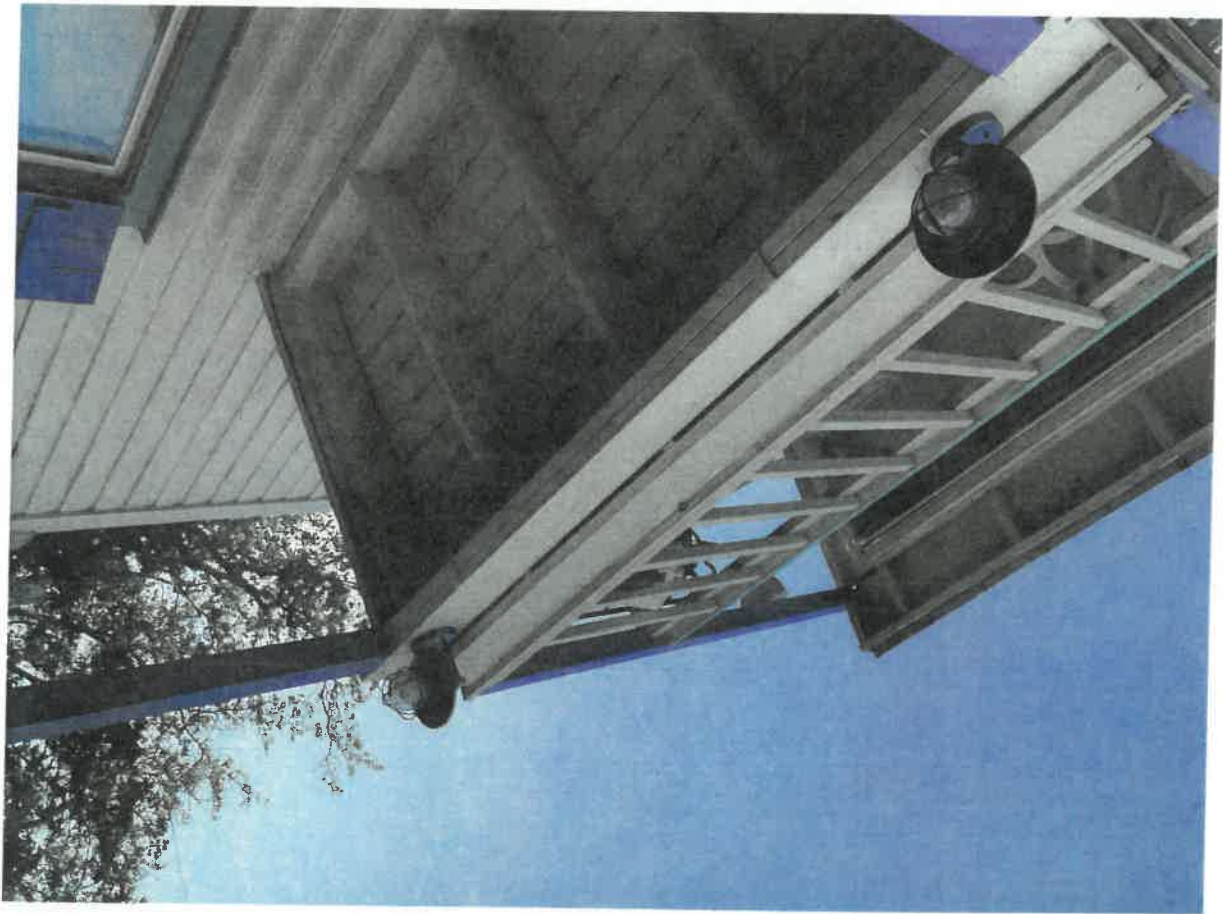
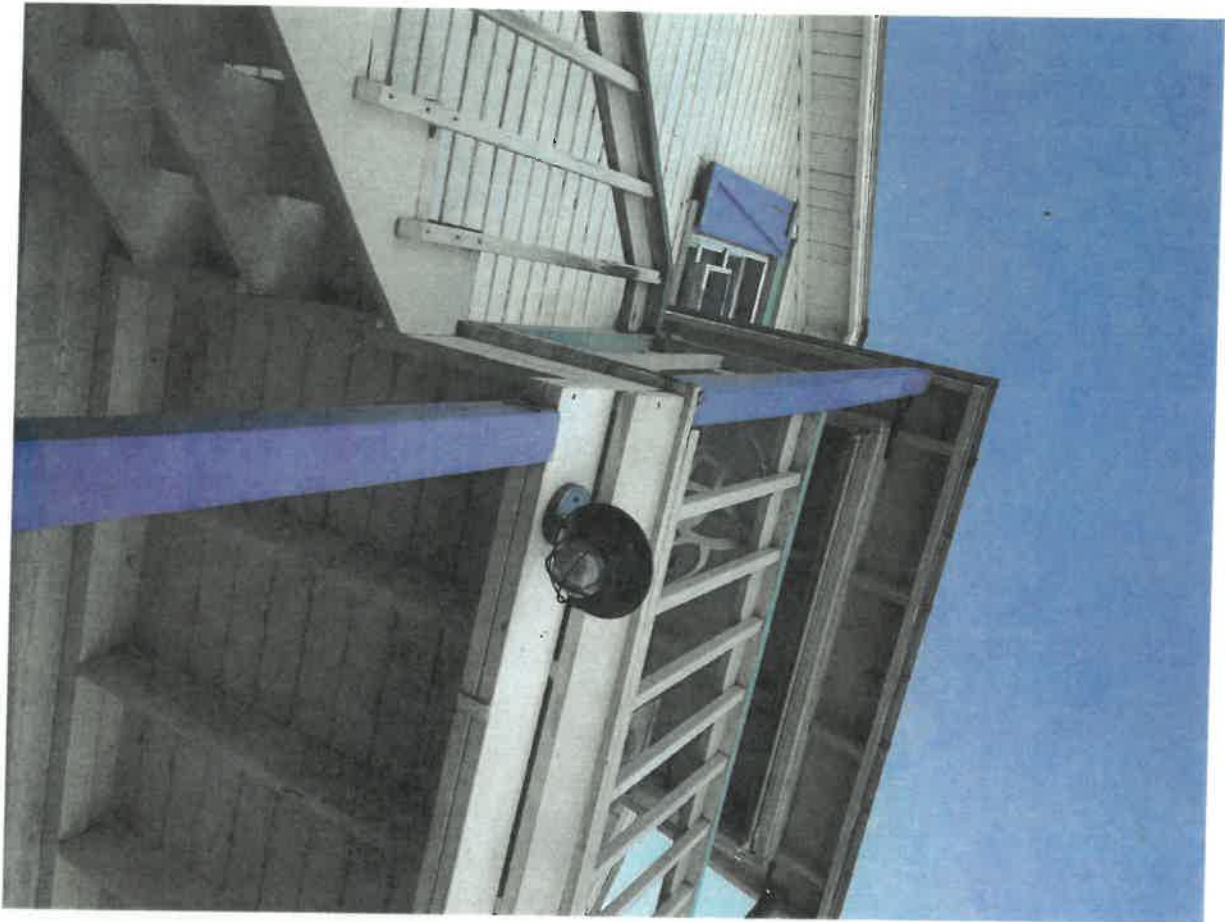


McCRAIN RESIDENCE
STAIR RENOVATION
2020-001

EXISTING STAIRS

SK-002.1

03/15/2020

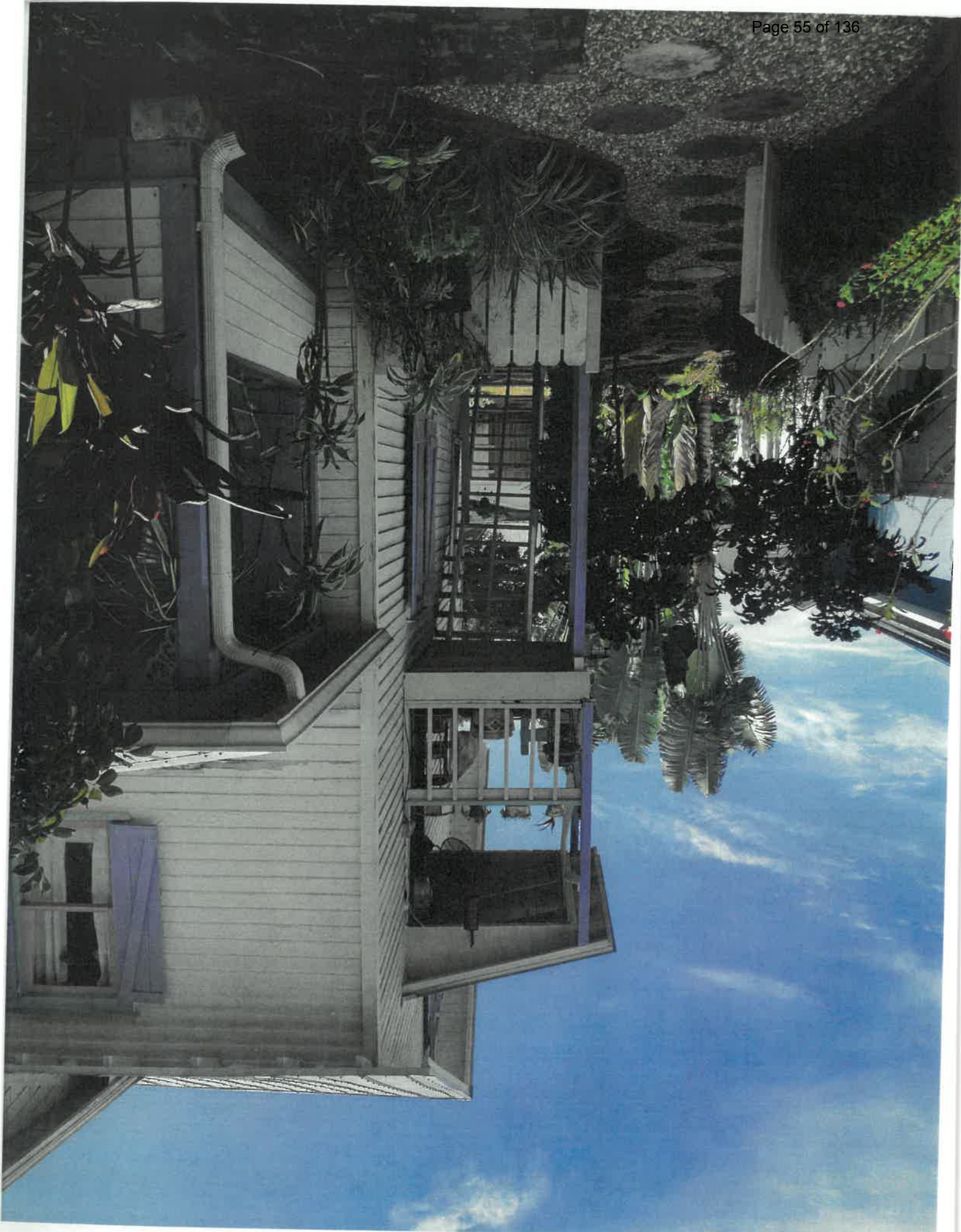


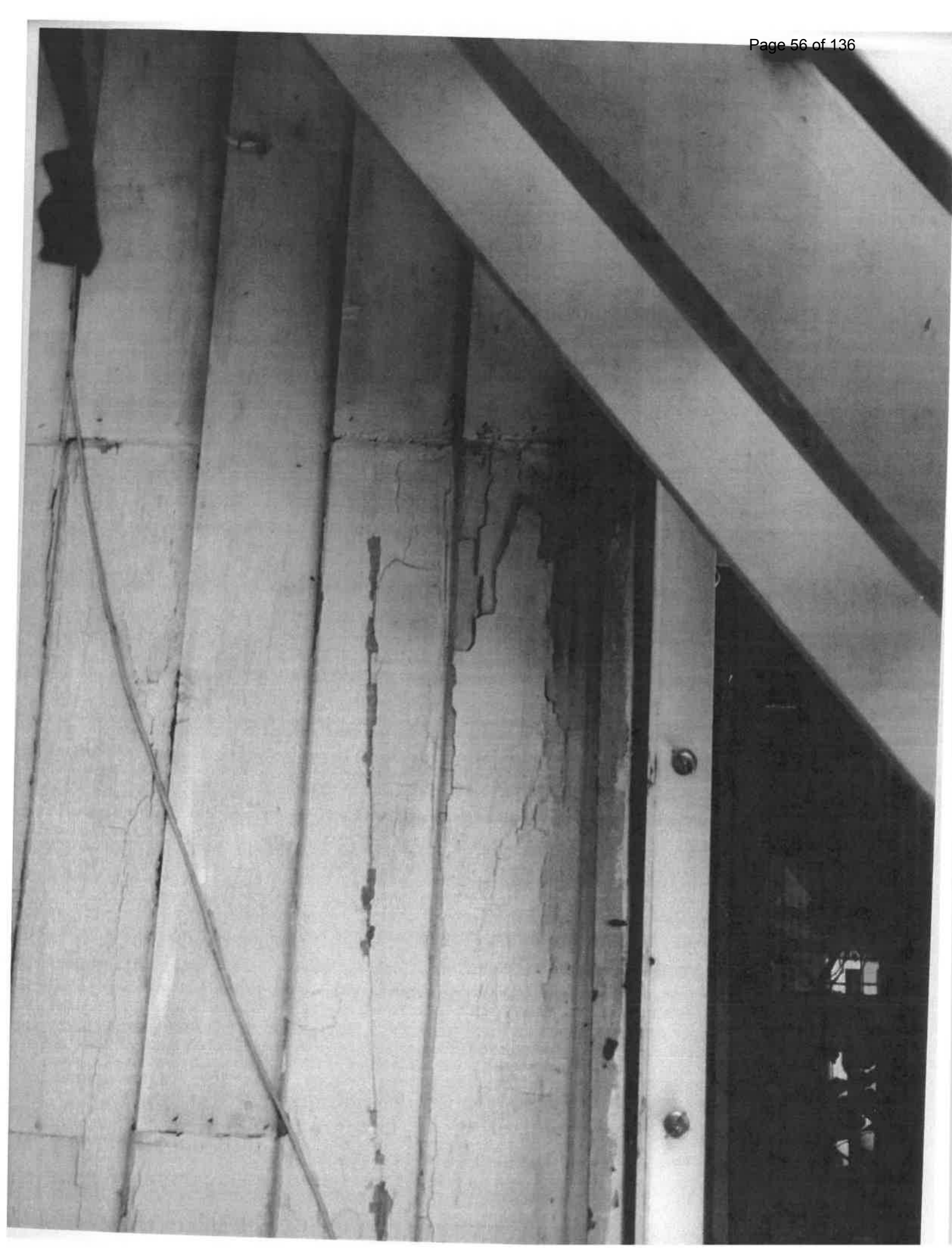
McCRAIN RESIDENCE
STAIR RENOVATION
2020-001

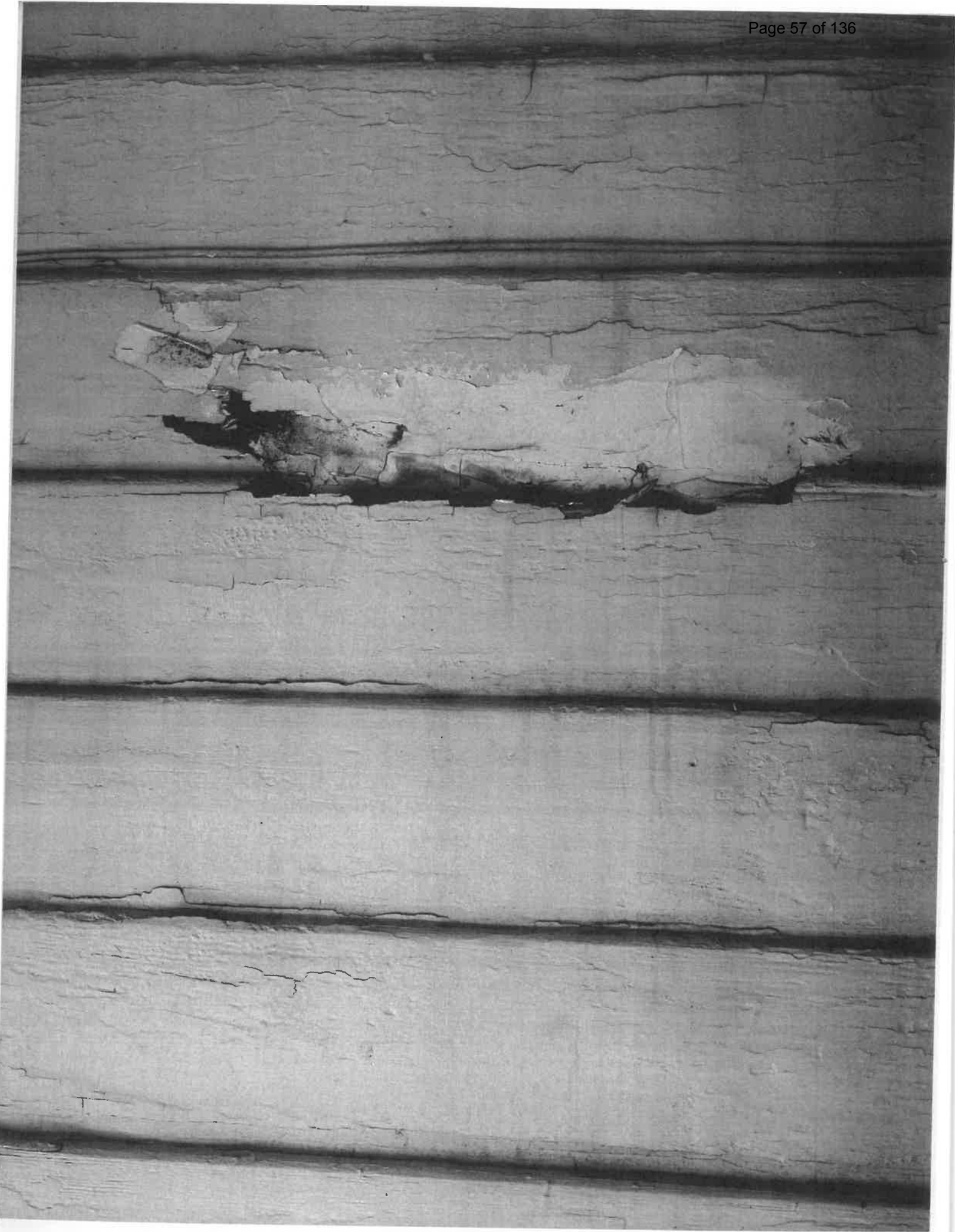
EXISTING STAIRS

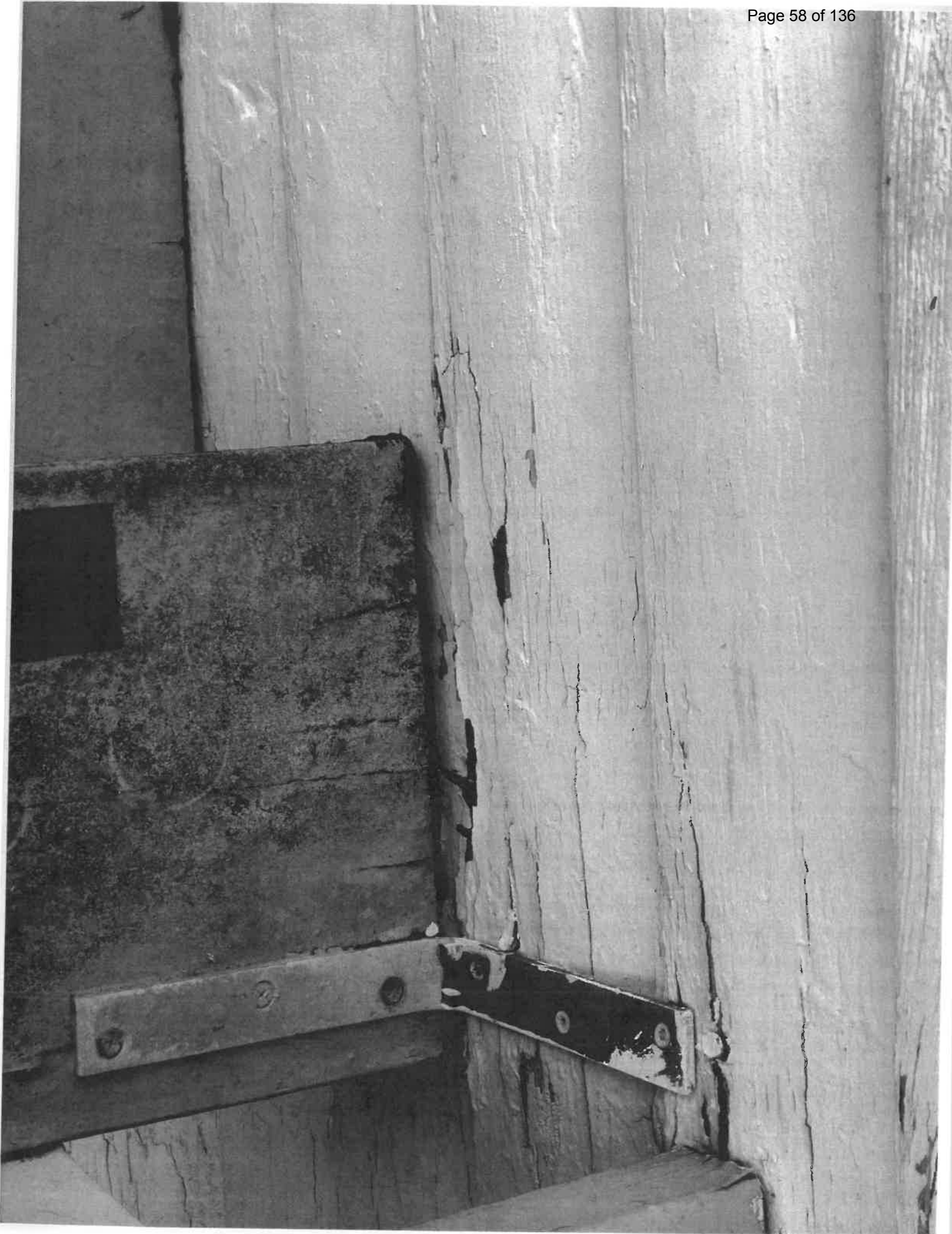
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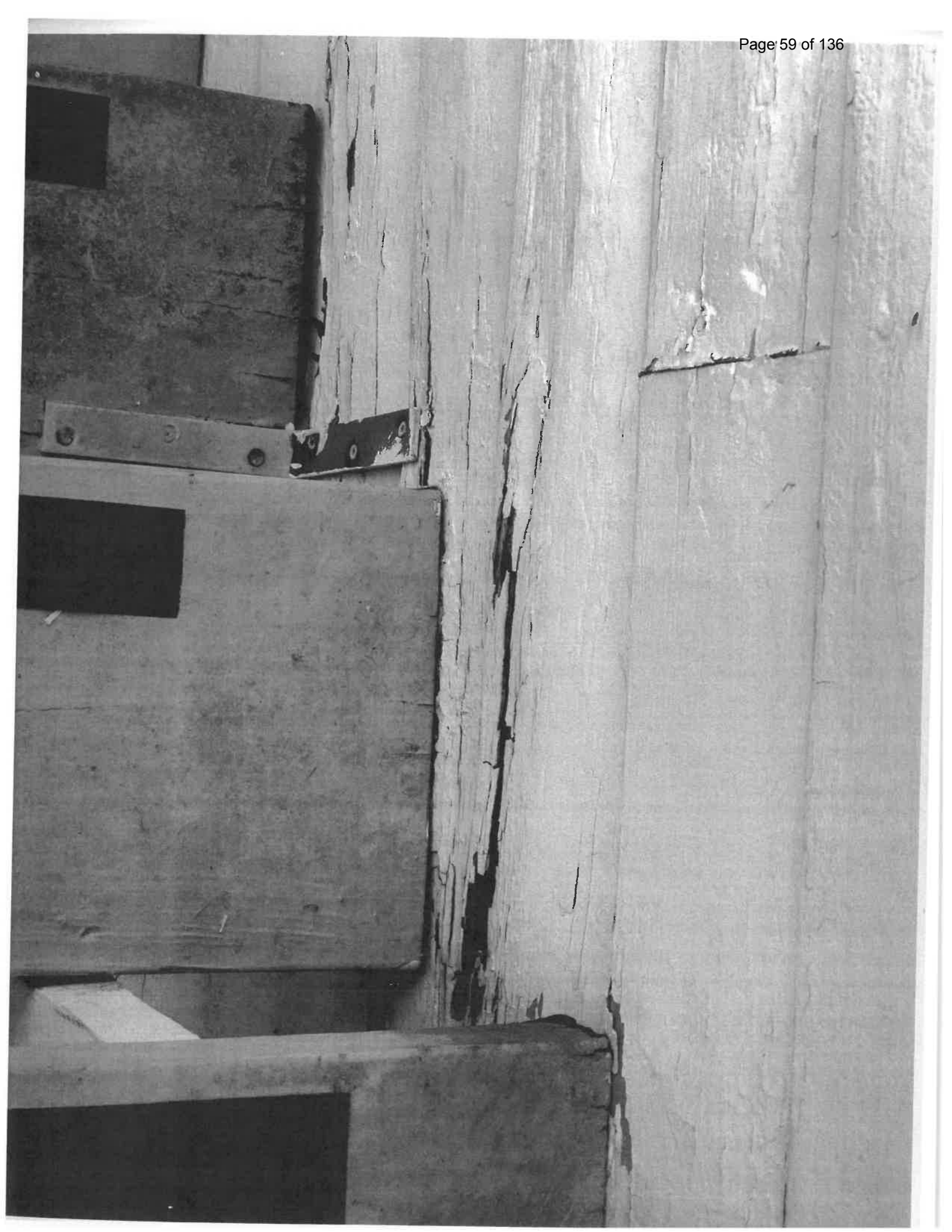
03/15/2020





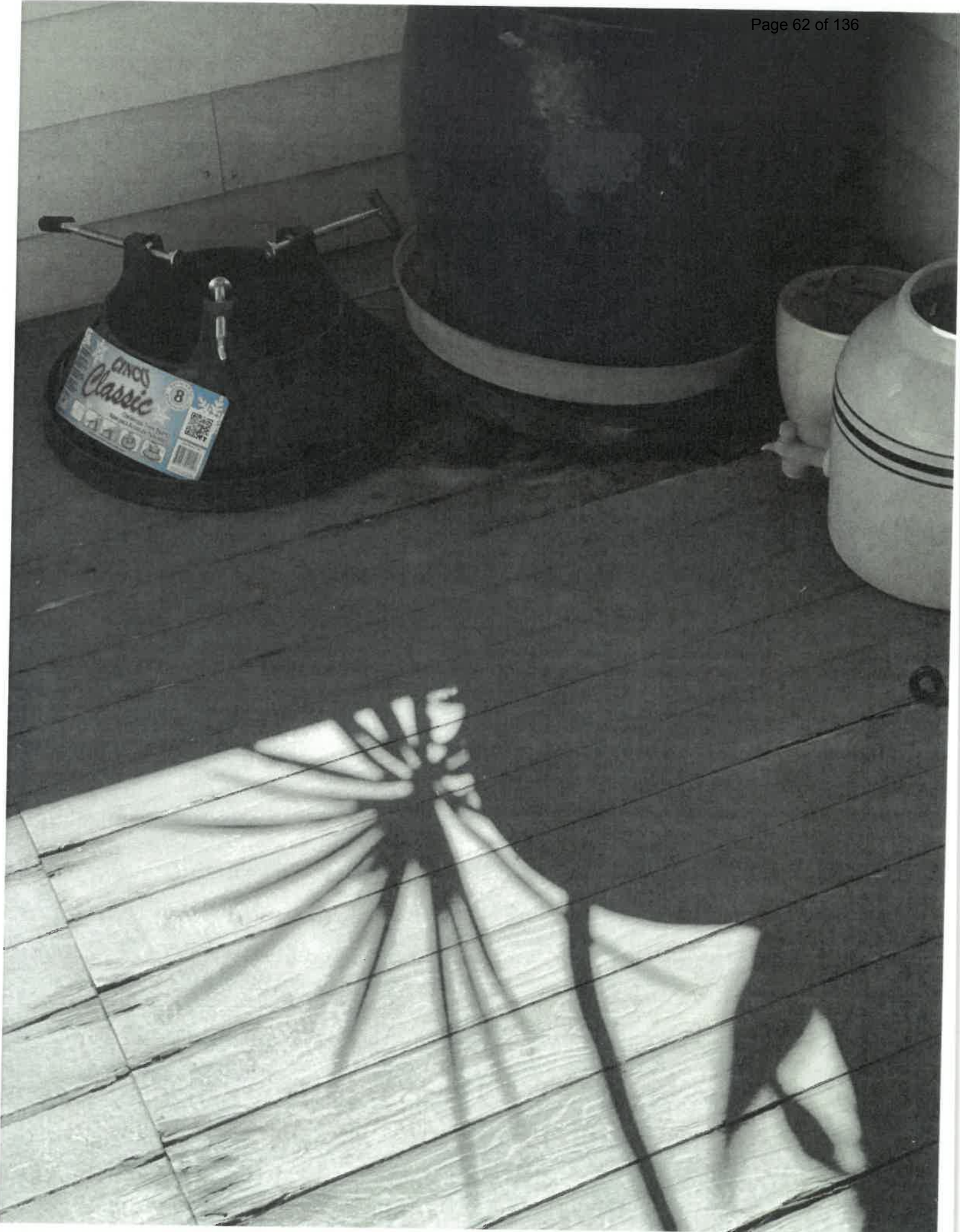






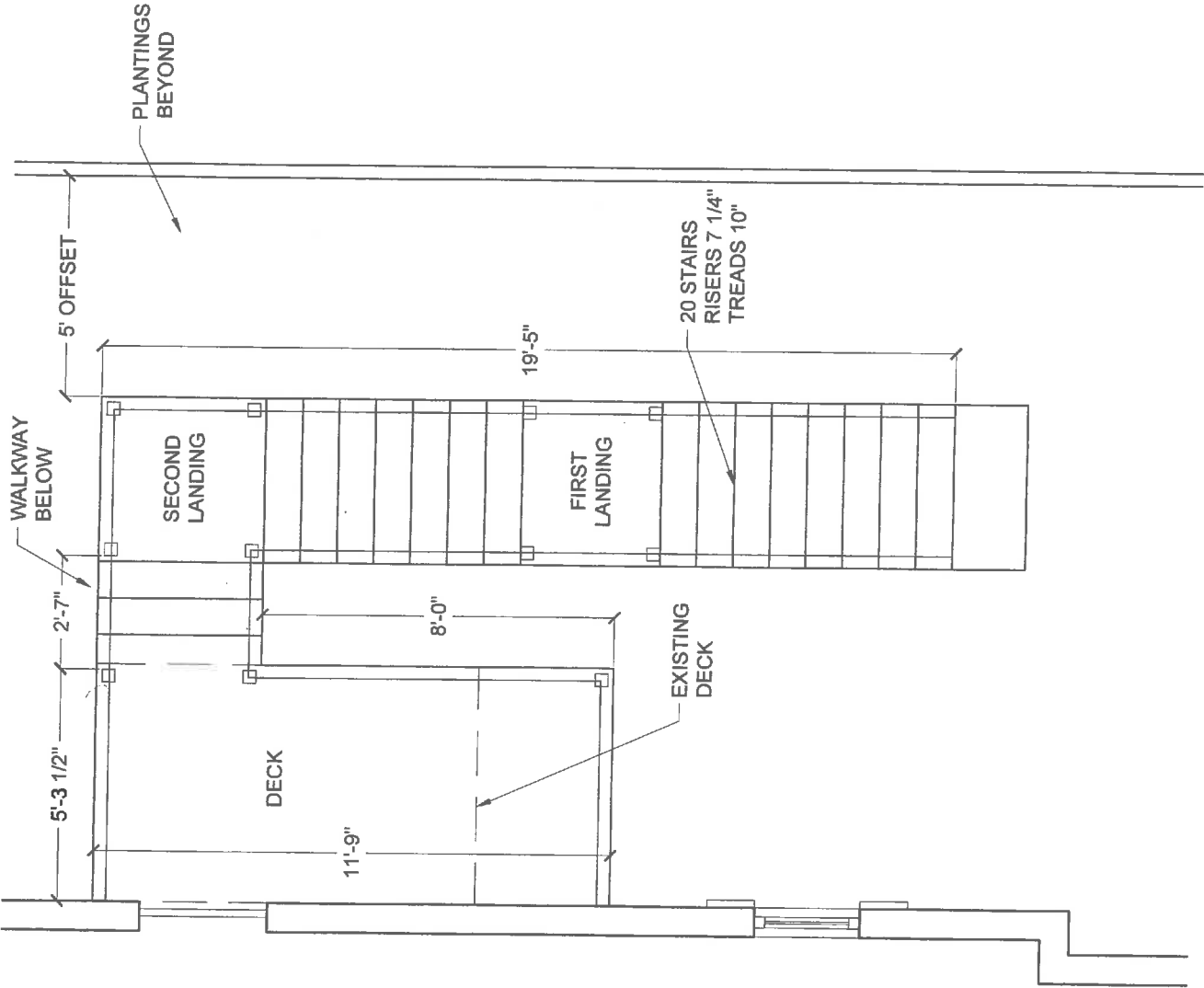






SK-002.5

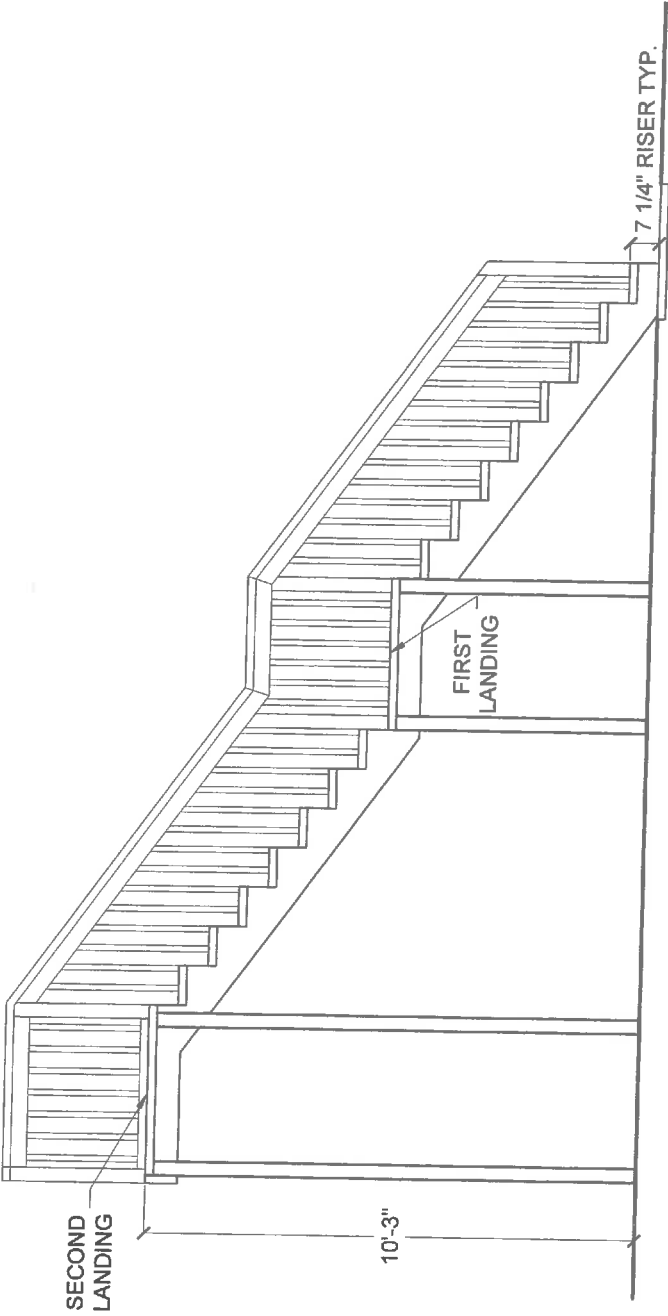
03/15/2020



OPTION 2
STAIR PLAN
1/4" = 1'-0"

McCRAIN RESIDENCE
STAIR RENOVATION

2020-001



McCRAIN RESIDENCE
STAIR RENOVATION
2020-001

OPTION 1
STAIR ELEVATION
1/4" = 1'-0"

SK-002.7

03/15/2020



**STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION**

APPLICANT INFORMATION

Owner Name: Monique Waters

Owner Address: 618 SE Ocean Blvd Suite 4 Stuart FL 34997

Phone: 772 834 8610 Email: moniquewaters@comcast.net Tax ID# 81-422-8676

Authorized Agent/Contractor: Monique Waters

Agent Address: 618 SE Ocean Blvd Suite 4 Stuart FL 34997

PROPERTY INFORMATION

Name of Business: 618 Professional Building Condominium Association

Type of Business: Professional Condo Association Plaza

Years in Operation: 1983

Number of Employees: 4

Description of Improvements: Improve a considerable amount of sanitation and road modifications. New asphalt, exfiltration systems to improve stormwater, pruning of oak trees,

Address of Proposed Project:

Describe how this project benefits the Community Redevelopment Area: This project will improve the quality of storm water not only in our parking lot but in the street of East Ocean. Will allow for safe walking and no longer be a hazard

Total Project Cost \$ 83K

Monique Waters
Signature of Applicant/Property Owner

1/8/2021
Date

Signature of Lessee/Tenant (if applicable)

Date

- Submit a completed application package to City Hall, Development Department office, which includes:
- Completed application
 - Complete budget spreadsheet (attached to application)
 - Proof of ownership of the property

Stuart Plumbing
1317 Decker Ave.
Stuart, FL 34994

Estimate

Date
12/2/2019

Name / Address
MONIQUE WATERS 618 SE OCEAN BLVD STUART, FL 34994

Project Description

Qty	Description	Cost	Total
	FRONT:		
1	INSTALL 60 FT OF EXFILTRATION TRENCH WITH 2 CONTROL STRUCTURES FOR ONSITE WATER RETENTION	1,750.00	1,750.00
60	CUT AND REMOVE ASPHALT AND HAUL OFFSITE FOR DISPOSAL		
2	18" HDPE EXFILTRATION PIPE IN TRENCH	155.00	9,300.00
	SUPPLY AND INSTALL 2 TYPE C CONTROL STRUCTURES WITH CAST IRON ROAD GRATES	2,800.00	5,600.00
	INSTALL 6" ROAD ROCK AND COMPACT TO GRADE	4,850.00	4,850.00
	2 INCH ASPHALT PATCH 75FT X 10FT		
	BACK:		
1	INSTALL 30 FT OF EXFILTRATION TRENCH WITH 1 CONTROL STRUCTURES FOR ONSITE WATER RETENTION	1,150.00	1,150.00
30	CUT AND REMOVE ASPHALT AND HAUL OFFSITE FOR DISPOSAL		
1	12" HDPE EXFILTRATION PIPE IN TRENCH	135.00	4,050.00
1	SUPPLY AND INSTALL TYPE C CONTROL STRUCTURE WITH CAST IRON ROAD GRATE	2,800.00	2,800.00
1	INSTALL 6" ROAD ROCK AND COMPACT TO GRADE	3,650.00	3,650.00
	2 INCH ASPHALT PATCH 45FT X 10FT		
	THIS PRICE DOES NOT INCULDE ENGINEERING FEES OR PERMITS IF NEEDED		
	ANY EXTRAS WILL BE DONE TIME AND MATERIALS		
		(6.5%)	\$0.00
		Total	\$33,150.00



**SUNSHINE
LAND DESIGN**

COMPLETE PROPERTY MAINTENANCE
RESTORATION & CONSTRUCTION SERVICES

3291 SE Lionel Terrace, Stuart, FL 34994

Phone: 772 283 2648 / Fax: 772 283 8944

www.SunshineLandDesign.com

PROPOSAL

TO: Monique Waters
618 Se Ocean Blvd
Stuart FL
772-834-8610
moniquewaters@comcast.net

PROPOSAL DATE: 12/24/2020

SUBMITTED BY: Tim Taylor
Ttaylor@sunshinelanddesign.com

ENGINEER: n/a

PLAN DATE: n/a

PROPERTY OWNER: Enviro Investment Inc.

JOB DESCRIPTION:

618 Professional Building

Parking Lot and Drainage Improvements

<u>JOB AS OUTLINED BELOW</u>	<u>QTY</u>	<u>UNITS</u>	<u>ITEM \$</u>	<u>ITEM COST</u>
<u>SEE ATTACHED MAPS A,B,C AND D</u>				
I General Conditions				
1 Sanitation	1	LS	\$ 500.00	\$ 500.00
2 Administrative, Planning and Quality Control.	1	LS	\$ 2,800.00	\$ 2,800.00
3 Survey elevations, vertical controls and layout	1	LS	\$ 1,500.00	\$ 1,500.00
4 Equipment Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00
5 Maintenance of traffic and pedestrians/ keeping offices open.	1	LS	\$ 2,600.00	\$ 2,600.00
II Drainage Improvements				
1 Remove Existing exfiltration pipe	50	LF	\$ 10.00	\$ 500.00
2 Modify Existing Type C Concrete Drain Structure (Elevation and pipe opening)	1	LS	\$ 800.00	\$ 800.00
3 Install Type C Concrete Drain Structure	1	LS	\$ 2,500.00	\$ 2,500.00
4 Install 15" RCP Exfiltration system:	100	LF:		
a. 15" RCP solid (Reinforced Concrete Pipe)	20	LF	\$ 61.95	\$ 1,239.00
b. 15" RCP Perf (Reinforced Concrete Pipe)	80	LF	\$ 51.95	\$ 4,156.00
c. Filter Fabric	1	ROLL	\$ 991.20	\$ 991.20
d. 4' x 6' x 80' #4 Rock	90	TONS	\$ 122.60	\$ 11,034.00
e. Asphalt / base restoration over pipe	222	SY	\$ 20.65	\$ 4,588.89
III Road Improvements				
1 Corrective Pruning of Oaks and Root Prune Oaks (Certified Arborist)	4	EA	\$ 450.00	\$ 1,800.00
2 Remove Curbing	167	LF	\$ 4.00	\$ 668.00
3 Remove/ Replace car stops (estimated 5 to be new)	11	EA	\$ 50.00	\$ 550.00
4 Grind and mix old asphalt and base.	1	LS	\$ 6,000.00	\$ 6,000.00
5 Install 4 ea. 2" sleeves for future use	240	LF	\$ 12.13	\$ 2,911.20
6 Compact and grade to the appropriate new grades.	1	LS	\$ 1,600.00	\$ 1,600.00
7 Install 1.5" (compacted) SP 9.5 Asphalt	938	SY	\$ 12.00	\$ 11,256.00
8 Striping including two handicap spaces and lanes (signs are existing)	1	LS	\$ 1,400.00	\$ 1,400.00
SUBTOTAL:				\$ 61,894.29
SOUTH PARKING AREA				
II Drainage Improvements				
1 Remove Existing exfiltration pipe	25	LF	\$ 10.00	\$ 250.00
2 Modify Existing Type C Concrete Drain Structure (Elevation and pipe opening)	1	LS	\$ 800.00	\$ 800.00
3 Install 15" RCP Exfiltration system:	40	LF:	\$ -	\$ -
b. 15" RCP Perf (Reinforced Concrete Pipe)	40	LF	\$ 51.95	\$ 2,078.00
c. Filter Fabric	1	ROLL	\$ 991.20	\$ 495.60
d. 4' x 6' x 40' #4 Rock	44	TONS	\$ 122.60	\$ 5,394.40



**SUNSHINE
LAND DESIGN**
COMPLETE PROPERTY MAINTENANCE
RESTORATION & CONSTRUCTION SERVICES

3291 SE Lionel Terrace, Stuart, FL 34994

Phone: 772 283 2648 / Fax: 772 283 8944

www.SunshineLandDesign.com

PROPOSAL

e. Asphalt / base restoration over pipe	70	SY	\$	30.98	\$	2,168.25
III Road Improvements						
1 Saw cut and modify concrete entrance ramp at Law Offices to accommodate new asphalt elevations. (see attached Plans)	1	EA	\$	450.00	\$	450.00
2 Remove and replace 6x6 timbers along bed area.	1	EA	\$	550.00	\$	550.00
3 Remove/ Replace car stops	2	EA	\$	35.00	\$	70.00
4 Remove and dispose of existing asphalt and concrete curbs at apron as need	1	LS	\$	1,200.00	\$	1,200.00
5 Add/ mix in new DOT base rock	22	Tons	\$	50.00	\$	1,100.00
6 Grade and compact road base to improved grades	1	LS	\$	1,200.00	\$	1,200.00
7 Install 1.5" (compacted) SP 9.5 Asphalt	219	SY	\$	15.00	\$	3,285.00
8 Striping including two handicap spaces and lanes (signs are existing)	1	LS	\$	1,400.00	\$	1,400.00
9 Improve grass swale in "right of way" to accommodate storm run-off. (see pl	1	0	\$	850.00	\$	850.00
TOTAL:					\$	21,291.25

ALL NEW MATERIALS AND WORKMANSHIP EXCLUDING SOD SHALL BE GUARANTEED FOR FIVE YEARS.

THE PERFORMANCE OF EXFILTRATION DRAINAGE SYSTEMS CAN BE LIMITED BY GROUND WATER TABLES AND EXTREME RAIN

SUNSHINE LAND DESIGN SHALL PROVIDE ALL INSURANCE CERTIFICATES NAMED AS REQUESTED.

SUNSHINE LAND DESIGN SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS.

ALL FDOT AND MARTIN COUNTY ROAD CONSTRUCTION STANDARDS SHALL BE USED AND INCORPORATED INTO NEW WORK

PAYMENT TERMS: 50% deposit upon acceptance / balance due upon completion

TOTAL:	\$	83,185.54
---------------	-----------	------------------

QUALIFICATIONS:

Sunshine Land Design shall white line all areas, contact all facility owners or required locaters and use due care. Under ground utilities not located or identified may not be covered in the above costs.

This Proposal is good for thirty days.

Payments not made per the above will be subject to all conditions of the Florida lien Law

In the event it is necessary for either party to file any legal action to enforce the terms of this contract the parties agree that venue of such action shall only be in State Court in Martin County Florida.

In the event it is necessary for either party to file legal action to enforce the terms of this contract then the prevailing party shall be entitled to recover reasonable attorney's fees and costs of such action including any appellate or bankruptcy proceedings associated therewith.

OWNER OR OWNER'S REP. ONLY:

ACCEPTANCE SIGNATURE: _____ DATE: _____

PRINT NAME: _____

SUNSHINE LAND DESIGN INC: *Timothy Taylor* / President

□

Date: 12/24/2020

618 Professional Building

REMOVE
AND DISPOSE OF
CURB.
ROOT PRUNE
AND TOP PRUNE
4 OAK TREES
AFFECTING
PARKING LOT

NEW ASPHALT
GRADE TO HAVE
GENTLE INVERT
GRADING TO
BOTH
STRUCTURES

MIX ASPHALT,
REGRADE AND
COMPACT TO
ACOMADATE 1.5"
OF NEW SP 9.5
ASPHALT

NEW ASPHALT
GRADE TO HAVE
GENTLE GRADING
TO BOTH
STRUCTURE AND
STREET SWALE

Existing Type C Drain
Basin Modified to
accommodate new
pipe

New 15" RCP
exaltation pipe and
exfiltration system

New Type C Drain
Basin

Saw-cut and modify concrete
entrance to accommodate raised
asphalt elevations maintain existing
slope on ramp and handrails.

New 15" RCP exaltation pipe and ex
filtration system increase volume to help
handle run off from North Parking Area.

Remove and replace 6x6 rough saw
timbers with Marine grade lumber.

Existing Type C Drain
Basin Modified to
accommodate new
pipes and slightly
higher elevation

GRADE AND RESOD
GRASS SWALE TO
HANDLE EXCESS STORM
WATER FACILTATE
DRAINAGE DOWN THE
STREET.

Date: 12/12/2020
This Geographic Information System Map Product, received from Martin County
(COUNTY) in fulfillment of a public records request is provided "as is"
without warranty of any kind, and the COUNTY expressly disclaims all express
and implied warranties, including but not limited to the implied warranties of
merchantability and fitness for a particular purpose. The COUNTY does not
warrant, guarantee or make any representations regarding the use, or the
results of the use, of the information provided to you by the COUNTY in terms of
correctness, accuracy, reliability, timeliness or otherwise. The entire risk as
to the results and performance of any information obtained from the COUNTY is
entirely assumed by the recipient.



REMOVE AND
DISPOSE
CONCRETE CURB

ROOT PRUNE AND CORRECT TOP PRUNE
OF EXISTING OAKS, REMOVING SURFACE
ROOTS AND CANOPY THINNING /
CORRECTION BY ARBORISTS.
4 TREES TOTAL THAT ARE AFFECTING
THIS PARKING AREA.



Modify Concrete ramp to accommodate slightly higher asphalt surface, maintain slope and handrails

Remove and replace timbers with new 6X6 Marine Grade Timbers

Asphalt to be removed, base rock added, regrade and compact to accomadate new 1.5" asphalt surface

Approximate elevation of new asphalt parking

NEW ASPHALT GRADE
TO BE FLUSH WITH
SIDEWALK ELIMINATING
ALL TRIP HAZARDS

NEW ASPHALT GRADE TO
HAVE GENTLE INVERT TO
BOTH STRUCTURES.
BREAKPOINT TO BE AT THE
HALFWAY POINT

Page 72 of 136



SUNSHINE
LAND DESIGN

COMPLETE PROPERTY MAINTENANCE
RESTORATION & CONSTRUCTION SERVICES



Prepared by
Mendi Dunker, an employee of
Signature Title Florida Partners
789 SW Federal Hwy, Suite 300
Stuart, Florida 34994
(772)419-9650

Return to: Grantee

File No.: 4132-265319

CORPORATE WARRANTY DEED

This indenture made on **June 07, 2019** A.D., by

Hunter Auto Supplies of Indiantown, Inc., a Florida Corporation

whose address is: **618 East Ocean Blvd. Stuart, FL 34994**
hereinafter called the "grantor", to

Wax Unique, Inc., a Florida Corporation

whose address is: **618 SE Ocean Ave #4 Stuart, FL 34994**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Martin County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART THEREOF BY REFERENCE

Parcel Identification Number:

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

HUNTER AUTO SUPPLIES OF
INDIANTOWN, INC., a Florida Corporation

By: Alvin Hunter

Name: Alvin Hunter

Title: President

(Corporate Seal)

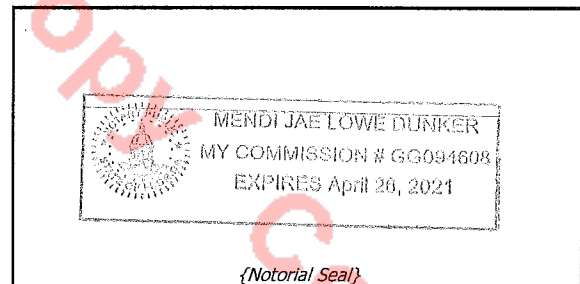
*Signed, sealed and delivered in our presence:*Mendi Jae Lowe Dunker
Witness SignaturePrint Name: Mendi Jae Lowe DunkerState of **Florida**County of **Martin**Deborah L Hollis
Witness SignaturePrint Name: Deborah L Hollis

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **June 07, 2019**, by **Alvin Hunter, as President , and , as on behalf of Hunter Auto Supplies of Indiantown, Inc., a Florida Corporation**, existing under the laws of the State of , who is/are personally known to me or who has/have produced a valid driver's license as identification.

Mendi Jae Lowe Dunker
Notary Public

(Printed Name)

My Commission expires: _____



(Notarial Seal)

EXHIBIT "A"

Condominium Unit 4, Building A, 618 PROFESSIONAL BUILDING CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 552, Page 401, as amended from time to time, of the Public Records of Martin County, Florida.

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

Meeting Date:3/2/2021

Prepared by:Pinal Gandhi-Savdas

Title of Item:

DISCUSSION & DELIBERATION OF DOWNTOWN STUART OUTDOOR DINING DESIGN GUIDELINES FOR SHADE AND SHELTER OVER OUTDOOR SEATING (BUMP-OUT AREA).

Summary Explanation/Background Information on Agenda Request:

The "Downtown Stuart Outdoor Seating Strategy" was approved in February 2012 but was formally adopted via Resolution No. 09-2020 in October 2020. The adopted plan allows only umbrellas for shade within the outdoor dining area under this Downtown Outdoor Dining Program (see pages 27-28).

Staff has received several inquiries from restaurants regarding installing various shade structures over the outdoor seating deck to provide a more comfortable dining experience for customers. The restaurant owners have expressed that umbrellas have to be replaced constantly and is not cost effective, and the base is a tripping hazard. Because of the pandemic and a rise in costumers requesting to sit outdoor for dining, the restaurants would like to exceed their customers' dining experience by providing a proper covered area to allow customers to sit outside during less optimal weather conditions, especially rainy days and warmer months. Restaurants have expressed concerns about their financial stability during the pandemic and going out of business if economic conditions remain, especially as we go into a slow season.

Restaurants believe that customers are more likely to sit outside if the outdoor dining area is inviting and provides comfortable space. A busy outdoor dining area draws attention to the restaurant attracting customers especially during off-peak season, otherwise the restaurant can easily go unnoticed or looks closed, adding to the economic impact. An attractive and vibrant outdoor dining setting has a potential to bring more visitors and pedestrian activities to downtown and creating an urban environment.

The restaurants have an Outdoor Dining License Agreement with the City to use the public right-of-way for the Outdoor Dining Program in downtown.

The CRA received a Business Improvement Reimbursement Program (BIRP) grant application from LouRonzo's to install a pergola shade structure over their existing outdoor dining deck area on public property (see attached application). The proposed shade structure doesn't meet the current Outdoor Dining Program guidelines for canopy or shade covering over the outdoor dining area. With the changing environment conditions and consumer behavior, staff is looking for direction on types of shade structure options, other than an umbrella, which may be permitted for the Downtown Outdoor Dining Program. Staff has attached some examples including pergola, shade sail and tiki umbrella for consideration. The design of the structure and fabric/material should compliment the building and blend seamlessly with restaurant theme and décor. Staff recommends that shade structure shall be provided within the designated outdoor dining deck area only. Any permanent structure would require a building permit.

An amendment to the Downtown Stuart Outdoor Seating Strategy will be required to allow other types of canopies or permanent structures recommended by the board.

Funding Source:

N/A

Recommended Action:

Provide direction on the types of shade structure options, other than an umbrella, which may be permitted for the Downtown Outdoor Dining Program.

ATTACHMENTS:

Description	Upload Date	Type
▢ Outdoor Seating Strategy and Guidelines	2/17/2021	Backup Material
▢ LouRonzo's BIRP Application	2/17/2021	Backup Material
▢ Shade Structures - Options	2/18/2021	Backup Material
▢ Outdoor Dining License Agreement Template	2/18/2021	Backup Material

DOWNTOWN STUART

OUTDOOR SEATING STRATEGY

"Exhibit 1"



STUART MAIN STREET
STUART DOWNTOWN BUSINESS ASSOCIATION



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EXECUTIVE SUMMARY



DOWNTOWN STUART: A UNIQUE REGIONAL DESTINATION

The City of Stuart is a pioneer in the public planning process. Stuart was the first City to conduct a multi-day public planning event commonly referred to as “charrette” in 1988. Since then, the City has worked closely with residents, property and business owners to define the character and future of its historic downtown and surrounding neighborhoods.

Almost 25 years of creating and implementing community plans have played a key role in establishing Downtown Stuart as a regional destination. Yet despite the numerous plans and policies implemented, one key element still remains to be addressed: *the community's desire for an increased outdoor experience*. A consistent theme many times discussed but never fully implemented.

The idea of a cohesive, open-air seating strategy that allows visitors and residents to experience outdoor dining, ‘al fresco’ coffee or ice cream gatherings, or simply the ability to sit and watch visitors and passersby, has been long desired but difficult to implement: high cost, physical impediments, ownership patterns, narrow sidewalks, parking concerns, and a series of all-or-nothing proposals that lacked general consensus have postponed the implementation of this key element frequently requested in the City’s community-based plans.

Providing these outdoor seating opportunities would

EXECUTIVE SUMMARY

GENERAL FACTS ON AUTHENTIC DOWNTOWNS

- High frequency visits: People visit authentic downtowns twice the number of times they visit a mall.
- The majority (78%) of people who visit downtowns for entertainment (e.g. special events, fairs, theatre, etc.) make a retail purchase.
- Food and drink expenditures in Downtowns are 5 times that of the average mall.
- The average length of stay in downtown is 102 minutes compared with the mall average stay of 76 minutes.
- A large segment (47%) of dining patrons make a retail purchase.
- Public spaces act as anchors and are a major attraction for visitors.
- Natural features, when properly engaged, serve as powerful downtown anchors.

GENERAL FACTS ON OUTDOOR SEATING AND DINING

- It is an expectation Florida's "Culinary Tourist".
- It is trend-setting.
- It generates the perception that there is a chance of being seated with shorter waits, therefore attracting more customers.
- People stay on average 15% longer than when eating indoors, (which translates in potentially higher sales).



Temporary outdoor seating island with decorative tent-like canopies - Germany

not only complement many other ongoing revitalization efforts, but enhance an environment where residents and visitors can increase the frequency and length of their visits to Downtowns, and consequently enhance the environment and business for retailers and restaurants alike.

In early in 2011, Stuart Main Street (SMS) and the Historic Downtown Business Association (DBA) joined forces in an unprecedented partnership to address this long standing issue. Representatives of both boards worked together to develop a strategy to facilitate and enhance Downtown's outdoor experience, its sense of place and potential as an attraction and waterfront destination.

The result of this joint effort is described in this report and referred to as "Downtown Stuart's Outdoor Seating Strategy". A strategy that will result in highly visible interventions that can be implemented very rapidly and economically. Fundamentally, this is an equal opportunity program, available to all those who wish to participate in it, without a financial or physical burden to residents or those who choose not to participate in it.

Key Elements of the Outdoor Seating Strategy

- *It can be implemented quickly, economically and incrementally;*
- *It impacts, yet ultimately increases overall parking capacity;*
- *It generates great visual impact with minimum investment;*
- *It does NOT financially burden those who do not participate in it;*
- *It generates a long-term source of income for the City;*
- *It results in an ultimate-build out scenario that enhances Downtown Stuart as a Regional Destination, attracting more visitors and therefore improving the overall economic impact to the area.*
- *It is a physical improvement, yet an effective tool for Economic Prosperity.*

PROMOTE THE EXPERIENCE, MEET THE EXPECTATIONS!



Conventional outdoor seating - Downtown Rosemary Beach, FL.

The economic times we are in require Cities to be better prepared and easily adapt to the many challenges and opportunities that may arise. Downtowns are more than ever competing with malls and shopping centers for limited business. But at the same time, downtowns like Stuart have the ability, and need to capitalize on the opportunity of offering a unique and diverse shopping experience. An experience that combines retail with dining, entertainment, culture, history, nature, and the most diverse mix of uses, all provided within an environment that is authentic and exudes a sense of place and belonging.

Outdoor seating plays a key role when an area wishes to capitalize on the relationship between all these different elements. This is especially true in the case of South Florida, where the “culinary tourist” has high expectations for good seafood and even better weather!. This is an expectation not only of those who visit Florida, but those who choose this State as their permanent residence as well. Additionally, outdoor seating contributes to fulfilling the desire to connect with Florida’s great weather for urban areas.

Providing opportunities for visitors and residents to experience all the elements only a downtown can truly offer, but most importantly, generating an environment that people want to visit, stay, and return to, is the key to the resiliency of great main streets throughout the world.

BALANCING CHANGE AND PARKING NEEDS

STRIVING TO FULFILL PARKING DEMANDS AND ECONOMIC PROSPERITY

The successful revitalization of Downtown Stuart over the last couple of decades has led to both real and perceived parking problems. During this time, the City evaluated, developed and implemented numerous parking plans and strategies as follows:

- Angled-parking and head-in parking line most downtown streets, even to the extent, in some cases, of prioritizing vehicle capacity over pedestrian comfort*¹
- Agreements with the FEC resulted in public parking along FEC right-of-way
- Public parking lots have been secured and clearly designated.
- Agreements with private parking lot owners have been established to allow public use of these facilities during off-peak hours and weekends.
- Parking has been provided at the end of St. Lucie Avenue, in an area better suited for waterfront public events and pedestrian activities (see P.5.)
- A free tram system provides transportation to and from parking areas.
- Potential future structured parking sites have been identified.

The successful implementation of these diverse parking plans has significantly contributed to the success of downtown. But while focusing on parking supply and demand balance is very important, it should not be the most important element or guiding principle. Placing too much weight on this single issue can potentially preclude economic development strategies, physical improvements, and other important elements critical to the success and ability of Downtown Stuart to evolve, develop and remain competitive.

When it comes to parking, the Downtown Stuart Outdoor Seating Strategy proposed by SMS and the DBA is two-fold: On one hand, it provides the ability for every restaurant, café, ice cream shop and public or civic area to individually but cohesively implement outdoor seating. If all outdoor seating locations proposed by this joint effort are implemented, a total of 20 parking spaces would be impacted. At the same time, the Strategy proposes an increase in parking (anywhere between 39 and 64 new spaces plus 37 existing public spaces made more readily



Above: Views of different parking programs implemented throughout Downtown Stuart. The landscaped islands that have no trees such as the one shown on the bottom image could be better utilized if converted to parking, since, in their current state, they do not provide any beautification or physical advantage.

^{*1} Parallel parking yields less capacity than angled, but ultimately results in a more pedestrian-oriented environment as it allows for wider sidewalks, increased pedestrian visibility, ease of pedestrian crossing, etc. It is important to note that while this statement is true to most environments, the extremely low speeds resulting from downtown's particular location and design do not result in a significant pedestrian hazard.

BALANCING CHANGE AND PARKING NEEDS



Study Area: Aerial View of Historic Downtown Stuart

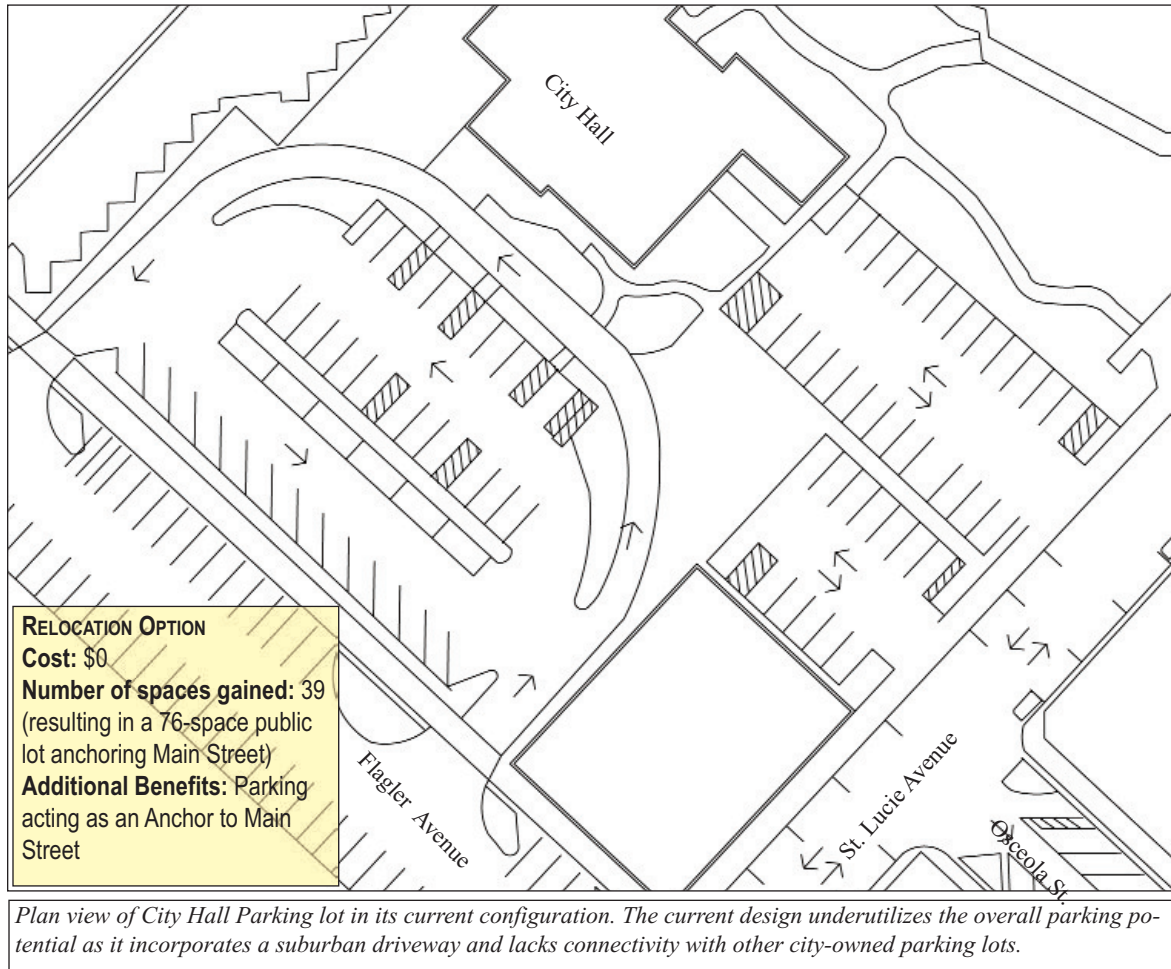
Proposed Strategies to Increase Parking Capacity in Downtown Stuart

The implementation of the following policies and simple interventions have the potential to generate a significant increase in parking supply downtown.

If the Outdoor Seating Strategy is adopted, the City should consider implementing one or more of the following:

- Require that all city employees park at satellite locations such as the current lot of the former Arthur's Dockside restaurant, and on-street parking spaces by Flagler Park. This simple strategy will immediately result in a 76-space public parking lot anchoring Main Street.
- Connect and reconfigure the three City-owned parking lots on the western end of Main Street. This simple strategy provides impacts that go beyond parking supply and is further described throughout this report.
- Reconfigure non-landscaped islands and dumpster areas along the FEC tracks (*For the purpose of determining parking increases for the Outdoor Seating Strategy, these potential spaces have not been included in the overall calculations outlined in this report, since any changes in this location and configuration may require FEC approval.*)
- Remove parking from waterfront plaza at the end of St. Lucie Blvd. (*While this proposal will result in a reduction of spaces, this reduction is contemplated in the overall impact of 20 spaces at build-out previously cited.*)

PARKING-INCREASE STRATEGY # I: *Anchor the Western End of Main Street with a Public Parking Lot*



OPTION I: ANCHORING MAIN STREET WITH A PUBLIC LOT - RELOCATION OPTION

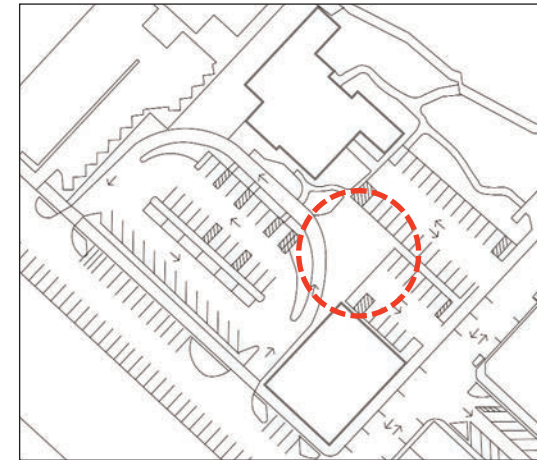
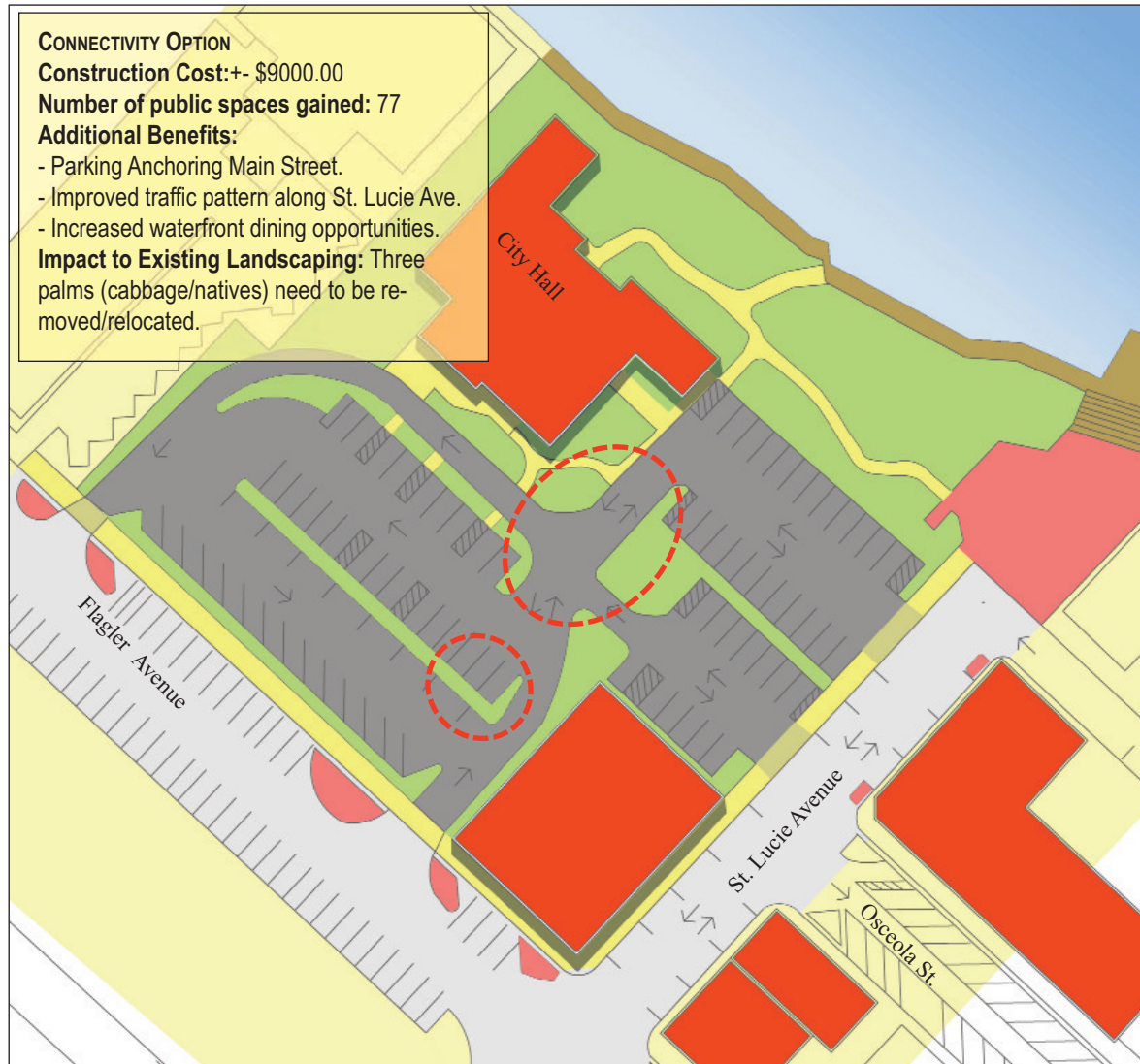
Parking lots and parking garages are to Main Streets as department stores are to malls: they act as anchors that attract a large number of people and force them to walk along businesses to go to and from these areas.

The parking lots located on the western end of Main Street can be easily converted to public lots. This has no monetary implications, and simply requires that City employees park off-site in locations such as at the former Arthur's Dockside parking lot and in on-street spaces along the western end of Flagler Avenue. This simple strategy can be implemented immediately at no cost to the City and would result in a 76-space public parking lot anchoring Main Street immediately available. It is important to clarify that 37 of those 76 spaces are currently available to the public, but since they are embedded within spaces restricted solely for use by City employees, they become generally unavailable to Downtown visitors.

Time restrictions on this anchor lot should be

maintained at a rate slightly higher than that of on-street parking along Main Street (e.g. if on-street parking is limited to three hours, parking on this lot should be a four hour limit). This strategy additionally allows the City to reduce on-street parking time limits to allow for higher turn over of spaces, more beneficial to a successful retail environment. It is also important to note that this is not proposed as a long-term parking facility: it is not intended for retail and restaurant owners and employees or City employees to park long term.

PARKING-INCREASE STRATEGY # II: *Connect the Existing Parking Lots on the Western End of Main Street*



OPTION II: CONNECT EXISTING LOTS AND LIMITED RE-STRIPING

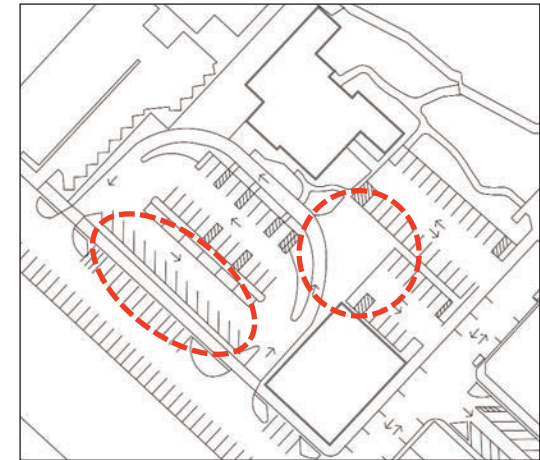
The parking lots located on the western end of Main Street can be easily connected. This simple connection combined with a limited re-striping at the center of the parking lot fronting City Hall results in a physical gain of 1 space, but impacts Downtown as follows:

- A reduction in congestion and confusion on St. Lucie Avenue (*lots only accessible off of this road would be accessible from Flagler Avenue*).
- Improved traffic & deliveries on Seminole St.
- Substantial waterfront seating potential resulting from the ability to reconfigure the northern section of St. Lucie Ave. to a one-way street.
- Improved pedestrian relation between the proposed public lot and Main Street.

OPTION II: PARKING MASTER PLAN



PARKING-INCREASE STRATEGY # III: *Connect Existing Parking Lots and Re-Stripe City Hall Parking Lot Along Flagler Ave.*



OPTION III: CONNECT EXISTING LOTS & RESTRIPE PARKING ALONG FLAGLER AVENUE

As in Option II, this proposal establishes a simple connection between the three existing lots, and in addition proposes a reconfiguration (re-striping) of parking spaces along Flagler Ave. (from angled to head-in). This reconfiguration allows for additional parking both along Flagler Ave. and the existing center median. As with Option II, connecting the existing lots will result in:

- A reduction in congestion and confusion on St. Lucie Avenue.
- Improved traffic & deliveries on Seminole St.
- Increased outdoor waterfront seating potential (*through the reconfiguration of St. Lucie Ave.*)
- Improved pedestrian relation between the public lot and Main Street.

OPTION III: PARKING MASTER PLAN



PARKING-INCREASE STRATEGY # IV: *Minor Reconfiguration of Existing Parking Lots on the Western End of Main Street*



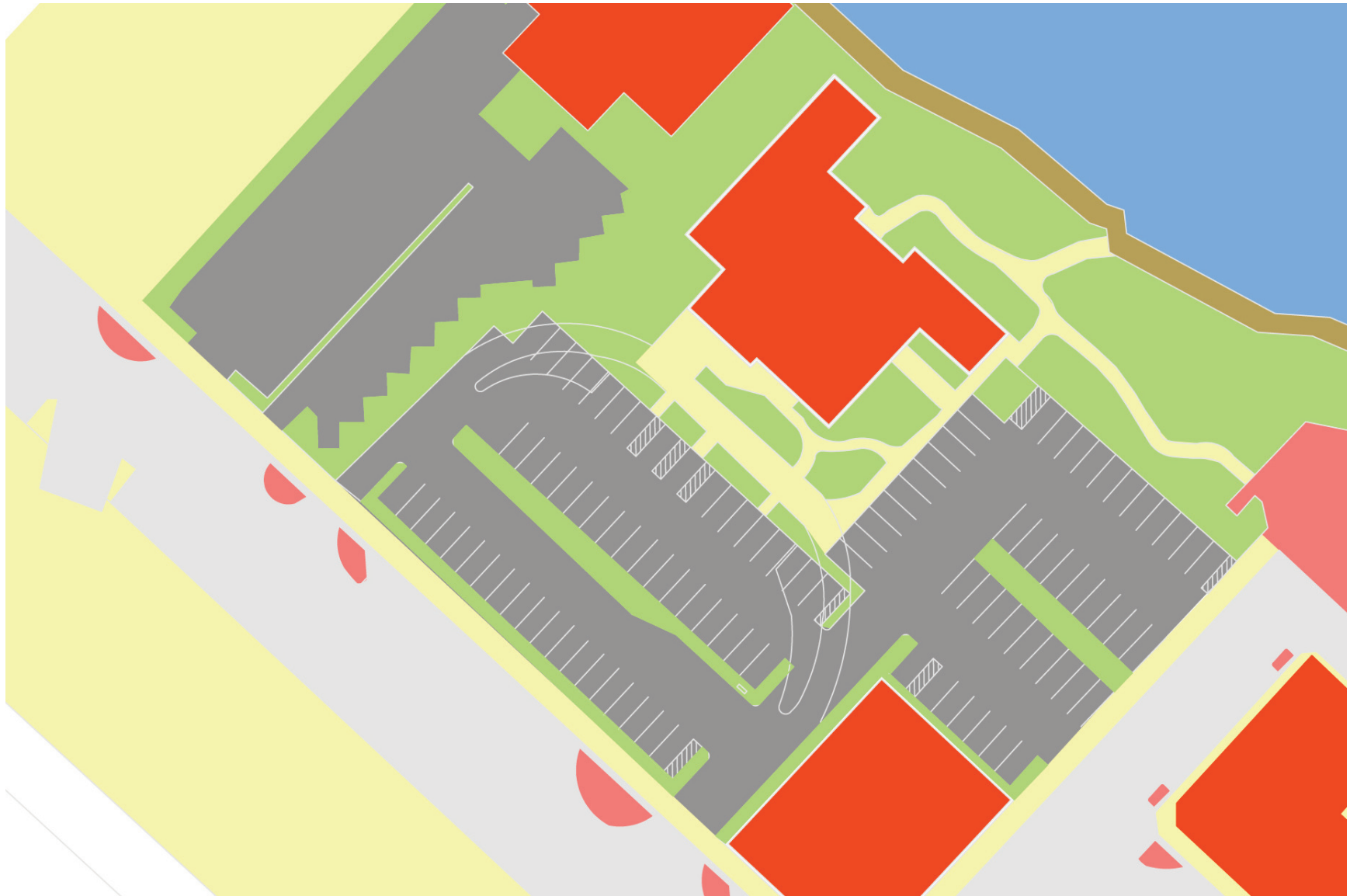
OPTION IV: RE-STRIPING AND MINOR LOT RECONFIGURATION

The current design of City Hall's parking lot is suburban in nature. It is disconnected from other lots and has an extensive driveway to facilitate drive-thru bill payments.

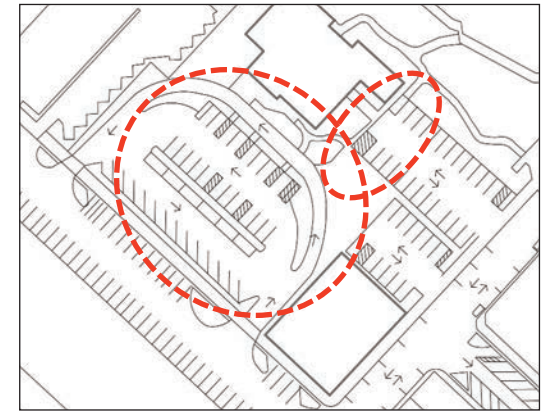
By connecting and reconfiguring the three lots and eliminating (but not encroaching) the current drive-thru area, a 101-space lot is achieved. Additionally, this Option accomplishes:

- A reduction in congestion and confusion on St. Lucie Ave. (converting it to one-way).
- Improved traffic and deliveries along Seminole Street.
- Substantial waterfront seating potential.
- Improved pedestrian relation between the public lot and Main Street.
- Increased potential of downtown as a waterfront destination.

OPTION IV: PARKING MASTER PLAN



INCREASED PARKING STRATEGY # V: *Complete Reconfiguration of Existing Parking Lots on the Western End of Main Street*



OPTION V:

COMPLETE RECONFIGURATION

This alternative proposes a complete lot reconfiguration, advancing the parking area over the current drive through area. As a result, a 115-space parking lot is achieved.

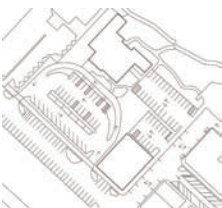
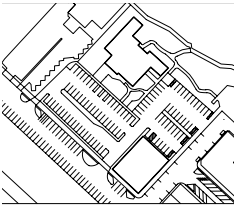
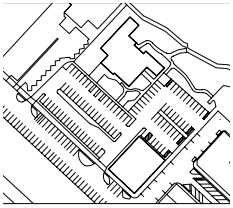
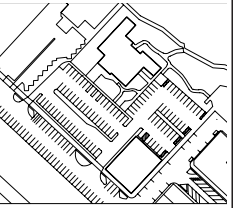
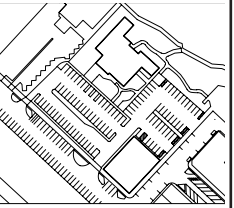
Additionally, this Option, like the minor reconfiguration Option accomplishes:

- A reduction in congestion and confusion on St. Lucie Ave. (converting it to one-way).
- Improved traffic and deliveries along Seminole Street.
- Substantial waterfront seating potential.
- Improved pedestrian relation between the public lot and Main Street.
- Increased potential of downtown as a waterfront destination.

PARKING MASTER PLAN: OPTION V



PARKING RECONFIGURATION COST ANALYSIS

DESCRIPTION	OPTION I	OPTION II	OPTION III	OPTION IV	OPTION V
EXISTING & PROPOSED LAYOUTS					
NUMBER OF PUBLIC SPACES	76	77	85	101	115
TOTAL COST	\$0.00	\$9,000.00	\$13,500.00	\$19,000.00	\$37,000.00
ADDITIONAL BENEFITS	- Parking anchoring Main Street.	- Parking anchoring Main Street - Improved traffic pattern on St. Lucie Ave. - Increased potential as a waterfront destination and waterfront outdoor seating. - Improved pedestrian relation to public lot.	- Parking anchoring Main Street - Improved traffic pattern on St. Lucie Ave. - Increased potential as a waterfront destination and waterfront outdoor seating. - Improved pedestrian relation to public lot.	- Parking anchoring Main Street. - Improved traffic pattern on St. Lucie Ave. - Increased potential as a waterfront destination and waterfront outdoor seating. - Improved pedestrian relation to public lot.	- Parking anchoring Main Street - Improved traffic pattern on St. Lucie Ave. - Increased potential as a waterfront destination and waterfront outdoor seating. - Improved pedestrian relation to public lot.
IMPACTS		Three palms (cabbage/natives) need to be removed/relocated.	Three palms (cabbage/natives) need to be removed/relocated.	Landscaping between three parking lots.	Landscaping between three parking lots.

PREFERRED OPTION: When considering future plans for the current City Hall site, immediate impacts, cost, and overall benefits, Option II becomes the preferred parking reconfiguration choice. If plans for City Hall change in the future, options IV or V should be considered

OUTDOOR SEATING ISLANDS

OUTDOOR SEATING ISLANDS

Outdoor seating is a fundamental component of authentic downtowns (weather permitting). Retailers and restaurateurs are aware of the strong desire among those living and visiting Florida to experience the outdoors. This generally known principle has led close to 80% of existing restaurants, ice cream shops, cafes, and even retailers currently operating in Downtown Stuart to provide, space permitting, a variety of outdoor seating opportunities.

But while outdoor seating is provided in many locations, it is not always done in a way that is appealing, comfortable, or even clear. And the result is not always a welcoming experience. And while City Ordinances currently allow for outdoor seating subject to special permitting, the physical implementation of this notion has not always been possible or has proved very costly.

The SMS and DBA's proposed Outdoor Seating Strategy not only addresses the creation of outdoor seating space and increased public parking, but the implementation of an economic development plan that will result in attracting more visitors and business downtown, increasing the area's competitiveness and resiliency.

The Downtown Stuart Outdoor Seating Strategy seeks to provide an equitable, streamlined approval process that results in clearly delineated, easy to implement, affordable and identifiable outdoor seating areas that generate increased pedestrian visits, traffic, permanence and a synergy between all those conducting business downtown.



Above: Different outdoor seating strategies currently being implemented in downtown Stuart. Top left, outdoor seating shown within private property. An effective, but costly and not always feasible solution. Right, different options of outdoor seating on public ROW: On an island over parking and parallel to an establishment where a wider sidewalk allows. Both strategies are being recommended in this Outdoor Seating Program but with proposed modifications to layout, management & implementation.

OUTDOOR SEATING ISLANDS

FROM UNDERUTILIZED BUMP-OUT TO ECONOMIC GENERATOR

The Outdoor Seating Strategy proposed by the DBA and SMS is simple: Converting existing, sometimes suburbanly landscaped, underutilized bump-outs in downtown Stuart into outdoor seating, urbanly landscaped areas wherever desired and appropriate. Where no bump-outs exist, allow for the creation of the outdoor seating islands over one or two (as appropriate, site and use specific) existing parking spaces. Finally, complete these newly created areas with approved outdoor seating furniture (tables, chairs, umbrellas and potted plants).

As presented, this Outdoor Seating Strategy estimates that at build-out, if every eating establishment and a couple of simply public seating areas not associated to businesses join the program, no more than 22 spaces would be impacted. This amount takes into consideration the removal of existing spaces at the end of St. Lucie Avenue, since that landmark area should be utilized as a waterfront plaza and anchor, and not as waterfront parking (or parking with a view).

The notion of converting parking into Outdoor Seating Areas, while fairly recent in other communities (known as “Pavement to Parks”, or “Pop-Out Seating”), is not new to Stuart. This same concept has been in place for decades on the eastern end on Main Street (currently Maria’s restaurant).

In Cities where weather only allows for outdoor seating during a short season, islands can be temporary. The City could adopt this notion of “temporary” outdoor seating areas for special events, for use during season, or as a test of the proposed program. Images of these temporary structures and implementation are described further in this report.



Above: Different views of bump-outs along Osceola Street. While offering a visual “green” break, the manner in which these bump-outs are landscaped is ineffective. Their use (whether to reduce crossing distance, as rest areas, or as public open space) is also unclear. If converted to outdoor seating areas, trees should be maintained, ground surfaces paved (pavers), and landscaping provided in an urban manner (e.g. planters).

TEMPORARY AND PERMANENT OUTDOOR SEATING AREAS IMPLEMENTED THROUGHOUT THE COUNTRY



Above: Different examples of temporary (bolted to the pavement) and permanent (as sidewalk extensions) outdoor seating areas currently implemented throughout the Country. While design varies, the elements and concept are consistent throughout.

BUMP-OUT PLAN



EXISTING BUMP-OUTS

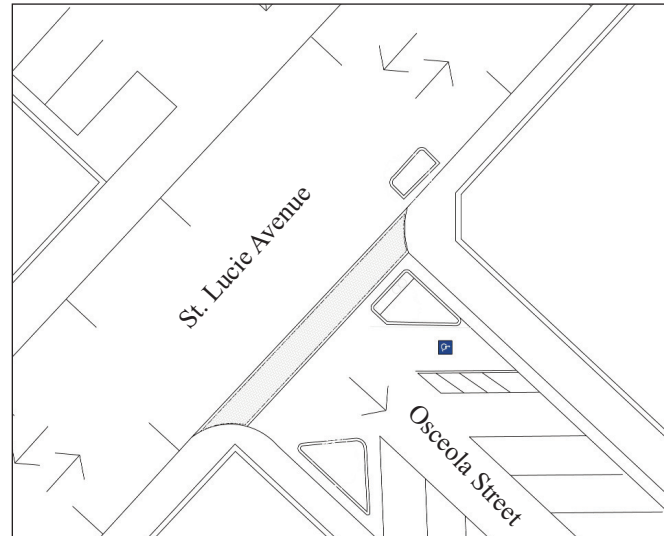
Existing Bump-outs are shown colored above. Not all bump-outs are suitable, nor proposed to be converted into outdoor seating areas. Those along the FEC are simply depicted to show potential future parking if needed.



POTENTIALLY IMPACTED PARKING SPACES

Potentially impacted parking spaces are shown in purple. Certain bump-outs can accommodate outdoor seating islands without the need to impact parking. In other situations, one or two spaces are impacted.

OUTDOOR SEATING AREA ON EXISTING BUMP-OUT WITHIN ANGLED PARKING



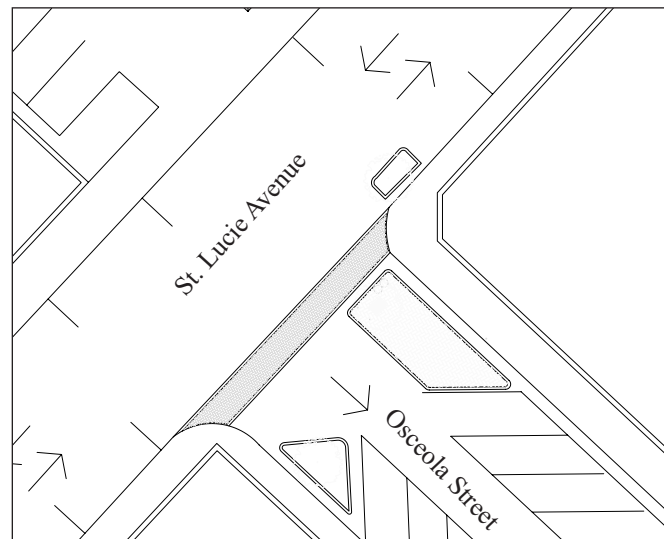
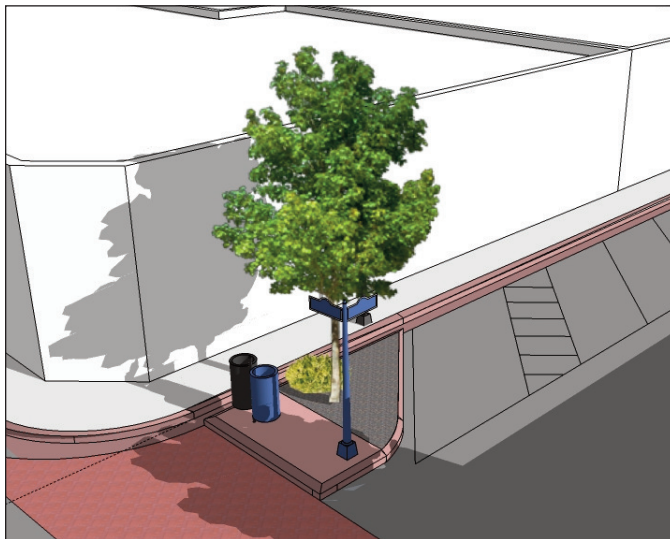
EXISTING BUMP-OUT WITHIN DIAGONAL PARKING

For permanent structures:

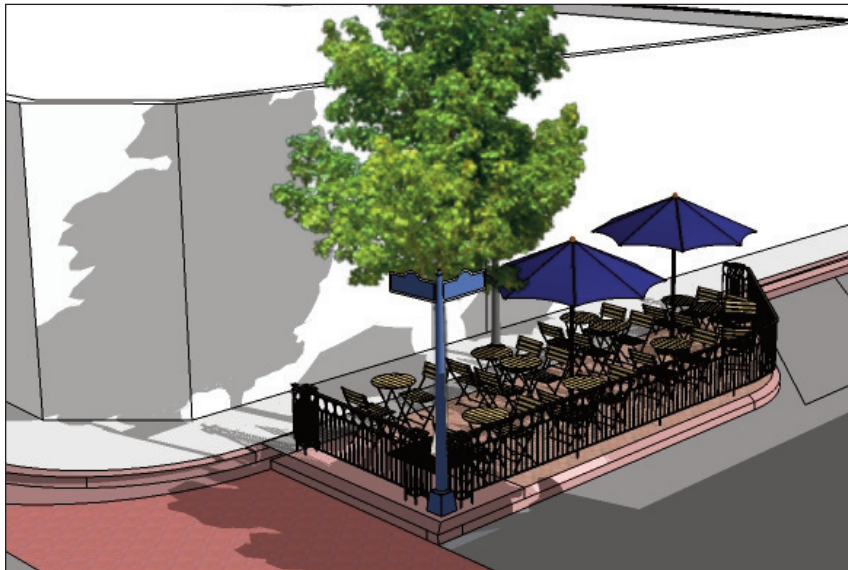
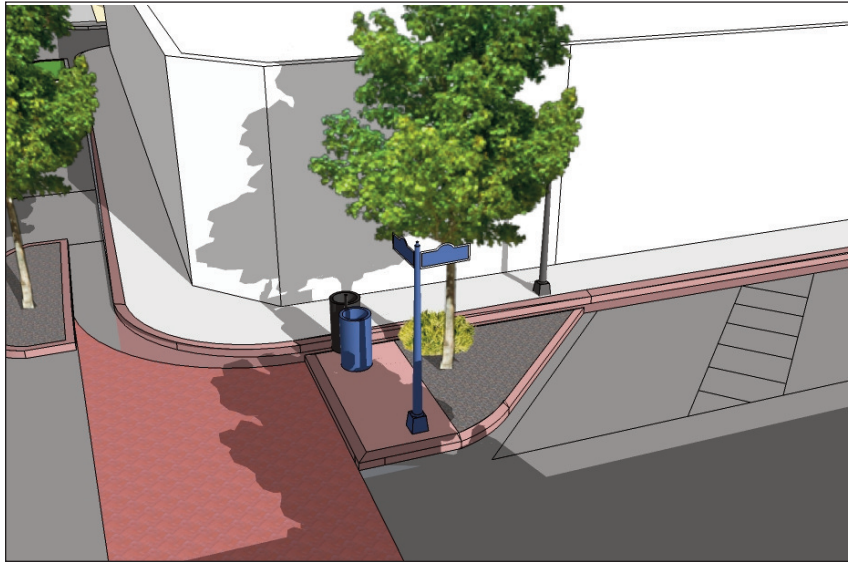
- Extend bump-out curb over 1 or 2 parking spaces as approximate.
- Bridge over gutter to existing sidewalk with secured iron plank.
- Maintain existing trees (grates).
- Utilize pavers as floor covering material.
- Install metal railing on all sides adjacent to roadways.
- Equip with approved outdoor furniture (tables, chairs and shade elements). Shade elements should be such that they can be changed (color) to reflect special events (i.e. red, white and blue for the 4th of July, orange for Halloween/Thanksgiving, etc).

For temporary structures:

- Extend structure or platform over one or two parking spaces as necessary and appropriate.
- Secure to pavement (bolt)
- Install decorative railings on all sides adjacent to roadways.
- Equip with approved outdoor seating furniture



EXISTING BUMP-OUT WITHIN ANGLED PARKING



OUTDOOR SEATING AREA ON EXISTING BUMP-OUT WITHIN PARALLEL PARKING



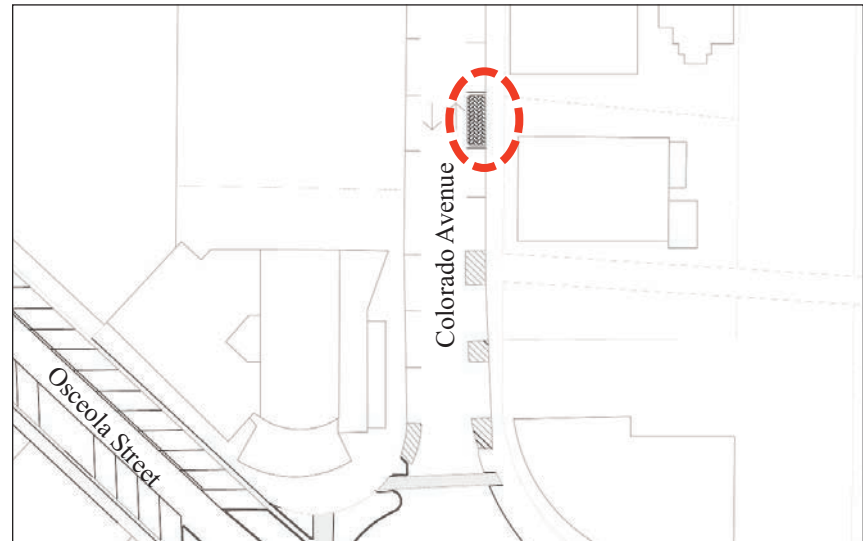
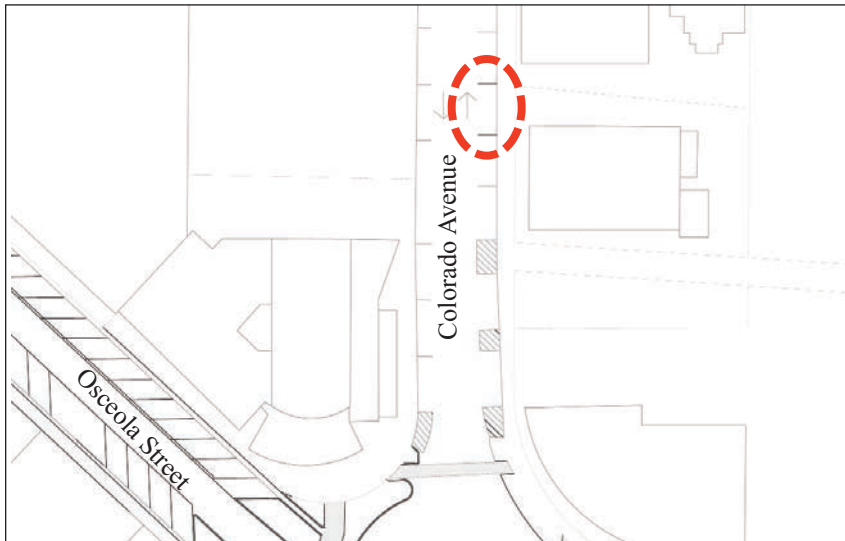
NEW OUTDOOR SEATING ISLAND IN PARALLEL PARKING

For permanent structures:

- Extend bump-out curb over 1 parking space.
- Bridge over gutter to existing sidewalk with secured iron plank.
- Maintain existing trees (grates).
- Utilize pavers as floor covering material.
- Install metal railing on all sides adjacent to roadways.
- Furnish with approved outdoor seating tables, chairs and shading elements. Shading elements should be such that they can be changed (color) to reflect special events (i.e. red, white and blue for the 4th of July, orange for Halloween/Thanksgiving, etc).

For temporary structures:

- Extend structure or platform over one or two parking spaces as necessary and appropriate.
- Secure to pavement (bolt)
- Install decorative railings on all sides adjacent to roadways.
- Equip with approved outdoor seating furniture



ST. LUCIE AVE OPTION A: OUTDOOR SEATING AREA ON EXISTING BUMP-OUT WITHIN PARALLEL PARKING



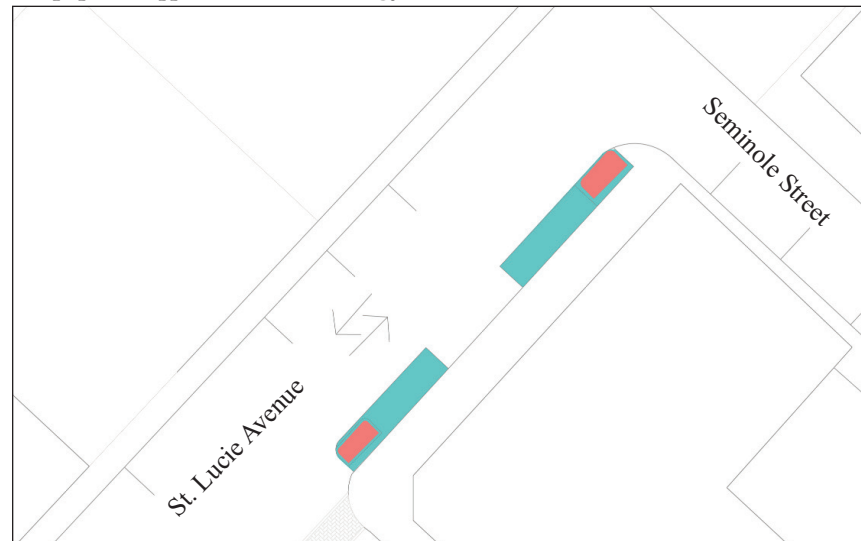
ST. LUCIE AVE. OPTION A: EXISTING BUMP-OUT WITHIN PARALLEL PARKING

For permanent structures:

- *Extend bump-out curb) over 1 parking space.*
- *Bridge over gutter to existing sidewalk with secured iron plank.*
- *Maintain existing trees (grates).*
- *Utilize pavers as floor covering material.*
- *Install metal railing on all sides adjacent to roadways.*
- *Furnish with approved outdoor seating tables, chairs and shading elements. Shading elements should be such that they can be changed (color) to reflect special events (i.e. red, white and blue for the 4th of July, orange for Halloween/Thanksgiving, etc).*

For temporary structures:

- *Extend platform over one or two parking spaces as necessary and appropriate.*
- *Secure to pavement (bolt)*
- *Install decorative railings on all sides adjacent to roadways.*
- *Equip with approved outdoor seating furniture*



ST. LUCIE AVE OPTION B: OUTDOOR SEATING AREA ON EXPANDED SIDEWALK W/ROADWAY RECONFIGURATION



EXPANDED SIDEWALK AND ROADWAY RECONFIGURATION

As previously referenced in this report when addressing parking, the last block of St. Lucie Avenue could be reconfigured once the parking lots that are accessed off it are internally connected.

Reconfiguration of this stretch of St. Lucie Avenue into a one-way street would result in improved traffic patterns and safety, reduced traffic congestion, and the ability to widen the eastern sidewalk. As a result, outdoor seating adjacent to the buildings with unobstructed views of the river becomes a unique and optimal option.

This option additionally suggests the extension of the bump-out at the corner of St. Lucie Ave. and Osceola Street, as a physical means to redirect northbound traffic onto Osceola Street.



OTHER LOCATIONS FOR OUTDOOR SEATING ISLANDS



POTENTIAL LOCATIONS FOR OUTDOOR SEATING INCLUDE:

- The Riverwalk: corner of Seminole Street and St. Lucie Avenue along Seminole Street: Ideal location to provide waterfront seating.
- The Riverwalk + Mulligan's: East side of St. Lucie Avenue (two potential configurations available) (pp. 23 & 24).
- Mulligan's: Osceola Street, extending existing bump-out over parking space directly adjacent to it.
- Black Marlin: Osceola Street, new island over one or two parking spaces.
- Lyric Theatre: Converting existing island along Osceola Street to public outdoor seating area (not associated to restaurant use).
- Kilwin's: Osceola Street, extending existing bump-out over parking space directly adjacent to it.
- Flagler Grill: Osceola Street, extending existing bump-out over parking space directly adjacent to it.
- Osceola Cafe: Osceola Street, extending existing bump-out over parking space directly adjacent to it..
- Breezway Cafe (former): Osceola Street, extending existing bump-out over parking space directly adjacent to it.
- Hoffman's: Converting existing bump-out along Osceola Street.
- Gusto's: Osceola Street, Converting existing corner bump-out and extending existing over adjacent parking space if more area is deemed necessary. This same condition applies to the establishment directly across Osceola Street (northeast corner)
- Key Lime Cafe: Colorado Avenue, building a new island over one parking space.
- Restaurants and cafes that front Flagler Avenue have the option of providing outdoor seating along the sidewalk (public right-of way), or using the bump-out extension strategy.

DESIGN GUIDELINES AND REGULATIONS FOR OUTDOOR SEATING

GOOD NEIGHBORS, GOOD CITY: SHARING THE PEDESTRIAN REALM

While the Stuart Main Street, the Downtown Business Association and the City are encouraging the implementation of an outdoor seating strategy, eating establishment operators must be mindful of two important considerations:

- a) The safety and flow of pedestrian traffic; and,
- b) The visual appropriateness of the proposed program within an Historic Downtown.

If the City decides to implement the outdoor seating concept outlined in this report, an Outdoor Seating Ordinance and specific Outdoor Seating Design Regulations need to be developed to ensure that the above cited considerations are closely and equally followed by all. These Regulations will also ensure that the proposed enhancements are executed in a manner that is consistent and complementary of the uses and character of the downtown.

Following are a few recommendations that should be used as a basis to develop the Design Regulations and corresponding Ordinance:

REGARDING SIGNAGE:

- Eliminate “A frame” or “sandwich signs”. Stuart’s sidewalks are too narrow and these signs invariably become a conflict with the pedestrian realm. Additionally, these are the type of signs that both restaurateurs and retailers alike would want to use, creating excessive and unsightly visual clutter.
- Encourage wall-mounted, bracket signage.
- No additional signage (“A frame or sandwich”) should be permitted within outdoor seating areas.

REGARDING LANDSCAPING:

- Encourage urban landscaping as an element of added visual interest and/or space delineation.
- Landscaping should be provided in planters. Planters may be of any shape, but should preferably be square or rectangular in shape as these are more space efficient.
- Planters should not exceed a height of thirty-six (36) inches above the level of the sidewalk.
- Maximum height of plants (only live, not artificial) should not exceed a height of six (6) feet above the level of the sidewalk.
- Plants shall not obstruct other retailers’ signage or windows.
- All planters must have plants contained within them. If the plants within a planter die, the plants must be replaced or the planter removed from the public right-of-way. Empty planters, or planters with only bare dirt, mulch, straw, woodchips or similar material are not permitted..



Eliminate “A frame” or “sandwich” signs. Encourage Bracket Signs.



DESIGN GUIDELINES AND REGULATIONS FOR OUTDOOR SEATING

REGARDING STREET FURNITURE

The viability of the Historic Downtown relies heavily on maintaining an attractive and high-quality atmosphere. Outdoor dining furniture becomes a prominent part of the streetscape, and therefore needs to be held to the same high standards applied to buildings and other improvements within the Downtown Area. For this:

- All furniture and fixtures should be maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion, or chipped or peeling paint.
- All furniture and fixtures should be maintained in a clean condition at all times.
- All furniture and fixtures must be durable and of sufficiently sturdy construction as not to blow over with normal winds.
- To ensure a quality visual appearance in keeping with the historic context of the downtown, any furniture, other than tables, chairs, and umbrellas, is prohibited. This includes, but is not limited to, serving stations, bar counters, shelves, racks, sofas, televisions, trash receptacles (other than those provided by the City), heaters and torches.
- Furniture must be Freestanding. It must not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains or any other such devices, whether during restaurant operating hours or at times when the restaurant is closed.
- Tables need to be functional not only for patrons, but also for pedestrians, especially given the limited space available for outdoor seating (clear path along sidewalk should never be blocked).
- Tables are not permitted to be white plastic or any fluorescent or other strikingly bright or vivid color.
- Size and Shape: The size and shape of tables strongly affects the functionality of an outdoor seating/dining area. Due to the narrow sidewalks and limited space, restaurants and cafes need to strive for space efficient seating layouts and furniture configuration. Square or rectangular tables are strongly recommended when outdoor seating occurs parallel to a facade, and smaller round tables work better and are more efficient and flexible when placed in outdoor seating islands.
- Square or rectangular tables must fit flush (parallel) against a building's wall (as opposed to diagonally).
- Furniture shall not encroach onto public sidewalk, and shall at all times provide a clear, minimum, 5' path.

REGARDING SHADE:

- Canopies may extend over sidewalks to provide shade and shelter for outdoor seating that occurs di-



Encourage urban landscaping (top), but limit size and placement in accordance with recommendations in this chapter. Eliminate “suburban” landscaping (image below).

DESIGN GUIDELINES AND REGULATIONS FOR OUTDOOR SEATING

rectly adjacent to a building.

- Under no circumstance shall canopies extend over sidewalk to cover outdoor seating island, creating a “tunnel effect” between building and outdoor seating island.
- Umbrellas add a welcoming feel to outdoor dining areas and provide shelter from the elements, making their use desirable for outdoor dining applications. Appropriately designed and sized umbrellas are permitted for use under this outdoor seating program.
- Umbrellas must be free of advertisements.
- Umbrellas must be of a single, solid color, which may (and is encouraged to) vary to reflect special holidays and events.
- Umbrellas must be contained within the outdoor seating area, and the lowest dimension of an extended umbrella must be at least seven (7) feet above the sidewalk surface.
- Permitted Colors: Except during special events or holidays, umbrellas must blend appropriately with the surrounding built environment. Therefore, umbrella fabric is not permitted to be of any fluorescent or other strikingly bright or vivid color, and must be removed/replaced if faded.
- The size and shape of an umbrella strongly affects its functionality within a constrained space such as an outdoor seating area. Square or octagonal umbrellas, and even clustered umbrellas are permitted, as long as their design maintains traditional (as opposed to modern) lines and proportions.
- Umbrellas shall not obstruct neighboring store window visibility. If necessary, they shall be set back a minimum of 2 (two) feet from adjoining retail establishments.
- Material must be fade resistant canvas (no plastic or vinyl).

REGARDING THE PEDESTRIAN REALM

- A continuous, unobstructed, direct path parallel to the principal facade, at least five feet wide must be kept at all times. This area shall be unobstructed by trees and light poles, trash receptacles, parking meter posts, signs, merchandise, benches and similar structures

REGARDING DAILY OPERATIONS OF OUTDOOR SEATING (DINING) AREAS

- Wait staff may not serve patrons from beyond the outdoor dining area.
- Food may not be displayed on public R.O.W.
- Outdoor Seating/dining areas must be maintained clean at all times.



A clear sidewalk should be maintained at all times. Sidewalk shall not be encroached upon with furniture. Canopies shall not span the sidewalk to cover outdoor seating island areas creating a “tunnel” or enclosure effect.

FUNDING MECHANISM



PROPOSED FUNDING MECHANISM

Funding for this effort can be provided through public or private sector initiatives, or a combination of both.

In the event that the proposed improvements are paid for by the private sector, the City should allow the property/business owner who financed the improvement, free rent of the outdoor space for an amount of time that will allow the investor to recover twice the hard cost of the investment (not including furniture). Once that threshold is reached, the establishment shall enter into a revocable lease for the space with the City.

Example:

If the Property/Business owner invests a total of \$10,000.00 in the construction of a permanent structure, lease credit should be awarded in the amount of \$20,000.00. Once this amount is reached, a lease agreement of the public space should be entered into, with rent being paid to the City.

In the event that the proposed improvements are paid for by the City/CRA, a lease agreement for the public space created should be established immediately.

FUNDING MECHANISM

ADDITIONAL FUNDING OPTIONS INCLUDE:

Conventional CRA funding through the utilization of Tax Increment Financing (TIFF) as follows:

- a) Fund all Outdoor Seating Island Improvements with TIFF funds (current or future). In this case a revocable lease for use of the Outdoor Seating space should be established.
- b) Privately fund all improvements (business or property owners) and allow for cost reimbursement over time as TIFF funds become available. Once the construction cost is reimbursed, a revocable lease for use of the space is should be established.

Special Assessment

A Special Assessment affecting those interested in taking advantage of the Outdoor Seating Space Program may be established. The City or CRA provide funding to cover construction cost upfront and assesses the property owner for the cost of the improvement. It is important to note that this option may only be feasible in the case where the business owner and the property owner are one and the same.

Parking Funds

The newly created parking spaces resulting from the reconfigured lots and the relocation of City-employee parking become inventory of a Payment-in-Lieu-of-Parking (PILOP). The funds collected over time as these spaces are assigned to businesses participating in the PILOP program can be used to pay for or reimburse cost of the Outdoor Seating improvements.

Pilot Project financed through a Public Improvement Fund

The City, CRA, Stuart Main Street or Downtown Business Association (or a combination of two or more of these agencies), may create a Public Improvement Fund (earmarked revenue set aside for statutory public improvements) to finance the construction of one or more Outdoor Seating Islands as part of a Pilot Project. This Fund can be established by any local unit of government. Money which is placed in this fund is limited by statute to “Non-tax” revenues (e.g. charges for licenses and permits, services, sales of general fixed assets, state shared revenues, earned interest, etc). Once money is placed in this fund, it becomes restricted and cannot be expended or transferred for purposes other than the public improvements specified by statute and a local ordinance that specifically earmarks them (in this case for the Outdoor Seating project). In turn, use of the improvements built with this Fund should be free, (with a revocable use clause) as a means to increase visitors and activity Downtown, consequently generating overall economic prosperity for the area.

RECOMMENDED STYLES: TRADITIONAL FURNITURE



TRADITIONAL STYLE TO COMPLEMENT THE HISTORIC CHARACTER OF DOWNTOWN STUART

Outdoor Seating Furniture and the elements that make up the Outdoor Seating Islands should follow a traditional style in keeping with the Downtown's historic character and charm. The furniture and materials proposed in this report tend to be of simple, classical proportions and noble materials, such as aluminum, iron and wood. Dimensions of proposed elements are of constrained size and proportions.

Following are a few examples of proposed styles for side chairs and tables.



OUTDOOR FURNITURE: TABLES AND CHAIRS

Option A:

Chair: Aluminum, open weave design (stackable).

Width 21"; Depth 23"; Height 38" ; Seat Height 17"

Price: \$ 84.00 ea.

Table: Aluminum mesh table (round or square).

Top Dim. 24" x 30" (Rectangle) or 30" diameter - seats 2; w/umbrella hole.

Price: \$53.00

Option B: Charleston Side Chair (stackable)

Chair: Aluminum

Width 21"; Depth 23"; Height 38"; Seat Height 17"

Price: \$ 84.00

Table: 24" or 30" Bistro table. Height 29". Seats 2 - 3; no umbrella hole.

Price: \$120.00 ea.

Option C: Grand Cafe Side Chair (folding)

Chair: Aluminum and teak

Width 18"; Depth 16"; Height 36" ; Seat Height 18"

Price: \$237.00

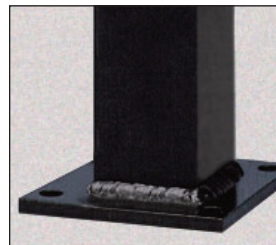
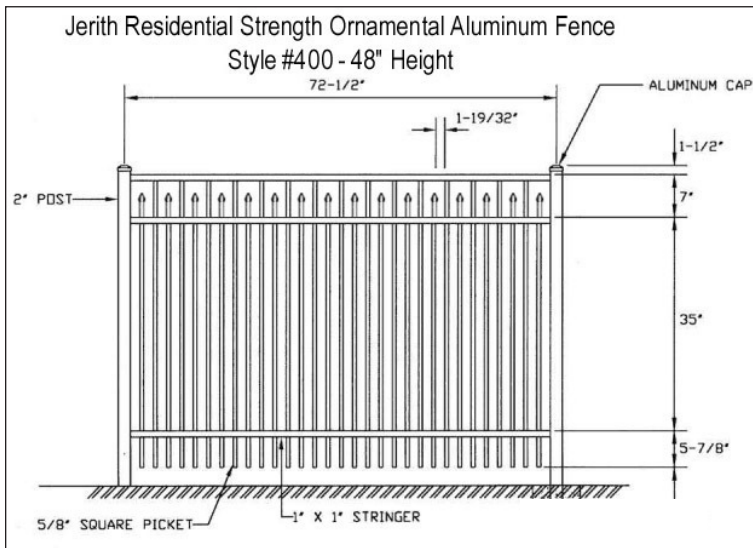
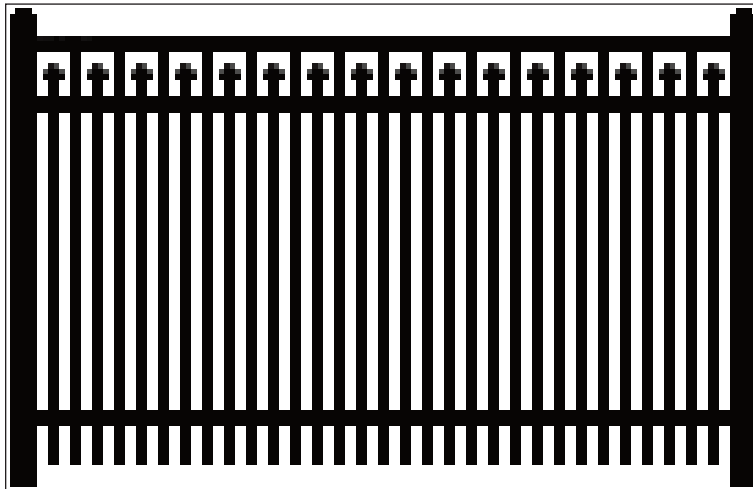
Table: 24" to 32" diam. Height 29". Seats 2 to 4; no umbrella hole

Price: \$540.00 ea.

source: www.contractfurniture.com



RECOMMENDED STYLES: RAILINGS



DECORATIVE RAILINGS

Option A

4' high x 6' wide section with pinched points - has 3 horizontal rails 141.00

Color: Black

Picket Spacing 1 5/8"

Post size/wall 2" square/.060" thick

Panel width 72 1/2" post centers

Height 4',

Price: 4' high x 6' wide section with pinched points - has 3 horizontal rails 141.00

Line Post 23.00 add

End Post 23.00 add

Corner Post 23.00 add

Accessories

4" sq. Ball Cap - black (price shown is when ordered with post) 12.50 add

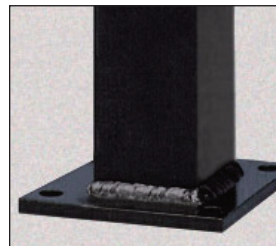
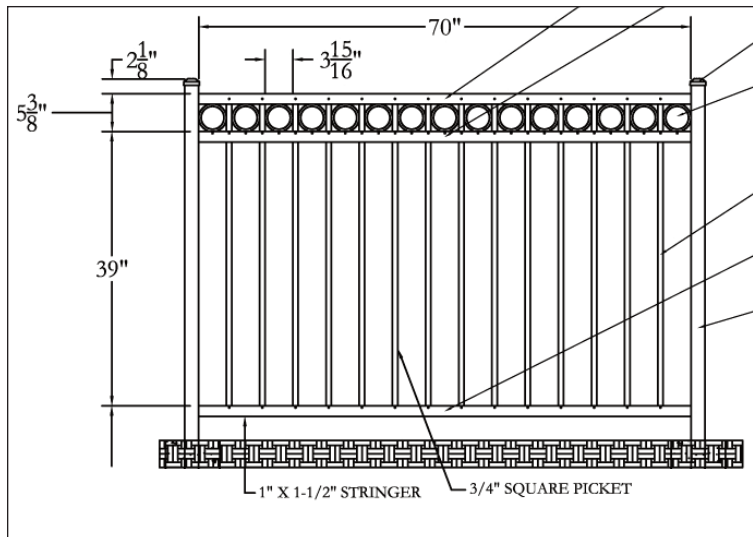
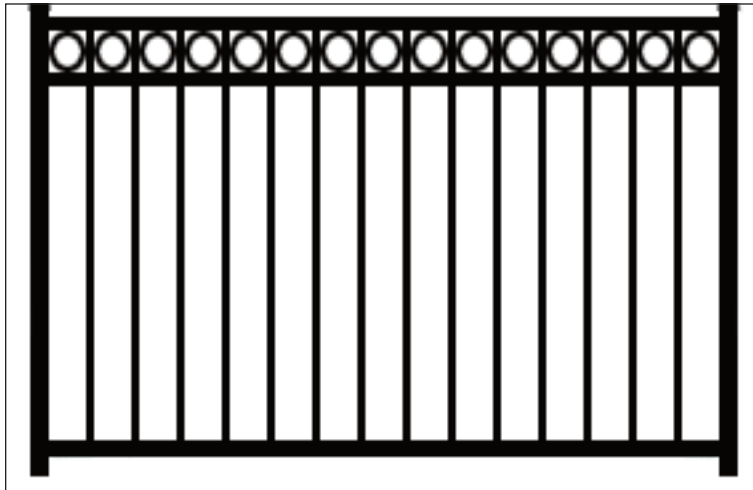
2" Solar Ornamental Lantern - Solar powered lighting post cap, black 28.67 add

2" Solar Lighting Post Cap - Aluminum solar powered lighting post cap, black 50.99 add

Deck Mount Plate - Plate welded to post for mounting to flat surface, black - minimum (4) 36.00 add

source: www.jerith.com

RECOMMENDED STYLES: RAILINGS



Option B

4' high x 6' wide section with pinched points - has 3 horizontal rails

Color: Black

Picket Spacing 3 31/32"

Post size/wall 2" square/.060" thick

Panel width 72 1/2" post centers

Height 4',

Pickets 3/4" sq. x .050" thick

Rails: Top Walls

Side Walls 1" x .055" thick

1 1/2" x .082" thick

Standard Posts 2" sq. x .060" thick

4" sq. x .125" thick

Post Spacing 72" on center

\$154.00.00 ea

Accessories

4" sq. Ball Cap - black (price shown is when ordered with post) \$12.50 ea

2" Solar Ornamental Lantern - Solar powered lighting post cap, black \$28.67 ea.

2" Solar Lighting Kit - Aluminum solar powered lighting post cap, black \$41.50 ea.

Deck Mount Plate - Plate welded to post for mounting to flat surface, black - minimum (4) 36.00 add

4" Sq. Ball Cap (with post purchase - upgrade) \$12.50 ea.

4" Sq. Deck Mount \$23.00 ea.

source: www.jerith.com

RECOMMENDED STYLES: UMBRELLAS



Option A:

- 7.5' Canopy span Commercial Aluminum Pop-Up Umbrella
- 8 Panel octagon
- Pop-up opening system
- Aluminum pole (black)
- Fiberglass ribs
- 1 1/2" Pole diameter
- 2mm Pole thickness
- No tilt
- Sunbrella fabric or Outdura fabric (known for its durability against the elements and its high resistance to staining and fading), solid color, no logo.
- \$200.00 ea.

Option B:

- 9' Canopy span
- 8 Panel octagon
- Pulley system
- Hardwood pole
- Hardwood ribs
- 1 1/2" Pole diameter
- Tilt or No tilt
- No logo
- Sunbrella or Outdura canopy, solid color, no logo
- \$280.00 ea.



Base Options:

Square Umbrella Stand, durable cast iron with a hardened powder coat finish.

Assembled Dimensions: 24.00 × 24.00 × 12.00 inches

Price: \$132.16

Round Umbrella Stand

Assembled Dimensions: 18.00 × 18.00 × 12.00 inches

\$ 81.74 ea.

RECOMMENDED STYLES: UMBRELLAS



Option C:

Dimensions 98.00 × 108.00 × 108.00 inches

- 10' Canopy span, same traditional design as center pole umbrellas
- Pop-up opening system
- Aluminum pole (black)
- Fiberglass ribs
- 1 1/2" Pole diameter
- 2mm Pole thickness
- Tilt
- Sunbrella fabric or Outdura fabric (known for its durability against the elements and its high resistance to staining and fading), solid color, no logo.
- \$999.00 ea.

Base Options:

Includes Base

- Three 8'-10" Hexagon Umbrella Canopy with marine-grade, 20 micron extruded anodized aluminum frame
- Three 6'-0" rotating arm and holder
- One telescopic pole that can accommodate up to 5 canopies



RECOMMENDED STYLES: UMBRELLAS



Option D - Cluster Umbrellas:

Cluster umbrellas are more costly but create an environment that is both aesthetical pleasing and functional. Each canopy can be tilted or rotated independently to provide complete shade coverage at any time of day creating a unique look and providing optimal coverage from the sun and are therefore recommended as a viable option to provide shade for the outdoor seating islands.

Three Cluster Pole-Mount Umbrella

- Three 8'-10" Hexagon Umbrella Canopy with marine-grade, 20 micron extruded anodized aluminum frame
 - Three 6'-0" rotating arm and holder
 - One telescopic pole that can accommodate up to 5 canopies
- \$2900.00 ea.

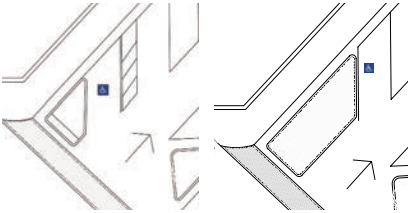
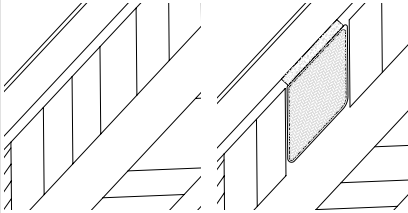
To mount the Telescopic Pole (for Cluster Umbrellas) to a wooden deck or concrete base:

- Spigot: 11" Tall
 - 2 Matching Base Plates: 9" Diameter, 3/8" Thick
 - Mounting hardware
- \$460.00



www.contractfurniture.com

OUTDOOR SEATING ISLANDS: COST ANALYSIS

DESCRIPTION	EXPANDED BUMP-OUT CONDITION	NEW ISLAND OVER DIAGONAL PARKING	NEW ISLAND OVER PARALLEL PARKING
EXISTING & PROPOSED LAYOUTS			
APPROXIMATE AREA	140sf to 280sf	140sf to 280sf	190sf
COST PER SQUARE FOOT*1	\$15.00 to \$42.00/sf + \$5,880.00	\$35.00/sf + \$4,900.00 to \$9,800.00	\$35.00/sf + \$6,650.00
ESTIMATED CAPACITY	seats 12 to 24	seats 12 to 24	seats 16
ADDITIONALS: TREE GRATES	\$300.00	\$0.00	\$0.00
ADDITIONALS: RAILINGS	\$1,700.00 to \$2,100.00	\$1,700.00 to \$2,100.00	\$1,100.00
TOTAL COST:	+ \$7,880.00	+ \$6,600 to \$11,900.00	+ \$7,750.00

*1: Cost Per Square foot includes materials and installation including the following: Concrete curb, brick pavers (same as those currently used throughout Osceola Street and existing bump-outs; fill, iron plank (to bridge gutter).

COMMUNITY INPUT AND FINAL RECOMMENDATIONS

COMMUNITY SUPPORT

In an effort to gather community input, and true to the City's 20+ year culture of involving residents, property and business owners in all decisions relative to physical improvements of the Downtown, the City requested that the concept proposed by the Downtown Business Association and Stuart Main Street be shared with all downtown business owners. The purpose of this public participation initiative was to seek public comment and input regarding the proposed strategy.

A one-on-one interview methodology was used to gather input. Every business owner or representative within the study area was personally contacted. Interviews were conducted with all those who expressed interest in participating.

The result of these interviews was an overwhelming support for the Outdoor Seating Strategy by all those interviewed. Only one retail interviewed (interview conducted with an employee, not the owner) expressed concern about trees and stated that the owner would not support the proposed improvements if trees along Osceola were removed. For clarification purposes, the strategy, as proposed, does not impact any trees except in the instance of connecting the parking lots at the end of Main Street.

Retailers interviewed contributed the following information in addition to that stated in this report:

- A shuttle could be established during weekends between Downtown and tourist destinations such as Indian River Plantation and Club Med to increase tourism.
- Sidewalk cleanliness needs to be improved throughout Downtown (especially near ice cream establishments). Benches should be added on sidewalks along Flagler Avenue.
- The façade improvement program should focus on the upkeep of downtown buildings as a first priority.
- Hours of operation of all businesses should be consistent.
- As a group, Downtown merchants should advertise on either public television, or at least in the County's Community Channel.
- Continuity of retail is important: no tinted glass or "dead wall" space should line Osceola Street.
- A better relationship with the waterfront would greatly benefit Downtown as a destination.
- Clarity and equality should be established regarding signage (some establishments display sidewalk signs while others are not allowed to do so).

Overall, both retail and restaurant owners overwhelmingly supported the notion of a public parking lot anchoring Main Street. Requesting that City employees park off site (in a manner similar to retail owners and their employees are requested to do so today) was seen as an opportunity to "lead by example", and was received with great support.

COMMUNITY INPUT AND FINAL RECOMMENDATIONS

Most restaurant owners were interviewed. Those who did not wish to discuss the proposal either already have outdoor seating, or provide an evening-only operation where this type of arrangement is not conducive to the clientele they target. But while they did not participate, neither did they oppose the concept.

Those restaurant operators who participated in the interview process supported the concept whole heartedly. Nevertheless, all expressed concern about the details of implementation and wanted assurance that issues such as cost, funding and financing, approvals, ownership (i.e. business owner or property owner) are properly defined.

FINAL RECOMMENDATION

The City should work with Stuart Main Street and the Downtown Business Association towards the adoption and implementation of this proposed Outdoor Seating Strategy.

In addition, the City should:

- Encourage and/or sponsor a first, demonstration outdoor seating area;
- Develop formal Outdoor Seating Regulations;
- Develop a template revocable lease agreement;
- Implement off-site parking for City employees immediately;
- Proceed towards the reconfiguration of the City owned parking lots as outlined in Option III (assuming the City has plans for future development of this entire site).
- Strongly encourage Stuart Main Street and the Downtown Business Association to continue to jointly tackle Downtown related projects in the future.
- Continue to involve the public in the redevelopment and revitalization of its Downtown.



**STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION**

APPLICANT INFORMATION		
Owner Name: <u>LouRonzos / COLORADO303 LLC</u>		
Owner Address: <u>301 S. COLORADO AVE. STUART, FL 34994</u>		
Phone: <u>972-287-3334</u>	Email: <u>STOMP@LORONZOS.COM</u>	Tax ID# <u>84-3332230</u>
Authorized Agent/Contractor: <u>PARADISE PERCOLA</u>		
Agent Address: <u>10406 EAST McNAB RD. TAMARAC, FL 33321</u>		
PROPERTY INFORMATION		
Name of Business: <u>LouRonzos / COLORADO303 LLC</u>		
Type of Business: <u>RESTAURANT</u>		
Years in Operation: <u>6 YEARS</u>		
Number of Employees: <u>40-50</u>		
Description of Improvements: <u>PROVIDE COVERED OUTDOOR DINING</u>		
Address of Proposed Project: <u>301 S. COLORADO AVE. STUART, FL 34994</u>		
Describe how this project benefits the Community Redevelopment Area:		
<u>SAFETY OF A FIXED STRUCTURE VERSUS UMBRELLAS THAT CAN BE</u>		
<u>AFFECTED BY WEATHER.</u>		
Total Project Cost \$		

Colorado 303 LLC
Mumma Shapco (Owner)
 Signature of Applicant/Property Owner

1/6/2021
 Date

 Signature of Lessee/Tenant (if applicable)

 Date

- Submit a completed application package to City Hall, Development Department office, which includes:
- Completed application
 - Complete budget spreadsheet (*attached to application*)
 - Proof of ownership of the property

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- New vendor application and W-9 Form (this is required for reimbursement)
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, January 8th, 2020 by 5 PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



STUART COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT GRANT PROGRAM



PROJECT COST ESTIMATE/REIMBURSEMENT FORM

Note: All property improvement grant applicants need to complete the "Project Cost Estimate" portion of this form and submit documented cost estimates as a part of the application packet. To receive the grant reimbursement, the "Reimbursement Summary" portion of this form must be completed and submitted with copies of paid invoices indicating completion of improvements. All improvements must be completed, inspected, and have received final approval from the County prior to reimbursement.

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	PERGOLA - OUTSIDE DINING	PERM BRICK PERGOLA	\$74,299.75			\$
2	PERGOLA - OUTSIDE DINING	PERGOLA PERGOLA	\$74,380.00			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$	Total Actual Cost		\$



City of Stuart

Financial Services Department
121 SW Flagler Avenue
Stuart, Florida 34994-2172
Tel: 772-288-5314 Fax: 772-600-1730

REQUEST FOR TAXPAYER IDENTIFICATION NUMBER SUBMIT WITH IRS FORM W-9

Dear Vendor:

Federal Income Tax Law requires a Form 1099 with a valid taxpayer identification number to be filed for payments made in the course of conducting a trade or business. Further, these payments may be subject to Backup Federal Income Tax Withholding for all payees who have not submitted a correct Federal Tax Identification Number at the time of payment.

Please read this form and complete the information thereon before signing and returning with a copy of your IRS W9 Form. If you are a corporation, we will not issue you a Form 1099 (Reference: 1.6401-3(c)). However, kindly return this form to document your corporate status.

In order to avoid the possibility of future payments being held subject to Backup Withholding at a rate of 31%, please complete the form printed below and return this letter to the above address or E-mail request to: CityAccountsPayable@ci.stuart.fl.us

VENDOR NAME LouRonzo's, Inc

DBA: LouRonzo's

CORPORATE ADDRESS: 1 SE Ocean Blvd

CITY: Stuart STATE: FL ZIP: 34994

TELEPHONE: 772-287-3334 FAX: () ALTERNATE PHONE: 772-247-7200

COMPANY CONTACT NAME: Scott Tompkins EMAIL ADDRESS: stompkins@louronzos.com

TYPE OF CERTIFICATION

- | | | |
|----------------------------------|---------------------------------|--|
| 1. ☐ MBE | 3. ☐ SBA | 5. ☐ DVBE |
| 2. ☐ MWBE | 4. ☐ SDB | 6. ☐ Other: _____ |

"THE ABOVE INFORMATION WILL BE USED FOR PURCHASE ORDERS"

REMIT TO ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: () _____ FAX: () _____ ALTERNATE PHONE: () _____

COMPANY CONTACT NAME: _____ EMAIL ADDRESS: _____

TYPE OF ORGANIZATION

- | | | |
|--|---|---|
| 1. ☒ Corporation | 3. ☐ Sole Proprietor | 5. ☐ Government Agency |
| 2. ☐ Partnership | 4. ☐ Individual | 6. ☐ Other: _____ |

1099 REPORTING STATUS (Check One): ☐ Yes ☐ No

TAXPAYER IDENTIFICATION NUMBER:

Employer Identification Number: 84 - 3332230

Print name of Taxpayer if using SS#: _____

Under penalties of perjury, I certify that this statement is accurate and complete.

Signature: Munir Shupo Title: Colorado 303 (owner)

Date: _____ Phone: () _____

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Munir Shapo	
2 Business name/disregarded entity name, if different from above LouRonzo's, Inc	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions. 1 SE Ocean Blvd	Requester's name and address (optional)
6 City, state, and ZIP code Stuart, FL 34994	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
8	4	-	3	3	3	2	2	3	0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶

Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

















Understanding Parklets / People Spots

Parklet / People Spot General Design



Operable doors to stack within building footprint. This provides the ability to add tables and to project a more open dining experience.

Fabric Canopy & Frame provide shelter from sun & rain while adding greater street presence for the restaurant.

Restaurant Signage as a branding opportunity. Changing the color and texture of the frontage add to the richness of the built environment

Bollards at 10'-0" on center set 12" out from edge of Parklet / People Spot provide the mandatory safety barrier to make the users of the Parklet / People Spot feel safe using.

Maintaining a six ft. sidewalk width is important to maintain a safe passage for the full extent of the Parklet / People Spot. Minimize perimeter openings into the Parklet / People Spot so cross pedestrian traffic doesn't cause congestion

Benefits / Opportunities

Re-imagine our streets

Complete streets balance the needs of providing walkable streets, safe cycle ways, transit paths, and traveling by car. Parklets / People Spots are a relatively low-cost, easily implementable approach to achieving greater engagement and interest for all users of the street.

Encourage Improved Pedestrian Safety & Activity

Parklets / People Spots provide buffer areas between traffic lanes and the sidewalk. They also provide outdoor gathering spaces, especially when local or City parks may be far away.

Support Local Businesses

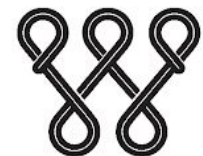
Parklets / People Spots enhance the pedestrian environment which can help make the street feel more safe and inviting for people shopping, running errands, and accessing services in their own neighborhoods. Ultimately, it fosters people spending time in their own "urban backyard."

Fosters Neighborhood Interaction & Investment

Parklets invite pedestrians to sit and gather with friends & neighbors. In many cases, neighbors have participated in the design, financing, construction, and stewardship of Parklets / People Spots.

ADDITIONAL INFORMATION/SOURCES

- <https://dceocovid19resources.com/restore-illinois/restore-illinois-phase-4/>
- <https://www.chicago.gov/city/en/sites/covid-19/home/reopening-business-portal/business-guidelines.html>
- <https://www.chicago.gov/city/en/depts/bacp/sbc/obtaining-a-sidewalk-cafe-permit0.html>
- https://www.chicago.gov/city/en/depts/cdot/supp_info/make_way_for_people/people_spot.html
- <https://chicagocompletestreets.org/streets/mwfp/peoplespots/>
- <http://groundplaystf.org/wp-content/uploads/San-Francisco-Parklet-Manual.pdf>



DOWNTOWN STUART OUTDOOR SEATING LICENSE AGREEMENT

This License Agreement (the "Agreement") is entered into as of this ____ day of _____, 20__ by and between the City of Stuart, a municipal corporation of the State of Florida and _____, the owner and operator of a restaurant located within the City of Stuart.

WITNESSETH:

WHEREAS, Licensee is owner and operator of a restaurant facility within the downtown historic district of the City of Stuart (hereinafter "Licensee");

WHEREAS, Licenser is the City of Stuart ("City");

WHEREAS, the Licensee desires to provide the public with outdoor dining:

WHEREAS, the City is seeking a manner through which to facilitate the Licensee's ability to provide the public with outdoor dining:

WHEREAS, the City and the Licensee desire to cooperate to further the above-stated purpose in a way compatible with the public interest;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. License to Provide Outdoor Dining. The City hereby grants the Licensee a license to provide outdoor dining services at its restaurant facility located within the historic downtown section of the City of Stuart. The Licensee shall comply with the terms of this Agreement, the License granted by the City of Stuart, and all applicable laws, regulations, and bylaws of the State of Florida. Within the licensed area, the licensee may put and maintain no more than _____ tables and _____ chairs. All such services will be provided at the sole cost and expense of the Licensee. The City shall not be liable for such cost nor obligated to reimburse the Licensee for the same. The Licensee shall be responsible for obtaining all permits or licenses at its expense for the construction of any improvements necessary to the provision of such services.
2. Indemnification. The Licensee shall indemnify, defend and save harmless the City of Stuart, its officers and employees from and against all suits, actions, claims, demands, damages, losses, expenses, and costs of every kind and description to which the City may be subject or put by reason of injury (including death) to persons or property from the operation, construction, or existence of the outdoor dining facility and service, under this Agreement.
3. Insurance. The Licensee shall carry or require that there be carried Worker's Compensation Insurance for all employees and those of its contractors and /or subcontractors engaged in work on the outdoor dining facility, in accordance with the State Worker's Compensation Laws. The Licensee shall furnish a Certificate of Insurance to the City evidencing coverage of Worker's Compensation Insurance. In addition, the Licensee shall carry Comprehensive Public Liability and

Property Damages Liability Insurance, and if alcoholic beverages are served, Liquor Liability Insurance, with limits hereinafter set forth to cover the Licensee and its contractors and subcontractors against claim due to accidents which may occur or result from operations under this Agreement. Such insurance shall cover the use of all equipment related to the provision of outdoor dining services. The Comprehensive General Liability Policy, and if applicable, Liquor Liability Insurance Policy, shall insure against all claims and demands for bodily injury and property damage with respect to the outdoor dining facilities and services, with limits of \$1,000,000 per occurrence and \$1,000,000 in the aggregate. The City shall be named as an "additional insured" in all policies for such insurance. The Licensee shall hold harmless, defend and indemnify the City of Stuart and its employees and agents from any responsibility, liability, and claims arising out of or related to the operations under this Agreement. The Licensee shall furnish a certificate of insurance to the City prior to commencing provision of the facilities and services authorized under this Agreement. Where such insurance is renewed or replaced, the Licensee shall furnish the City with a certificate of insurance evidencing same.

4. Conditions.

- a. Maintenance. The Licensee shall maintain the premises utilized for the provision of outdoor dining facilities and services under this Agreement in a clean and orderly condition. The Licensee assumes responsibility for the removal of any debris generated by the construction, operation, or existence of the outdoor dining facility and service. These duties assumed by the Licensee include but are not limited to:
 - General maintenance and cleaning of fixtures;
 - Sweeping;
 - Trash Removal; and
 - Security, which includes the removal of any person who becomes disorderly.
 The Licensee shall be solely responsible for any costs and losses generated by the listed, and any other maintenance duties.
- b. A permit is required for all outdoor dining.
- c. All food preparation must take place inside the associated food service establishment.
- d. Maintenance of platform, fence, furnishing and umbrellas are the sole responsibility of the food service establishment.
- e. Advertising or promotional features shall be limited to umbrellas or canopies.
- f. No additional signage shall be permitted to be in place along the designated outdoor seating area
- g. All applicable state health requirements shall be met.
- h. The use of public right-of-way for outdoor dining furniture and appurtenances shall only be permitted incidental, and ancillary, to the operation of a restaurant and private abutting property and the outdoor dining area shall not extend laterally beyond the frontage of the Licensee's establishment.
- i. All public sidewalks shall be free of signage and any kind of impediment to the pedestrian.
- j. A Use of Public Way for Outdoor Dining Agreement between the City , both the operator of the food service and the abutting land owner shall be approved by the City.
- k. Outdoor dining on public right-of-way shall be a special use allowed in the Community Redevelopment Agency (CRA) as defined by the Downtown Stuart Outdoor Seating Strategy exhibits.
- l. This license is revocable by the City Manager for any reason whatsoever upon written notice to the Licensee.
- m. All other City of Stuart codes and ordinances must be followed.
- n. Applicant shall not block fire department connections for fire sprinkler and/or standpipe systems.

- o. Seating areas shall provide at least 6' of clearance around fire hydrants.
5. Term. The license granted herein shall begin after it is approved by the City Manager's office and upon execution of this Agreement and payment of the License Fee. The term of this License Agreement shall be 12 months. The agreement shall automatically for an additional 12 months period if neither party cancelled within 30 days of the expiration. At the beginning of each year, the rate shall be increased by the Consumer Price Index (CPI) and the licensee shall provide the City of Stuart verification that all documents (e.g. liability insurance, business tax license) required in the agreement is current. Licensee shall pay to the City of Stuart a monthly rental fee of **\$121.53** during which it places the tables and chairs on public property. The failure to pay timely may result in a late fee or revocation of this License Agreement. Either Licenser or Licensee may cancel this license at any time upon 10 days' prior written notice to the other. Upon cancellation or termination of this License Agreement, and upon the request of Licenser, Licensee shall remove as requested any improvements, fixtures, equipment, and other personal property placed upon the Licensed Premises by Licensee. The costs and expenses of such removal, together with the repair of any damage occasioned thereby, will be borne solely by Licensee.
 6. Hours of Operation. The License granted hereunder neither extends the physical description of the Premises nor shortens or extends the hours during which the Licensee may carry on other lawful licensed activities in the premises to which the outdoor dining area is auxiliary.
 7. Revocation. The parties covenant and agree that this License is not an interest in land and is revocable at will by the City Manager for any reason whatsoever upon written notice to the Licensee from the City. The license will terminate upon Licensee's receipt of said written notice described therein. Licensee acknowledges, covenants and agrees that this License is revocable at will by the City and the Licensee further acknowledges, covenants and stipulates that in the event of such revocation, the Licensee shall have no recourse or claim against the City for such revocation whether by way of monetary charges, a suit in equity, or otherwise.
 8. Severability. If any provisions, paragraphs, sentence, or clause of this bylaw shall be held invalid for any reason, all other provisions shall continue in full force and effect.

WITNESS, the execution hereof in counterparts under seal as of the date and year first above written.

CITY OF STUART, a municipal corporation

By: _____
 David Dyess
 City Manager

Date: _____

LICENSEE

By: _____

Print Name: _____

Date: _____