



City of Stuart

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

TO BE HELD SEPTEMBER 14, 2021 AT 4:00 PM
121 SW FLAGLER AVENUE, STUART FL 34994
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approval of August 3, 2021 Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Ordinance No. 2464-2021; Sportfish Marina UPUD
2. Resolution No. 2469-2021 - LDC Amendment to Sign Code
3. Resolution No. 07-2021 CRA - Masterplan and Naming of the Triangle District
4. Resolution No. 08-2021 CRA - Amendments to BIRP Guidelines

OTHER MATTERS BEFORE THE BOARD

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

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

Meeting Date:9/14/2021

Prepared by:Jordan Pinkston

Title of Item:

Approval of August 3, 2021 Minutes.

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
▣ CRB Minutes 8.3.2021	9/8/2021	Cover Memo



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

AUGUST 3, 2021 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

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

ADMINISTRATIVE

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

CALL TO ORDER



ROLL CALL



Present: Chris Lewis, Tom Campenni, Nina Dooley, Pete Walson, Nikolaus Schroth, Nina Dooley

Absent: Katherine Makemson

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES



Action: Approve July 6, 2021 minutes.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve with the following change:

Move agenda item #1 Resolution No. 06-2021 Tentative CRA Budget and CIP for FY 2022 to the second item on the agenda.

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. Presentation of Proposed "Triangle District" Master Plan

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

Jessica Seymour, Treasure Coast Regional Planning Council

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

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked about the current amount of parking spaces in the district.

Jessica Seymour clarified the parking calculation.

Discussion occurred about pedestrian safety on Dixie Highway.

Pete Walson asked about consistency of trees for the current CRA projects underway.

Staff clarified and the board discussed future tree design and implementation.

Presentation ended.

Nik Schroth explained the importance of the triangle district being a gateway to downtown. He wants to improve the pedestrian experience in all of downtown and asked about design concepts for sidewalks.

Jessica Seymour explained that each situation is different, but would recommend a downtown fabric which includes sidewalks on both sides of the street. She suggested a curb-less design for on-street parking.

Nik Schroth spoke about the city's abandon alleyways.

Jessica Seymour explained that alleyways should be used for parking to free up the front for walkability.

Additional parking options and alleyway abandonments were discussed.

Tom Campenni recommended keeping this as a historic district and use our historic form-based code to keep it that way.

Chris Lewis agreed that the traffic pattern is confusing. He thinks parking is a problem and we need easy access to it.

Frank Wacha liked the plan to make the roads and sidewalks more comfortable. He said that he would recommend a density transfer for historic buildings and incentives for wider sidewalks.

Nina Dooley said she agrees with two-way traffic, shade trees, wider sidewalks and enhancing the historic feel of downtown. She asked about the design of the proposed mural.

Jessica Seymour clarified their recommendation would be to work with the city with an RFP process.

Pete Walson agreed with changing direction of roads and expressed the importance of sidewalks and trees. He expressed his concerns about staff not forcing these recommendations on developers.

Mike Mortell explained that a form-based code would address that concern.

Jessica Seymour agreed that board suggestions are tools for staff to implement to create a cohesive city.

The board continued to discuss the importance of staff using the master plan in the beginning of the development process.

2. Resolution No. 06-2021 Tentative CRA Budget and CIP for FY 2022

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

 5:46PM

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about the format of the budget.

Pinal Gandhi-Savdas confirmed the CRA programs are highlighted in yellow.

Nik Schroth asked if we could break down Tiff revenue into different districts.

Mike Mortell said that we try to keep CRA as a whole and explained why.

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

MOTION

Action: Approve.

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

OTHER MATTERS BEFORE THE BOARD:

Frank Wacha made a motion requesting CRB funds given to the community include trees or a reason why they are not included within public rights-of-way.

Kev Freeman explained reasons why this causes an issue.

Tom Campenni recommended not making a motion, but asking staff come back with a resolution for his request.

Pinal Gandhi-Savdas explained the Federal Highway project process and explained it will be the starting point for future landscaping goals.

Nik Schroth confirmed what the board's direction is.

Motion was pulled.

Pete Walson asked about the funeral home property.

Chris Lewis left the meeting.

Tom Campenni became the temporary chair.  6:09PM

Pete Walson voiced his frustration about trees not being implemented into projects.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

UPCOMING MEETINGS and EVENTS: None.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date: 9/14/2021

Prepared by: Kev Freeman

Title of Item:

SPORTFISH MARINA UPUD: REZONING TO UPUD (QUASI-JUDICIAL)(RC)

ORDINANCE No. 2464-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, THEREBY APPLYING A LAND DEVELOPMENT ZONING DESIGNATION OF UPUD "URBAN PLANNED UNIT DEVELOPMENT" TO A PARCEL OF LAND TOTALING 0.63 ACRES, LOCATED AT 304 NE FLAGLER AVENUE, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE "SPORTFISH MARINA" URBAN PLANNED UNIT DEVELOPMENT (UPUD) CONSISTING OF A 51 ROOM HOTEL, 64 SEAT RESTAURANT AND 49 SLIP MARINA, AND ALLOWING USES PERMITTED IN THE URBAN DISTRICT; PROVIDING FOR APPROVAL OF A SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

RESUBMITTAL

This is a re-submittal and redesign of the proposal to include:

51 Room Hotel (no kitchens with the rooms).

64 seat Restaurant.

49 Marina slips (no utility agreements).

HISTORY

The application was presented to the Community Redevelopment Board (CRB) at their meeting of April 6, 2021. The application was approved by a vote of 6-1 to be moved to the City Commission for approval.

The CRB did discuss the implication of the provision of the Marina and the parking arrangement of such.

The application was presented to City Commission on April 26, 2021. The Commission did not make a final determination at that meeting.

SUMMARY

The intent of this application is a rezoning to an Urban Planned Unit Development from the existing zoning of Urban Waterfront. The property is located within the Community Redevelopment Area.

The proposed use of the site is for a three-story boutique hotel above two parking decks (partially below Finished First Floor Elevation). The proposal will provide lodging and marina accommodations with 49 wet slips.

The property extends to the waterfront of the St. Lucie and adjacent to the Harborage residential condominiums to the north and a commercial building to the south. The shoreline has an existing and established mangrove growth that will be preserved and protected during construction activities.

The height of the building is proposed to comply with the maximum allowed to the eaves of 45 ft above lowest

permissible finished floor level.

The request for departure from Land Development Code relates to allow parking within the building envelope and to accommodate the required vista within the elevation/structure of the building.

The applicant confirms the following, which with an adequate provision of off-site parking will demonstrate compliance with the City's parking code for the Urban District.

Parking requirement (3.01.03):

Hotel: 51 rooms (1 per room) = 51 spaces.

Restaurant (1 per 4 seats) = 16 spaces

Employees (2 per 3 employees) = 7 spaces.

Marina: 49 slips (1 per 4 slips) = 13 spaces.

Total: 87 required spaces.

The proposed development will provide 50 parking stalls within its parking decks. An additional +/- 40 spaces are proposed to be provided off-site, within property owned by the applicant. The off-site parking site plan will require additional approval.

A condition requiring that the site plan for off-site parking is approved prior to any vertical construction taking place at the marina should be attached to any approval.

The submerged land lease is to be finalized with the Department of Environmental Protection (DEP) prior to construction. The lease will require that a proportion of slips will be open for public access. This requirement supports the City's Comprehensive Plan at

Policy 9.A8.4: The City of Stuart will encourage land uses and site plans at preferred locations that enhance access to the coastal waterway and maximize the number of wet slips and dry storage racks at a given facility.

The UPUD request incorporates proposals that depart from the City's Land Development Code relating to the following: To allow parking within the building envelope and for the provision of a vista within the building structure.

3.01.04. - K. Elevated buildings. Permitted in all urban sub-districts. Parking is prohibited beneath an elevated building.

03.01.03 E. f. If a building facade is 100 feet or more in width, measured parallel to the nearest body of water, an additional vista shall be provided within the building's facade which is not less than 12 feet in width, not less than 12 feet in height, and which allows a visual corridor from the public right-of-way to the St. Lucie River or its tributaries.

Refer also to Staff Report at B.1 of this agenda.

Funding Source:

N/A.

Recommended Action:

Motion to approve the application and move to the September 27, 2021 meeting of the City Commission.

ATTACHMENTS:

Description

Upload Date

Type

Ordinance add

▣	A1. Ordinance 2464-2021	9/7/2021	to Y drive
▣	A2. Exhibit D to Ord 2464-2021-a	9/7/2021	Exhibit
▣	A3. Exhibit D to Ord 2464-2021 b1	9/7/2021	Exhibit
▣	A4. Exhibit D to Ord 2464-2021-b2	9/7/2021	Exhibit
▣	A5. Exhibit D to Ord 2464-2021-b3	9/7/2021	Exhibit
▣	A6. Exhibit D to Ord 2464-2021-b4	9/7/2021	Exhibit
▣	A7. Exhibit D to Ord 2464-2021-b5	9/7/2021	Exhibit
▣	A8. Exhibit D to Ord 2464-2021 c	9/7/2021	Exhibit
▣	A9. Exhibit D to Ord 2464-2021 d	9/7/2021	Exhibit
▣	A10. Exhibit D to 2464-2021 e Survey	9/7/2021	Exhibit
▣	A11. Exhibit D to 2464-2021 f Traffic	9/7/2021	Exhibit
▣	A12. Exhibit D to Ord 2464-2021 g1 - Elevation	9/7/2021	Exhibit
▣	A13. Exhibit D to Ord 2464-2021 g2 - Elevation	9/7/2021	Exhibit
▣	B1. Staff Report	9/7/2021	Staff Report
▣	C1. Application	3/31/2021	Backup Material
▣	C2. Location Plan	3/31/2021	Backup Material
▣	C3. Aerial	3/31/2021	Backup Material



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

ORDINANCE NUMBER 2464-2021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY’S OFFICIAL ZONING MAP, THEREBY APPLYING A LAND DEVELOPMENT ZONING DESIGNATION OF UPUD “URBAN PLANNED UNIT DEVELOPMENT” TO A PARCEL OF LAND TOTALING 0.63 ACRES, LOCATED AT 304 NE FLAGLER AVENUE, BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE “SPORTFISH MARINA” URBAN PLANNED UNIT DEVELOPMENT (UPUD) CONSISTING OF A 51 ROOM HOTEL, 64 SEAT RESTAURANT AND 49 SLIP MARINA, AND ALLOWING USES PERMITTED IN THE URBAN DISTRICT; PROVIDING FOR APPROVAL OF A SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Ted Weitzel, President of Weitzel OZ LLC (Owner) of a 0.633 acre parcel of developed land located at 304 NE Flagler Avenue (Exhibit “D” – Aerial), and

WHEREAS, the City of Stuart has determined the need to assign UPUD zoning to said lands; and

WHEREAS, the Community Redevelopment Board (CRB) held a properly noticed hearing at a regularly scheduled meeting to consider amending the city’s official zoning map and approving the existing and recommended approval for the rezoning on September 16, 2021; and

WHEREAS, on _____, 2021, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner and Applicant, amending the city’s official zoning map and approving the existing building and site, and

WHEREAS, at the hearing the Owner and Applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses; and

WHEREAS, the Owner and Applicant have committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this ordinance; and

WHEREAS, the City Commission, has considered the Owner’s voluntary request for a new zoning designation, and has also considered the recommendation of the City staff.

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

WHEREAS, the Sportfish Marina UPUD development will be in harmony with surrounding properties and their anticipated development; and

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law.

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A map depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference and development conditions attached hereto as **Exhibit “C”**;

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

SECTION 1: The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, shall be deemed a part of this ordinance:

- a. Site Plan and Landscape plan Set: McCarty & Associates: 8-05-2021
- b. Architectural Plan Set: Brent A. Wood Architecture LLC: 08-16-2021
- c. Drainage Statement: Captec Engineering Inc: 12-10-2020
- d. Utility Statement: Captec Engineering 12-09-2020
- e. Boundary and Topographic Survey: Northstar Geomatics 11-12-2020
- f. Traffic Analysis: O’Rourke Engineering and Planning: August 13, 2021
- g. Architectural Elevations: Brent A. Wood Architecture LLC: 08-16-2021

SECTION 2: The Zoning designation of the subject property shall be established as “UPUD” Urban Planned Unit Development on the City of Stuart’s Official Zoning Map.

SECTION 3: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City’s Land Development Code.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 5: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications

which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6: Following the adoption and acceptance of this ordinance by the Owners, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

- a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
- b. Direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.
- c. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 7: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owners.

SECTION 8: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 9: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owners, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Passed on first reading the ____ day of _____, 2021.

Commissioner _____ offered the foregoing Ordinance and moved its adoption.

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

vote, the vote was as follows:

EULA R. CLARKE, MAYOR

MERRITT MATHESON, VICE MAYOR

BECKY BRUNER, COMMISSIONER

TROY MCDONALD, COMMISSIONER

MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this _____ day of _____, 2021.

ATTEST:

MARY R. KINDEL
CITY CLERK

EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY’S ACKNOWLEDGMENT

STATE OF FLORIDA,

COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means

of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021,
by EULA R. CLARKE, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of
Stuart, Florida, a Florida municipal corporation.

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES: Owner: Weitzel OZ LLC,

Print Name: _____

By:

Print Name: _____

OWNERS ACKNOWLEDGMENT

STATE OF FLORIDA,

COUNTY OF _____

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

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

Exhibit “A”
LEGAL DESCRIPTION

LOTS 1 ,2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY , FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND SOUTHERLY ONE-HALF OF THE ABANDONED STREET KNOWN AS THE EASTERNLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

EXHIBIT “B”
LOCATION MAP

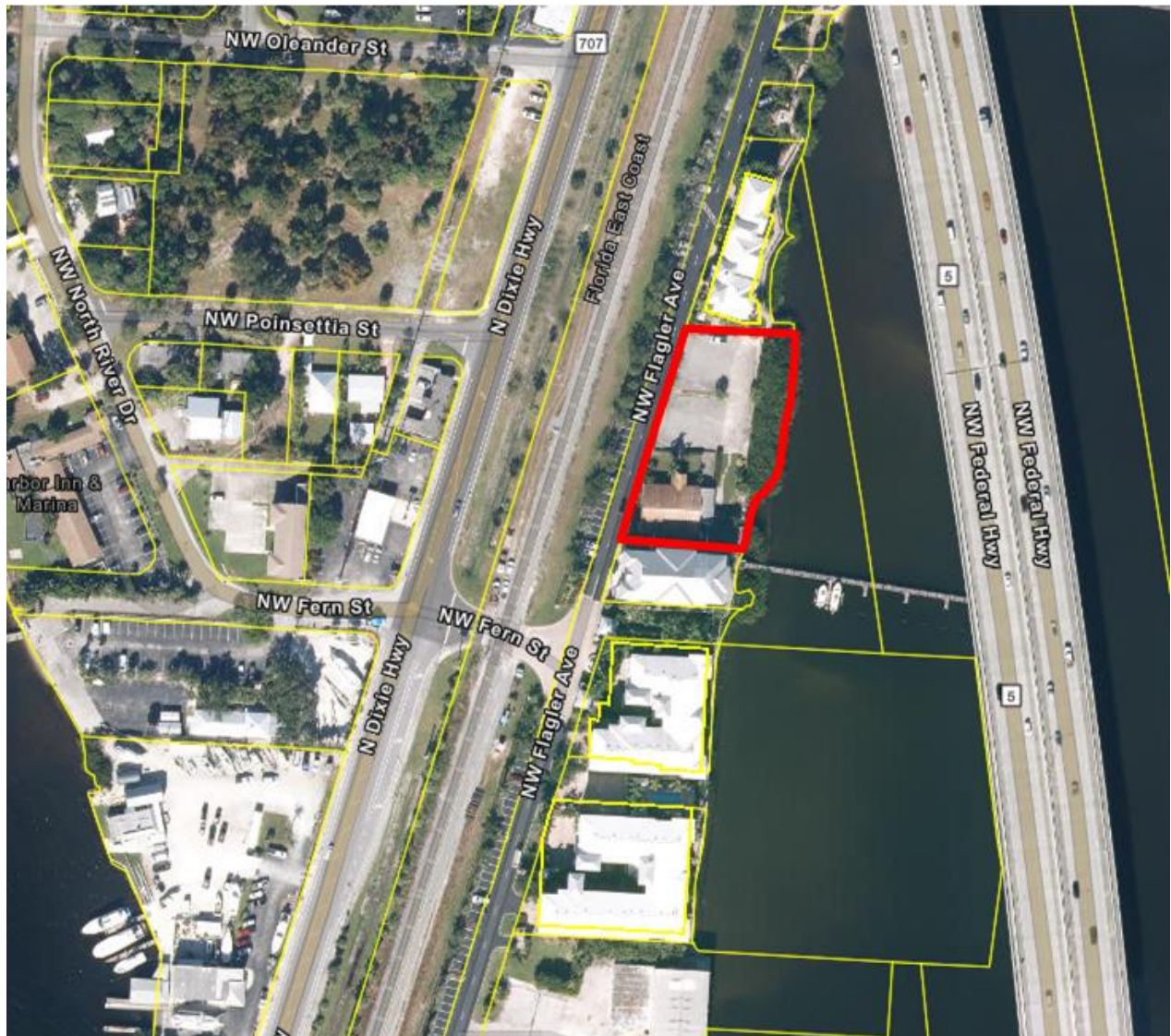


EXHIBIT “C”
DEVELOPMENT CONDITIONS

Approved Plans and Documents (Exhibit “D”)

- a. **Site Plan and Landscape plan Set: McCarty & Associates: 8-05-2021**
- b. **Architectural Plan Set: Brent A. Wood Architecture LLC: 08-16-2021**
- c. **Drainage Statement: Captec Engineering Inc: 12-10-2020**
- d. **Utility Statement: Captec Engineering 12-09-2020**
- e. **Boundary and Topographic Survey: Northstar Geomatics 11-12-2020**
- f. **Traffic Analysis: O’Rourke Engineering and Planning: August 13, 2021**
- g. **Architectural Elevations: Brent A. Wood Architecture LLC: 08-16-2021**

Development and Construction

1. Except as otherwise set forth in the Sportfish Marina UPUD, development shall comply with the City Land Development Code. Any modifications to the Master Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping, may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via public hearing.
2. All applicable state or federal permits must be obtained before the commencement any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
3. Existing Mangroves shall be maintained and protected during construction and thereafter. Any trimming shall only be permitted by the Florida Department of Environmental Protection.

Allowable Uses

4. All uses allowed in Section 3.01.03.F.2. of the City’s Land Development Code are permitted, however, the uses are restricted in accordance to the parking calculations within Section 3.01.03.F.2.

Prohibited

5. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.
6. Billboards are prohibited on the property.
7. Banners and any other sign or advertising device not in accordance with the City’s Land Development Regulations are prohibited.
8. No Live aboard vessels are allowed in the submerged land lease area connected to this PUD unless it is for the purpose to dock and to use the hotel facilities. No residential activities shall be permitted.

Amendments

9. Any applications to amend this Ordinance shall be limited to the single Owner, successors or assigned of the parcel, or the Master Owners Association, if applicable.

Prior to Issuance of Site Permits

10. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
11. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
12. All regulatory agency permits, including but not limited to the South Florida Water Management District, Department of Environmental Protection and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
13. All development activities shall comply with the City’s Concurrency Management System prior to the issuance of building permits.

14. A compliance with the City’s Public Art (Land Development Code 3.01.08) shall be required prior to issuance of Building Permit. The alternatives are an approval of a work of art on the development site by the Community Redevelopment Board, or the contribution of a sum of one percent of the vertical construction cost into the public art trust fund.
15. An application for site plan approval for a dock shall be required to comply with the Land Development Code provisions of 5.06.02 (Shoreline Protection Zone Delineation) and shall be accompanied with valid permits from the South Florida Water Management District and/or the Florida Department of Environmental Protection.
16. Prior to issuance of permits for vertical construction the applicant will secure off-site parking provision of 40 (forty) parking stalls that shall be designated solely for the use of this project and shall remain so in perpetuity or until such a time as amended by a major amendment of the Planned Unit Development hereby approved.

		32-37-41-004-019-00010-3		
		UW - URBAN WATERFRONT		
		MARINE & INDUSTRIAL		
		OFFICES/ MARINA		
		HOTEL		
	SF	AC	%	
TOTAL SITE AREA (PER SURVEY PROPERTY LINE)	27,572	0.63	100.0%	
IMPERVIOUS AREA	25,647	0.589	93.02%	
PROPOSED BUILDING	20,411	0.47	74.0%	
PARKING / VUL (NOT UNDER BUILDING)	1,218	0.03	4.4%	
CONCRETE WALKS, RAMPS, ETC... (NOT UNDER BUILDING)	1,976	0.05	7.2%	
BOARDWALK	2,042	0.05	7.4%	
PERVIOUS AREA	1,925	0.044	6.98%	
LANDSCAPE AREA	1,925	0.044	7.0%	
PARKING	REQ.	PROVIDED		
TOTAL	87	98 (50 SPACES WITH-IN BUILDING / 48 SPACES PROVIDED OFF SITE)		
MARINA (1 SPACE PER 4 SLIPS, 49 SLIPS NO UTILITY AGREEMENTS)	13			
HOTEL (1 SPACE PER RENTAL ROOM, 51 ROOMS)	51			
RESTAURANT (1 SPACE PER 4 SEATS, 64 SEATS)	16			
2 SPACES PER 3 EMPLOY EES (10 EMPLOY EES)	7			

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

This aerial map shows a section of NW Oleander St, NW Poinsettia St, NW Fern St, and NW Dixie Hwy. A yellow line runs along NW Dixie Hwy. Two building footprints are highlighted with black outlines and white interiors. The building on the left is a long, narrow structure with multiple rooms and a central corridor. The building on the right is a larger, more complex structure with a central courtyard area. A north arrow and a scale bar (1" = 60') are located in the top right corner. The text 'Page 26 of 681' is visible in the center-right area. Labels for the streets and the proposed crosswalks are present.

NW Oleander ST

NW Poinsettia ST

NW Fern ST

NW Dixie Hwy

PROPOSED CROSSWALK

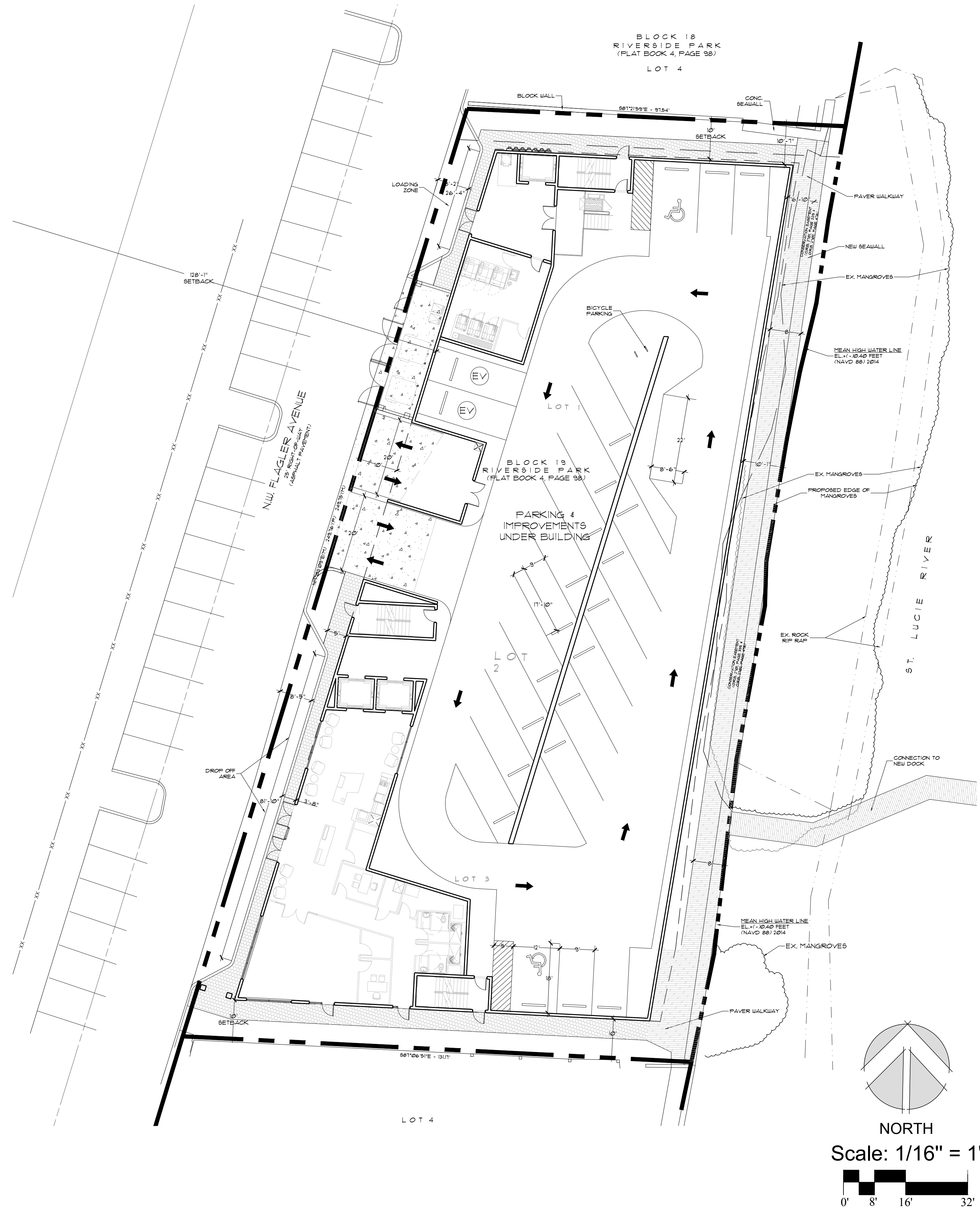
PROPOSED CROSSWALKS

Page 26 of 681

Scale: 1" = 60'

0' 30' 60' 120'

NORTH



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304 NW Flagler Ave.

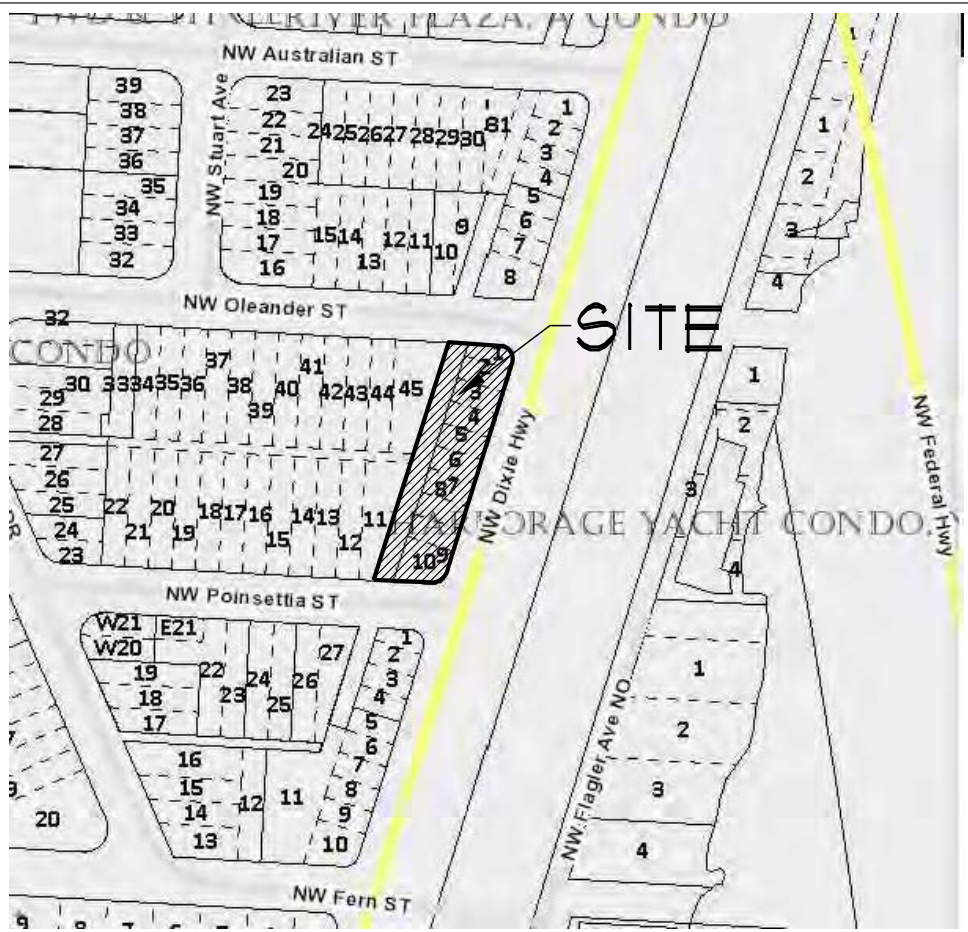
Stuart, Florida

Site Plan



Drawn By	DMS
Checked By	MM
Scale	1/16"=1'
Drawing Date	12/7/2020
3/11/2021 revised per comments	
4/6/2021 revised dock connection	
8/15/2021 revised architecture	
& additional parking lot	

Location Map



Legal Description

RIVERSIDE PARK, LOTS 1 THRU 10 LYING W OF DIXIE HWY R/W

*PORTION OF LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Site Data

PCN	32-37-41-004-004-00010-5		
ZONING	UN - URBAN NEIGHBORHOOD		
FUTURE LAND USE	DOWNTOWN		
EXISTING LAND USE	VACANT		
PROPOSED USE	PARKING		
TOTAL SITE AREA (PER SURVEY PROPERTY LINE)	SF	AC	%
	17,358	0.40	100.0%
IMPERVIOUS AREA	14,111	0.324	81.29%
PARKING / VUA	14,111	0.32	81.3%
PERVIOUS AREA	3,247	0.075	18.71%
LANDSCAPE AREA	3,247	0.075	18.7%
PARKING	REQ.	PROVIDED	
TOTAL		48	

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AND DESIGN

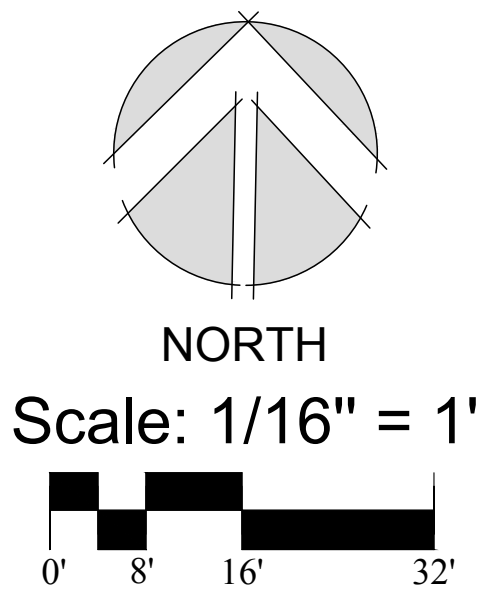
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Sportfish Marina Resort - Parking Lot
402 NW Dixie Highway
Stuart, Florida
Site Plan



Drawn By _____ DMS
Checked By _____ MM
Scale _____ 1/16"=1'
Drawing Date _____ 8/15/2021



Location Map



Legal Description

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

Landscape Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.

3. ALL EXOTIC VEGETATION TO BE REMOVED FROM DEVELOPMENT AREA.

4. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED THAT IS CAPABLE OF PROVIDING 100% COVERAGE TO ALL LANDSCAPE AND PLANTING AREAS AND HAVE AN AUTOMATIC MOISTURE SENSOR.

5. IRRIGATION SOURCE TO BE POTABLE WATER. IRRIGATION PLANS SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. EXISTING TREES THAT ARE TO REMAIN SHALL BE BARRICADED ACCORDING TO CITY OF STUART ORDINANCES.

7. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."

8. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.

9. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.

Site Data

PCN	32-37-41-004-019-00010-3		
ZONING	UW - URBAN WATERFRONT		
FUTURE LAND USE	MARINE & INDUSTRIAL		
EXISTING LAND USE	OFFICES / MARINA		
PROPOSED USE	HOTEL		
	SF	AC	%
TOTAL SITE AREA (PER SURVEY PROPERTY LINE)	27,572	0.63	100.0%
IMPERVIOUS AREA	25,647	0.589	93.02%
PROPOSED BUILDING	20,411	0.47	74.0%
PARKING / VUA (NOT UNDER BUILDING)	1,218	0.03	4.4%
CONCRETE WALKS, RAMPS, ETC... (NOT UNDER BUILDING)	1,976	0.05	7.2%
BOARDWALK	2,042	0.05	7.4%
PERVIOUS AREA	1,925	0.044	6.98%
LANDSCAPE AREA	1,925	0.044	7.0%
PARKING	REQ.	PROVIDED	
TOTAL	87	98 (50 SPACES WITHIN BUILDING / 48 SPACES PROVIDED OFFSITE)	
MARINA (1 SPACE PER 4 SLIPS, 49 SLIPS NO UTILITY AGREEMENTS)	13		
HOTEL (1 SPACE PER RENTAL ROOM, 51 ROOMS)	51		
RESTAURANT (1 SPACE PER 4 SEATS, 64 SEATS)	16		
2 SPACES PER 3 EMPLOYEES (10 EMPLOYEES)	7		

Page 28 of 681

Plant List

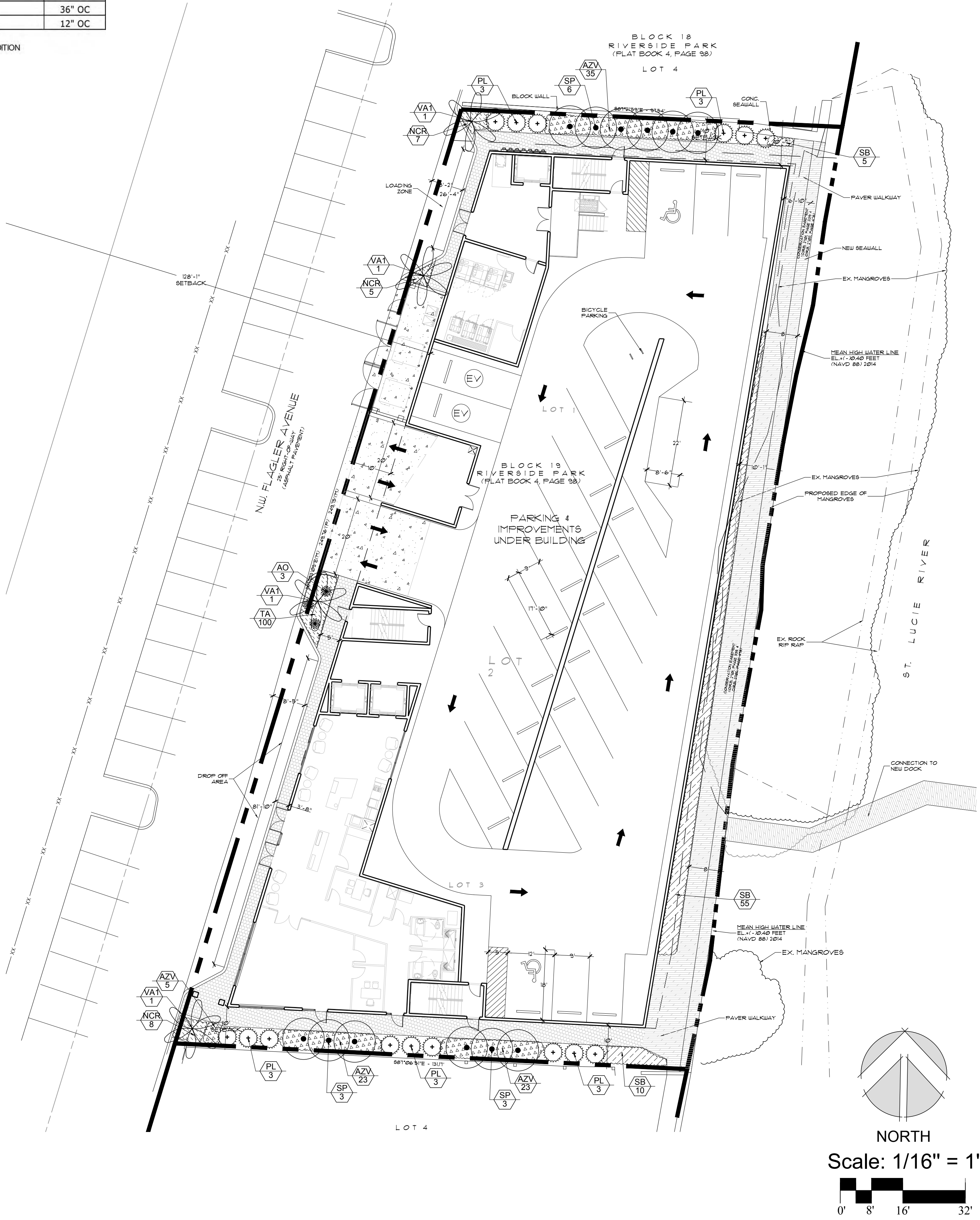
Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
PL	15	Polyalthia longifolia 'Pendula'	Mast Tree	12' OA, matching, FTB	AS
SP*	12	Sabal Palmetto	Sabal Palm	staggered heights, 8' CT, 14' CT, 20' CT	AS
VA1	4	Veitchia arecina 'Montgomeryana'	Montgomery Palm, single	26' OA, single, FF, matching	AS
SHRUBS & GROUNDCOVERS					
AO	3	Alcantarea odorata	Odorata Bromeliad	36"x 30"	AS
AZV	86	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	36" OC
NCR	20	Neomarica caerulea 'Regina'	Giant Apostle's Iris	3g, 30"x 24"	30" OC
SB*	70	Spartina bakeri	Sand Cordgrass	3g, 36"x 30"	36" OC
TA	100	Trachospermum asiaticum	Asiatic Jasmine Minima	1g, 6"x 12", full pots	12" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION

Xeriscape Table

(A total of 50 pts. are required)

3. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
4. 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
5. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
7. SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10 pts.
8. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10 pts.
TOTAL PROVIDED POINTS	50 pts.



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Sportfish Marina Resort

304 NW Flagler Ave.

Stuart, Florida

Landscape Plan



Drawn By _____ DMS

Checked By _____ MM

Scale _____ 1/16"=1'

Drawing Date _____ 12/7/2020

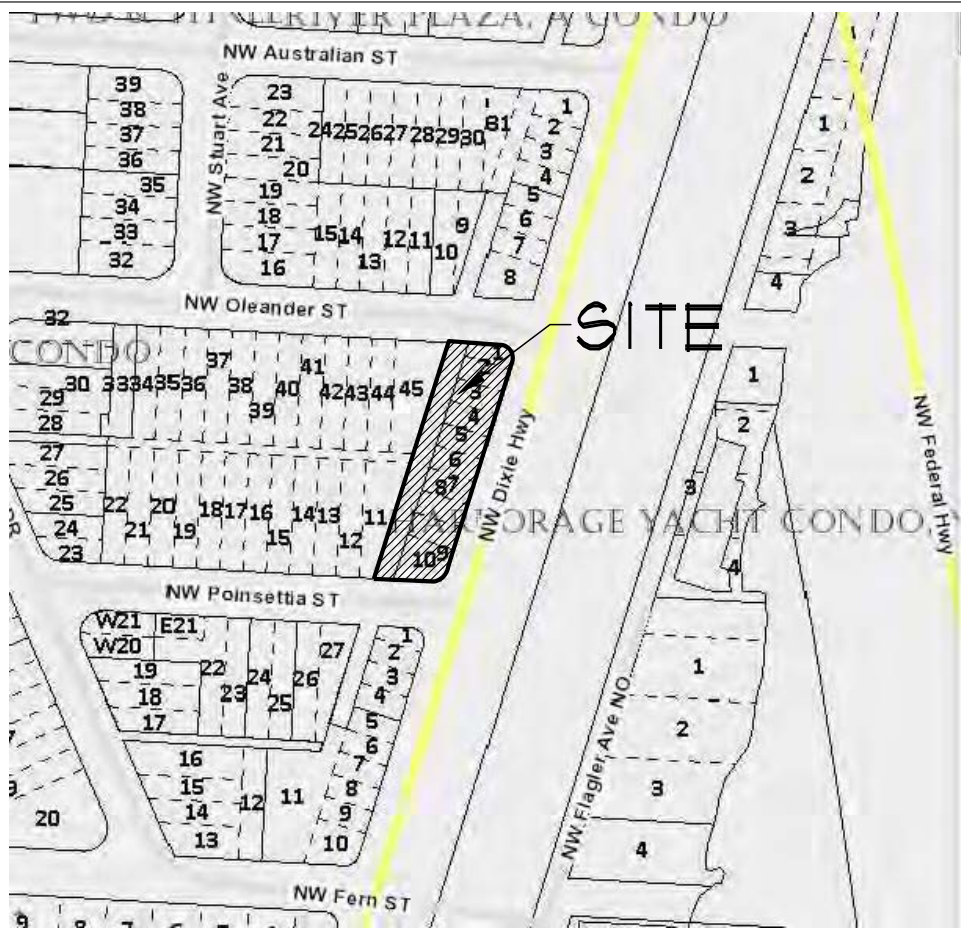
3/11/2021 revised per comments

4/6/2021 revised dock connection

8/15/2021 revised architecture

& additional parking lot

Location Map



Legal Description

RIVERSIDE PARK, LOTS 1 THRU 10 LYING W OF DIXIE HWY RW

*PORTION OF LEGAL DESCRIPTION FROM PROPERTY APPRAISER

Landscape Notes

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Site Data

PCN	32-37-41-004-004-00010-5		
ZONING	UN - URBAN NEIGHBORHOOD		
FUTURE LAND USE	DOWNTOWN		
EXISTING LAND USE	VACANT		
PROPOSED USE	PARKING		
TOTAL SITE AREA (PER SURVEY PROPERTY LINE)	SF	AC	%
	17,358	0.40	100.0%
IMPERVIOUS AREA	14,111	0.324	81.29%
PARKING / VUA	14,111	0.32	81.3%
PERVIOUS AREA	3,247	0.075	18.71%
LANDSCAPE AREA	3,247	0.075	18.7%
PARKING	REQ.	PROVIDED	
TOTAL		48	

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
AM2^	16	Adonidia merrilli	Christmas Palm	14' OA, double	AS
BS*^	8	Bursera simaruba	Gumbo Limbo	14'x 6', 3" DBH min.	AS
SHRUBS & GROUNDCOVERS					
CI*^	200	Chrysobalanus icaco	Green Cocoplum	7g, 30"x 24"	30" OC
EL*^	292	Ernodea litoralis	Golden Beach Creeper	3g, 15"x 18"	24" OC
TF*^	126	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC
ZP*^	12	Zamia pumila	Coontie	15g, 24"x 30"	AS

*DENOTES FLORIDA NATIVE PLANT MATERIAL

^DENOTES DROUGHT TOLERANT SPECIES

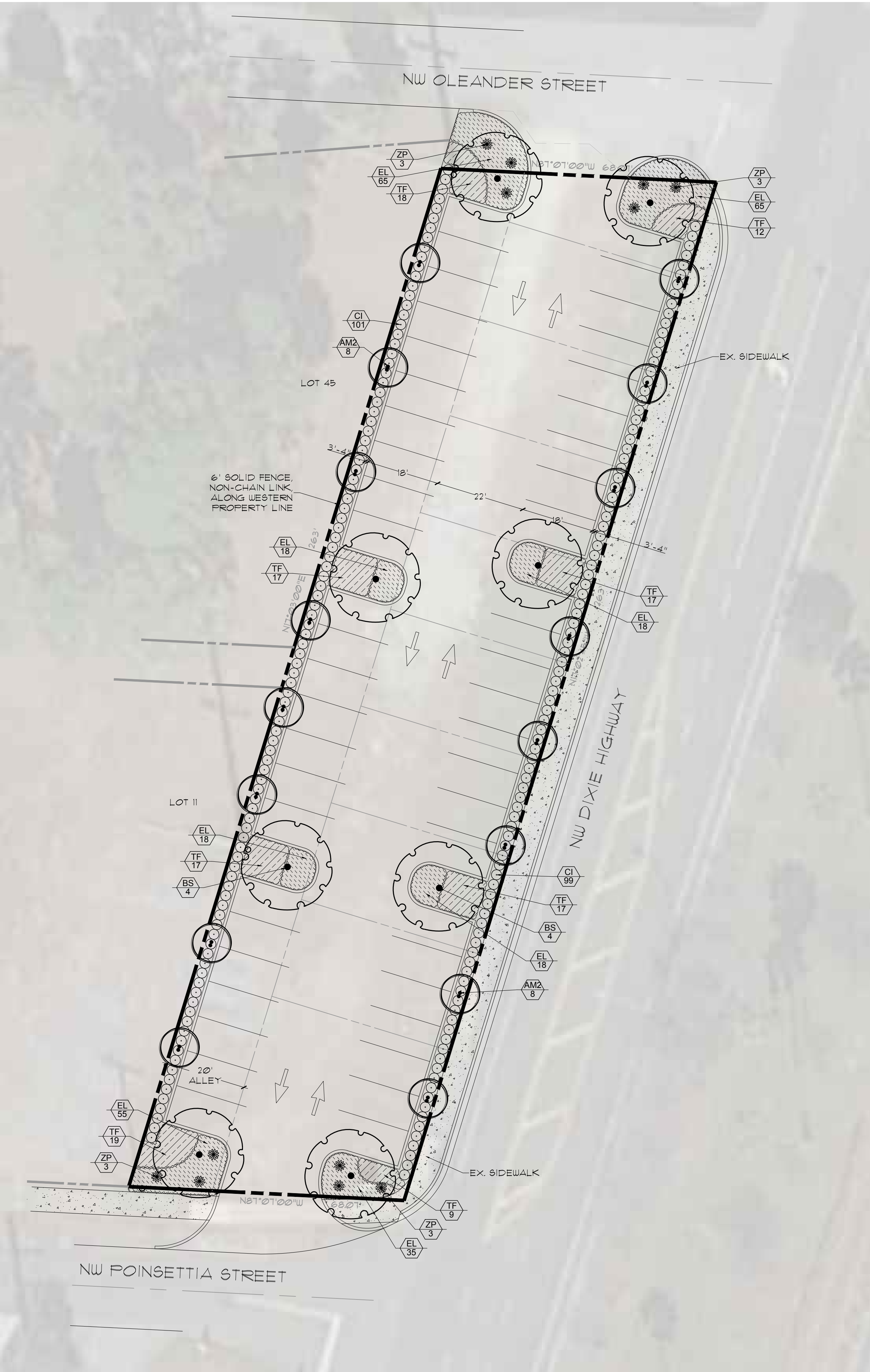
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Xeriscape Table

(A total of 50 pts. are required)

3. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
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TOTAL PROVIDED POINTS	50 pts.

Page 29 of 681



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Sportfish Marina Resort - Parking Lot

402 NW Dixie Highway

Stuart, Florida

Landscape Plan



Drawn By _____ DMS
Checked By _____ MM
Scale _____ 1/16"=1'
Drawing Date _____ 8/15/2021

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with matted or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE 16"-7'-12" "AGRIFORM" TABLET (21 Grams)

1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

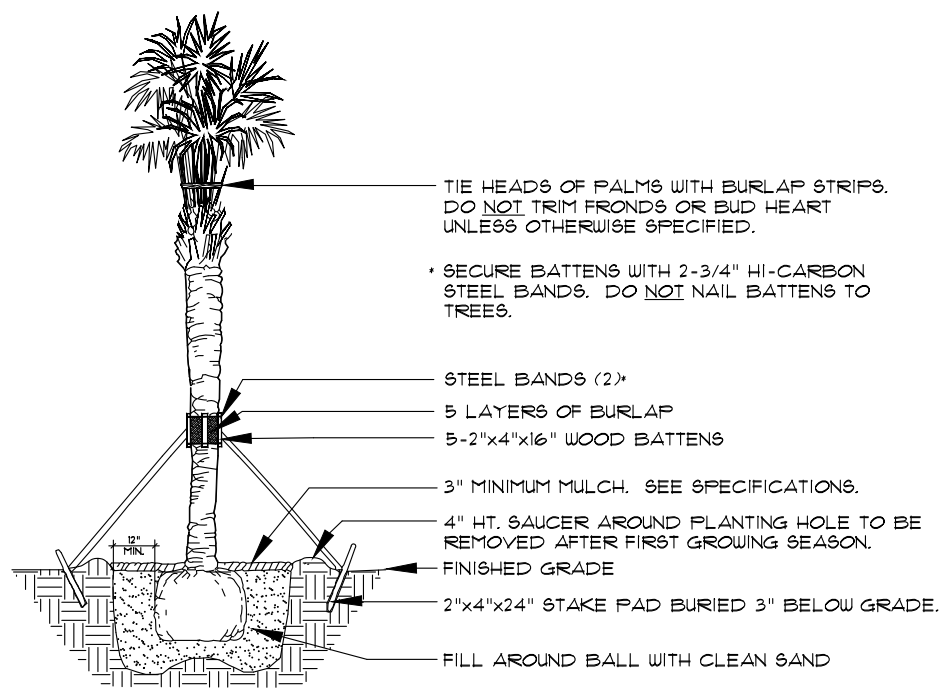
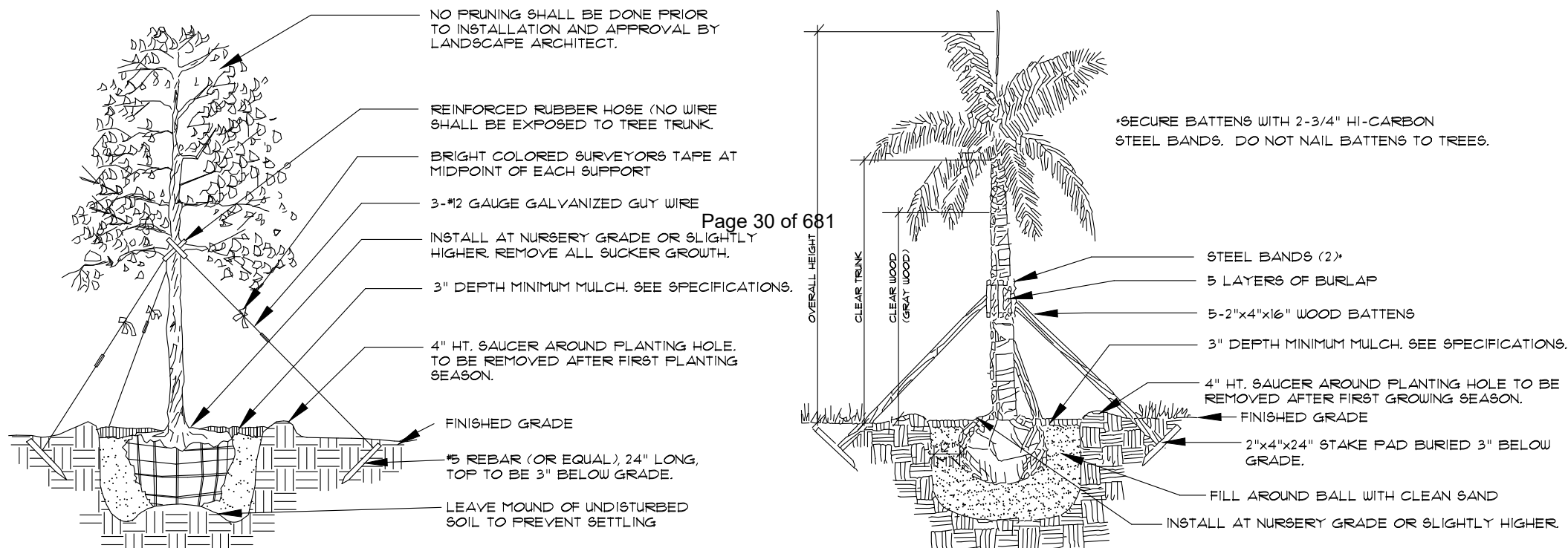
SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B4B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

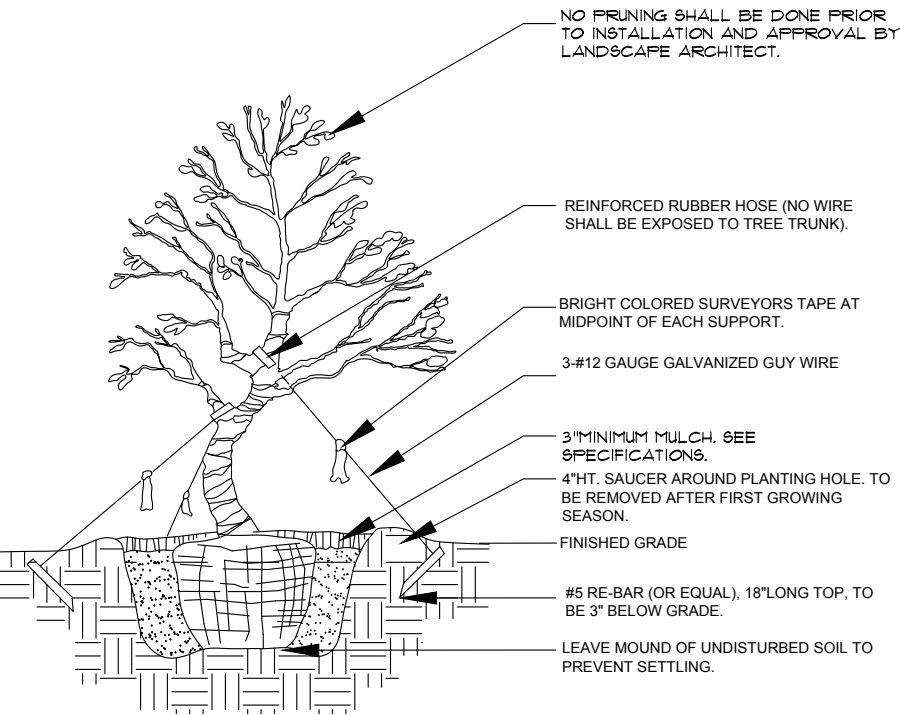
- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from building.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Quantities shown on plant list are for convenience only. If a discrepancy occurs between the plan and plant list the plan shall prevail.

Planting Details



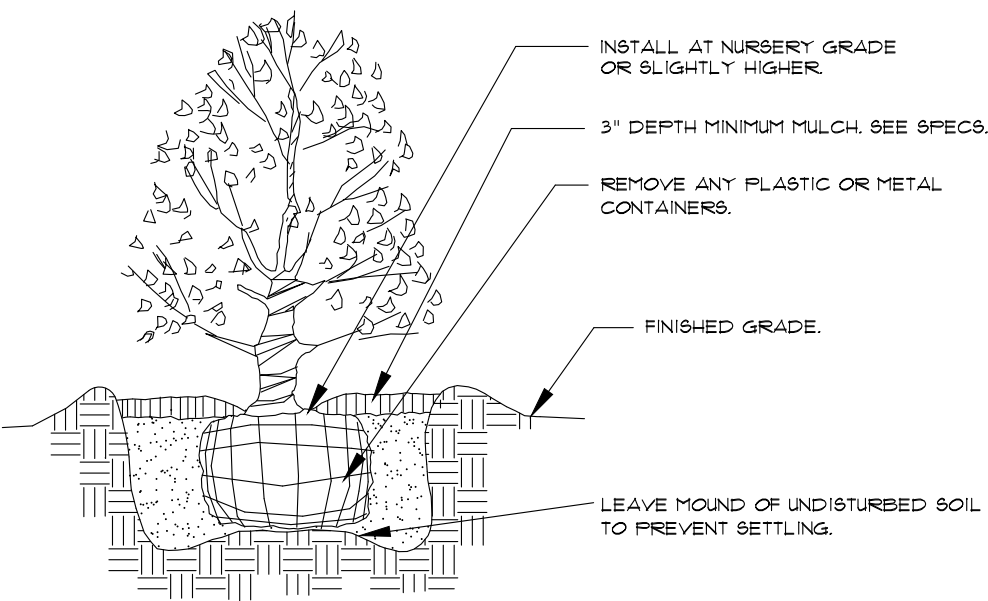
Tree Planting

- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- * BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



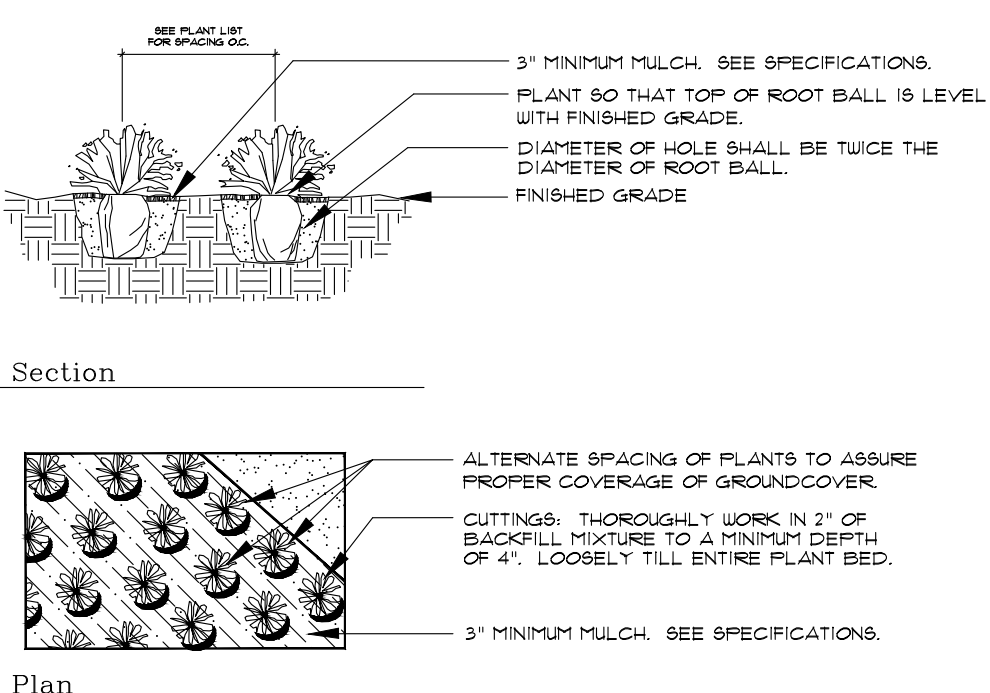
Palm Planting

- APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.
- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- * BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

- APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, BENEGAL DATE PALMS
- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Groundcover Planting

- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Sportfish Marina Resort Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
PL	15	Polyalthia longifolia 'Pendula'	Mast Tree	12' OA, matching, FTB	AS
SP*	12	Sabal Palmetto	Sabal Palm	staggered heights, 8' CT, 14' CT, 20' CT	AS
VA1	4	Veitchia arecina 'Montgomeryana'	Montgomery Palm, single	26' OA, single, FF, matching	AS
SHRUBS & GROUNDCOVERS					
AO	3	Akantarea odorata	Odorata Bromeliad	36"x 30"	AS
AZV	86	Alpinia zenumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	36" OC
NCR	20	Neomarica caerulea 'Regina'	Giant Apostle's Iris	3g, 30"x 24"	30" OC
SB*	70	Spartina bakeri	Sand Cordgrass	3g, 36"x 30"	36" OC
TA	100	Trachelospermum asiaticum	Asiatic Jasmine Minima	1g, 6"x 12", full pots	12" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL

ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Sportfish Marina Resort Parking Lot Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
AM2^	16	Adonidia merrill	Christmas Palm	14' OA, double	AS
BS^A	8	Bursera sinaruba	Gumbo Limbo	14'x 6', 3" DBH min.	AS
SHRUBS & GROUNDCOVERS					
CI^A	200	Chrysobalanus kaco	Green Cocoplum	7g, 30"x 24"	30" OC
EL^A	292	Emodea littoralis	Golden Beach Creeper	3g, 15"x 18"	24" OC
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*DENOTES FLORIDA NATIVE PLANT MATERIAL

*DENOTES DROUGHT TOLERANT SPECIES

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Landscape Details



Drawn By _____ DMS

Checked By _____ MM

Scale _____

Drawing Date _____ 12/7/2020

3/11/2021 revised per comments

8/15/2021 revised architecture

& additional parking lot

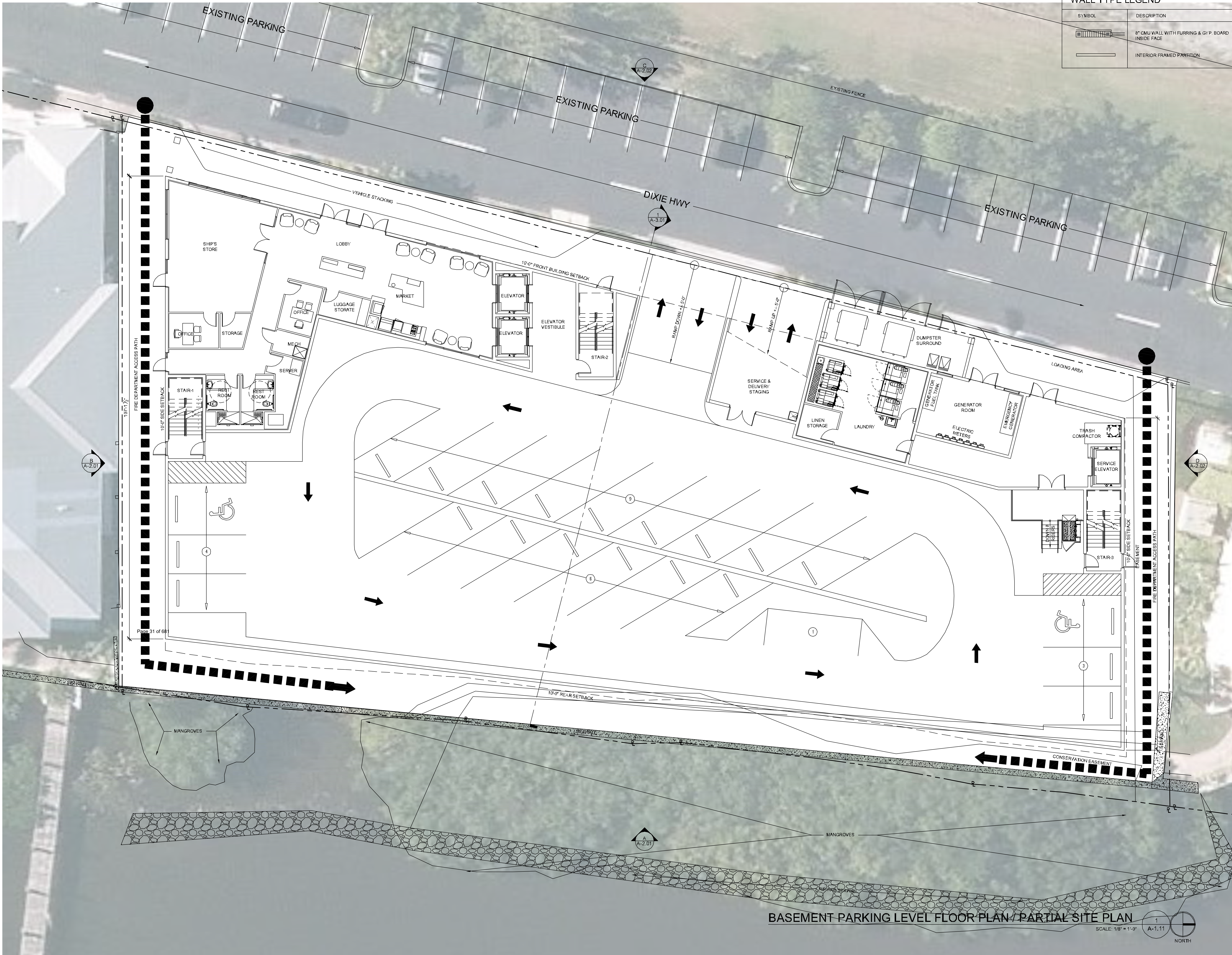
L-3 of 3

Irregular & Multi-Stem Tree Planting

- FOR TREES 6'-14' HT.
- NOTES:
- SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
- BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Shrub Planting

- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



WALL TYPE LEGEND	
SYMBOL	DESCRIPTION
	8\"/>
	INTERIOR FRAMED PARTITION

1. A-1.11 is a partial site plan showing the building footprint and parking areas. It is not to scale. The drawing is for informational purposes only and should not be used for construction. The drawing is subject to change without notice.

Official Name: SITE PLAN REVIEW: 8.16.2021

Architect: BRENT A. WOOD ARCHITECTURE LLC

Client: SPORTFISH MARINA RESORT BOUTIQUE HOTEL

Drawing Name: BASEMENT PARKING LEVEL FLOOR PLAN / PARTIAL SITE PLAN

Sheet Number: A-1.11

Issue Description	Date
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8.16.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Official Name: SITE PLAN REVIEW: 8.16.2021

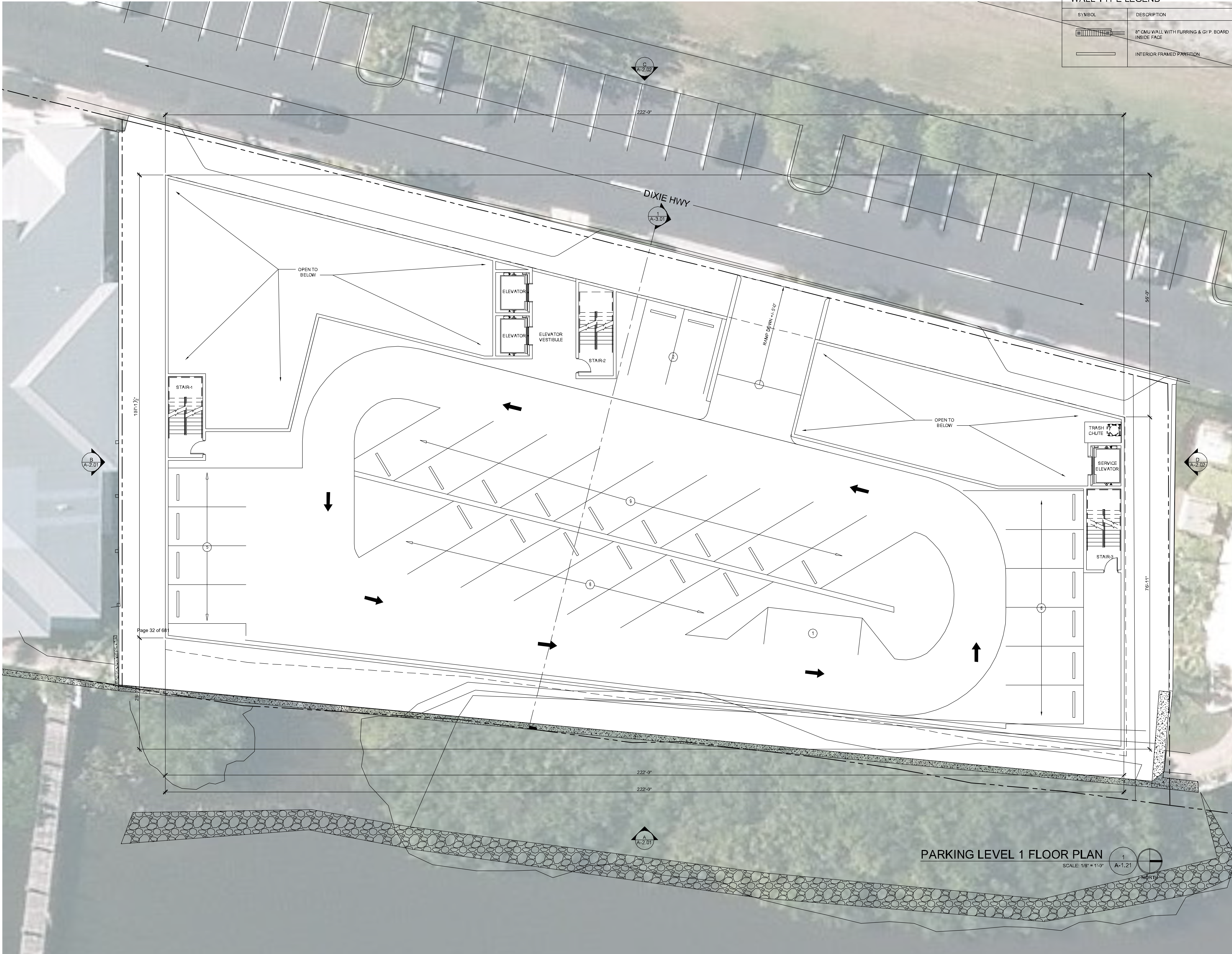
Architect: BRENT A. WOOD ARCHITECTURE LLC

Client: SPORTFISH MARINA RESORT BOUTIQUE HOTEL

Drawing Name: BASEMENT PARKING LEVEL FLOOR PLAN / PARTIAL SITE PLAN

Sheet Number: A-1.11

Project Number: 22070
201 NW 7th Street
Stuart, FL 34996
Tel: 772.220.1217 Fax: 772.419.5061



WALL TYPE LEGEND	
SYMBOL	DESCRIPTION
	8\"/>
	INTERIOR FRAMED PARTITION

1. A-1.21 is a revision of the previous drawing. The revision is to update the drawing to reflect the current design. The revision is to update the drawing to reflect the current design. The revision is to update the drawing to reflect the current design.

8.16.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

REVISION	DATE
1	
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Sheet Number:
A-1.21

Drawing Name:
PARKING LEVEL 1 FLOOR PLAN

Project Name:
**SPORTFISH MARINA RESORT
BOUTIQUE HOTEL**

Client:
C/O: Mr. Ted Weitzel

Architect:
**BRENT A. WOOD
ARCHITECTURE LLC**

Swit:

Project Number: 22070
Project Name: Sportfish Marina Resort
© 2021 Brent A. Wood

304 NW Eagle Ave
Stuart, FL 34994

201 NW 7th Street
Stuart, FL 34994

CITY OF STUART - COMMERCIAL
DEVELOPMENT STANDARDS (SEC. 6.05.00.)

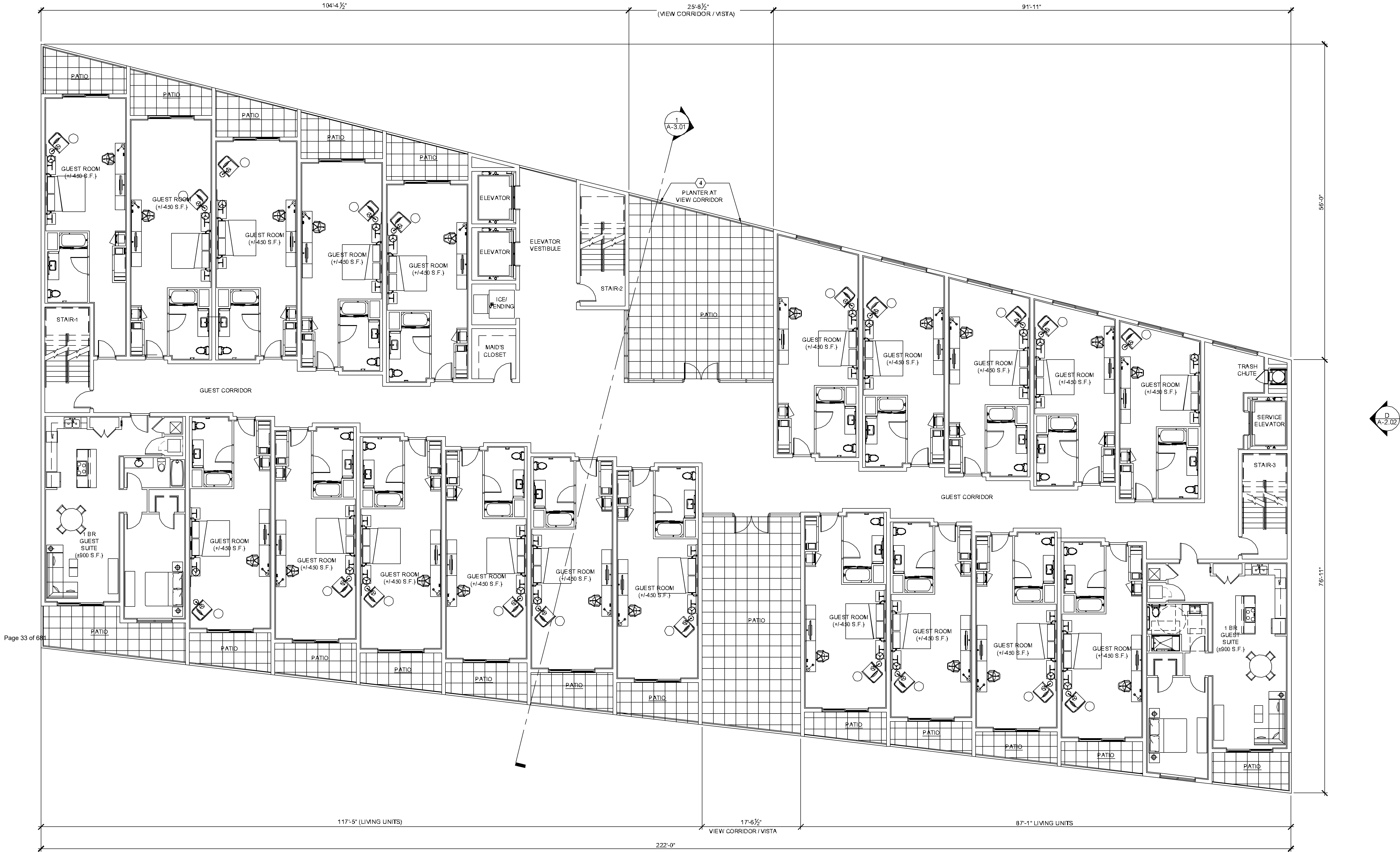
SYMBOL	DESCRIPTION
①	OVERHANGS
②	PEAKED ROOF FORMS
③	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
④	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	8" CMU WALL WITH FURRING & GYP. BOARD INSIDE FACE
	INTERIOR FRAMED PARTITION

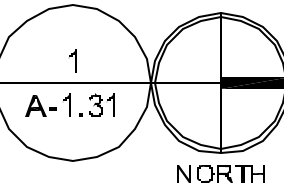
1. This plan is a preliminary drawing and is not to be used for construction without the approval of the City of Stuart. It is the responsibility of the user to verify the accuracy of the information and to obtain the necessary permits from the City of Stuart.

REVISION	DATE
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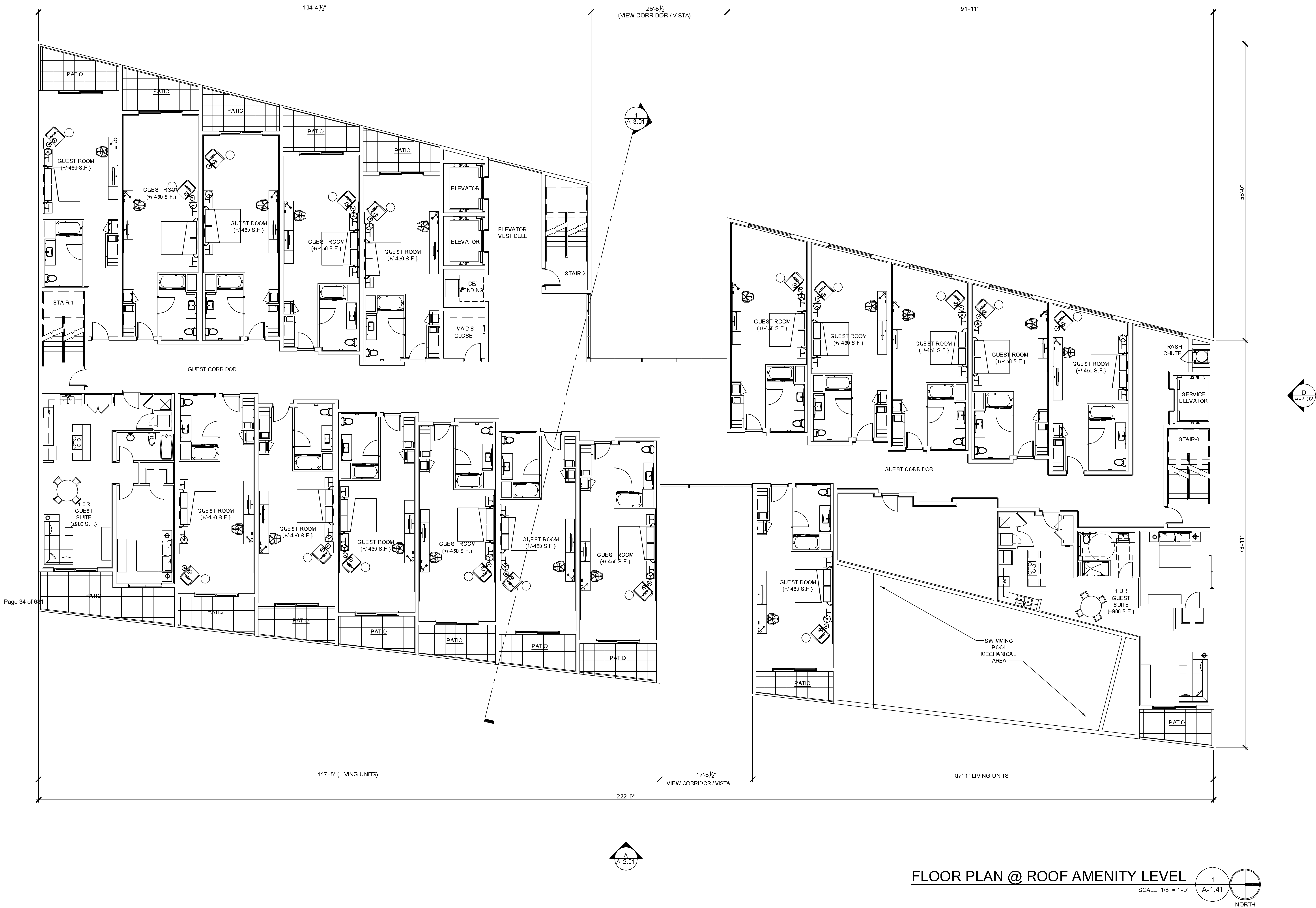
LIVING LEVEL 1 / AMENITY DECK FLOOR PLAN

SCALE: 1/8" = 1'-0"



CITY OF STUART - COMMERCIAL DEVELOPMENT STANDARDS (SEC. 6.05.00.)	
SYMBOL	DESCRIPTION
①	OVERHANGS
②	PEAKED ROOF FORMS
③	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
④	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA

WALL TYPE LEGEND	
SYMBOL	DESCRIPTION
	8\" CANU WALL WITH FURRING & GYP. BOARD INSIDE FACE
	INTERIOR FRAMED PARTITION



FLOOR PLAN @ ROOF AMENITY LEVEL
SCALE: 1/8" = 1'-0"
1
A-1.41
NORTH

8.16.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Sheet Number:
A-1.41

Drawing Name:
FLOOR PLAN @ ROOF AMENITY LEVEL

Project Name:
**SPORTFISH MARINA RESORT
BOUTIQUE HOTEL**

Client:
C/O: Mr. Ted Weitzel

Architect:
**BRENT A. WOOD
ARCHITECTURE LLC**

Scale:
8.16.2021

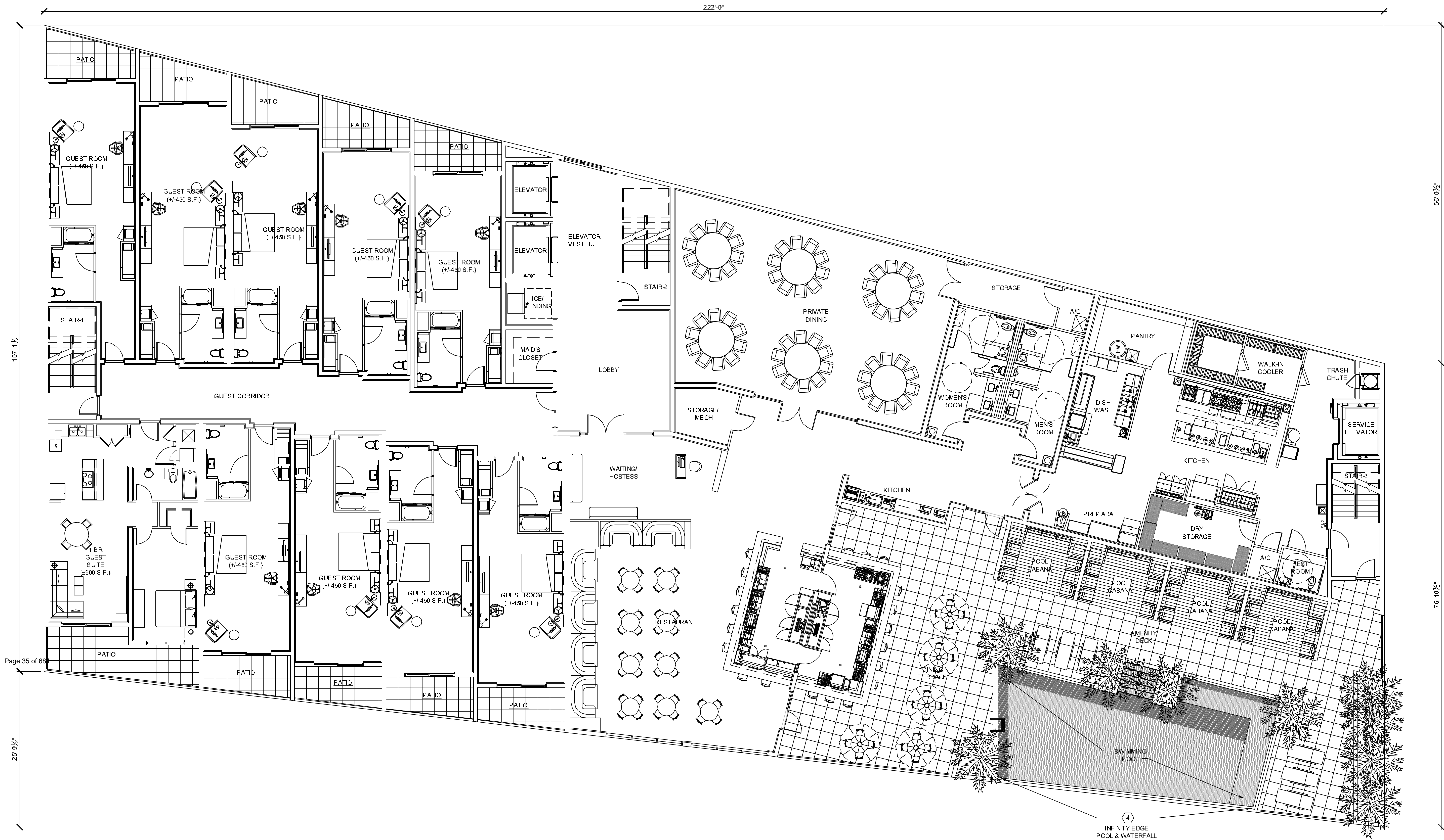
Project Number: 22079
Project Name: Sportfish Marina Resort
© 2021 Brent A. Wood

304 NW Euler Ave
Stuart, FL 34994

201 NW 7th Street
Miami, Florida 33135
Tel: 772.220.1217 Fax: 772.419.5061

BRENT A. WOOD, NCARB, AIA, LEED AP
20 S.E. Ocean Blvd., Stuart, FL 34996
Tel: 772.220.1217 Fax: 772.419.5061

DATE	DESCRIPTION
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CITY OF STUART - COMMERCIAL DEVELOPMENT STANDARDS (SEC. 6.05.00.)	
SYMBOL	DESCRIPTION
①	OVERHANGS
②	PEAKED ROOF FORMS
③	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
④	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA

FLOOR PLAN @ AMENITY LEVEL
SCALE: 1/8" = 1'-0"
1
A-1.51
NORTH

8.16.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Official Stamp: SITE PLAN REVIEW 8.16.2021	
REVISION DESCRIPTION	DATE
1	
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8	

Client: C/O: Mr. Ted Weitzel

Project Name: SPORTFISH MARINA RESORT BOUTIQUE HOTEL

Drawing Name: FLOOR PLAN @ AMENITY LEVEL

Sheet Number: A-1.51

Architect: BRENT A. WOOD ARCHITECTURE LLC

201 NW 7th Street
Miami, Florida 33136
Tel: 772.220.1217 Fax: 772.419.5061

Project Number: 22079
Project Name: Sportfish Marina Resort
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Sportfish Marina Resort

304 NW Flagler Avenue, Stuart FL 34994

Project No. 1992



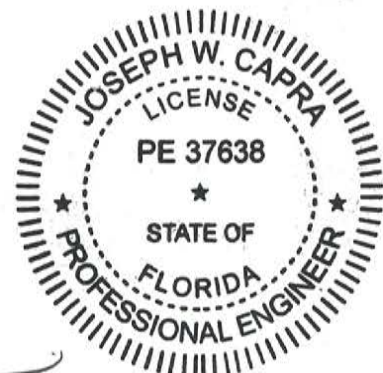
Drainage Statement:

Currently, the site consists of an abandoned building and accompanying parking lot. There are no South Florida Water Management District Permits applicable to the site. Proposed Water Quality for the site will be provided in exfiltration trenches that will be installed under the parking areas in accordance with City of Stuart Land Development Code Section 3.01.03.F.11. Storm water discharge will drain to the exfiltration system / control structure in the lower level and ultimately into the adjacent St. Lucie River, as it currently discharges. The exfiltration system will treat and store 0.24 Ac-Ft (380 lf) prior to discharging into the St. Lucie River. The required water quality treatment into the St. Lucie River is 0.08 Ac-Ft.



PREPARED BY:
Joseph Capra, P.E. #37638
CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994
(772) 692-4344
EB-0007657
December 2020

[Handwritten signature]
12/10/20



CAPTEC Engineering, Inc.**Sportfish Marina Resort****Project No. 1992****Drainage Calculations****Site Data****Calculate Basin Area**

Total Site Area	=	0.63 Ac.
-----------------	---	-----------------

Wetland Area	=	0.00 Ac.
--------------	---	-----------------

<u>Non Contributing Site Area</u>	=	0.00 Ac.
-----------------------------------	---	-----------------

Total Proposed Developed Basin Area	=	0.63 Ac.
--	---	-----------------

Calculate Impervious Area

Building	=	0.46 Ac.
----------	---	-----------------

Other Impervious Areas	=	0.03 Ac.
------------------------	---	-----------------

Total Impervious Area	=	0.49 Ac.
------------------------------	---	-----------------

Total Pervious Area	=	0.14 Ac.
----------------------------	---	-----------------

Calculate CN

The proposed DCIA area	=	0.00 Ac.
------------------------	---	-----------------

Remaining Site Area	=	0.63 Ac.
---------------------	---	-----------------

CAPTEC Engineering, Inc.
Sportfish Marina Resort
Project No. 1992

Drainage Calculations



Water Quality Storage

South Florida Water Management District

1.) Required Water Quality Treatment Volume

- a) First inch of runoff
 $V_a = 0.63 * 1 \text{ In.} * (1 \text{ Ft./12 In.})$ = **0.05 Ac.-Ft.**
- b) Runoff from 2.5 * % net impervious
 $\text{Runoff} = 2.5 * (\text{Impervious Area}) / (\text{Basin-Bldg. Area-Lake Area})$
 $= 2.5 * (0.03 / (0.63 - 0.46))$ = **0.4610 In.**
 $V_b (\text{sfwmd}) = (0.63) * 0.46 * (1 \text{ Ft./12 In.})$ = **0.0200 In.**
- c) Since $V_b (\text{sfwmd}) > V_a$ the water quality volume required = **0.05 Ac.-Ft.**
- d) Discharge is to the St. Lucie River, the required Volume (150%) = **0.08 Ac.-Ft.**

2.) Provided Water Quality Treatment Volume

Wet Retention (Exfiltration) * = **0.24 Ac.-Ft.** 100% Required = **0.24 Ac.-Ft.**

Total Provided: **0.24 Ac.-Ft.**



SPORTFISH MARINA RESORT

UTILITY STATEMENT

The proposed site is located within the City of Stuart Utility Department service area at 304 NW Flagler Avenue. Potable water supply for domestic water, fire service, and dock service will be provided by connection to the existing water main within the NW Flagler Avenue right-of-way. The sanitary sewer service will be via connection to the 8" line within NW Flagler Avenue.



[Handwritten Signature]
12/10/20

LEGAL DESCRIPTION

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR DUE DILIGENCE PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 OF A CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

FLOOD HAZARD MAP INFORMATION:

10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE" WITH 6 BASE FLOOD ELEVATION AND ZONE "X" ON FLOOD RATE MAP NO. 12085C0134H, WITH A REVISION DATE OF FEBRUARY 19, 2020 AS SHOWN.
11. DATE OF LAST FIELD SURVEY: NOVEMBER 11, 2020.
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE AND THE SOUTH LINE OF LOT 3, BLOCK 19, RIVERSIDE PARK AND IS ASSUMED TO BEAR SOUTH 87°06'51" EAST. TRIMBLE "VRS" WAS USED AS HORIZONTAL CONTROL WITH GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV D 88), AS ESTABLISHED BY MARTIN COUNTY BENCHMARK "D-3" WITH A PUBLISHED ELEVATION OF 6.24. ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. EDGE OF MANGROVES WAS DETERMINED FROM MARTIN COUNTY AERIAL PHOTOGRAPHY.
16. TITLE EXCEPTIONS INFORMATION UTILIZED FOR THIS SURVEY WAS PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE SEPTEMBER 14, 2020.
17. MEAN HIGH WATER LINE SHOWN IS BASED ON A PREVIOUS MEAN HIGH WATER LINE SURVEY PREPARED BY THIS FIRM IN 2014.

SURVEYOR'S CERTIFICATION

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF GREGORY S. FLEMING, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

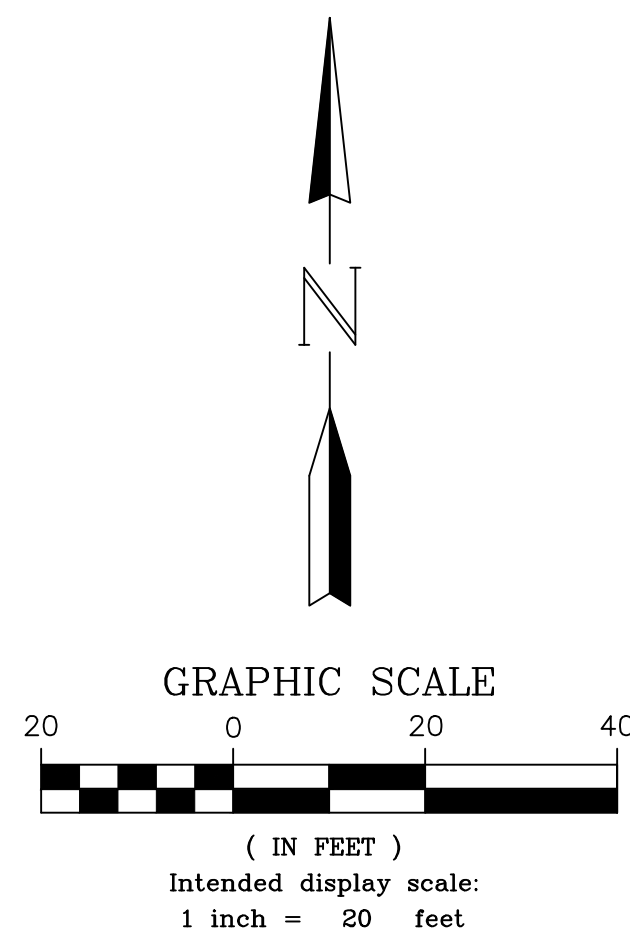
I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND THE SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 627.40(1), FLORIDA STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

NORTHSTAR GEOMATICS, INC.

DATE _____

GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 4350



LEGEND

- BM = BENCHMARK
 CB = CATCH BASIN
 C.B.S. = CONCRETE BLOCK ON SLAB
 CONC. = CONCRETE
 DMH = DRAINAGE MANHOLE
 E = ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 FND = FOUND
 H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
 INV. = INVERT
 IRR. = IRRIGATION
 LB = LICENSED SURVEYING BUSINESS
 (M) = FIELD MEASUREMENT
 NAVD88 (M) = NORTH AMERICAN VERTICAL DATUM OF 1988
 O.R.B. = OFFICIAL RECORDS BOOK
 PK = PARKERKAYLON (BRAND OF NAIL)
 PVC = POLYVINYL CHLORIDE PIPE
 R.C.P. = REINFORCED CONCRETE PIPE
 (P) = PLANT MEASUREMENT
 X 14.2 = EXISTING ELEVATION
 (xxxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
 (xxxxxx) = BENCHMARK (AS LABELED)
 = BORE HOLE
 = DRAINAGE MAN HOLE
 = SANITARY MAN HOLE
 = WATER VALVE
 _____ELEC_____ = BURIED ELECTRIC LINE
 _____TV_____ = BURIED TELEVISION LINE

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS REPORT						
EXCEPTION NUMBER	RECORDING INFO.	AFFECTS PROPERTY	PLOTTABLE	BLANKET IN NATURE	SURVEY SHEET NO.	NOTES
9	PLAT BOOK 4, PAGE 98	YES	YES	YES	1	QUIT CLAIM FOR RIGHT-OF-WAY
10	O.R.B. 1196, PAGE 1689	YES	YES	NO	1	
11	O.R.B. 2272, PAGE 2474	YES	YES	NO	1	AGREEMENT TO PERMIT ENCROACHMENT AND EASEMENT
12	O.R.B. 2272, PAGE 2479	YES	YES	NO	1	AGREEMENT TO PERMIT ENCROACHMENT INTO RIPARIAN RIGHTS
13	O.R.B. 2701, PAGE 339 & O.R.B. 2702, PAGE 478	YES	YES	NO	1	CONSERVATION EASEMENT

NORTHSTAR GEOMATICS

617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

DATE	REVISIONS

DATE 11/12/2020
SCALE 1"=20'
FIELD BK. 118
DWNG. BY JHY
CHECKED BY GSF

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

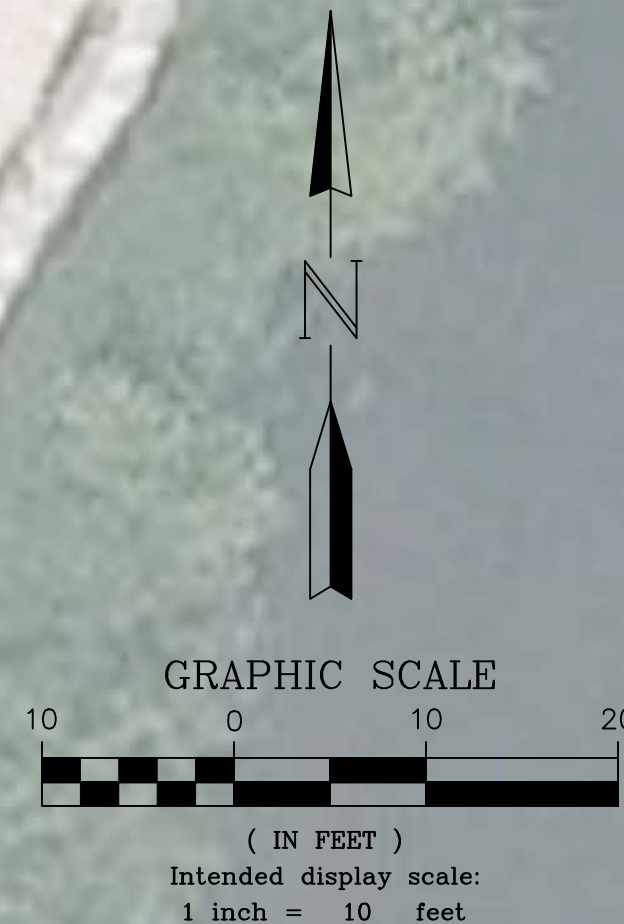
SHEET NO. 1

OF 4 SHEETS

PROJECT NO.
14-040.3

LEGEND

- BM = BENCHMARK
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK ON SLAB
- CONC. = CONCRETE
- DMH = DRAINAGE MANHOLE
- EL. = ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- FND = FOUND
- H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
- INV. = INVERT
- IRR. = IRRIGATION
- LB = LICENSED SURVEYING BUSINESS
- (M) = FIELD MEASUREMENT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- O.R.B. = OFFICIAL RECORDS BOOK
- PK = PARKER/KAYLON (BRAND OF NAIL)
- PVC = POLYVINYLCHLORIDE PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- (P) = PLAT MEASUREMENT
- X 14.2 = EXISTING ELEVATION
- (xxxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
- ⊙ = BENCHMARK (AS LABELED)
- ⊙ = BORE HOLE
- ⊙ = DRAINAGE MAN HOLE
- ⊙ = SANITARY MAN HOLE
- ⊙ = WATER VALVE
- ELEC — = BURIED ELECTRIC LINE
- TV — = BURIED TELEVISION LINE



MATCH LINE "B" - SEE SHEET 3

ELEVATIONS SHOWN ARE REFERENCED TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

TOPOGRAPHIC SURVEY

**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

DATE	REVISIONS

DATE	11/12/2020
SCALE	1"=10'
FIELD BK.	118
DWG. BY	JHY
CHECKED BY	GSF

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 2

OF 4 SHEETS

PROJECT NO.
14-040.3

LEGEND

- BM = BENCHMARK
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK ON SLAB
CONC. = CONCRETE
DMH = DRAINAGE MANHOLE
EL. = ELEVATION
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FND = FOUND
H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
INV. = INVERT
IRR. = IRRIGATION
LB = LICENSED SURVEYING BUSINESS
(M) = FIELD MEASUREMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
(M) = OFFICIAL RECORDS BOOK
O.R.B. = PARKER/KAYLON (BRAND OF NAIL)
PK = POLYVINYLCHLORIDE PIPE
PVC = REINFORCED CONCRETE PIPE
(P) = PLAT MEASUREMENT
X 14.2 = EXISTING ELEVATION
(xxxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
● = BENCHMARK (AS LABELED)
○ = BORE HOLE
⊙ = DRAINAGE MAN HOLE
⊗ = SANITARY MAN HOLE
⋈ = WATER VALVE
— ELEC — = BURIED ELECTRIC LINE
— TV — = BURIED TELEVISION LINE

MATCH LINE "B" - SEE SHEET 2



ELEVATIONS SHOWN ARE REFERENCED TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

TOPOGRAPHIC SURVEY

**NORTHSTAR
GEOMATICS**
617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

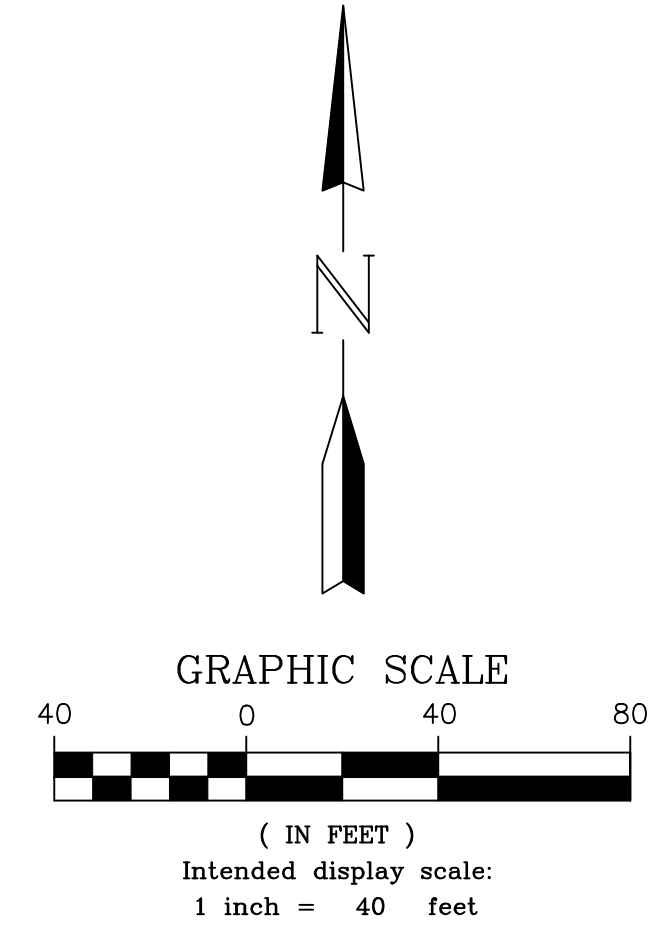
DATE	REVISIONS

DATE	11/12/2020
SCALE	1"=10'
FIELD BK.	118
DWG. BY	JHY
CHECKED BY	GSF

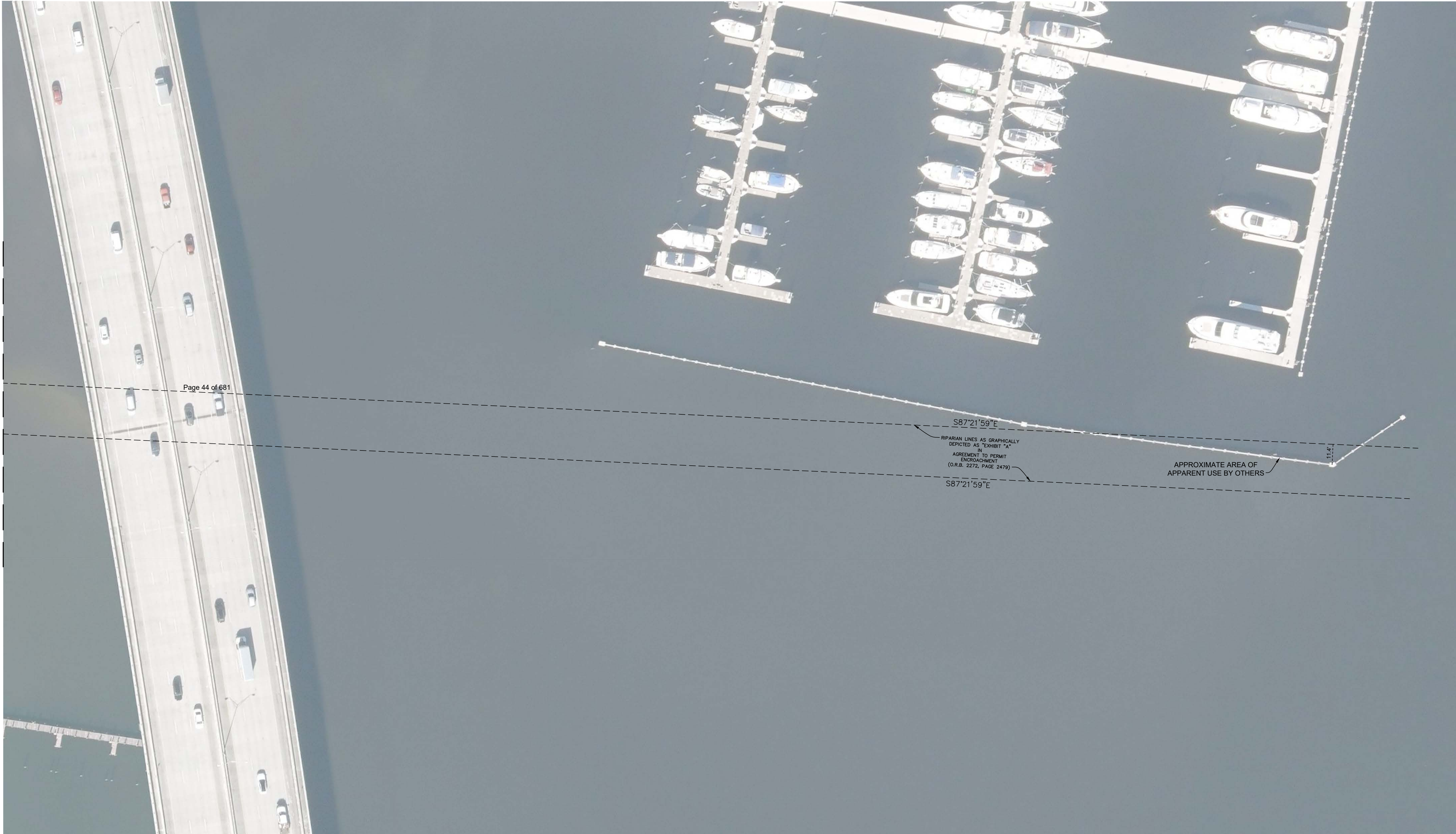
BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 3
OF 4 SHEETS
PROJECT NO. 14-04.03



MATCH LINE "A" - SEE SHEET 2



RIPARIAN LINE EXHIBIT

**NORTHSTAR
GEOMATICS**
617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217



DATE	REVISIONS

DATE	11/12/2020
SCALE	1"=10'
FIELD BK.	118
DWG. BY	JHY
CHECKED BY	GSF

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 4
OF 4 SHEETS
PROJECT NO. 14-040.3



TRAFFIC ANALYSIS

FOR

Sportfish Marina Resort

Prepared for:

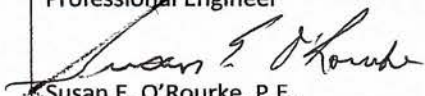
Weitzel OZ, LLC

Prepared by:

**O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918**

**August 13, 2021
Revised August 27, 2021**

MR21081.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 8/27/21 License #: 42684
---	---



August 13, 2021

Weitzel OZ, LLC
1433 S W Greens Pointe Way
Palm City, FL 34990

Re: Sportfish Marina Resort

Dear Mr. Foster:

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed development of a 64-seat restaurant, 49 slip marina, and 51 room hotel in Stuart, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you, if you have any questions or comments, please do not hesitate to contact our office.

Respectfully submitted,
O'Rourke Engineering & Planning

A handwritten signature in black ink, appearing to read 'Susan E. O'Rourke'. The signature is fluid and cursive, with the first name 'Susan' being the most prominent.

Susan E. O'Rourke, P.E.
President

Sportfish Marina Resort 8.27.21

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Resort and Marina to be located east of Flagler Avenue in Stuart, Florida. The purpose of this report is to determine the project impact on the surrounding roadway system.

In order to make the determination that the project complies with City of Stuart Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The project consists of a restaurant with 64 seats, a marina with 49 slips and a 51-room hotel. The project location is shown in **Figure 1**. The project site plan is provided in **APPENDIX A**. **APPENDIX B** includes non-motorized and transit information.



CB - Figure 1- Sportfish Marina Resort UDOT

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and immediate accessed link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Dixie Highway (US-1) is a two -lane arterial roadway with a north/south alignment
- Fern Street is a two-lane local road with an east/west alignment
- Flagler is a two-lane local road that serves the Harborage community.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the Martin County 2019 Roadway Level of Service Inventory Report and supplemented with counts made in the field. The number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the 2019 Martin County Level of Service Report. These documents are included in **APPENDIX C**.

PROJECT TRAFFIC

To estimate traffic generated by the project, the ITE Trip Generation, 10th Edition trip rates were applied. Pass by percentage rates not applied due to the location of the project. Internal capture rates were based on ITE. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in **Table 1**.

As shown, the proposed project will generate 800 net daily trips. There will be 56 AM peak hour trips and 62 PM peak hour trips. There is an existing 4,444 sf office building on the site that will no longer be operational. That building generates 72 daily trips, 9 AM peak hour trips, and 11 PM peak hour trips. **Table 1b** summarizes the trips from the existing building. Subtracting the trips from the existing building yields 728 daily trips, 47 AM peak hour trips, and 51 PM peak hour trips as show in **Table 1c**.

Table 1a - Trip Generation - Proposed Project

Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total
High-Turnover (Sit-Down) Restaurant	932	64	Seats	$T = 4.37(X)$	50%	50%	140	140	280	8	4	12	4.3%	132	136	268	132	136	268
Marina	420	49	Berths	$T = 2.41(X)$	50%	50%	59	59	118	-	-	-	0.0%	59	59	118	59	59	118
Hotel	310	51	Rooms	$T = 8.36(X)$	50%	50%	213	213	426	4	8	12	2.8%	209	205	414	209	205	414
TOTALS							412	412	824	12	12	24	2.9%	400	400	800	400	400	800

Source: ITE 10th Edition Trip Generation Rates

AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total
High-Turnover (Sit-Down) Restaurant	932	64	Seats	$T = .48(X)$	52%	48%	16	15	31	1	-	1	3.2%	15	15	30	15	15	30
Marina	420	49	Berths	.07(X)	33%	67%	1	2	3	-	-	-	0.0%	1	2	3	1	2	3
Hotel	310	51	Rooms	$T = 0.47(X)$	59%	41%	14	10	24	-	1	1	4.2%	14	9	23	14	9	23
TOTALS							31	27	58	1	1	2	3.4%	30	26	56	30	26	56

Source: ITE 10th Edition Trip Generation Rates

PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total
High-Turnover (Sit-Down) Restaurant	932	64	Seats	$T = .42(X)$	57%	43%	15	12	27	1	2	3	11.1%	14	10	24	14	10	24
Marina	420	49	Berths	$T = .21(X)$	60%	40%	6	4	10	1	-	1	10.0%	5	4	9	5	4	9
Hotel	310	51	Rooms	$T = .6(X)$	51%	49%	16	15	31	1	1	2	6.5%	15	14	29	15	14	29
TOTALS							37	31	68	3	3	6	8.8%	34	28	62	34	28	62

Source: ITE 10th Edition Trip Generation Rates

Table 1b - Existing Building

Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Small Office	712	4,444	Sft	T = 16.19(X)	50%	50%	36	36	72
TOTALS							36	36	72

Source: ITE 10th Edition Trip Generation Rates

AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Small Office	712	4,444	Sft	T = 1.92(X)	83%	18%	7	2	9
TOTALS							7	2	9

Source: ITE 10th Edition Trip Generation Rates

PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Small Office	712	4,444	Sft	T = 2.45(X)	32%	68%	4	7	11
TOTALS							4	7	11

Source: ITE 10th Edition Trip Generation Rates

Table 1c - Net Trips

Daily					364	364	728
AM					23	24	47
PM					30	21	51

Parking

The parking data shows a demand for 87 parking spaces using the City of Stuart single use rates. There are several factors that can reduce the demand for parking; shared parking (spaces needed at different times), internal capture (people staying in hotel are the same people eating at restaurant), mode split (people will walk instead of drive), and ride sharing (people will Uber or Lyft).

Tables 2a and 2b summarize the parking after the internal capture and shared parking are applied for a weekday and weekend, respectively. The result is the peak parking demand will be reduced from 87 single use spaces to 71 spaces. Furthermore, an additional 5% of parking can be reduced to account for people being able to walk, bike, or boat to the site. That reduction leads to demand for 67 spaces. Finally, for each space that is designated for "ride share," three parking spaces can be removed. In other words, if 5 of the 67 spaces are ride share spaces, the total number of spaces can be reduced to 52 spaces, 5 of which are designated for "ride share 10-minute parking." **Appendix D** includes parking references.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment - This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2**.

Impact-Tables 3a and 3b summarize the project impact as a percent of service volume capacity. Project traffic is considered significant when the impact is 5% or more of LOS D.

LINK ANALYSIS/ CONCURRENCY REVIEW

The project is not significant on any links. The adjacent links were evaluated for informational purposes. The total traffic on the link at project buildout was compared to the roadway capacity. To estimate the total traffic for the anticipated project buildout year of 2024, the existing link volumes were obtained from a turning movement count at Fern Street and Dixie Highway. The existing traffic was grown 3 years using the average annual growth rate also provided in the report.

Tables 4a and 4b summarize the results of the link analysis. As shown, the roadways will operate at acceptable levels of service. The TMC is provided in **Appendix E**.

Table 2a: Sportfish Marina: Weekday Shared Parking

	Seats 64		Parking Ratio 0.25/1		Slips 49		Parking Ratio 0.2/1		Rooms 51		Parking Ratio 1/1		Total Spaces Single Use	3.40%
	High Turnover Restaurant		Marina(2)				Resort Hotel							
	%	Spaces (1)	%	Spaces	%	Spaces	%	Spaces						
100% Code		23.0		13.0		51.0					87	3		
											Hourly Demand	Hourly Demand adjusted for internal		
6:00 am	10%	2.3	9%	1.2	71%	36.2	40	38						
7:00 am	25%	5.8	10%	1.3	74%	37.7	45	43						
8:00 am	68%	15.6	15%	2.0	88%	44.9	62	60						
9:00 am	72%	16.6	30%	3.9	100%	51.0	71	69						
10:00 am	77%	17.7	40%	5.2	95%	48.5	71	69						
11:00 am	83%	19.1	45%	5.9	92%	46.9	72	69						
12:00 noon	100%	23.0	55%	7.2	86%	43.9	74	71						
1:00 pm	91%	20.9	55%	7.2	87%	44.4	72	70						
2:00 pm	56%	12.9	55%	7.2	85%	43.4	63	61						
3:00 pm	42%	9.7	50%	6.5	87%	44.4	61	58						
4:00 pm	42%	9.7	50%	6.5	87%	44.4	61	58						
5:00 pm	64%	14.7	45%	5.9	85%	43.4	64	62						
6:00 pm	87%	20.0	40%	5.2	73%	37.2	62	60						
7:00 pm	79%	18.2	30%	3.9	72%	36.7	59	57						
8:00 pm	65%	15.0	20%	2.6	80%	40.8	58	56						
9:00 pm	42%	9.7	20%	2.6	83%	42.3	55	53						
10:00 pm	21%	4.8	15%	2.0	94%	47.9	55	53						
11:00 pm	0%	0.0	10%	1.3	96%	49.0	50	49						
12:00 mid	0%	0.0	5%	0.7	93%	47.4	48	46						

Source: Hourly Demand, ITE Parking Generation Manual, 5th Edition./ Rates : City of Stuart

(1) 1 space per 4 seats plus 1 per employee

(2) The percentages per hour were estimated from the Marina Study for Marin Apartment Shared Parking

Parking rate is 1 per 5 slips plus 1 per employee

Table 2b: Sportfish Marina: Saturday Shared Parking

100% Code	SF 64	Parking Ratio 0.25/1	Slips 49	Parking Ratio 0.2/1	Rooms 51	Parking Ratio 1/1	Total Spaces Single Use 87	8.80%
	High Turnover Restaurant		Marina		Resort Hotel			
	%	Spaces(1)	%	Spaces(2)	%	Spaces		
		23.0		13.0		51.0		8
							Hourly Demand	Hourly Demand adjusted for internal
6:00 am	15%	3.5	20%	2.6	58%	29.6	36	32
7:00 am	28%	6.4	30%	3.9	58%	29.6	40	36
8:00 am	52%	12.0	40%	5.2	63%	32.1	49	45
9:00 am	75%	17.3	60%	7.8	65%	33.2	58	53
10:00 am	91%	20.9	80%	10.4	60%	30.6	62	56
11:00 am	100%	23.0	95%	12.4	60%	30.6	66	60
12:00 noon	90%	20.7	100%	13.0	59%	30.1	64	58
1:00 pm	80%	18.4	100%	13.0	50%	25.5	57	52
2:00 pm	67%	15.4	100%	13.0	51%	26.0	54	50
3:00 pm	45%	10.4	100%	13.0	49%	25.0	48	44
4:00 pm	39%	9.0	95%	12.4	54%	27.5	49	45
5:00 pm	40%	9.2	90%	11.7	52%	26.5	47	43
6:00 pm	40%	9.2	80%	10.4	63%	32.1	52	47
7:00 pm	58%	13.3	75%	9.8	80%	40.8	64	58
8:00 pm	40%	9.2	65%	8.5	94%	47.9	66	60
9:00 pm	35%	8.1	50%	6.5	99%	50.5	65	59
10:00 pm	33%	7.6	30%	3.9	100%	51.0	62	57
11:00 pm	0%	0.0	25%	3.3	93%	47.4	51	46
12:00 mid	0%	0.0	20%	2.6	84%	42.8	45	41

Source: Hourly Demand, ITE Parking Generation Manual, 5th Edition./ Rates : City of Stuart

(1) 1 space per 4 seats plus 1 per employee

(2) The percentages per hour were estimated from the Marina Study for

ITE Average Rates (General Urban/Suburban) with ITE Curves



C5 - Figure 2- Sportfish Marina Resort

Table 3a: Percent Impact - AM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D ⁽¹⁾ Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Flagler Ave	Fern St	Project Driveway	NB	2L	no	675	21	90%	3.11%
	Fern St	Project Driveway	SB	2L	no	675	22	90%	3.26%
	Project Driveway	Alice	NB	2L	no	675	2	10%	0.30%
	Project Driveway	Alice	SB	2L	no	675	2	10%	0.30%
Dixie Hwy	Alice	Wright	NB	2L	no	880	1	5%	0.11%
	Alice	Wright	SB	2L	no	880	1	5%	0.11%
	Wright	Fern St	NB	2L	no	880	8	35%	0.91%
	Wright	Fern St	SB	2L	no	880	8	35%	0.91%
	Fern St	Joan Jefferson Way	NB	2L	no	880	11	45%	1.25%
	Fern St	Joan Jefferson Way	SB	2L	no	880	10	45%	1.14%
Fern St	Dixie	Flagler	EB	2L	no	750	21	90%	2.80%
	Dixie	Flagler	WB	2L	no	750	22	90%	2.93%

(1) 2012 FDOT Quality LOS Handbook (750 X 9)

In: 23
Out: 24

Table 3b: Percent Impact - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D ⁽¹⁾ Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Flagler Ave	Fern St	Project Driveway	NB	2L	no	675	27	90%	4.00%
	Fern St	Project Driveway	SB	2L	no	675	19	90%	2.81%
	Project Driveway	Alice	NB	2L	no	675	2	10%	0.30%
	Project Driveway	Alice	SB	2L	no	675	3	10%	0.44%
Dixie Hwy	Alice	Wright	NB	2L	no	880	2	5%	0.23%
	Alice	Wright	SB	2L	no	880	1	5%	0.11%
	Wright	Fern St	NB	2L	no	880	7	35%	0.80%
	Wright	Fern St	SB	2L	no	880	11	35%	1.25%
	Fern St	Joan Jefferson Way	NB	2L	no	880	9	45%	1.02%
	Fern St	Joan Jefferson Way	SB	2L	no	880	14	45%	1.59%
Fern St	Dixie	Flagler	EB	2L	no	750	27	90%	3.60%
	Dixie	Flagler	WB	2L	no	750	19	90%	2.53%

(1) 2012 FDOT Quality LOS Handbook (750 X 9)

In: 30
Out: 21

Table 4a: Link Analysis - AM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2021 Volume ⁽²⁾ Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour ⁽¹⁾	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Flagler Ave	Fern St	Project Driveway	NB	IN	2L	49	1.016	51	675	21	90%	3.11%	72	Yes
	Fern St	Project Driveway	SB	OUT	2L	23	1.016	24	675	22	90%	3.26%	46	Yes
	Project Driveway	Alice	NB	OUT	2L	49	1.016	51	675	2	10%	0.30%	53	Yes
	Project Driveway	Alice	SB	IN	2L	23	1.016	24	675	2	10%	0.30%	26	Yes
Fern St	Dixie	Flagler	EB	IN	2L	49	1.016	49	750	20	90%	2.67%	69	Yes
	Dixie	Flagler	WB	OUT	2L	23	1.016	46	750	20	90%	2.67%	66	Yes

(1) 2012 FDOT Quality Level of Service Handbook Tables

(2) From Turning Movement Counts on: 8/11/2021

(3) Martin County 2019 Level of Service Inventory Report

In: 23
Out: 24
Years Grown: 3

Table 4b: Link Analysis - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2021 Volume ⁽²⁾ Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour ⁽¹⁾	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Flagler Ave	Fern St	Project Driveway	NB	IN	2L	28	1.016	29	675	27	90%	4.00%	56	Yes
	Fern St	Project Driveway	SB	OUT	2L	52	1.016	55	675	19	90%	2.81%	74	Yes
	Project Driveway	Alice	NB	OUT	2L	28	1.016	29	675	2	10%	0.30%	31	Yes
	Project Driveway	Alice	SB	IN	2L	52	1.016	55	675	3	10%	0.44%	58	Yes
Fern St	Dixie	Flagler	EB	IN	2L	28	1.016	40	750	18	90%	2.40%	58	Yes
	Dixie	Flagler	WB	OUT	2L	52	1.016	47	750	26	90%	3.47%	73	Yes

(1) 2012 FDOT Quality Level of Service Handbook Tables

(2) From Turning Movement Counts on: 8/11/2021

(3) Martin County 2019 Level of Service Inventory Report

In: 30
Out: 21
Years Grown: 3

INTERSECTION ANALYSIS

The intersection of Dixie Highway and Fern Street was analyzed for impacts from the project. The intersection was counted in August 2021. A seasonal factor of 1.26 was applied, which is the FDOT seasonal factor for east of US 1. Existing volumes were grown 3 years to 2024 using the Martin County Average Annual Growth rate of 1.16, the rate for Dixie Highway. The project traffic was then added to obtain the total traffic turning movements.

The intersections were analyzed using the Highway Capacity Software. Under buildout conditions, the intersections will operate at Level of Service C for the AM peak hour and LOS D for the PM peak hour. The intersection data and turning movement counts data are shown in APPENDIX D.

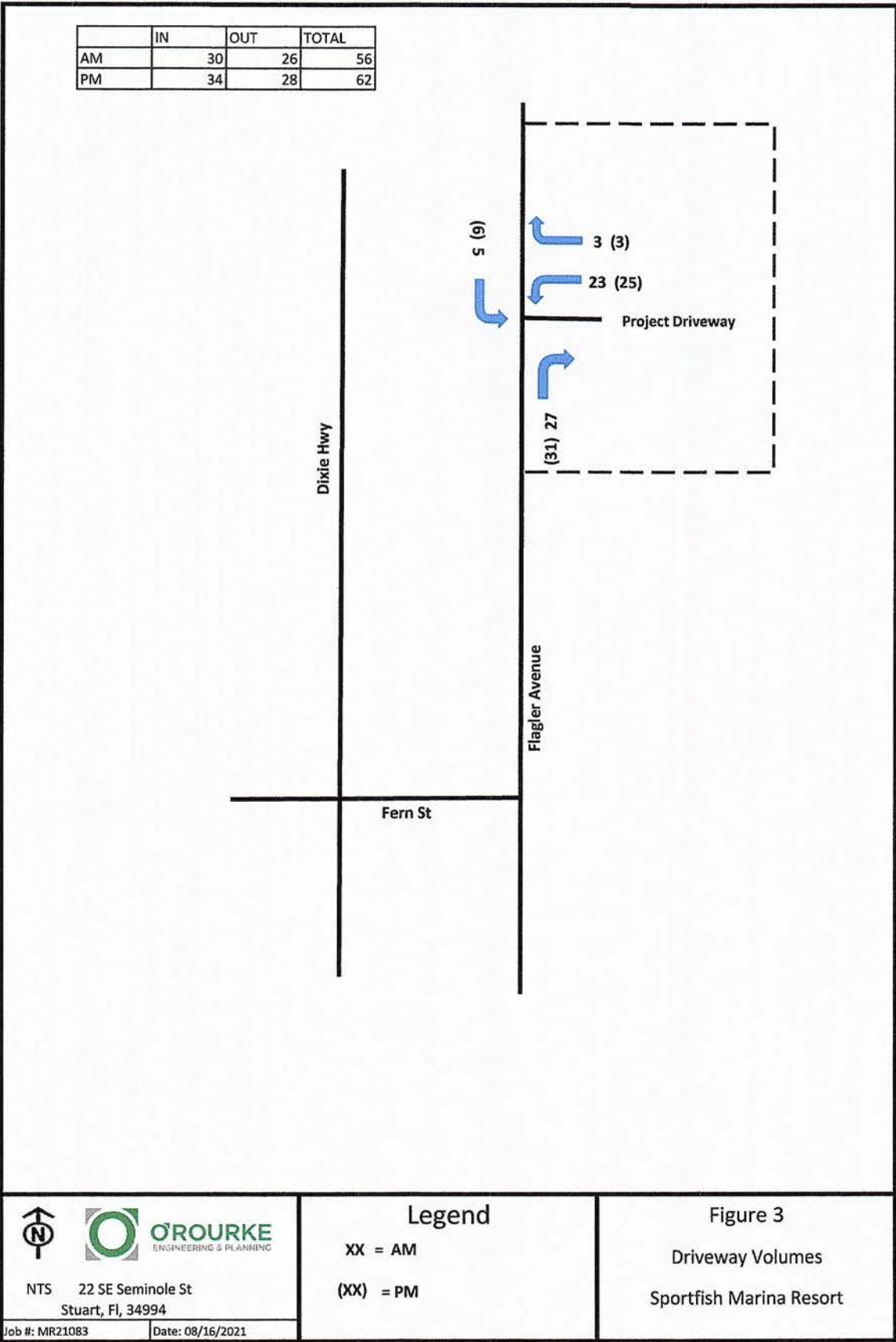
DRIVEWAYS

The site currently has one driveway onto Flagler Avenue.

Figure 3 illustrates the driveway volumes.

CONCLUSION

With a net impact of 728 daily trips, 47 AM peak hour trips and 51 PM peak hour trips, the project does not create the need for additional improvements to the roadway network. Therefore, the project meets the requirements for concurrency.



APPENDIX A
Site Plan



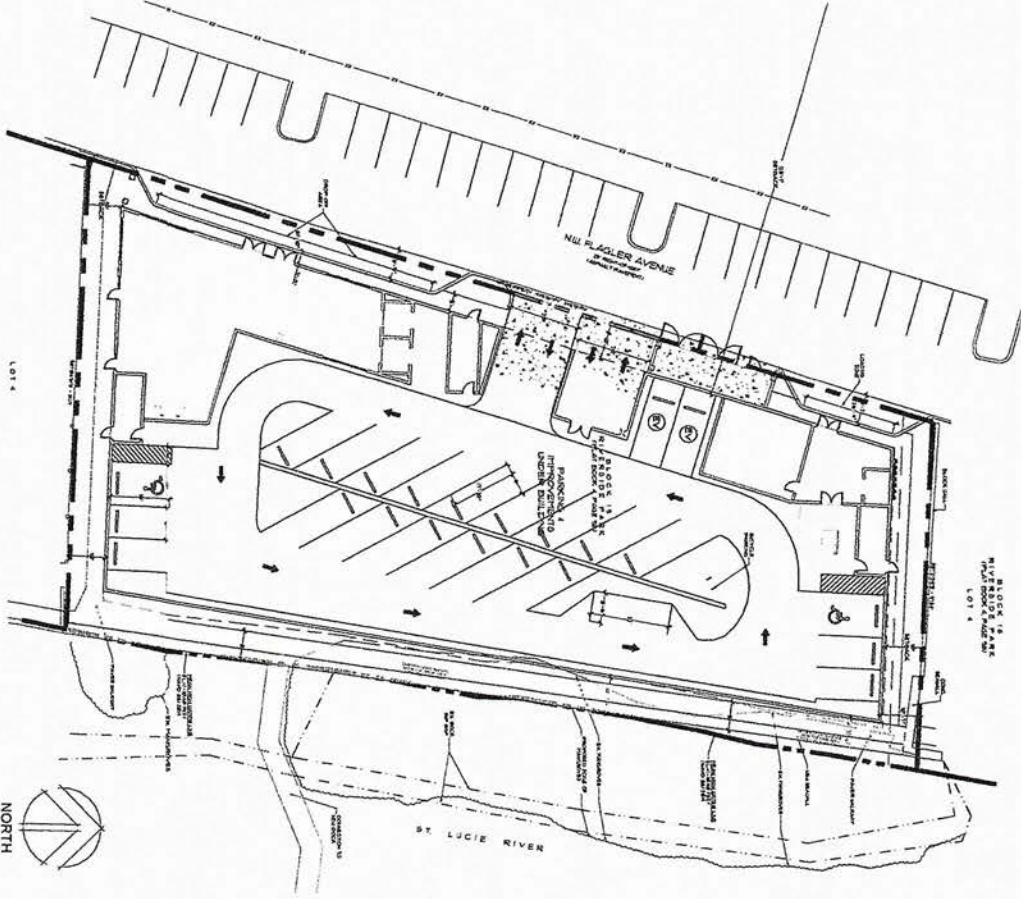
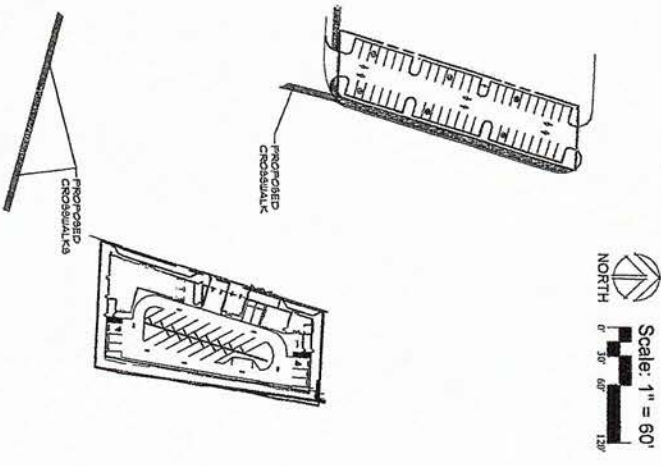
Site Data

[illegible]

Legal Description

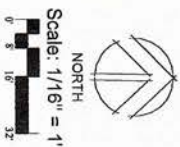
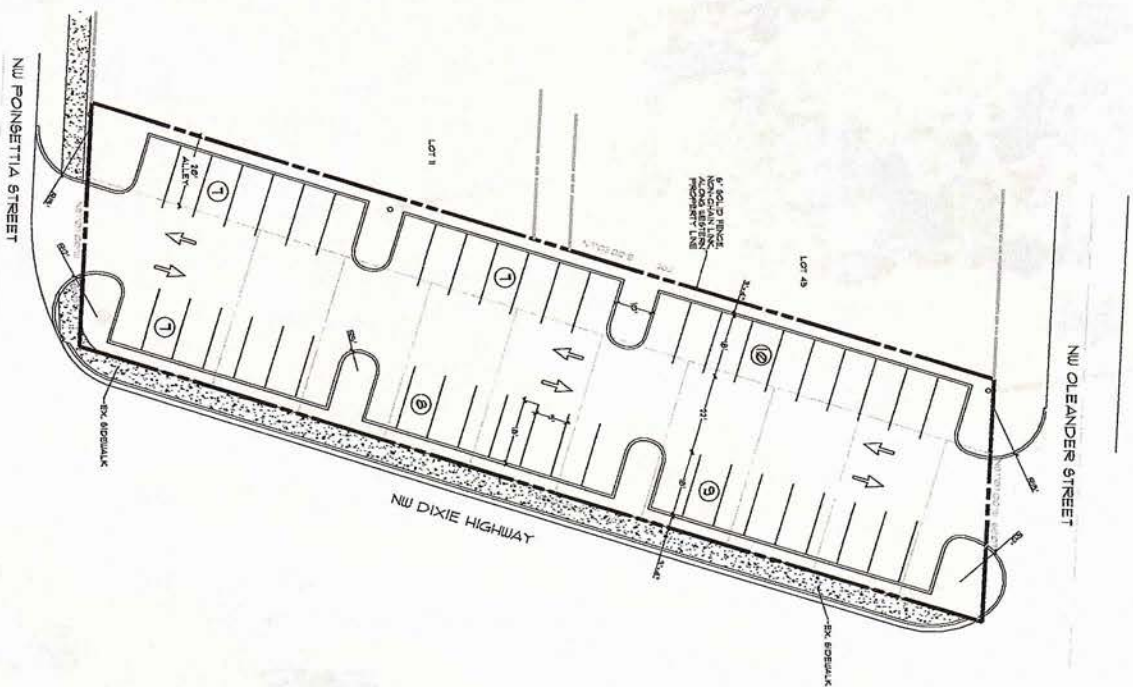
LOT 1, 2 & 3, BLOCK 19, RIVERDALE PARK, ACCORDING TO THE PLAT THEREOF DATED MARCH 28, 1975, RECORDED IN PLAT BOOK 4, PAGE 12, 51, LACE, NEW NANTUCKET COUNTY, FLORIDA, TOGETHER WITH THE NORTHEASTY CORNER, AND THE SOUTHEASTY CORNER, OF THE ADJACENT STREET FORMERLY KNOWN AS, BUT THE EXTENT, EXTENSION OF HENRIETTA AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERDALE PARK.

Overall Plan





PORTION OF LEGAL DESCRIPTION FROM PROPERTY APPRAISER

[illegible]

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCarthyLandFarming.com
Mike@McCarthyLandFarming.com

Sportfish Marina Resort - Parking Lot

402 NW Dixie Highway

Stuart, Florida
Site Plan

A-2



Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1/16"=1'
 Drawing Date _____ 8/15/2021

APPENDIX B

Transit / Non-Motorized Features



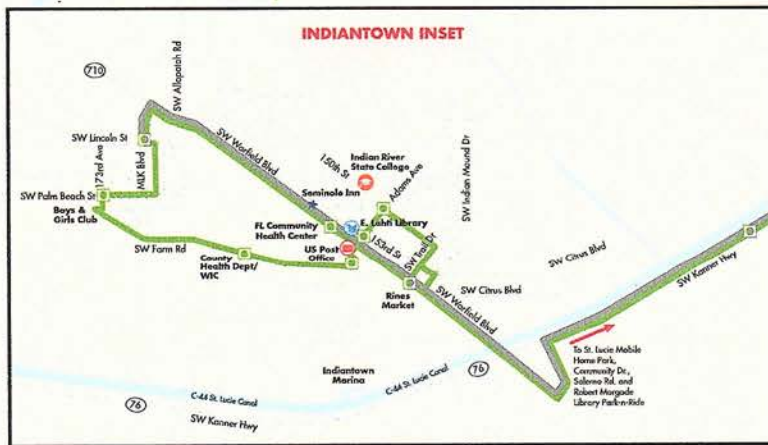
Martin County Public Transit



Download the Marty Transit app
myride.martin.fl.us
772-463-2860

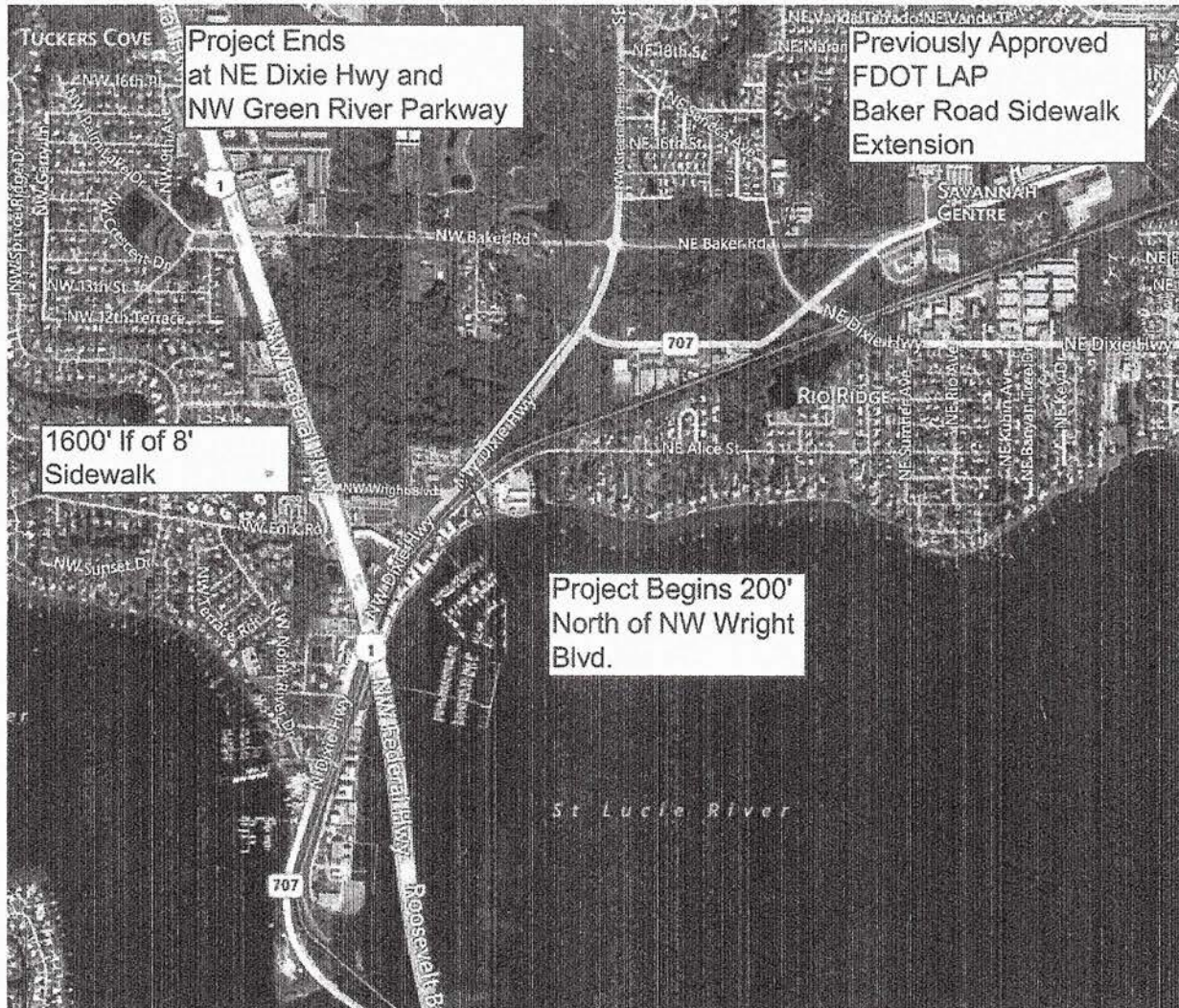


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To Indiantown via SE Bridge Rd.
to SW Kanner Hwy

NW Dixie Highway Sidewalk Extension Project



FY 19/20
Transportation Alternatives
Program LOCATION MAP
City of Stuart

APPENDIX C

**Martin County 2019 LOS Report
Dixie/Fern TMC**

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/5B) and Murphy Rd (PM/1B).

TURNING MOVEMENT VOLUME COUNTS

CONTROL:

EW STREET, Fern St

N/S STREET:

FILENAME: Sportfish Marina

COUNT DATE: 8/11/2021

REPORT DATE:

DAY: Wednesday

CITY: Stuart

INTERSECTION:

ANALYSIS YEAR:

15 Min Period	Northbound			Southbound			Eastbound			Westbound				
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	3	41	3	2	90	1	0	0	10	2	0	1	159	715
7:15-7:30	3	52	5	2	94	0	1	1	5	9	1	1	174	743
7:30-7:45	2	64	7	4	128	1	0	0	8	5	0	0	219	768
7:45-8:00	5	44	7	6	93	1	1	0	9	3	0	0	169	743
8:00-8:15	9	43	4	4	101	0	1	0	13	5	0	1	181	622
8:15-8:30	5	52	5	2	115	2	0	0	14	3	0	1	199	AM
8:30-8:45	7	54	5	2	105	1	0	1	9	7	0	3	194	
8:45-9:00	2	20	1	2	21	1	0	0	0	1	0	0	48	

← 32

← 3

58 →

3

0

55

5

551

20

23

49

20

29

26

256

AM PEAK HOUR IS FROM:

7:00 AM TO 8:00 AM

Volumes	21	203	16	437	4	2	0	44	16	0	2	768	
Season Factor	26	256	29	20	551	5	3	0	55	20	0	3	968
Growth	-	-	-	-	-	-	-	-	-	-	-	-	-
In/Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Percentage	0	0	0	0	0	0	0	0	0	0	0	0	0
PROJECT													

Seasonal Factor: 1.26

Trips In

Trips Out

Growth Rate: 1.016

Years Grown:

C-2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound					
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM	
4:00-4:15	13	169	5	2	55	1	0	0	8	2	0	3	258	1008	PM
4:15-4:30	17	181	8	0	44	1	1	0	5	4	0	2	263	1048	
4:30-4:45	8	141	5	3	80	2	0	0	5	2	0	2	248	1068	
4:45-5:00	13	141	2	3	68	3	0	0	4	2	0	3	239	1044	
5:00-5:15	16	190	3	3	58	0	2	0	5	9	2	10	296	994	
5:15-5:30	15	186	1	2	54	3	2	0	9	7	0	4	283		
5:30-5:45	15	120	8	5	63	1	0	0	2	8	0	2	224		
5:45-6:00	12	93	3	4	54	3	3	1	5	3	1	7	189		

352	↑	858	↓	10	328	14	↓	↑	66	829	14	↓	↑
←	78	→	34	←	5	0	29	←	24	3	25	←	52
←	78	→	34	←	5	0	29	←	24	3	25	←	52

PM PEAK HOUR IS FROM:

4:30 PM TO 5:30 PM

Volumes	52	658	11	11	260	8	4	0	23	20	2	19	1068	
Season Factor	66	829	14	14	328	10	5	0	29	25	3	24	1346	
Growth	66	829	14	14	328	10	5	0	29	25	3	24	1346	
In/Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Percentage	0	0	0	0	0	0	0	0	0	0	0	0	0	
PROJECT														

Seasonal Factor: 1.26

Trips In

Trips Out

Growth Rate: 1.016

Years Grown: 0

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8900 EAST- A1A TO US1

WEEK	DATES	SF	MOCF: 0.87 PSCF
* 1	01/01/2020 - 01/04/2020	0.98	1.13
* 2	01/05/2020 - 01/11/2020	0.90	1.03
* 3	01/12/2020 - 01/18/2020	0.83	0.95
* 4	01/19/2020 - 01/25/2020	0.82	0.94
* 5	01/26/2020 - 02/01/2020	0.80	0.92
* 6	02/02/2020 - 02/08/2020	0.79	0.91
* 7	02/09/2020 - 02/15/2020	0.78	0.90
* 8	02/16/2020 - 02/22/2020	0.81	0.93
* 9	02/23/2020 - 02/29/2020	0.85	0.98
*10	03/01/2020 - 03/07/2020	0.88	1.01
*11	03/08/2020 - 03/14/2020	0.91	1.05
*12	03/15/2020 - 03/21/2020	0.94	1.08
*13	03/22/2020 - 03/28/2020	1.07	1.23
14	03/29/2020 - 04/04/2020	1.21	1.39
15	04/05/2020 - 04/11/2020	1.34	1.54
16	04/12/2020 - 04/18/2020	1.47	1.69
17	04/19/2020 - 04/25/2020	1.37	1.57
18	04/26/2020 - 05/02/2020	1.28	1.47
19	05/03/2020 - 05/09/2020	1.19	1.37
20	05/10/2020 - 05/16/2020	1.09	1.25
21	05/17/2020 - 05/23/2020	1.07	1.23
22	05/24/2020 - 05/30/2020	1.05	1.21
23	05/31/2020 - 06/06/2020	1.03	1.18
24	06/07/2020 - 06/13/2020	1.00	1.15
25	06/14/2020 - 06/20/2020	0.98	1.13
26	06/21/2020 - 06/27/2020	1.01	1.16
27	06/28/2020 - 07/04/2020	1.04	1.20
28	07/05/2020 - 07/11/2020	1.06	1.22
29	07/12/2020 - 07/18/2020	1.09	1.25
30	07/19/2020 - 07/25/2020	1.09	1.25
31	07/26/2020 - 08/01/2020	1.09	1.25
32	08/02/2020 - 08/08/2020	1.09	1.25
33	08/09/2020 - 08/15/2020	1.10	1.26✓
34	08/16/2020 - 08/22/2020	1.09	1.25
35	08/23/2020 - 08/29/2020	1.09	1.25
36	08/30/2020 - 09/05/2020	1.09	1.25
37	09/06/2020 - 09/12/2020	1.09	1.25
38	09/13/2020 - 09/19/2020	1.09	1.25
39	09/20/2020 - 09/26/2020	1.09	1.25
40	09/27/2020 - 10/03/2020	1.08	1.24
41	10/04/2020 - 10/10/2020	1.08	1.24
42	10/11/2020 - 10/17/2020	1.08	1.24
43	10/18/2020 - 10/24/2020	1.07	1.23
44	10/25/2020 - 10/31/2020	1.06	1.22
45	11/01/2020 - 11/07/2020	1.06	1.22
46	11/08/2020 - 11/14/2020	1.05	1.21
47	11/15/2020 - 11/21/2020	1.05	1.21
48	11/22/2020 - 11/28/2020	1.03	1.18
49	11/29/2020 - 12/05/2020	1.01	1.16
50	12/06/2020 - 12/12/2020	0.99	1.14
51	12/13/2020 - 12/19/2020	0.98	1.13
52	12/20/2020 - 12/26/2020	0.90	1.03
53	12/27/2020 - 12/31/2020	0.83	0.95

* PEAK SEASON

27-FEB-2021 10:30:03

830UPD

4_8900_PKSEASON.TXT

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

January 2022

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane		Ramp Metering			
Non-State Signalized Roadways - 10%						+ 1,000		+ 5%			
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE ²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle Lane Coverage											
	B	C	D	E							
0-49%	*	150	390	1,000							
50-84%	110	340	1,000	>1,000							
85-100%	470	1,000	>1,000	**							
PEDESTRIAN MODE ²						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route) ³						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
(Buses in peak hour in peak direction)											
Sidewalk Coverage											
	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

Source:
Florida Department of Transportation
Systems Implementation Office
<https://www.fdot.gov/planning/systems/>

¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
<https://www.fdot.gov/planning/systems/>

APPENDIX D

Parking Data

Parking Management Comprehensive Implementation Guide
Victoria Transport Policy Institute

Reduced and More Accurate and Flexible Standards

More accurate and flexible standards means that minimum parking requirements are adjusted to reflect the needs of each location (Cervero, Adkins and Sullivan 2010; Cuddy 2007; Daisa and Parker 2010; Engel-Yan and Passmore 2010; Hexagon 2008; King Co. 2011; Nelson/Nygaard 2009; Smith 2006; Metro Vancouver 2012) or eliminated altogether (Lewyn 2010). Table 12 summarizes various factors that should be used to adjust parking requirements.

Table 12 Parking Requirement Adjustment Factors

Factor	Typical Adjustments
Geographic Location. Vehicle ownership and use rates in an area.	Adjust parking requirements to reflect variations identified in census and travel survey data. 40-60% reductions are often justified in Smart Growth neighborhoods.
Residential Density. Number of residents or housing units per acre/hectare.	Reduce requirements 1% for each resident per acre (e.g. 15% where at 15 residents per acre and 30% at 30 res. per acre).
Employment Density. Number of employees per acre/hectare.	Reduce requirements 10-15% in areas with 50 or more employees per gross acre.
Land Use Mix. Land use mix located within convenient walking distance.	Reduce requirements 5-15% in mixed-use developments. Additional reductions with shared parking.
Transit Accessibility. Nearby transit service frequency and quality.	Reduce requirements 10% within ¼ mile of frequent bus service, and 20-50% within ¼ mile of a rail transit station.
Carsharing. Whether carsharing services are located within or nearby a building.	Reduce residential requirements 10-20% if carshare vehicles are located onsite, or 5-10% if located nearby.
Walkability and bikeability. Walking environment quality.	Reduce requirements 5-15% in very walkable and bikeable areas, and substitute bike parking for up to 10% of car parking.
Demographics. Age and physical ability of residents or commuters.	Reduce requirements 20-40% for housing for young (under 30), elderly (over 65) or disabled people.
Income. Average income of residents or commuters.	Reduce requirements 10-20% for the 20% lowest income households, and 20-40% for the lowest 10%.
Housing Tenure. Whether housing is owned or rented.	Reduce requirements 20-40% for rental versus owner-occupied housing.
Pricing. Parking that is priced, unbundled or cashed out.	Reduce requirements 10-30% for cost-recovery pricing (i.e. fees that pay the full cost of parking facilities), and 10-20% for unbundling (parking rented separate from building space).
Sharing/overflow. Ability to share parking facilities with other nearby land uses.	Depends on the differences in peak demands with other land use. 20-40% reductions are often possible.
Management programs. Parking and mobility management programs implemented at a site.	Reduce requirements 10-40% at worksites with effective parking and mobility management programs.
Design Hour. Number of allowable annual hours a parking facility may fill.	Reduce requirements 10-20% if a 10 th annual design hour is replaced by a 30 th annual peak hour. Requires overflow plan.
Contingency-Based Planning. Use lower-bound requirements, and implement additional strategies if needed.	Reduce requirements 10-30%, and more if a plan exists indicating the responses that will be deployed if the number of parking spaces initially built is insufficient in the future.

This table summarizes various factors that affect parking demand and optimal parking supply.

July 29, 2015

Mr. Paul Andronico
Basin Street Properties
119 C Street
Petaluma, CA 94952



Whitlock & Weinberger
Transportation, Inc.

490 Mendocino Avenue
Suite 201
Santa Rosa, CA 95401

voice 707.542.9500
fax 707.542.9590
web www.w-trans.com

Final Shared Parking Analysis for the Marina Apartments Project

Dear Mr. Andronico;

As requested, Whitlock & Weinberger Transportation, Inc. (W-Trans) has prepared a shared parking analysis for the proposed Marina Apartments project at the Petaluma Marina. The analysis was based on a site plan dated May 5, 2015, for the proposed apartment project, the size of existing uses including office and hotel at the Marina site, and an inventory of the existing and proposed parking supply.

Project Description

The project would entail construction of an 80-unit apartment complex on the northwest portion of the Petaluma Marina site in an area where a vacant building pad currently exists. A total of 156 bedrooms would exist within the 80 apartment units. The parking areas surrounding the building pad are already fully developed but some would be modified to accommodate new carports. One reserved carport parking space per apartment unit would be provided, with the remaining parking demand accommodated in unreserved, uncovered parking spaces surrounding the apartment building.

The Petaluma Marina consists of several parcels that, over the years, have undergone lot line adjustments and mergers, as well as multiple amendments to the Marina Office Park Association parking agreement, which covers the subject apartment parcel. The project applicants will be amending the CC&Rs for the entire Planned Community District (PCD) encompassing the Marina to reflect the parking recommendations contained herein in order to ensure that the parking needs of all users within the site are met.

City Parking Requirements

Section 11.060 of the City of Petaluma *Implementing Zoning Ordinance, 2014*, indicates that multi-family housing developments shall include one parking space per bedroom, and the overall parking ratio shall not be less than 1.5 spaces per unit. Application of this standard results in a parking requirement of 156 parking spaces. Section 11.065 of the code indicates that the Zoning Administrator may reduce parking requirements by not more than 25 percent where common parking facilities serving multiple uses are present when it can be demonstrated that adequate parking would still exist to serve all uses sharing the parking facility.

Shared Parking Principles

Limitations of Traditional Parking Requirements in Mixed-Use Environments

Parking demand for new development is typically projected using empirically-derived rates established by organizations such as the Institute of Transportation Engineers (ITE) and Urban Land Institute (ULI). In many cases, a determination of parking adequacy is gauged solely on whether or not a project meets the

Mr. Paul Andronico

Page 4

July 29, 2015

Using Sausalito's marina parking requirements and considering the need to provide vehicle/trailer spaces for the boat launch ramp, the effective peak parking demand for marina-related uses is 78 regular parking spaces and 20 vehicle/trailer double-length parking spaces. This level of parking demand represents that which may occur on a summer weekend when boating activity on the Petaluma River is at its highest. In order to estimate what marina parking demand on a peak weekday would be, Institute of Transportation Engineers (ITE) marina trip generation rates were compared for weekends versus weekdays. The ITE data indicates that marina activity is 44 percent lower on weekdays compared to weekends. This factor was applied in the parking analysis, resulting in an estimated peak parking demand for 55 spaces on weekdays and 98 spaces on weekends.

For the purposes of the shared parking analysis, it was necessary to establish time-of-day parking demand profiles for marina-related parking activity on both weekdays and weekends. Parking demand profiles were established based on observations, in tandem with data collected by W-Trans for a parking study at the Martinez Marina in July 2013. On weekdays, the maximum parking demand is estimated to occur between 12 p.m. and 3 p.m., while on weekends maximum parking demand is estimated to occur between 11 a.m. and 5 p.m.

The estimated parking demand profiles for marina-related uses at the Petaluma Marina on peak weekdays and weekends are shown in Figure 3.

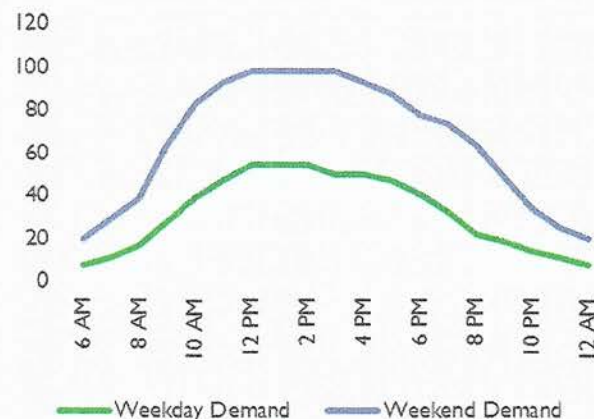


Figure 3: Marina Peak Day Hourly Parking Demand

Proposed Apartments Parking Demand

The proposed 80-unit apartment project is anticipated to generate a peak parking demand for 132 spaces on both weekday and weekend evenings between 9 p.m. and 11 p.m. This period corresponds to a time when most residents are home and some visitors may still be onsite (overnight parking demand is slightly lower at 126 spaces). The designation of one reserved carport space per residential unit is a desirable amenity for residents as it guarantees the availability of a covered, close space; however, reserved parking spaces are removed from the available parking "pool" for the entire Marina site, thereby reducing some of the efficiencies gained through the use of shared parking. This is particularly evident during the daytime when many residents are not home and their reserved carport space goes unused.

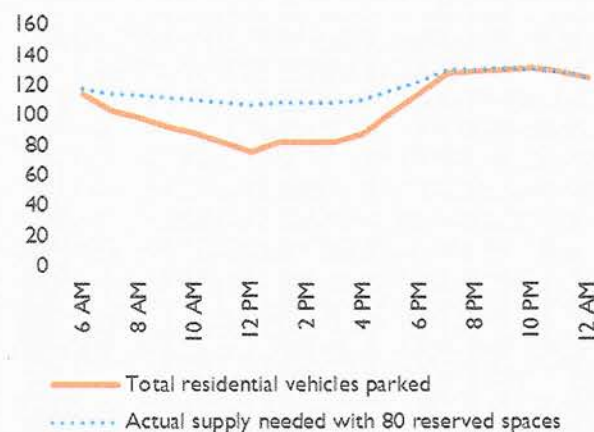


Figure 4: Apartment project hourly parking demand

The hourly parking profile for the proposed apartment project is shown in Figure 4. The ULI model and research indicate that total residential parking demand is similar on weekdays and weekends. The figure

APPENDIX E

Intersection Analysis Data

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Dixie Hwy		E/W STREET: Fern St		CONTROL:									
FILENAME: Sportfish Marina		CITY: Stuart		INTERSECTION:									
COUNT DATE: 8/11/2021		DAY: Wednesday											
REPORT DATE:		ANALYSIS YEAR: 2024											
15 Min Period		Northbound		Southbound									
		Eastbound		Westbound									
NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
3	41	3	2	90	1	0	0	10	2	0	1	153	715
3	52	5	2	94	0	1	1	5	9	1	1	174	743
2	64	7	4	128	1	0	0	8	5	0	0	219	768
5	44	7	6	93	1	1	0	9	3	0	0	169	743
9	43	4	4	101	0	1	0	13	5	0	1	181	622
5	52	5	2	115	2	0	0	14	3	0	1	199	
7	54	5	2	105	1	0	1	9	7	0	3	194	
2	20	1	2	21	1	0	0	0	1	0	0	48	
AM PEAK HOUR IS FROM: 7:30 AM TO 8:30 AM													
Volumes	21	203	23	16	437	4	2	0	44	16	0	2	768
Season Factor	26	256	29	20	551	5	3	0	55	20	0	3	968
Growth	28	268	30	21	577	5	3	0	58	21	0	3	1015
In/Out	-	-	IN	IN	-	-	IN	OUT	OUT	OUT	OUT	OUT	
Percentage	0%	0%	45%	50%	0%	0%	0%	5%	45%	5%	40%	0%	
PROJECT	0	0	10	12	0	0	0	1	11	1	10	0	
Seasonal Factor: 1.26 Trips In: 23 Trips Out: 24 Growth Rate: 1.016 Years Growth: 3													

AM													
← 34 →													
3 1 58													
↑ 12 ↓													
← 1 →													
32													
75 →													
← 45													
615 ↓													
↑ 283													
5 577 33													
← ↓ →													
↑ 337													
668 ↓													
28 268 41													
← ↑ →													

E-1

Northbound				Southbound				Eastbound				Westbound			
NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM		
13	169	5	2	55	1	0	0	8	2	0	3	258	1008		
17	181	8	0	44	1	1	0	5	4	0	2	263	1048		
8	141	5	3	80	2	0	0	5	2	0	2	248	1068		
13	141	2	3	68	3	0	0	4	2	0	3	239	1044		
16	190	3	3	58	0	2	0	5	9	2	10	298	994		
15	186	1	2	54	3	2	0	9	7	0	4	283			
15	120	8	5	63	1	0	0	2	8	0	2	224			
12	93	3	4	54	3	3	1	5	3	1	7	189			

PM

← 83 →

← 73 →

34

4

36

5

2

30

37 →

870

28

69

381

908

11

344

27

410

966

PM PEAK HOUR IS FROM: 4:30 PM TO 5:30 PM

Volumes

Season Factor

Growth

In/Out

Percentage

Project

52

66

69

-

0%

0

658

829

870

-

0%

0

11

14

15

IN

45%

14

11

14

15

IN

40%

12

260

328

344

-

0%

0

8

10

11

-

0%

0

4

5

5

0%

0

0

0

0

0

5%

0

2

23

29

30

-

0%

0

20

25

26

OUT

45%

9

2

3

3

OUT

5%

1

19

24

25

OUT

40%

8

1068

1346

1411

0%

0

0

Seasonal Factor: 1.26

Growth Rate: 1.016

Trips In: 30

Trips Out: 21

Years Growth: 3

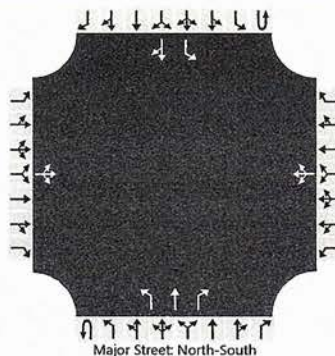
General Information

Analyst	SOR
Agency/Co.	O'R EP
Date Performed	8/17/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour 2024
Intersection Orientation	North-South
Project Description	Sportfish Marina

Site Information

Intersection	Dixie and Fern Street
Jurisdiction	City of Stuart
East/West Street	
North/South Street	Dixie Highway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	1	0	1	1	0
Configuration			LTR				LTR			L	T	R		L		TR
Volume (veh/h)		3	1	58		32	1	12		28	268	41		33	577	5
Percent Heavy Vehicles (%)		2	3	3		2	3	3		2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.53	6.23		7.12	6.53	6.23		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.03	3.33		3.52	4.03	3.33		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			65				47			29				35		
Capacity, c (veh/h)			469				319			967				1234		
v/c Ratio			0.14				0.15			0.03				0.03		
95% Queue Length, Q ₉₅ (veh)			0.5				0.5			0.1				0.1		
Control Delay (s/veh)			13.9				18.3			8.8				8.0		
Level of Service (LOS)			B				C			A				A		
Approach Delay (s/veh)	13.9				18.3				0.7				0.4			
Approach LOS	B				C											

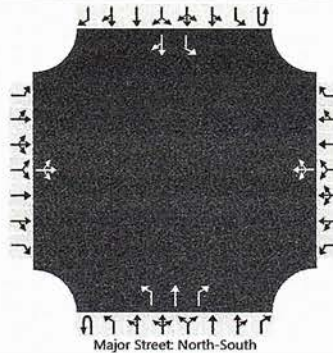
General Information

Analyst	SOR
Agency/Co.	O'R EP
Date Performed	8/17/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour 2024
Intersection Orientation	North-South
Project Description	Sportfish Marina

Site Information

Intersection	Dixie and Fern Street
Jurisdiction	City of Stuart
East/West Street	
North/South Street	Dixie Highway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	1	0	1	1	0
Configuration			LTR				LTR			L	T	R		L		TR
Volume (veh/h)		5	2	30		36	4	34		69	870	28		27	344	11
Percent Heavy Vehicles (%)		2	3	3		2	3	3		2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.53	6.23		7.12	6.53	6.23		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.03	3.33		3.52	4.03	3.33		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			39				78				73				28	
Capacity, c (veh/h)			382				221				1185				726	
v/c Ratio			0.10				0.35				0.06				0.04	
95% Queue Length, Q ₉₅ (veh)			0.3				1.5				0.2				0.1	
Control Delay (s/veh)			15.5				29.8				8.2				10.2	
Level of Service (LOS)			C				D				A				B	
Approach Delay (s/veh)	15.5				29.8				0.6				0.7			
Approach LOS	C				D											

CITY OF STUART - COMMERCIAL
DEVELOPMENT STANDARDS (SEC. 6.05.00.)

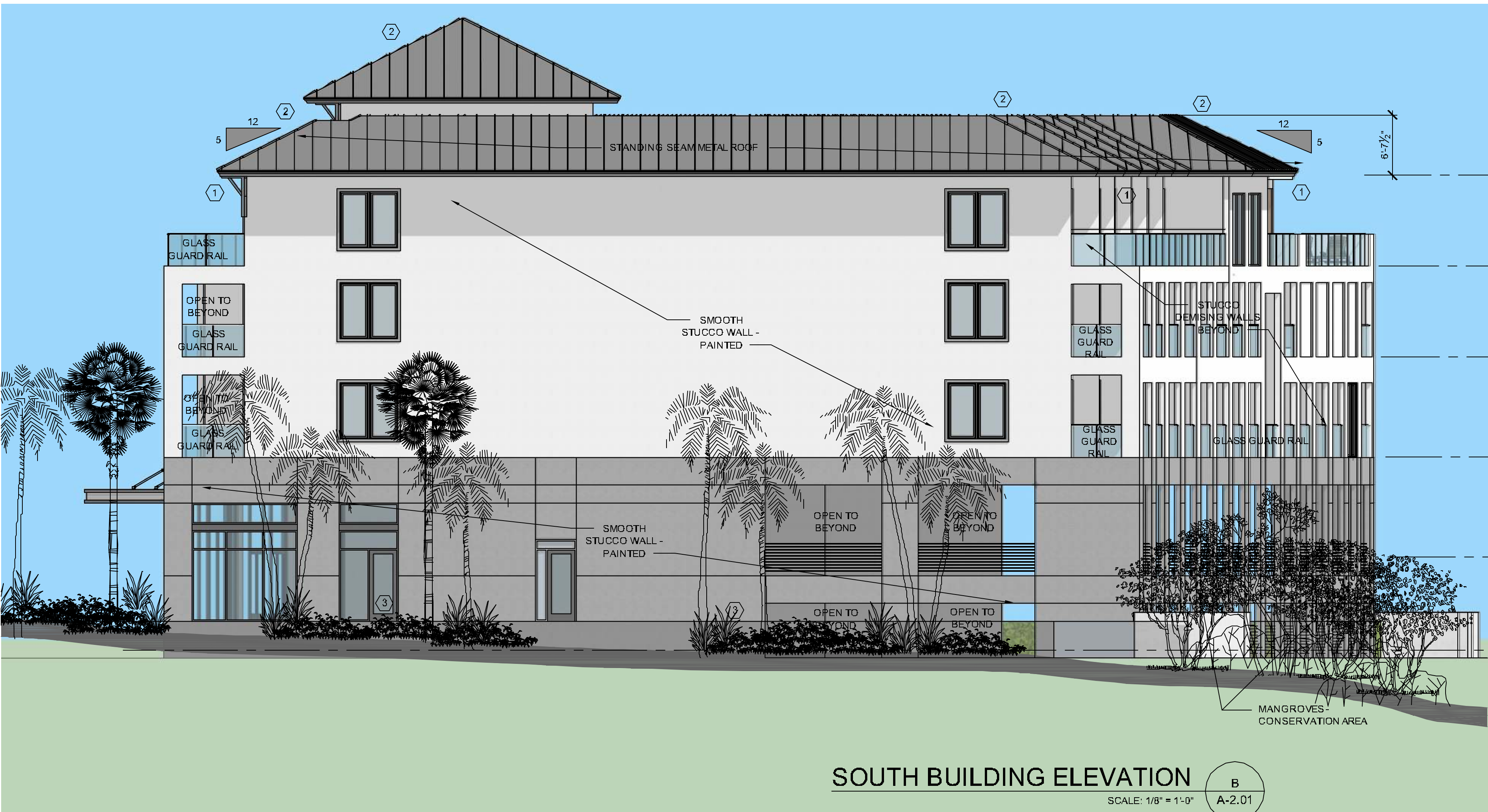
SYMBOL	DESCRIPTION
①	OVERHANGS
②	PEAKED ROOF FORMS
③	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
④	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA



EAST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

A
A-2.01



SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

B
A-2.01

8.27.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

Sheet

Architect

Client

Project Name

Drawing Name

Sheet Number

BRENT A. WOOD
ARCHITECTURE LLC

Sportfish Marina Resort, Inc.

SPORTFISH MARINA RESORT
BOUTIQUE HOTEL

BUILDING ELEVATIONS

A-2.01

Project Number: 220070
Project Name: Sportfish Marina Resort
© 2021 Brent A. Wood

304 NW Flagler Ave
Stuart, Florida 34994

BRENT A. WOOD, NCARB AIAA4198
20 S.E. Ocean Blvd., Stuart, FL 34996
Tel: 772.220.1217 Fax: 772.419.5061

Official Name: SITE PLAN REVIEW 8.27.2021

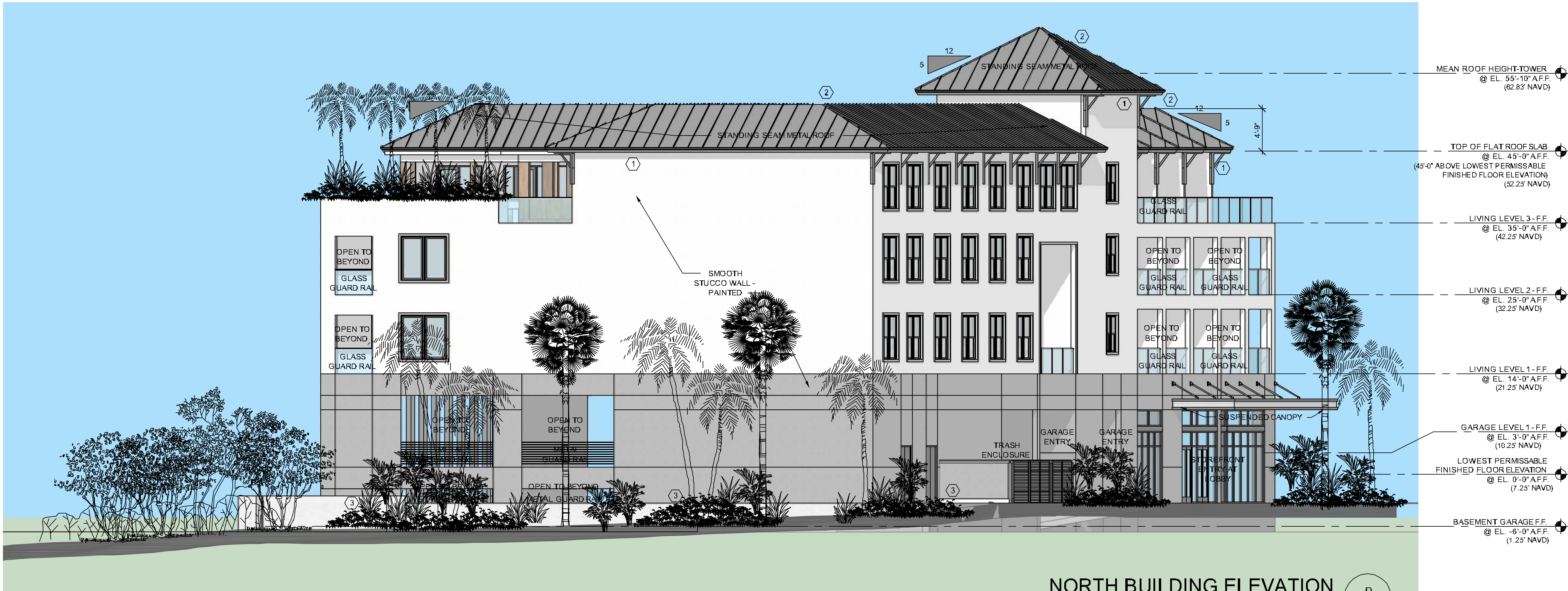
1. The purpose of the City of Stuart Commercial Development Standards is to provide a framework for the development of commercial buildings in the City of Stuart, Florida. The standards are intended to be used in conjunction with the City of Stuart Comprehensive Zoning Ordinance and the City of Stuart Comprehensive Land Use Ordinance.

CITY OF STUART - COMMERCIAL
DEVELOPMENT STANDARDS (SEC. 6.05.00.)

SYMBOL	DESCRIPTION
①	OVERHANGS
②	PEAKED ROOF FORMS
③	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
④	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA



WEST BUILDING ELEVATION C
SCALE: 1/8" = 1'-0" A-2.02



NORTH BUILDING ELEVATION D
SCALE: 1/8" = 1'-0" A-2.02

8.27.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

Official Name: SITE PLAN REVIEW 8.27.2021

Architect: BRENT A. WOOD ARCHITECTURE LLC

Client: Sportfish Marina Resort, Inc.

Project Name: SPORTFISH MARINA RESORT BOUTIQUE HOTEL

Sheet Number: A-2.02

Project Number: 22079

Project Name: 304 NW Flagler Ave Stuart, FL 34994

Project Name: 304 NW Flagler Ave Stuart, FL 34994



Staff Report

A. Application

Project

Applicant	Ted Weitzel, Weitzel OZ LLC
Property Owner	Weitzel OZ LLC
Agent for Applicant	McCarty & Associates Land Planning & Design LLC
Project Manager	Mike McCarty
Date of Report	September 7, 2021

B. Project Description

The intent of this application is a rezoning to an Urban Planned Unit Development from the existing zoning of Urban Waterfront. The property is located within the Community Redevelopment Area.

The proposed use of the site is for a three-story hotel and restaurant above two parking decks (partially below FFE). The Hotel proposes 51 rooms. The Restaurant will accommodate 64 seats. The Marina proposes 49 slips and will require a submerged land lease from the DEP.

Parking requirement (3.01.03):

Hotel: 51 rooms (1 per room) = 51 spaces.

Restaurant (1 per 4 seats) = 16 spaces

Employees (2 per 3 employees) = 7 spaces.

Marina: 49 slips (1 per 4 slips) = 13 spaces.

Total: 87 required spaces.

The proposed development will provide 50 parking stalls within its parking decks. An additional +/- 40 spaces are proposed to be provided off-site, within property owned by the applicant. The off-site parking site plan will require additional approval.

A condition requiring that the site plan for off-site parking is approved prior to any vertical construction taking place at the marina should be attached to any approval.

The property extends to the waterfront of the St. Lucie and adjacent to the Harborage residential condominiums to the north and a commercial building to the south. The shoreline has an existing and established mangrove growth that will be preserved and protected during construction activities.

A publicly accessible 8ft paver pathway will extend along the length of the property on its waterside and allow connection to the north and south.

The height of the building is proposed to comply with the maximum allowed to the eaves of 45 ft above lowest permissible finished floor level.

The UPUD request incorporates proposals that depart from the City's Land Development Code relating to the following: To allow parking within the building envelope and for the provision of a vista within the building structure.

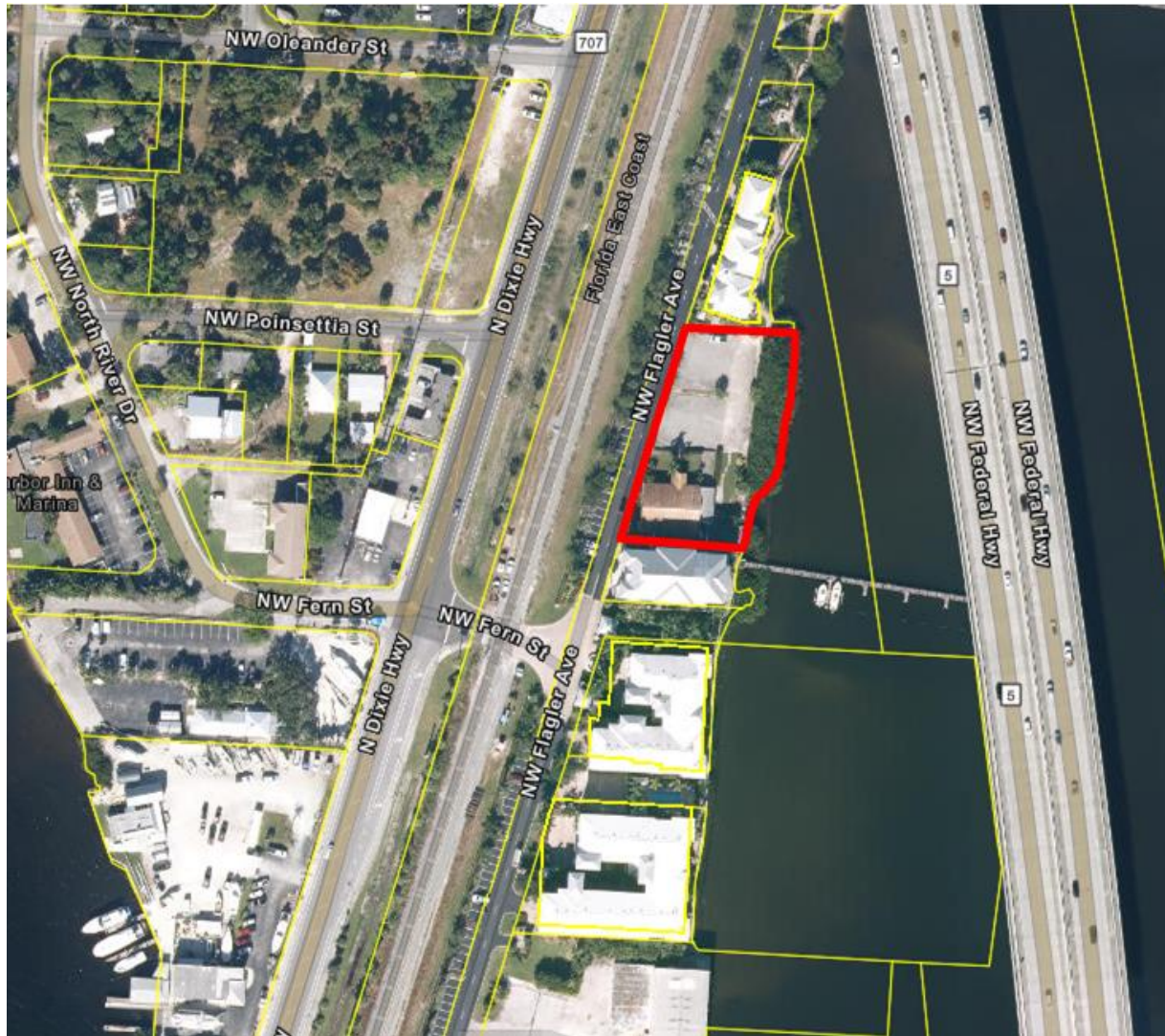
3.01.04. - K. Elevated buildings. Permitted in all urban subdistricts. Parking is prohibited beneath an elevated building.

03.01.03 E. f. If a building facade is 100 feet or more in width, measured parallel to the nearest body of water, an additional vista shall be provided within the building's facade which is not less than 12 feet in width, not less than 12 feet in height, and which allows a visual corridor from the public right-of-way to the St. Lucie River or its tributaries.

C. Location and site information

Address	304 Flagler Ave
Parcel Number(s)	32-37-41-004-019-00010-3
Existing Zoning	Urban Waterfront
Future Land Use	Marine Industrial
Site Area (acres)	0.73 Acres
Present Use	Commercial Office
Proposed Land Use Designation	Marine Industrial – No Change
Proposed Zoning District	UPUD
Proposed Use	Hotel
City Approvals	BUILDING– No comments. FIRE - All work shall conform with the 7th edition of the Florida Fire Prevention Code. NFPA 1, 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. SANITATION- As discussed with the site Architect. The proposed dumpster enclosure must have the ability to accommodate the following: 2-4CY Garbage receptacles, 2-4CY Cardboard receptacles, multiple co-mingled recycling carts. This will allow for the desired roll-out receptacles for servicing. POLICE – No comments.
Staff Recommendation	The proposal has been reviewed against the City’s Comprehensive Plan and Land Development Code and is determined to be in compliance excepting the requested departure(s) to allow parking within the building envelope. And to accommodate a vista withing the building structure.

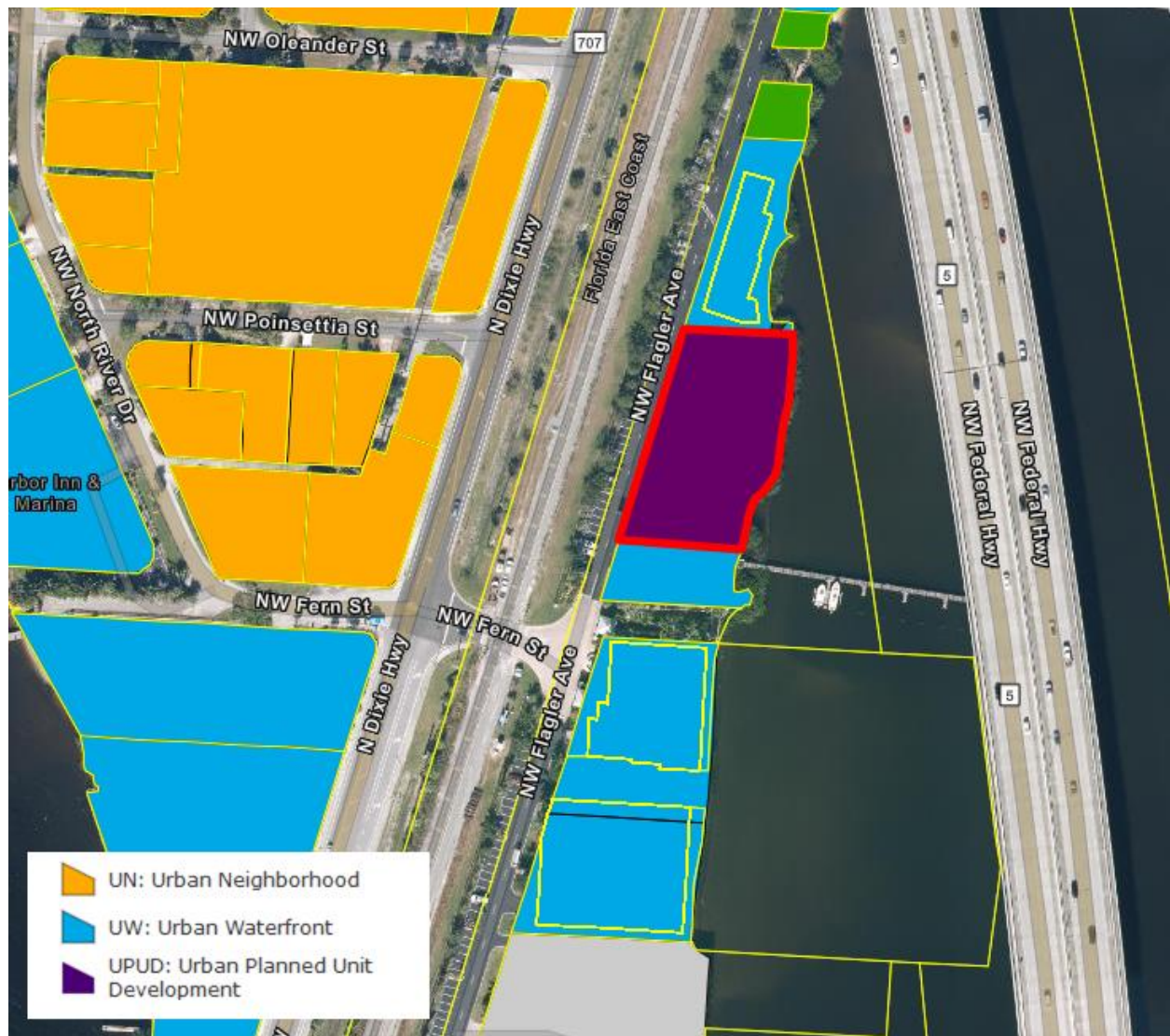
Aerial Map



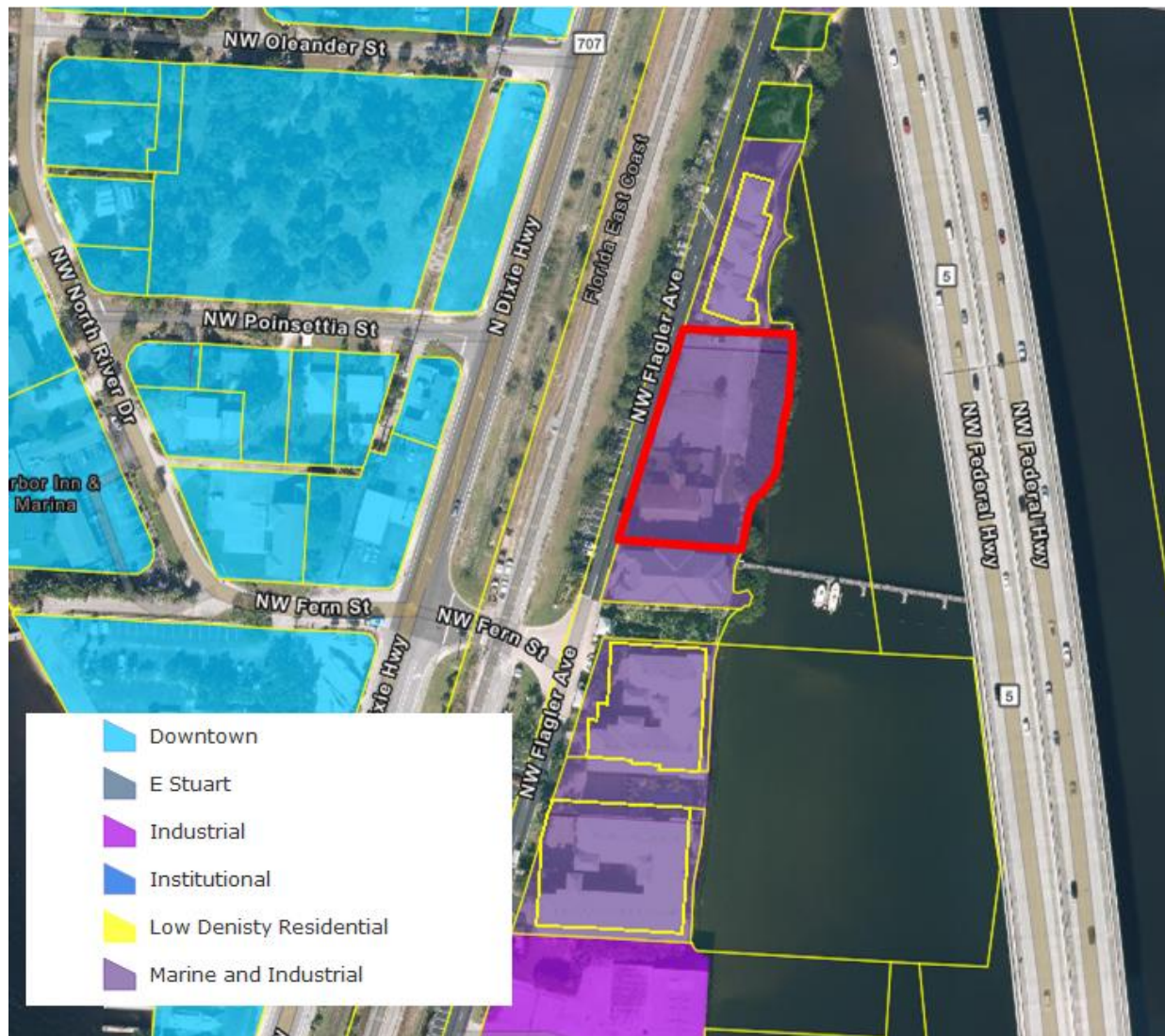
Existing Zoning



Proposed Zoning



Existing Future Land Use



D. Determination of compliance with Comp Plan

The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Future Land Use

Marine/Industrial: Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed

Objective 1.B1. - Compact urban form.

Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Policy 1.B1.1. The City shall continue to market itself as a hub for commercial, social, and institutional governmental activities in Martin County. Provide for commercial opportunities within Stuart beyond the historical conditions in order to provide alternatives to urban sprawl.

Policy 1.B3.9. The City shall implement architectural and site design requirements for commercial development that utilize "Crime Prevention Through Environmental Design" principles including natural surveillance and defensible space. This shall include site designs that provide for unobstructed supervision of public activity areas and access points by occupants and law enforcement while conducting routine activities and thereby discouraging criminal activity.

Policy 1.B3.10. All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian. Corner lots at an intersection of two or more arterial or collector roads shall be designed with additional architectural embellishments, such as corner towers or other design features, to emphasize their location as gateways and transition points within the community.

GOAL STATEMENT 1.C. The future land use goal for the Community Redevelopment Area (CRA) is to maintain and strengthen the beauty, economic viability, cultural resources and social

importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment.

Objective 1.C3. - Urban redevelopment.

Revitalize the designated Urban Redevelopment Area (URA), including the CRA, by:

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

Objective 9.A7. - Public access. The City shall continue to provide public access to the river through prioritization of water-dependent and water-related uses along the river, through criteria for marina siting and through provision of incentives to developers to provide public access, including river-walks.

Policy 9.A7.3. Increase public access to waterfront views and fishing opportunities by developing riverwalks and piers as land and funding become available and encourage private provision of riverwalks.

Policy 9.A8.3: Preferred locations for new boat facilities in Martin County are sites that are located in the Manatee Pocket and downtown area of the City of Stuart on the north and south sides of the Roosevelt Bridge and encompassing sites east and west of US, and identified and depicted in the BFSP. The BFSP supports the expansion and redevelopment of marine industries in these defined areas.

Policy 9.A8.4: The City of Stuart will encourage land uses and site plans at preferred locations that enhance access to the coastal waterway and maximize the number of wet slips and dry storage racks at a given facility.

E. Review Comments

1. Documents and Plans Reviewed (Exhibit D)

- a. Site Plan and Landscape plan Set: McCarty & Associates: 8-05-2021
- b. Architectural Plan Set: Brent A. Wood Architecture LLC: 08-16-2021
- c. Drainage Statement: Captec Engineering Inc: 12-10-2020
- d. Utility Statement: Captec Engineering 12-09-2020
- e. Boundary and Topographic Survey: Northstar Geomatics 11-12-2020
- f. Traffic Analysis: O'Rourke Engineering and Planning: August 13, 2021
- g. Architectural Elevations: Brent A. Wood Architecture LLC: 08-16-2021

2. Zoning and Site Design

The proposal is located within the Community Redevelopment Area.

The designation of an Urban planned unit development is permitted within the Community Redevelopment Area.

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

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

The proposed building consists of three habitable floors, being used as a Boutique Hotel, standing above two decks of parking. The height of the building to the eaves is maintained below the allowable 45ft above the lowest permissible finished first floor elevation. Which is compatible to the existing buildings adjacent to the site.

Parking within a building envelope is permitted subject to recommendation of the Community Redevelopment Board and City Commission.

Please refer to the attached zoning review checklist.

The Urban District code provides in 3.01.08 that public art (or contribution) will be required to be approved by the Community Redevelopment Board prior to issuance of building permit:

1. Provide work of art on the development site provided the work is an original and must be created individually by a professional artist or team of artists. Bronze sculptures in limited editions of not more than 50 in all sizes and materials by a single artist are allowed. The value of the work of art shall not be less than one percent of the vertical construction cost of the development. The nature of the work of art shall be proposed by the developer and shall be submitted to the city's community redevelopment board which shall review the proposal for conformity with the public art standards set forth below. An

approved work of art shall be incorporated into the site plan, public lobby floor plan or the landscape plan for the development as part thereof.

2. Contribute an amount equal to or greater than one percent of the vertical construction cost in lieu of providing a work of art, a developer may pay the sum of one percent of the vertical construction cost into the public art trust fund described below. Such payment shall be made prior to issuance of a building permit for any portion of the development.

3. Architectural Design

The Proposal meets the requirements of the City architectural/facade design standards as set out in LDC 6.05.02 (Commercial development Standards) and LDC 3.01.06 (Urban Code Conditional Use Requirements).

4. Engineering – Drainage/Stormwater

The development will incorporate measures to reduce/eliminate sheet flow from the property into the St. Lucie Estuary. Full compliance with LDC 6.03.00 (Stormwater Management) will be required at building permit.

5. Environmental and Landscaping

The proposal meets the City's landscaping requirements and will ensure that existing mangroves are retained and protected during construction activities. Any trimming of mangroves will be subject to permit approval from Florida DEP. Full compliance with LDC 5.06.00 (Mangrove & Shoreline) and LDC 5.07.00 (Floodplain Management) will be required at building permit.

6. Traffic and Transportation

The proposal indicates the project meets City Level of Service for volumes, impacts and circulation.

7. School District

No residential units are proposed.



CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
REZONE REAL PROPERTY APPLICATION
(including Planned Unit Developments)

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID# _____
 (Staff Entry)

Pre-App Conference Date:		Application Date: November 30, 2020	
Project Name: Weitzel OZ			
Parcel ID# 32-37-41-004-019-00010-3		Project Address: 304 Flagler Ave	
Current Zoning: Urban Waterfront		Current Land Use: Marine and Industrial	
Proposed Zoning: UPUD		Proposed Land Use: Multifamily Residential	
Present Use: Commercial office		Site Area/Acreage: 0.73 acres	
Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees.			
Rezoning to CPUD	\$3,584.00	☒	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD	\$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to MXPUD	\$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to Industrial IPUD	\$3,584.00	☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD	\$3,584.00	☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning	\$1,433.00	☐	
Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department. Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application. Written justification supporting the application and demonstrating how the application: ➤ Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and ➤ Complies with the relevant development standards of the City of Stuart Land Development Code (include additional pages if needed). The applicant is proposing a UPUD to accommodate a multifamily 4 story building consisting of 37 residential units with amenities including a wet slip marina. The proposed development is in compliance with the LDRs and the City of Stuart's Urban Waterfront zoning district.			

(over)

General Information
(Please Print or Type)

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

Name: Fernando Limon
Title: Manager
Company: LBS Power Holdings LLC
Company Address: 415 NW Flagler Ave #301

City/State/Zip Code: Stuart FL 34994
Telephone Number: N/A
Facsimile Number:
Email Address (optional):

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

Name: Mike McCarty
Title: Principal
Company: McCarty & Associates Land Planning and Design LLC
Company Address: 309 SE Osceola Street #104

City/State/Zip Code: Stuart FL 34994
Telephone Number: 772-341-9322
Facsimile Number:
Email Address (optional): mike@mccartylandplanning.com

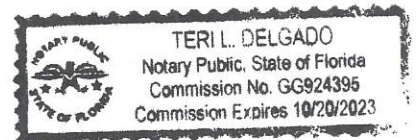
3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Ted Weitzel
Title: President
Company: Weitzel OZ LLC
Company Address: 201 NW 7th Street

City/State/Zip Code: Miami FL 33136
Telephone Number: 305-979-1792
Facsimile Number:
Email Address (optional):

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

4. Signed this 30 day of November, 2020.



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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 30 day of November 2020 by Fernando Limon who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Teri Delgado
Notary Signature

Commission expires: 10/20/2023
66 924395

Sportfish Marina Resort

32-37-41-004-019-00010-3

304 NW Flagler Ave.
Stuart, Florida

McCARTY & ASSOCIATES

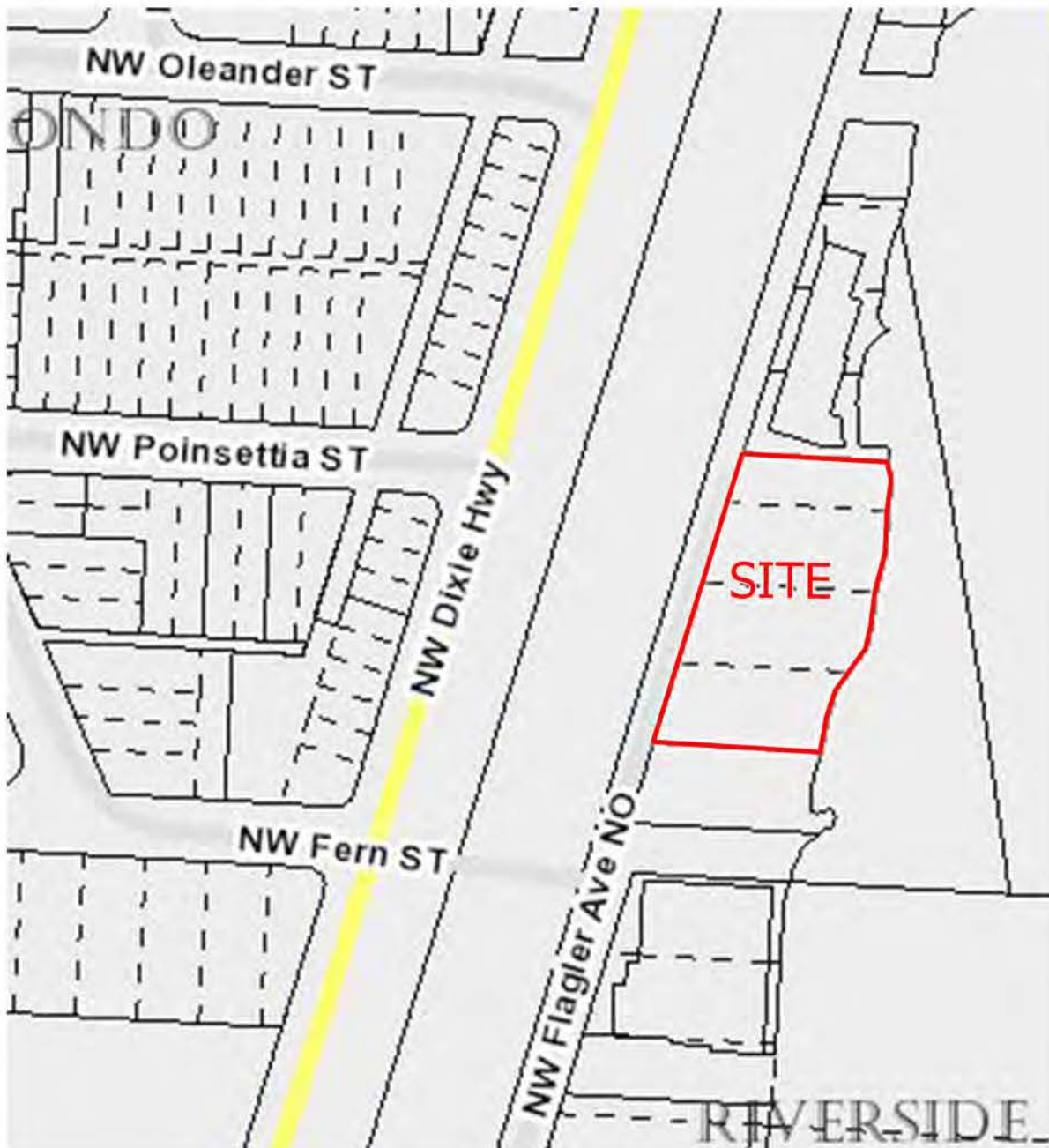
LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Aerial Photograph



Sportfish Marina Resort

32-37-41-004-019-00010-3

304 NW Flagler Ave.
Stuart, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Aerial Photograph



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

Meeting Date: 9/14/2021

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO THE LAND DEVELOPMENT CODE SIGN CODE

ORDINANCE No. 2469-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 6.11.03 ENTITLED “NON-CONFORMING SIGNS; AMORTIZATION OF CERTAIN SIGNS” IN CHAPTER 6 OF THE CITY OF STUART LAND DEVELOPMENT CODE TO REMOVE DEADLINE FOR THE AMORTIZATION PERIOD FOR EXISTING, NON-CONFORMING POLE SIGNS AND PROVIDE PROVISIONS TO ACCELERATE POLE SIGN REMOVAL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
City Commission

This item was presented to the City Commission on July 26, 2021 for discussion and deliberation to provide direction to staff. Three options were presented to the City Commission including the following:

- (1) to maintain the deadline for removal of nonconforming pole signs by January 1, 2022 and promptly notify all impacted sign owners; or
- (2) to return with a draft amendment to the Land Development Code extending the pole sign amortization by additional five years (January 1, 2027) with code changes to accelerate sign removal and promptly notify all impacted sign owners; or
- (3) to return with a draft amendment to the Land Development Code eliminating or removing the deadline with code changes to accelerate sign removal and promptly notify all impacted sign owners.

The City Commission selected option #3 to eliminate the deadline for removal of non-conforming pole signs within the city limits and provide regulations to accelerate the removal of pole signs. Based on the direction provided by the City Commission, the attached ordinance amends the Land Development Code Sign Code standards regarding the non-conforming pole signs.

Summary

A 2016 amendment to the City's sign code extended the amortization period for pole signs and provided that all existing pole signs shall be removed by January 1, 2022. In 2016, Staff conducted a windshield survey and identified approximately 280 pole signs which were subject to the January, 2022 deadline. A notice was mailed to all impacted sign owners of the amortization schedule for removal of pole signs. Upon the expiration of the amortization period, the sign shall be brought into conformance with the code or be removed. In a recent survey, staff identified that approximately 90 pole signs have been removed or replaced with a conforming sign. There are still approximately 190 nonconforming pole signs remaining within the city limits.

Specifically, Section 6.11.03 A.1 and B of the Land Development Code states:

A. Amortization of certain signs.

1. All pole signs existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2022, at which time all remaining pole signs shall be removed. Replacement pole signs may not exceed the height or area of the existing pole sign. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2022. Incorporation of an existing pole sign within a new monument sign is encouraged, and may earn "green development" points for adaptive re-use under section 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

B. Notification prior to removal.

The city development director shall be responsible for notifying the owner of each existing sign with a message unit, billboard, or a pole sign of the removal provision, and the expected removal date. An owner of such sign(s) shall not be fined for failure to remove such sign(s) without having been first notified in writing by the city of the requirement to remove the sign(s), and given a reasonable time within which to comply.

Pole sign is defined as any sign erected upon a pole or poles with the exception of freestanding signs or billboards and which is wholly or partially independent of any building for support.

Monument sign is defined as a freestanding low-profile sign with the sign area at the top of a solid base.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the City Commission adopted an ordinance that began a 10 year amortized period for removal of all existing nonconforming pole signs by January 1, 2017. Failure to notify the pole sign owners of the amortization schedule and the nation's economy that nearly crashed in 2008, the City Commission approved amendment to the Land Development Code to add five years to the pole sign amortization schedule, allowing removal or replacement of pole signs with a conforming sign until January 1, 2022.

The existing code prohibits pole signs so no new pole signs have been installed since the ordinance was adopted in 2007, however, the code allows replacement of sign face without altering the sign area or structure but the sign would have to be brought into conformance by the deadline.

Reason to consider extending or removing the amortization deadline

Due to the pandemic, the economy and businesses were heavily impacted causing financial hardship for many businesses. This leads to concerns about the ordinance's financial impact on businesses who could have to pay as much as \$20,000 for replacement of sign. Therefore, staff suggests that the board consider amending the Land Development Code to either extend the amortization deadline or eliminate the deadline for amortization period considering that the nonconforming pole signs will continue to reduce over the years.

Funding Source:

N/A

Recommended Action:

Approve Ordinance No. 2469-2021.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2469-2021 Proposed		Ordinance add

▢	Amendments to LDC	9/2/2021	to Y drive
▢	Ordinance 2321-2016	7/15/2021	Backup Material
▢	Example of Notice Mailed to Sign Owners in 2016	7/15/2021	Backup Material
▢	Map depicting remaining pole signs in 2021	7/16/2021	Backup Material
▢	Minutes City Commission 7-26-2021	8/20/2021	Backup Material



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

ORDINANCE NUMBER 2469-2021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 6.11.03 ENTITLED “NON-CONFORMING SIGNS; AMORTIZATION OF CERTAIN SIGNS” IN CHAPTER 6 OF THE CITY OF STUART LAND DEVELOPMENT CODE TO REMOVE DEADLINE FOR THE AMORTIZATION PERIOD FOR EXISTING, NON-CONFORMING POLE SIGNS AND PROVIDE PROVISIONS TO ACCELERATE POLE SIGN REMOVAL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City of Stuart has adopted a Land Development Code encompassing all development regulations; and

WHEREAS, the City Commission of the City of Stuart adopted Ordinance No. 2206-2010 on July 12, 2010, which provided for the amortization over a ten (10) year period of existing pole signs made nonconforming by the adoption of the ordinance; and

WHEREAS, the City Commission of the City of Stuart adopted Ordinance No. 2321-2016 on January 25, 2016, which extended the ten (10) year amortization period by an additional five (5) years for properties to come into compliance with sign regulations; and

WHEREAS, the City Commission recognizes that ongoing economic conditions continue to challenge business owners within the City of Stuart who wish to convert nonconforming pole signs to conforming monument signs at the end of the amortization period; and

WHEREAS, the City Commission finds that removal of deadline for amortization period for pole signs is necessary to assist local businesses and support businesses that were impacted by the pandemic and causing financial hardship for many businesses; and

WHEREAS, the City Commission recognizes that properties have brought non-conforming pole signs into conformance with the existing sign code and the signs will continue to reduce over the years; and

WHEREAS, the City Commission wishes to add provisions to expedite the removal or replacement of abandoned and/or damaged pole signs to conforming sign.

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

SECTION 1: Section 6.11.03 of the City of Stuart Land Development Code is hereby amended to read as follows:

Subsection 6.11.03. Non-conforming pole signs; ~~amortization of certain signs.~~

Pole ~~S~~signs erected, under a valid permit, prior to July 12, 2010, which are now "non-conforming" shall be allowed to remain in accordance with the ~~time limitation and~~ structure requirements set forth in the Stuart Land Development Code (LDC), except as stated below:

~~A. Amortization of certain signs.~~

- ~~1. All pole signs existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2022, at which time all remaining pole signs shall be removed. Replacement pole signs may not exceed the height or area of the existing pole sign. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2022. Incorporation of an existing pole sign within a new monument sign is encouraged, and may earn "green development" points for adaptive re-use under section 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.~~

A. Abandoned and/or Damaged Signs. To have all abandoned or damaged non-conforming pole signs within the City of Stuart removed in an expeditious manner.

1. Any damaged non-conforming sign that requires a permit to be repaired shall be removed within ninety (90) days after written notification from the City of Stuart.
2. Any abandoned non-conforming pole signs pertaining to or associated with a business which is no longer on-going, and which has been inactive or out of business for a continuous period of 180 days or longer shall be removed within ninety (90) days after written notification from the City of Stuart.
3. Incorporation of an existing pole sign within a new monument sign is encouraged, and may earn "green development" points for adaptive re-use under section 6.06.00, LDC.

4. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

B. Notification prior to removal.

The city development director shall be responsible for notifying the owner of each existing sign with a message unit, billboard, or a pole sign of the removal provision, and the expected removal date. An owner of such sign(s) shall not be fined for failure to remove such sign(s) without having been first notified in writing by the city of the requirement to remove the sign(s), and given a reasonable time within which to comply.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3: If any word, clauses, sentence, paragraph, section or part thereof contained in this ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this ordinance.

SECTION 4: The provisions of this ordinance shall be codified into the City's Land Development Code.

SECTION 5: This ordinance shall take effect upon adoption.

PASSED on first reading this _____ day of _____, 2021.

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

EULA R. CLARKE, MAYOR
MERRITT MATHESON, VICE MAYOR
BECKY BRUNER, COMMISSIONER
TROY MCDONALD, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second reading this _____ day of _____, 2021.

ATTEST:

MARY R. KINDEL
CITY CLERK

EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

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

ORDINANCE NUMBER 2321-2016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AMENDING THE CITY OF STUART LAND DEVELOPMENT CODE BY AMENDING SECTION 6.11.00 SIGN STANDARDS TO ALLOW FOR THE EXTENSION OF THE AMORTIZATION PERIOD FOR EXISTING, NON CONFORMING POLE SIGNS; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICT CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the City of Stuart has adopted a Land Development Code encompassing all development regulations; and

WHEREAS, the City Commission of the City of Stuart adopted Ordinance No. 2206-2010 on July 12, 2010, which provided for the amortization over a ten (10) year period of existing pole signs made nonconforming by the adoption of the ordinance; and

WHEREAS, the City Commission recognizes that ongoing economic conditions continue to challenge business owners within the City of Stuart who wish to convert nonconforming pole signs to conforming monument signs at the end of the amortization period; and

WHEREAS, the City Commission wishes not to unduly burden the business owners with immediate sign replacement by adding a five (5) year amortization term for properties to come into compliance with sign regulations; and

WHEREAS, the City Commission finds that an extension of the ten (10) year amortization period by an additional five (5) years will assist local businesses and support economic development.

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

SECTION 1: Section 6.11.03(A)(2) of the City of Stuart Land Development Code is hereby amended to read as follows:

Subsection 6.11.03. Non-conforming signs; amortization of certain signs.

(A) Amortization of certain signs.

- (2) All pole signs existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017 2022, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017 2022. Incorporation of an existing pole sign within a new monument sign is encouraged, and may earn "green development" points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3: If any word, clauses, sentence, paragraph, section or part thereof contained in this ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this ordinance.

SECTION 4: The provisions of this ordinance shall be codified into the City's Land Development Code.

SECTION 5: This ordinance shall take effect upon adoption.

ADOPTED on first reading this 11 day of January, 2016.

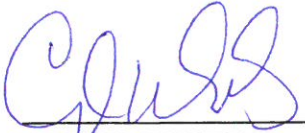
Commissioner GLASS LEIGHTON offered the following ordinance and moved its adoption. The motion was seconded by Commissioner CLARKE and upon being put to a roll call vote, the vote was as follows:

JEFFREY A. KRAUSKOPF, MAYOR
 EULA CLARKE, VICE MAYOR
 TROY A. MCDONALD, COMMISSIONER
 THOMAS CAMPENNI, COMMISSIONER
 KELLI GLASS LEIGHTON, COMMISSIONER

YES	NO	ABSENT
X		
X		
X		
X		
X		

ADOPTED on second reading this 25th day of January, 2016.

ATTEST:

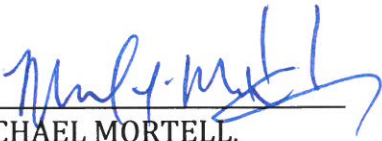


CHERYL WHITE
CITY CLERK



JEFFREY A. KRAUSKOPF
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:



MICHAEL MORTELL,
CITY ATTORNEY



VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TREASURE COAST COMMUNITY CHURCH INC
PO BOX 1511
JENSEN BEACH FL 34958

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

20 NE DIXIE HWY, STUART FL 34994

Dear TREASURE COAST COMMUNITY CHURCH INC:

As owner of the property located at 20 NE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FIRST CHRISTAIN CHURCH OF STUART INC
25 NE DIXIE HWY
STUART FL 34994-1839

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

25 NE DIXIE HWY, STUART FL 34994

Dear FIRST CHRISTAIN CHURCH OF STUART INC:

As owner of the property located at 25 NE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs² existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

² A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PADON FOREST & VALERIE
1 SE LOGGERHEAD LN
TEQUESTA FL 33469

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

39 SE KINDRED ST, STUART FL 34994

Dear PADON FOREST & VALERIE:

As owner of the property located at 39 SE KINDRED ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs³ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

³ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PLYMALE T L
2812 SW MAPP RD
PALM CITY FL 34990-2722

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

50 NE DIXIE HW, STUART FL 34994

Dear PLYMALE T L:

As owner of the property located at 50 NE DIXIE HW, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁴ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

⁴ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SEACOAST NATIONAL BANK
PO BOX 9012
STUART FL 34995-9012

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

50 SE KINDRED ST, STUART FL 34994

Dear SEACOAST NATIONAL BANK:

As owner of the property located at 50 SE KINDRED ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁵ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

⁵ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn "green development" points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O'Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property's physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

URBAN REDEV'T GRP OF STRT INC
PO BOX 3306
PALM BEACH FL 33480

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

54 NW DIXIE HWY, STUART FL 34994

Dear URBAN REDEV'T GRP OF STRT INC:

As owner of the property located at 54 NW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

100 MLK LLC
100 SE MARTIN LUTHER KING BLVD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

100 SE MARTIN LUTHER KING BLVD, STUART FL 34994

Dear 100 MLK LLC:

As owner of the property located at 100 SE MARTIN LUTHER KING BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CITY OF STUART
121 SW FLAGLER AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

100 SW DIXIE HWY UNIT 101, STUART FL 34994

Dear CITY OF STUART:

As owner of the property located at 100 SW DIXIE HWY UNIT 101, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ROD SHOP, INC.
101 SW OCEAN BLVD
STUART FL 34994-2958

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

101 SW OCEAN BLVD, STUART FL 34994

Dear ROD SHOP, INC.:

As owner of the property located at 101 SW OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

C A S REAL ESTATE HOLDINGS LLC
104 SE LONITA ST
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

104 SE LONITA ST, STUART FL 34994

Dear C A S REAL ESTATE HOLDINGS LLC:

As owner of the property located at 104 SE LONITA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ALLIED MARINE LLC
3663 NW 21ST ST
MIAMI FL 33142

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

110 NW DIXIE HWY, STUART FL 34994

Dear ALLIED MARINE LLC:

As owner of the property located at 110 NW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO FL 32801

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

111 SE OSCEOLA ST, STUART FL 34994

Dear NATIONAL RETAIL PROPERTIES LP:

As owner of the property located at 111 SE OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

LG OIL OF FLORIDA INC
10675 S US HIGHWAY 1
PORT ST LUCIE FL 34952

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

200 SW FEDERAL HWY, STUART FL 34994

Dear LG OIL OF FLORIDA INC:

As owner of the property located at 200 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CENTRAL MARINE PROPERTIES EAST LLC
2501 72ND ST N ST
PETERSBURG FL 33710

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

200 NW ALICE ST, STUART FL 34994

Dear CENTRAL MARINE PROPERTIES EAST LLC:

As owner of the property located at 200 NW ALICE ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁴ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹⁴ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FIRST BAPTIST CHURCH
200 WEST OCEAN BLVD
STUART FL 34994-2945

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

201 SW OCEAN BLVD, STUART FL 34994

Dear FIRST BAPTIST CHURCH:

As owner of the property located at 201 SW OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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April 20, 2016

STUART ARCHES LLC
251 S FEDERAL HWY # 101
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

215 SW FEDERAL HWY, STUART FL 34994

Dear STUART ARCHES LLC:

As owner of the property located at 215 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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April 20, 2016

GREENBRIER 218 LLC
8454 SE BANYAN TREE ST
HOBE SOUND FL 33455

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

218 SW FEDERAL HWY, STUART FL 34994

Dear GREENBRIER 218 LLC:

As owner of the property located at 218 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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April 20, 2016

CREATIVE AUTO SERVICE LLC
228 SW DIXIE HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

228 SW DIXIE HWY, STUART FL 34994

Dear CREATIVE AUTO SERVICE LLC:

As owner of the property located at 228 SW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CITY OF STUART
121 SW FLAGLER AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

255 SW JOAN JEFFERSON WAY, STUART FL 34994

Dear CITY OF STUART:

As owner of the property located at 255 SW JOAN JEFFERSON WAY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SANDS RACING SERVICES INC
259 NW DIXIE HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

259 NW DIXIE HWY, STUART FL 34994

Dear SANDS RACING SERVICES INC:

As owner of the property located at 259 NW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

WATERWAY MARINA INC
817 NE 3RD ST
DANIA BEACH FL 33004

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

290 NW DIXIE HW, STUART FL 34994

Dear WATERWAY MARINA INC:

As owner of the property located at 290 NW DIXIE HW, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JUPITER BAY COMPANY
220 SUNRISE #100 AVE
PALM BEACH FL 33480

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

300 NW DIXIE HIGHWAY, STUART FL 34994

Dear JUPITER BAY COMPANY:

As owner of the property located at 300 NW DIXIE HIGHWAY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART MEDICAL COMPLEX LLC
1044 N US HIGHWAY 1 STE 201
JUPITER FL 33477

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

301 SE OCEAN BLVD, STUART FL 34994

Dear STUART MEDICAL COMPLEX LLC:

As owner of the property located at 301 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs²³ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

²³ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JUPITER BAY COMPANY
220 SUNRISE #100 AVE
PALM BEACH FL 33480

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

307 NW NORTH RIVER DR, STUART FL 34994

Dear JUPITER BAY COMPANY:

As owner of the property located at 307 NW NORTH RIVER DR, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SCHULTZ JOANNE N
317 S FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

309 SW FEDERAL HWY, STUART FL 34994

Dear SCHULTZ JOANNE N:

As owner of the property located at 309 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JEEM PROPERTIES LLC
4427 SW RIVERS END WAY
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

310 SW OCEAN BLVD, STUART FL 34994

Dear JEEM PROPERTIES LLC:

As owner of the property located at 310 SW OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MARTIN MEMORIAL MEDICAL CENTER INC
PO BOX 9010
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

300 SE HOSPITAL AVE, STUART FL 34994

Dear MARTIN MEMORIAL MEDICAL CENTER INC:

As owner of the property located at 300 SE HOSPITAL AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DIRKS JAMES & TERESITA
315 W OCEAN BLVD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

315 SW OCEAN BLVD, STUART FL 34994

Dear DIRKS JAMES & TERESITA:

As owner of the property located at 315 SW OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

LEMS REALTY ASSOCIATES LLC
PO BOX 761
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

320 SW FEDERAL HWY, STUART FL 34994

Dear LEMS REALTY ASSOCIATES LLC:

As owner of the property located at 320 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JAXCOR INC
321 E OSCEOLA ST
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

321 SE OSCEOLA ST, STUART FL 34994

Dear JAXCOR INC:

As owner of the property located at 321 SE OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JUSTI C F
3686 SW MARGOLO LN
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

395 NW DIXIE HWY, STUART FL 34994

Dear JUSTI C F:

As owner of the property located at 395 NW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SORENSEN SHAWN
400 NW DIXIE HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

400 NW DIXIE HWY, STUART FL 34994

Dear SORENSEN SHAWN:

As owner of the property located at 400 NW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs³² existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CITY OF STUART
121 SW FLAGLER AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

400 SW FEDERAL HWY, STUART FL 34994

Dear CITY OF STUART:

As owner of the property located at 400 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FAMILY PROPERTIES LLC
6473 141ST LN
WEST PALM BEACH FL 33418

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

401 NW WRIGHT BLVD, STUART FL 34994

Dear FAMILY PROPERTIES LLC:

As owner of the property located at 401 NW WRIGHT BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

RIVER OAK CENTER
909 SE CENTRAL PKY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

401 SE OSCEOLA ST, STUART FL 34994

Dear RIVER OAK CENTER:

As owner of the property located at 401 SE OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

UNR CORPORATION
6495 SW GAINES AVE
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

409 SE OCEAN BLVD, STUART FL 34994

Dear UNR CORPORATION:

As owner of the property located at 409 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CUSSWELL CORP
315 SE ST LUCIE BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

410 S COLORADO AVE, STUART FL 34994

Dear CUSSWELL CORP:

As owner of the property located at 410 S COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CROMWELL PROPERTIES LIMITED PARTNERS
PO BOX 60
JUPITER FL 33468

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

401 SW FEDERAL HWY, STUART FL 34994

Dear CROMWELL PROPERTIES LIMITED PARTNERS:

As owner of the property located at 401 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CUSSWELL CORP
315 SE ST LUCIE BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

414 S COLORADO AVE, STUART FL 34994

Dear CUSSWELL CORP:

As owner of the property located at 414 S COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

RIVER EDGE MEDICAL CENTER OFFICE CONDO
909 SE CENTRAL PKY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

421 SE OSCEOLA ST, STUART FL 34994

Dear RIVER EDGE MEDICAL CENTER OFFICE CONDO:

As owner of the property located at 421 SE OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁴⁰ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

⁴⁰ A **pole sign** is defined as: Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.

A **freestanding sign** is defined as: A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.

A **monument sign** is defined as: A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FOUR-FORTY OSCEOLA HOLDINGS LLC
140 SW CHAMBER CT STE 200
PORT SAINT LUCIE FL 34986

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

448 SE OSCEOLA ST, STUART FL 34994

Dear FOUR-FORTY OSCEOLA HOLDINGS LLC:

As owner of the property located at 448 SE OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TREASURE COAST BOATING SERVICES INC
3745 SE DOUBLETON DR
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

450 SW FEDERAL HWY, STUART FL 34994

Dear TREASURE COAST BOATING SERVICES INC:

As owner of the property located at 450 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

EAGLE POINT HOLDINGS LLC
453 RIVERSIDE DR
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

453 SE RIVERSIDE DR, STUART FL 34994

Dear EAGLE POINT HOLDINGS LLC:

As owner of the property located at 453 SE RIVERSIDE DR, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MERRITT JANET L
1705 NW HARBOR PL
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

500 S COLORADO, STUART FL 34994

Dear MERRITT JANET L:

As owner of the property located at 500 S COLORADO, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SCHOOL BOARD OF MARTIN COUNTY
500 E OCEAN BLVD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

500 SE OCEAN BLVD, STUART FL 34994

Dear SCHOOL BOARD OF MARTIN COUNTY:

As owner of the property located at 500 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KHATIB BRIDGE AND EDUCATION CENTER O
13021 HARBOUR RIDGE BLVD
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

500 SE PALM BEACH RD, STUART FL 34994

Dear KHATIB BRIDGE AND EDUCATION CENTER O:

As owner of the property located at 500 SE PALM BEACH RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CASFLAH LLC
506 SW FEDERAL HWY STE 101
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

506 SW FEDERAL HWY, STUART FL 34994

Dear CASFLAH LLC:

As owner of the property located at 506 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DEEBARKPARK LLC
512 SW INDIANOLA ST
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

512 SW INDIANOLA ST, STUART FL 34994

Dear DEEBARKPARK LLC:

As owner of the property located at 512 SW INDIANOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BERNOT INVESTMENTS LLC
301 SE HARBOR POINT DR
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

516 S COLORADO AVE, STUART FL 34994

Dear BERNOT INVESTMENTS LLC:

As owner of the property located at 516 S COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁴⁹ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

⁴⁹ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

COLTER FAMILY LLC
520 SW FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

520 SW FEDERAL HWY, STUART FL 34994

Dear COLTER FAMILY LLC:

As owner of the property located at 520 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GANS HENRY (TR) GANS MARY ANN (CO-TR)
522 COLORADO AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

522 S COLORADO AVE 101, STUART FL 34994

Dear GANS HENRY (TR) GANS MARY ANN (CO-TR:

As owner of the property located at 522 S COLORADO AVE 101, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

COASTAL CARE CORPORATION
PO BOX 9033
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

524 E OSCEOLA ST, STUART FL 34994

Dear COASTAL CARE CORPORATION:

As owner of the property located at 524 E OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

WEBER DAPHNE J
600 COLORADO AVE
STUART FL 34994-3016

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

600 S COLORADO AV, STUART FL 34994

Dear WEBER DAPHNE J:

As owner of the property located at 600 S COLORADO AV, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SOUTHWIND MOTEL PARTNERSHIP LTD
603 S Federal Hwy
Stuart FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

603 SW FEDERAL WHY, STUART FL 34994

Dear SOUTHWIND MOTEL PARTNERSHIP LTD:

As owner of the property located at 603 SW FEDERAL WHY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

C & A REALTY INVESTMENTS INC
610 S Federal Hwy
Stuart FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

610 SW FEDERAL HWY, STUART FL 34994

Dear C & A REALTY INVESTMENTS INC:

As owner of the property located at 610 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MCMAHON JAMES F & MARIDEL
57 SEWALL'S POINT RD
STUART FL 34996-6643

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

608 S COLORADO AVE, STUART FL 34994

Dear MCMAHON JAMES F & MARIDEL:

As owner of the property located at 608 S COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

618 PROFESSIONAL BUILDING CONDO
909 SE CENTRAL PKY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

618 SE OCEAN BLVD, STUART FL 34994

Dear 618 PROFESSIONAL BUILDING CONDO:

As owner of the property located at 618 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PIERCE LAND CORPORATION
618 BRYANT AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

618 SW BRYANT AVE, STUART FL 34994

Dear PIERCE LAND CORPORATION:

As owner of the property located at 618 SW BRYANT AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TAYLOR ASHLEY PROPERTIES LLC
630 COLORADO AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

622 S COLORADO AVE, STUART FL 34994

Dear TAYLOR ASHLEY PROPERTIES LLC:

As owner of the property located at 622 S COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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April 20, 2016

ST MARY'S EPISCOPAL CHURCH
623 E OCEAN BLVD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

623 SE OCEAN BLVD, STUART FL 34994

Dear ST MARY'S EPISCOPAL CHURCH:

As owner of the property located at 623 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SOUTHWIND MOTEL PARTNERSHIP LTD
603 S FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

627 SW FEDERAL HWY, STUART FL 34994

Dear SOUTHWIND MOTEL PARTNERSHIP LTD:

As owner of the property located at 627 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PEACOCK DEVELOPMENT/TREASURE COAST L
656 NW BUCK HENDRY WAY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1601 NW FEDERAL HWY, STUART FL 34994

Dear PEACOCK DEVELOPMENT/TREASURE COAST L:

As owner of the property located at 1601 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JUSTICE EDWARD A (TR) JUSTICE CHARLES E (TR)
700 E OCEAN BLVD
STUART FL 34994-2332

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

700 SE OCEAN BLVD, STUART FL 34994

Dear JUSTICE EDWARD A (TR) JUSTICE CHARLES E (TR):

As owner of the property located at 700 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SUNDANCE MARINE DIXIE INC
3321 NE INDIAN RIVER DR
JENSEN BEACH FL 34957

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

700 SW FEDERAL HWY, STUART FL 34994

Dear SUNDANCE MARINE DIXIE INC:

As owner of the property located at 700 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NI SE GENERAL REALTY CORP
33-36 161ST ST
FLUSHING NY 11358

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

701 NW FEDERAL HWY, STUART FL 34994

Dear NI SE GENERAL REALTY CORP:

As owner of the property located at 701 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

709 GROUP INC
1523 SW 21ST AVE
FORT LAUDERDALE FL 33312

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

709 NW FEDERAL HWY, STUART FL 34994

Dear 709 GROUP INC:

As owner of the property located at 709 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁶⁶ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

⁶⁶ A **pole sign** is defined as: Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.

A **freestanding sign** is defined as: A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.

A **monument sign** is defined as: A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CRM INVESTMENTS LLC
725 E OSCEOLA ST
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

725 E OSCEOLA ST, STUART FL 34994

Dear CRM INVESTMENTS LLC:

As owner of the property located at 725 E OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BLACK CAPITAL LLC
18205 BISCAYNE BLVD SUITE 2202
AVENTURA FL 33160

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

726 SW FEDERAL HWY, STUART FL 34994

Dear BLACK CAPITAL LLC:

As owner of the property located at 726 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GIANT OIL INC
1806 N FRANKLIN ST
TAMPA FL 33602

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

728 NW DIXIE HWY, STUART FL 34994

Dear GIANT OIL INC:

As owner of the property located at 728 NW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

WATERFRONT PROPERTIES, INC
825 PARKWAY ST STE 8
JUPITER FL 33477

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

728 SE OCEAN BLVD, STUART FL 34994

Dear WATERFRONT PROPERTIES, INC:

As owner of the property located at 728 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CENTRO NP DOWNTOWN PUBLIX LLC
PO Box 4900
Scottsdale AZ 85261

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

728 SW FEDERAL HWY, STUART FL 34994

Dear CENTRO NP DOWNTOWN PUBLIX LLC:

As owner of the property located at 728 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BRUNER/JOHNSON LLC
875 SE MONTEREY COMMONS BLVD
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

734 S COLORADO AVE, STUART FL 34994

Dear BRUNER/JOHNSON LLC:

As owner of the property located at 734 S COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

COLORADO PLAZA LLC JONES GROUP LLC
719 COLORADO AVE
STUART FL 34994-3017

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

735 COLORADO AVE, STUART FL 34994

Dear COLORADO PLAZA LLC JONES GROUP LLC:

As owner of the property located at 735 COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

LAND TRUST THREE LLC
745 SE MONTEREY RD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

735 SE MONTEREY RD, STUART FL 34994

Dear LAND TRUST THREE LLC:

As owner of the property located at 735 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SELL DIRT LLC
742 NW DIXIE HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

742 NW DIXIE HWY, STUART FL 34994

Dear SELL DIRT LLC:

As owner of the property located at 742 NW DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁷⁵ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

⁷⁵ A **pole sign** is defined as: Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.

A **freestanding sign** is defined as: A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.

A **monument sign** is defined as: A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CENTRO NP DOWNTOWN PUBLIX LLC
PO Box 4900
Scottsdale AZ 85261

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

744 SW FEDERAL HWY, STUART FL 34994

Dear CENTRO NP DOWNTOWN PUBLIX LLC:

As owner of the property located at 744 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DAVIES REBECCA DIANE
745 SE MONTEREY RD
STUART FL 34994-4504

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

745 SE MONTEREY RD, STUART FL 34994

Dear DAVIES REBECCA DIANE:

As owner of the property located at 745 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ALTESLABEN ROBERT
1700 S FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

748 SE HARPER ST, STUART FL 34994

Dear ALTESLABEN ROBERT:

As owner of the property located at 748 SE HARPER ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TREASURE COAST COLLISION MANAGEMENT
230 BUSINESS PARK WAY
ROYAL PALM BEACH FL 33411

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

757 SE MONTEREY RD, STUART FL 34994

Dear TREASURE COAST COLLISION MANAGEMENT:

As owner of the property located at 757 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NI SE GENERAL REALTY CORP
1049 NW FORK RD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

769 NW FEDERAL HWY, STUART FL 34994

Dear NI SE GENERAL REALTY CORP:

As owner of the property located at 769 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PIED NU INC
791 SE MONTEREY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

791 SE MONTEREY RD, STUART FL 34994

Dear PIED NU INC:

As owner of the property located at 791 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JAMES J VOPAL MD PA
801 E OSCEOLA ST
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

801 E OSCEOLA ST, STUART FL 34994

Dear JAMES J VOPAL MD PA:

As owner of the property located at 801 E OSCEOLA ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

RJDA LLC
2311 E OCEAN BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

805 S COLORADO AVE, STUART FL 34994

Dear RJDA LLC:

As owner of the property located at 805 S COLORADO AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DUCOIN PROPERTIES INC
2187 NW PINE LAKE DR
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

808 OCEAN BLVD, STUART FL 34994

Dear DUCOIN PROPERTIES INC:

As owner of the property located at 808 OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁸⁴ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SEACOAST NATIONAL BANK
P O BOX 9012
STUART FL 34995-9012

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

815 SE COLORADO AV, STUART FL 34994

Dear SEACOAST NATIONAL BANK:

As owner of the property located at 815 SE COLORADO AV, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ASHLEY FAMILY PROPERTIES LTD
1811 PALM CITY AVE #A-502
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

816 SE OCEAN BLVD, STUART FL 34994

Dear ASHLEY FAMILY PROPERTIES LTD:

As owner of the property located at 816 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JONES CLIFFORD E
PO BOX 1707
STUART FL 34995-1707

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

816 SE DIXIE HW, STUART FL 34994

Dear JONES CLIFFORD E:

As owner of the property located at 816 SE DIXIE HW, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PROFESSIONAL PROPERTIES CONDO
909 SE CENTRAL PKY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

821 SE OCEAN BLVD, STUART FL 34994

Dear PROFESSIONAL PROPERTIES CONDO:

As owner of the property located at 821 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

EAST OCEAN CHIROPRACTIC LLC
3952 SW 42ND AVE
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

824 SE OCEAN BLVD, STUART FL 34994

Dear EAST OCEAN CHIROPRACTIC LLC:

As owner of the property located at 824 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JAMES J WONNELL DVM PA INC
825 NW DIXIE HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

825 NE DIXIE HWY, STUART FL 34994

Dear JAMES J WONNELL DVM PA INC:

As owner of the property located at 825 NE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

EAST OCEAN PROPERTIES III LLC
155 SE ALAMANDA WAY
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

825 SE MONTEREY RD, STUART FL 34994

Dear EAST OCEAN PROPERTIES III LLC:

As owner of the property located at 825 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NOZZLE NOLEN INC
5400 N BROADWAY
W PALM BEACH FL 33407-2602

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

827 NE DIXIE HWY, STUART FL 34994

Dear NOZZLE NOLEN INC:

As owner of the property located at 827 NE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs⁹² existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

⁹² A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

COUSELING CENTRE OF STUART LLC
3046 SE GLASGOW DR
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

828 SW PALM CITY RD, STUART FL 34994

Dear COUSELING CENTRE OF STUART LLC:

As owner of the property located at 828 SW PALM CITY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

V B PROPERTIES OF STUART INC
832 DIXIE HIGHWAY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

832 SE DIXIE HWY, STUART FL 34994

Dear V B PROPERTIES OF STUART INC:

As owner of the property located at 832 SE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DAKRIS ENTERPRISES INC
834 EAST OCEAN BLVD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

834 SE OCEAN BLVD, STUART FL 34994

Dear DAKRIS ENTERPRISES INC:

As owner of the property located at 834 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

POWERS JOHN F and POWERS JOANN K CO-TR
1355 SE RIVERSIDE DR
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

835 SE OCEAN BLVD, STUART FL 34994

Dear POWERS JOHN F and POWERS JOANN K CO-TR:

As owner of the property located at 835 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BOLS WERNER (TR)
PO BOX 194
PALM CITY FL 34991

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

837 NW FEDERAL HWY, STUART FL 34994

Dear BOLS WERNER (TR):

As owner of the property located at 837 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ROYAL PALM I INC
5094 SE FEDERAL HIGHWAY
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

839 SW Federal Hwy, STUART FL 34994

Dear ROYAL PALM I INC:

As owner of the property located at 839 SW Federal Hwy, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SAN MICHEL II INC
301 NE OSCEOLA ST
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

844 SE OCEAN BLVD, STUART FL 34994

Dear SAN MICHEL II INC:

As owner of the property located at 844 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BOLS WERNER (TR)
PO BOX 194
PALM CITY FL 34991

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

845 NW FEDERAL HWY, STUART FL 34994

Dear BOLS WERNER (TR):

As owner of the property located at 845 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

RAYNE OF MARTIN LLC
1 NE LAGOON ISLAND CT
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

850 SE MONTEREY RD, STUART FL 34994

Dear RAYNE OF MARTIN LLC:

As owner of the property located at 850 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁰¹ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹⁰¹ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

RAYNE OF MARTIN LLC
1 NE LAGOON ISLAND CT
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

851 SE MONTEREY RD, STUART FL 34994

Dear RAYNE OF MARTIN LLC:

As owner of the property located at 851 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ALL AMERICAN EAGLE PROPERTIES LLC
PO BOX 318
MALVERNE NY 11565

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

849 SE FEDERAL HWY, STUART FL 34994

Dear ALL AMERICAN EAGLE PROPERTIES LLC:

As owner of the property located at 849 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CMJ COMPANY OF COLORADO LLC
500 AUSTRALIAN AV STE 605
W PALM BCH FL 33401

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

872 S COLORADO AV, STUART FL 34994

Dear CMJ COMPANY OF COLORADO LLC:

As owner of the property located at 872 S COLORADO AV, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CHENIER MATHEW J J (TR) ESTATE
4825 TABARO PL
ANNANDALE VA 22003

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

877 SE MONTEREY RD, STUART FL 34994

Dear CHENIER MATHEW J J (TR) ESTATE:

As owner of the property located at 877 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MCCOMAS CHARLES C (TR) MCCOMAS GERALD C
4753 SW HAMMOCK CREEK DR
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

879 SE MONTEREY RD, STUART FL 34994

Dear MCCOMAS CHARLES C (TR) MCCOMAS GERALD C:

As owner of the property located at 879 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

881 STUART PETROLEUM INC
13155 NOEL RD STE 100 LB73
DALLAS TX 75240

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

881 SW FEDERAL HWY, STUART FL 34994

Dear 881 STUART PETROLEUM INC:

As owner of the property located at 881 SW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

WORLD VENTURES HOLDINGS LLC
4450 SW Long Bay Dr
Palm City 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

885 SE MONTEREY RD, STUART FL 34994

Dear WORLD VENTURES HOLDINGS LLC:

As owner of the property located at 885 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

900 FEDERAL LLC
5216 MISTY MORN RD
PALM BEACH GARDENS FL 33418

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

900 NW FEDERAL HWY, STUART FL 34994

Dear 900 FEDERAL LLC:

As owner of the property located at 900 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

OCEAN ROCK HOLDINGS LLC
309 SE OSCEOLA ST STE 105
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

900 SE FEDERAL HWY, STUART FL 34994

Dear OCEAN ROCK HOLDINGS LLC:

As owner of the property located at 900 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CRANE TR MILDRED M ESTATE
PO BOX 356
PORT SALERNO FL 34992

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

904 SE DIXIE HWY, STUART FL 34994

Dear CRANE TR MILDRED M ESTATE:

As owner of the property located at 904 SE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KRUEGER PROPERTY MANAGEMENT LLC
PO BOX 776
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

909 SE JOHNSON AVE, STUART FL 34994

Dear KRUEGER PROPERTY MANAGEMENT LLC:

As owner of the property located at 909 SE JOHNSON AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

EAST OCEAN PROPERTIES IV LLC
155 SE ALAMANDA WAY
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

915 SE OCEAN BLBD, STUART FL 34994

Dear EAST OCEAN PROPERTIES IV LLC:

As owner of the property located at 915 SE OCEAN BLBD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FAST FOOD ENTERPRISES LLP
144 VISTA ROYALE SQUARE
VERO BEACH FL 32962

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

920 SE FEDERAL HWY, STUART FL 34994

Dear FAST FOOD ENTERPRISES LLP:

As owner of the property located at 920 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

OCEAN BOULEVARD MEDICAL CENTER LLC
1418 SW OSPREY COVE
PORT ST LUCIE FL 34986

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

921 SE OCEAN BLVD, STUART FL 34994

Dear OCEAN BOULEVARD MEDICAL CENTER LLC:

As owner of the property located at 921 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART CITY OF
121 SW FLAGLER AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

950 SE MONTEREY ROAD, STUART FL 34994

Dear STUART CITY OF:

As owner of the property located at 950 SE MONTEREY ROAD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GREAT FLORIDA PROPERTIES LLC
955 S FEDERAL HWY SUITE 101
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

955 SE FEDERAL HWY, STUART FL 34994

Dear GREAT FLORIDA PROPERTIES LLC:

As owner of the property located at 955 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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April 20, 2016

KING W LEE JR & SUSAN
PO BOX 1890
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

961 S KANNER HWY, STUART FL 34994

Dear KING W LEE JR & SUSAN:

As owner of the property located at 961 S KANNER HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹¹⁸ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹¹⁸ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

Mayfair Plaza INC
875 SE MONTEREY COMMONS BLVD
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

969 SE FEDERAL HWY, STUART FL 34994

Dear Mayfair Plaza INC:

As owner of the property located at 969 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FRANCHISE REALTY INTERSTATE CO
PO BOX 182571
COLUMBUS OH 43218-2571

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

970 SE FEDERAL HWY, STUART FL 34994

Dear FRANCHISE REALTY INTERSTATE CO:

As owner of the property located at 970 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ENLOE KATHY CABRE
PO BOX 357
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

986 SE FEDERAL HWY, STUART FL 34994

Dear ENLOE KATHY CABRE:

As owner of the property located at 986 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TD BANK NATIONAL ASSOCIATION
380 WELLINGTON ST TOWER B 12TH FLR
LONDON ON N6A 4S4

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

989 SE FEDERAL HWY, STUART FL 34994

Dear TD BANK NATIONAL ASSOCIATION:

As owner of the property located at 989 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TREASURE COAST INTERIORS INC.
23 MIDDLE RD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1000 NW FEDERAL HWY, STUART FL 34994

Dear TREASURE COAST INTERIORS INC.:

As owner of the property located at 1000 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

Ashish Associates of Stuart
1000 SE FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1000 SE FEDERAL HWY, STUART FL 34994

Dear Ashish Associates of Stuart:

As owner of the property located at 1000 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART-JENSEN LODGE BPOE 1870
PO BOX 391
STUART FL 34995-0391

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1001 S KANNER HWY, STUART FL 34994

Dear STUART-JENSEN LODGE BPOE 1870:

As owner of the property located at 1001 S KANNER HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SHARKEY VINCENT JOHN JR TR
1107 LAKE AVE
LAKE WORTH FL 33460

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1010 NW FEDERAL HWY, STUART FL 34994

Dear SHARKEY VINCENT JOHN JR TR:

As owner of the property located at 1010 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MLE HOLDINGS LLC
PO BOX 891
JENSEN BEACH FL 34958

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1038 SE OCEAN BLVD, STUART FL 34994

Dear MLE HOLDINGS LLC:

As owner of the property located at 1038 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹²⁷ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹²⁷ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DMH PROPERTIES LLC
P O BOX-2619
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1044 SE DIXIE CUTOFF RD, STUART FL 34994

Dear DMH PROPERTIES LLC:

As owner of the property located at 1044 SE DIXIE CUTOFF RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

OCEAN BLVD GRANDKIDS LLC
3271 SE FAIRWAY
WEST STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1045 SE OCEAN BLVD, STUART FL 34994

Dear OCEAN BLVD GRANDKIDS LLC:

As owner of the property located at 1045 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

THANVI MAGHRAJ THANVI RUTH
1052 E OCEAN BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1052 SE OCEAN BLVD, STUART FL 34994

Dear THANVI MAGHRAJ THANVI RUTH:

As owner of the property located at 1052 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

Z and H Properties Inc.
1052 SE Dixie Cutoff Rd
Stuart FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1052 SE DIXIE CUTOFF RD, STUART FL 34994

Dear Z and H Properties Inc.:

As owner of the property located at 1052 SE DIXIE CUTOFF RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART PROPERTIES LLC
334 SW ATLANTA AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1055 SE OCEAN BLVD, STUART FL 34994

Dear STUART PROPERTIES LLC:

As owner of the property located at 1055 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FOX M LANNING
PO DRAWER 6
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1116 NW FEDERAL HWY, STUART FL 34994

Dear FOX M LANNING:

As owner of the property located at 1116 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NITSCHKE MARGRIT
624 SW ST LUCIE CRES UNIT 408
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1070 SE FEDERAL HWY, STUART FL 34994

Dear NITSCHKE MARGRIT:

As owner of the property located at 1070 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ASHLEY FAMILY PROPERTIES LTD.
PO BOX 3059 ATT: BOYD BRADFIELD
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1100 SE FEDERAL HWY, STUART FL 34994

Dear ASHLEY FAMILY PROPERTIES LTD.:

As owner of the property located at 1100 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART TOWER OF MARTIN COUNTY
PO BOX 899
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1111 SE FEDERAL HW, STUART FL 34994

Dear STUART TOWER OF MARTIN COUNTY:

As owner of the property located at 1111 SE FEDERAL HW, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹³⁶ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

LEWIS JOHN D III LEWIS ALYNE
1115 E OCEAN BLVD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1115 SE OCEAN BLVD, STUART FL 34994

Dear LEWIS JOHN D III LEWIS ALYNE:

As owner of the property located at 1115 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JDM ACQUISTION COMPANY LLC
1160 S FEDREAL HIGHWAY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1150 SE FEDERAL HWY, STUART FL 34994

Dear JDM ACQUISTION COMPANY LLC:

As owner of the property located at 1150 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

VARAD HOSPITALITY LLC
4852 ANCIENT MARBLE DR
SARASOTA FL 34240

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1200 SE FEDERAL HWY, STUART FL 34994

Dear VARAD HOSPITALITY LLC:

As owner of the property located at 1200 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PLAZA ENTERPRISES INC
1200 SE DIXIE CUTOFF RD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1200 SE DIXIE CUTOFF RD, STUART FL 34994

Dear PLAZA ENTERPRISES INC:

As owner of the property located at 1200 SE DIXIE CUTOFF RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BURNIN' MONEY RACING LLC
962 NW 15TH TER
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1201 SE RAILROAD AVE, STUART FL 34994

Dear BURNIN' MONEY RACING LLC:

As owner of the property located at 1201 SE RAILROAD AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

J GRIFFIN DEVELOPMENT INC
1321 SE RIVERSIDE DR
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1205 SE DIXIE CUTOFF RD, STUART FL 34994

Dear J GRIFFIN DEVELOPMENT INC:

As owner of the property located at 1205 SE DIXIE CUTOFF RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JONES CLIFFORD E (TR)
PO BOX 1707
STUART FL 34995-1707

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1205 SE RAILROAD AVE, STUART FL 34994

Dear JONES CLIFFORD E (TR):

As owner of the property located at 1205 SE RAILROAD AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PNR HOTELS INC
9481 Grand Estates Way
Boca Raton FL 33496

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1209 SE FEDERAL HWY, STUART FL 34994

Dear PNR HOTELS INC:

As owner of the property located at 1209 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁴⁴ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹⁴⁴ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TCAC ENTERPRISES LLC
1219 SE RAILROAD AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1209 SE RAILROAD AVE, STUART FL 34994

Dear TCAC ENTERPRISES LLC:

As owner of the property located at 1209 SE RAILROAD AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CBW HOLDING LLC
1218 SE FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1213 SE FEDERAL HWY, STUART FL 34994

Dear CBW HOLDING LLC:

As owner of the property located at 1213 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CERTIFIED REAL ESTATE HOLDINGS LLC
1217 SE FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1217 SE FEDERAL HWY, STUART FL 34994

Dear CERTIFIED REAL ESTATE HOLDINGS LLC:

As owner of the property located at 1217 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GERVASE JOE
523 BAY COLONY DR
JUNO BEACH FL 33408

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1218 SE FEDERAL HWY, STUART FL 34994

Dear GERVASE JOE:

As owner of the property located at 1218 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FRANKIES AUTO WORLD INC
1219 SE RAILROAD AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1219 SE RAILROAD AVE, STUART FL 34994

Dear FRANKIES AUTO WORLD INC:

As owner of the property located at 1219 SE RAILROAD AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CERTIFIED REAL ESTATE HOLDINGS LLC
1217 SE FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1221 SE FEDERAL HWY, STUART FL 34994

Dear CERTIFIED REAL ESTATE HOLDINGS LLC:

As owner of the property located at 1221 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

HEMBERGER JOHN J JR
5315 SE MATOUSEK ST
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1295 SE DIXIE CUTOFF RD, STUART FL 34994

Dear HEMBERGER JOHN J JR:

As owner of the property located at 1295 SE DIXIE CUTOFF RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART PLUMBING & SHEET METAL
1317 SE DECKER AVENUE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

Property Address: 1317 SE DECKER AVE, STUART FL 34994

Dear STUART PLUMBING & SHEET METAL:

As owner of the property located at 1317 SE DECKER AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CLMB FLORIDA LLCPRINCETON NJ 08540
902 CARNEGIE CENTER ST STE 400
PRINCETON NJ 08540

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1305 SE DIXIE HWY, STUART FL 34994

Dear CLMB FLORIDA LLCPRINCETON NJ 08540:

As owner of the property located at 1305 SE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁵³ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹⁵³ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MACMILLAN REAL ESTATE LLC
2955 E 11TH AVE
HIALEAH FL 33013

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1308 SE FEDERAL HWY, STUART FL 34994

Dear MACMILLAN REAL ESTATE LLC:

As owner of the property located at 1308 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MIPAL REALT COMPANY
PO BOX 52085
PHOENIX AZ 85072

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1310 SE OCEAN BLVD, STUART FL 34994

Dear MIPAL REALT COMPANY:

As owner of the property located at 1310 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

O GAMBLE LLC
2891 SW BUTTERFLY LN
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1320 SE FEDERAL HWY, STUART FL 34994

Dear O GAMBLE LLC:

As owner of the property located at 1320 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CLMB FLORIDA LLC
902 CARNEGIE CENTER ST STE 400
PRINCETON NJ 08540

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1303 SE DIXIE HWY, STUART FL 34994

Dear CLMB FLORIDA LLC:

As owner of the property located at 1303 SE DIXIE HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SMS REALTY ASSOCIATES LLC
PO BOX 761
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1330 SE FEDERAL HWY, STUART FL 34994

Dear SMS REALTY ASSOCIATES LLC:

As owner of the property located at 1330 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MOSLEY & SON CONST INC
1400 SE MONTEREY RD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1380 SE MONTEREY RD, STUART FL 34994

Dear MOSLEY & SON CONST INC:

As owner of the property located at 1380 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MOSLEY & SON CONST INC
1400 SE MONTEREY RD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1400 SE MONTEREY RD, STUART FL 34994

Dear MOSLEY & SON CONST INC:

As owner of the property located at 1400 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PS STUART FEDERAL HWY 2013 LLC
701 WESTERN AVE
GLENDALE CA 91201

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1401 SE FEDERAL HWY, STUART FL 34994

Dear PS STUART FEDERAL HWY 2013 LLC:

As owner of the property located at 1401 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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¹⁶¹ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

A D F R C INC
1410 SE OCEAN BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1410 SE OCEAN BLVD, STUART FL 34996

Dear A D F R C INC:

As owner of the property located at 1410 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NATIONAL LABORATORIES REALTY LLC
770 SE Indian Street
Stuart FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1411 SE OCEAN BLVD, STUART FL 34994

Dear NATIONAL LABORATORIES REALTY LLC:

As owner of the property located at 1411 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MARTIN CHAN INVESTMENTS LLC
1 E OCEAN BLVD
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1420 SE FEDERAL HWY, STUART FL 34994

Dear MARTIN CHAN INVESTMENTS LLC:

As owner of the property located at 1420 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BAER'S FURNITURE CO INC
1589 NW 12TH AVE
POMPANO FL 33069

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1421 SE FEDERAL HWY, STUART FL 34994

Dear BAER'S FURNITURE CO INC:

As owner of the property located at 1421 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ROBERT E GREENE INC
13650 NW 8TH ST SUITE 103
SUNRISE FL 33325

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1425 SE FEDERAL HWY, STUART FL 34994

Dear ROBERT E GREENE INC:

As owner of the property located at 1425 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

WYNNE BUILDING CORPORATION
8000 S US HIGHWAY 1 STE 402
PORT ST LUCIE FL 34952

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1440 NW FEDERAL HWY, STUART FL 34994

Dear WYNNE BUILDING CORPORATION:

As owner of the property located at 1440 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

PNC FINANCIAL SERVICES GROUP INC
303 E WACKER DR STE 1040
CHICAGO IL 60601

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1500 SE OCEAN BLVD, STUART FL 34996

Dear PNC FINANCIAL SERVICES GROUP INC:

As owner of the property located at 1500 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ORTEM LLC
1501 DECKER AVE UNIT 522
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1501 SE DECKER AVE, STUART FL 34994

Dear ORTEM LLC:

As owner of the property located at 1501 SE DECKER AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ROBERT E GREENE INC
51 SW FLAGLER AVE SUITE 205
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1501 SE FEDERAL HWY, STUART FL 34994

Dear ROBERT E GREENE INC:

As owner of the property located at 1501 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁷⁰ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹⁷⁰

A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DEBLYN ENTERPRISES LLC
1525 NW FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1525 NW FEDERAL HWY, STUART FL 34994

Dear DEBLYN ENTERPRISES LLC:

As owner of the property located at 1525 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KATCAR INC
118 WHITE PINE DR
HAYESVILLE NC 28904

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1525 SE LUCKHARDT ST, STUART FL 34994

Dear KATCAR INC:

As owner of the property located at 1525 SE LUCKHARDT ST, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MECCA MARY C TR
2022 SE ALLAMANDA DR
PORT ST LUCIE FL 34952

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1541 SE FEDERAL HWY, STUART FL 34994

Dear MECCA MARY C TR:

As owner of the property located at 1541 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART PLANTATION LLC
937 15TH PL
VERO BEACH FL 32960

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1558 SE FEDERAL HWY, STUART FL 34994

Dear STUART PLANTATION LLC:

As owner of the property located at 1558 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SAJA INC
4785 SW HAMMOCK CREEK DR
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1601 SE FEDERAL HWY, STUART FL 34994

Dear SAJA INC:

As owner of the property located at 1601 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CAR PRO AUTO SPA OF STUART LLC (FKA)
1615 SE DECKER AVE
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1615 SE DECKER AVE, STUART FL 34994

Dear CAR PRO AUTO SPA OF STUART LLC (FKA:

As owner of the property located at 1615 SE DECKER AVE, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART PLANTATION LLC
241 E PROSPECT RD
FORT LAUDERDALE FL 33334

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1580 SE FEDERAL HWY, STUART FL 34994

Dear STUART PLANTATION LLC:

As owner of the property located at 1580 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GROWTH CAPITAL INVESTMENTS LLC
16850 COLLINS AVE #112539
SUNNY ISLES BEACH FL 33160

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1634 S KANNER HWY, STUART FL 34994

Dear GROWTH CAPITAL INVESTMENTS LLC:

As owner of the property located at 1634 S KANNER HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STUART PLANTATION LLC
937 15TH PL
VERO BEACH FL 32960

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1638 SE FEDERAL HWY, STUART FL 34994

Dear STUART PLANTATION LLC:

As owner of the property located at 1638 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁷⁹ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹⁷⁹ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ALTESLABEN ROBERT
1700 S FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1700 SE FEDERAL HWY, STUART FL 34994

Dear ALTESLABEN ROBERT:

As owner of the property located at 1700 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1700 SE MONTEREY RD, STUART FL 34996

Dear MARTIN COUNTY:

As owner of the property located at 1700 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

1725 REALTY HOLDINGS LLC
5799 NE ISLAND COVE WAY #1103
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1725 SE FEDERAL HWY, STUART FL 34994

Dear 1725 REALTY HOLDINGS LLC:

As owner of the property located at 1725 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

TREASURE COAST MANAGEMENT OF MARTIN
5185 SW BIMINI CIR S
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1801 SE FEDERAL HWY, STUART FL 34994

Dear TREASURE COAST MANAGEMENT OF MARTIN:

As owner of the property located at 1801 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GG PLAZA INC
1865 SE FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1823 SE FEDERAL HWY, STUART FL 34994

Dear GG PLAZA INC:

As owner of the property located at 1823 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SUNSET EAST INC
1290 SW DYER POINT RD
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1830 SE FEDERAL HWY, STUART FL 34994

Dear SUNSET EAST INC:

As owner of the property located at 1830 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SAILFISH PROPERTIES INC
4179 SE OLD LUCIE BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1860 SE FEDERAL HWY, STUART FL 34994

Dear SAILFISH PROPERTIES INC:

As owner of the property located at 1860 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

M & A DEVELOPMENT INC
5391 BURNING TREE CIR
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1892 SE FEDERAL HYW, STUART FL 34994

Dear M & A DEVELOPMENT INC:

As owner of the property located at 1892 SE FEDERAL HYW, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FEDERAL PLAZA ASSOCIATES LTD
1701 N FEDERAL HWY SUITE 4
BOCA RATON FL 33432

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1920 SE FEDERAL HWY, STUART FL 34994

Dear FEDERAL PLAZA ASSOCIATES LTD:

As owner of the property located at 1920 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁸⁸ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn "green development" points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

COYNE DALE P & GAIL A
13400 BUDLER RD
PLAINFIELD IL 60544

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1961 SE FEDERAL HWY, STUART FL 34994

Dear COYNE DALE P & GAIL A:

As owner of the property located at 1961 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

INDICOL LLC
1665 SE Lake Legacy Way
Stuart, FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1963 SE FEDERAL HWY, STUART FL 34994

Dear INDICOL LLC:

As owner of the property located at 1963 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JDP PROPERTIES INC
1669 SW FOXPOINT TRL
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1981 SE FEDERAL HWY, STUART FL 34994

Dear JDP PROPERTIES INC:

As owner of the property located at 1981 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GREENE INVESTMENT PARTNERSHIP
51 WEST FLAGLER AVE SUITE 205
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1989 SE FEDERAL HWY, STUART FL 34994

Dear GREENE INVESTMENT PARTNERSHIP:

As owner of the property located at 1989 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NP I INC
4280 PROFESSIONAL CENTER DR STE 100
PALM BCH GARDNS FL 33410

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1990 SE FEDERAL HWY, STUART FL 34994

Dear NP I INC:

As owner of the property located at 1990 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SPOTTSWOOD TERRI TR
522 CAROLINE ST
KEY WEST FL 33040

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

1991 SE FEDERAL HW, STUART FL 34994

Dear SPOTTSWOOD TERRI TR:

As owner of the property located at 1991 SE FEDERAL HW, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

ARC OF MARTIN COUNTY INC
2001 S KANNER HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2001 S KANNER HWY, STUART FL 34994

Dear ARC OF MARTIN COUNTY INC:

As owner of the property located at 2001 S KANNER HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

JOHNSON ROBERT C
1214 NW RIVER TER
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2041 SE OCEAN BLVD, STUART FL 34996

Dear JOHNSON ROBERT C:

As owner of the property located at 2041 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs¹⁹⁶ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

¹⁹⁶ A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

LAKESIDE TRAIL LLC
1669 SW FOXPOINT TRL
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2050 SE FEDERAL HWY, STUART FL 34994

Dear LAKESIDE TRAIL LLC:

As owner of the property located at 2050 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

AMERICAN BANK BLDG CONDO
909 SE CENTRAL PKY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2081 SE OCEAN BLBD, STUART FL 34996

Dear AMERICAN BANK BLDG CONDO:

As owner of the property located at 2081 SE OCEAN BLBD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SMITHFIELD PLAZA LLC
PO BOX 1625
WEST PALM BEACH FL 33402

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2103 SE OCEAN BLVD, STUART FL 34996

Dear SMITHFIELD PLAZA LLC:

As owner of the property located at 2103 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KRUEGER PROPERTY MANAGEMENT LLC
PO BOX 1159
DEERFIELD IL 60015

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2110 SE OCEAN BLVD, STUART FL 34996

Dear KRUEGER PROPERTY MANAGEMENT LLC:

As owner of the property located at 2110 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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²⁰⁰

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Sincerely,

Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SUBURBAN OF STUART LLC
PO BOX 909
TROY MI 48099

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2155 NW FEDERAL HWY, STUART FL 34994

Dear SUBURBAN OF STUART LLC:

As owner of the property located at 2155 NW FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KRUEGER PROPERTY MANAGEMENT LLC
PO BOX 776
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2160 SE OCEAN BLVD, STUART FL 34996

Dear KRUEGER PROPERTY MANAGEMENT LLC:

As owner of the property located at 2160 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KRUEGER PROPERTY MANAGEMENT LLC
PO BOX 776
STUART FL 34995

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2200 SE MONTEREY RD, STUART FL 34996

Dear KRUEGER PROPERTY MANAGEMENT LLC:

As owner of the property located at 2200 SE MONTEREY RD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KARINA EAST OCEAN PROPERTIES LLC
4545 SW LONGBAY DR
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2225 SE OCEAN BLVD, STUART FL 34996

Dear KARINA EAST OCEAN PROPERTIES LLC:

As owner of the property located at 2225 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Please note that removal of the subject sign(s) must occur prior to the deadline of **January 1, 2022** and that time extensions are not provided for in the code. Since sign contractors are likely to be in heavy demand as the deadline approaches, you are encouraged to act on this notice well in advance. Property owners who fail to meet the deadline may be subject to code enforcement proceedings.

If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

INDEPENDENT BLOOD AND TISSUE SERVICE
8669 COMMODITY CIR
ORLANDO FL 32819

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2229 SE OCEAN Blvd, STUART FL 34996

Dear INDEPENDENT BLOOD AND TISSUE SERVICE:

As owner of the property located at 2229 SE OCEAN Blvd, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs²⁰⁵ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

²⁰⁵

A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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April 20, 2016

KANNER PLAZA CONDO
909 SE CENTRAL PKY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2251 S KANNER HWY, STUART FL 34994

Dear KANNER PLAZA CONDO:

As owner of the property located at 2251 S KANNER HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

BISCAYNE MONTEREY LLC
1718 FOX TREE LN
SAN ANTONIO TX 78248

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2284 SE FEDERAL HWY, STUART FL 34994

Dear BISCAYNE MONTEREY LLC:

As owner of the property located at 2284 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

J & E LLC
2290 SE Federal Highway
Stuart FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2290 SE FEDERAL HWY, STUART FL 34994

Dear J & E LLC:

As owner of the property located at 2290 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SUNGATE PARTNERS LLC
2401 PGA BLVD STE 196
WEST PALM BEACH FL 33410

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2294 SE FEDERAL HWY, STUART FL 34994

Dear SUNGATE PARTNERS LLC:

As owner of the property located at 2294 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

OCEAN EAST IMPROVEMENTS LLC
580 WHITE PLAINS RD 3RD
TARRYTOWN NY 10591

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2300 SE OCEAN Blvd, STUART FL 34996

Dear OCEAN EAST IMPROVEMENTS LLC:

As owner of the property located at 2300 SE OCEAN Blvd, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

P & N REAL ESTATE INVESTMENT LLC
1700 W Market Street Ste 312
Akron OH 44313

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2300 SE FEDERAL HWY, STUART FL 34994

Dear P & N REAL ESTATE INVESTMENT LLC:

As owner of the property located at 2300 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

RJDA LLC
2311 E OCEAN BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2313 SE OCEAN BLVD, STUART FL 34996

Dear RJDA LLC:

As owner of the property located at 2313 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

KANAREK ESTELLE (TR) DEC'D AUERBACH HOLDINGS LTD
419 SE ST LUCIE BLVD
STUART FL 34996

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2363 SE OCEAN BLVD, STUART FL 34996

Dear KANAREK ESTELLE (TR) DEC'D AUERBACH HOLDINGS LTD:

As owner of the property located at 2363 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

By Ordinance No. 2321-2016, earlier this year the Stuart City Commission granted a five-year extension to the amortization period for existing, non-conforming pole sign(s). This allows pole sign owners until **January 1, 2022**, to come into compliance with the current regulations.

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CITY OF STUART
13155 NOEL RD STE 100 LB73
DALLAS TX 75240

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2375 S KANNER HWY, STUART FL 34994

Dear CITY OF STUART:

As owner of the property located at 2375 S KANNER HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs²¹⁴ existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CEDAR POINTE PROPERTIES LLC
PO BOX 318
MALVERNE NY 11565

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2389 SE OCEAN BLVD, STUART FL 34996

Dear CEDAR POINTE PROPERTIES LLC:

As owner of the property located at 2389 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FAIRVIEW PROPERTIES INC
2400 S FEDERAL HWY SUITE 230
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2400 SE FEDERAL HWY, STUART FL 34994

Dear FAIRVIEW PROPERTIES INC:

As owner of the property located at 2400 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SPC REGENCY LLC
2440 SE FEDERAL HWY #600
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2410 SE FEDERAL HWY, STUART FL 34994

Dear SPC REGENCY LLC:

As owner of the property located at 2410 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

FISCHER LAND DEVELOPMENT LLC
2445 SE FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2445 SE FEDERAL HWY, STUART FL 34994

Dear FISCHER LAND DEVELOPMENT LLC:

As owner of the property located at 2445 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

WILLOUGHBY BUSINESS PARK
909 SE CENTRAL PKY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2520 SE WILLOUGHBY BLVD, STUART FL 34994

Dear WILLOUGHBY BUSINESS PARK:

As owner of the property located at 2520 SE WILLOUGHBY BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

CAROLINA AIR LLC
850 NW FEDERAL HWY SUITE 206
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2525 SE FEDERAL HWY, STUART FL 34994

Dear CAROLINA AIR LLC:

As owner of the property located at 2525 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

LAFLAMME HOLDINGS LLC
2575 SE FEDERAL HWY #102
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2565 SE FEDERAL HWY, STUART FL 34994

Dear LAFLAMME HOLDINGS LLC:

As owner of the property located at 2565 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

LAFLAMME HOLDINGS LLC
2575 SE FEDERAL HWY #102
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2575 SE FEDERAL HWY, STUART FL 34994

Dear LAFLAMME HOLDINGS LLC:

As owner of the property located at 2575 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

In light of public safety concerns stemming from multiple hurricanes, as well as a desire to improve the City's appearance, in 2007 the Stuart City Commission amended its sign code establishing a 10-year amortization period following which all pole signs must be removed. Specifically, Section 6.00.03 (A)(2) of the City's Land Development Code states: *All pole signs²²² existing on December 31, 2007, shall be allowed to remain operational, and may be repaired or replaced until January 1, 2017, at which time all remaining pole signs shall be removed. In addition to any other requirements of the code, replacement of an existing pole sign will require the sign owner to acknowledge in writing, on a form approved by the city attorney, that the replacement sign will be removed by the owner or any assignee or successor in interest on or before January 1, 2017. Incorporation of an existing pole sign within a new monument*

²²² A **pole sign** is defined as: *Any sign erected upon a pole or poles with the exception of freestanding signs which is wholly or partially independent of any building or support.*

A **freestanding sign** is defined as: *A freestanding sign is not affixed to any other structure and is limited to no more than two faces. All signs supported by one or two posts, with the top edge of the sign no more than six feet above the finished grade, shall have a pole cover. All freestanding signs shall contain the street number.*

A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

Extension of Deadline Approved by the City Commission

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

435 PROPERTIES LLC
4237 RIGELS COVE WAY
JENSEN BEACH FL 34957

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2585 SE FEDERAL HWY, STUART FL 34994

Dear 435 PROPERTIES LLC:

As owner of the property located at 2585 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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A **monument sign** is defined as: *A freestanding low-profile sign with the sign area at the top of a solid base. It shall be composed on metal frame, textured brick, concrete block, or other masonry, and finished with stucco or another textured material. The skirt and base shall be no smaller than 80% of the sign width nor greater than 120% of the sign width.*

sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

SUBURBAN OF STUART LLC
PO BOX 909
TROY MI 48099

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2650 SE FEDERAL HWY, STUART FL 34994

Dear SUBURBAN OF STUART LLC:

As owner of the property located at 2650 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

RAPPOLD MARCEL
2680 S FEDERAL HWY
STUART FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2680 SE FEDERAL HWY, STUART FL 34994

Dear RAPPOLD MARCEL:

As owner of the property located at 2680 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

NEW PRIVATE RESTAURANT PROPERTIES LL
2202 N WESTSHORE BLVD STE 470C
TAMPA FL 33607

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2700 SE FEDERAL HWY, STUART FL 34994

Dear NEW PRIVATE RESTAURANT PROPERTIES LL:

As owner of the property located at 2700 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O’Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

GAVIDIA CESAR & GRISELDA
4572 SW BRANCH TER
PALM CITY FL 34990

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2766 SE FEDERAL HWY, STUART FL 34994

Dear GAVIDIA CESAR & GRISELDA:

As owner of the property located at 2766 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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Sincerely,

Terry O'Neil
City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

MACDONALD JACK A MACDONALD ANTOINETTE F
4690 SE WATERFORD DR
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2854 SE FEDERAL HWY, STUART FL 34994

Dear MACDONALD JACK A MACDONALD ANTOINETTE F:

As owner of the property located at 2854 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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City Development Director
City of Stuart

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STRACUZZI PATRICK & SUSAN J
2895 E OCEAN BLVD
STUART FL 34996-2769

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2875 SE OCEAN BLVD, STUART FL 34996

Dear STRACUZZI PATRICK & SUSAN J:

As owner of the property located at 2875 SE OCEAN BLVD, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

STRACUZZI PATRICK & SUSAN J
2895 E OCEAN BLVD
STUART FL 34996-2769

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2895 SE OCEAN BLVD, STUART FL 34996

Dear STRACUZZI PATRICK & SUSAN J:

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If you have any questions regarding the content of this notice, please do not hesitate to contact our office at (772) 288-5375 and we will be glad to meet and discuss your signage options.

Sincerely,

Terry O’Neil
City Development Director
City of Stuart

Cc: Copy of this notice has been mailed to the property’s physical address by regular mail

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

April 20, 2016

DISCOUNT AUTO PARTS INC #9541
PO BOX 2710 ATTN:LEASE & PROP TAX ACCT
ROANOKE VA 24001

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

2925 SE FEDERAL HW, STUART FL 34994

Dear DISCOUNT AUTO PARTS INC #9541:

As owner of the property located at 2925 SE FEDERAL HW, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

Background

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sign is encouraged, and may earn “green development” points for adaptive re-use under sec. 6.06.00, LDC. The conversion of any pole sign to a conforming sign shall be issued on a no-fee sign permit.

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April 20, 2016

WALLACE CADILLAC LLC
3801 SE FEDERAL HWY
STUART FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

3555 SE FEDERAL HWY, STUART FL 34997

Dear WALLACE CADILLAC LLC:

As owner of the property located at 3555 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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April 20, 2016

STUART HYUNDAI LLC WILLIAM WALLACE AUTOMOTIVE LLC
3801 SE Federal Highway
Stuart FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

3725 SE FEDERAL HWY, STUART FL 34997

Dear STUART HYUNDAI LLC WILLIAM WALLACE AUTOMOTIVE LLC:

As owner of the property located at 3725 SE FEDERAL HWY, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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April 20, 2016

WILLIAM WALLACE ENTERPRISES INC
3801 SE FEDERAL HWY
Stuart FL 34997

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)

3801 SE FEDERAL HWY, STUART FL 34997

Dear WILLIAM WALLACE ENTERPRISES INC:

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3801 SE FEDERAL HWY STUART FL 34997
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3801 SE FEDERAL HWY, STUART FL 34997

Dear 3801 SE FEDERAL HWY STUART FL 34997:

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April 20, 2016

River Plaza Condo
909 SE Central Pkwy.
Stuart, FL 34994

RE: Notice of **January 1, 2022** Deadline to Remove Non-Conforming Pole Sign(s)
600 NW Dixie Hwy., Stuart, FL

Dear River Plaza Condo :

As owner of the property located at 600 NW Dixie Hwy., Stuart, FL, you are hereby notified that the City of Stuart has identified one or more pole sign(s) on your property (please see attached photograph(s)) which, under the City's sign code, are non-conforming and must be removed on or before **January 1, 2022**. Replacement or removal of the sign must be performed by a licensed sign contractor and must be preceded by the issuance of a no-cost permit by the City Building Division.

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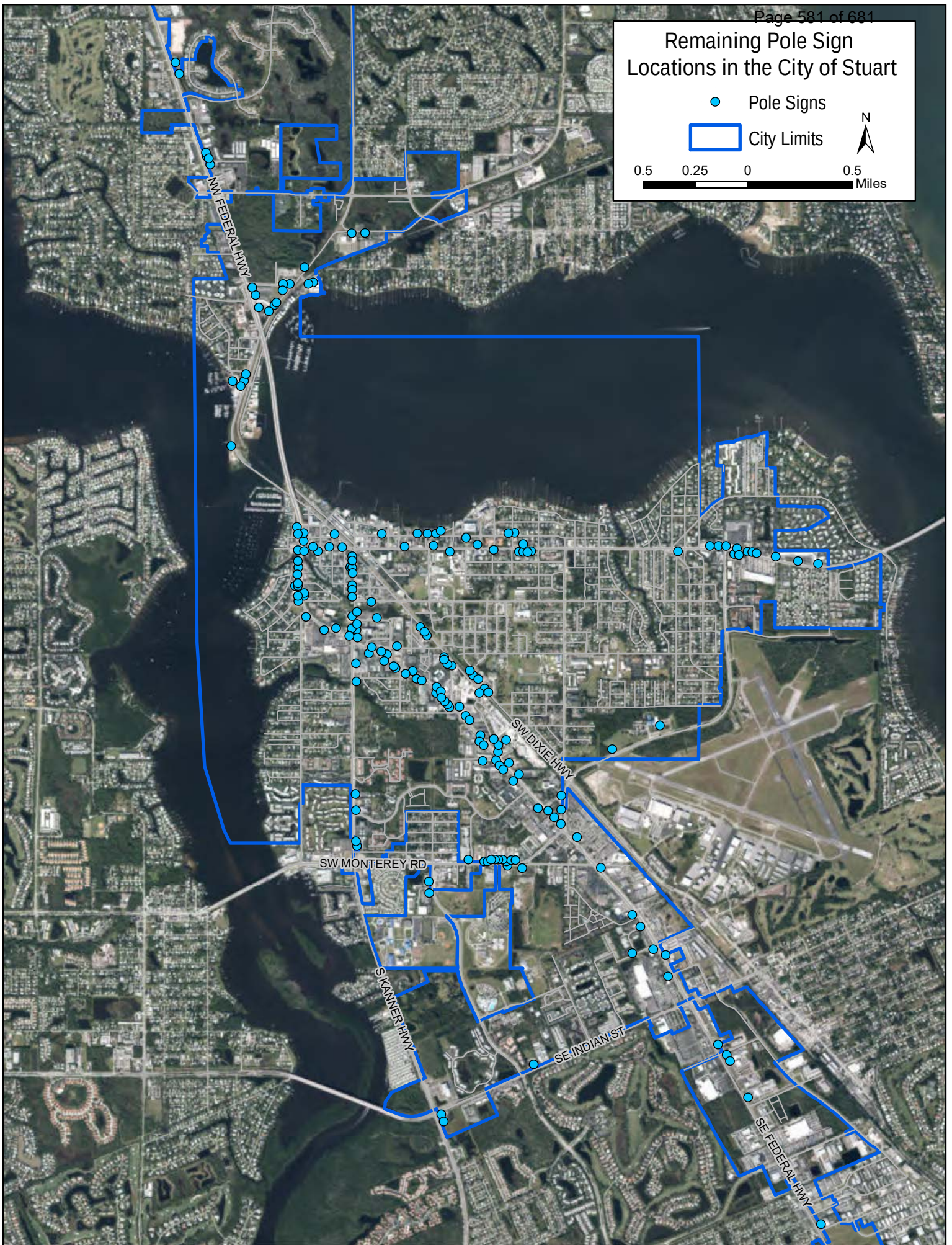
Remaining Pole Sign Locations in the City of Stuart

● Pole Signs

□ City Limits



0.5 0.25 0 0.5 Miles



MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD July 26, 2021
AT 5:30 PM Commission Chambers
121 SW FLAGLER AVE
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Eula R. Clarke

Vice Mayor Merritt Matheson

Commissioner Becky Bruner

Commissioner Troy McDonald

Commissioner Mike Meier

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel

SERGEANT AT ARMS: Police Chief Joseph Tumminelli

 **5:44 PM ROLL CALL**

Present: Mayor Clarke, Vice Mayor Matheson, Commissioner Bruner, Commissioner McDonald, Commissioner Meier

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Meier

- Thanked colleagues for joining him at the TCCLG Luncheon Meeting in Okeechobee.
- Announced that next week, attending the Florida League of Cities Conference.

Vice Mayor Matheson

- Commented that it was a pleasure attending the Treasure Coast Council of Local Governments Luncheon in Okeechobee.
- Thanked Anne Ellig, Programs Manager, for her efforts in planning the Treasure Coast Waterway Cleanup this past Saturday, he and his family picked up several

trash bags full and noticed a downed "No Wake" sign and contacted the authorities; fortunately, no one hit it.

- Tomorrow at City Hall, the Army Corp of Engineers is hosting a meeting at 2:00 p.m. as part of their LOSOM Listening Tour. He provided a brief River and Lake Okeechobee update.

Mayor Clarke

- Commented on receiving a message from a citizen that contacted her about being disappointed about not being able to attend tonight's meeting, nice to know people want to attend.
- Stood and announced that the City is hosting the Cal Ripken World Series, estimating that close to 10,000 people will come to Stuart and play in Sailfish Park. Clarke read from a flyer to report on the details of the event.
- Thanked everyone who came out for the cleanup and asked Anne Ellig how much was filled.

Anne came forward and reported on the Treasure Coast Waterway Cleanup.

- Read from a letter received announcing the City being awarded the CDBG Grant for \$750,000 and turned it over the City Manager.
- Received letter from the Boys and Girls Club to ensure they are included in the City's programs.
- Florida League of Cities Meeting, August 12th through the 14th, Commissioner Meier attending and Mayor considering attending as well.
- Commented on communities adopting May 20th Emancipation Day and Juneteenth Day as employee holidays. Would like that discussed at the upcoming budget meeting.
- Met with the head of the Housing Authority and she may be soon making a presentation to the Commission on how the Authority works.
- Announced per Agenda Item #5, ROW abandonment, she is completing the Form 8B and will file it with the City Clerk as she lives in the area.

COMMENTS BY CITY MANAGER

City Manager Dyess

- Thanked Anne Ellig and those who participated for job well done with the cleanup, hoping for a better participation next year.
- Thanked Milton Leggett, his team, and the Tram team. Mentioned that the Wells Fargo property owned by the City now has a tram stop and is open as public parking spots.

APPROVAL OF AGENDA



6:09 PM MOTION: Move to approve.

MOVED BY: Commissioner McDonald

SECONDED BY: Vice Mayor Matheson

Motion approved unanimously.

 6:10 PM

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

- 1) Walter Loyd – SW Cabana Point Cir; Commented on the Commission being the leaders but seeing where the City is being used to get around the County, in reference to the Kanner Hwy. CPUD, respectfully appealing to them to hear them and their experts, recommending the book that was originally suggested “Strong Town”.

 6:14 PM

CONSENT CALENDAR

1. APPROVAL OF 7/12/2021 CCM MINUTES

2. AUTHORIZATION TO ENTER INTO A SOVEREIGN SUBMERGED LANDS EASEMENT RENEWAL:

RESOLUTION No. 68-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO ENTER INTO AND TO EXECUTE A SOVEREIGN SUBMERGED LANDS EASEMENT RENEWAL AND MODIFICATION TO REFLECT CHANGE IN OWNERSHIP WITH THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. FEMA STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT APPLICATION:

RESOLUTION No. 71-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE FILING OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOMELAND SECURITY (FEMA) FOR FUNDING UNDER THE FY2021 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

 6:14 PM **MOTION:** Motion to approve the Consent Calendar.
MOVED BY: Commissioner Matheson
SECONDED BY: Commissioner Meier
Motion approved unanimously.

COMMISSION ACTION

 6:15 PM

4. R.O.W. ABANDONMENT OF PORTION OF SEMINOLE STREET AND OSCEOLA STREET ALLEY:

RESOLUTION No. 70-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DECLARING PURSUANT TO CHAPTER 36 OF THE CODE OF ORDINANCES OF THE CITY OF STUART, FLORIDA THE INTENTION OF THE CITY COMMISSION TO ABANDON AND TO SET PUBLIC HEARINGS ON AUGUST 23, 2021 AT 5:30 PM, AND SEPTEMBER 13, 2021, AT 4:00 P.M. IN THE CITY COMMISSION CHAMBERS TO CONSIDER THE ABANDONMENT OF CERTAIN PUBLIC RIGHT-OF-WAY WITHIN THE CITY, BEING THAT PORTION OF ALLEY, MORE CLEARLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FOR OTHER PURPOSES.

Noted that this was put on "Commission Action" because we are making an announcement, and this is just informative.

Tom Reetz, Senior Planner, announced that this item will be brought back before the Commission on August 23rd for First Reading.

Commissioner Meier stated that he believes if there are intact alley ways in the middle of the city that can serve a purpose down the road really consider preserving them so in the future, they can be useful but if it is not complete, he is in favor of relinquishing it.

- 1) Helen McBride – Questioned the Commission that if the alleyways are being "abandoned" does that mean we are selling the land to the landowners?

Attorney Mike Mortell responded we will not sell the alleyway but instead charge a "privilege fee". Further discussed.



6:16 PM MOTION: Move approval.

MOVED BY: Commissioner Meier

SECONDED BY: Commissioner McDonald

Motion approved unanimously.

5. AUTHORIZATION TO ABANDON RIGHT-OF-WAY BETWEEN SE 16TH COURT AND SE 18TH STREET:

RESOLUTION No. 72-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE ABANDONMENT OF A CERTAIN RIGHT-OF-WAY WITHIN THE CITY LIMITS, BEING THAT PORTION OF LAND, WHICH LIES BETWEEN S.E. 16TH COURT AND S.E. 18TH STREET, WHICH IS MORE FULLY DEPICTED IN EXHIBIT "A" ATTACHED HERETO, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Clarke abstaining from Vote, see Form 8B attached.



6:22 PM MOTION: Move to approve.

MOVED BY: Commissioner McDonald

SECONDED BY: Commissioner Meier

Motion approved 4/1, Clarke abstaining.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

 6:23 PM

6. APPEAL OF DETERMINATION OF COMPARABILITY AT 728 NW DIXIE HWY FOR USE OF RETAIL SALE OF VEHICLE PARTS TOGETHER WITH VEHICLE REPAIR, WITH ALL ACTIVITIES TAKING PLACE WITHIN AN ENCLOSED BUILDING. THE PROPERTY IS ZONED URBAN HIGHWAY. (QUASI-JUDICIAL):

Kev Freeman, Development Director, presented the City's Determination of Compatibility, addressing the location, the urban code uses, the address options of Dixie Hwy and US1.

Nick Schroth, Appellant, presented a power point on his property located at 623 NW Palm Street in Stuart, reviewing the investment made, previous determination, and identifying his disagreement of the address being identified as Dixie Hwy.

Commissioner Meier requested clarification from Attorney as to what they are looking for.

City Attorney Mortell clarified the appeal process and reviewed Section 2.02.01(a) of the Code. The Commission must determine whether the Development Director had ability to make the Determination of Comparability.

Further Commission discussion and review of code took place. Commissioner Meier made a Motion.

 7:01 PM

Commissioner Meier asked Kev Freeman, Development Director to please describe his reasoning pertaining to the address.

Freeman reported that he does think its listed for the urban highway. The question from his point of view is whether that property fronts Federal Hwy or does it not.

Commissioners and staff continued discussion.

Public Comment:

- 1) Chis Klein – NW Federal Hwy.; Commented that he is in favor of this property not becoming an automotive business, it is about the address.
- 2) Blair Scott – property owner; commented that she agrees with everything Mr. Schroth stated, the use proposed by Giant Oil does not conform with Stuart, and concerned with the environmental impact on the community, feels it would be better suited for something more environmentally friendly.

 **6:59 PM MOTION:** Because the use is indeed listed, in the Land Development Code 3.01.03, I move that the Development Director does not have the authority to grant the use, as a finding of fact.

MOVED BY: Commissioner Meier

SECONDED BY: Commissioner McDonald

Motion approved unanimously.  **7:23 PM**

 **7:23 PM MOTION:** Grant the appeal. [Rule in favor of Mr. Schroth]

MOVED BY: Commissioner McDonald

SECONDED BY: Commissioner Meier

Motion approved unanimously.

7. CHAPTER 16- EMERGENCY MANAGMENT:

ORDINANCE No. 2468-2021; AN ORDINANCE OF THE CITY OF STUART AMENDING CHAPTER 16- EMERGENCY MANAGEMENT; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICTS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Commissioner McDonald commented that he feels this is another attack on Home Rule.

 **7:28 PM MOTION:** Move to approve.

MOVED BY: Commissioner McDonald

SECONDED BY: Commissioner Matheson

Motion approved unanimously.

DISCUSSION AND DELIBERATION

 **7:31 PM**

8. DISCUSSION OF A PROPOSED AMENDMENT TO THE CITY'S LAND DEVELOPMENT CODE FOR EXTENDING OR REMOVING THE DEADLINE OF THE AMORTIZATION PERIOD FOR NON-CONFORMING POLE SIGNS WITHIN THE CITY LIMITS.

CRA Administrator, Pinal Gandhi-Savdas briefly reviewed the proposed amendments brought before the Commission pertaining to pole signs, explaining that according to existing Code, all pole signs must come down by January 2022. There are 190 pole signs remaining within City limits. New signs have been prohibited since 1997. Staff has reviewed the Code and come up with the following three options:

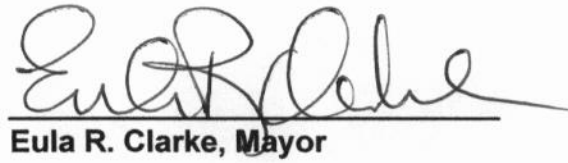
- 1) Poles must be removed within 30 days when the sign is damaged or when business closes.
- 2) Code be extended with a 5-year amortization period to January 2027
- 3) Staff return with draft amendment to remove Code all together

Commissioners participated in a discussion with Gandhi-Savdas about extensions, deadlines, business owners that have fixed their signs, and the various options.

Commissioners agreed to Option 3.

 7:55 PM ADJOURNMENT


Mary R. Kindel, City Clerk


Eula R. Clarke, Mayor

Minutes to be approved at the Regular Commission
Meeting this 9th day of August, 2021.





City of Stuart

AGENDA

**REGULAR MEETING OF THE STUART CITY COMMISSION
TO BE HELD July 26, 2021
AT 5:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Eula R. Clarke
Vice Mayor Merritt Matheson
Commissioner Becky Bruner
Commissioner Troy McDonald
Commissioner Mike Meier**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

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

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

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

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

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

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

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

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

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

1. APPROVAL OF 7/12/2021 CCM MINUTES (RC)
2. AUTHORIZATION TO ENTER INTO A SOVEREIGN SUBMERGED LANDS EASEMENT RENEWAL (RC):

RESOLUTION No. 68-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO ENTER INTO AND TO EXECUTE A SOVEREIGN SUBMERGED LANDS EASEMENT RENEWAL AND MODIFICATION TO REFLECT CHANGE IN OWNERSHIP WITH THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. FEMA STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT APPLICATION (RC):

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END OF CONSENT CALENDAR

COMMISSION ACTION

4. R.O.W. ABANDONMENT OF PORTION OF SEMINOLE STREET AND OSCEOLA STREET ALLEY:

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7. CHAPTER 16- EMERGENCY MANAGMENT (RC):

ORDINANCE No. 2468-2021; AN ORDINANCE OF THE CITY OF STUART AMENDING CHAPTER 16- EMERGENCY MANAGEMENT; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICTS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

8. DISCUSSION OF A PROPOSED AMENDMENT TO THE CITY'S LAND DEVELOPMENT CODE FOR EXTENDING OR REMOVING THE DEADLINE OF THE AMORTIZATION PERIOD FOR NON-CONFORMING POLE SIGNS WITHIN THE CITY LIMITS.

ADJOURNMENT



Babe Ruth League presents

CAL RIPKEN

World Series

in Stuart, FL

9U BASEBALL

BEGINNING, JULY 31

AT SAILFISH PARK

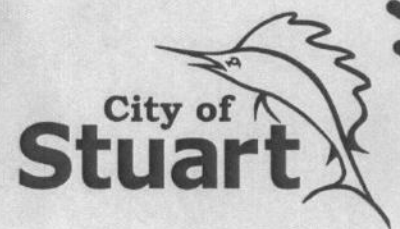


**ADMISSION - 6 & UNDER - FREE / INDIVIDUAL DAY PASS - \$8
AT GATE INDIVIDUAL TOURNAMENT PASS -
\$45 FOR THE WEEK.**

**SEEDING GAMES | AUGUST 1 & 2 | 8AM-6PM
BRACKET GAMES | AUGUST 3 & 4 | 8AM-6PM
CHAMPIONSHIP GAMES | AUGUST 5 | 8AM-4PM**

For more info please visit:

TCAASPORTS.COM



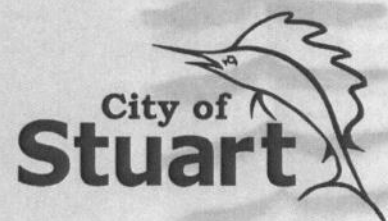
CAL RIPKEN

World Series

in Stuart, FL

Babe Ruth League is celebrating it's 70th birthday in 2021 and will be hosting some of its youth World Series games in Martin County and in the City of Stuart. In honor of this special milestone, we anticipate that close to 10,000 people will be coming to the Treasure Coast to be part of the festivities. The World Series games will take place at Pineapple, Halpatiokee, Sailfish, and Citrus Grove Parks from July 18th to August 6th.

This is also the first year that the City of Stuart is hosting activities. Sailfish Park will be the host facility for the 9U division of the Cal Ripken baseball tournament. Six girls youth softball divisions and a second youth baseball division will also be playing at public parks in Martin County during this period. Teams will be arriving to the Stuart area the week of July 25th. The tournament will begin on Saturday, July 31st with the Salute to Service Day. Past & present military members and first responders will be recognized and one selected to throw the 1st pitch for each game.



FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME CLARKE EWA ROSE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE CITY OF STUART	
MAILING ADDRESS 1008 E. 16th COURT		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY STUART	COUNTY FL 34996	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED JULY 26, 2021		NAME OF POLITICAL SUBDIVISION: CITY OF STUART	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☒ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The City of Stuart is abandoning the
SE. 17th Street Right of Way behind
my home.

RECEIVED
JUL 26 2021
BY: *mpkindel*

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed _____

Signature *Eula P. Calhoun*

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

**CITY COMMISSION MEETING
REQUEST TO SPEAK**

Please complete form and submit it to the City Clerk prior to Public Comment.

NAME WALTER LOYD DATE 7/26/21 ITEM# OR PUBLIC ☒
(PLEASE PRINT)
ADDRESS 150 SW CABANA POINT CIR. APT #3 CITY STUART ZIP 34994
PHONE 754-224-9349 EMAIL LOYDB@BELLSOUTH.NET

ADDRESSING THE CITY COMMISSION (ORD# 2450-2020)

- 1.) Members of the public who have been called upon to speak should come forward to the microphone; state their name, city in which they reside, and the item number.
- 2.) All remarks shall be addressed to the City Commission as a body and not to a particular City official.
- 3.) **PREPARED STATEMENTS** shall be presented to the City Clerk for the record.
- 4.) To ensure fair and equal treatment of all who appear before the City Commission, speakers will be limited to 3 minutes.

DECORUM (ORD 2450-2020)

Any person making personal, impertinent, irrelevant or slanderous remarks, or who becomes boisterous while addressing the City Commission or while attending the Commission meeting, shall be removed from the City Commission Chambers at the direction of the presiding officer. The sergeant-at-arms shall carry out all orders and instruction given by the Mayor for the purpose of maintaining order and decorum at the Commission meeting.

CITY COMMISSION MEETING REQUEST TO SPEAK

SPEAKER# 2

Please complete form and submit it to the City Clerk prior to Public Comment.

NAME Chris Klein DATE 7-26/21 ITEM# 6 OR PUBLIC _____
 ADDRESS ^(PLEASE PRINT) 1906 N. W. 789. N. W. Federal Hwy CITY Shaw ZIP 31994
 PHONE 772-708-3230 EMAIL scld.4@gate.net

ADDRESSING THE CITY COMMISSION (ORD# 2450-2020)

- 1.) Members of the public who have been called upon to speak should come forward to the microphone; state their name, city in which they reside, and the item number.
- 2.) All remarks shall be addressed to the City Commission as a body and not to a particular City official.
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**CITY COMMISSION MEETING
REQUEST TO SPEAK****SPEAKER#** _____

Please complete form and submit it to the City Clerk prior to Public Comment.

NAME Blair Scott **DATE** July 26, 2021 **ITEM#** 6 **OR PUBLIC** _____
(PLEASE PRINT)**ADDRESS** _____ **CITY** _____ **ZIP** _____**PHONE** 772-763-4545 **EMAIL** BlairPaige@gmail.com**ADDRESSING THE CITY COMMISSION (ORD# 2450-2020)**

- 1.) Members of the public who have been called upon to speak should come forward to the microphone; state their name, city in which they reside, and the item number.
- 2.) All remarks shall be addressed to the City Commission as a body and not to a particular City official.
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CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 9/14/2021

Prepared by: Pinal Gandhi-Savdas

Title of Item:

ADOPT TRIANGLE DISTRICT MASTER PLAN AND DESIGNATING A NAME

RESOLUTION No. 07-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AND ADOPTING THE MASTER PLAN FOR THE "TRIANGLE" STUDY AREA AND DESIGNATING THE NAME OF THE STUDY AREA AS "TRIANGLE DISTRICT"; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Master Plan for the Triangle District was presented to the CRB and CRA Board in August. The feedback received at the meetings have been incorporated into the report. The report indicated that a survey was conducted as part of the public outreach process for designating a name of the study area and the term "Triangle District" resonated with the most people surveyed.

Staff is requesting to adopt the Resolution: 1) approving the Master Plan; and approving the naming of the study area as "Triangle District".

Attachments:

Resolution No. 07-2021 CRA
Exhibit 1 - Triangle District Master Plan
Exhibit 2 - Boundary Map/Location

Funding Source:

N/A.

Recommended Action:

Recommend to the CRA Board to approve Resolution No. 07-2021, adopting the Triangle District Master Plan and designating a name for the study area as the "Triangle District".

ATTACHMENTS:

Description	Upload Date	Type
❑ Resolution No. 07-2021 CRA	9/2/2021	Resolution add to Y drive
❑ Exhibit 1 - Triangle District Masterplan	9/2/2021	Exhibit
❑ Exhibit 2 - Maps	9/2/2021	Exhibit



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

RESOLUTION No. 07-2021 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AND ADOPTING THE MASTER PLAN FOR THE “TRIANGLE” STUDY AREA AND DESIGNATING THE NAME OF THE STUDY AREA AS “TRIANGLE DISTRICT”; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency (CRA) and City of Stuart has determined analysis of the “Triangle” study area to be in the best interest of the residents and businesses of Stuart; and

WHEREAS, the goal of the analysis is to understand existing conditions, constraints and opportunities for revitalization of the “Triangle” study area and devise concepts and strategies based on the analysis and public input; and

WHEREAS, the “Triangle” study area is defined as west of S Dixie Highway, east of US-1/Federal Highway and north of SW Ocean Boulevard; and

WHEREAS, the CRA entered into an agreement with the Treasure Coast Regional Planning Council (TCRPC) to conduct the analysis and develop a plan for revitalization of the “Triangle” study area; and

WHEREAS, a Master Plan has been prepared for the “Triangle” study area; and

WHEREAS, a survey was conducted as part of the public outreach process for designating a name of the study area and the term “Triangle District” resonated with the most people surveyed; and

WHEREAS, a Master Plan will serve as a guide for future planning and outlines the long range vision for the district.

RESOLUTION No. 07-2021

ADOPT TRIANGLE DISTRICT MASTER PLAN AND NAMING OF DISTRICT

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

SECTION 1: The City hereby approves and adopts the Master Plan for the “Triangle District”, a copy of which is attached hereto as “Exhibit 1”.

SECTION 2: The City hereby designates the “Triangle” study area as the “Triangle District”.

SECTION 3: The geographic boundaries of the “Triangle District” shall be as depicted on the attached map titled “Triangle District – Exhibit 2”.

SECTION 4: The Community Redevelopment Agency fully approves the Master Plan and supports the designation of the District.

SECTION 5: This Resolution shall be effective immediately upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of ____, 2021.

RESOLUTION No. 07-2021

ADOPT TRIANGLE DISTRICT MASTER PLAN AND NAMING OF DISTRICT

ATTEST:

MARY KINDEL
CITY CLERK

EULA R. CLARKE
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY



TRIANGLE DISTRICT MASTER PLAN

FINAL AUGUST 2021

PREPARED FOR:



CITY COMMISSION

Eula Clarke, Mayor
Merritt Matheson, Vice Mayor
Michael Meier, Commissioner
Becky Bruner, Commissioner
Troy McDonald, Commissioner

COMMUNITY REDEVELOPMENT AGENCY

Eula R. Clarke, Chairperson
Merritt Matheson, Vice Chairperson
Michael Meier
Becky Bruner
Troy McDonald
Tom Campenni
Pete Walson

COMMUNITY REDEVELOPMENT BOARD

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

STAFF

David Dyess, City Manager
Pinal Gandhi-Savdas, Community Redevelopment Agency Administrator
Kev Freeman, Development Director
Jordan Pinkston, Executive Assistant to the Development Director, CRA Program Specialist

PREPARED BY:

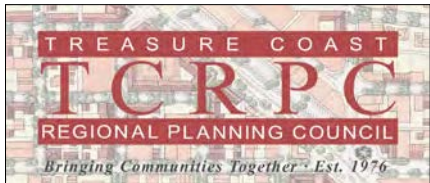


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COMMONLY USED ABBREVIATIONS

ADA	Americans with Disabilities Act
AADT	Annual Average Daily Traffic
CRA	Community Redevelopment Area
CRB	Community Redevelopment Board
DEO	Florida Department of Economic Opportunity
FDOT	Florida Department of Transportation
FHWA	Federal Highway Administration
Martin MPO	Martin Metropolitan Planning Organization
NACTO	National Association of City Transportation Officials
PILOP Program	Payment In Lieu Of Parking Program
RRR	Resurfacing, Restoration and Rehabilitation
TCRPC	Treasure Coast Regional Planning Council
TDP	Transit Development Plan
LRTP	Long Range Transportation Plan

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services, please call 288-5306 or email mkindel@ci.stuart.fl.us. Hearing-impaired individuals are requested to telephone the Florida Relay System at #711.

EXECUTIVE SUMMARY

The City of Stuart Community Redevelopment Agency (CRA), in collaboration with the City of Stuart (City) and the Treasure Coast Regional Planning Council (TCRPC), has produced a Master Plan for the Triangle District. The Gateway Triangle study area is adjacent to the “Creek” Arts & Entertainment District and the “Old Downtown District.” The CRA is exploring ways to bridge the two districts and develop an implementable vision for the future of the Triangle Gateway District. The Master Plan provides a series of recommended infrastructure improvements, redevelopment concepts, and strategies for the Triangle District.

In addition, the City of Stuart has also collaborated with TCRPC on the Federal Highway Commercial Corridor Plan (FHCC) which was funded through a State of Florida Department of Economic Opportunity Technical Assistance Grant. While the FHCC project was separately funded and with a very specific timeline and scope of services, the implementation of the two efforts has been synchronized and ultimately illustrated as distinct chapters of a single master plan.

To develop the Triangle District plan, TCRPC has coordinated a thorough public involvement process, completed detailed field analyses and base documentation, and developed a recommended urban design and master plan approach. The intent of the plan is to assist the CRA and the City in making future decisions regarding a balanced redevelopment of the Triangle District. This planning effort is also designed to integrate the vision and principles of prior and current planning efforts in Stuart. It should be noted the study area was the subject of previous vision planning efforts in 1988 and 2002. Accordingly, the updated vision contained in the Triangle District plan builds upon these previous efforts and subsequent studies commissioned by the CRA.

STUDY AREA

The study area is roughly defined as west of S Dixie Highway, east of US-1/ Federal Highway, north of SW Ocean Boulevard. Its geometry is a triangle, and in public outreach, the term Triangle District resonated with the most people surveyed. For that reason, the area will be referred to as the Triangle District. The study area is characterized by offices, automotive uses, a telecom utility building, vacancies, a church, and an associated school. The active uses are largely centered around business hours with evenings and weekends being largely dark. A significant piece of redevelopment occurred on a City-owned property where a three-story rental apartment building with 49 units was completed in 2019. The success of this development has shown the potential for the district which retains its compact walkable network of streets and alleys and close connection to Old Downtown, the St Lucie River, and “The Creek” Arts & Entertainment District. Public outreach in surveys, individual interviews, vision workshops, and walking tours echoed the support of expanding more active uses in the study area and continuing the fabric of downtown into the Triangle District.

KEY RECOMMENDATIONS

The Triangle District is comprised of 39 parcels, totaling 18.9 acres. To facilitate redevelopment and accomplish the City’s goals for the District, the key recommended actions include:

- **Develop a district-wide approach to parking**, as the current parking regulations limit redevelopment especially for active uses such as restaurants.
- **Reconfigure streets** to allow two-way traffic and maximize on-street parking.
- **Improve streets** with context-sensitive, complete streets designs including clear pedestrian pathways, marked crosswalks, and enhanced lighting. Although the current network of streets and alleys is fairly compact and complete, the pedestrian experience is confusing, dark, and inhospitable.
- **Enhance key intersections** at US-1/Federal Highway, US-1/Ocean, and Sailfish Circle at Dixie Highway/Joan Jefferson Way to provide safer and more convenient crossings for pedestrians and cyclists.
- **Prioritize district-wide landscaping, public space, and stormwater management** enhancements and include as part of redevelopment projects and street improvements.



Figure 1 Conceptual rendering of a new structure at City-owned property and the reconstructed Frazier Creek Bridge at the gateway of the Triangle District.

EXISTING CONDITIONS & BACKGROUND

EXISTING LAND USE & ZONING

The Future Land Use is uniformly assigned as Downtown.

The City of Stuart Zoning designations within the study area, and as provided in the City's Land Development Code, are illustrated in the map to the right. The majority of the District is Urban Center with Urban Highway along Federal Highway and Urban Neighborhood along Frazier Creek. The zoning designations provide much greater specificity in the regulations which control the development of properties. Specific uses, building heights, and placement, parking standards, etc. are controlled primarily through the zoning regulations. The Urban Center, Urban Highway, and Urban Neighborhood districts are all consistent with the Downtown FLU category. These areas are intended to promote redevelopment in a more urban pattern consistent with much of the historic downtown area.

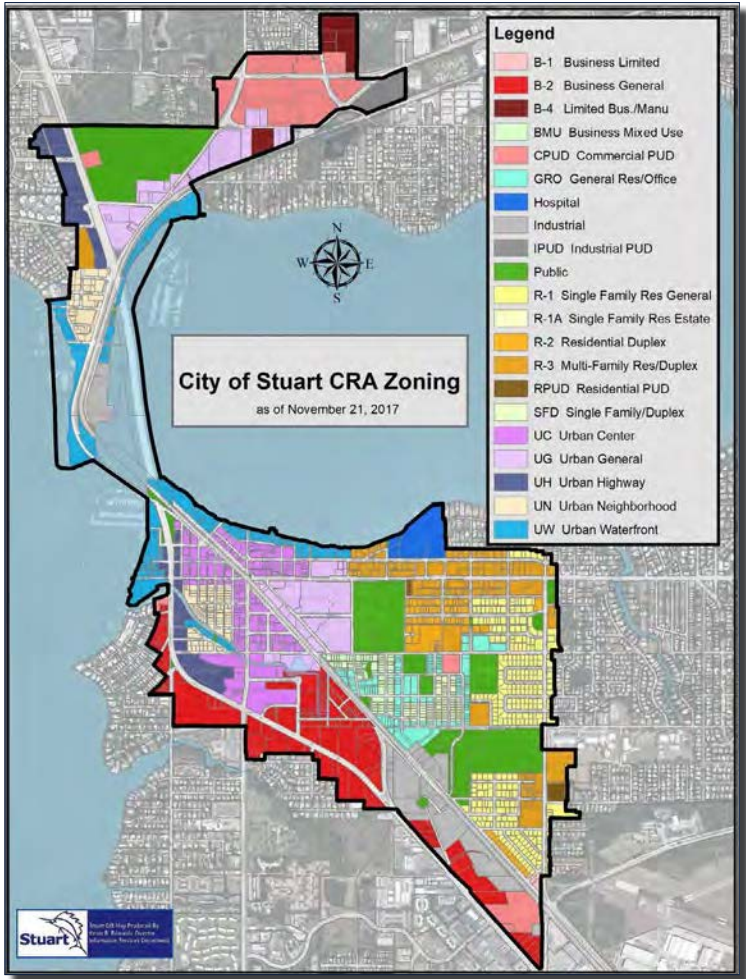
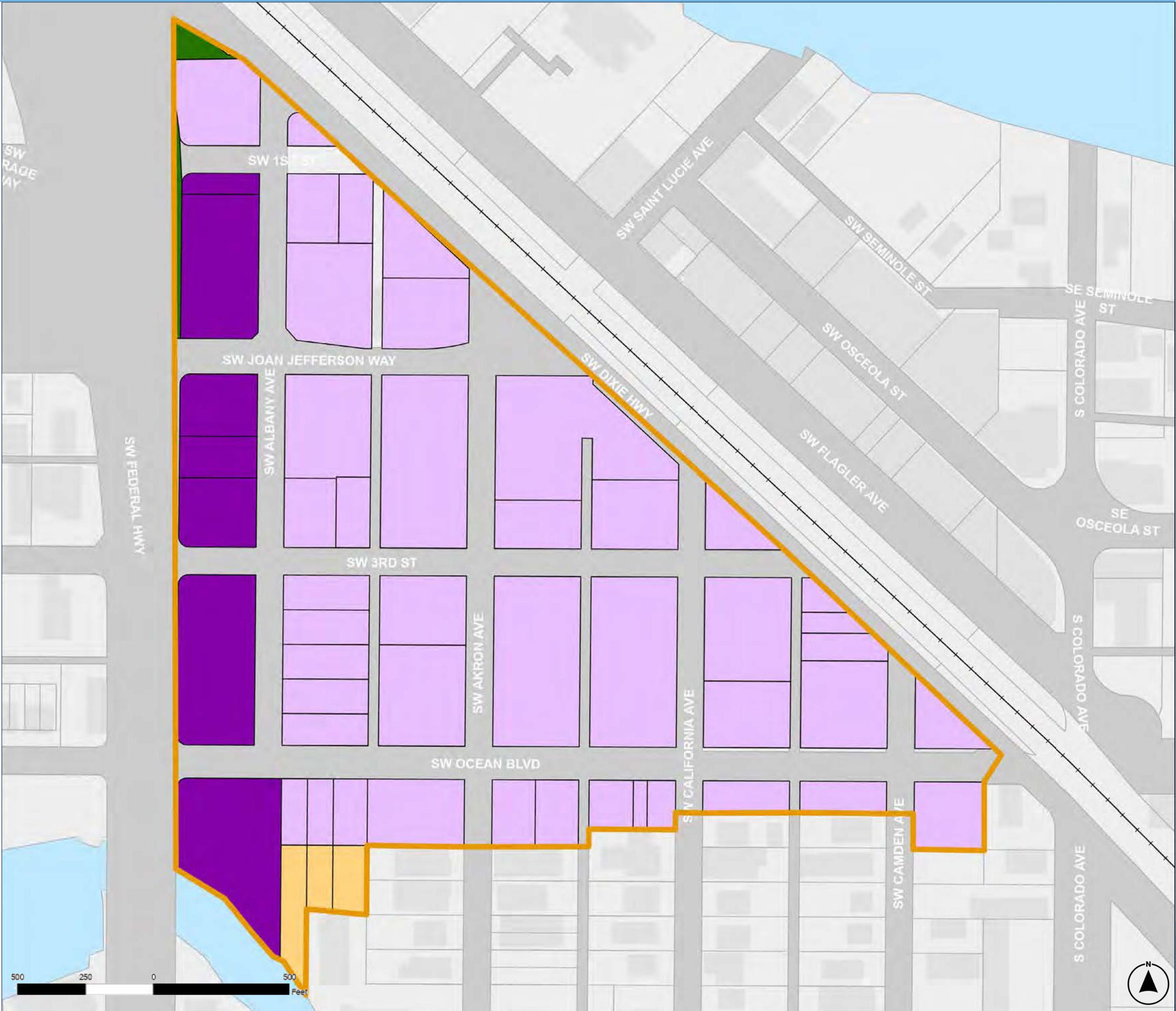


Figure 2 City of Stuart CRA Zoning Map



LAND VALUE COMPARED TO TOTAL VALUE

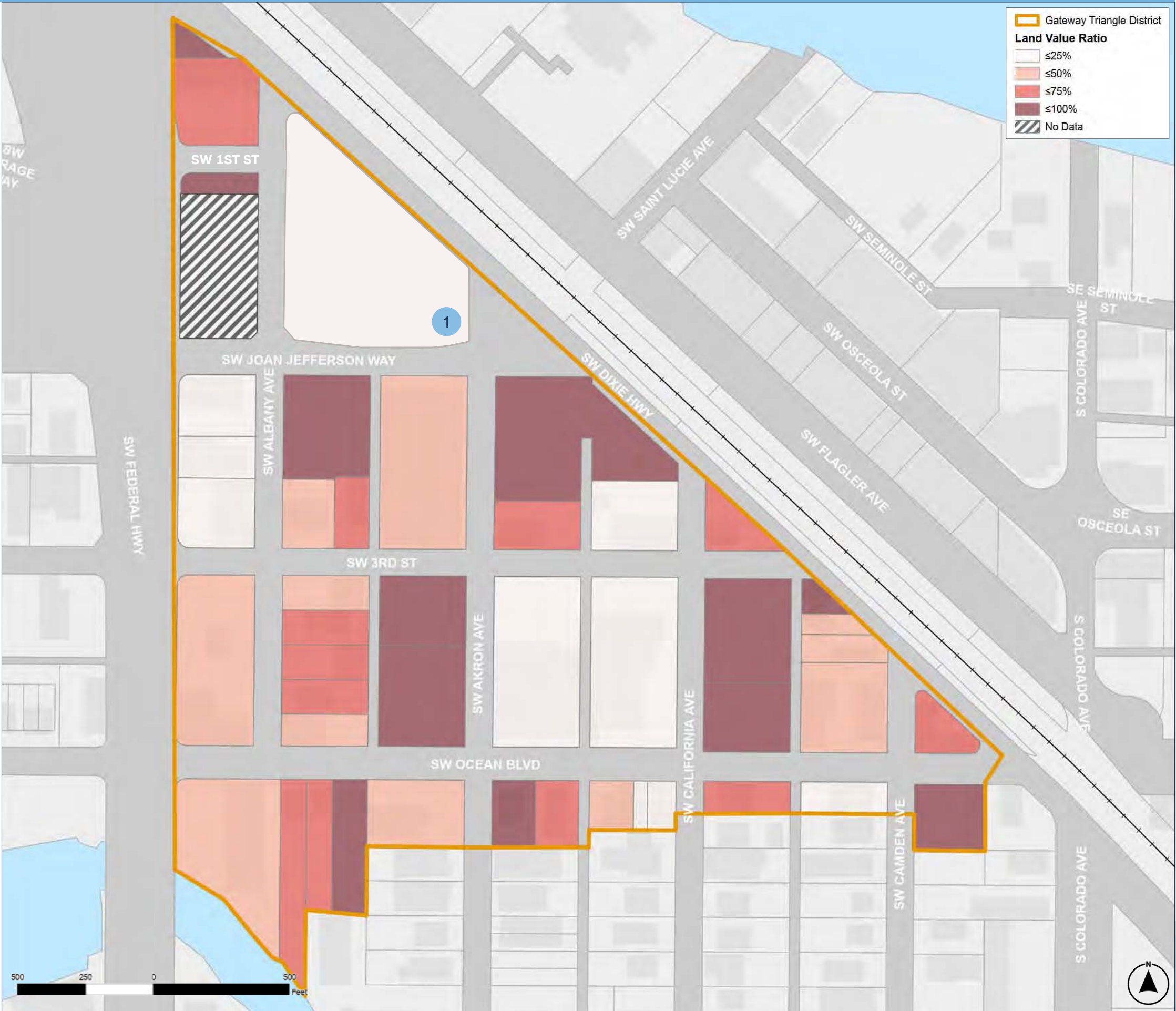
When considering the redevelopment potential of an area, one important “lens” that planners look through to evaluate which properties may be more likely to redevelop is the comparison of property land value to the total value.

The Land Value is the value of the land alone while the Total Value is the value of the land plus any physical improvements (such as buildings, parking areas, driveways, swimming pools, and the like). For example, if the Land Value of a property is \$100,000 and the Total Value of the property is \$300,000, then clearly the improvements on the property are of great value relative to that of the land. In this scenario, the improvements are worth twice what the land is worth, so the property may not be an obvious candidate for redevelopment. However, if the numbers were reversed, and the land value was twice the value of the physical improvements on the property, the property may be a strong candidate for redevelopment.

The map to the right shows the Land Value to Total Value ratios for the properties within the study area. The darker a property is colored, the less the Total Value is compared to the Land Value, indicating those properties may be more likely to redevelop than the lighter-colored properties.



Figure 3 Image of recent development within the study area, courtesy of Azul Residences.



EXISTING OWNERSHIP

The map to the right illustrates the ownership patterns and actual property owners within the study area. While many owners identified are corporations or LLCs, the names can indicate use. More importantly, this map identifies ownership agglomerations whereby a single owner owns multiple parcels.



Figure 4 Image of the First Baptist Church of Stuart entrance.

Figure 5 Image of the AT&T surface parking lot.

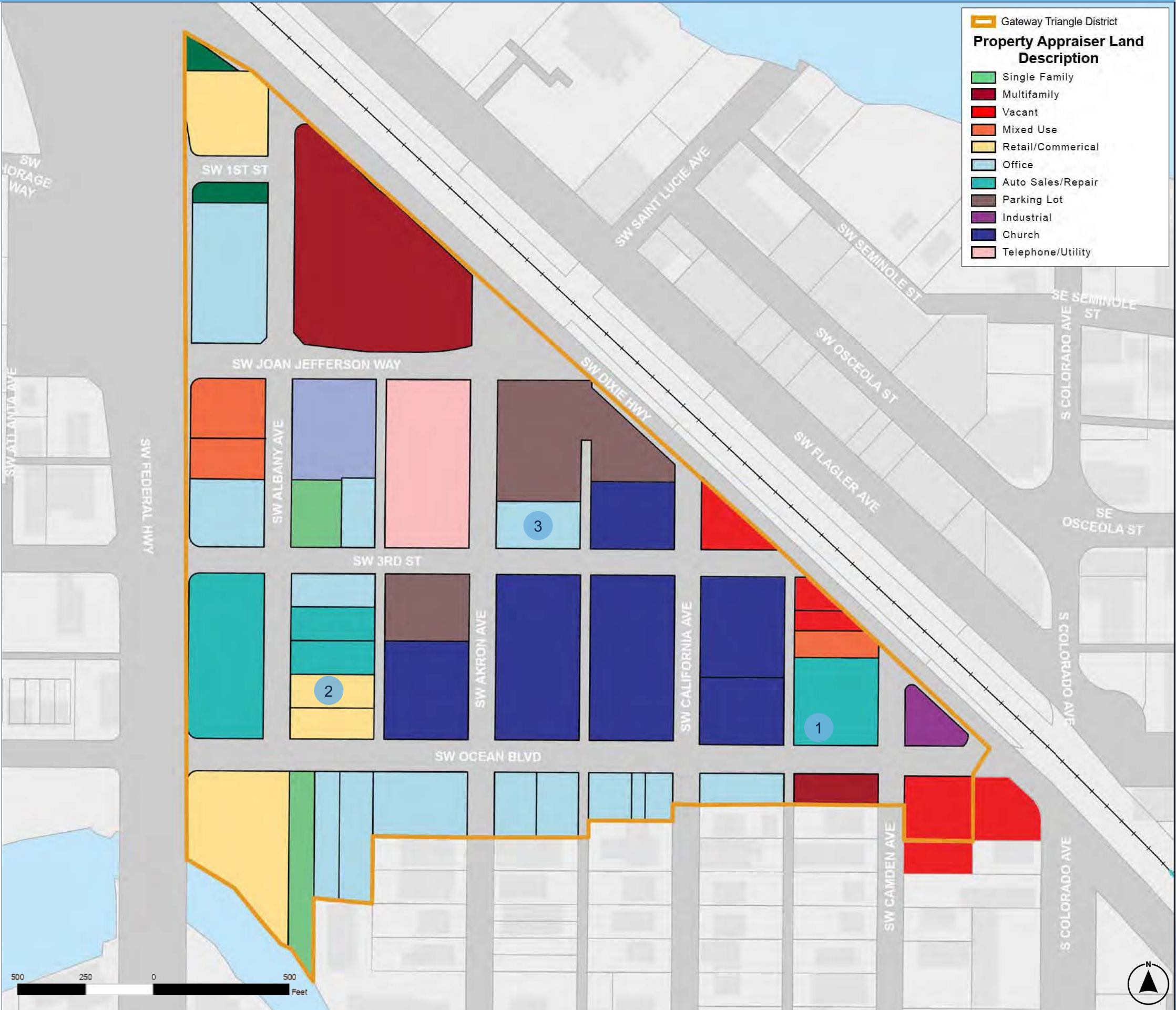


EXISTING USES

Unlike the regulatory FLU or Zoning maps, the Existing Uses map to the right identifies the actual uses on the ground today regardless of their compliance with Zoning or FLU designations. This information is coded by Land Description via the Martin County Property Appraiser's office.



Figure 6 Examples of retail/commercial and office uses within the study area. There is a wide variety of uses within the Triangle district.



SAFETY

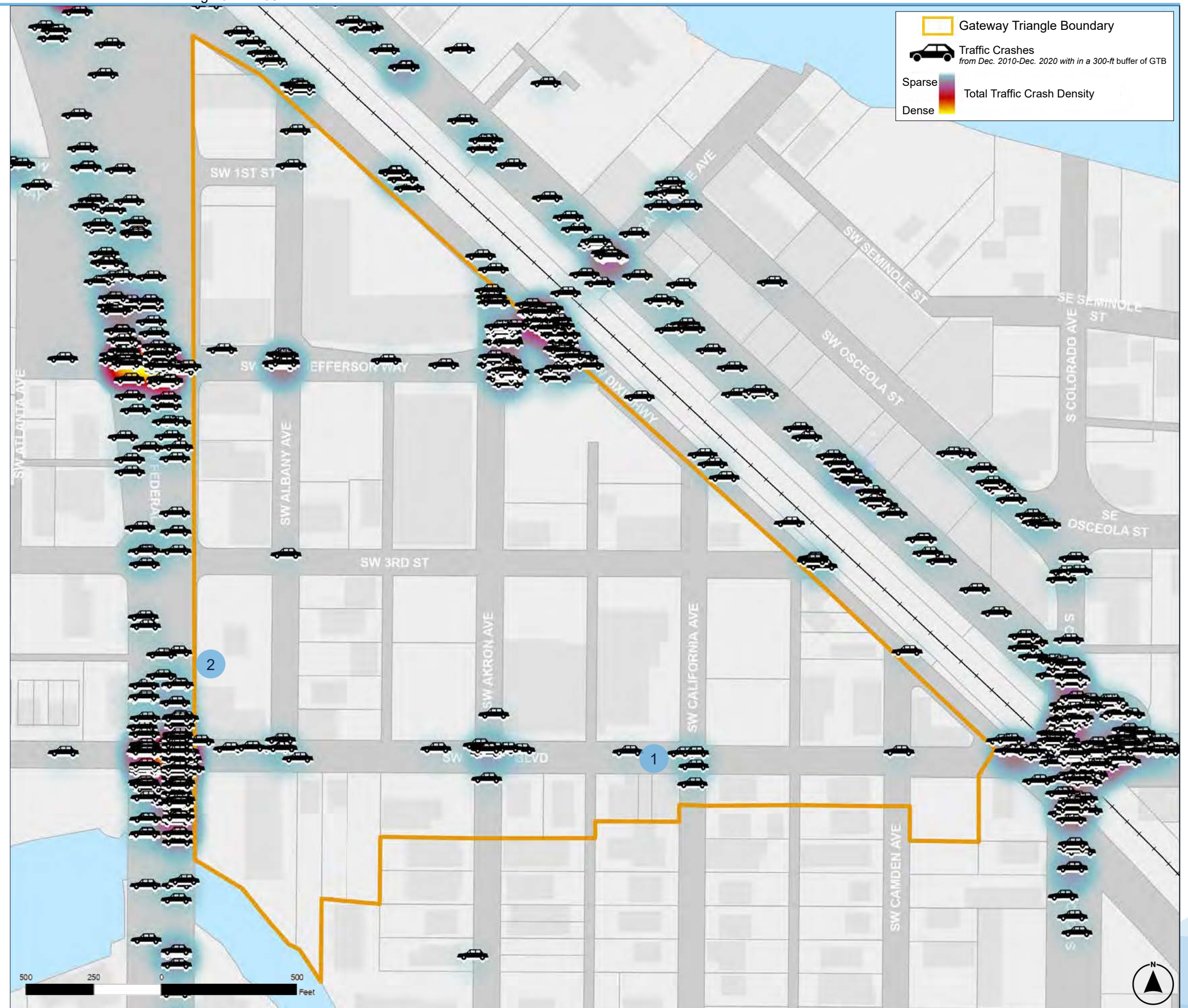
TRAFFIC CRASHES

This map illustrates the number and location of automobile crashes in and around the study area between December 2010 and December 2020. In that ten-year time frame, there were more than 800 crashes within the Triangle District and adjacent to it on Federal Highway and nearby districts. The vehicle symbols identify crash locations, which are layered on top of a colored “heat map” that indicates the frequency of crashes by color shade intensity. The heat map is utilized diagrams presented later in the report that identify pedestrian, bicycle, and fatal vehicle crashes.



Figure 7 Image of crosswalk in SW Ocean Blvd where pedestrian crossing markers have been added in recent years.

Figure 8 Image of a multi-vehicle crash along US-1/Federal Highway between Ocean and SW 3rd Street, which damaged a local business within the study area.



SAFETY

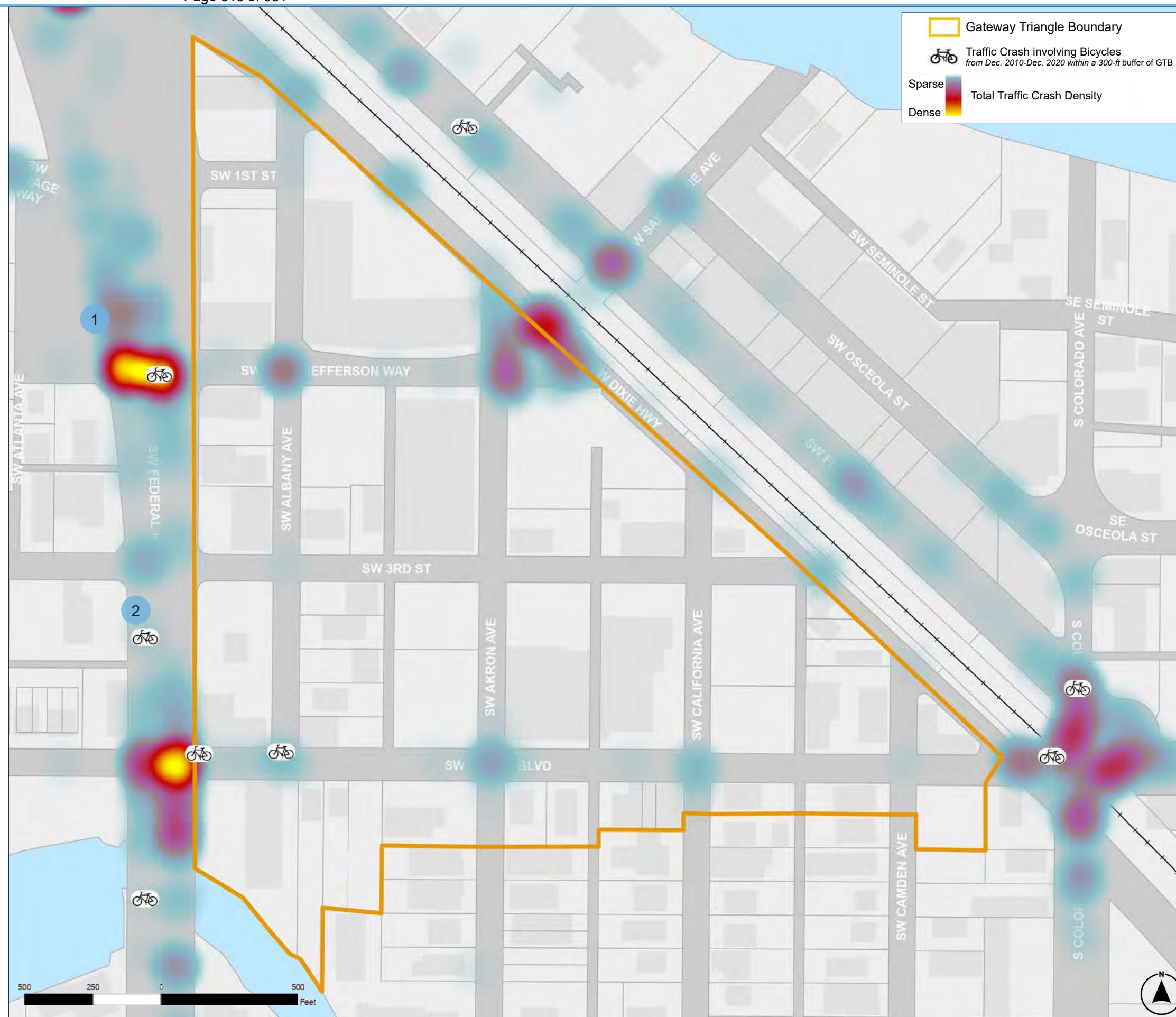
CRASHES WITH BICYCLES

In this diagram, the location and number of vehicle/bicycle crashes that have occurred in the ten-year period between 2010 and 2020 are identified with a bicycle symbol. The heat map identifying the density of vehicular crashes is provided as an underlay. Not surprisingly, there is a correlation between the location and frequency of bicycle crashes and automobile crashes. This diagram suggests a need for enhanced bicycle facilities especially at key intersections.



Figure 9 Google earth image of the southbound bicycle lane along US-1 entering the Gateway Triangle district at the intersection of SW Joan Jefferson Way. Because the marked bicycle lane abruptly terminates at the intersection, cyclists are forced into traffic as they cross the intersection

Figure 10 News article of fatal bicycle crash that occurred along US-1 near the intersection of Ocean Blvd. Courtesy of: News channel WPBF.



SAFETY

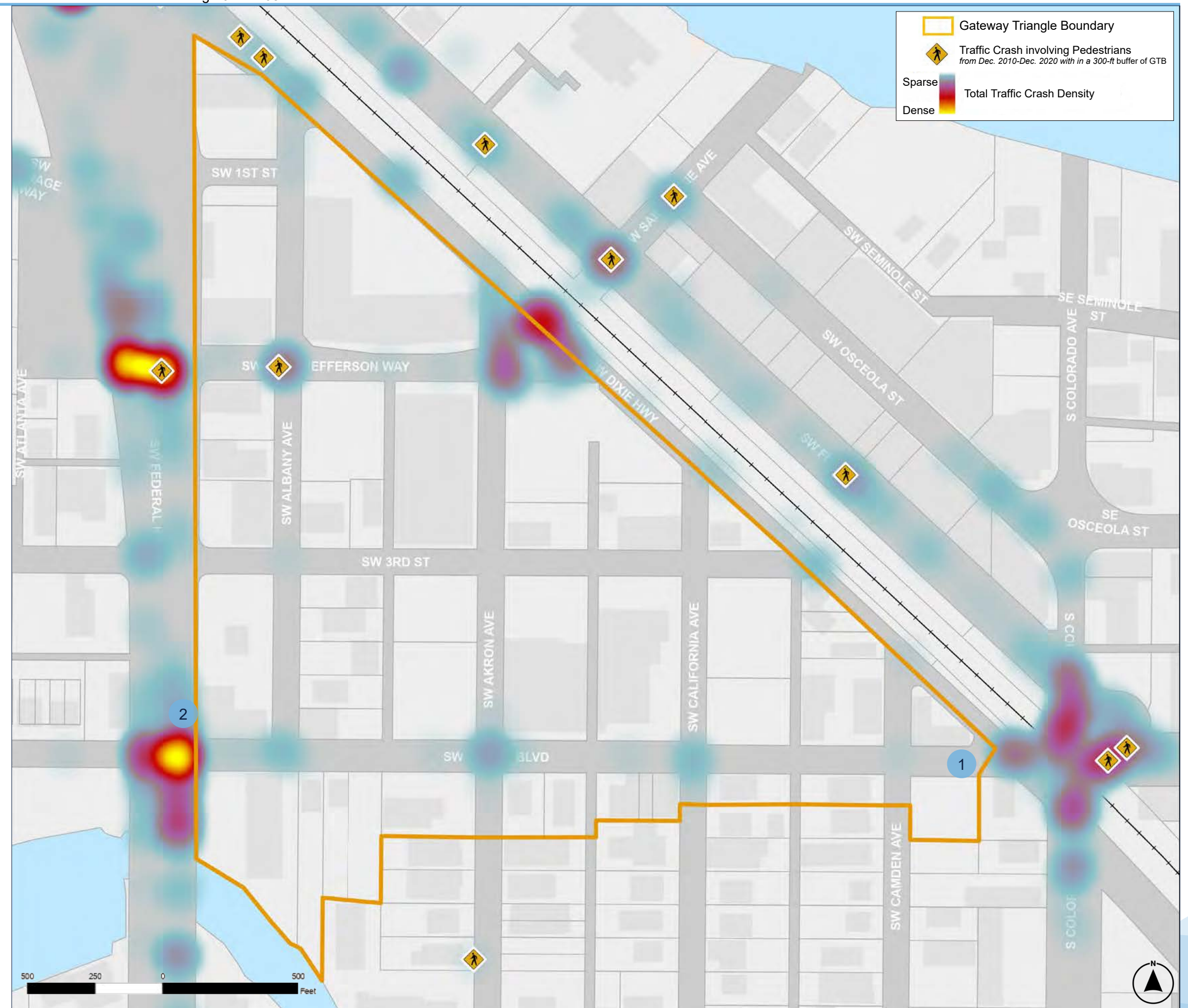
CRASHES WITH PEDESTRIANS

This map illustrates the location and number of vehicle/pedestrian crashes within the study area. Not unlike the bicycle diagram, the pedestrian crashes have occurred primarily at the major intersections which often have traffic signals and pedestrian crosswalks. While there are fewer pedestrian incidents than those with bicycles, there is significant opportunity to improving the pedestrian realm and the ability to safely cross the corridor on foot.



Figure 11 Image of pedestrian and cyclist in study area heading towards Confusion Corner.

Figure 12 Photo of existing sidewalk condition within the study area at US-1/Federal Highway where a utility pole reduces the clear path significantly .



SAFETY

CRASHES WITH FATALITIES

The most disturbing map of this series identifies where fatalities have occurred. Thankfully there are fewer incidents than in the previous diagrams; however, as suggested by the Vision Zero movement, even one fatality is too many.

VISION ZERO

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, Vision Zero has proved successful across Europe — and now the movement is gaining momentum in major American cities. - visionzeronetwork.org

The Martin MPO is pursuing a Vision Zero Initiative to help reduce traffic fatalities and serious injuries to zero. It is important the study area be included in this effort and continued coordination with the City occurs.

VISION ZERO NETWORK

A PRIMER ON VISION ZERO

Advancing Safe Mobility for All

What is Vision Zero?

Vision Zero is a strategy to eliminate traffic fatalities and severe injuries among all road users, and to ensure safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, where traffic deaths have been cut in half even while the number of trips increased, Vision Zero is gaining momentum across the globe, including in many U.S. communities.

Each year in the U.S., more than 40,000 people — an average of 100 people per day — are needlessly killed, and millions more are injured, in traffic crashes. While often referred to as “accidents,” the reality is that we can prevent these tragedies by taking a proactive, preventative approach that prioritizes traffic safety as a public health issue.

TRADITIONAL APPROACH	VISION ZERO
Traffic deaths are INEVITABLE	Traffic deaths are PREVENTABLE
PERFECT human behavior	Integrate HUMAN FAILING in approach
Prevent COLLISIONS	Prevent FATAL AND SEVERE CRASHES
INDIVIDUAL responsibility	SYSTEMS approach
Saving lives is EXPENSIVE	Saving lives is NOT EXPENSIVE

Changing the Status Quo - A New Vision for Safety

Vision Zero starts with the ethical belief that everyone has the right to move safely in their communities, and that system designers and policy makers share the responsibility to ensure safe systems for travel.

The Vision Zero approach recognizes that people will sometimes make mistakes, so the road system and related policies should be designed to ensure those inevitable mistakes do not result in severe injuries or fatalities. This means that system designers and policymakers are expected to improve the roadway environment, policies (such as speed management), and other related systems to lessen the severity of crashes.

Vision Zero Ethical Platform

System Designers: Responsible for creating safe road systems

Road Users: Responsible for following rules

If road users fail to comply, system designers take new steps to



Figure 13 Vision Zero fact sheet courtesy of: visionzeronetwork.org

TREE CANOPY

The value of trees in the urban fabric cannot be overstated. Shade trees transform inhospitable south Florida sidewalks into places people flock to enjoy. Trees add a cooling effect through shade and transpiration. They reduce the heat island effect and energy demands on adjacent buildings, and help remove CO² from the air.¹

The City acknowledges the importance of trees in its Sustainability Action Plan. The Triangle District with its sparse tree canopy is an excellent location for a tree intervention program. When planting trees, existing overhead power lines should be considered when selecting species to use. FP&L has [guidance](#) for planting trees when overhead power lines are present.

¹<https://www.arborday.org/trees/benefits.cfm>



Figure 14 The images above are both from Lake Avenue West in West Palm Beach. The right-of-way in both conditions includes similar two-way travel lanes, on-street parking and sidewalks on both sides, but the presence of mature shade trees dramatically changes the feeling of the street and sidewalk.

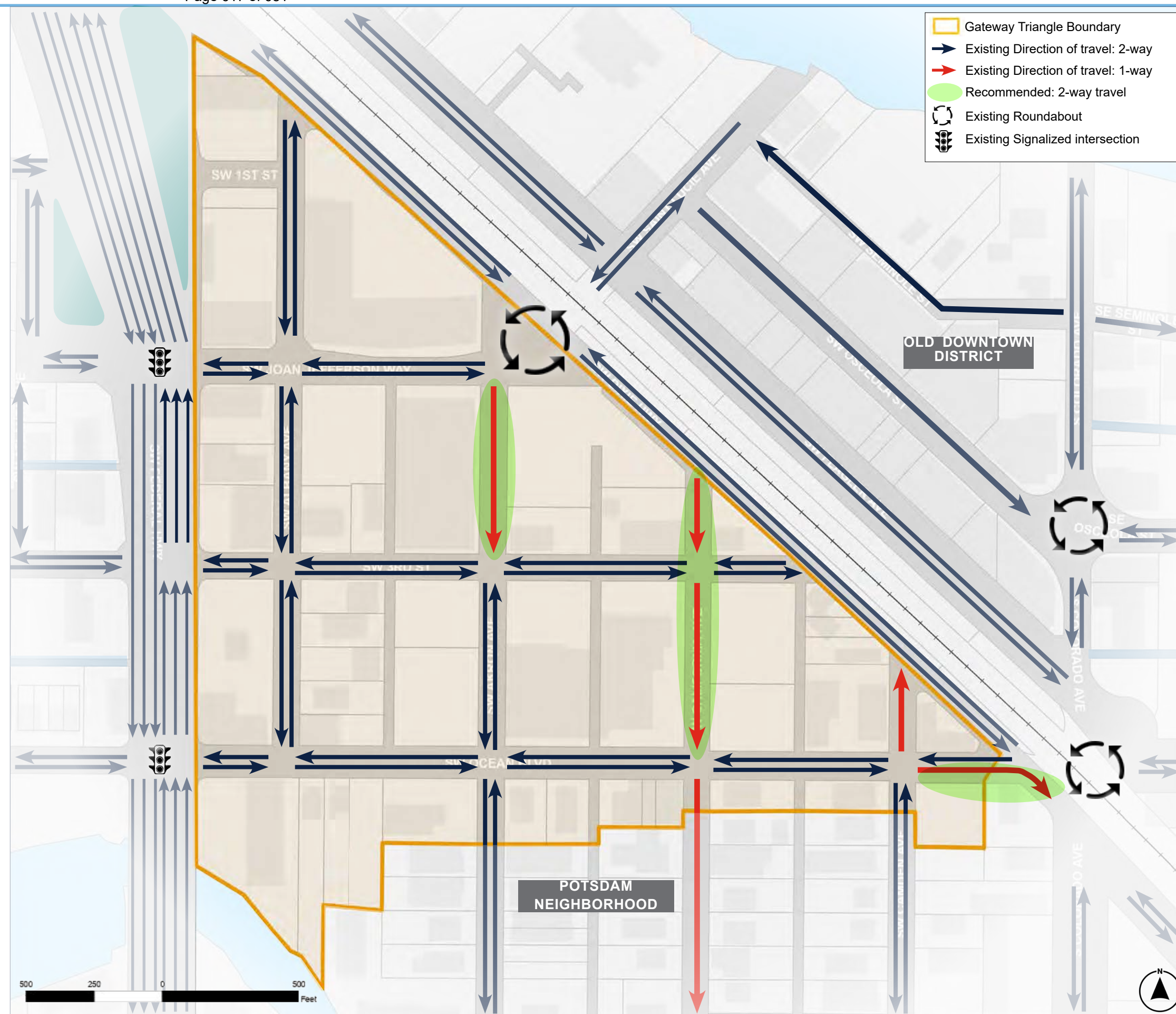


DIRECTION OF VEHICLE TRAVEL

The Triangle District does not have a consistent or predictable direction of travel. SW Joan Jefferson Way delivers the vast majority of traffic into the downtown area from southbound Federal Highway. Not only is it the first intersection south of the Roosevelt Bridge, it is also the easiest to navigate since it is signalized and affords easy connections to the north and south from Joan Jefferson Way and into the historic downtown through the circle. Moving to the south, the next two intersections are less convenient or prohibitive of maneuvers. SW 3rd Street cannot be accessed from the southbound lanes due to a hardened centerline, and it is not signalized.

SW Ocean Boulevard is a signalized intersection that does allow for southbound traffic to turn left towards downtown. It should be noted the road only carries 3,900 daily trips compared to the 7,400 daily trips on Joan Jefferson Way as noted in a recent FDOT study of the area. Some of the drops in trips are certainly from the fact that it is not the first signalized intersection, but it is also due to the lack of movements afforded by that path. From SW Ocean Boulevard it is easy to move south either into the Potsdam Neighborhood or Colorado Avenue. By contrast, it is not or intuitive to travel to the Old Downtown District, Dixie Highway, or SE Ocean Boulevard from SW Ocean Boulevard. The one-way travel is highlighted with red in the graphic to the right. To access downtown, a vehicle needs to know to turn on either Albany and back onto Joan Jefferson Way or take Camden Avenue north onto Dixie Highway. This turn is not highly visible and is very difficult to make onto Dixie Highway since it is largely blind. To reach East Ocean Boulevard a vehicle must travel onto Colorado Avenue and U-turn, loop onto or choose an alternate route through Martin Luther King Jr Boulevard and back to SW Ocean Boulevard via SE Georgia Avenue or another alternate road. These maneuvers require an intimate knowledge of the area and the street network that is not afforded to tourists or others who do not live in the City.

After the Triangle District, the next means of access to Old Downtown District and SE Ocean Boulevard from US-1 Federal Highway at until S Colorado Avenue/ Kanner Highway.



EXISTING PARKING

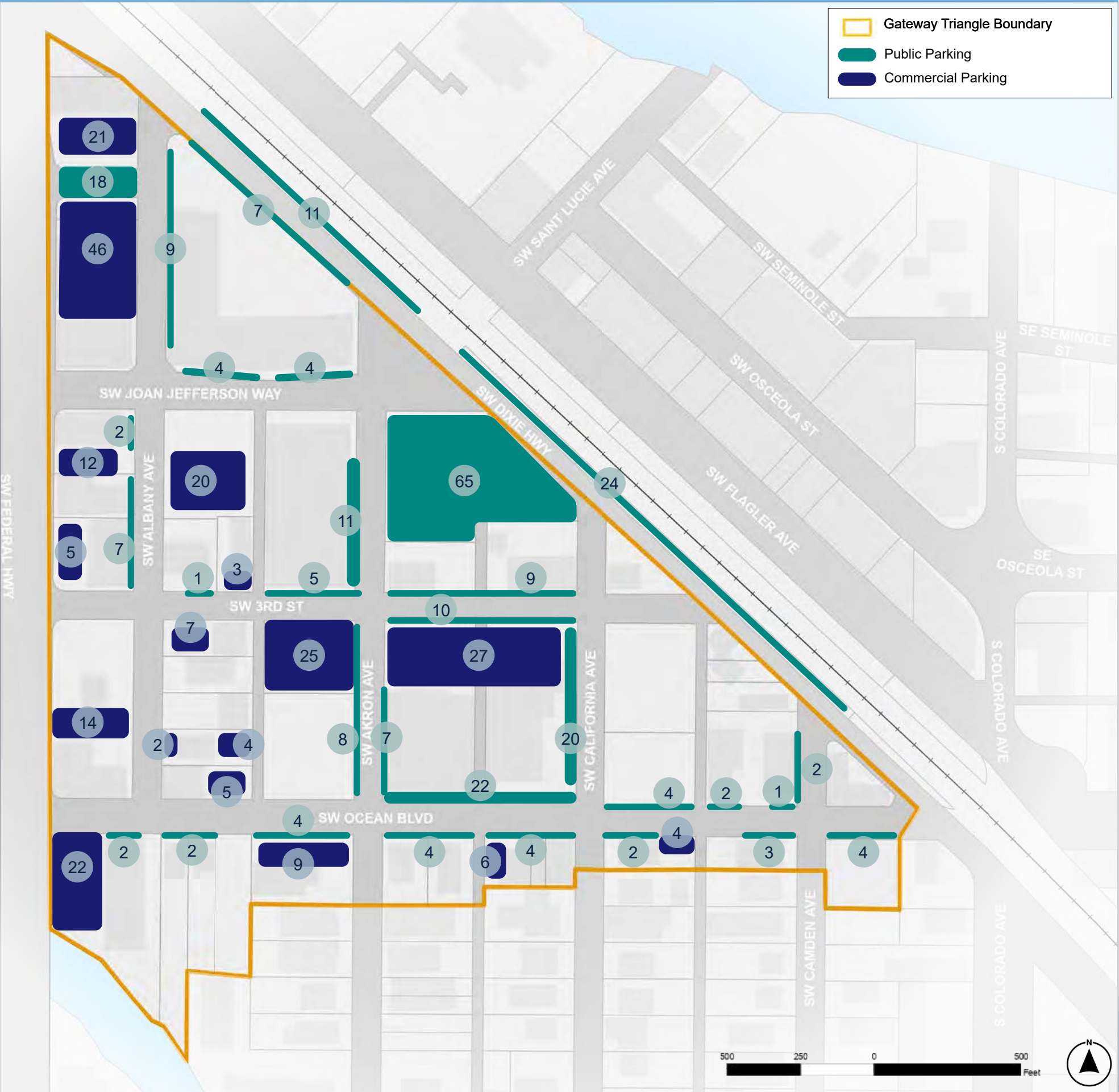
Parking is a concern that was mentioned in many interviews throughout the study. Many of them regarded how difficult it is to meet the parking standards on small infill sites, but the businesses inside the study area expressed little problems meeting the parking needs of their customers. To understand the parking landscape, a survey of the existing paved parking was conducted. In blue are commercial parking spaces in the district. On-site dedicated residential parking was not included. In teal are public parking spaces in the district.

The survey found there are 278 public parking spaces in the district and 235 private commercial parking spaces. These numbers vary some from the *Future Parking Needs Analysis* conducted in 2018 and reflect the on-street and municipal parking lot added since the completion of the Azul Residences in August 2019. The Illustrated Concept quantities in the table below reflect the potential added parking that could be achieved with a full build-out of recommended street conditions as shown in Appendix B.

PARKING SPACES	PUBLIC PARKING		COMMERCIAL PARKING
	ON-STREET	LOTS/ GARAGES	
EXISTING	195	83 in surface lots	235
ILLUSTRATED CONCEPT	245 (+54 new)	+200 in garage	235 (no change)



Figure 15 Image of SW 3rd Street on Friday night, April 2021 at 7:30PM. The on-street parking and on-site parking are all empty. There is only one source of lighting on the street. Of note, the Lyric Theater was closed due to Covid-19 pandemic and there may still be some reduction in visitors to downtown, but normal hours, operations have resumed. Many people at this date have returned to patronizing the historic downtown.

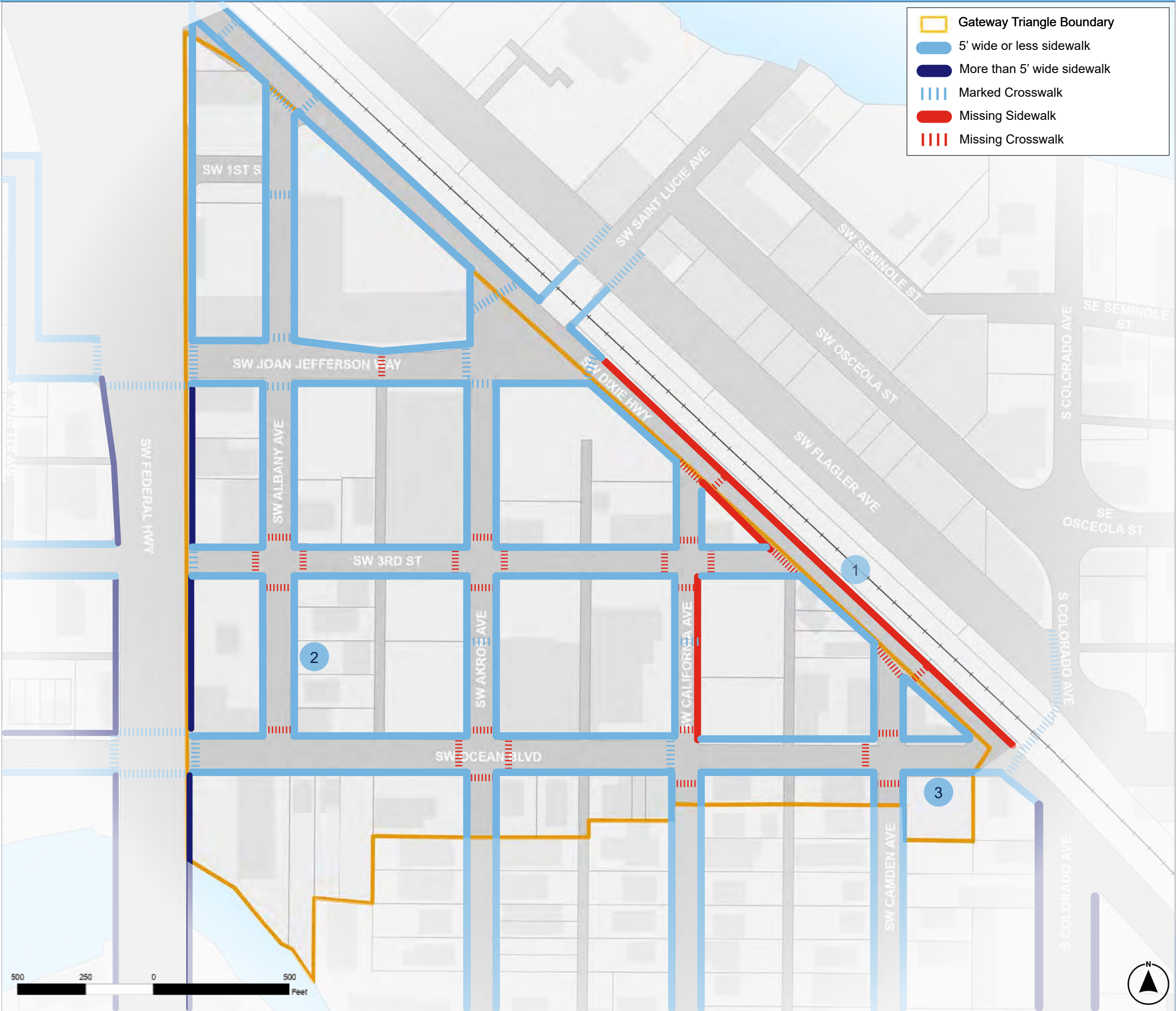


EXISTING SIDEWALKS

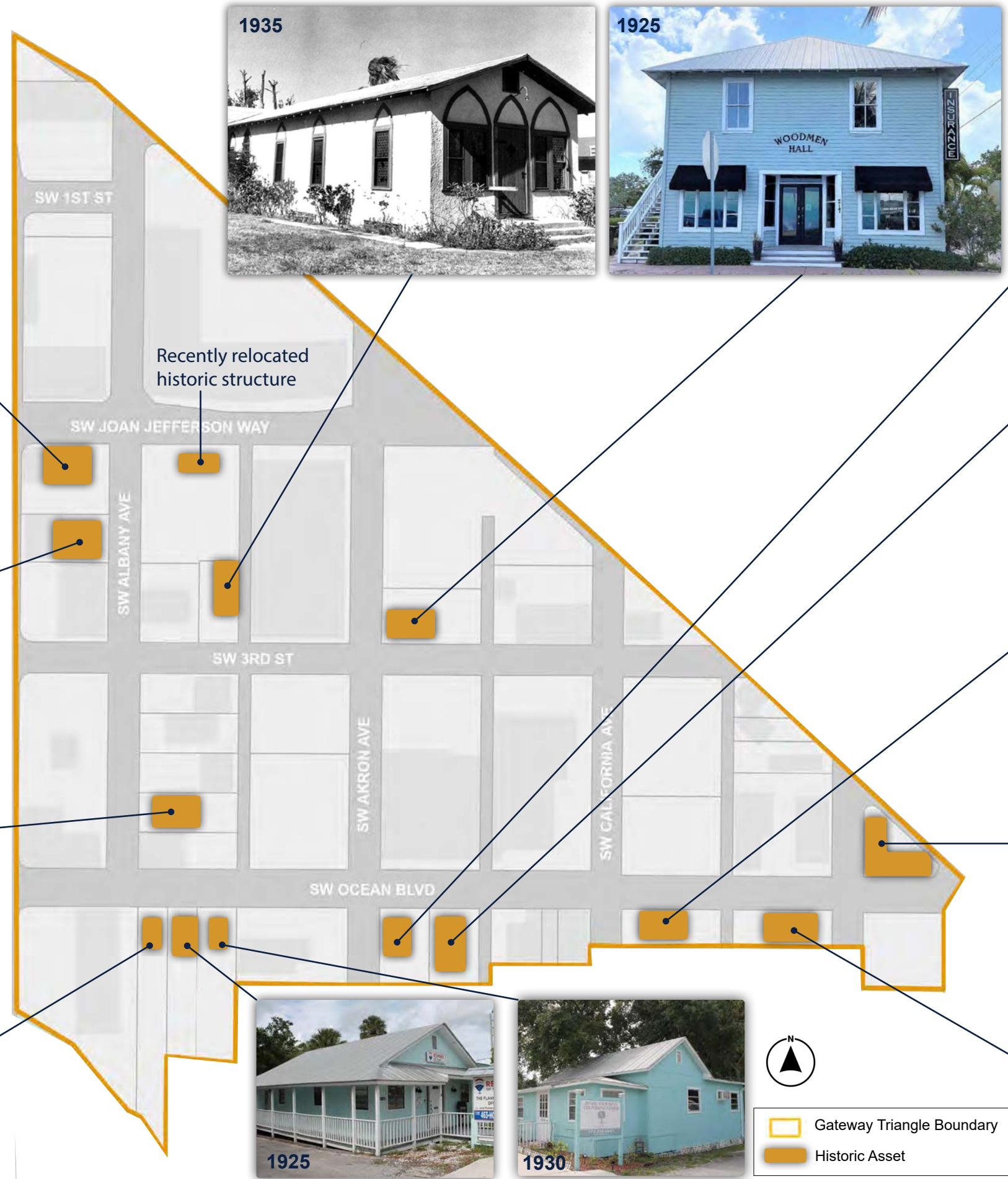
The existing sidewalk conditions vary within the study area. The map on this page identifies missing sidewalks and crosswalks. The images below correspond to the map, and reference some of the conditions which are recommended for improvement.



Figure 16 Images of sidewalk conditions within the study area.



The study area is home to many historic structures, some of which are identified here with their location and year of construction. Structures may be contributing assets to a historic district. Historic structures may have value as historic sites for their architectural significance.



ANNUAL AVERAGE DAILY TRAFFIC

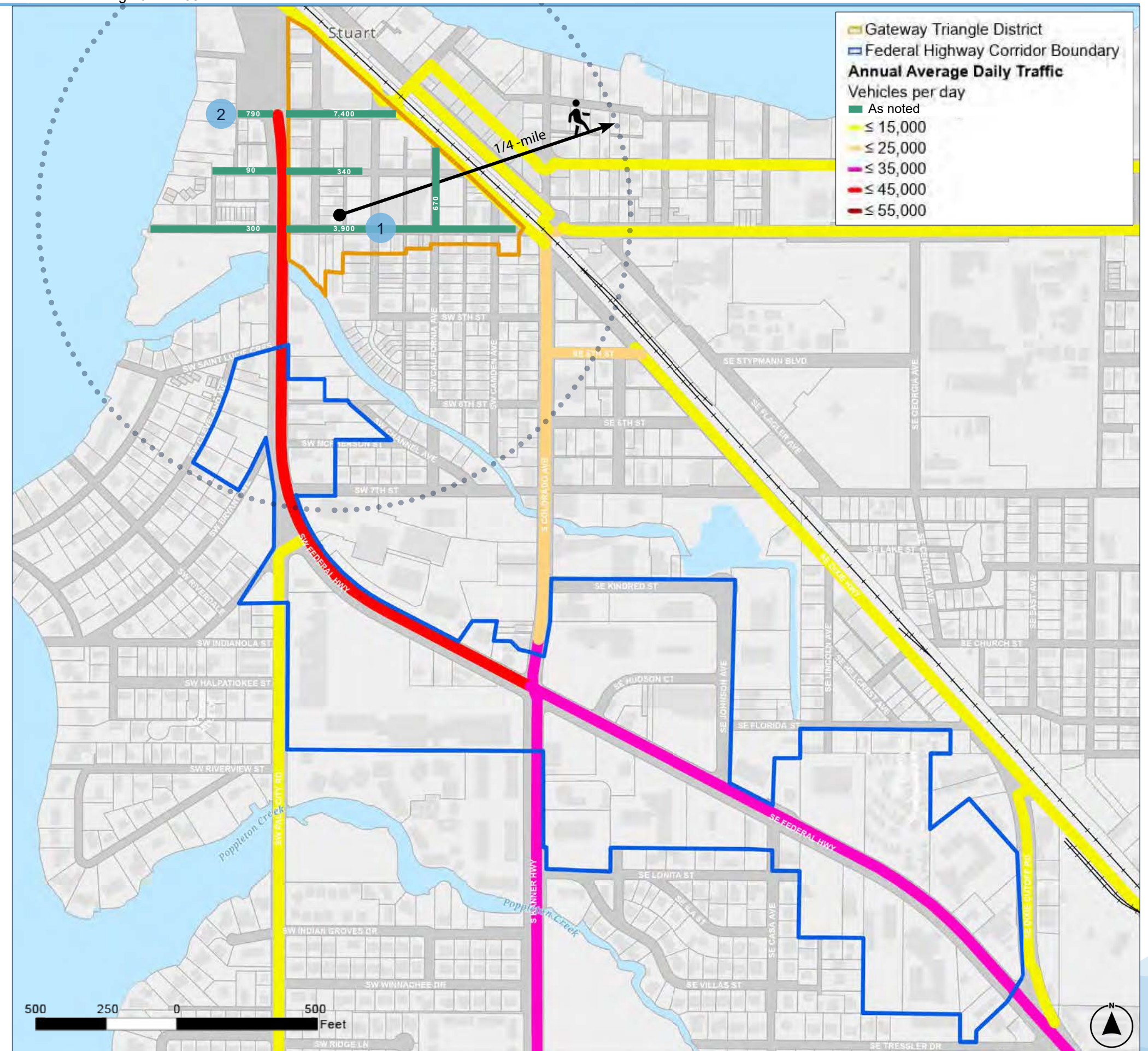
To the west of the study area, Federal Highway is a heavily trafficked vehicle roadway. Federal Highway leads to the Roosevelt Bridge where a bottle neck of vehicles headed north to Jensen and Port St Lucie and to the south headed to Stuart, Palm City, Port Salerno and Tequesta all meet. Many vehicles entering downtown come through the first signalized intersection as confirmed in the *SR 5/US-1 at SW Joan Jefferson way Planning Study* in February of 2019. 7,400 AADT vehicle counts are shown as opposed to SW Ocean Blvd which only counts 3,900 AADT. In general, roadways inside the study have significantly less vehicle trips then surrounding roadways.



Figure 17 Image of SW Ocean Boulevard looking towards US-1/Federal Highway.

Figure 18 Image of SW Joan Jefferson Way looking towards US-1/Federal Highway.

Figure 19 Annual Average Daily Traffic measured by vehicles per day 2019 data from FDOT (<https://tdaappsprod.dot.state.fl.us/fto/>) and counts included in the *SR 5/US-1 at SW Joan Jefferson way Planning Study*.



EXISTING BIKE NETWORK & PUBLIC TRANSIT

The series of maps to follow include the Federal Highway study area and an additional study area for the Gateway Triangle District. The Gateway Triangle District is the subject of a Master Plan study. Due to the proximity of the two study areas, it was determined to be of mutual benefit to study the two concurrently. The Triangle Gateway District is outlined in an orange line and the Federal Highway study area is outlined in blue.

Stuart does not have a robust connected bike network, although recent roadway improvements have included designated bike lanes. Near the study area, S Colorado Avenue was the site of a Complete Street effort which reduced the number of travel lanes, added on-street parking, and wider sidewalks, and designated bike lanes. Properties have seen a great benefit since the improvement. After the completion of S Colorado Avenue, SE Johnson Avenue and SE Kindred Street were also improved with on-street parking, newly landscaped bulb-outs, and designated bike lanes. In the following maps, S Colorado Avenue, SE Kindred Street, and SE Johnson Avenue are unique in the mapped area for their Complete Street improvements.

Marty is a public transit system operated by Martin County. *Marty on the Move* (the 2020-2029 Transit Development Plan) is consistent with the requirements of the State of Florida Public Transit Block Grant Program. There are two Marty Bus Routes with stops on Federal Highway in Stuart. Route 1 is shown in pink and Route 3 is shown in purple. Route 1 runs the length of Federal Highway from Salerno Road to the south to the Treasure Coast Connector which operates in St Lucie County to the north. In 2018 there were 83,467 riders on the Marty. In the Transit Development Plan 2020–2029 the number one priority identified was to split route 3 into a route 3a and 3b. The plan also called for doubling the frequency of Route 3. The stops that service both Routes 1 and 3 are minimal and do not include shelters or benches and are noted with just a simple sign indicating the route number and no other information. These are in contrast with the Marty stops elsewhere in the County which provide, at a minimum, a shelter and bench.

The City also has a micro-transit system within the downtown area called Stuart Tram. Many of these stops do include a shelter, benches, trash, and recycling bins as well as Tram information like route maps and contact numbers. This same level of service should be extended to Marty stops throughout the City including the study area.

The recent 2019 Stuart Downtown Tram Business Plan provided recommendations for the Tram’s continued service. Coordination between the two fixed-route systems should be continued.

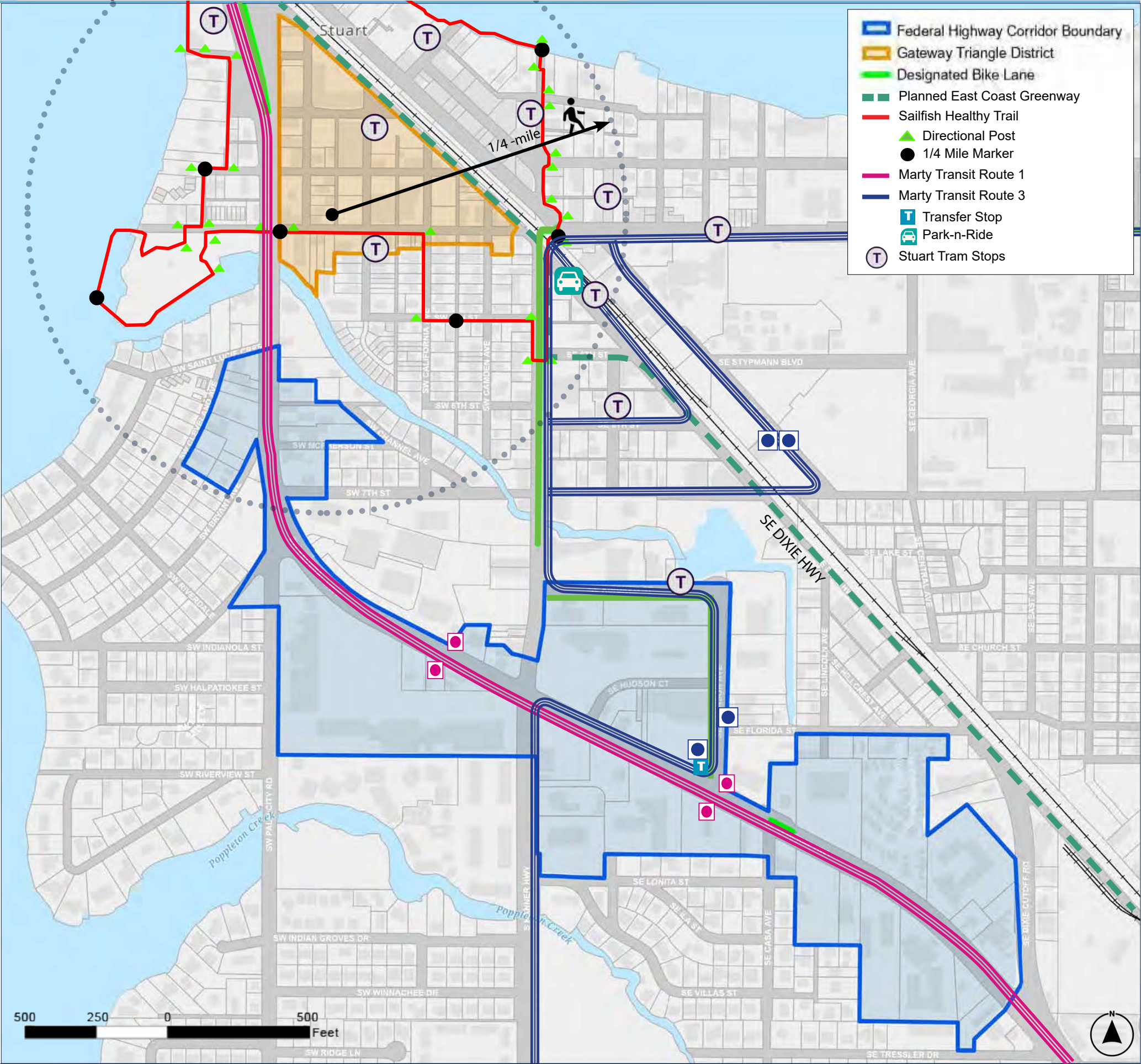


Figure 20 Designation of bike lanes 2019 data from FDOT as well as Marty Routes and Stuart Tram stop locations.

NATIONAL FLOOD HAZARD

When considering redevelopment and long-term investment, it is prudent to understand the flood risk and sea-level rise projections of the area. To the right are maps of the National Flood Hazard Area and the NOAA Sea Level Rise depth projection as they apply to the study areas.

In the map of the National Flood Hazard Area to the right, most of the Federal Highway and Gateway Triangle study area are well outside the 1% and 0.2% Annual Chance of Flood Hazard. There are, however, properties adjacent to Frazier Creek inside the study area that indicate more vulnerability to flood hazard and fall into both the 1% and 0.2% Annual Chance Flood Hazard.

NOAA SEA LEVEL RISE

The map on the right illustrates sea level rise projections for 2030, 2060, and 2100 in increasingly dark shades of blue. The most dramatic is 2100 in the darkest shade of blue. The data projects a sea-level rise of 81" or 6'-9" from the present date to 2100.

The vast majority of study area remains outside even the 2100 projections. Again, properties near Frazier Creek show potential impact from sea level rise like that of the National Flood Risk Map.

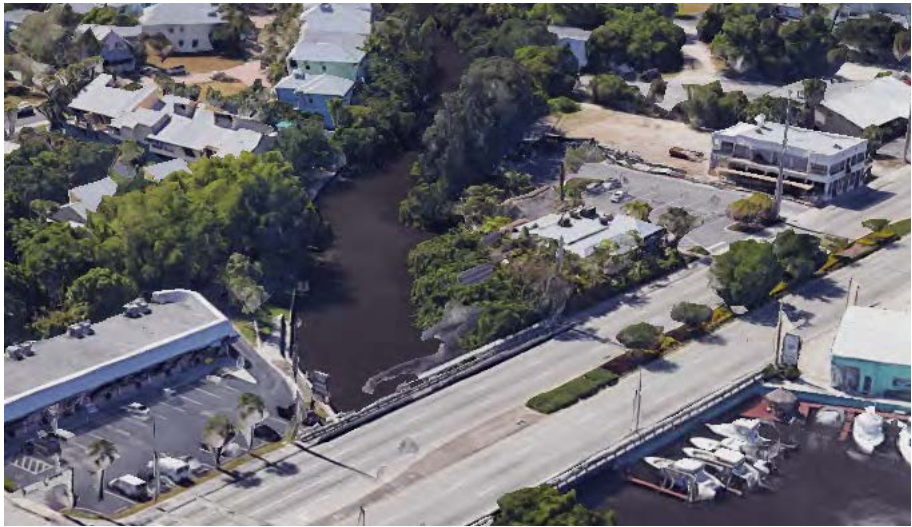
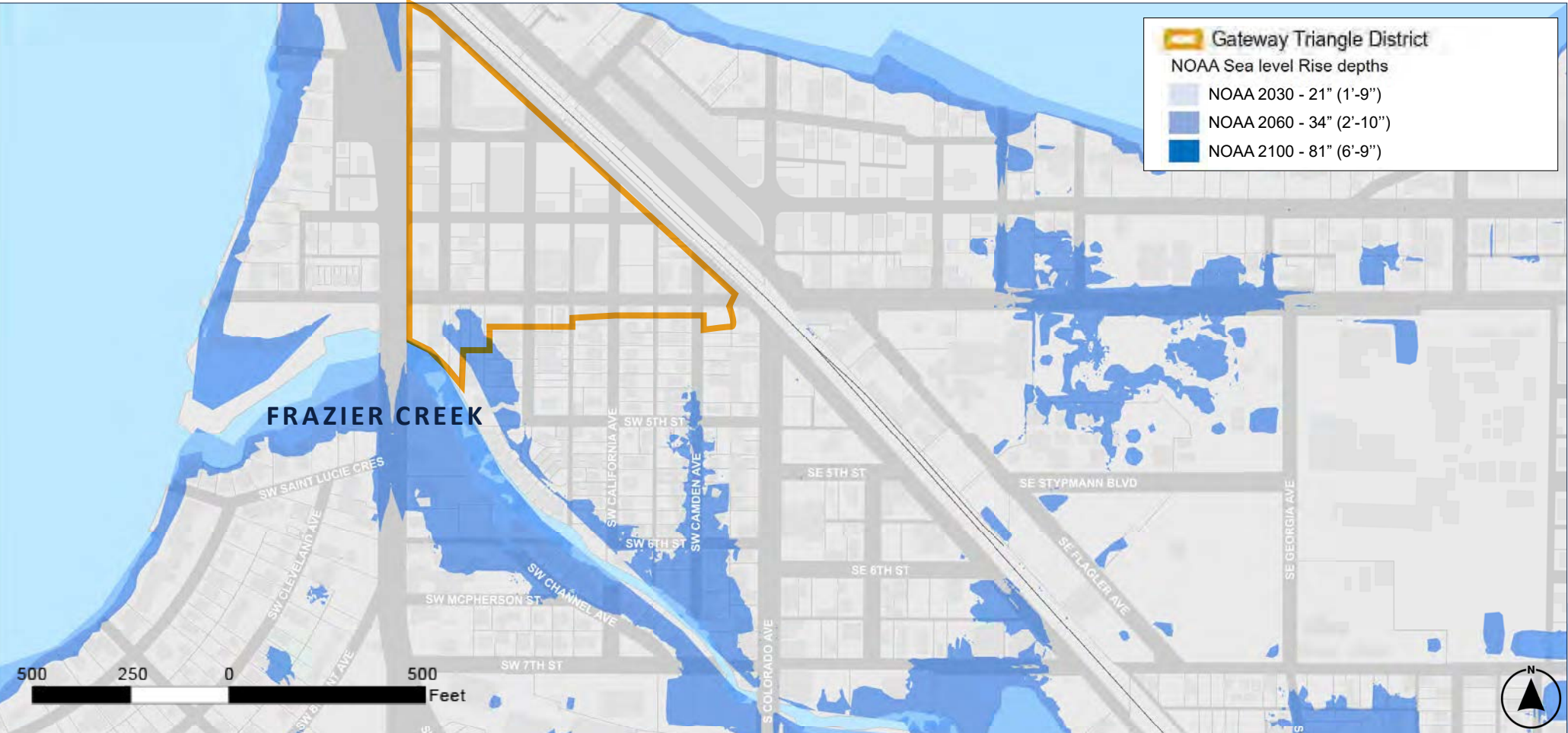
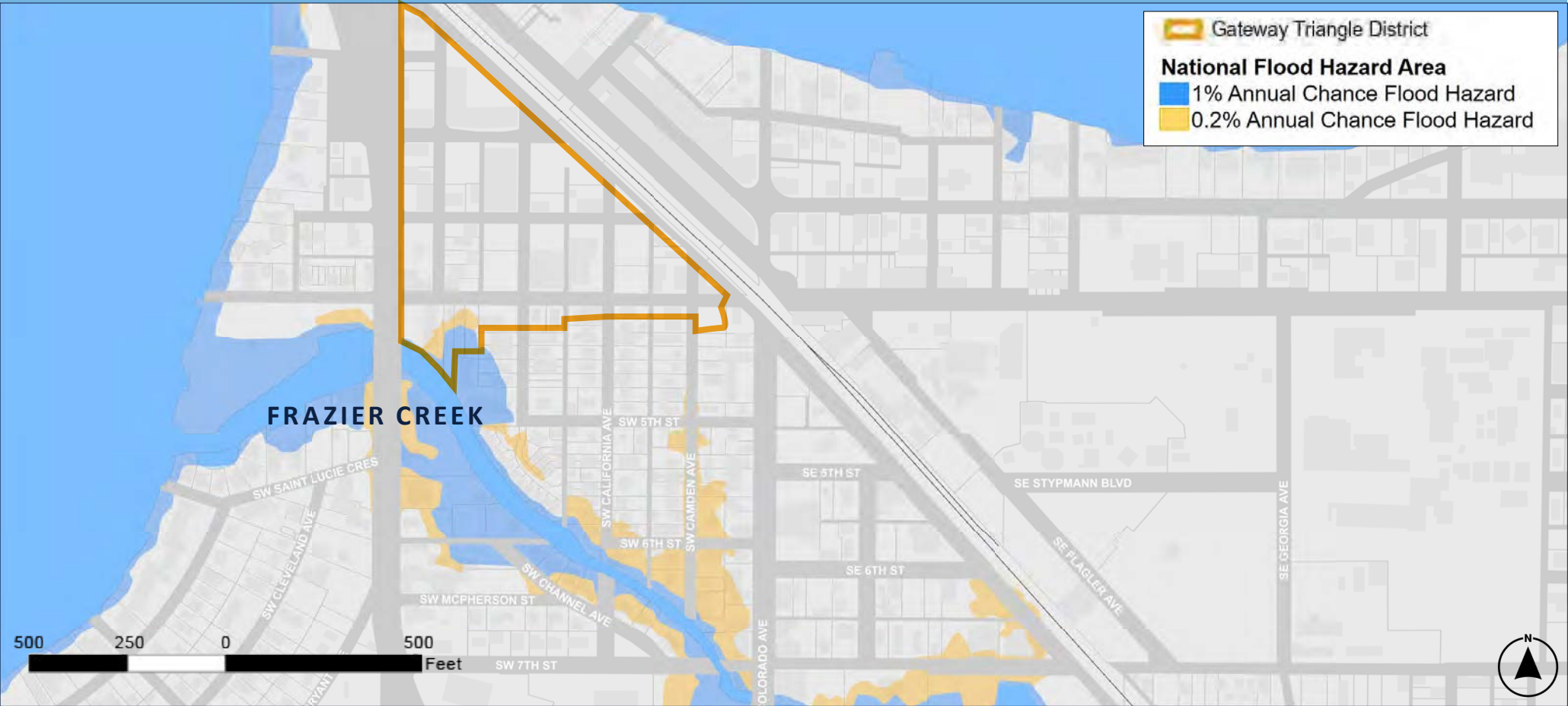


Figure 21 The image above is taken from Frasier Creek from Google Earth.
Figure 22 The National Flood Hazard Layer (NFHL) data incorporates all Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters of Map Revision (LOMRs) that have been issued against those databases since their publication date. It is updated on a monthly basis. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. Updated: 02/19/2020
Figure 23 Is a Seal Level Rise Scenario created for Martin County via Grant funding via the Institute for Water and Environmental Resilience and Erin Deady Law. Creation date: 3/2019



SUMMARY OF PUBLIC INPUT

OUTREACH

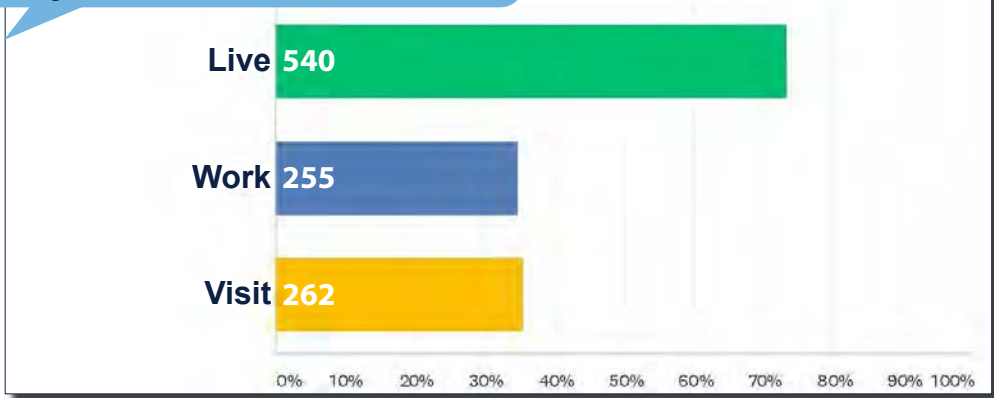
COMMUNITY SURVEY

A community survey was conducted between November 12th and December 18th, 2020 and received over 700 responses. The survey was distributed through social media on Instagram and on Facebook. It was distributed through community organization groups and the local television news featured it in their evening program and online.

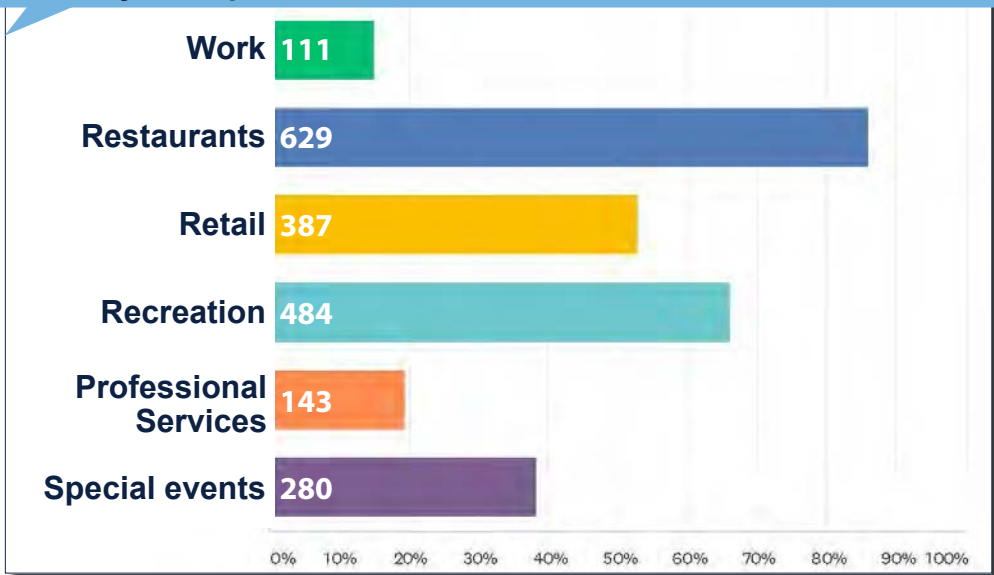
INDIVIDUAL INTERVIEWS

Individual interviews with over 20 individuals including each of the City Commissioners, Community Redevelopment Board (CRB) members, local residents and business owners where conducted between January and February of 2021. Interviews made clear the recognition of the potential in the study area and support for municipal improvements which would allow for more business to thrive in the area.

Do you live, work or visit Stuart?

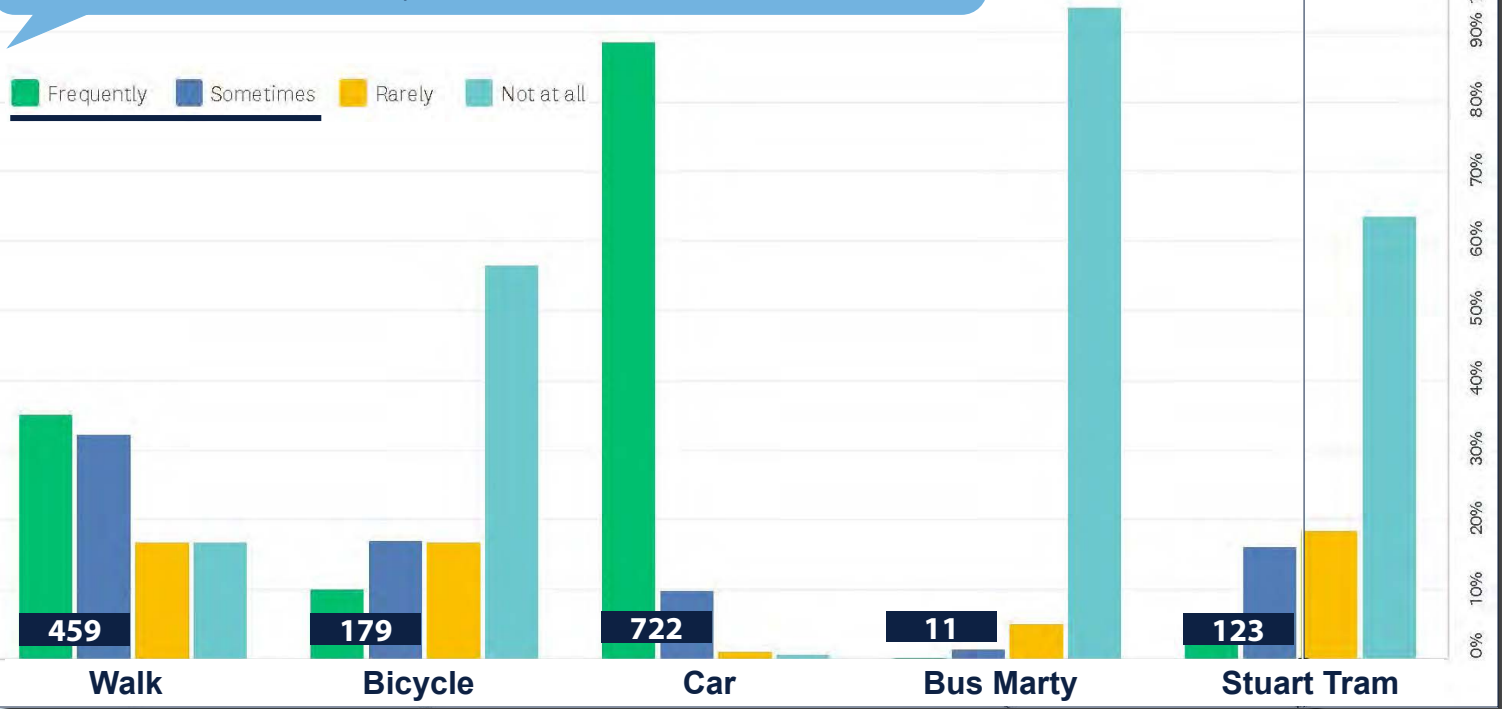


What is your top destination in downtown Stuart? Select the top three.

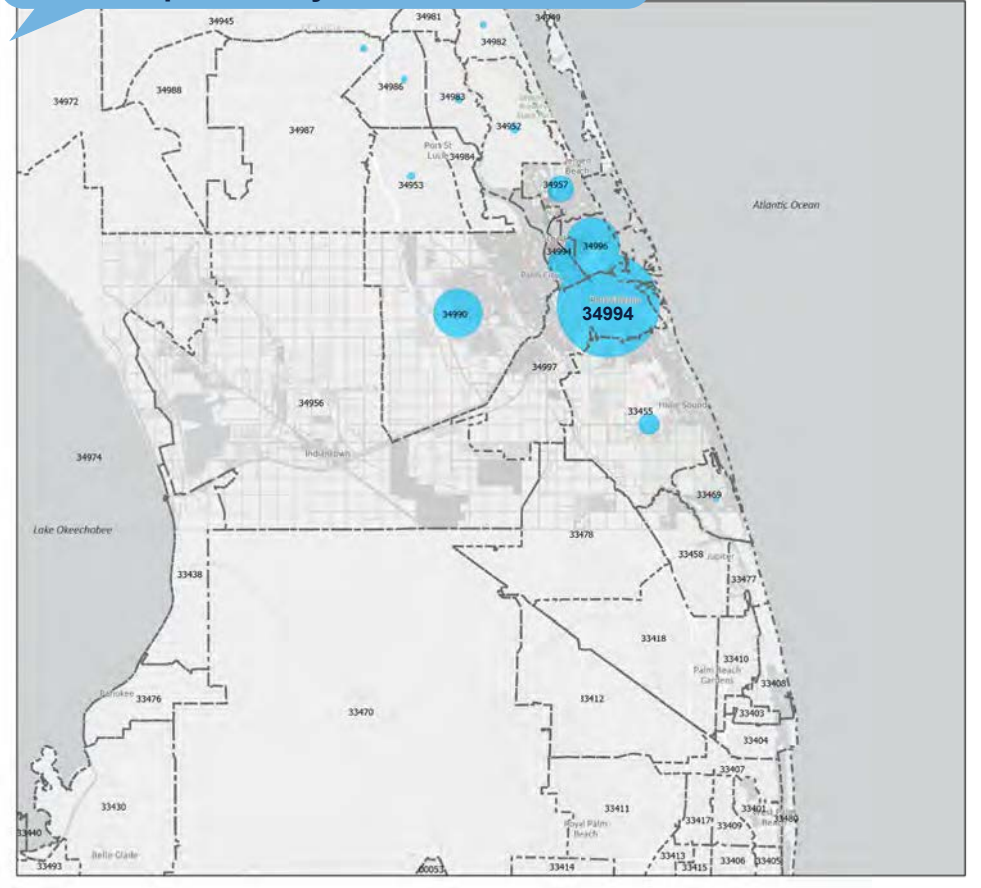


How often do you use the following when traveling in Stuart?

Select one for each mode of transportation.

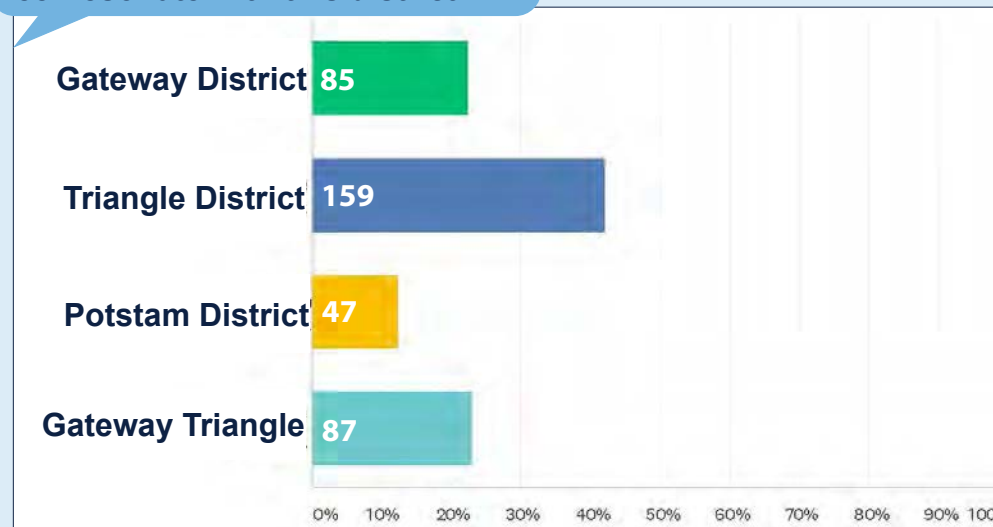


In what zip code is your home located?



ABOUT THE TRIANGLE

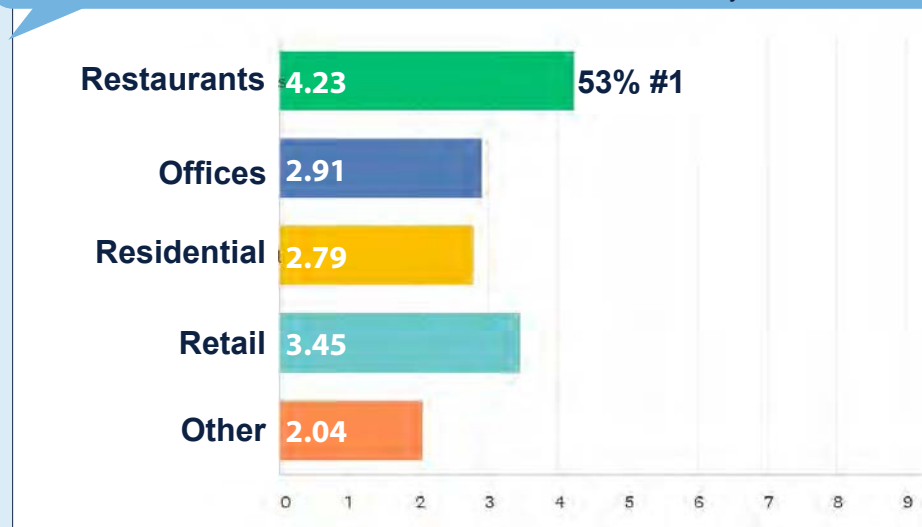
What words or themes do you feel resonate with this district?



In the open ended responses, noted themes include Sailfish Square/District, and Railroad District as well as the one in the quote below which brought in another layer of Stuart history:

“South Ais Triangle named for the Indian Tribe that populated this area & North. Most villages would have been in an area like this close to the waters of intracoastal, river, and ocean. Stuart was a huge area for them.”

What types of uses and business would you like to see in this district? Rank them in order of the most desirable to you.

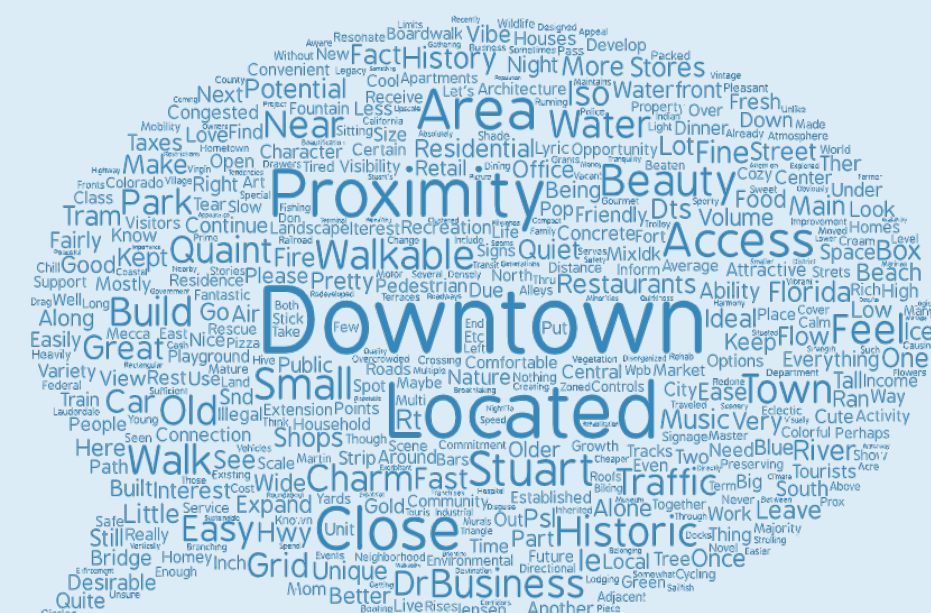


Restaurants received the most number one rankings with 53% of people placing that use at the top of their list. In the other category parks, greenspaces, open space and recreation were popular themes. The importance of uses that address the whole family including kids and teens were also mentioned.

Other, please specify



What are strengths of the area?



What do you feel are impediments for existing & new businesses in this district?

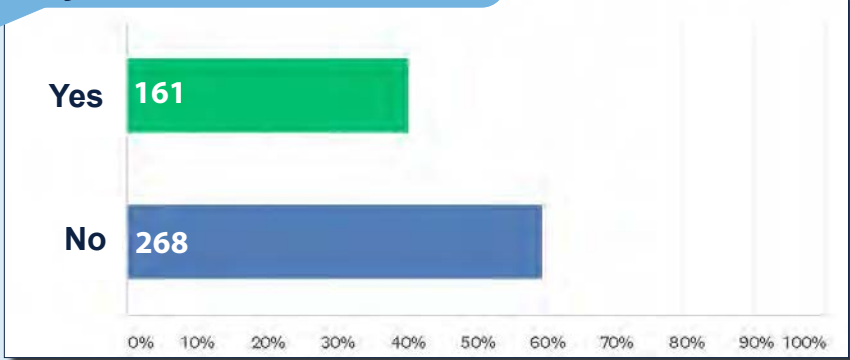


A clear strength of the study area is the location to the historic downtown, followed by the small town feeling created by the scale of the buildings and streets.

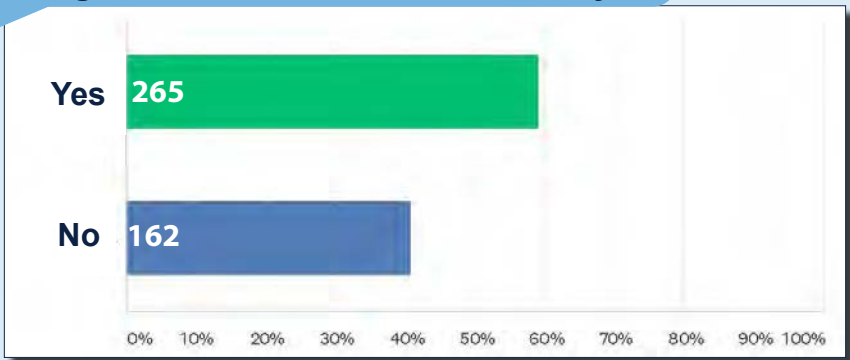
Along the inverse participants identified parking, traffic, access, confusing roads, a feeling of disconnection at the railroad tracks from historic downtown and a lack of foot traffic and activity from downtown as the major impediment.

ABOUT THE TRIANGLE

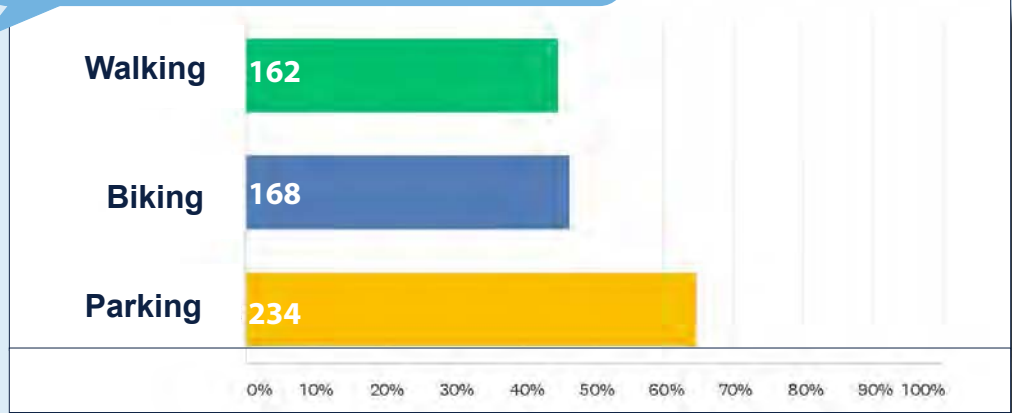
Have you used the Stuart Tram?



Are you familiar with the Sailfish Public Parking at SW Akron Ave and S Dixie Hwy?



Do you feel there are impediments to parking, biking or walking in this area?



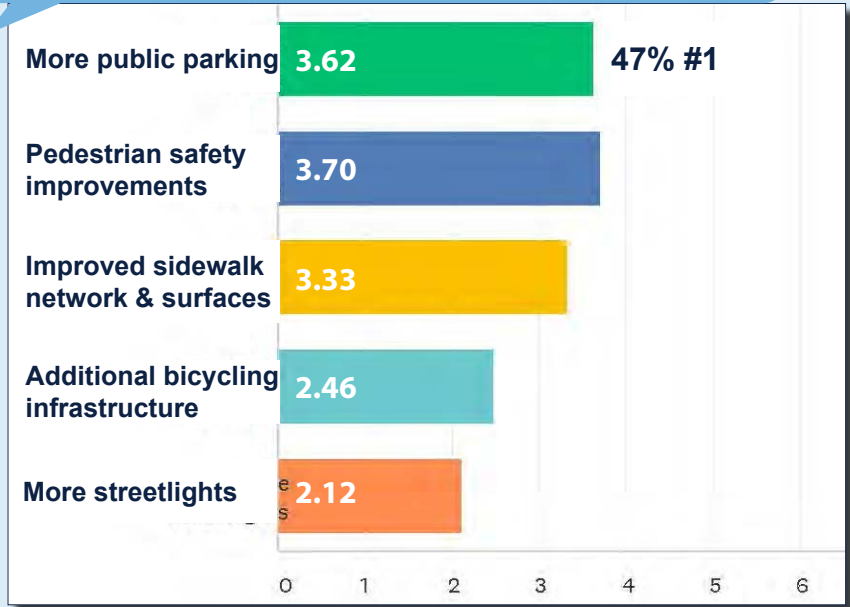
Responses revolved around five major themes. Most comments involved improving the sidewalk, crosswalks, and adding parking via parking lots, on-street and parking garages. The tram was often mentioned as part of the solution to parking needs. Sidewalk comments included widening, providing clear paths and improving with shade and lighting. Related to the sidewalk, improved crosswalks and connectivity were mentioned frequently. Pedestrian crossing at roundabouts was noted frequently. Bike lanes or marked bike paths were suggested as often as more parking.

If yes, how could be improved?

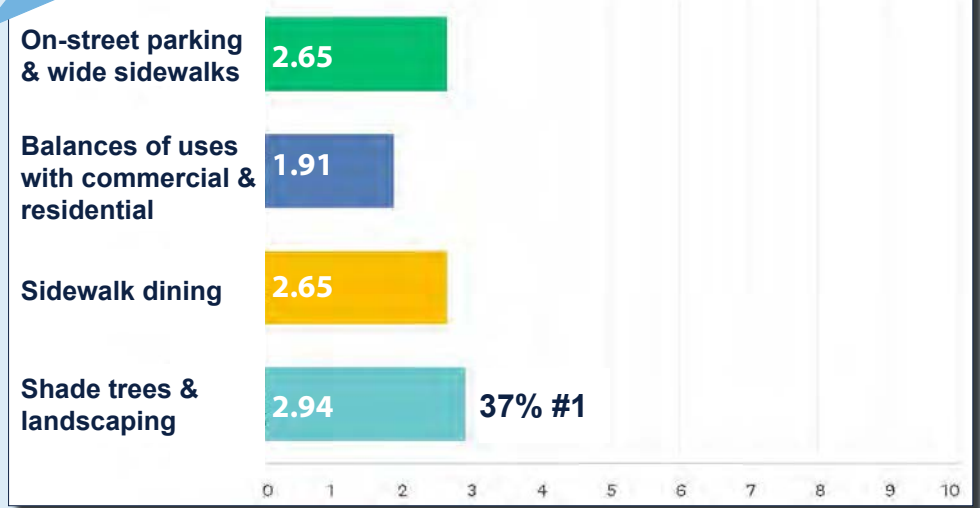
Occurrence of Five Major Themes				
Add Parking lots or on-street	Add Parking Garages	Add bike facilities, or signage	Improve Crosswalks & Connectivity	Improve Sidewalks
28	24	28	22	36

Directional signage
Greenway trail system
More areas, dedicate part of the triangle to additional parking
Don't know, very limited space available
Better use and landscaping around the tram stop
Parking can be added during events, but not during regular hours
Not able to answer as I have not been in this area often
More parking, more parking, more parking
Not sure why you would really want to walk or bike over there given my description above by jaygo
More parking
One-way streets are confusing
Designated areas
More parking
Please do not make any streets less lanes
Four of 10-15 Garage
Well marked bike lanes
There is never enough parking close enough to the establishments one would like to visit
Crosswalk under the Roosevelt Bridge at the foot of the old Roosevelt Bridge is dark and visibility
More if it
Area is a huge mess
Make multi-level parking
There is a need for a multi-level parking structure
Don't keep expanding the area
Crossing us!
More public parking

Which changes to the transportation system should occur in the district? Rank them in the order of most important to you, with a one being the most important.



Which public realm improvements do you feel would improve the district most? Rank them in the order of most important to you, with a one being the most important.



Shade trees and landscaping ranked the highest among the four choices with a 158 participants placing that at the top of their list. Shade trees and landscaping improve many aspects of a streetscape so it makes sense to place this at the top of any streetscape wish list. Shade trees and landscaping improve the sidewalk by improving comfort with shade. Landscape improves the attractiveness of a corridor for all users including drivers, pedestrians and cyclists and can do wonders for creating a sense of place. Shade trees that frame the road also work to further define the public open space and can have a speed reducing effect. Shade trees and landscaping when not fully appreciated, can be left out of budgets or are lost to other spacial constraints in the streetscape of which there are many in the study area.

VISION WORKSHOP

On Saturday, March 13, 2021, a visioning workshop and walking tour event was hosted by Treasure Coast Regional Planning Council and the City of Stuart. Over fifty people participated, including residents, business owners, elected officials, and City staff. The walking tour took the participants through portions of both study areas and provided firsthand experiences of the challenges and advantages in the district. The tour included a brief history of planning in the City, examples of mixed-use neighborhoods, and an introduction to Vision Zero and Complete Streets. Feedback was provided through questions and answers along the walk and at “mini-presentations” which were facilitated by three presenters. When the tour was completed, participants were encouraged to test their road improvement concepts with the Complete the Street exercise as well as to provide feedback to facilitators at tables where they were scribed onto maps. Additional feedback was emailed by some of the participants. Feedback ranged from very general to very specific.

SUMMARY OF CONVERSATION BY AREA
BOTH DISTRICTS

- Broad support for mixed-use neighborhoods and projects was expressed.
- Maintaining a small-town and quaint feel continues to be an important quality of Stuart. Concerns for maintaining that are often expressed with comments or questions about appropriate height and density. That said, locations along US1 and in the Triangle District were seen as appropriate places for height and density by residents.
- Historic structures are a benefit and set the tone of the neighborhood. As one participant said, “We lose charm and character with every demolished historic structure. There is nothing that can replace the authenticity of historic original structures. So few remain, and those that are left need protection. Celebrate and acknowledge all existing historic structures within the CRA and Main Street boundaries.”
- The importance of more greenery with parks, landscaping, and bulb-outs was expressed repeatedly.
- There was interest in adding fitness stops along the creek and the Sailfish Healthy Trail.
- Landscaping shrubs are often higher than 18” and need to be trimmed to promote visibility pedestrians for vehicle drivers.
- For bike lanes, a preference for the buffered bike lane as opposed to the paint where feasible was expressed. The paint can be slippery for specific types of bike tires.



ABOUT THE TRIANGLE

IN THE TRIANGLE DISTRICT

- There was broad support for restaurants and shops in the area. Many expressed seeing the District as an extension of the Historic Downtown with a town square.
- A large site of approximately 5 acres currently occupied by the First Baptist Church of Stuart in the district has been recently listed for sale. Naturally, there were conversations about the future of that site.
 - Concern was expressed that a large hotel could absorb all the hotel demand downtown if one were to move into the site.
 - The site was also noted as an opportunity to add improved landscaping to the narrow sidewalks and public park space to the City.
- The circle at SW Akron Ave, S Dixie Highway, SW Joan Jefferson Way poses challenges for the visibility of pedestrians. It was advised that relocating the crosswalks further back from the circle would increase visibility and make a safer crosswalk.
- Public Parking needs not being met with current signage.
- Exposed chain link fences do not benefit the district.
- Shade trees and bulb-outs would benefit SW Ocean and Albany for the speed, safety, and comfort of pedestrians.
- The district is a good candidate for sharrow markings and signage.
- A need for lighting at the parks along the Frasier Creek was identified by a participant.
- There is interest in a pedestrian overpass especially if it could become a destination of itself with seating and views of the water and downtown. Locations cited include the end of SW 3rd Street.



TOUR OF THE PLAN

MOBILITY & CONNECTIVITY

DETAILED MASTER PLAN

As part of the study, each street in the district was analyzed, and recommended improvements were illustrated. A set of plans can be found in Appendix A for existing conditions and Appendix B for recommended conditions and redevelopment concepts. Recommendations reflect the a community direction to create an active downtown neighborhood which is an extension of the successes of adjacent districts. The foundational goals for the proposed recommendations include the following:

- improve mobility for all users
- promote a district parking approach
- encourage infill redevelopment

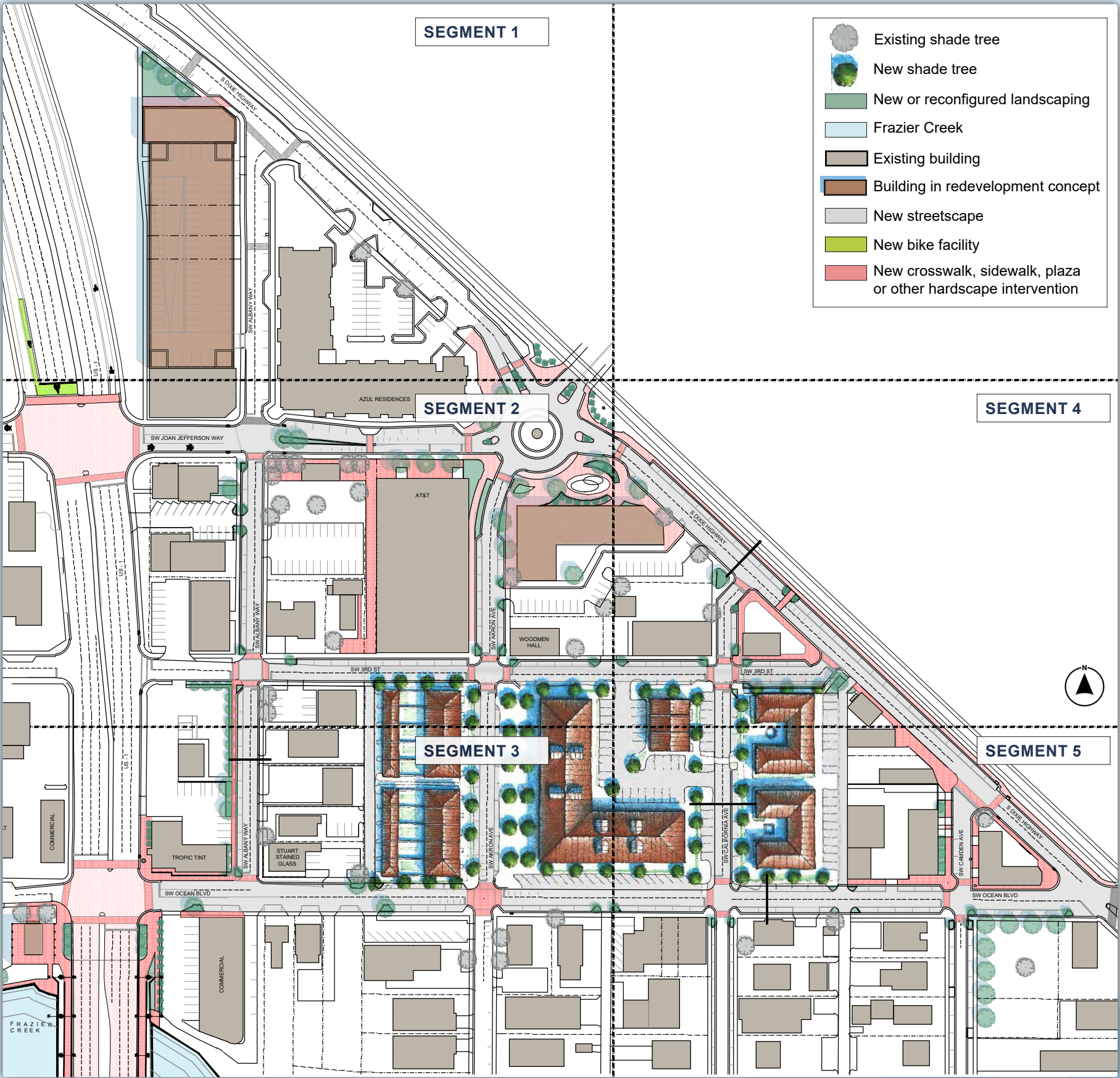
Numerous crosswalks were found to be missing and are illustrated in recommended locations. A design is provided for each street that maximizes on-street parking opportunities and indicates driveway consolidation where feasible. Where spaces are not large enough to accommodate vehicles, the plan recommends dedicating space for bike racks and golf cart parking. On SW California Avenue and SW Akron Avenue, the recommended two-way direction of travel is shown.

The complete network of streets and alleys is a key asset the City should protect and enhance, and therefore, the plan recommends retaining all public rights-of-way. The fully implemented network of streets is ideal for promoting a walkable compact neighborhood as exists in the neighborhood to the south and the historic downtown to the west. Streets and alleys are the magic that makes a mix of uses and adaptive design. They are the infrastructure that small scale development and business depend on to function in an urban environment.

With the exception of US-1/Federal Highway, all streets in the study area have a posted speed of 25 MPH, and most include a 40’ right-of-way. Considering the speed and narrow rights-of-way, marked sharrows may be the most appropriate type of bicycle facility in the District.

Many utility poles interrupt the existing pedestrian environment. Under-grounding of utilities including power by FPL is an opportunity not just to clear the sky but to clear the sidewalk and create a more desirable walking environment. FPL is in the process of hardening its electrical grid. Hardening has focused first on the highest voltage portions in the network. Already hardened lines, in most cases, tend to be cost-prohibitive to bury after-the-fact. In the study area currently, there are not yet hardened distribution poles that could still be relocated underground. Additional coordination with AT&T and Comcast would be needed to remove many poles entirely. Jensen Beach, Rio, and the Town of Sebastian have either had utility lines undergrounded or are undergoing the process as part of the Storm Secure Underground Program to help FPL meet its reliability criteria. Other communities may have an opportunity to pay the difference to underground lines that would otherwise be hardened with more traditional poles.

Each roadway project should include innovative stormwater solutions. Permeable pavers, asphalt, and concrete for alleys, surface lots, and on-street parking are recommended as well as exfiltration. Curb design should allow stormwater to enter rain gardens within the streetscape as well as surface lots to maximize the potential for stormwater storage and treatment.



PARKING

One of the key goals of the Triangle District Master Plan is to promote a compact, walkable neighborhood that is reinforced by a district-wide parking program. Areas within this condition will have different parking needs and remedies. For those properties within the District, the recommended parking regulatory modifications are suggested.

PHASE 1: ASSESS THE REQUIRED ON-SITE PARKING STANDARDS

Under the current code, 80 parking could meet the required parking for approximately 24,000-sf of office or retail at the rate of 1 per 300-sf, but those 80 parking spaces can meet the required parking for only approximately 8,000-sf of restaurant. The required parking for restaurants at 1 per 3 seats plus employees is much higher than other uses and is a deterrent to establishing new restaurants in the study area. Another complicating factor for district parking where a park-once environment is promoted and desirable, the number of very specific standards based on use requires a reassessment of required parking for property owners even when changes in use occur within types of office and types of restaurants. It would be a benefit to simplify the categories of required parking to allow easier change between uses over time. In addition, consider allowing businesses to count the on-street parking in front of their businesses towards the required parking.

PHASE 2: ADVANCE COMPLETE STREETS

In addition to streetscape recommendations in Appendix B allows the City to provide approximately 50 more public on-street spaces when there is a full buildout of recommendations. This can be a tremendous economic benefit for businesses. An often-cited metric from the Fort Collins Downtown Retail Assessment Report found that in a thriving retail district “each [on-street parking space] can generate up to \$300,000 in annual retail sales.” The City should continue to assess progress made on parking recommendations from *Future Parking Needs Analysis* in the 2018 study. Recommendations regarding bike racks, golf cart parking, valet parking, and curbside management should be expanded into the study area. Those recommendations are included in Appendix C for reference. The Triangle District study area corresponds with Zone 3 of the parking study.

PHASE 3: UNLOCK SHARED COMMERCIAL PARKING

Utilizing the same parking over more hours in the day benefits customers by bringing them closer to the goods and services and allows them to bring business to multiple destinations. There is a greater efficiency of parking spaces when customers park once for goods and services. This principle is often applied to commercial plazas and mixed-use projects. It can also be applied to walkable downtown districts like the study area. Concerns for property owners should be offset by a City managed program. The program should provide incentives like lighting, cameras, and signage similar to municipal surface lots which are a benefit to property owners. Improving the existing asphalt not only maximizes available parking spaces but improves walkability and supports work done in Phase 2.

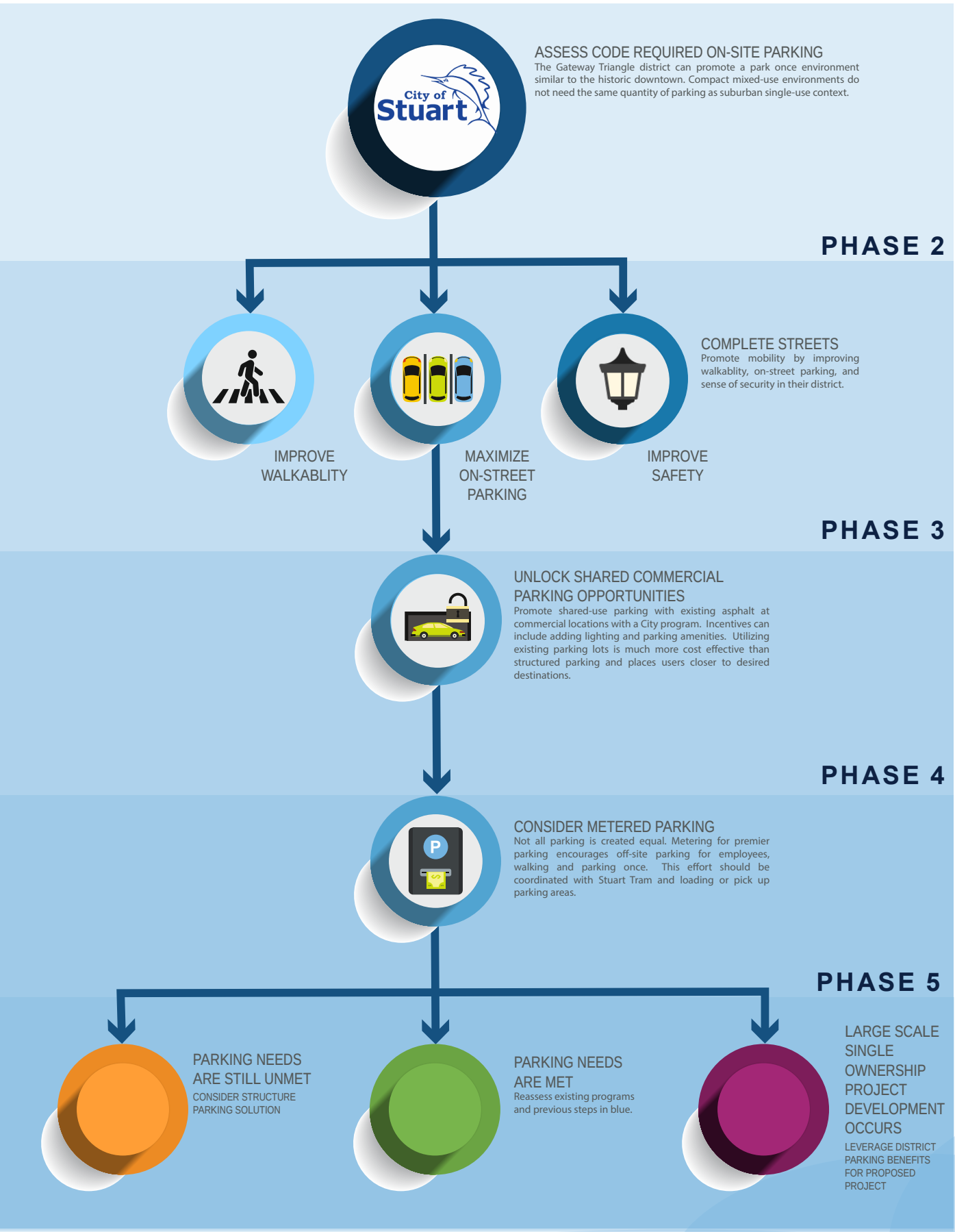
PHASE 4: INTRODUCE METERED PARKING FOR PREMIUM SPACES

Not all parking is created equal and free parking is not free. Much has been written about the cost of providing free parking. The *Future Parking Needs Analysis* provided recommendations on how a premium paid parking program could be implemented. It promotes alternative means of mobility including micro-transit like the Stuart Tram, cycling, and walking.

PHASE 5: REASSESS PARKING NEEDS

A parking garage is a multi-million-dollar public investment. Every other opportunity to improve the walkability and add parking should be investigated before a municipal parking garage is considered. A garage will only be effective in meeting parking demands and benefit the City if the streetscapes between the structured parking and destinations have already achieved walkability and a sense of place which is safe and desirable. A parking garage will go underutilized if those goals are not first met in Complete Streets. In Section 6.01.19, the City has already adopted a Payment in lieu of parking program (PILOP). The City may consider modifications to the payment amount and limits to quantities outlined currently.

DISTRICT PARKING APPROACH



STRUCTURED PARKING

If the City has utilized every tool at its disposal to address parking needs, and a parking garage is still found to be merited, careful study of potential sites should include:

- The efficiency of the site for maximum parking yield per square foot. Regular, rectangular structures with right angles are more efficient. A building length of at least 250' and widths greater than 100' are better since they allow for more efficient use of necessary ramps;
- The least impact to important City assets. Parking garages should not negatively impact existing views, buildings, important City amenities, require significant loss of right-of-way or possible development opportunities; and,
- The typically walking shed of structured parking is 500'-750'.

The illustrated location on SW Akron Avenue north of SW Joan Jefferson Way would serve the most study area and some of the Old Downtown District with a 750' walking shed, which could be accessed from S Dixie Hwy and SW Joan Jefferson Way. Most of the site is currently occupied by a surface parking lot. In the existing small plaza to the north, current tenants could be relocated to a commercial liner within the same footprint they are in today, but only with a view that faces the St Lucie River, the bridge, and a small park instead of facing the parking lot as they do today. Facing businesses to the pocket park, the views, and street help to activate the park and existing sidewalks. Activity improves safety by bringing eyes to the street, and more desirable experiences to customers. Because the site has lower viability and is without alley access, it is a more difficult site for potential redevelopment. Since the Roosevelt Bridge and the existing office building to the south already shield the structures from view, the site only has two visible facades. Other sites in the area do not have the same potential block length or are desirable locations with prominent viability in the City for uses other than parking.

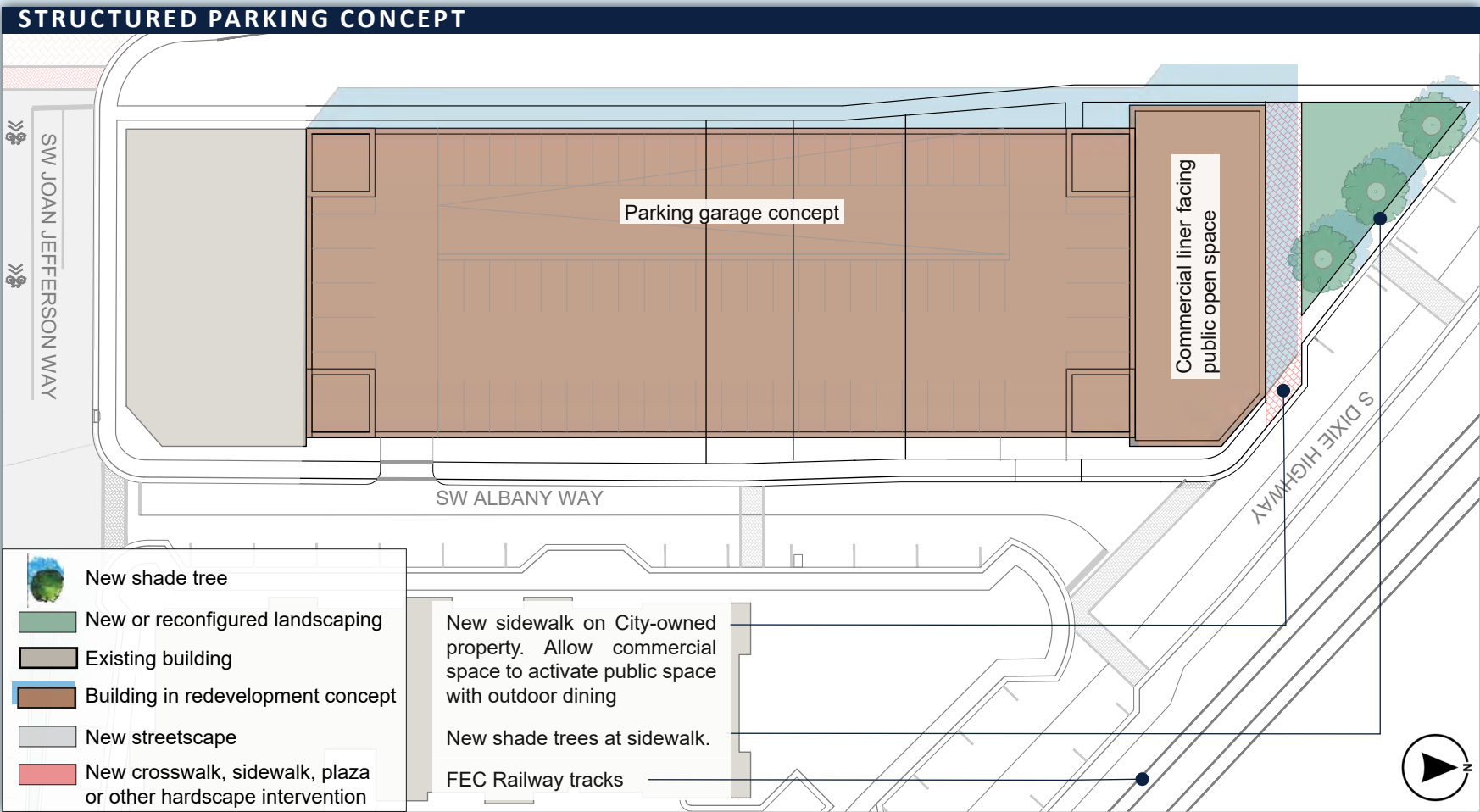


Figure 24 Above image of the Selby Parking Garage in Sarasota, FL
Figure 25 To the left image of the Balet Valet Parking Garage located in Miami Beach

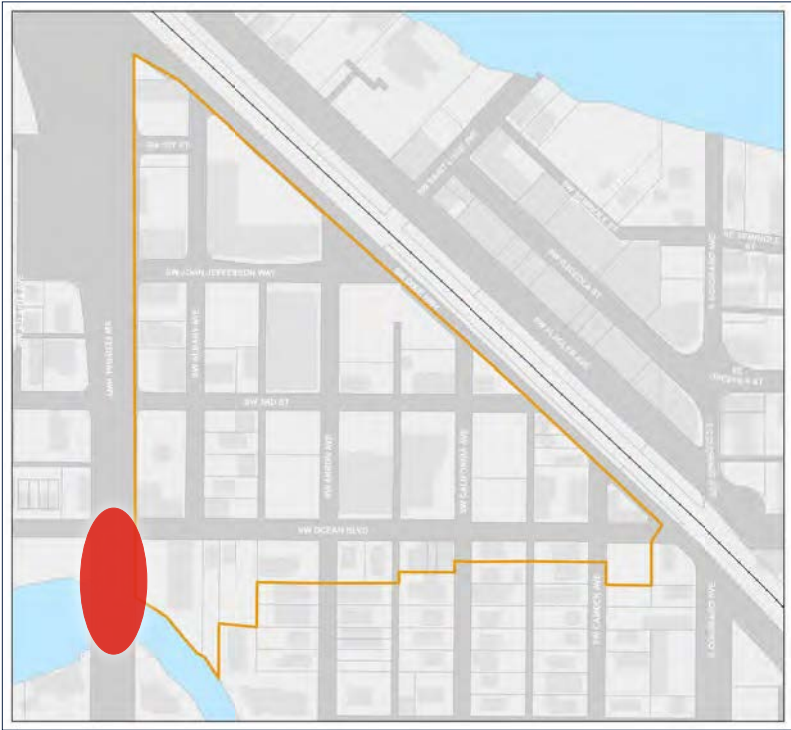
MOBILITY & CONNECTIVITY

SW OCEAN BLVD & FEDERAL HIGHWAY INTERSECTION

SW Ocean Blvd continues over US-1/Federal Highway and is an important connection to the City in particular for pedestrian traffic. Shepard’s Park is a popular park for its playground, kayak, and boat launch. It is included in Healthy Walk trails designated by the City. Small hotels and the Sunset Bay Marina & Anchorage bring tourists to the area. At this intersection residents, including families with strollers, and tourists are often seen crossing US-1/ Federal Highway by foot or Stuart Tram.

FRAZIER CREEK BRIDGE

The intersection is adjacent to the Frasier Creek Bridge. For most vehicles, the bridge is unnoticeable as it is flat and indistinguishable from the rest of the roadway. Because the bridge is flat, it prohibits even the smallest of watercraft to navigate below it especially as the tides change. The inland creek is then effectively cut off from the south fork of the St Lucie River from properties beyond the bridge. With sea-level rise and the impact of king tides, this will become even more the case. The creek continues to the east below S Colorado Avenue and adjacent to S Dixie Highway where Burner Pond Park is located.



REDEVELOPMENT CONCEPT



MOBILITY & CONNECTIVITY

BRIDGE DESIGN

The study revealed an opportunity to create a gateway moment for downtown and the City as well as improve the safety and functionality of the intersection and bridge. On the southwest corner of the intersection is a City-owned lot that is currently leased. The aesthetic should be consistent with City brand standards and gateway features to the north on US-1/Federal Highway. When Frasier Creek Bridge is replaced, it should be built with a slight hump. The vertical deflection acts like a speed table to control speed while emphasizing the importance of the creek and the waterways within the City. The extra height could afford a more comfortable passage of small craft with less impact from tides and benefit the connection to the City-owned dock at SW 6th Street and SW Camden Avenue. The bridge should include a change in texture and design from the road to the north and the south and be widened to accommodate a 10' shared-use path. Currently, the sidewalk is a narrow 5' width and is without bike facilities.

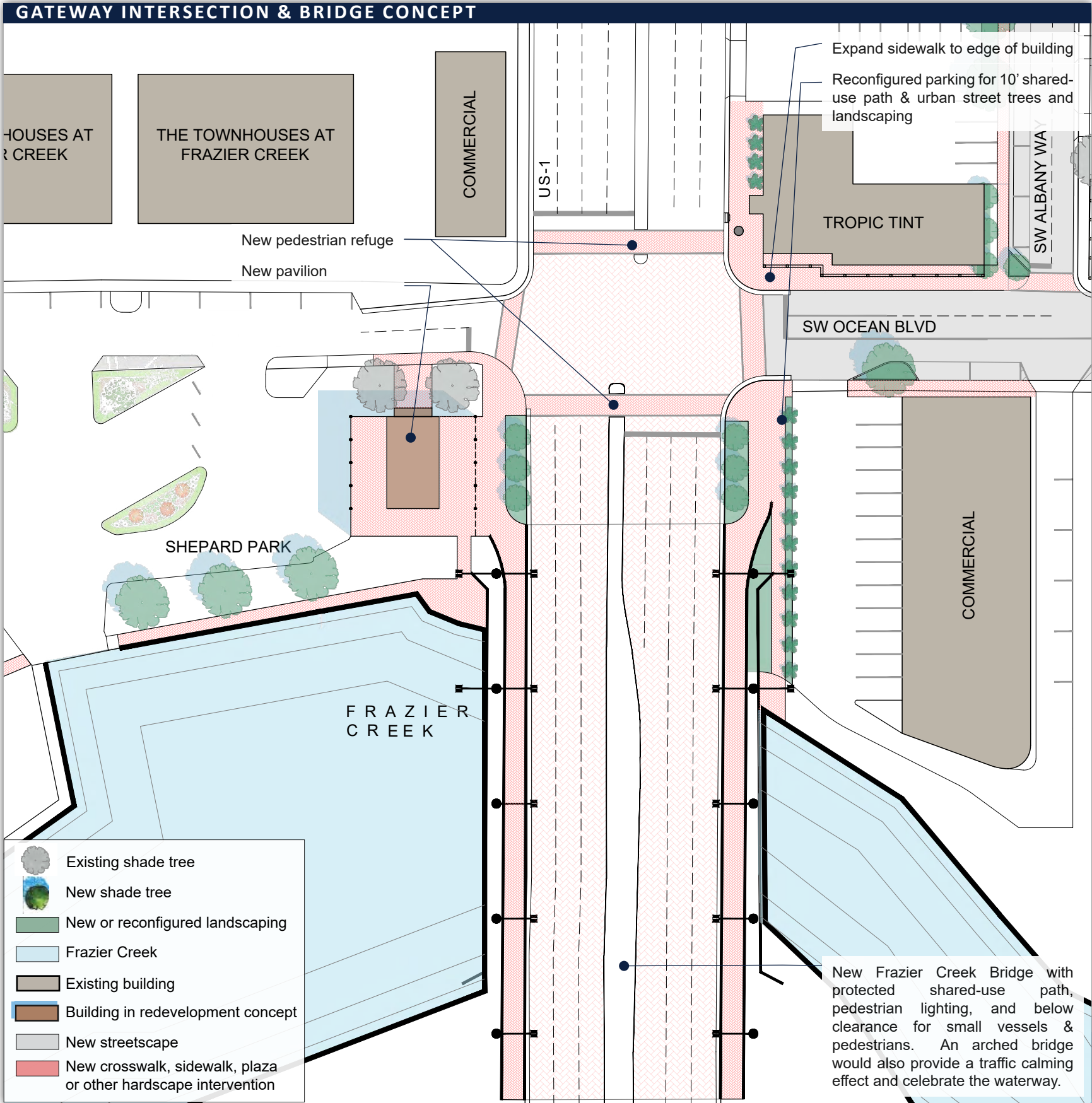
Increased head-clearance below the Frazier Creek Bridge could also be an opportunity to extend a pedestrian path from Shepard's Park along Frazier Creek to the east side of US-1. An example of a similar sidewalk path occurs at the bridge for the FEC railway to the north. A connected path of green public spaces was a concept for Stuart introduced in the 1988 Charrette and this would advance that concept. Pedestrian lighting and sightlines would be necessary to ensure the space is comfortable and inviting for users. Additional study would be required to verify the feasibility.

PEDESTRIAN ZONE

In addition, care should be made to improve the sidewalk conditions around the bridge and intersection. Large arterial FPL poles interrupt the sidewalk and are extremely difficult to maneuver around particularly if on a bike or in a wheelchair. In the illustration to the right, the east side depicts the City acquiring a sidewalk easement or right-of-way to provide a 10' landscape buffer and a 10' sidewalk. Existing parking could be reconfigured to parallel parking. On the commercial lot, the site still would retain 20 on-site parking spaces. The 10' shared use path accommodates both bikes and pedestrians and is much improved from the existing conditions for access and accessibility. Added trees help to frame the street and slow traffic. The additional landscaping is an opportunity to improve stormwater by providing pervious ground and maybe an opportunity for a small rain garden. Planting would need to follow FPL's Plant Right guidelines and the necessary setbacks required by FDOT.

On the west side, the City owns the property. The illustration again shows an added landscape strip and a 10' shared use path. The existing building is replaced with one that could be more flexible in its use while keeping the existing specimen trees on site. Open-air porches lend the building to be a civic pavilion, a small restaurant, or maritime-focused recreational retail space. The building includes a reference to the importance of maritime navigation to the history of Stuart.

New pedestrian streetlights with banners typical of the downtown are recommended. The intersection and crosswalks are rendered with a stamped texture. The pedestrian crossings include pedestrian refuges to improve conditions when crossing the 100' space of travel lanes on US-1/ Federal Highway. Stamped textures, deflection, and painting at SW Ocean Blvd and US-1/Federal Highway will need to be coordinated with FDOT and may require maintenance agreements from the City.

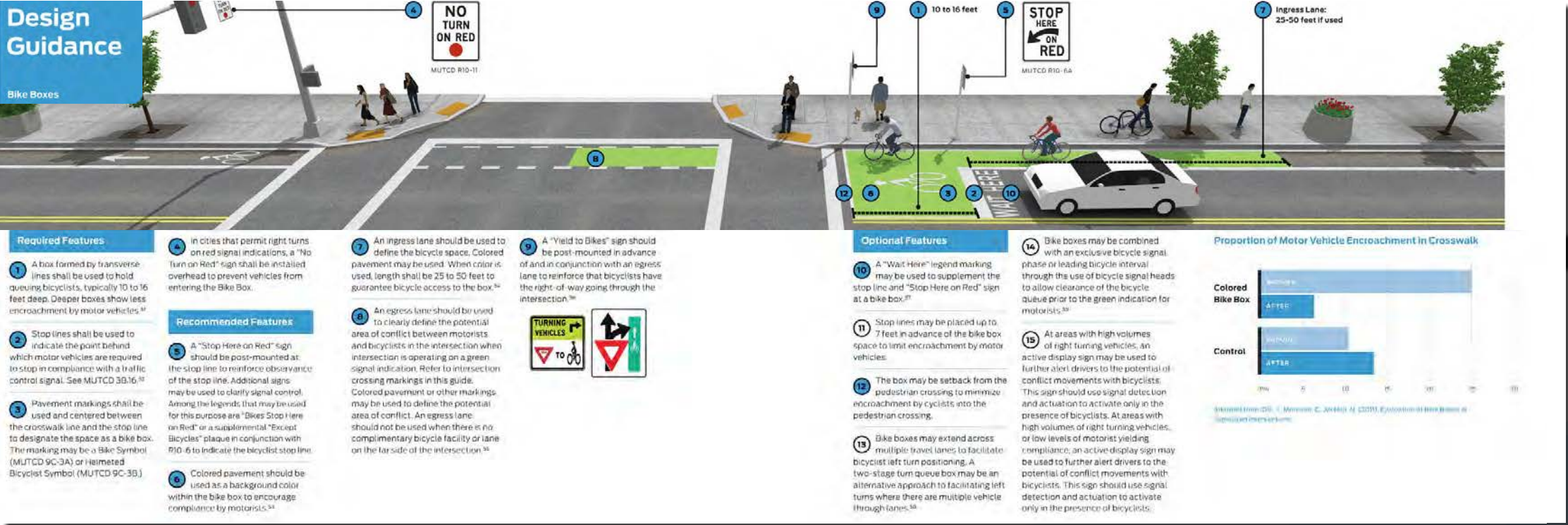
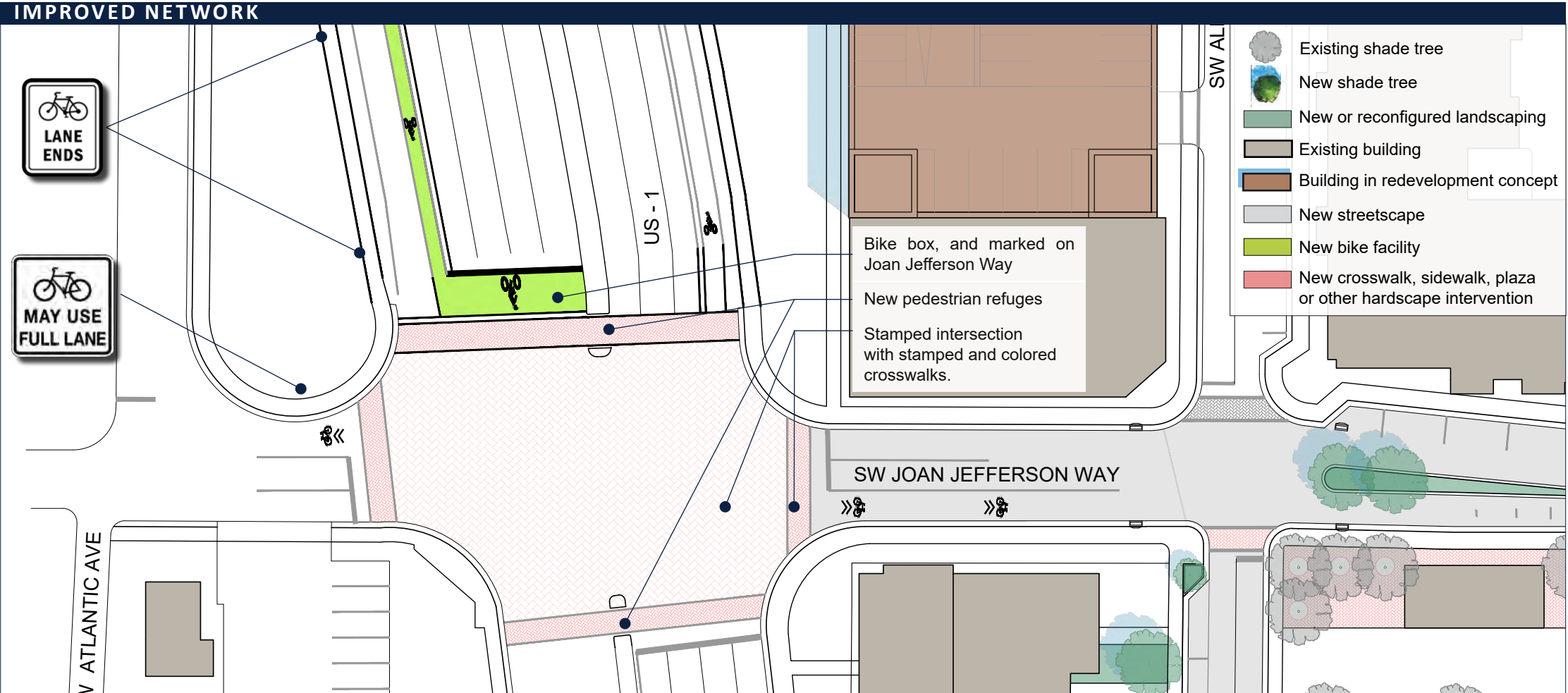


MOBILITY & CONNECTIVITY

BIKE NETWORK AT SW JOAN JEFFERSON WAY

FDOT has recognized the critical need to address the abrupt terminus of an existing bike lane at the base of the Roosevelt Bridge. The constrained right-of-way does not allow the bike lanes to continue. Long-term, a shared-use path of a 10'sidewalk should be configured along US-1/Federal Highway to accommodate cyclists and pedestrians. In the near term and as an alternate route, SW Joan Jefferson Way and SW Atlantic Avenue should be marked with sharrows and warning signage regarding the end of the bike lane. Additionally, curb cuts need to be managed on the south side of SW Joan Jefferson so that cyclists approaching the sidewalk can quickly move onto the sidewalk. A bike box is also recommended as a means to allow cyclists to turn onto SW Joan Jefferson Way towards downtown.

Figure 26 National Association of City Transportation Officials (NACTO) reference included for bike box design guidance.

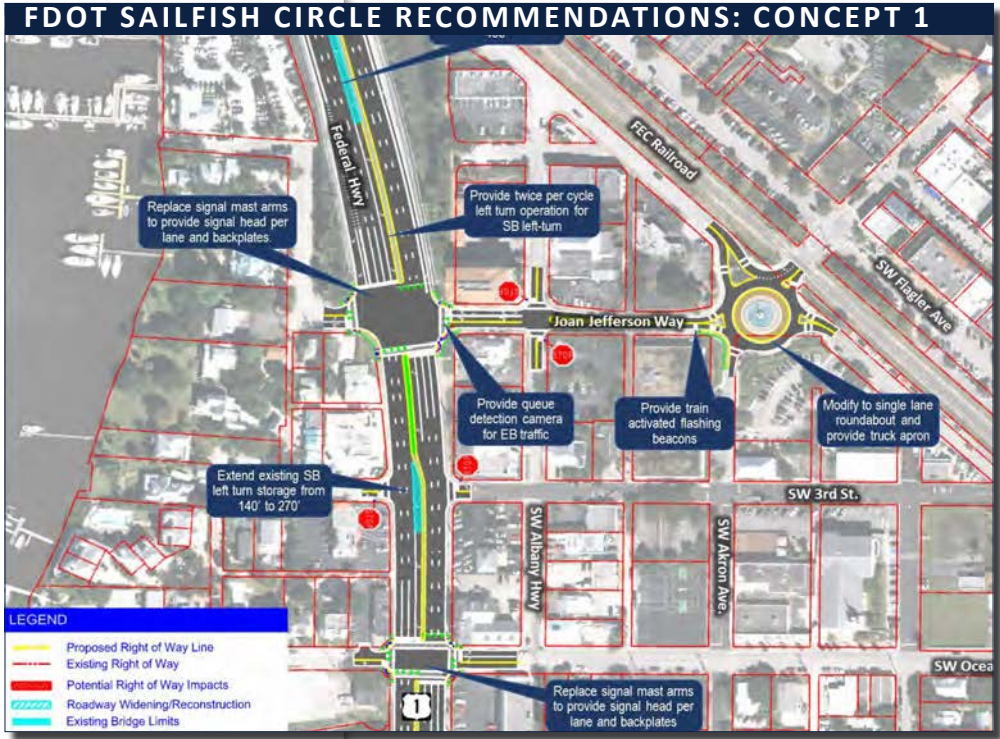
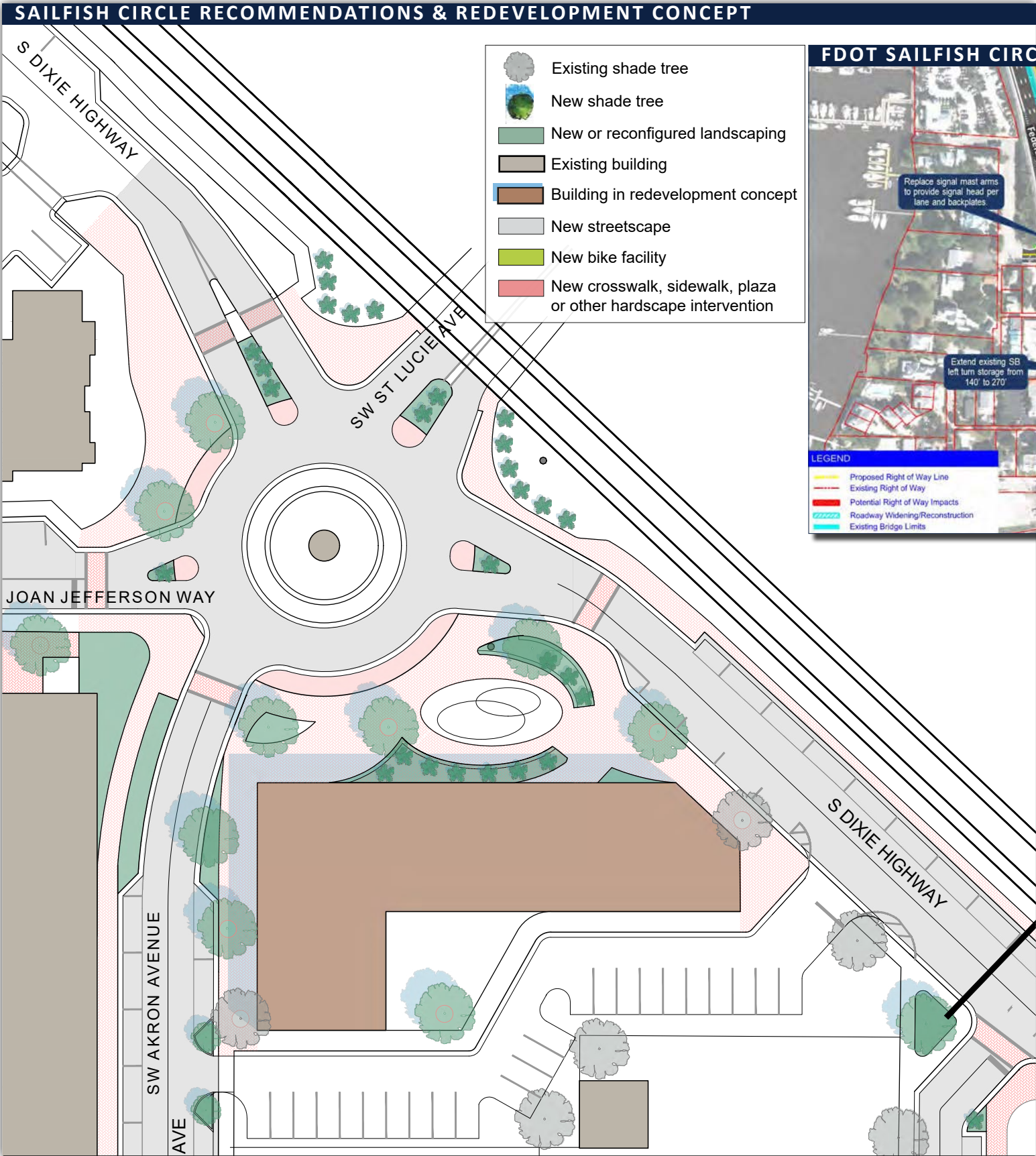
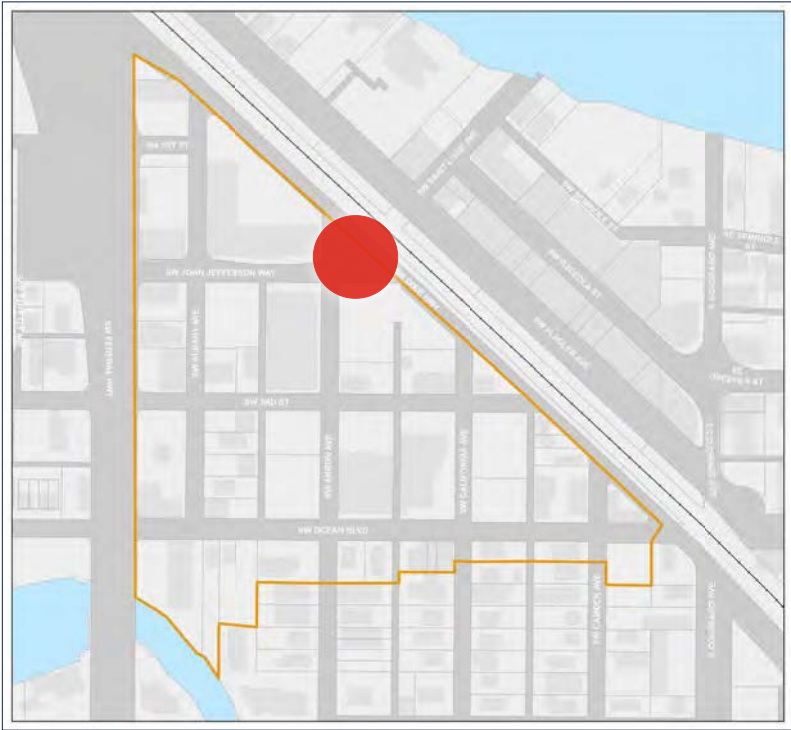


MOBILITY & CONNECTIVITY

SAILFISH CIRCLE

The Sailfish Circle is a beautiful roundabout in the City in a complex intersection with five-streets meeting adjacent to the railroad tracks. Unfortunately, the scale of this roundabout and lack of deflection has raised safety concerns for vehicles and pedestrians. For vehicles traveling along Dixie to S Dixie Highway or S Dixie Highway to SW Akron Avenue, there is very little need to turn your wheel, or deflection in the maneuver. Deflection is an important design intervention for reducing speed. Reducing speed increases the driver's ability to see the context. In addition, many participants in public outreach noted the lack of visibility of pedestrians due to the proximity of crosswalks to the circle. A solution for both of these concerns would be a reduction in the size of the circle, which is drawn to the right.

FDOT recently studied this intersection in the *Concept Development Report for SR 5/US-1 at SW Joan Jefferson Way Planning Study*. Concepts 1 and 2 in the FDOT study also look at a redesign of the roundabout to a single lane configuration.



REDEVELOPMENT CONCEPT

The current Sailfish Parking is a useful surface parking lot, but its location along a primary road and a connecting property between Old Downtown District and Shepard's Park neighborhood make it a desirable redevelopment opportunity as well. Active mixed-use development in this location would help to bind the two districts together and create a destination within the study area all its own. An 11,300-sf footprint building is illustrated in the redevelopment concept along with 24 parking spaces remaining on site. The site has a odd shape that can allow for unique public gathering spaces and outdoor dining. A very visible corner, the public space should be green with landscaping and include interactive elements. The reduced scale of the circle, would reduce the visual and auditory impact of vehicles passing as well.

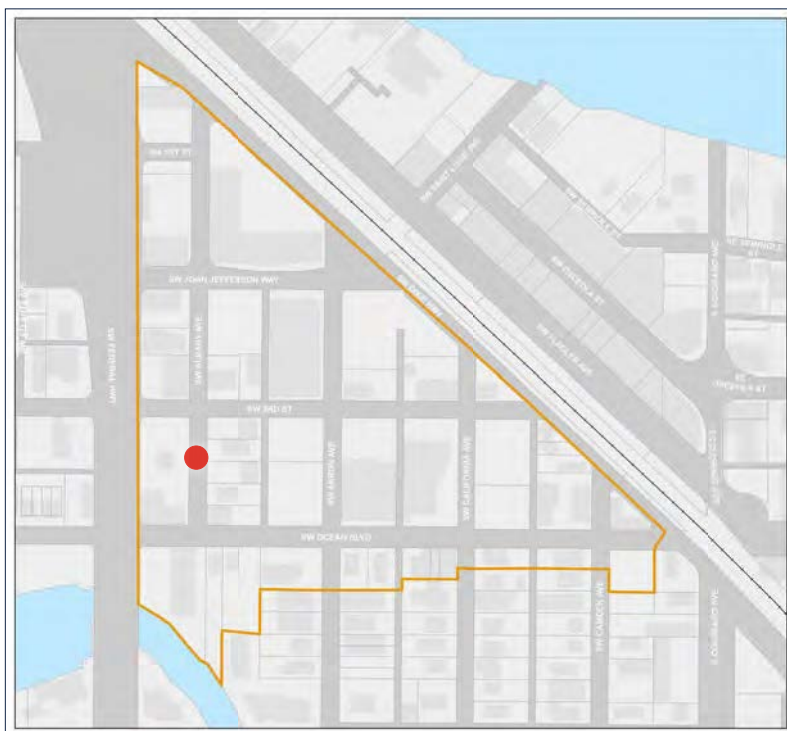
MOBILITY & CONNECTIVITY

SW ALBANY AVENUE (SECTION 3A)

SW Albany Avenue is a north-south road with a 40' right-of-way typical for the study area. It is just 125' feet from US-1/Federal Highway. Stormwater infrastructure or on-street parking are not included in the street section until north of SW Joan Jefferson Way. There is a 5' sidewalk on both sides of the road, but it is often obstructed by vehicles and boats parked inside the right-of-way. No barriers exist between the sidewalk and travel lanes. At times the sidewalk, travel lanes, and surface parking are nearly indistinguishable from each other. There are few streetlights and no pedestrian streetlights.

The east block includes a rear alley which is serving as an important parking access point for the small business at SW Albany Avenue. The City has paved the alley with a pervious asphalt.

EXISTING CONDITIONS OF SW ALBANY AVE

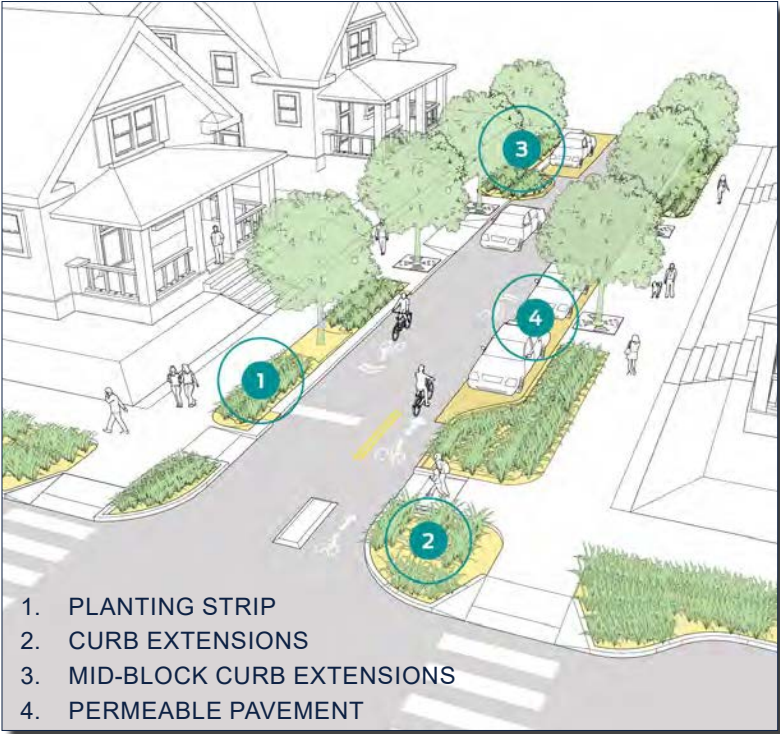


MOBILITY & CONNECTIVITY

SW ALBANY AVENUE (SECTION 3A)

With the 40' right-of-way the design concept includes on-street parking with landscape bulb-outs, maintaining a 5' sidewalk, reducing the travel lanes to 9'-6" and adding curb and gutter. This section could also be a curbless design with a valley gutter. What is important is to use road design as an opportunity to improve stormwater treatment and the quality of our waterways by adding pervious pavement and exfiltration drainage. Pedestrian lighting is illustrated in the design concepts. Due to the lack of space within the right-of-way, thoughtful placement is required. Ideally, lights will be placed inside bulb-outs at the beginning and end of each block, and on both sides of the street. In the scenarios illustrated, where surface parking lots abut the sidewalk a landscape buffer is recommended. A required 10' landscape buffer is too onerous in an urban condition like the study area. The improved concept uses a 5' to 6' landscape buffer which is similar to what has been observed in the neighborhood on the other sites and achieves an appropriate screening for this context in defining the edges of the sidewalk without negatively impacting the existing property and its use.

NACTO URBAN STREET STORMWATER GUIDE



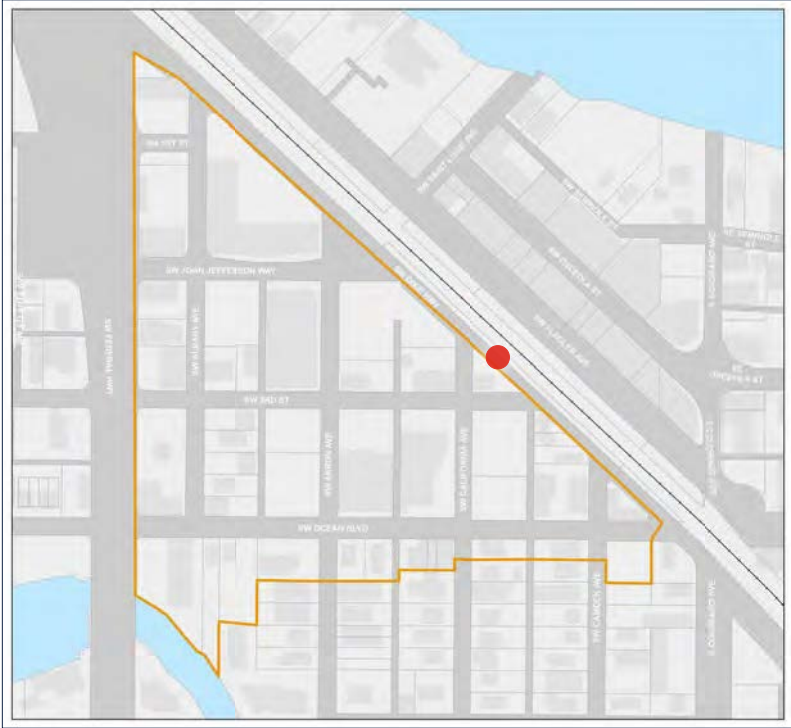
RECOMMENDED IMPROVEMENTS OF SW ALBANY AVE



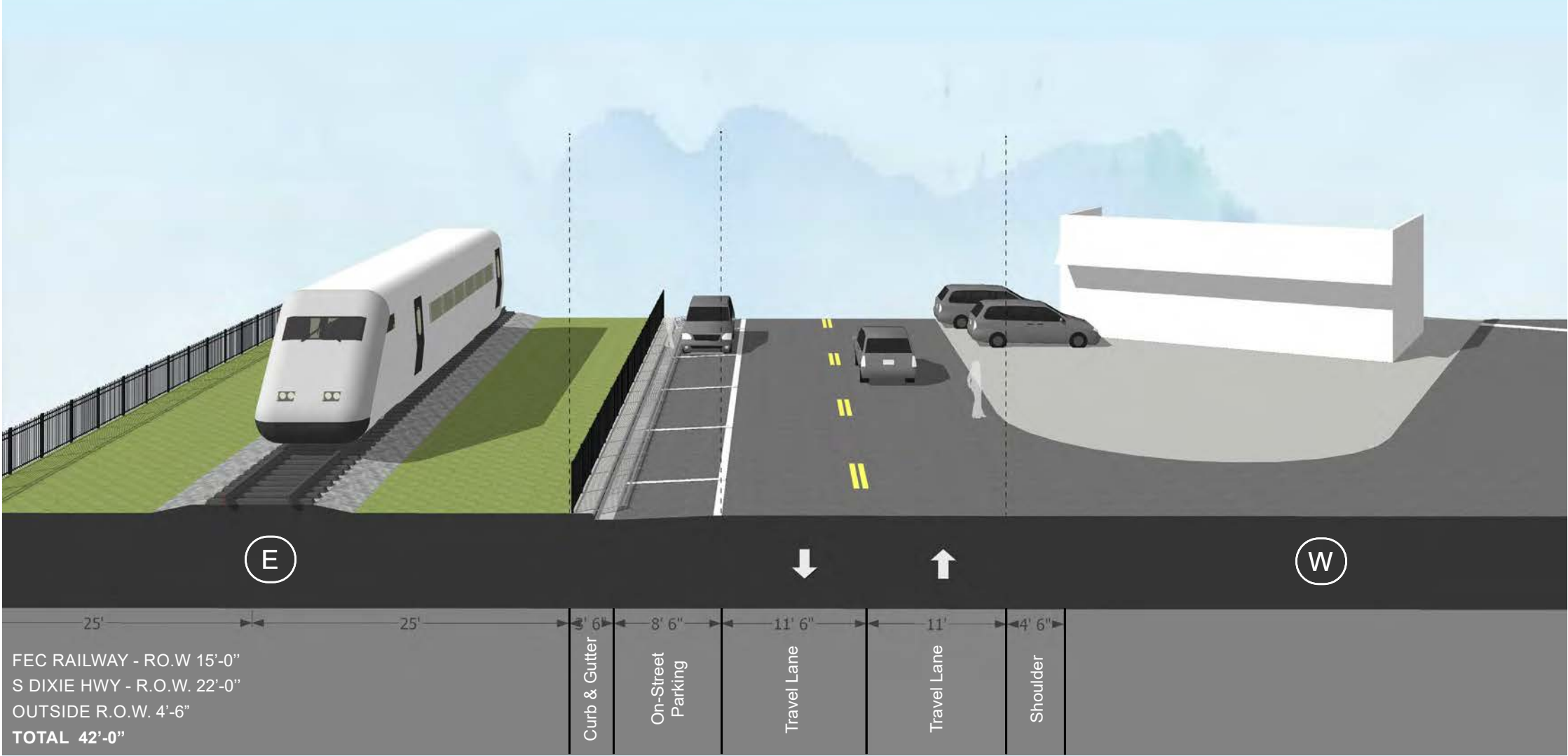
MOBILITY & CONNECTIVITY

SOUTH DIXIE HIGHWAY (SECTION 4A)

A unique right-of-way, S Dixie Highway in Stuart runs along the FEC Railway along the east edge of the study area. There is about 13' of property, which is leased to the City from the overall 88' FEC right-of-way. Another 25' feet of property is leased to the City on the east for additional on-street parking. As of June 2021, there is a single track within the 50' FEC Railway right-of-way that is not currently leased. A second track is planned and is currently under construction. To the north and south of the study area, they have made significant progress. If these 24 parallel parking spaces are to remain it is crucial for safety and their utilization that the missing sidewalk on the eastside of the road be addressed. On the west side of the road, there are significant portions of missing and poorly defined sidewalks and crosswalks. This recommendation echoes the recommendation from the *Future Needs Parking Study* to reduce the existing travel lane widths and provide a navigable sidewalk adjacent to the FEC and parallel parking as well as extending the fence along the length of the sidewalks until the appropriate crossing location. During site surveys, pedestrians were seen crossing the tracks where the sidewalk and fence ended.



EXISTING CONDITIONS OF SOUTH DIXIE HIGHWAY



MOBILITY & CONNECTIVITY

SOUTH DIXIE HIGHWAY (SECTION 4A)

On the west side of the street, a defined sidewalk with pedestrian lighting is illustrated. Because of the narrow sidewalk, it is critical that consistent sidewalk paving extends to the building façade, and provides additional sidewalk width where allowed with existing buildings. Additional on-street parking is shown down SW California Avenue. At bisected blocks such as these triangle-shaped blocks along S Dixie Highway and the railroad, the best practice is to reduce the width of pedestrian crossing within the travel lane, increase deflection and prevent blind turns. See Appendix B, Segment 5 for plan detail.

As redevelopment occurs, an additional crosswalk will be needed at a midpoint between Confusion Corner and SW St Lucie Avenue. Near SW 3rd Street a midblock crossing is depicted. Where midblock crossings occur, they should be designed with curb extensions, speed tables, overhead pedestrian lighting, and lighting which illuminates the pavement for increased visibility. In-street pedestrian crossing signs are also encouraged and have been utilized in the district already.

The existing building which was a former auto repair shop is illustrated as a small restaurant with an extensive outdoor seating area. For a restaurant or any small business to move into this location, modifications to the existing parking code would need to occur. The site cannot effectively support on-site parking spaces. A buildout of the road could add five on-street parking spaces to the on-street parking inventory. Under the current code, the existing approximately 1380-sf building would require 5 spaces for an office or professional use, but a restaurant with three employees and 20 seats would require 10 spaces.

RECOMMENDED IMPROVEMENTS OF SOUTH DIXIE HIGHWAY

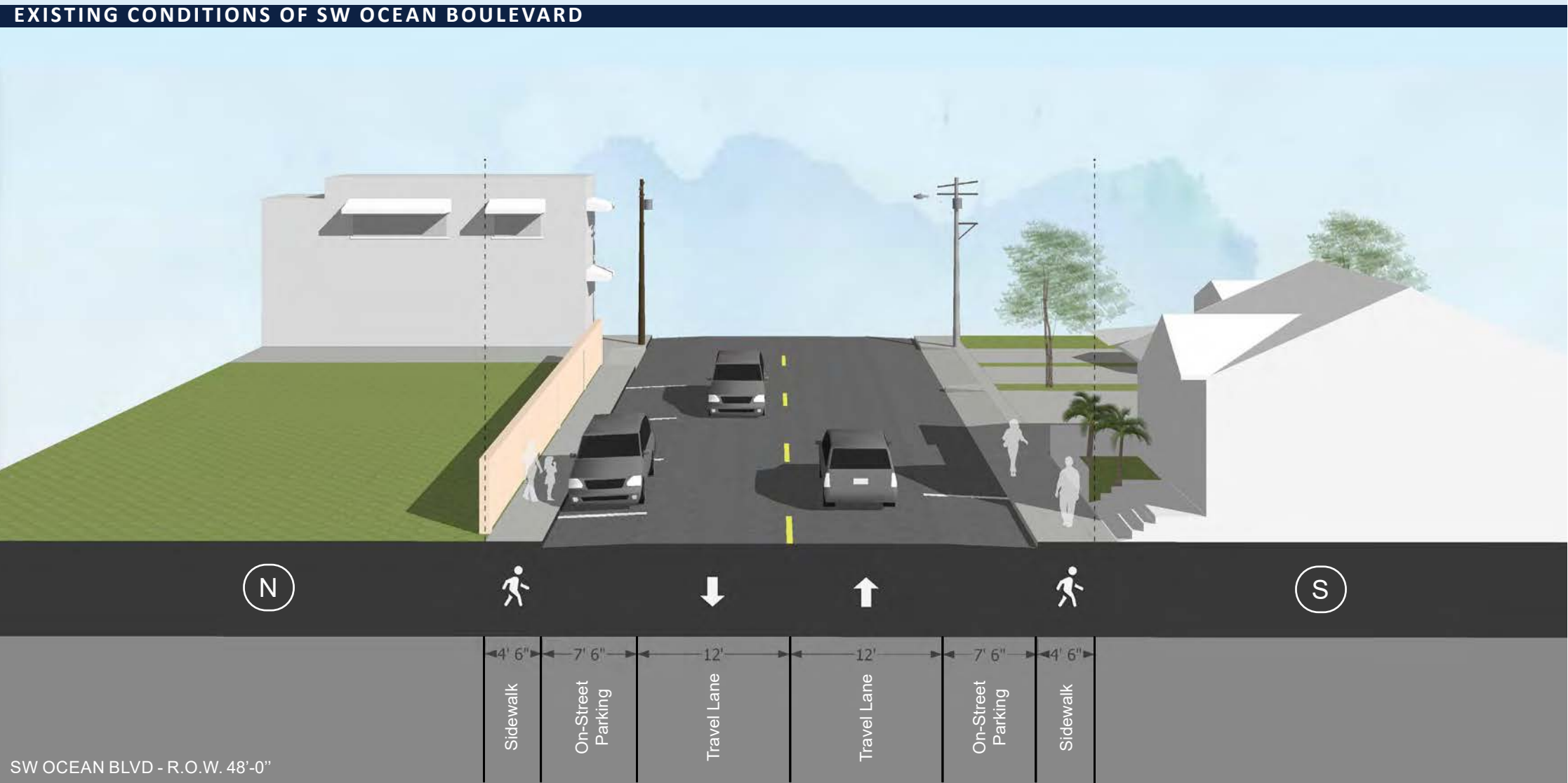
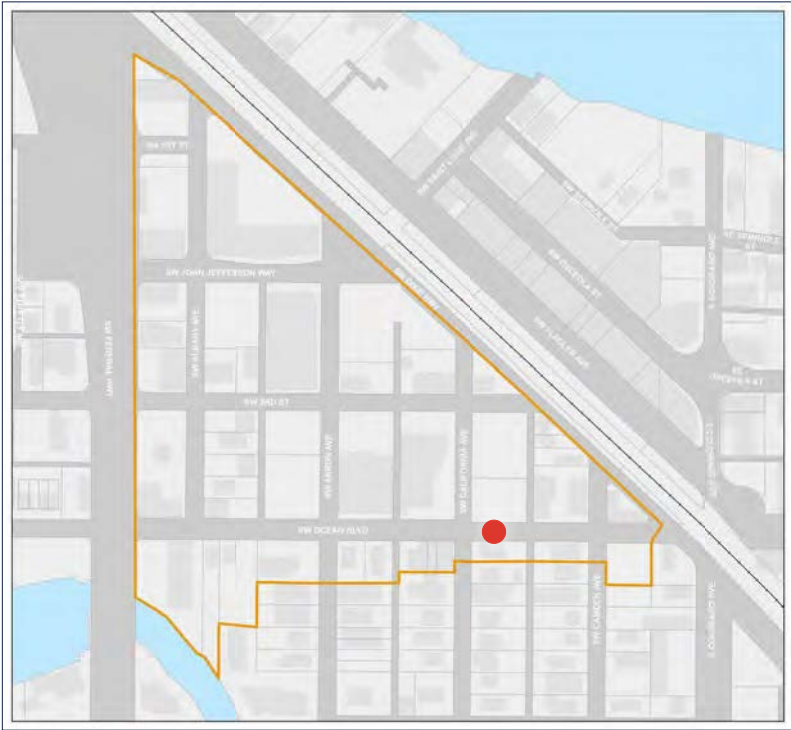


MOBILITY & CONNECTIVITY

SW OCEAN BOULEVARD (SECTION 5B)

SW Ocean Blvd includes many of the parts of a complete street including a sidewalk and on-street parking on both sides, but those sidewalks are woefully narrow at 4'-6" and with numerous interruptions from utility poles which further reduce the clear path. There are few opportunities for shade and very little landscaping. The best opportunity for a comfortable sidewalk is in the built portion of the First Baptist Church where a 1988 envisioned arcade for SW Ocean Boulevard was constructed.

The on-street parking is often overlooked and underutilized as a parking opportunity, and this may be partly because the pavement and painting done years ago have faded considerably and there are no curb extensions that define the parking spaces. The street is nearly absent of any gutters or stormwater infrastructure. To the south, there are some inlets and valley gutters, which lead to baffle boxes before outlets into Frazier Creek.

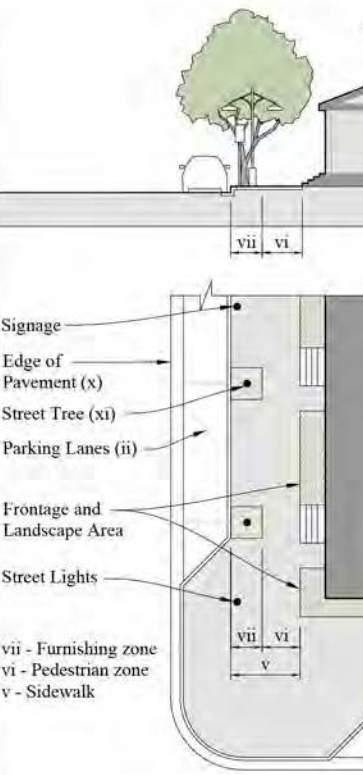


MOBILITY & CONNECTIVITY

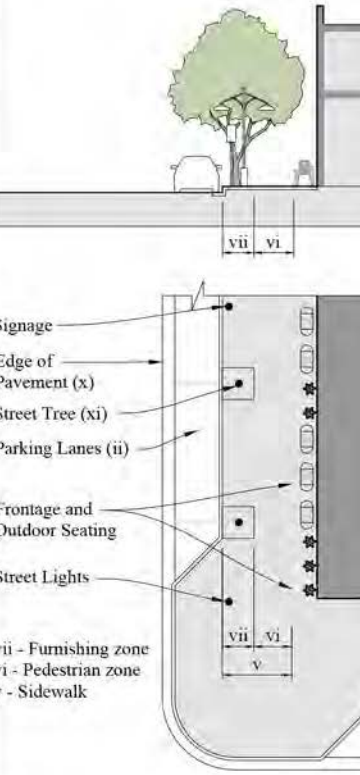
SW OCEAN BOULEVARD (SECTION 5B)

In the recommended concept, the oversized travel lanes are reduced from 12' to 10'-6" and a gutter is added. As in all of the recommended street sections, using a pervious pavement, pervious paver, or pervious concrete in the on-street parking is recommended along with exfiltration to accommodate larger rain events. On the south side where an existing historic cottage remains, the sidewalk is still 4'6" but the illustrated undergrounding of utilities allows existing obstructions to be removed. New streetlights again should be placed thoughtfully outside the clear pedestrian zone wherever possible. On the north side, an example of redevelopment shows how new buildings can be set back, and incorporated into the streetscape as an expanded sidewalk. Restaurants can utilize the expanded sidewalk for outdoor seating like in this rendering, or in the case of residential uses for small yards, stoops, or porches. In all cases, the clear sidewalk path should be a minimum of 6' with an additional minimum 2' furnishing zone for shade trees and streetlights.

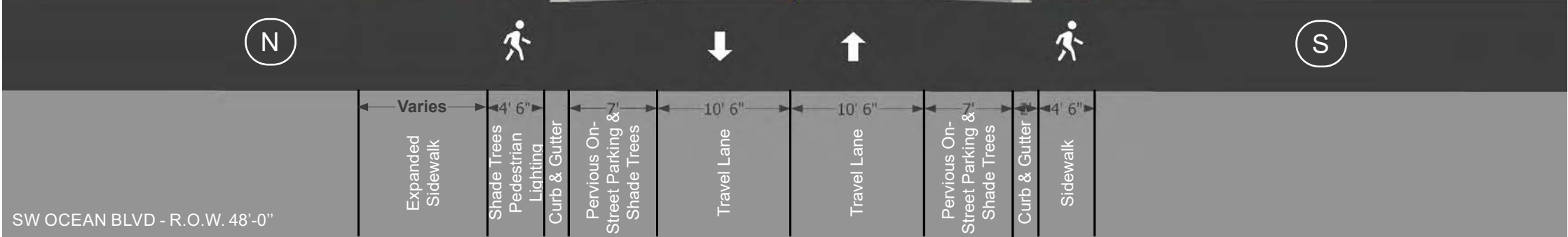
RESIDENTIAL STREETSCAPE



COMMERCIAL STREETSCAPE



RECOMMENDED IMPROVEMENTS OF SW OCEAN BOULEVARD



ARTIST RENDERING OF SW OCEAN BLVD..

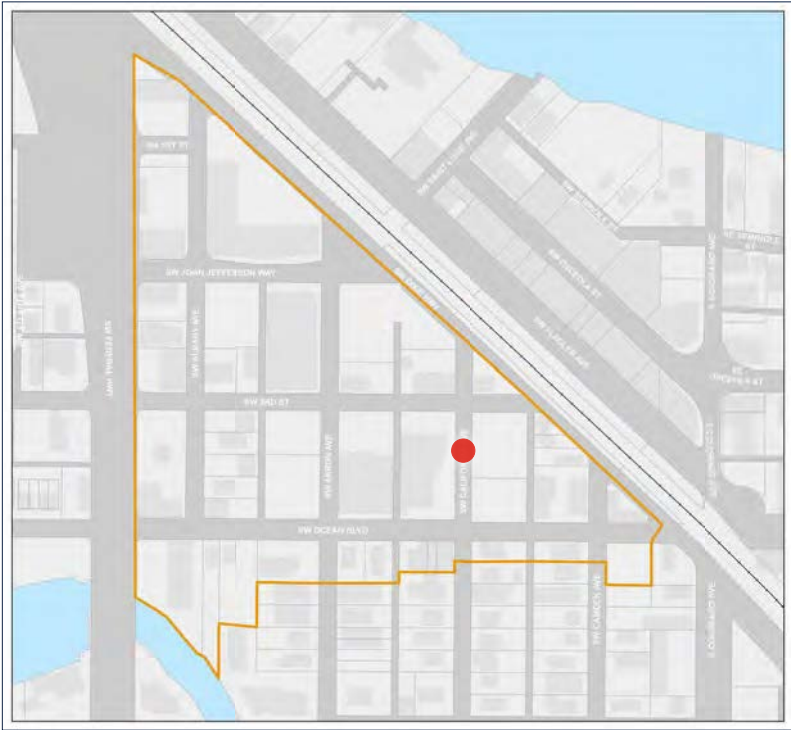
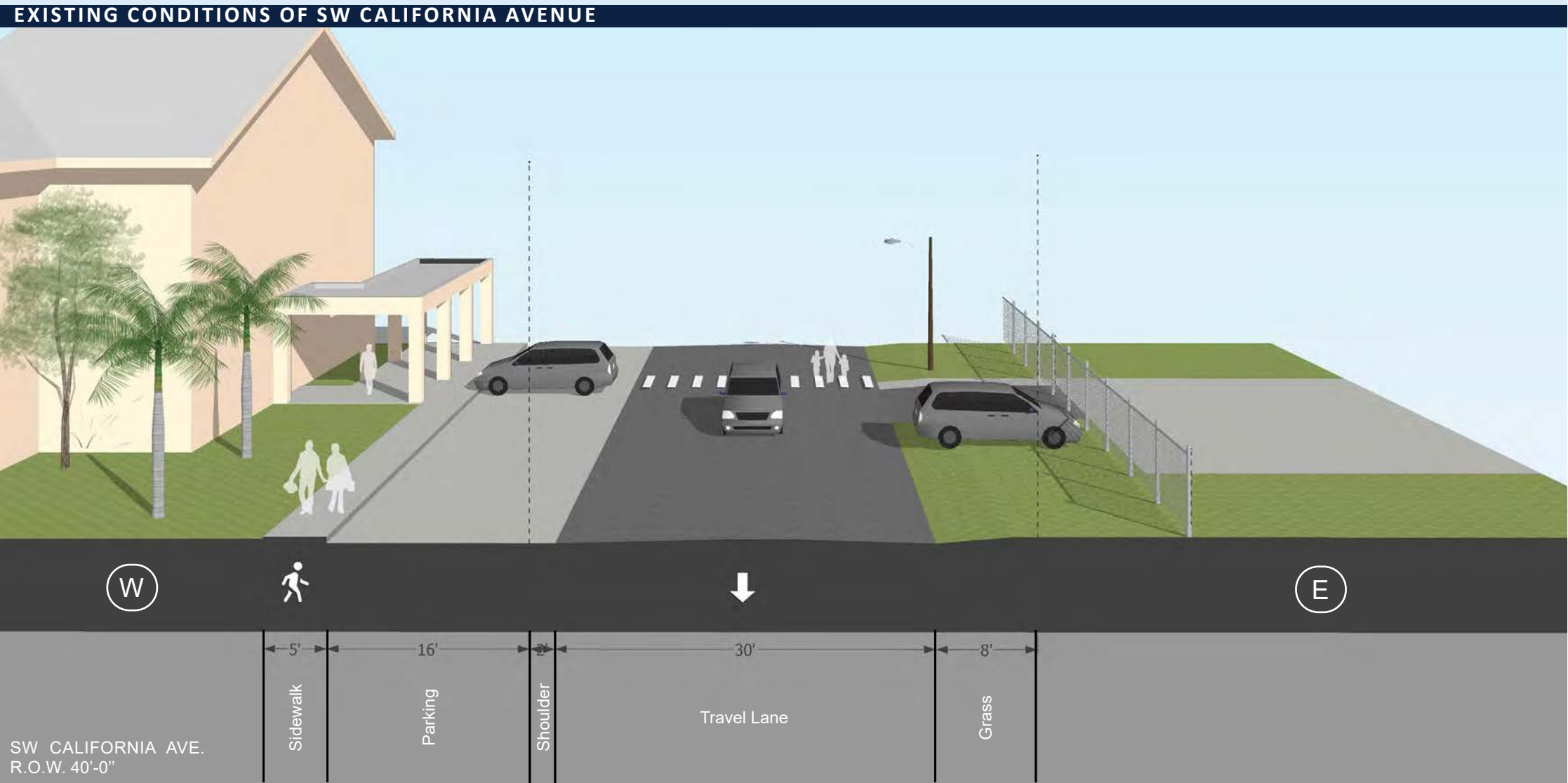


DORN AVE IN SOUTH MIAMI COURTESY OF DOVER, KHOL & PARTNERS

MOBILITY & CONNECTIVITY

SW CALIFORNIA AVENUE (SECTION 5A)

SW California Avenue bisects two properties owned by First Baptist Church of Stuart. To the west is the primary building and to the east is a grass playground area with a small storage building and chain-link and masonry fencing around the lot. The primary building has a sidewalk while the grass field does not. The road is the typical 40’ right-of-way for the area with a posted speed of 25-mph. No gutters or stormwater management are included in this block of SW California Avenue. It is unique because the section is a one-way street and includes head-in parking on the church-owned property. The one-way road may have been a desirable configuration for the school pickup and drop-off for parent vehicle stacking, but it results in a 30’ one-way travel lane.



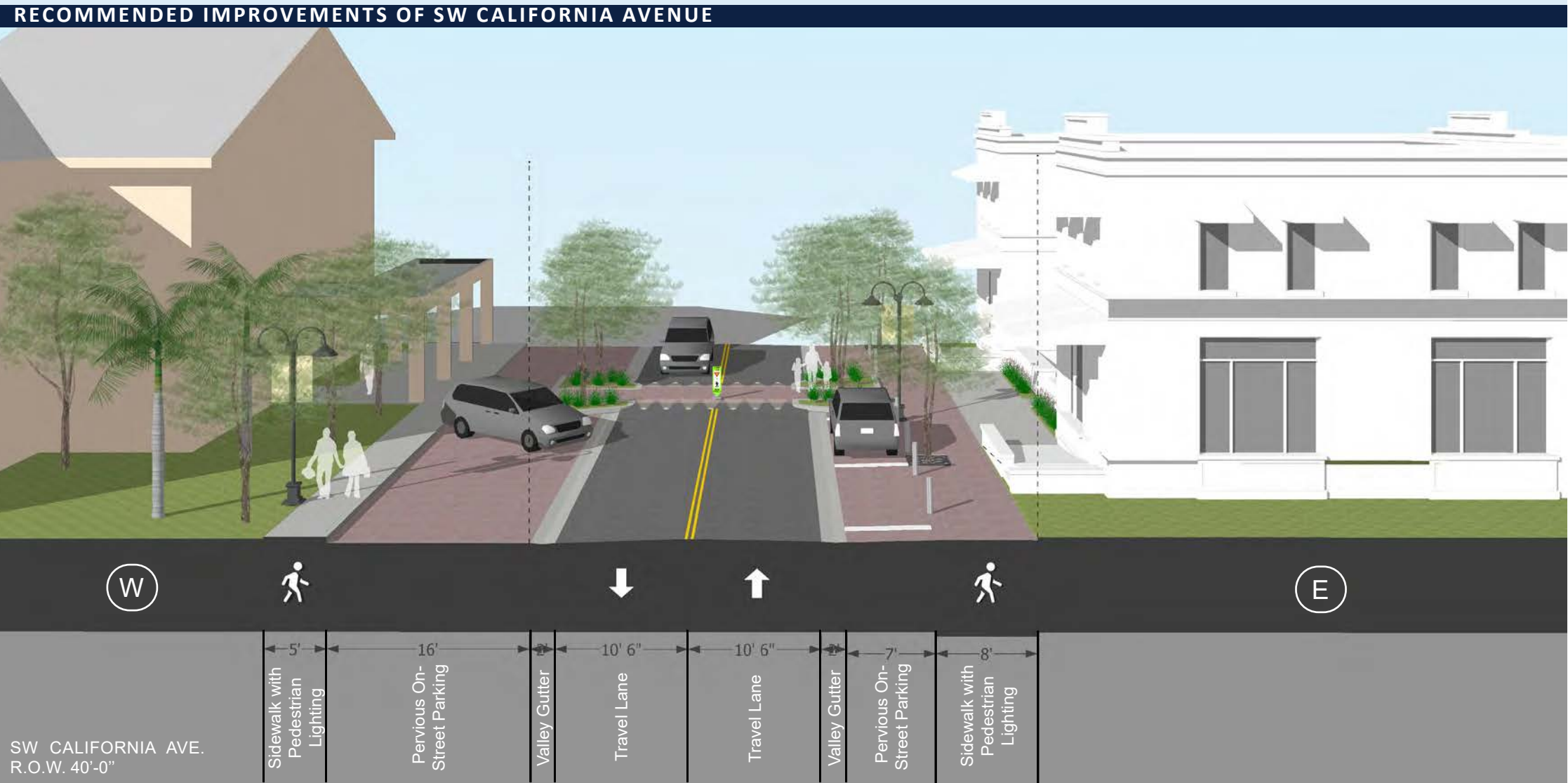
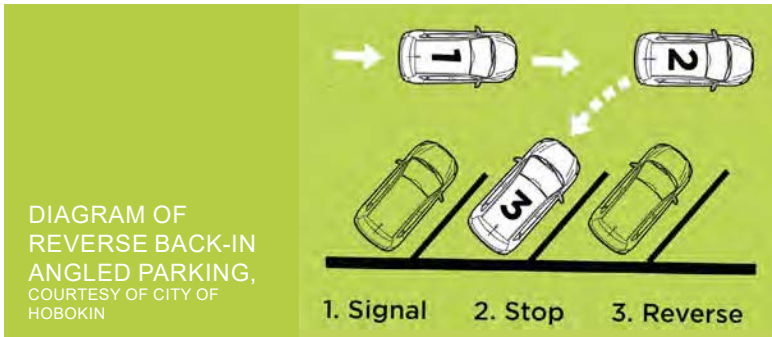
MOBILITY & CONNECTIVITY

SW CALIFORNIA AVENUE (SECTION 5A)

The illustrated improvements to the right reduce the travel lane to 10'-6" and return the road to two-way traffic. A valley gutter is added along with on-street parallel parking. Because the existing street does not include a curb, and there is possible continued unified ownership across the street, the illustration shows a curbless design. Locally, Clematis Street and Rosemary Square in West Palm Beach have completed streetscapes with curbless design. They can be very attractive, adaptable, and accessible streetscape approaches. In the rendering to the right, the east parcels have been redeveloped with a courtyard building, which allows for a mix of possible users. The west parcels show the existing building to remain, but with added pedestrian scale lighting adjacent to the sidewalk. The existing parking remains but with a pervious material and valley gutter added. Many communities across the US have adopted reverse angle back-in parking as opposed to other means of on-street parking including recent streetscape improvement to Bridge Road in Hobe Sound. The quote below from Pedestrian and Bicycle Information Center explains:

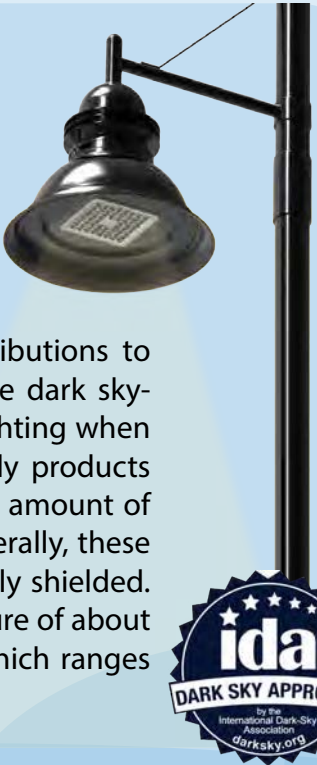
"Back-in angle parking provides motorists with a better vision of bicyclists, pedestrians, cars, and trucks as they exit a parking space and enter moving traffic. Back-in-angle parking also eliminates the risk that is present in parallel parking situations, of a motorist may open the car door into the path of a bicyclist. Back-in angle parking also removes the difficulty that drivers, particularly older drivers, have when backing into moving traffic."

Reverse back-in angled parking is an alternative the City could investigate along with the existing on-street parking along SW California Avenue and SW Ocean Boulevard adjacent to the primary structure of the First Baptist Church of Stuart.



LIGHT POLLUTION

Light pollution is created by the widespread use of artificial light and has lead to the brightening of the night sky over inhabited areas affecting wildlife, human health, and astronomy. Lighting is critical to an active downtown and promoting safe streets. Therefore to mitigate contributions to light pollution, the City should investigate dark sky-approved products or dark sky-friendly lighting when specifying street lighting. Dark sky-friendly products direct light where needed and reduce the amount of light that can contribute to skyglow. Generally, these light fixtures direct light down and are fully shielded. They can also be a warmer light temperature of about 3000-Kelvin as opposed to a blue light which ranges around 5000-Kelvin.



ARTIST ALLEY PROJECT: HISTORIC CHURCH, AT&T UTILITIES BUILDING & IMPROVED ALLEY

Centrally located in the district is an existing AT&T utility site. Because of the nature of the equipment inside the building, it is anticipated to remain over time. On the east side of the building a mural was completed by Lynne Barletta of Visionary School of Arts. The mural is part of a fundraising effort for the Catch the Wave of Hope nonprofit to support victims of human trafficking. Because of the important presence of the building as a backdrop to SW St. Lucie Avenue, the image below shows expanding the mural's color and theme to be consistent with the northside.

On the northside along SW Joan Jefferson Way are two access points for the building and several head-in parking spaces. The parking spaces are intended to be used by AT&T but are not fully utilized. We illustrate how the parking could be replaced with an expanded sidewalk with shade trees appropriate for this major gateway into the downtown. The expanded sidewalk could compliment the historic structure recently relocated to the west where a small food stand and scooter rentals are proposed.

To the west of the AT&T building is an unimproved alley. The alley abuts the recently relocated historic structure mentioned above as well at a historic church to the south. The church, which was the first church in the City,

is in the process of rehabilitation to be used as a small scale event and arts and cultural space. The alley is well situated to compliment both historic structures and their uses. Murals and art should continue around the AT&T building and through the improved alley with lighting as an exterior art gallery allowing the movement of people from both areas of entertainment. Critical to the success of a concept is an inviting, interesting and well lit environment. A vision of the concept is illustrated to the right as well as other examples.

Figure 28 Image to the right of recommended improvements from SW Joan Jefferson Way looking south.

Figure 29 Image shows the importance of coordinating the mural themes on the east and north sides of the AT&T building since they are seen simultaneously from SW St. Lucie Avenue. The image below shows the motif expanded onto the north face.

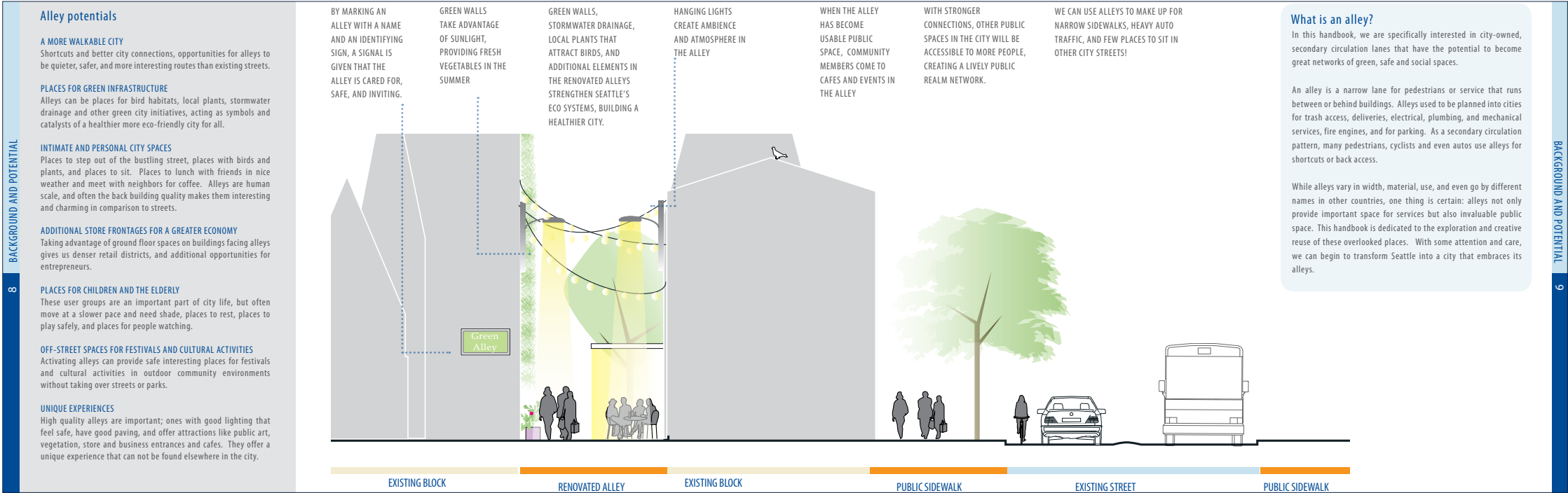


Figure 27 [Seattle Integrated Alley Handbook](#) includes recommendations and illustrations of the potential for alleys.

REDEVELOPMENT OPPORTUNITY

FIRST BAPTIST CHURCH OF STUART & AT&T PARKING LOT

The redevelopment concept illustrated to the right includes the First Baptist Church of Stuart and the AT&T surface parking lot with 25 parking spaces. The Church and its associated school have expressed concern that they have outgrown their current site and the AT&T surface lot is typically used to park only six vehicles, making both possible candidates for redevelopment in the future. Redevelopment could occur over time by phasing new construction on empty lots ahead of replacing existing buildings. Each project is illustrated with rear access surface parking or garage parking to meet residential parking needs. As a whole, the conceptual project would result in approximately 30 dwelling units per acre (DUA). The residential parking assumes 2 spaces for 2 bedrooms or more and 1 parking space for one-bedroom or studio units, which is a reduction from the existing code.

LEGEND		EST. DATA
A	Akron Row	10 dua 3000-sf
	Akron Garage Apartments	10 dua 500-sf
B	Ocean Apartments	50 dua 800-1000-sf
C	California Townhomes	3 dua 2,500-sf
D	California Courts	20 dua 600-800-sf



A. AKRON ROW

These ten large townhouses (3,000-sf) face SW Akron Avenue and fully utilize the alley to keep parking to the rear and allow ten garage apartments (500-sf). The units have private yards between the garage and the primary unit.

B. OCEAN APARTMENTS

Ocean Apartments is illustrated as a 3-story apartment building with 63,200-sf with units varying in size. The apartment building has retail/restaurants on the ground floor. The L-shape configuration breaks the block and allows parking in the rear for both the apartment and the California Townhouses. A large tree lined public space is included along the length of SW Akron Avenue which is imagined as a primary street in the district.

C. CALIFORNIA TOWNHOMES

The townhomes on SW California Avenue frame the street and shield parking in the rear. These smaller townhomes are approximately 2,500-sf and would be parked in the rear.

D. CALIFORNIA COURTS

The California Courts are illustrated as 2-story courtyard buildings with commercial on the ground level and ten units above parked in the rear along the alley. Courtyard buildings are adaptable to many uses including offices, restaurants, retail, hotel, and residential. The courtyard provides a community amenity, which benefits both the users of the building and the street.

IMPLEMENTATION

RECOMMENDATIONS & IMPLEMENTATION

The success of any master plan depends upon its ability to be implemented economically and politically within a given time frame. To that end, the recommendations throughout this report have been developed as independent but interrelated projects. Some projects, such as regulatory revisions and streetscape infrastructure, are within the City’s control to pursue implementation, with funding being the primary challenge. Some public infrastructure projects will require the coordination of multiple agencies.

Other recommendations are redevelopment techniques that are illustrated on private property – which are subject to each private property owner’s time frame and financial situation. The designs shown for redevelopment on these parcels are not the only configurations that could create the desired environment; rather they demonstrate a set of urban design principles to follow. In order to realize these projects, the principles of urban design described and illustrated throughout the report have to be embedded culturally within the City, required by its codes, and encouraged through its programs. The combination of public and private efforts is required for realizing the vision of the Triangle District Master Plan.

ADOPTING THE TRIANGLE DISTRICT MASTER PLAN

- Adopting the Plan does not obligate the City of Stuart to implement any or all of the proposed improvements;
- Adopting the Plan communicates to the residential, business, and development communities that the City is committed to improving the conditions in the Triangle District;
- Adopting the Plan will provide a vision for desired future redevelopment within the area, especially the identified catalytic sites; and
- Adopting the Plan memorializes the process and authorizes staff to pursue desired areas of implementation.

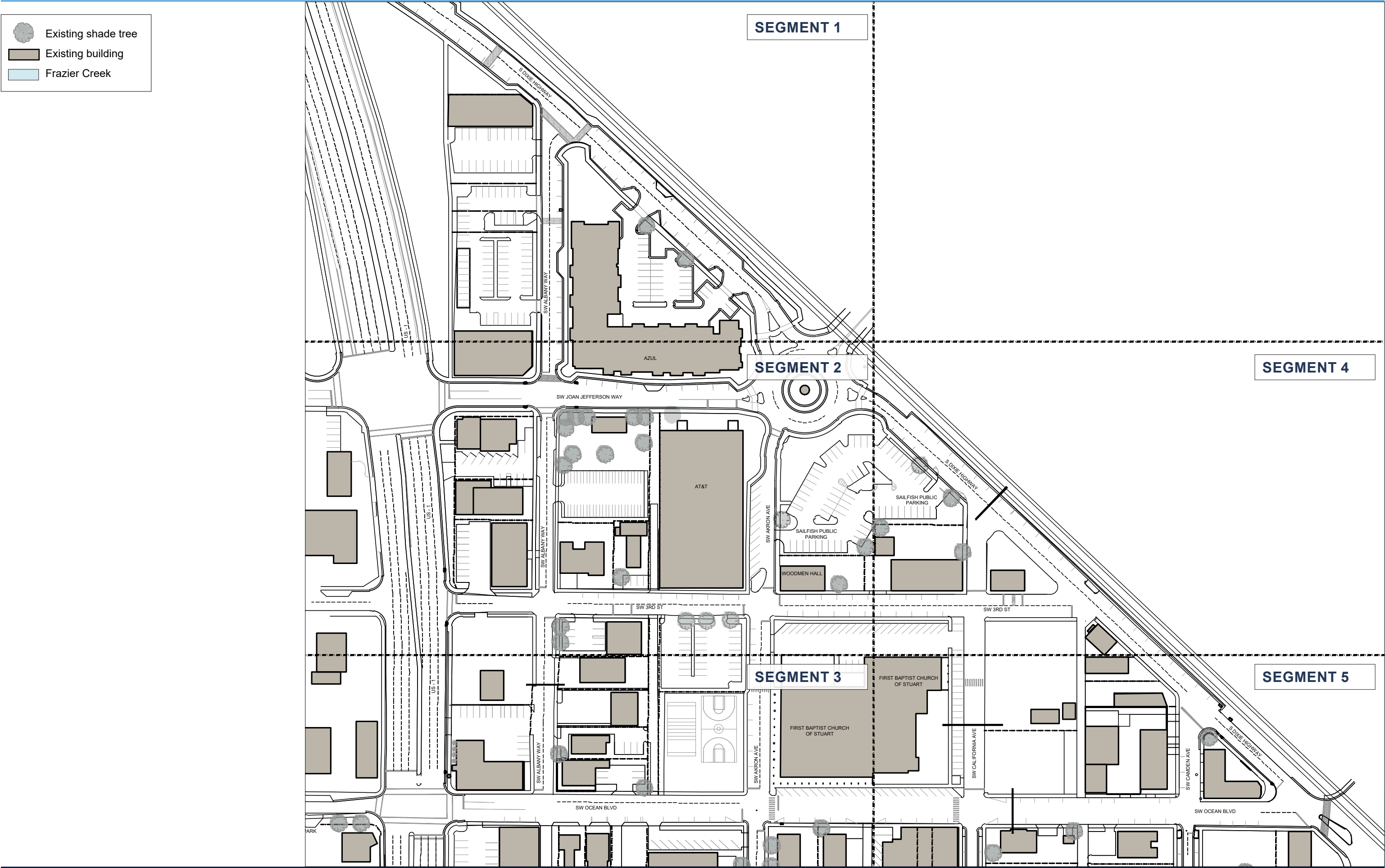


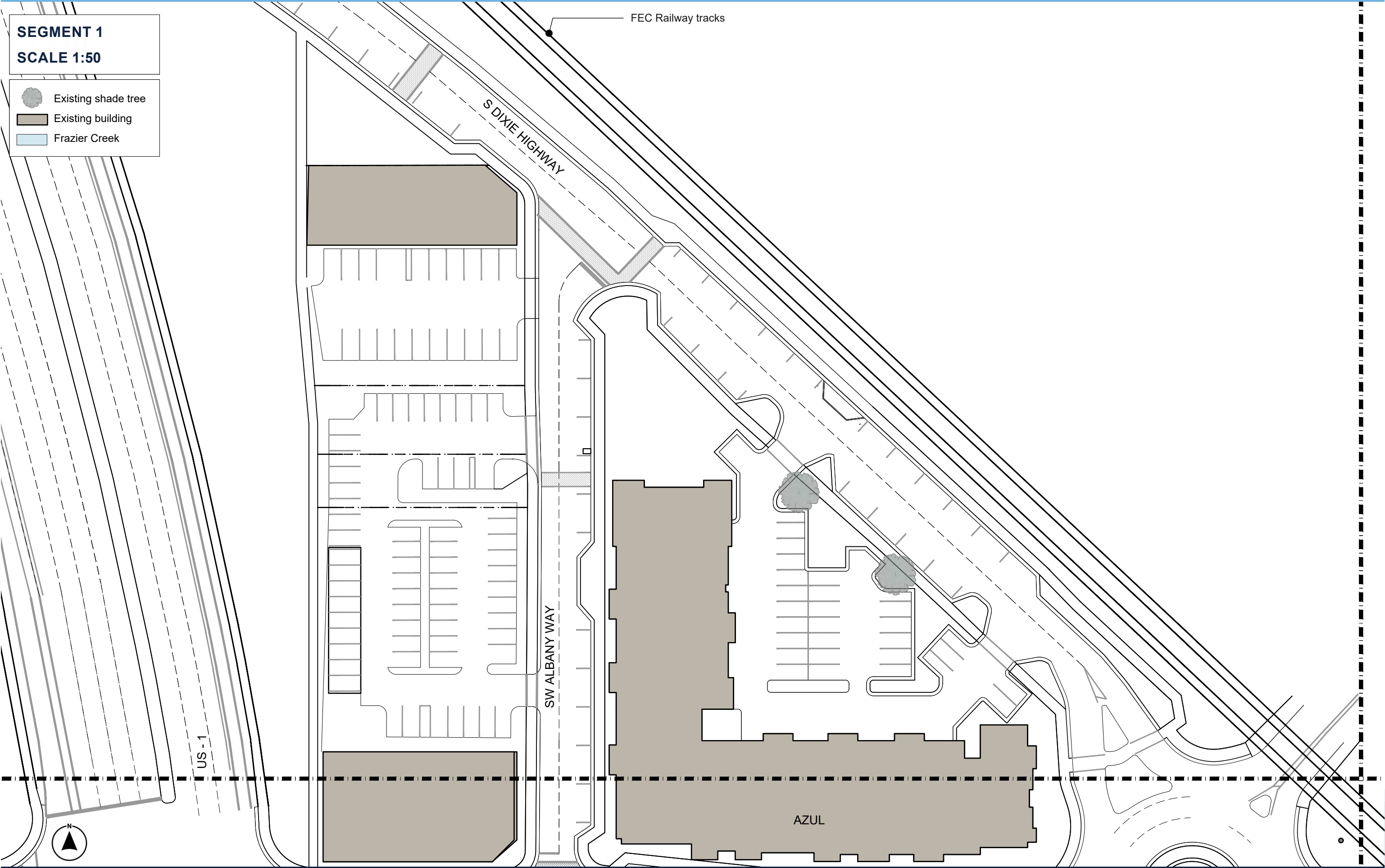
Figure 30 Birds-eye view of the City of Stuart with focus on Triangle District.

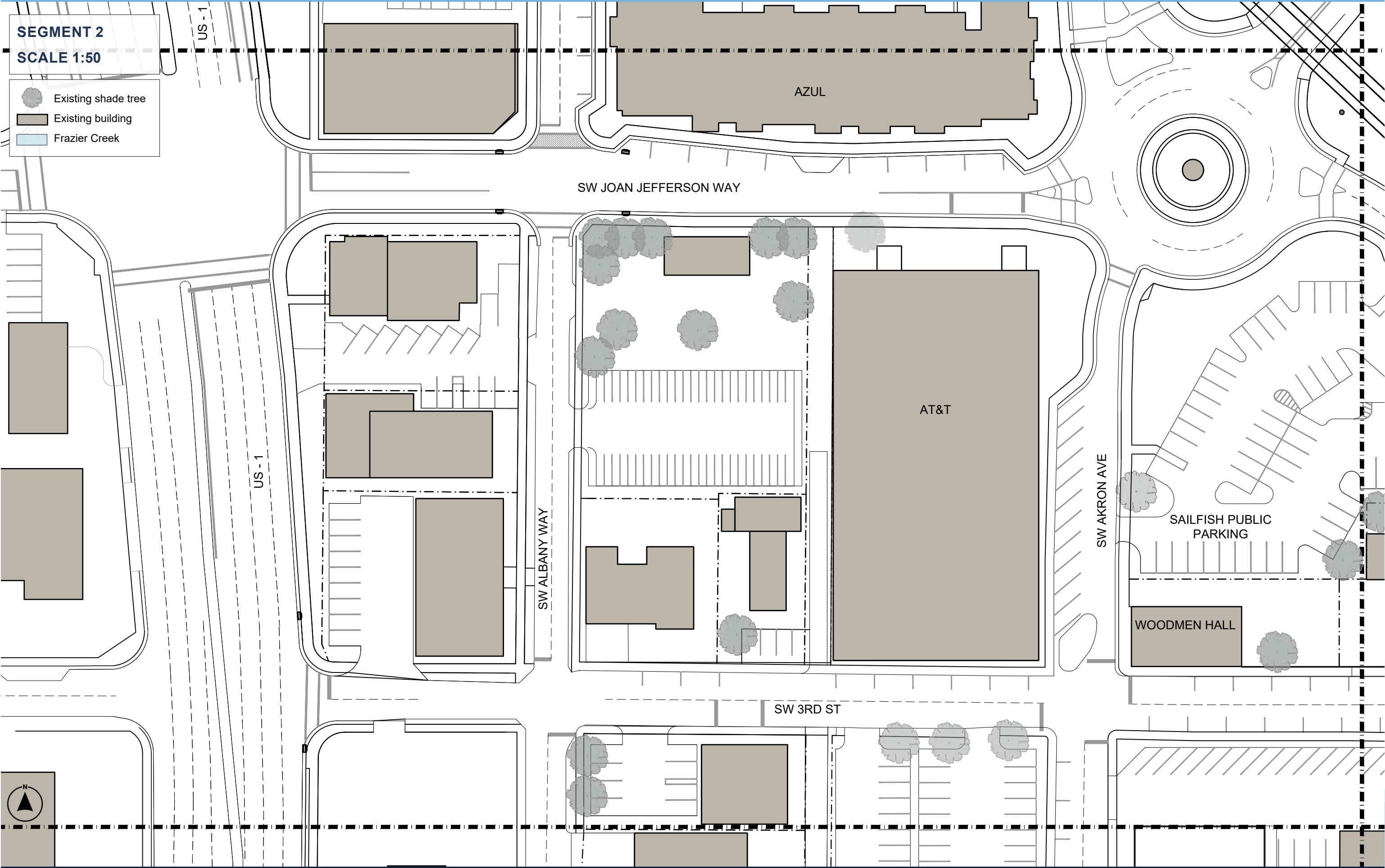
ACTION	TASK/PROJECT	NEAR TERM	MID-TERM	LONG TERM
		6 months - 12 months	6 months - 2 years	2 years or more
Adopt the Master Plan	Adopting the Plan memorializes the process and authorizes staff to pursue desired areas of implementation.			
Study Area Identity	Designate a name for the area by resolution.	•		
Historic Assets	Conduct survey of historic structures by Historic Preservationist. Coordinate with Stuart Main Street grant award.	•		
	Protect historic assets. Determine if a historic district is merited and desired. Historic districts provide the strongest protection for historic structures. If so, create historic district ordinance to implement policies and recommendations from grant award.		•	
District Wide Parking Approach	Evaluate code with particular focus on on-site parking requirements.	•		
	Develop shared commercial surface lot parking program administered by the CRA.		•	
	Evaluate existing Payment In Lieu Of Parking (PILOP) Program.		•	•
	Implement parking recommendations from <i>Future Parking Needs Analysis</i> Study where relevant to the Triangle District.		•	•
Artist Alley Project	Host stakeholder meeting with property owners including AT&T, business owners and CRA to identify goals, challenges and opportunities.	•		
	Request for proposals for mural on remaining three sides of the AT&T utility building.		•	
	Design alley and sidewalk improvements adjacent to the AT&T building.		•	
	Begin construction of Artist Alley.			•
Vision Zero	Commit to safety on roadways. Coordinate with Martin MPO to achieve and implement Vision Zero goals and objectives.	•	• <i>Formally adopt a Vision Zero commitment</i>	• <i>Maintain Vision Zero commitment.</i>
City Streets Projects • SW Ocean Blvd • SW Joan Jefferson Way • SW Akron Ave • SW Albany Ave • SW California Ave • SW 3rd Street	Invest in context sensitive Complete Streets designs for City Streets. Seek grant funding opportunities for design and construction including those for Complete Streets projects and stormwater improvements.	•	•	
	Design and engineer roadway projects.	•	•	
	Coordinate with FPL, Comcast & At&t to include under-grounding of utilities as part of, or prior to, any streetscape improvements.		•	
	Begin construction.			•

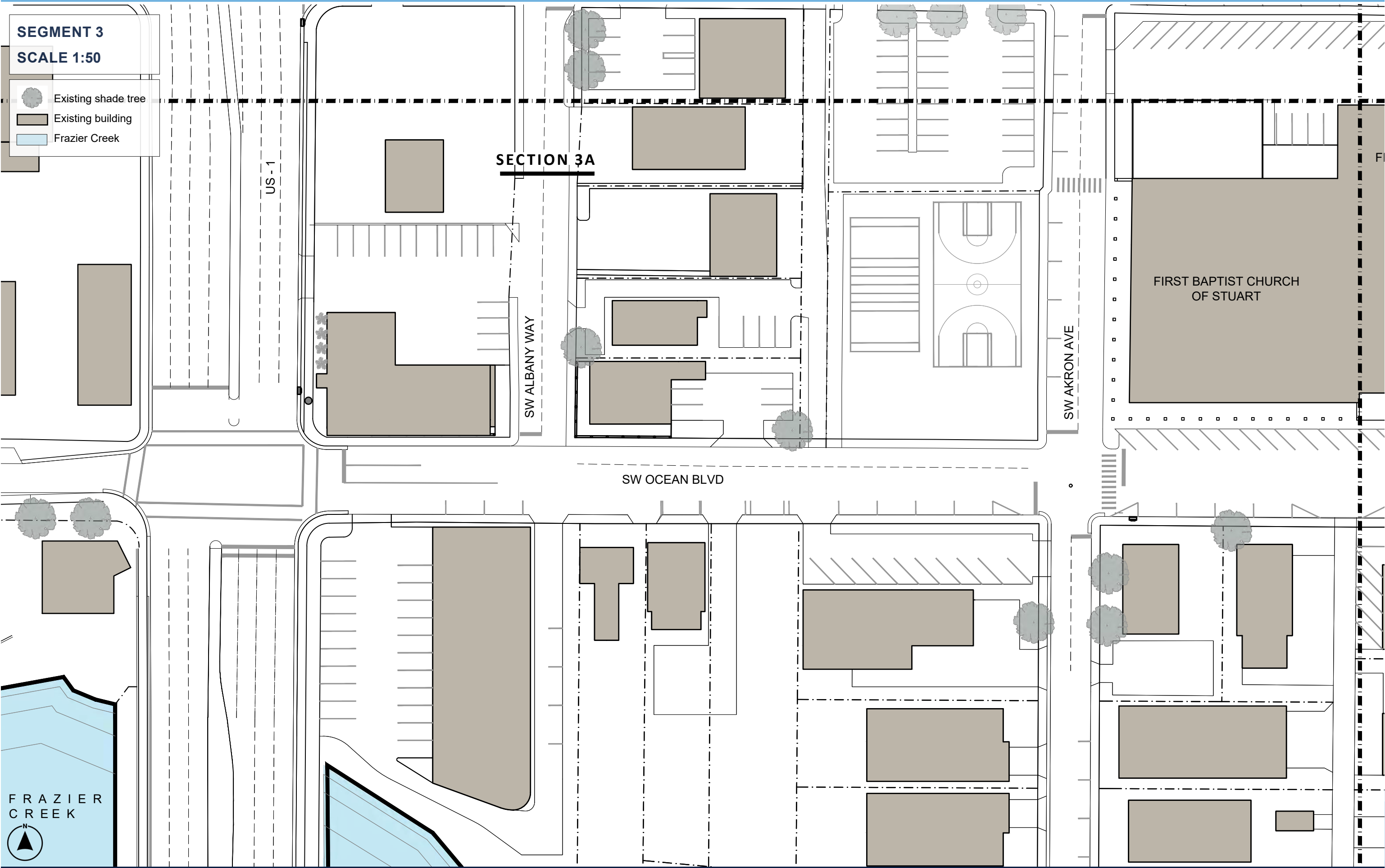
ACTION	TASK/PROJECT	NEAR TERM	MID-TERM	LONG TERM
		6 months - 12 months	6 months - 2 years	2 years or more
Federal Highway Projects	Coordinate with FDOT on Resurfacing, Restoration, and Rehabilitation (RRR) Project. Address corridor safety during the design of RRR projects. - Address terminus of “bike network at SW Joan Jefferson Way” on page 34. - Plan for Traffic Separators (tubular markers) at existing crosswalks. - Remove stamped concrete sidewalk and replace with smooth concrete where feasible. - Partner with FDOT for locations of high visibility crosswalks, stamped asphalt and/or pedestrian lighting.	•	• <i>Construction is anticipated to start in summer 2023.</i>	
	Create Infill Tree Planting Program. Promote a more pleasant experience on Federal Highway by providing more shade trees. Survey appropriate locations and approach those owners willing to participate in the program. The CRA would incur the cost of the tree and the planting, and the owner would agree to water and maintain the tree.	• <i>Add program to CRA Plan. Conduct survey.</i>	•	
	Prioritize roadway projects. Evaluate FDOT’s US-1 Multimodal Corridor Study Project Recommendations. Identify completed projects and priority projects for the future.		•	•
	Prioritize traffic calming at intersections. In coordination with Martin MPO, FDOT and the County, conduct a comprehensive study that evaluates design solutions to intersections at SW Ocean Boulevard and SW Joan Jefferson Way where layered traffic calming is achieved. The study should consider horizontal deflection, curb extensions, and median islands to create a Transition Zone for vehicles entering a new context (FDOT Design Standard 202.4 Transition Zones). Host project kick-off workshop with stakeholders to discuss goals and objectives. Include coordination with District IV Complete Streets Coordinator.		•	•
Frazier Creek Bridge Projects	Seek funding, advance planning efforts, and implement in coordination with Martin MPO, FDOT, and the County for a replacement or improvement of Frazier Creek Bridge where sidewalk is increased to a shared-use path with pedestrian lighting. Identify potential funding sources. Advocate projects included in future LRTP.		•	•
	Conduct planning for a shared-use path and shade tree planting strip between Frazier Creek Bridge and SW Ocean Boulevard. - Evaluate re-purposing of City-owned leased land at SW Ocean Blvd for new City pavilion and improved sidewalk conditions. - Conduct stakeholder meeting with property owners and businesses from the east side of US-1/Federal Highway and CRA to identify goals, challenges and opportunities.	•		
	Plan and engineer sidewalk and pavilion (or public space) improvements.		•	
	Begin construction.			•
Sailfish Circle Project	In coordination Martin MPO, FDOT and the County, pursue recommendations from the <i>Concept Development Report for SR 5/US-1 at SW Joan Jefferson Way Planning Study</i> from Concepts 1 and 2 including the reduced lane circle dimensions to create greater deflection for vehicles in the roundabout.		•	
	Advocate projects be included in future LRTP.			•
FEC Railway	Continue coordination with Brightline for impact of double tracking, bridge replacement, and Treasure Coast station locations.	•	•	•

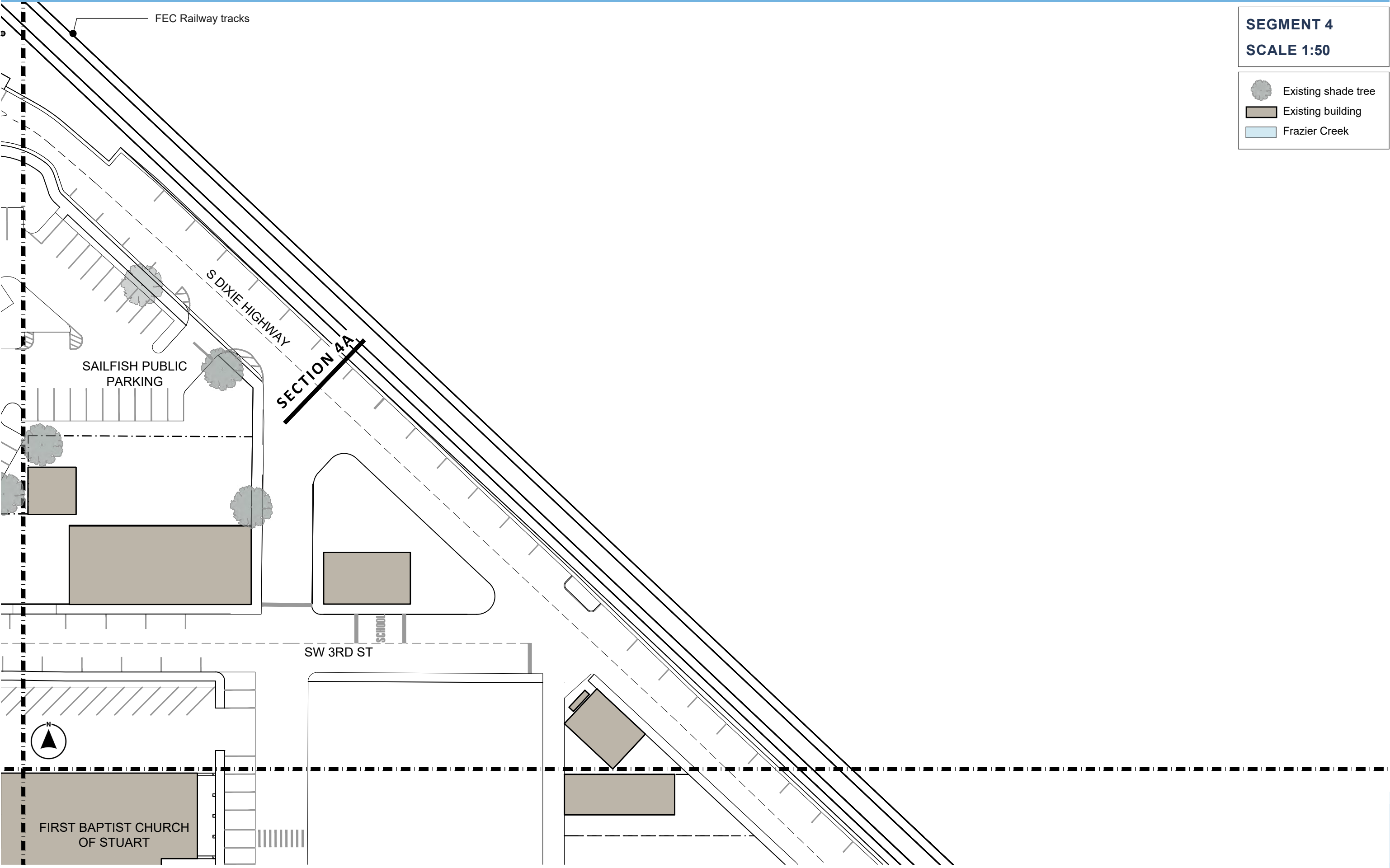
APPENDIX A:
EXISTING CONDITIONS PLAN

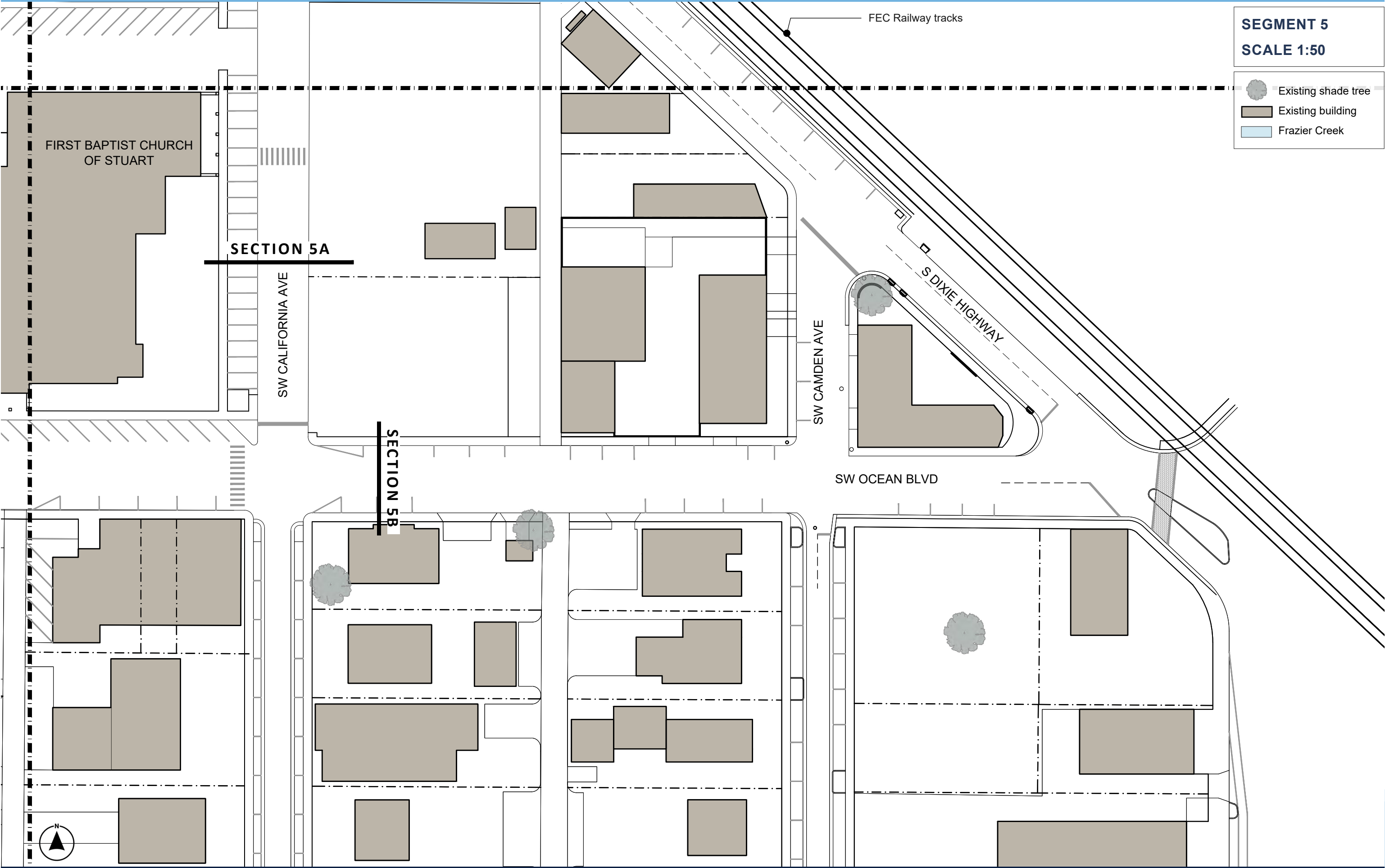




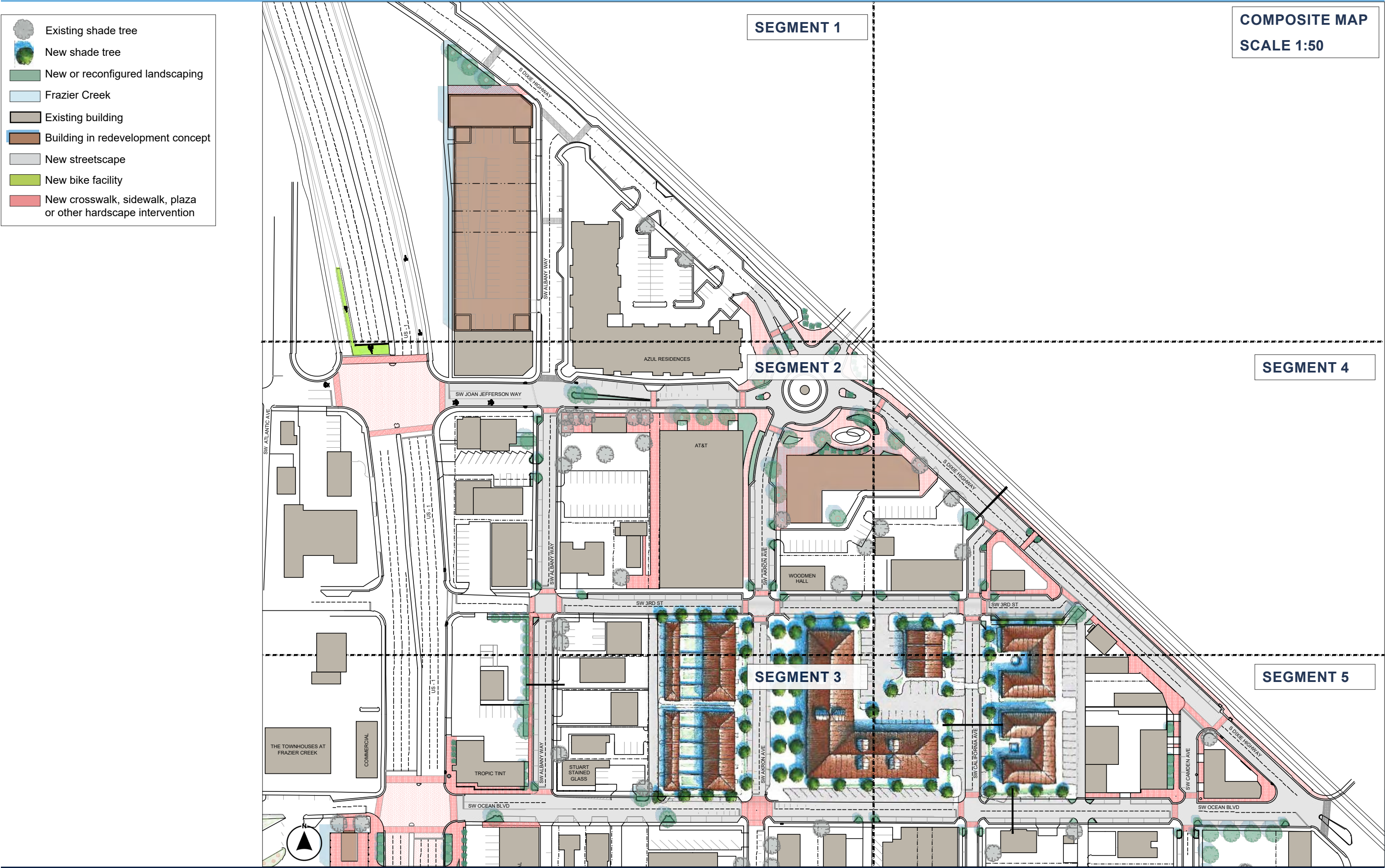




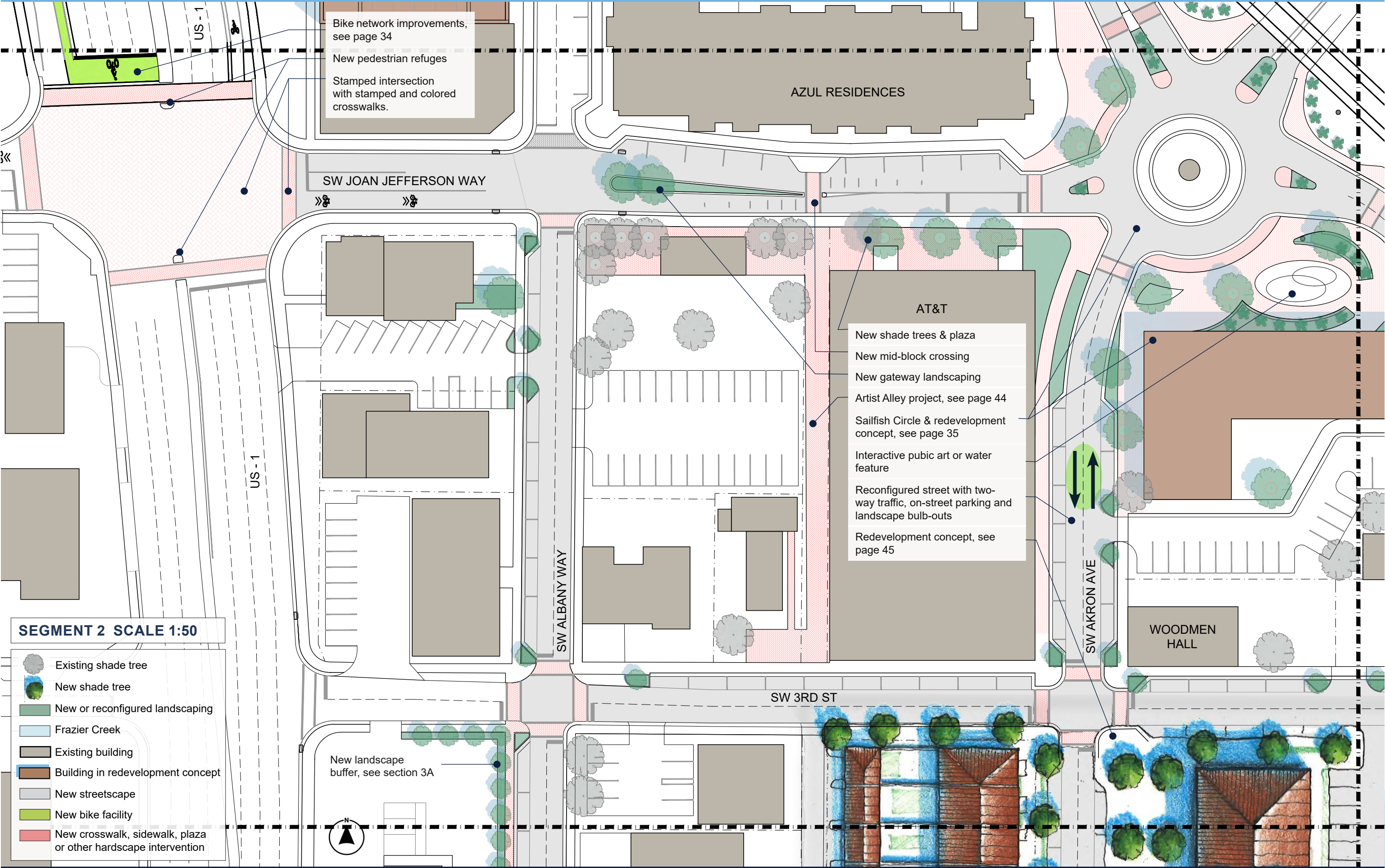


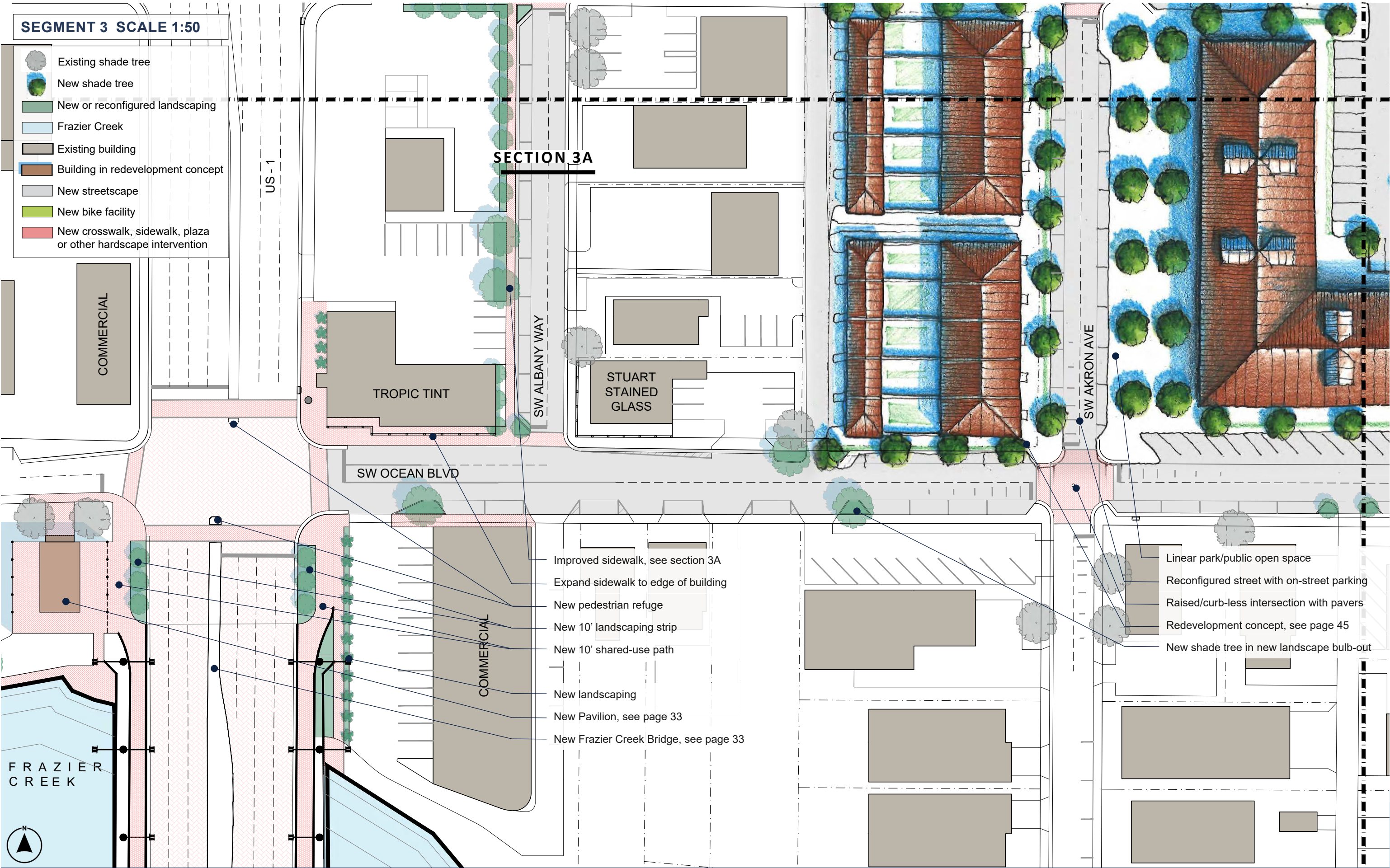


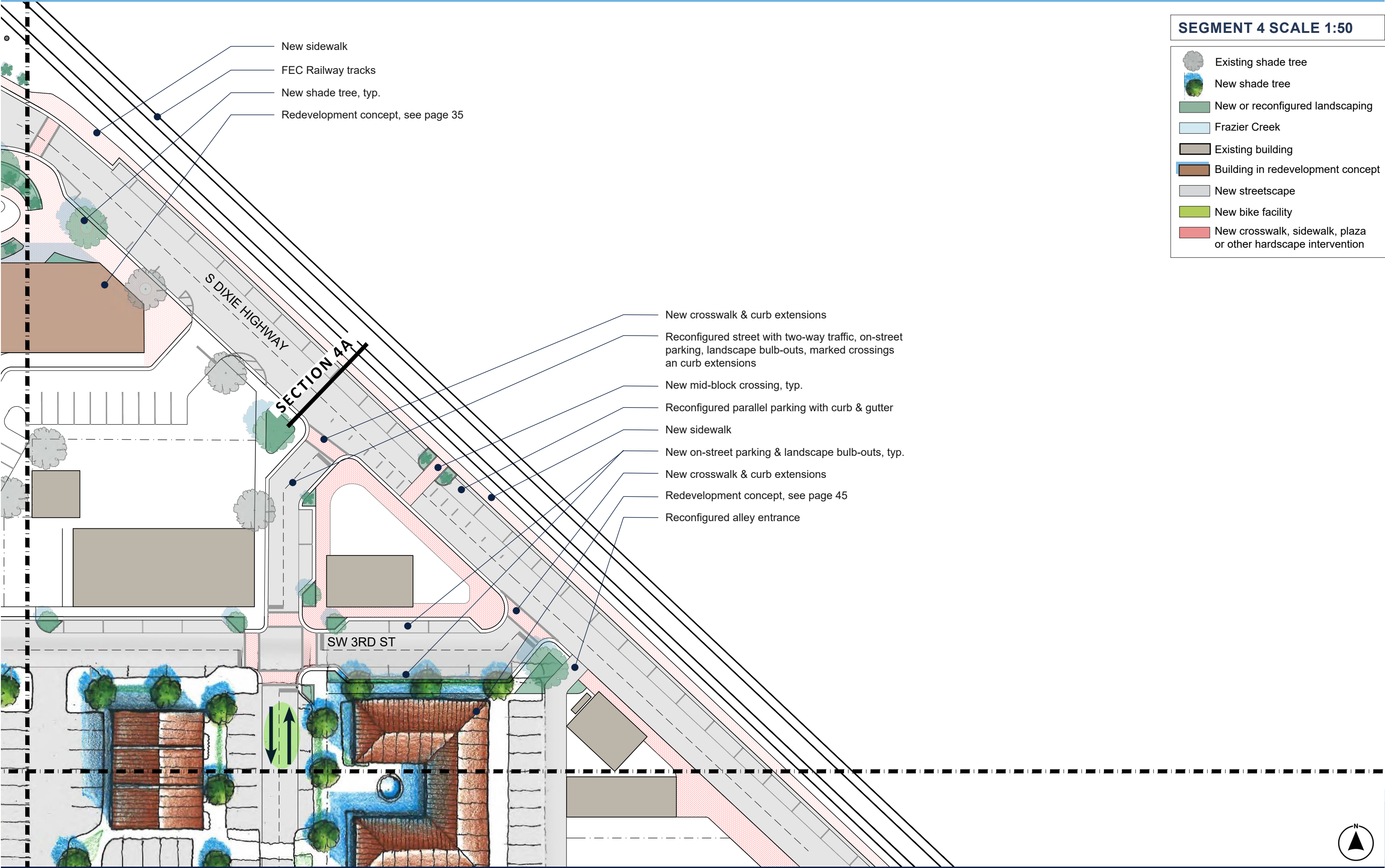
APPENDIX B:
DETAILED MASTER PLAN

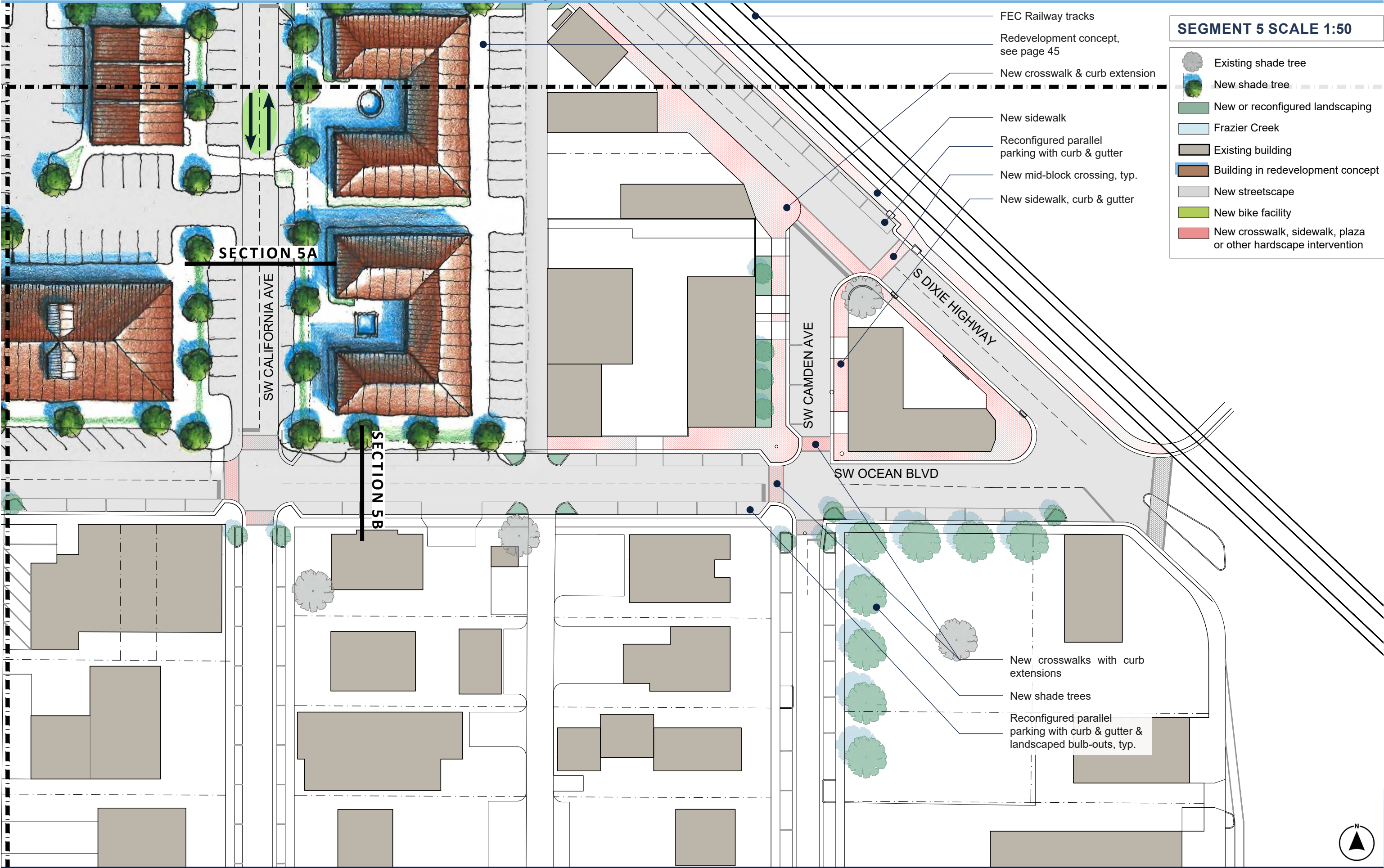












FUTURE PARKING NEEDS ANALYSIS EXCERPT



STRATEGIC RECOMMENDATIONS
FUTURE PARKING NEEDS ANALYSIS – CITY OF STUART, FL

SEPTEMBER 2018

Expand into the study area as roads are improved.

Implementation (Term)	Recommendation	Intent	Justification	Cost
Immediate 12 months	Redesign Downtown Stuart Tram Routes	Redesign the Downtown Stuart Tram service to discourage the use of the Tram for on-demand service requests, as well as restrict times for the use of historic downtown sightseeing tours. The Tram should have a fixed route schedule to provide last mile connections from remote parking within the study area.	Development of an east/west route and a north/south route using designated areas at Haney Circle for pick up and drop off as well as route transfers. Add Tram shelters as necessary to enhance ridership experience from remote locations.	Costs associated with an evaluation of operational hours and number of cars required to provide fixed route services during peak hours of operation. Use of the existing Haney Circle tram stop will continue to provide an ideal micro-transit hub for passenger pick up and drop offs. Additional shelters \$1,200 each. (8 shelters = \$9,600)
Immediate 12 months	Curbside Management	Repurpose a few of the parallel parking spaces in the downtown core for passenger pick up and passenger drop off spaces. Ideally, spaces located at SW St. Lucie Avenue and SE Osceola (east of Haney Circle) would provide convenient access for ride-hailing services such as Uber and Lyft to pick up and drop off passengers.	Creating greater access to curbside access will greatly improve the downtown visitor experience and ultimately enable more visitors to access downtown without more vehicles.	\$1,000-\$2,000 per space for design, marketing and implementation costs.
Immediate 12 months	Curbside Management	City should work with the Downtown Business Association and the Main Street Merchants to identify key on-street spaces where delivery needs could be shared with visitor parking needs. Delivery companies could utilize an on-street space before 11:00am on weekdays and after 11:00am the same space would be converted into a 3-hour visitor space.	Need to manage delivery access hours to local businesses within the core commercial area and eliminate any unnecessary traffic congestion caused by deliveries occurring during peak activity hours.	\$1,000-\$2,000 per space for design, marketing and implementation costs.
Immediate 12 months	Valet Parking Improvements	Enhance valet parking station locations with better advertising and increased visibility. The City should issue a valet parking service RFP that requires one valet operator to utilize dedicated City right of way for valet stations and staging, while requiring the valet operator to secure off-street valet storage locations.	Low-cost solution for City to provide greater access to commercial and retail locations during peak evening activity without building more inventory. Locations should support each end of the historic district.	Little to no cost to the City other than authorized 3 rd party use of public rights of way for valet parking stations and staging. Valet operator charges fee to consumer per valet vehicle parked and negotiates off-street storage areas
Immediate 12 months	Bicycle Parking Initiative	To encourage alternative modes of travel to and from the downtown core, the City should support a bicycle parking initiative to include the placement and upgrade of multiple bicycle storage racks.	Bicycle storage racks should be installed at all Park and Ride lots, key demand locations (such as City Hall and City parks)	Brand the bicycle parking initiative with appropriate signs and social media marketing efforts. Add locations to City website and coordinate locations with Stuart Tram shelters and routes. \$400 to \$800 per location.
Immediate 12 months	Hours of Operation Parking Enforcement	Extend the 3-hour parking hours of operation to 8:00 pm to allow for greater parking turnover and parking availability at core on-street spaces.	Prevents long-term parking access at convenient curbside parking until 5:00pm or after, allowing high volume consumers to frequent this inventory.	Modifying the hours of operation will require increased code enforcement labor costs under the format of adding 1-2 part-time code enforcement employees to cover afternoon and early evening hours.
Immediate 12 months	Shared Parking Commercial Lease	Walker recommends the City revisit several commercial lease agreements previously orchestrated through the Stuart Community Redevelopment Agency and private land owners. The lease agreements should be designed for the use private parking inventory in support of visitor and employee parking needs during peak evenings activity (Thursday through Sunday), as well as weekend special events.	Recommend negotiations with the community business owners and worship centers to use their parking inventory during non-peak activity periods.	\$250-\$1,000 per month lease depending on size, location, time of year, and days of the week.



STRATEGIC RECOMMENDATIONS
FUTURE PARKING NEEDS ANALYSIS – CITY OF STUART, FL
SEPTEMBER 2018

Expand into the study area as roads are improved.

Reevaluate as development occurs in the Triangle District.

This recommendation in illustrated in page 39 and Appendix B.

Expand into the study area as roads are improved.

Implementation (Term)	Recommendation	Intent	Justification	Cost
Mid-Term 2 – 5 Years	Weekend Employee Parking Inventory	The City should partner with the County to create short-term shared-use parking opportunities on the Martin County Courthouse parking lots. The inventory along SE Flagler Avenue remains empty after hours and on weekends.	Providing evening and weekend employees who work in the downtown core a dedicated place to park with a dedicated tram service route to and from Haney Circle.	Parking lot lighting upgrades using FPL policy. Add several well-lit covered shelters \$1,000 - \$5,000.
Mid-Term 2 – 5 Years	Short-Term Parking Inventory	Regulate more on-street parking spaces located on SW Flagler Avenue from SW St. Lucie Avenue to Flagler Place, as well as the 24 parallel spaces located along SW Dixie Highway (between South Colorado Avenue and SW St. Lucie Avenue).	Decrease the amount of on-street parking for employee needs and replace with 3-hour short-term visitor parking inventory.	Cost of sign production and installation \$500 to \$2,000
Mid-Term 2 – 5 Years	Weekday Employee Parking Inventory	Suggest the designation of the Sailfish parking lot and on-street parking spaces outside of the historic district to provide weekday employee parking for City Hall and neighboring businesses. Employees could walk and utilize the fixed Stuart Tram routes with Tram shelters.	This initiative follows the policy of making the most convenient spaces available for visitors of the downtown businesses while identifying and branding parking locations for employees.	Minimal to no cost required for this opportunity.
Mid-Term 2 – 5 Years	Parking Inventory Design	Work with the Florida Department of Transportation to review the design of the right of way area providing the 24 parallel parking spaces along South Dixie Highway (between South Colorado Avenue and SW St. Lucie Avenue).	Suggest reducing the travel lane widths to create an accessible travel route between the parked vehicles and the fenced area eliminating conflict with the railroad tracks.	Use of Federal DOT project funds for redesign and implementation
Mid-Term 2 – 5 Years	Premium Paid Parking Inventory	The idea of implementing a paid on-street parking system in the core downtown areas would merely replace the time-limited spaces with a system that would generate a parking fund balance for the potential use in the development of City-funded parking structure.	Charge an on-street fee to park in the downtown core spaces with the potential for the City to issue a parking revenue bond with the revenues recorded from this annual revenue stream.	\$8K to 10K per solar powered pay station; plus \$5,00 to \$10,000 per location for environment design and setup. No cost justification for pay by phone platform setup. (SW Osceola between SW St Lucie Avenue and S Colorado Avenue)
Mid-Term 2 – 5 Years	Parking Inventory Guidance	Recommends the design and implementation of an advanced parking guidance system along eastbound SW Joan Jefferson Way, SW Ocean Boulevard, and South Colorado Avenue to inform motorists of available parking options (to include valet locations) during peak activity hours.	Use of this vehicle guidance system could be designed to identify parking inventory by corridor and location name as well as include valet parking stations.	\$1K/static sign; \$25K/dynamic local roadway sign; \$500/space single-space count (on-street); \$20K dynamic facility count (surface lot) (438 on-street spaces – Zone 1 Historic = \$219K) (168 on-street spaces – Zone 5 Colorado = \$84k)
Mid-Term 2-5 Years	Golf Cart Parking Inventory	During our parking inventory verification effort, we recognized an opportunity to add “golf cart parking only” spaces using a portion of the SW Seminole Street corridor. Currently this area is used for loading and unloading during the daytime and could easily be designed for resident and golf cart parking only during peak evenings and weekends.	At present, there are no on-street regulations governing this inventory after the designated load and unloading hours. As such, much of the inventory is occupied by commercial property owners and employees.	\$2,500-\$3,000 per area for striping design, marketing and implementation costs. Additional lighting upgrades with FPL policy would need to be added as current lighting exists only at each end of the loading zone area and on the north side of the street.

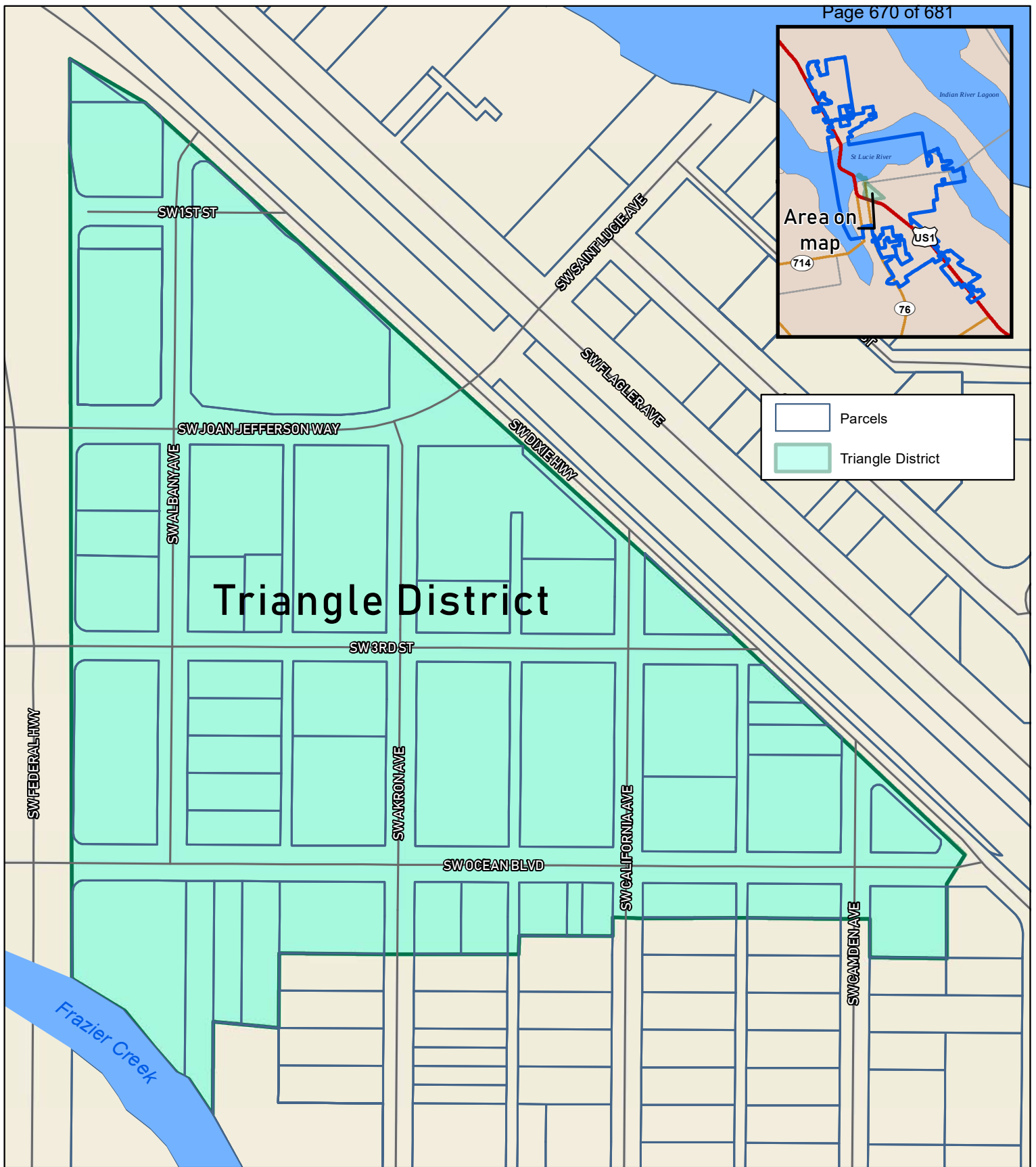


STRATEGIC RECOMMENDATIONS

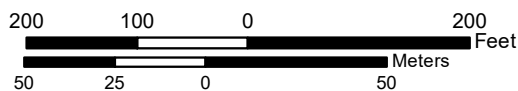
FUTURE PARKING NEEDS ANALYSIS – CITY OF STUART, FL

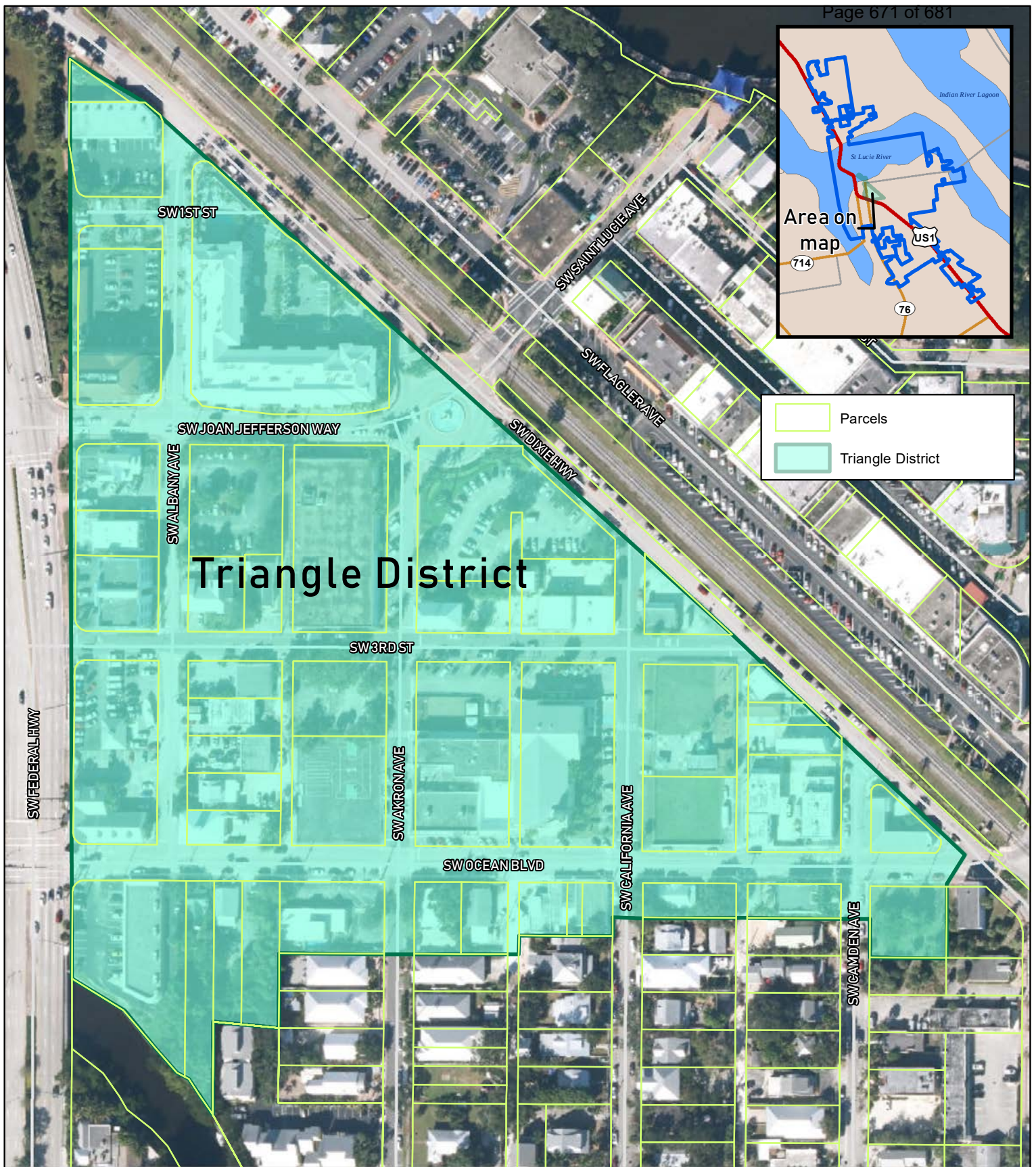
SEPTEMBER 2018

Implementation (Term)	Recommendation	Intent	Justification	Cost
Long-Term 5 Years +	Residential Parking Program	As future development continues to occur along downtown areas like the South Colorado Avenue corridor and the SW Seminole Street, Walker suggests the need to expand the City’s residential permit parking program to include residential guest parking options and resident permit parking hours of operation. In scenarios where commercial activity impacts adjacent residential neighborhoods, a comprehensive residential parking program is typically viewed as an acceptable best practice solution.	Walker recommends establishing a residential parking ordinance with a departmental policy that enables City-recognized neighborhood associations to submit a formal request to the City for a review and discussion of program boundaries and hours of operation.	Establishment of residential parking program boundaries will suggest the need for residential parking signs and pavement markings ranging from \$200 to \$2,000 per residential block, depending on conditions.
Long-Term 5 Years +	Long-Term Parking Inventory	Explore the opportunity for the private land owner to partner with public funding options to develop the two parcels at the intersection of SE Detroit and SE Ocean Boulevard for structured parking.	In the absence of a paid parking return on investment, this site will require the use of public funding to subsidize the cost of development.	Range of \$15,000 -\$22,000 per space depending on design amenities and aesthetics
Long-Term 5 Years +	Long-Term Employee Parking Inventory	Should Downtown Stuart employee parking demands continue to be a function of growth, we suggest the City and County explore the opportunity to design and construct additional parking inventory on either of the County parking parcels along SE Flagler Avenue.	Moving employees outside of the core downtown area will only increase the opportunity for visitor parking access and reduce traffic congestion during peak activity periods.	Range of \$15,000 -\$22,000 per space depending on design amenities and aesthetics

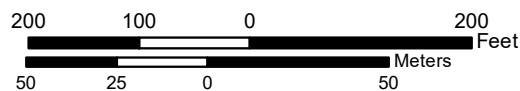


Triangle District -Exhibit 2





Triangle District -Exhibit 2



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

Meeting Date:9/14/2021

Prepared by:Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP) GUIDELINES

RESOLUTION No. 08-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP) GUIDELINES TO REQUIRE ALL APPLICANTS TO ADHERE TO EXISTING LANDSCAPE CODE THROUGH THIS GRANT TO ENHANCE THE VISIBLE APPEARANCE OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

As directed by the CRB, the proposed amendments to the Business Improvement Reimbursement Grant Program will require all eligible applicants to upgrade landscaping in compliance with existing landscape code in addition to any other eligible improvements under the program guidelines. The CRA recognizes that many properties within the Community Redevelopment Area were constructed before the adoption of the City's current landscape code. This has left the Community Redevelopment Area with many commercial properties that provide for little, if any, aesthetic appeal. It is the intent of the CRA to rectify this situation through voluntary upgrade of commercial property through this grant program and encourage and assist local businesses to substantially enhance the visible appearance of their property with landscape improvements.

The substantial improvements that would be eligible are associated with perimeter of a commercial property that abuts a public right-of-way and interior parking lot landscaping. If nonconformities exist due to site limitations, the goal will be to bring the property as much into compliance as possible. The eligible landscape improvements may include but not limited to asphalt removal, plant materials, xeriscaping, native plants, shade trees, and irrigation systems. Replacement of existing landscape materials are not eligible under this grant program.

The applicant will be responsible for providing a landscape plan showing the existing and proposed landscaping in accordance with LDC Landscape Code requirements. The CRA staff will review the plan for code compliance and CRA goals & objectives. When the code cannot reasonably be met, the staff will provide the board with an explanation of the deficiencies and the applicant will provide a justification statement for the code not being met.

The applicant may require the landscape improvements as part of the grant in addition to other eligible improvements. The board may vote to approve the grant with a variance to the code requirements.

Staff's comments

Staff expresses concern that the proposed amendment will discourage property owners to apply for the program. Although the program is promoted through social media, postcards, notice from Neighborhood Services and other sources, the CRA receives only 5-6 applications every fiscal year. Requiring all eligible applicants to upgrade the landscaping in compliance with the code in addition to their request for eligible improvements will increase their expense for improvements. This could have a negative impact on the success of the program.

The board could consider other options to incentivize the applicant to bring the landscaping on property into compliance with the current landscape code requirements:

- 1) Reduce the match percentage to 25% of eligible costs to assist in landscaping improvements if the applicant is requesting grant for other eligible improvements.
- 2) Increase the grant award up to \$15,000 if landscaping is required as a condition of approval of other eligible improvements.
- 3) Create a separate "Landscape Improvement Grant Program" with the 50% match requirement not to exceed \$10,000. This will require to budget for the new program for FY 2022.

Funding Source:

CRA FY 2022 Budget for the BIRP Grant Matching Program - \$50,000.

Recommended Action:

The following alternatives are available to be considered by the board:

1. Adopt Resolution No. 08-2021 with proposed amendments to the BIRP Grant Program.
2. Adopt Resolution No. 08-2021 with modifications recommended by the board.
3. Deny Resolution and keep the BIRP Grant Program with no changes.
4. Provide staff with other direction.

ATTACHMENTS:

Description	Upload Date	Type
▣ Resolution No. 08-2021	9/2/2021	Resolution add to Y drive
▣ BIRP Program Guidelines Update	9/3/2021	Attachment



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

RESOLUTION No. 08-2021 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP) GUIDELINES TO REQUIRE ALL APPLICANTS TO ADHERE TO EXISTING LANDSCAPE CODE THROUGH THIS GRANT TO ENHANCE THE VISIBLE APPEARANCE OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency of the City of Stuart approved implementation of the Business Improvement Reimbursement Program for commercial businesses within the Stuart Community Redevelopment Area; and

WHEREAS, specific guidelines were adopted for the Business Improvement Reimbursement Program; and

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

WHEREAS, the Community Redevelopment Agency recognizes that many properties within the Community Redevelopment Area were constructed before the adoption of the City of Stuart current landscape regulations; and

Resolution No. 08-2021CRA
Amendment to BIRP Guidelines

WHEREAS, this has left the Community Redevelopment Area with many commercial properties that provide for little, if any, aesthetic appeal; and

WHEREAS, it's the intent of the Community Redevelopment Agency to rectify this situation through requiring all eligible applicants to adhere to City of Stuart Landscape Code through the Business Improvement Reimbursement Grant; and

WHEREAS, if nonconformities exist due to site limitations, the goal shall be to bring the property as much into compliance as possible; and

WHEREAS, the grant will assist commercial businesses with bringing their property into compliance with the City of Stuart Landscape Code and result in enhancing the visual appearance of the property; and

WHEREAS, eligible expenses include site improvements that are associated with installing landscaping that meets or exceeds the City of Stuart Landscape Code regarding the perimeter of a commercial property that abuts a public right-of-way and those portions of the code relating to interior parking lot landscaping. It may include but not limited to asphalt removal, plant materials, xeriscaping, native plants, shade trees, and irrigation systems. Replacement of existing landscape materials are not eligible under this grant program; and

WHEREAS, the new landscaping under the grant will be maintained in accordance with the City of Stuart Landscape Code and will not be removed or negatively altered (as determined by the CRA) for five (5) years after installation; and

WHEREAS, the Stuart CRA will request a return of any funds disbursed to the eligible applicant if the maintenance requirements are not met; and

WHEREAS, amendment to the program guidelines will serve a better purpose to meet the changing needs within the Community Redevelopment Area.

Resolution No. 08-2021CRA
Amendment to BIRP Guidelines

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

SECTION 1: The Stuart Community Redevelopment Agency has determined that the amendment to the program guidelines is in best interest of the Community Redevelopment Area.

SECTION 2: This resolution shall take effect upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

Resolution No. 08-2021CRA
Amendment to BIRP Guidelines

ADOPTED this _____ day of _____, 2021.

ATTEST:

MARY KINDEL
CITY CLERK

EULA R. CLARKE
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY



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.

All eligible applicants are required to upgrade landscaping in accordance with the City of Stuart Landscape Code for the perimeter of a commercial property that abuts a public right-of-way and those portions of the code relating to interior parking lot landscaping. It may include but not limited to asphalt removal, plant materials, xeriscaping, native plants, shade trees, and irrigation systems. Where the landscape code cannot reasonably be met, the applicant shall provide a justification statement for the code not being met. The board will make a final recommendation to approve the grant with a variance to the code. Replacement of existing landscape materials are not eligible under this grant program. If nonconformities exist due to site limitations, the goal shall be to bring the property as much into compliance as possible. The new landscaping under the grant will be maintained in accordance with the City of Stuart Landscape Code and will not be removed or negatively altered (as determined by the CRA) for five (5) years after installation.

The grant cycle began on October 1, 2021 and will end on January 7th, 2022. To be eligible for consideration applicant must submit a completed application by **5 PM on Friday, January 7th, 2022** 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:

- **REQUIRED OF ALL ELIGIBLE APPLICANTS: Substantial site improvements that are associated with installing landscaping that meets or exceeds the City of Stuart Landscaping Code regarding the perimeter of a commercial property that abuts a public right-of-way and those portions of the code relating to interior parking lot landscaping. It may include but not limited to asphalt removal, plant materials, xeriscaping, native plants, shade trees, and irrigation systems. Replacement of existing landscape materials are not eligible under this grant program. if nonconformities exist due to site limitations, the goal shall be to bring the property as much into compliance as possible.**
- Exterior architectural amenities to provide shade over the public right-of-way/sidewalk (*e.g. addition or improvement of new awnings, balconies, porches, entryways, or arcades*) excluding Downtown Outdoor Dining Program establishments.
- Replacement of non-conforming pole signs to conforming freestanding or monument signs
- Exterior wall repair (stucco, brick, or siding repairs and replacement) Xeriscape Landscaping (*a maximum of \$1,500.00 or 15% of the total project, whichever is less, no irrigation*) and fences (*no metal chain-link*)
- Parking lots, driveways, walkways, and streetscaping (i.e. benches, shade trees, bicycle racks)
- Restoring or substantially beautifying, or enhancing the façade or elevation of a commercial building
- Architectural, engineering or landscape architectural services to design improvements to be funded through this program (maximum of \$500 in grant funding)

The following is not eligible for funding on its own but it may be funded as part of a more comprehensive façade improvement: replacement of windows and doors, replacement of wall air-conditioning units on a building to energy efficient central air conditioning system, replacement of existing awnings, exterior cleaning and painting, exterior lighting, decorative Bahama or Colonial Shutters, and dumpster enclosures.

NOTE: All improvements proposed with this grant application must be consistent with the Community Redevelopment Plan and the Land Development Code overlay design guidelines.

APPLICATION PROCESS:

1. Download an application from the City's website, www.cityofstuart.us or secure an application at City Hall, Development Department office located on 121 SW Flagler Avenue, Downtown Stuart.

2. Review the application, if you have any questions please call (772) 283-2532.
3. Submit a completed application package to City Hall, Development Department office, which includes the following:
 - 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
 - Landscape Plan with existing and proposed landscaping in accordance with Land Development Code requirements
 - Photographs of **existing** areas/**building** 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.

4. City staff reviews the application for completeness, and eligibility. City staff will go to the project property and do a “walk-thru” of the property to consider the proposed improvements.
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 CRB meeting in order to be considered for the grant program. City staff will provide the public hearing date and time for the CRB meeting. The meeting will be held 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.