



City of Stuart

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

**TO BE HELD AUGUST 4, 2020 AT 4:00 PM**  
**COMMISSION CHAMBERS & ZOOM TELECOMMUNICATIONS**  
**121 S.W. FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT BOARD**

**Chairman - Frank Wacha**  
**Vice Chairman - Nathan Ritchey**  
**Board Member - Tom Campenni**  
**Board Member - Faye James**  
**Board Member - Chris Lewis**  
**Board Member - Pete Walson**  
**Board Member - Katie Makemson**

**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**

**THIS MEETING WILL BE A HYBRID IN PERSON/REMOTE MEETING.**

**In Person:** City Hall can accommodate a small number of citizen participants.

**Teleconference:** Citizens can attend from the comfort of their home via telephone, computer, laptop, tablet or smartphone. Click the below link or call the below phone number to attend.

The City reserves the right to revoke anyone's virtual attendance for cause, just as the sergeant at arms would at an in person meeting.

**JOIN MEETING:**

By Device-

<https://us02web.zoom.us/j/87681330789>

If you wish to speak during public comment, click raise hand at bottom of window. Your microphone will be unmuted when you are called to speak. Your microphone will be deactivated once you have completed your comment.

By Telephone-

Meeting ID: 876 8133 0789

Dial In numbers:

+1 312 626 6799 US

+1 646 558 8656 US

+1 253 215 8782 US

+1 301 715 8592 US

If you wish to speak during public comment press \*9 to raise your hand. You will be called by your partially displayed phone number so please listen for that number. The host will lower your hand and mute your line after speaking.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**COMMENTS FROM THE PUBLIC (5 min. max)**

**COMMENTS FROM THE BOARD MEMBERS**

**COMMUNITY REDEVELOPMENT BOARD**

1. Resolution 96-2020: 315 Osceola Street MUCCU
2. 2nd Presentation - CDBG Application and Housing Assistance Plan
3. 2449-2020 Sailfish Cove UPUD
4. Ordinance 2439-2020: Lone Palm Property Investments, LLC Future Land Use Map Amendment, Rezoning and MUCCU
5. R97-2020 Walton Building (33 degrees)
6. Presentation on Contemporary Art Exhibit in Gazebo Park
7. Resolution No. 07-2020 CRA - Tentative CRA Budget for FY 2021

**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:**8/4/2020

**Prepared by:**David Dyess, City Manager

**Title of Item:**

**THIS MEETING WILL BE A HYBRID IN PERSON/REMOTE MEETING.**

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**Summary Explanation/Background Information on Agenda Request:**

**Funding Source:**

**Recommended Action:**

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

**Meeting Date:**8/4/2020

**Prepared by:**S. Mayer

**Title of Item:**

MUCCU - CONTINUATION

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO ALLOW THE DEVIATION OF REQUIREMENTS REGARDING DENSITY AND PARKING WITHIN THE BUILDING ENVELOPE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

Staff requests the item be continued to September 1, 2020 to allow a full review of required documents; specifically a site and landscape plan. At the date the agenda item is due, staff does not have a site plan and landscape plan with detailed elements required for a full review, including any necessary zoning code variances requested, public works and fire review.

**Funding Source:**

N/A

**Recommended Action:**

Motion to continue the item to September 1, 2020 CRB hearing.

**ATTACHMENTS:**

| Description               | Upload Date | Type       |
|---------------------------|-------------|------------|
| ❑ Application             | 7/24/2020   | Attachment |
| ❑ Development Plan        | 7/24/2020   | Attachment |
| ❑ Development Plan 2      | 7/24/2020   | Attachment |
| ❑ Architectural Rendering | 7/24/2020   | Attachment |
| ❑ Building Section        | 7/24/2020   | Attachment |
| ❑ Drainage Statement      | 7/24/2020   | Attachment |
| ❑ Utility Statement       | 7/24/2020   | Attachment |



**CITY OF STUART  
DEVELOPMENT DEPARTMENT  
URBAN CODE CONDITIONAL USE APPLICATION**

Reviewed By: \_\_\_\_\_

Application must be legible with all relevant fields completed.

Project ID# 4384000000000505  
(Staff Entry)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Pre-App Conference Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Application Date: 7/20/2020                  |
| Project Name: WaterView Condominiums                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                              |
| Parcel ID#                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project Address: 313-315 Osceola, Stuart, FL |
| Zoning/CRA Sub-district: SEC 04, TWP 38, Range 41 East, of Martin County, #0438400000000505                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |
| Subdivision:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Lot(s):                                      |
| <p>Fee: \$1,574.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)</p> <p>Fee: \$524.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board)</p> <p>Fee: Amendment of Conditions attached to Major UCCU (City Commission)</p> <p>(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)</p>                                                                                                                                                                                                                                   |                                              |
| <p>A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.</p> <p>A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.</p> |                                              |
| <p><b>Submittal Requirements:</b> A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                              |
| <p><b>Approving Authority:</b> The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing (if required) followed by a recommendation to the City Commission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                              |
| <p><b>Justification:</b> Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).</p> <p style="margin-left: 40px;">Request change in density for 14 units on site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |
| (over)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                              |

**General Information**  
(Please Print or Type)

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

|                                                            |
|------------------------------------------------------------|
| <b>Name:</b><br>Tyler Adams and Steve Novotny or Assigns   |
| <b>Title:</b><br>Members                                   |
| <b>Company:</b><br>N/A                                     |
| <b>Company Address:</b><br>100 N Cottonwood Drive, Ste 105 |

|                                                        |
|--------------------------------------------------------|
| <b>City/State/Zip Code:</b><br>Richardson, Texas 75080 |
| <b>Telephone Number:</b><br>214.810.4535               |
| <b>Facsimile Number:</b><br>N/A                        |
| <b>Email Address (optional):</b><br>tyler@gldevco.com  |

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

|                         |
|-------------------------|
| <b>Name:</b>            |
| <b>Title:</b>           |
| <b>Company:</b>         |
| <b>Company Address:</b> |

|                                  |
|----------------------------------|
| <b>City/State/Zip Code:</b>      |
| <b>Telephone Number:</b>         |
| <b>Facsimile Number:</b>         |
| <b>Email Address (optional):</b> |

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.

|                                                            |
|------------------------------------------------------------|
| <b>Name:</b><br>Tyler Adams and Steve Novotny or assigns   |
| <b>Title:</b><br>Members                                   |
| <b>Company:</b><br>N/A                                     |
| <b>Company Address:</b><br>100 N Cottonwood Drive, Ste 105 |

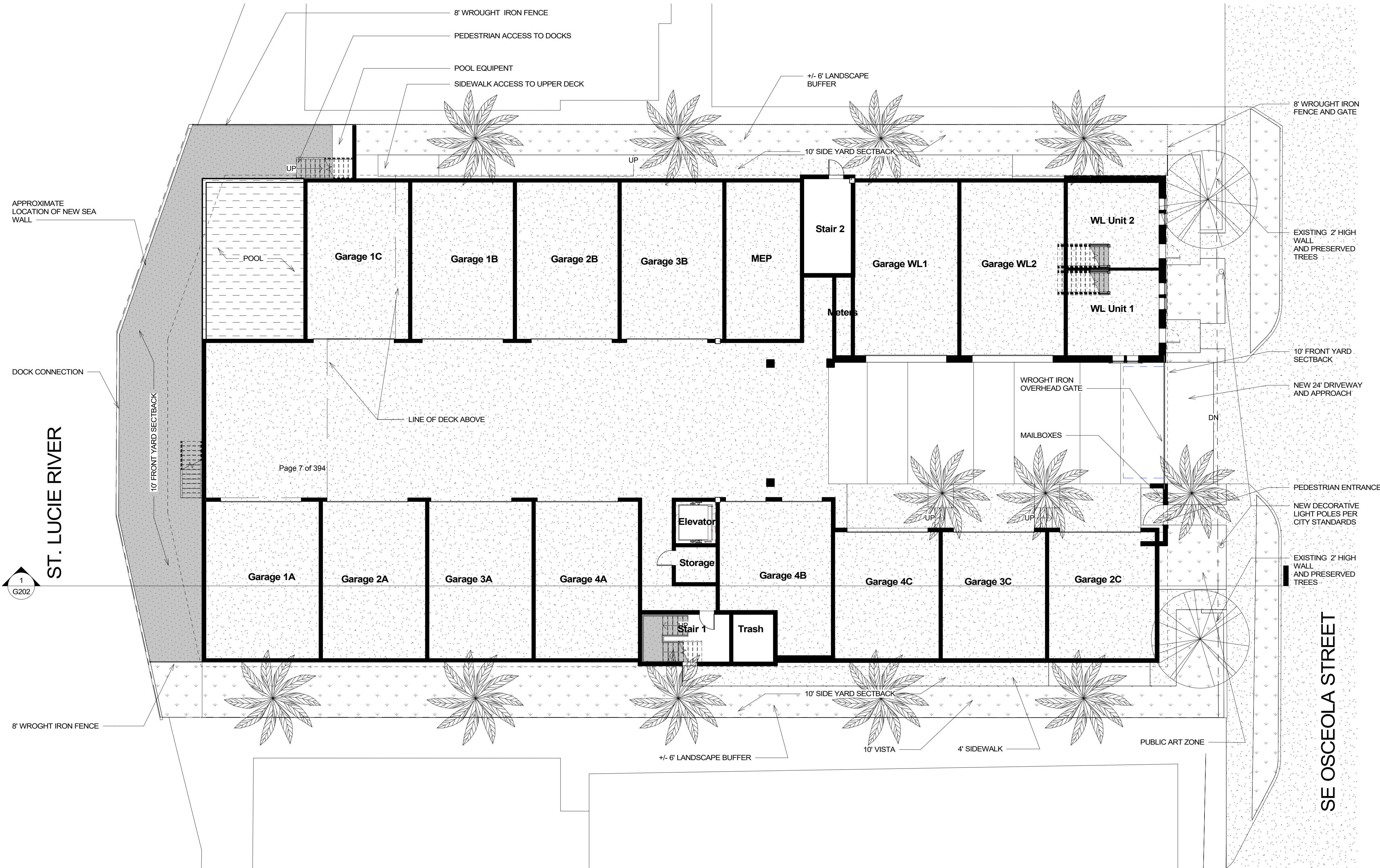
|                                                        |
|--------------------------------------------------------|
| <b>City/State/Zip Code:</b><br>Richardson, Texas 75080 |
| <b>Telephone Number:</b><br>214.810.4535               |
| <b>Facsimile Number:</b><br>N/A                        |
| <b>Email Address (optional):</b><br>tyler@gldevco.com  |

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

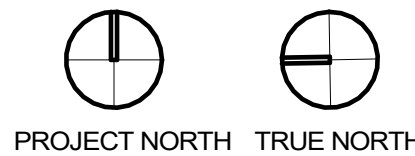
4. Signed this 20 day of July, 2020.

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





1 Development Plan - Garage  
Scale: 3/32" = 1'-0"

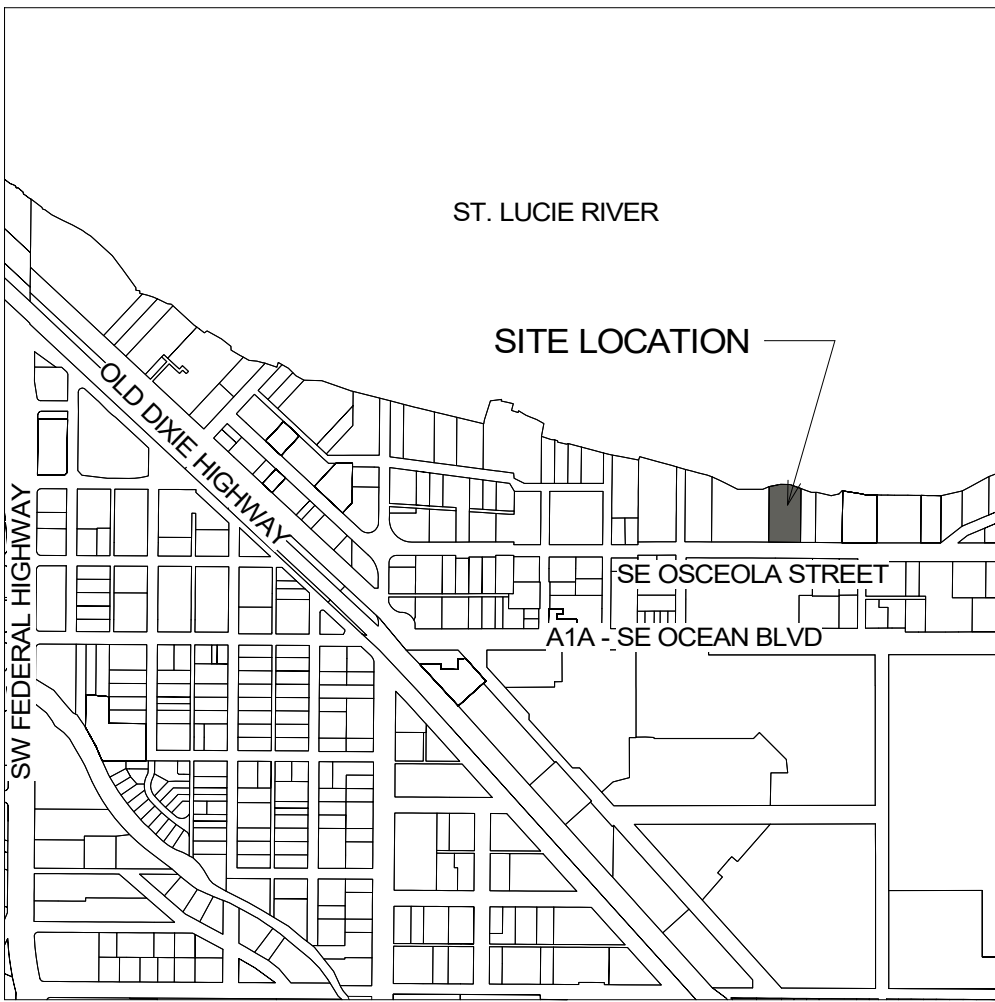


SITE PLAN INFORMATION

|                           |                                      |           |
|---------------------------|--------------------------------------|-----------|
| ZONING INFORMATION:       |                                      |           |
| TOWN OF STUART:           | URBAN WATERWAY                       |           |
| CURRENT ZONING:           | URBAN WATERWAY                       |           |
| PROPOSED ZONING:          | URBAN WATERWAY                       |           |
| CURRENT USE:              | VACANT                               |           |
| PROPOSED USE:             | 14 UNIT MULTIFAMILY DEVELOPMENT      |           |
| SITE AREA:                | MINOR DEVELOPMENT SITE PLAN APPROVAL |           |
|                           | 25,265 SF / .58 ACRES                |           |
|                           | REQUIRED                             | PROVIDED  |
| FRONT YARD:               | 10'                                  | 10'       |
| REAR YARD:                | 10'                                  | 10-20'    |
| MAXIMUM HEIGHT (STORIES): | 4                                    | 4         |
| MAXIMUM HEIGHT (FEET):    | 45'                                  | 45'       |
| VISTA                     | 10'                                  | 10'       |
| BUILDING AREA:            |                                      |           |
| GARAGE:                   |                                      | 15,400 SF |
| MULTIFAMILY:              |                                      | 36,000 SF |
| FLOOR AREA RATIO:         |                                      | 1.43:1    |
| OFF STREET PARKING:       |                                      |           |
| BUILDING PARKING:         | 1.5/UNIT                             | 28        |

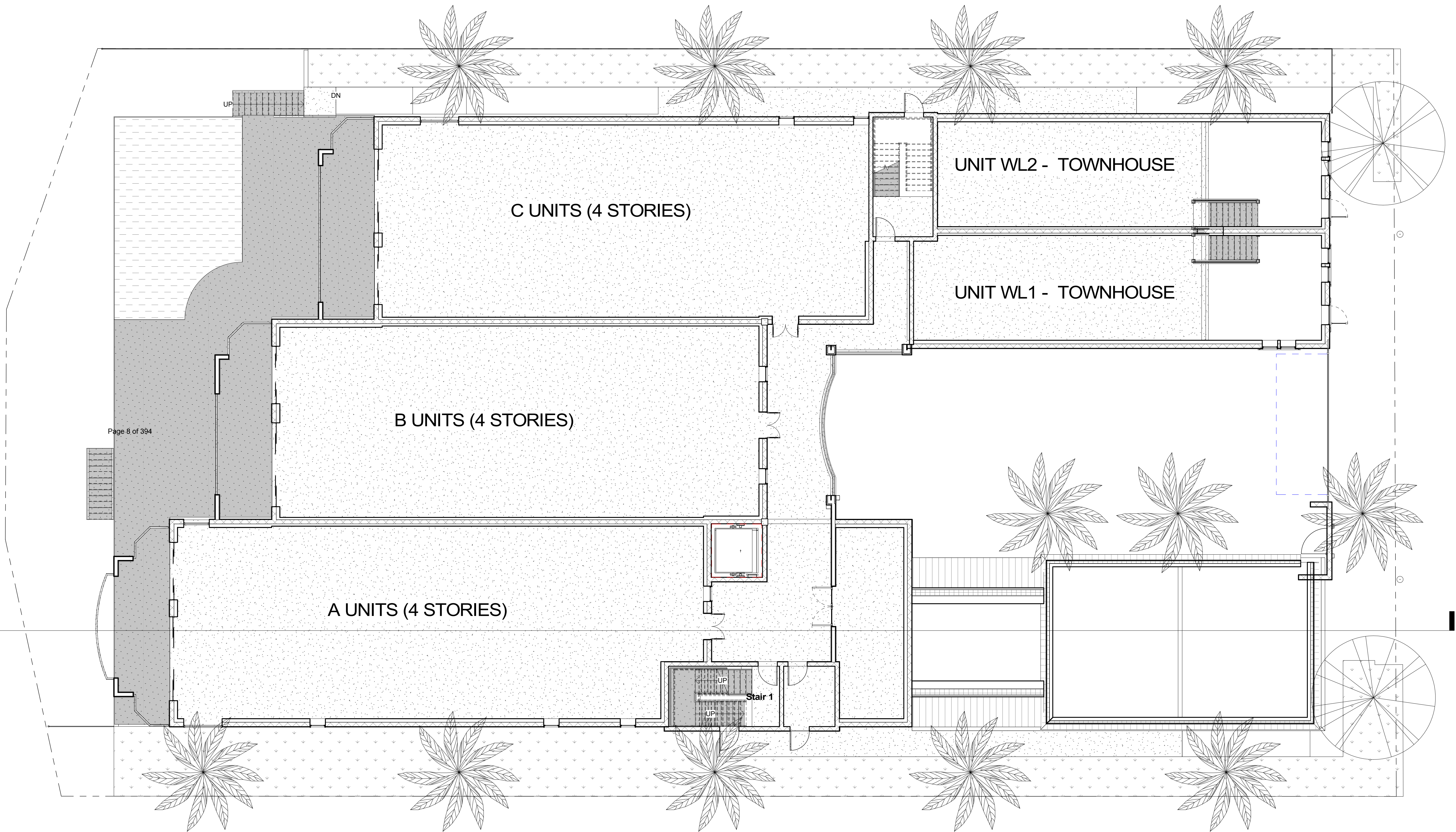
SITE PLAN NOTES

- ANY SIGNIFICANT REVISION TO THIS SITE PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- BUILDING MANAGEMENT SHALL PROVIDE TRASH SERVICE FOR BUILDING. TRASH CHUTE AND COMPACTOR ROOM ARE PROVIDED.



2 Vicinity Map









STREET SIDE VIEW



WATER SIDE VIEW

| RENDERING NOTES |                                                                                                                                 |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------|
| 1.              | This set of renderings is for conceptual purposes only. All building plans require review and approval by Development Services. |
| 2.              | All mechanical units shall be screened from public view as required by the Zoning Ordinance.                                    |
| 3.              | A 10' vista complying with the zoning ordinance shall be maintained.                                                            |
| 4.              | When permitted, exposed utility boxes and conduits shall be painted to match the building.                                      |
| 5.              | All signage areas and locations are subject to approval by Development Services.                                                |
| 6.              | Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official                             |

Planner:  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
v: 214.810.4535

Waterview Condominiums  
313 SE Osceola Street  
Stuart, Florida 34994

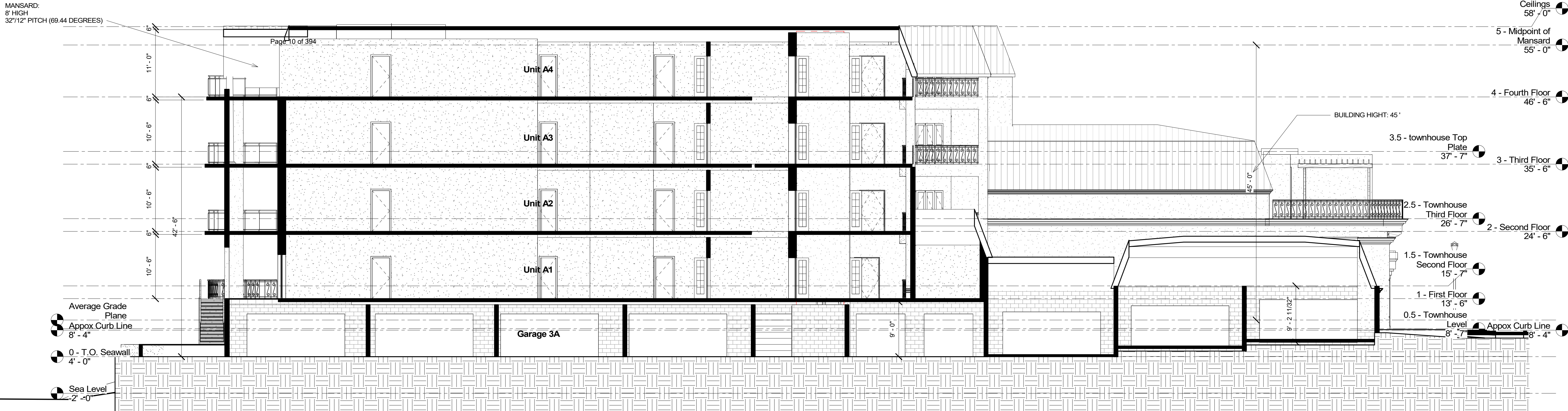
DATE: 07.14.2020  
PROJECT NO: 20008  
CURRENT REVISION:

SHEET TITLE:  
Renderings

SHEET NUMBER:

G201





1 Section 1  
scale: 1/8" = 1'-0"

Planner:  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
v: 214.810.4535

Waterview Condominiums

313 SE Osceola Street  
Stuart, Florida 34994

DATE: 07.14.2020  
PROJECT NO.: 20008  
CURRENT REVISION:

SHEET TITLE:  
Building  
Section

SHEET NUMBER:

G202



## 313 / 315 Osceola Street

Osceola Street, Stuart FL 34994

Project No. 1956



### Drainage Statement:

The Project Location is vacant and currently no permit for the site is on file with the South Florida Water Management District. Proposed Water Quality and Quantity 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 required water quality treatment into the St. Lucie River is 0.08 Ac-Ft. The required attenuation for the 25-year-3-day storm event is 0.42 Acre-Feet. The exfiltration system will treat and store 0.52 Acre-Feet prior to discharging into the St. Lucie River.



PREPARED BY:  
Joseph Capra, P.E. #37638  
CAPTEC Engineering, Inc.  
301 NW Flagler Avenue  
Stuart, Florida 34994  
(772) 692-4344  
EB-0007657  
July 17, 2020





**Site Data**

**Calculate Basin Area**

Total Site Area = **0.58 Ac.**

Wetland Area = **0.00 Ac.**

Non Contributing Site Area = **0.00 Ac.**

**Total Proposed Developed Basin Area** = **0.58 Ac.**

**Calculate Impervious Area**

Total Impervious Area = **0.44 Ac.**

Other Misc. Impervious Areas = **0.00 Ac.**

Lake = **0.00 Ac.**

**Total Impervious Area** = **0.44 Ac.**

**Total Pervious Area** = **0.15 Ac.**

**Calculate CN**

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

Remaining Site Area = **0.58 Ac.**



**Soil Storage<sup>1</sup>**

|                                                     |   |                  |
|-----------------------------------------------------|---|------------------|
| Depth to Water Table                                | ~ | <b>4.00 Ft.</b>  |
| Soil Storage (4.0 depth to Water Table) for Coastal | = | <b>10.90 In.</b> |
| Compaction Reduction (25%) For Developed Area       | = | <b>8.18 In.</b>  |
| Pervious Area (Developed)                           | = | <b>0.15 Ac.</b>  |
| $S = 8.18 * (\text{Dev. Perv.} / 0.58)$             | = | <b>2.04 In.</b>  |

1.) South Florida Water Management District Environmental Resource Permit Applicants Handbook Volume II Effective October, 2013  
Appendix C pages A-12 to A-19

**Design Storm (Zero Discharge)**

|                                                                       |                  |                     |
|-----------------------------------------------------------------------|------------------|---------------------|
| 3 Yr. - 1 Day                                                         | P = <b>4.20</b>  |                     |
| $V = (((4.2 - .2 * 2.04)^2) / (4.2 + .8 * 2.04)) * 1' / 12" * 0.58$   | =                | <b>0.12 Ac.-Ft.</b> |
| 5 Yr. - 1 Day                                                         | P = <b>5.50</b>  |                     |
| $V = (((5.5 - .2 * 2.04)^2) / (5.5 + .8 * 2.04)) * 1' / 12" * 0.58$   | =                | <b>0.18 Ac.-Ft.</b> |
| 10 Yr. - 1 Day                                                        | P = <b>6.50</b>  |                     |
| $V = (((6.5 - .2 * 2.04)^2) / (6.5 + .8 * 2.04)) * 1' / 12" * 0.58$   | =                | <b>0.22 Ac.-Ft.</b> |
| 10 Yr. - 3 Day                                                        | P = <b>9.10</b>  |                     |
| $V = (((9.1 - .2 * 2.04)^2) / (9.1 + .8 * 2.04)) * 1' / 12" * 0.58$   | =                | <b>0.34 Ac.-Ft.</b> |
| 25 Yr. - 1 Day                                                        | P = <b>7.80</b>  |                     |
| $V = (((7.8 - .2 * 2.04)^2) / (7.8 + .8 * 2.04)) * 1' / 12" * 0.58$   | =                | <b>0.28 Ac.-Ft.</b> |
| 25 Yr. - 3 Day                                                        | P = <b>10.80</b> |                     |
| $V = (((10.8 - .2 * 2.04)^2) / (10.8 + .8 * 2.04)) * 1' / 12" * 0.58$ | =                | <b>0.42 Ac.-Ft.</b> |
| 100 Yr. - 1 Day                                                       | P = <b>10.00</b> |                     |
| $V = (((10.0 - .2 * 2.04)^2) / (10.0 + .8 * 2.04)) * 1' / 12" * 0.58$ | =                | <b>0.38 Ac.-Ft.</b> |
| 100 Yr. - 3 Day                                                       | P = <b>13.00</b> |                     |
| $V = (((13.0 - .2 * 2.04)^2) / (13.0 + .8 * 2.04)) * 1' / 12" * 0.58$ | =                | <b>0.52 Ac.-Ft.</b> |

**Water Quality Storage**

**South Florida Water Management District**

**1.) Required Water Quality Treatment Volume**

- a) First inch of runoff

$$Va = 0.58 * 1 \text{ In.} * (1 \text{ Ft./12 In.}) = 0.05 \text{ Ac.-Ft.}$$

- b) Runoff from 2.5 \* % net impervious

$$\text{Runoff} = 2.5 * (\text{Impervious Area}) / (\text{Basin-Bldg. Area-Lake Area})$$

$$= 2.5 * (0.00 / (0.58 - 0.44 - 0.00)) = 0.00 \text{ In.}$$

$$Vb (\text{sfwmd}) = (0.58) * 0.00 * (1 \text{ Ft./12 In.}) = 0.00 \text{ Ac.-Ft.}$$

- c) Since  $Va > Vb$  (sfwmd) 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**

$$\text{Wet Retention (Exfiltration)} * = 0.52 \text{ Ac.-Ft.} \quad 100\% \text{ Required} = 0.52 \text{ Ac.-Ft.}$$

$$\text{Total Provided:} = 0.52 \text{ Ac.-Ft.}$$

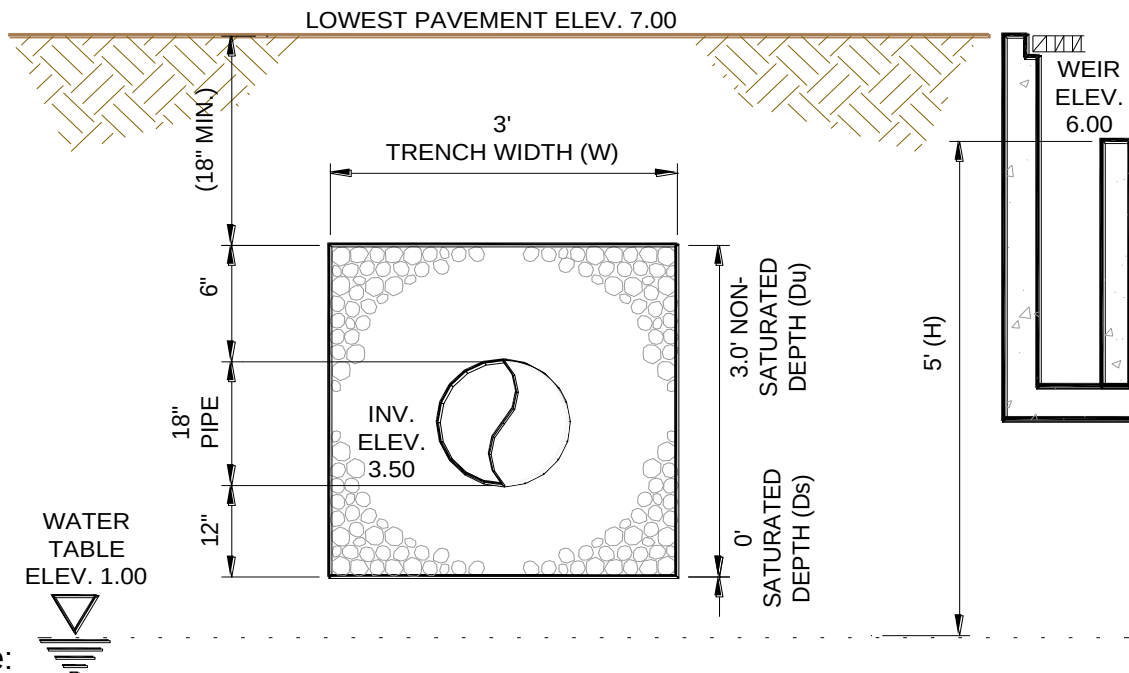


313 / 315 Osceola Street

Project No. 1956

## Exfiltration Design

a) 
$$V = L * (k * (H * W + 2 * H * D_u - D_u * D_u + 2 * H * D_s) + (0.000139 * W * D_u)) / FS$$



Where:

V = Volume (Ac.-In.)

FS = Factor of Safety

L = Length of Exfiltration (FT.)

k = Hydraulic Conductivity (cfs/Ft<sup>2</sup>-Ft-Hd) \*

H = Water Table Depth

W = Width of Trench

D<sub>u</sub> = Unsaturated Depth

D<sub>s</sub> = Saturated Depth

$$\begin{aligned} &= 2.00 \\ &= 160.00 \text{ Ft.} \\ &= 1.04E-03 \\ &= 5.00 \text{ Ft.} \\ &= 3.00 \text{ Ft.} \\ &= 3.00 \text{ Ft.} \\ &= 0.00 \text{ Ft.} \end{aligned}$$

$$V = 160 * (0.001040 * (5 * 3 + 2 * 5 * 3 - 3^2 + 2 * 5 * 0) + (0.000139 * 3 * 3)) = 6.19 \text{ Ac.-In.}$$

$$\begin{aligned} \text{Exfiltration Trench Volume Provided:} &= 6.19 \text{ Ac.-In.} \\ &= 0.52 \text{ Ac.-Ft.} \end{aligned}$$

\*\* Note: See Exfiltration Test in Appendix A - Geotechnical Report.



**313 – 315 EAST OSCEOLA STREET, STUART, FLORIDA**

## **UTILITY STATEMENT**

The proposed site is located within the City of Stuart Utility Department service area. Potable water supply for domestic water, fire service, and dock service will be provided by connection to the existing water main within Osceola Street. The sanitary sewer service will be via connection to the 8" line in Osceola Street.



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

**Meeting Date:**8/4/2020

**Prepared by:**Pinal Gandhi-Savdas

**Title of Item:**

Provide input on the Draft CDBG application for FFY 2019 and CDBG Housing Assistance Plan and Procedures.

**Summary Explanation/Background Information on Agenda Request:**

The City is applying to the Florida Department of Economic Opportunity (DEO) for an FFY 2019 to receive funding, Housing Category Small Cities Community Development Block Grant (CDBG) of \$750,000. The activities, dollar amounts and estimated percentage benefit to low-and moderate- income persons are as follows:

| <b><u>Activity No.</u></b> | <b><u>Activity Name</u></b>                          | <b><u>CDBG Funding</u></b> | <b><u>LMI Benefit</u></b> | <b><u>Local Leverage</u></b> | <b><u>Quantity</u></b> |
|----------------------------|------------------------------------------------------|----------------------------|---------------------------|------------------------------|------------------------|
| 14A                        | <b>Housing Rehabilitation/Demolition/Replacement</b> | <b>\$615,500</b>           | <b>100%</b>               | <b>\$50,000</b>              | <b>11 Units</b>        |
| 08                         | <b>Temporary Relocation</b>                          | <b>\$22,000</b>            | <b>100%</b>               | <b>\$0</b>                   | <b>11 Units</b>        |
| 21A                        | <b>Administration</b>                                | <b>\$112,500</b>           | <b>N/A</b>                | <b>\$0</b>                   | <b>N/A</b>             |
|                            | <b>TOTAL PROJECT</b>                                 | <b>\$750,000</b>           | <b>100%</b>               | <b>\$50,000</b>              | <b>11 Units</b>        |

The City will provide housing rehabilitation to serve approximately eleven (11) homes of low to moderate income households within the City of Stuart.

Staff will be seeking approval to submit the CDBG application and Housing Assistance Plan with the application to FDEO at the City Commission meeting on August 10th.

**Funding Source:**

A matching contribution in the amount of \$50,000 for the CDBG program application was approved via Resolution No. 03-2020 CRA. The CRA matching funds will be spent to benefit LMI persons for housing rehabilitation activities in the CRA only.

**Recommended Action:**

Staff is requesting feedback on the Draft CDBG application and the CDBG Housing Assistance Plan and Procedures.

**ATTACHMENTS:**

| <b>Description</b>             | <b>Upload Date</b> | <b>Type</b>               |
|--------------------------------|--------------------|---------------------------|
| □ Resolution No. 95-2020       | 7/23/2020          | Resolution add to Y drive |
| □ CDBG Application             | 7/23/2020          | Backup Material           |
| □ CDBG Housing Assistance Plan | 7/23/2020          | Backup Material           |
| □ Presentation                 | 7/23/2020          | Backup Material           |
| □ RES 03-2020 CRA              | 7/29/2020          | Cover Memo                |

REC 00 2020 CITY 7/23/2020  
Public Hearing Notice 7/23/2020





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

**RESOLUTION No.: 95-2020**

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR, OR THE CITY MANAGER, TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR APPROVAL OF THE CITY OF STUART COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND THE CITY CDBG HOUSING ASSISTANCE PLAN (HAP) AND AUTHORIZE LOCAL REVENUES AS CDBG LEVERAGE, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS**, the City of Stuart is experiencing a need for physical improvements to benefit low-to-moderate income households.

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

**SECTION 1.** The Community Development Block Grant program is declared to be a workable program for providing needed physical improvements to benefit low-to-moderate income households indicated in the proposed Fiscal Funding Year (FFY) 2019 CDBG application.

Resolution No. 95-2020  
CDBG Application FFY 2019 and HAP – Housing Rehabilitation

**SECTION 2.** The City Commission directs the Mayor, or City Manager, to sign all necessary certifications of the Community Development Block Grant application.

**SECTION 3.** The City Commission directs the Mayor, or City Manager, to execute and submit the FFY 2019 CDBG application to the Florida Department of Economic Opportunity (FDEO) for state approval.

**SECTION 4.** The City Commission directs the Mayor, or the City Manager, to execute and submit the CDBG Housing Assistance Plan (HAP) with the application to FDEO.

**SECTION 5.** The City Commission authorizes the Mayor, or City Manager, to submit additional information in a timely manner as may be required by the FDEO application, award agreement or other State or Federal request related to said application and award agreement.

**SECTION 6.** The City Commission does hereby commit to spend \$50,000.00 in Tax Increment Funding (TIF) Funding on CDBG eligible activities identified in the City of Stuart FFY2019 CDBG application as local government leverage in accordance with the applicable rules and guidelines as set forth by the FDEO, subject to grant award.

**SECTION 7.** The City Commission does hereby commit to expend all local government leverage between the time of site visit and the time of administrative close-out for said application, in accordance with applicable rules and guidelines as set forth by the FDEO.

**SECTION 8.** The proposed CDBG application is consistent with the local comprehensive plan.

**SECTION 9.** The proposed CDBG application is consistent with the City's adopted Community Redevelopment Plan.

**SECTION 10.** This Resolution shall take effect upon adoption.



Resolution No. 95-2020  
CDBG Application FFY 2019 and HAP – Housing Rehabilitation

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

MICHAEL J. MEIER, MAYOR  
EULA R. CLARKE, VICE MAYOR  
MERRITT MATHESON, COMMISSIONER  
REBECCA S. BRUNER, COMMISSIONER  
VACANT, BOARD MEMBER

| YES | NO | ABSENT |
|-----|----|--------|
|     |    |        |
|     |    |        |
|     |    |        |
|     |    |        |
|     |    |        |

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
MARY R. KINDEL  
CITY CLERK

\_\_\_\_\_  
MICHAEL J. MEIER  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
MICHAEL MORTELL  
CITY ATTORNEY



## Florida Small Cities Community Development Block Grant (CDBG)

### Application for Funding

Applicant: City of Stuart  
(Name of Local Government)

- |                                                      |                                                            |
|------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Commercial Revitalization   | <input checked="" type="checkbox"/> Housing Rehabilitation |
| <input type="checkbox"/> Neighborhood Revitalization | <input type="checkbox"/> Economic Development              |

Federal Fiscal Year **2019**

Application Due Date: October 5, 2020

Mailing Address: Department of Economic Opportunity  
Bureau of Community Revitalization  
107 East Madison Street – MSC 400  
Tallahassee, Florida 32399-6508

Telephone: (850) 717-8405

Fax: (850) 922-5609

Web: <http://www.floridajobs.org/SmallCitiesCDBG>

## Contents

Left click on the appropriate check boxes to indicate which parts of the application form are included in this application package.

- ☒ **Part 1 – General Information**
- ☒ **Part 2 – Application Profile and General Scoring Criteria (Required)**
- ☒ **Part 3 – Sources and Uses of Non-CDBG Funds**
- ☐ **Part 4 – Commercial Revitalization**
- ☐ **Part 5 – Economic Development**
- ☒ **Part 6 – Housing Rehabilitation**
- ☐ **Part 7 – Neighborhood Revitalization**
- ☒ **Part 8 – Certification and Score Summary (Required)**
- ☒ **Part 9 –Supporting Documentation (Required)**
  - ☒ **Appendix A: Maps (Required)**
  - ☒ **Appendix B: Local Governing Body's Resolutions for Signature Delegation and Application Submission (Required)**
  - ☒ **Appendix C: Comprehensive Plan Documents (Required)**
  - ☒ **Appendix D: Public Hearing/CATF Meeting Documentation (Required)**
  - ☒ **Appendix E: Leverage Documentation**
  - ☐ **Appendix F: Grant Application Preparation Cost Documentation**
  - ☐ **Appendix G: Readiness to Proceed Documentation**
  - ☐ **Appendix H: VLI/LMI Worksheets and Survey Documentation or Census Data and Maps**
  - ☐ **Appendix I: Documentation Related to Health and Safety Impact Score**
  - ☐ **Appendix J: Joint Agreements/Contingency Funding Documentation/Interlocal Agreements**
  - ☒ **Appendix K: Housing Assistance Plan (Required for all Housing Rehabilitation Applications)**
  - ☐ **Appendix L: Historic Preservation Documents**
  - ☐ **Appendix M: Special Designation Documentation**
  - ☐ **Appendix N: Documentation for Economic Development Applications**
  - ☐ **Appendix O: Documentation for Other Community Development Activities Score (Commercial Revitalization)**
  - ☐ **Appendix P: Documentation for Demolition of Vacant Dilapidated Structures (Commercial Revitalization)**
  - ☒ **Appendix Q: Local Government Minority Contracting and Fair Housing Score Documentation**
  - ☐ **Appendix R:**



## **Part 1 – General Information**

DRAFT

## Introduction

In 1974, Congress passed the Housing and Community Development Act, Title I, and created the Community Development Block Grant (CDBG) program. The CDBG program, funded by the U.S. Department of Housing and Urban Development (HUD), consists of an *entitlement program* that provides funds to urban areas and a *non-entitlement program* that provides funds to the states to award to smaller, mostly rural communities.

The Florida's Small Cities CDBG Program is administered by the Florida Department of Economic Opportunity (Department). Funding is awarded on a competitive basis. The scoring criteria are contained in this application form.

Cities with a population under 50,000, and counties with an unincorporated population under 200,000, are eligible to participate in the Florida Small Cities CDBG Program, unless they have accepted *special entitlement status* or have opted to join an *urban entitlement program*. A list of eligible communities is posted to the Department's website annually. Categories of funding include:

- Commercial Revitalization (CR)
- Economic Development (ED)
- Housing Rehabilitation (HR)
- Neighborhood Revitalization (NR)

Overall, at least 70% of the state's funding must benefit low- and moderate-income persons. Activities undertaken with CDBG funds must meet one of the following national objectives and each annual action plan developed by the Department will identify which national objective(s) will be funded from the annual federal allocation:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slum or blight
- Meet urgent community development needs

### Pre-Application Activities

Local governments should review the Small Cities CDBG Program's administrative rule, Chapter 73C-23, Florida Administrative Code, and this application form to understand what activities must take place prior to the submission of an application and the scoring criteria for the application. For example, local governments must conduct two public hearings prior to submitting applications and may need to conduct surveys to document that at least 51% of the proposed beneficiaries are low- and moderate-income persons.

### **Notice of Application Cycle and Deadline for Submission**

The Department publishes a Notice of Funding Availability (NOFA) in the Florida Administrative Register. The notice is published at least 30 days prior to the opening of the application cycle and is posted to the Department's website at <http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program>. The notice states the start and end dates of the application cycle.

Two copies of each application (at least one of which must have original signatures) must be received by the Department by 5:00 p.m., Eastern Time on the deadline date stated in the NOFA. The second copy of the application can be submitted as an electronic file. Applications shall be submitted to:

Florida Small Cities CDBG Program  
Department of Economic Opportunity  
107 East Madison Street – MSC 400  
Tallahassee, Florida 32399-6508

Applications can be hand-delivered to the CDBG Office – Caldwell Building, 107 East Madison Street, Tallahassee, Florida. The applications must be received and date stamped by 5:00 p.m. Eastern time on the deadline date stated in the NOFA.

By the application deadline, one copy of the materials listed below must be sent to the Regional Planning Council that serves the applicant.

1. Part 2 - Application Profile and General Scoring Criteria
2. Part 9 - Forms and Supporting Documentation – Appendix A: Maps

### **Application Format and Application Submission**

The application is divided into nine parts. A local government must complete the parts of the application that relate to the activities for which it is requesting funds. Do not submit the entire application. Submit only those parts required for all applications and the part specifically related to the category (Commercial Revitalization, Economic Development, Housing Rehabilitation, or Neighborhood Revitalization) for which funds are being requested.

- All applicants must complete the cover section and Parts 2, 8, and 9. Only the relevant appendices from Part 9 should be submitted with the application.
- Part 3 must be submitted by all applicants that are requesting points for non-CDBG funds that will be used on the project.
- Parts 4, 5, 6, and 7 pertain to individual funding categories. Submit the appropriate part for the category of funds being requested.



## **Part 2 – Application Profile and General Scoring Criteria**

DRAFT

**Application Profile**  
**Table G-1**

**Local Government Contact Information:**

|                                       |                                                 |                                   |
|---------------------------------------|-------------------------------------------------|-----------------------------------|
| Local Government Name: City of Stuart |                                                 |                                   |
| Street Address: 121 SW Flagler Avenue |                                                 |                                   |
| Mailing Address (if different):       |                                                 |                                   |
| City: Stuart                          | Zip Code: 34994                                 | County: Martin                    |
| Main Telephone: 772-288-5312          | Main Facsimile: 772-288-5305                    | Federal ID Number: 858012740159C6 |
| DUNS Number: 099077562                | Local Government's Name in DUNS: City of Stuart |                                   |

|                                        |                         |
|----------------------------------------|-------------------------|
| Chief Elected Official: Mike Meier     | Title: Mayor            |
| Telephone: 772-288-5312                | Facsimile: 772-288-5305 |
| E-mail Address: mmeier@ci.stuart.fl.us |                         |

|                                                                                          |                                    |
|------------------------------------------------------------------------------------------|------------------------------------|
| Local Government Financial Officer: Louis J. Boglioli III                                | Title: Financial Services Director |
| Telephone: 772-288-5324                                                                  | Facsimile:                         |
| E-mail Address: <a href="mailto:lbogliolo@ci.stuart.fl.us">lbogliolo@ci.stuart.fl.us</a> |                                    |

|                                                       |                                                           |
|-------------------------------------------------------|-----------------------------------------------------------|
| Local Government Project Contact: Pinal Gandhi-Savdas | Title: Community Redevelopment Agency (CRA) Administrator |
| Street Address: 121 SW Flagler Avenue                 |                                                           |
| City: Stuart                                          | Zip Code: 34994                                           |
| Direct Telephone: 772-283-2532                        | Facsimile: 772-288-5388                                   |
| E-mail Address: pgandhi@ci.stuart.fl.us               |                                                           |

### Application Profile – Table G-1 (Continued)

|                                                               |                         |                                                                                                                                                                   |
|---------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Preparer Information</b>                       |                         |                                                                                                                                                                   |
| Preparer's Name: Guardian Community Resource Management, Inc. |                         | Organization Preparing Application:<br><input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC |
| Street Address: 15000 Citrus Country Drive, Suite 331         |                         |                                                                                                                                                                   |
| City: Dade City                                               | State: FL               | Zip Code: 33523                                                                                                                                                   |
| Telephone: 352-437-3902                                       | Facsimile: 863-583-0357 |                                                                                                                                                                   |
| E-mail Address: corbett.alday@guardiancrm.com                 |                         |                                                                                                                                                                   |

|                                                       |                                               |                                                                                  |
|-------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------|
| <b>Consultant Information</b>                         |                                               |                                                                                  |
| Consultant's Name: Corbett Alday                      |                                               | <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC |
| Street Address: 15000 Citrus Country Drive, Suite 331 |                                               |                                                                                  |
| City: Dade City                                       | State: FL                                     | Zip Code: 33523                                                                  |
| Telephone: 352-437-3902                               | E-mail Address: corbett.alday@guardiancrm.com |                                                                                  |

|                                                                     |                                    |                                   |
|---------------------------------------------------------------------|------------------------------------|-----------------------------------|
| <b>Demographics</b>                                                 |                                    |                                   |
| U.S. Congressional District Number: 23                              | Florida Senate District Number: 25 | Florida House District Number: 83 |
| Service Area Census Tract(s) and Block Group(s): City of Stuart CDP |                                    |                                   |

|                                                                                                                                           |                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below. |                                                               |
| <input type="checkbox"/> Commercial Revitalization (Part 4)                                                                               | <input type="checkbox"/> Economic Development (Part 5)        |
| <input checked="" type="checkbox"/> Housing Rehabilitation (Part 6)                                                                       | <input type="checkbox"/> Neighborhood Revitalization (Part 7) |



### Application Profile – Table G-1 (Continued)

|                                                                                                                                                   |                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>Citizen Participation – Public Hearings</b><br>Documentation of the citizen participation activities must be included in Appendix D of Part 9. |                                                                    |
| List the date that the public notice for the first public hearing was published: <input type="text"/>                                             | List the date when the first public hearing was held: May 26, 2020 |
| List the date that the public notice for the second public hearing was published: <input type="text"/>                                            | List the date when the second public hearing was held: August,     |

| <b>Subgrant Funding Request:</b><br>The maximum funding request for Neighborhood Revitalization, Commercial Revitalization and Housing Rehabilitation subgrants is based on the jurisdiction's LMI population as determined by HUD. Please see the table below. The maximum subgrant funding request for Economic Development subgrants is \$1,500,000, and the cost per job created must be less than \$35,000. At the bottom of the left column, enter the actual LMI population. (Data available on CDBG website.) At the bottom of the right column, enter the actual subgrant amount being requested. |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| LMI Population                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Maximum Subgrant Request                   |
| 1 – 499                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$600,000.00                               |
| 500 – 1,249                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$650,000.00                               |
| 1,250 – 3,999                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$700,000.00                               |
| 4,000 – and above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$750,000.00                               |
| Local Government's LMI Population: 6,265                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Subgrant Funds Being Requested: \$ 750,000 |

### Application Profile Table G-1 (Continued)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| Answer the following questions by clicking on the correct check box.                                                                                                                                                                                                                                                                                                                                                                                                                           |                                         |                                        |
| <b>Historic Preservation</b><br>Will the project impact a building, public improvement or planned open space that is 50 or more years old? If yes, documentation must be provided in Appendix L of Part 9. (See instructions.)                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>Interlocal Agreement</b><br>Will project activities require an interlocal agreement? If <b>yes</b> , the interlocal agreement(s) must be provided in Appendix J of Part 9. (See instructions.)                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>State of Financial Emergency</b><br>Is the local government currently identified as being in a State of Financial Emergency pursuant to Section 218.50 – 218.504, Florida Statutes?<br>Check at <a href="http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=financial-emergencies.cfm&amp;Directory=committees/joint/Jcla/&amp;Tab=committees">http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=financial-emergencies.cfm&amp;Directory=committees/joint/Jcla/&amp;Tab=committees</a> | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>Grant Preparation Costs</b><br>The applicant may request subgrant funds for the cost of application preparation. See instructions if funds are requested.<br>Does the applicant wish to request subgrant funds for the cost of application preparation? If yes, documentation must be included in Appendix F of Part 9.<br>Amount: \$ _____                                                                                                                                                 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>National Flood Insurance Program</b><br>Is the applicant currently participating in the National Flood Insurance Program?                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

## Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

CDBG funds will be used to rehabilitate (or demolish and replace) a minimum of eleven (11) houses. Funds will also be used for temporary relocation activities. The project budget, LMI benefit and project activities are shown in the table below. Benefit for Low to Moderate Income Persons is the national objective.

| ACTIVITY                                      | CDBG BUDGET         | ACCOMPLISHMENTS | LMI BENEFIT |
|-----------------------------------------------|---------------------|-----------------|-------------|
| Housing Rehabilitation/Demolition/Replacement | \$615,500.00        | 11              | 100%        |
| Temporary Relocation                          | \$22,000.00         | 11              | 100%        |
|                                               |                     |                 |             |
| Administration                                | \$112,500.00        |                 |             |
| <b>Grant Total</b>                            | <b>\$750,000.00</b> | 11              |             |

### Additional Information:

1. The service area for this project will be the incorporated area of the City of Stuart. No activities will occur outside of the Applicant's jurisdiction. Only units in the incorporated area of the City will be addressed.
2. A minimum of eleven (11) LMI housing units are proposed to be addressed of which no less than three (3) will be "low income" households (households with incomes that do not exceed fifty percent (50%) of the Area Median Income (AMI) for Martin County are classified as "low income". Also, no less than two (2) households will be classified as "very low income" (households with incomes that do not exceed thirty (30%) of the AMI for Martin County are classified as "very low" income).
3. Based on a project cost of \$637,500, the average CDBG cost per house for the eleven (11) houses will be \$57,954.55 for rehabilitation/replacement & temporary relocation.
4. The City has pledged \$50,000 to use as local revenues (CRA TIF funds) for leverage.
5. Martin County participates in the National Flood Insurance Program. Units addressed will be required to have flood insurance, where applicable.
6. CDBG funds are needed to rehabilitate/repair/replace deteriorated homes of LMI persons.
7. No DOT or County roads will be impacted by this project.
8. After the eleven (11) homes are addressed, and if funds are available, remaining CDBG funds will be used to rehabilitate additional LMI homes as funds permit.
9. No historically significant structure will be addressed.
10. The project is consistent with the City's Local Comprehensive Plan.

### General Scoring Criteria — Table G-3

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------|
| <b>1. Community-Wide Needs Score (CWNS)</b><br>The CWNS for each non-entitlement local government is posted on the Department's website at:<br><a href="http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program/downloads-and-information-for-applicants">http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program/downloads-and-information-for-applicants</a><br><b>(Transfer this score to line 1. of the Application Scoring Summary page – Part 8, page 4.)</b>                                                                                                                |                                                                              | <b>Score:</b> 92.03<br>_____ |
| <b>2. Special Designation Score</b><br>Check all applicable designations below and enter a score of 20 points if all CDBG activities will be conducted within any of the boundaries of the special designation areas checked. Documentation must be included in Appendix M of Part 9. (See instructions.) <b>(Transfer this score to line 3a. of the Application Scoring Summary page.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                              | <b>Score:</b> 0<br>_____     |
| <input type="checkbox"/> Rural Area of Opportunity (RAO)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> Rural Community as defined by §288.0656, F.S.       |                              |
| <input type="checkbox"/> Area of Critical State Concern pursuant to §380.05, F.S.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> Florida Enterprise Zone pursuant to §290.0065, F.S. |                              |
| <b>3. Grant History Score:</b> If the applicant has not had an open CDBG contract in the NR, CR, or HR categories within five years of application deadline, claim 100 points. <b>(Transfer this score to line 3b. of the Application Scoring Summary page.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                              | <b>Score:</b> 100<br>_____   |
| <b>4. CATF Score:</b> The applicant can score a maximum of 10 points if it has appointed a Citizen Advisory Task Force (CATF) to provide input on all phases of the Small Cities CDBG Program process and the CATF met to discuss community needs and make recommendations to the local governing body before the application was drafted. The task force must be comprised of residents of the applying jurisdiction, and at least 51% of the members must be from LMI households. None of the members can be an elected official of the jurisdiction, and only one member can be an employee of the applicant. The CATF shall have at least five members, and at least 51% members must participate in the meeting to claim CATF points. Documentation must be included in Appendix D of Part 9. (See instructions.) |                                                                              |                              |
| <b>4a.</b> If the CATF met before the first public hearing was conducted and before a draft application was developed to discuss community needs and make recommendations to the local governing body as to the program area and activities that should be considered when drafting a Small Cities CDBG application, <b>score 10 points, or</b><br><br><b>4b.</b> If the CATF met before the notice for the second public hearing was published and before a draft application was finalized to make recommendations to the local governing body as to the program area and activities that should be included in its Small Cities CDBG application, <b>score 5 points.</b><br><b>(Transfer this score to line 3c. of the Application Scoring Summary page.)</b>                                                       |                                                                              | <b>Score:</b> 0<br>_____     |
| If applicable, list the date<br>that the public notice for the CATF meeting was published: n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | If applicable, list the date<br>when the CATF meeting was held: n/a          |                              |



### General Scoring Criteria — Table G-3 (Continued)

|                                                                                                                                                                                                                                                                                                                                                                                                                |               |                                                              |                                                                                                                       |                                              |        |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------|----------------|
| <b>5. Outstanding Performance in Equal Employment Opportunity (EEO)</b>                                                                                                                                                                                                                                                                                                                                        |               |                                                              |                                                                                                                       |                                              |        |                |
| <b>M/WBE Contracting:</b> The applicant may claim up to 20 points for achievement in Minority-/Women-Owned Business Enterprises (M/WBE) contracting in the most recent Small Cities CDBG subgrant that was administratively closed not more than four years before application deadline date. Review the M/WBE reports submitted to DEO for that subgrant and enter a score based on the achievement reported. |               |                                                              |                                                                                                                       |                                              |        |                |
| <b>Most Recent Administratively Closed Small Cities CDBG Contract Number:</b>                                                                                                                                                                                                                                                                                                                                  |               |                                                              | _____                                                                                                                 |                                              |        |                |
| Amount Awarded to M/WBE firms                                                                                                                                                                                                                                                                                                                                                                                  | ÷             | Total Prime Contracts Amount                                 | X 100 =                                                                                                               | _____ M/WBE %                                |        |                |
| <b>M/WBE %</b>                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Points</b> |                                                              | <b>5a. M/WBE Contracting Score:</b><br><br><div style="text-align: center;"> <u>5</u><br/> (Maximum 20 points) </div> |                                              |        |                |
| 0.0 – 4.99%                                                                                                                                                                                                                                                                                                                                                                                                    | 0             |                                                              |                                                                                                                       |                                              |        |                |
| 5.0 – 14.99%                                                                                                                                                                                                                                                                                                                                                                                                   | 5             |                                                              |                                                                                                                       |                                              |        |                |
| 15.0 – 19.99%                                                                                                                                                                                                                                                                                                                                                                                                  | 10            |                                                              |                                                                                                                       |                                              |        |                |
| 20.0 – 24.99%                                                                                                                                                                                                                                                                                                                                                                                                  | 15            |                                                              |                                                                                                                       |                                              |        |                |
| 25.00%+                                                                                                                                                                                                                                                                                                                                                                                                        | 20            |                                                              |                                                                                                                       |                                              |        |                |
| If the applicant has not administratively closed a Small Cities CDBG subgrant within four years of the application deadline date, score 5 points.                                                                                                                                                                                                                                                              |               |                                                              |                                                                                                                       |                                              |        |                |
| <b>Local Government Minority Employment:</b> The applicant may claim up to 60 points for meeting minority employment goals. Complete the table below to calculate the applicant's percentage of minority employees. See instructions for calculations.                                                                                                                                                         |               |                                                              |                                                                                                                       |                                              |        |                |
| Number of Permanent Full-time Equivalent Minority Applicant Employees                                                                                                                                                                                                                                                                                                                                          | ÷             | Number of Permanent Full-time Equivalent Applicant Employees | =                                                                                                                     | Applicant's Percentage of Minority Employees |        |                |
| <u>56</u>                                                                                                                                                                                                                                                                                                                                                                                                      |               | <u>272</u>                                                   |                                                                                                                       | <u>20.58%</u>                                |        |                |
| Enter percentage of minorities in the applicant's county: 9.7%                                                                                                                                                                                                                                                                                                                                                 |               |                                                              |                                                                                                                       |                                              |        |                |
| If the "Prorated 60 Points Score" is claimed, complete the following equation:                                                                                                                                                                                                                                                                                                                                 |               |                                                              |                                                                                                                       |                                              |        |                |
| Applicant's Percentage of Minority Employees                                                                                                                                                                                                                                                                                                                                                                   | ÷             | Percentage of Minorities in Applicant's County               | =                                                                                                                     | Applicant's Percentage of Minority Employees | X 60 = | Points Claimed |
| <u>20.5</u>                                                                                                                                                                                                                                                                                                                                                                                                    |               | <u>9.7</u>                                                   |                                                                                                                       | <u>100</u>                                   |        | <u>60</u>      |

|                                                                                                                                                                                                                                                                                        |                   |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| If the applicant has three or less employees, 40 points may be claimed.                                                                                                                                                                                                                |                   |              |
| <b>5b. Local Government Minority Employment Score (60 Points Maximum):</b>                                                                                                                                                                                                             |                   | <u>60</u>    |
| <b>6. Outstanding Performance in Fair Housing</b>                                                                                                                                                                                                                                      |                   |              |
| The applicant may claim five points for adopting a Fair Housing Ordinance prior to the application deadline and five points for conducting a Fair Housing workshop in the 12 months prior to the application deadline. See instructions for guidelines and documentation requirements. |                   |              |
|                                                                                                                                                                                                                                                                                        | <b>Date</b>       | <b>Score</b> |
| 6a. Date Fair Housing Ordinance Adopted:                                                                                                                                                                                                                                               | <u>Feb/9/1987</u> | <u>5</u>     |
| 6b. Date of Fair Housing Workshop:                                                                                                                                                                                                                                                     | <u>May/26/20</u>  | <u>5</u>     |
| <b>6c. Total Fair Housing (6a+6b) Score (10 Points Maximum):</b>                                                                                                                                                                                                                       |                   | <u>10</u>    |

**Outstanding Performance in EEO and Fair Housing (5a+5b+6c) Score: 75**  
**(Transfer this score to line 2. on the Application Scoring Summary page – Part 8, page 4.)**  
**(90 points maximum)**

## Part 3 – Sources and Uses of Non-CDBG Funds

**Sources and Uses of Non-CDBG Funds**  
**Private, Participating Party, Public Leverage from Non-Local and Local Funding Sources**  
**Table L-1**

| Activity # | Source                                   | Amount Claimed for Scoring | Amount Not Claimed for Scoring | Type<br>(Participating Party, Loan, Grant, Local Government Funds, Donated Land, or Other Leverage) |
|------------|------------------------------------------|----------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------|
| 14A        | CRA TIF funds                            | 50,000.00                  | \$                             | Community Redevelopment Agency- TIF                                                                 |
|            |                                          | \$                         | \$                             |                                                                                                     |
|            |                                          | \$                         | \$                             |                                                                                                     |
|            |                                          | \$                         | \$                             |                                                                                                     |
|            |                                          | \$                         | \$                             |                                                                                                     |
|            |                                          | \$                         | \$                             |                                                                                                     |
|            |                                          | \$                         | \$                             |                                                                                                     |
|            | Totals                                   | \$50,000.00                | \$                             |                                                                                                     |
|            | Total Funds Claimed for Leverage Scoring | \$50,000.00                |                                |                                                                                                     |

Use the preceding totals to compute the number of points you are claiming for leverage scoring on the next page.

### Leverage Score Summary

#### Leverage Points Calculation for NR, CR, and HR

##### Communities with a LMI Population of 1,249 or Less

$$\underline{\$ \quad \quad \quad} \div \$1,000 = \underline{\quad \quad \quad} \text{ Points}$$

(25 Points Maximum)

#### Leverage Points Calculation for NR, CR, and HR

##### Communities with a LMI Population of 1,250 or More

$$\underline{\$50,000.00} \div \$2,000 = \underline{25} \text{ Points}$$

(25 Points Maximum)

#### Leverage Points Calculation for ED

$$\underline{\$ \quad \quad \quad} \div \$10,000 = \underline{\quad \quad \quad} \text{ Points}$$

(125 Points Maximum)

**Leverage Score:** 25

**(Transfer this score to line 3d. on the Application Scoring Summary page in Part 8.  
25 Points Maximum for NR, HR, and CR. 125 Points Maximum for ED.)**



## **Part 6 – Housing Rehabilitation**

**Category Impact**  
**CDBG Funds and Activity Goals Score — Table H-1**

|                                                                                   | <b>A</b>                                            | <b>B</b>               | <b>C</b>                                                                                                                                                                                                                       | <b>D</b>    | <b>E</b>                    | <b>F</b>                                                                               |  |
|-----------------------------------------------------------------------------------|-----------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------|----------------------------------------------------------------------------------------|--|
| Activity #                                                                        | Activity Name                                       | Enter CDBG Activity \$ | % of CDBG Project Cost (B ÷ 1)                                                                                                                                                                                                 | Goal Points | Activity Goal Score (C x D) | # of Housing Units To be Addressed by Activity                                         |  |
| 01                                                                                | Acquisition (in support of)                         | \$                     | %                                                                                                                                                                                                                              | *           |                             |                                                                                        |  |
| 01                                                                                | Acquisition in 100 Year Floodplain                  | \$                     | %                                                                                                                                                                                                                              | 75          |                             |                                                                                        |  |
| 04                                                                                | Clearance                                           | \$                     | %                                                                                                                                                                                                                              | 35          |                             |                                                                                        |  |
| 15                                                                                | Code Enforcement                                    | \$                     | %                                                                                                                                                                                                                              | 45          |                             |                                                                                        |  |
| 04A                                                                               | Demolition (without subsequent construction)        | \$                     | %                                                                                                                                                                                                                              | 50          |                             |                                                                                        |  |
| 16A                                                                               | Historic Preservation - Residential                 | \$                     | %                                                                                                                                                                                                                              | 35          |                             |                                                                                        |  |
| 14A                                                                               | Housing Rehab/Demolition/Replacement                | \$615,500              | 96.55%                                                                                                                                                                                                                         | 75          | 72.41                       | 11                                                                                     |  |
| 08                                                                                | Permanent Relocation as a part of Hazard Mitigation | \$                     | %                                                                                                                                                                                                                              | 75          |                             |                                                                                        |  |
| 08                                                                                | Permanent Relocation – Other                        | \$                     | %                                                                                                                                                                                                                              | 50          |                             |                                                                                        |  |
| 14A                                                                               | Potable Well Installation**                         | \$                     | %                                                                                                                                                                                                                              | 70          |                             |                                                                                        |  |
| 14A                                                                               | Removal of Housing Architectural Barriers           | \$                     | %                                                                                                                                                                                                                              | 75          |                             |                                                                                        |  |
| 14A                                                                               | Septic System Installation**                        | \$                     | %                                                                                                                                                                                                                              | 70          |                             |                                                                                        |  |
| 14A                                                                               | Sewer Hookups**                                     | \$                     | %                                                                                                                                                                                                                              | 70          |                             |                                                                                        |  |
| 08                                                                                | Temporary Relocation                                | \$22,000               | 3.45%                                                                                                                                                                                                                          | 75          | 2.59                        | 11                                                                                     |  |
| 14A                                                                               | Utility Hookups, Other**                            | \$                     | %                                                                                                                                                                                                                              | 60          |                             |                                                                                        |  |
| 14A                                                                               | Water Hookups**                                     | \$                     | %                                                                                                                                                                                                                              | 70          |                             |                                                                                        |  |
| 1. Add Column B to get the CDBG Project Cost                                      |                                                     | \$637,500              | <b>4. Add Column E to get the Total Activity Goal Score:</b> 75<br>(75 Points Maximum)                                                                                                                                         |             |                             | Total Unduplicated Number of Housing Units to be Addressed by All Activities<br><br>11 |  |
| 2. Enter CDBG Administrative Funds (Maximum of 15% of Total CDBG Funds Requested) |                                                     | \$112,500              | * Goal points for this activity are same as the activity supported by the acquisition.<br>** Use only if no housing rehabilitation is required. Otherwise, treat as complementary activity to housing rehabilitation activity. |             |                             |                                                                                        |  |
| 3. Add 1 and 2 for Total CDBG Funds Requested                                     |                                                     | \$750,000              |                                                                                                                                                                                                                                |             |                             |                                                                                        |  |

### Low Income and Very Low Income Beneficiary Impact Score

|                                                                                                                                                                                                                                                                       |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Option 1: Housing Rehabilitation (Housing Rehab/Demolition/Replacement)</b>                                                                                                                                                                                        |                                    |
| <b>5a.</b> Number of homes to be addressed whose occupants qualify as “low income:”<br>(Note: “low income” (LI) means the household income is between 30.01% - 50% of median income for your county)                                                                  |                                    |
| “Low income” beneficiary impact points: 3 homes* X 50 = 150 points (150 Points Maximum)                                                                                                                                                                               |                                    |
| <b>5b.</b> Number of homes to be addressed whose occupants qualify as “very low income:”<br>(Note: “very low income” (VLI) means the household income does not exceed 30% of median income for your county)<br>1 home: score = 55 points; 2 homes: score = 85 points: |                                    |
| “Very low income” beneficiary impact points: 2 home(s) = 85 points (85 Points Maximum)                                                                                                                                                                                |                                    |
| <b>Option 2: Hookups Only (Sewer, Water or Other Utility)</b>                                                                                                                                                                                                         |                                    |
| <b>5c.</b> Number of households to be hooked up whose occupants qualify as “low income:”                                                                                                                                                                              |                                    |
| “Low income” beneficiary impact points: homes* X 7 = points (175 Points Maximum)                                                                                                                                                                                      |                                    |
| <b>5d.</b> Number of households to be hooked up whose occupants qualify as “very low income:”                                                                                                                                                                         |                                    |
| “Very low income” beneficiary impact points: home(s) X 6 = points (60 Points Maximum)                                                                                                                                                                                 |                                    |
| <b>5e. Total “Low Income” and “Very Low Income” Beneficiary Impact Score (5a+5b) or (5c+5d):</b>                                                                                                                                                                      | <u>235</u><br>(235 Points Maximum) |
| * If a Recipient serves more “very low income” homes than scored on this application, those additional homes can be counted to meet the number of “low income” homes that the Recipient committed to serve.                                                           |                                    |
|                                                                                                                                                                                                                                                                       |                                    |

### Average CDBG Cost per LMI Housing Unit

**6a.** Use the CDBG Funds and Activity Goal Score Spreadsheet to calculate the average CDBG LMI housing unit cost:

$$\frac{\$637,500}{\text{CDBG Project Cost}} \div \frac{11}{\text{Total Number of LMI Housing Units}} = \frac{\$57,954.55}{\text{Average CDBG LMI Housing Unit Cost}}$$

Enter the appropriate score from the chart below on line 6b.

| Option 1. Rehab - Average CDBG Cost Per LMI HU | Score | Option 2. Hookups - Average CDBG Cost Per LMI HU | Score |
|------------------------------------------------|-------|--------------------------------------------------|-------|
| Less than \$62,250                             | 120   | Less than \$2,200                                | 100   |
| \$62,250 to \$65,000                           | 105   |                                                  |       |
| \$65,000 to \$66,999                           | 90    | \$2,200 to \$3,099                               | 80    |
| \$67,000 to \$68,999                           | 75    |                                                  |       |
| \$69,000 to \$70,999                           | 60    | \$3,100 to \$3,999                               | 60    |
| \$71,000 to \$72,999                           | 45    |                                                  |       |
| \$73,000 to \$74,999                           | 30    | \$4,000 to \$4,899                               | 40    |
| \$75,000 to \$76,999                           | 15    |                                                  |       |
| \$77,000 to \$77,999                           | 0     | \$4,900 and above                                | 20    |
| \$78,000 to \$78,999                           | -50   |                                                  |       |
| \$79,000 and above                             | -100  |                                                  |       |

**6b. Average CDBG Cost per LMI Housing Unit Score:** 120

### "Green" Rehabilitation Standards

|                                                                                                                                                    |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <b>7a.</b> If the Housing Assistance Plan (HAP) requires all the minimum "green" standards identified in the instructions, <b>score 45 points:</b> | 45 |
| <b>7b.</b> If the HAP requires all the supplemental "green" standards identified in the instructions, <b>score 30 points:</b>                      | 30 |
| <b>7c. "Green" Rehabilitation Standards (7a + 7b) Score:</b>                                                                                       | 75 |

**Category Summary Score (4+5e+6b+7c=):** 505

(Transfer this score to line 3e. in the HR column on the Application Scoring Summary page – Part 8, page 4.)

(Cannot exceed 505 points.)

## **Part 8 – Certification and Score Summary**

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*I, the undersigned chief elected official or authorized representative of the Applicant, certify that, to the best of my knowledge, this Florida Small Cities Community Development Block Grant Application for Funding was prepared in accordance with state and federal rules and regulations, contains information that is true and correct, and has been approved by the local governing body.*

I also certify that the Applicant:

Has met all citizen participation requirements contained in Chapter 73C-23, Florida Administrative Code:

Following public notice, hearings were conducted by a member of the local governing body or a duly authorized employee;

- The first public hearing was conducted to obtain citizen views about community development needs and potential uses of CDBG funding;
  - The notice for the second public hearing was published following the first public hearing. The notice included a summary of the activities that would be conducted with CDBG funds, the specific locations where those activities would take place, a line item budget, and the time and place where a copy of the draft application would be available for review; and
  - A second public hearing was conducted to obtain citizen comments on the CDBG application prior to submission.
2. Has properly conducted surveys of service areas to document LMI benefit, if applicable.
  3. Will not attempt to recover, through special assessments, capital costs of public improvements funded in whole or in part with CDBG funds.
  4. Will ensure that upon completion of housing structures addressed with CDBG funds, each housing structure will meet the local housing code.
  5. Will administer the subgrant in conformity with the Civil Rights Act of 1964 and the Fair Housing Act.
  6. Will affirmatively further fair housing and undertake one fair housing activity each quarter.
  7. Has adopted or will adopt a Community Development Plan or has adopted the Local Comprehensive Plan as its Community Development Plan.
  8. Will adopt an Anti-Displacement and Relocation Policy and will minimize the displacement of persons.
  9. Has presented accurate information and has documentation on file and readily accessible to the Department of Economic Opportunity.
  10. Has authorized the submission of this application by vote of the local governing body.
  11. Will adopt a CDBG Procurement Policy that conforms to 2 CFR 200.317 – 200.326, Sections 255.0525 and 287.055, Florida Statutes, and Rule 73C-23.0051(4), Florida Administrative Code.
  12. Has implemented a financial management system that complies with Section 218.33, Florida Statutes, and 2 CFR 200.302.

13. Will complete a self-evaluation of its facilities related to the Americans with Disabilities Act and adopt a Transition Plan, if applicable.
14. Will meet a National Objective for each funded activity other than administration and engineering prior to the administrative closeout of the subgrant.

|                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Signature of Chief Elected Official or Designee</b>                                                                                                               |
| Signature: _____                                                                                                                                                     |
| Typed Name and Title: Mike Meier, Mayor                                                                                                                              |
| Date: _____                                                                                                                                                          |
| If signed by a person other than the chief elected official, a copy of the resolution authorizing the person to sign the application must be included in Appendix B. |

|                                                                                     |
|-------------------------------------------------------------------------------------|
| <b>Signature of Application Preparer if not an employee of the Local Government</b> |
| Signature: _____                                                                    |
| Typed Name and Title: J. Corbett Alday, COO                                         |
| Name of Firm or Agency: Guardian Community Resource Management, Inc.                |

## Application Scoring Summary

This form is the Applicant's evaluation of the application score. Use the "scores" identified in the application to complete this form when you have finished filling out the application. Enter the scores or other information in the appropriate columns. When all of the scores have been transferred to this form, add the scores and enter the total.

| <b>Applicant Name:</b> City of Stuart                                                                                                                                                                                                                                                                                                                                                                                                       |      |      |    | (For DEO Use Only) Application Number: _____ |        |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|----|----------------------------------------------|--------|----|
| <b>Enter Type of Application:</b> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Commercial Revitalization<br/> <input checked="" type="checkbox"/> Housing Rehabilitation         </div> <div style="width: 45%;"> <input type="checkbox"/> Economic Development<br/> <input type="checkbox"/> Neighborhood Revitalization         </div> </div> |      |      |    |                                              |        |    |
| Title/Score                                                                                                                                                                                                                                                                                                                                                                                                                                 | Part | Page | CR | ED                                           | HR     | NR |
| 1. Community-Wide Needs Score (250 Points Maximum)                                                                                                                                                                                                                                                                                                                                                                                          |      |      |    |                                              | 92.03  |    |
| 2. Outstanding Performance in Equal Employment Opportunity and Fair Housing (90 points maximum)                                                                                                                                                                                                                                                                                                                                             |      |      |    |                                              | 75     |    |
| 3. Program Impact:                                                                                                                                                                                                                                                                                                                                                                                                                          |      |      |    |                                              |        |    |
| 3a. Special Designation Score (20 Points Maximum)                                                                                                                                                                                                                                                                                                                                                                                           |      |      |    |                                              | 0      |    |
| 3b. Grant History Score (100 Points Maximum)                                                                                                                                                                                                                                                                                                                                                                                                |      |      |    |                                              | 100    |    |
| 3c. CATF Score (10 Points Maximum)                                                                                                                                                                                                                                                                                                                                                                                                          |      |      |    |                                              | 0      |    |
| 3d. Leverage (25 Points Maximum for CR, NR and HR) (125 Points Maximum for ED)                                                                                                                                                                                                                                                                                                                                                              |      |      |    |                                              | 25     |    |
| 3e. Category Summary Score                                                                                                                                                                                                                                                                                                                                                                                                                  |      |      |    |                                              | 505    |    |
| 3f. Total Program Impact Score (3a+3b+3c+3d+3e) (660 Points Maximum)                                                                                                                                                                                                                                                                                                                                                                        |      |      |    |                                              | 630    |    |
| 4. <b>Total Application Score</b> (1+2+3f) (1000 Points Maximum)                                                                                                                                                                                                                                                                                                                                                                            |      |      |    |                                              | 797.03 |    |
| Less Penalties Assessed (For DEO Use Only)                                                                                                                                                                                                                                                                                                                                                                                                  |      |      |    |                                              |        |    |
| Final Score (For DEO Use Only)                                                                                                                                                                                                                                                                                                                                                                                                              |      |      |    |                                              |        |    |

## **Part 9 –Supporting Documentation**

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Place all supporting documentation in this section. Separate the documents with a titled tab or titled colored paper. Include only those appendices that are required for the application.

| Appendix | Title                                                                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | Maps (Required)                                                                                                                                              |
| B        | Local Governing Body's Resolutions for Signature Delegation and Application Submission (Required)                                                            |
| C        | Comprehensive Plan Documents (Required)                                                                                                                      |
| D        | Public Hearing/CATF Documentation (Required)                                                                                                                 |
| E        | Leverage Documentation                                                                                                                                       |
| F        | Grant Application Preparation Cost Documentation                                                                                                             |
| G        | Readiness to Proceed Documentation                                                                                                                           |
| H        | VLI/LMI Worksheets and Survey Documentation or Census Data and Maps                                                                                          |
| I        | Documentation Related to Health and Safety Impact Score                                                                                                      |
| J        | Joint Agreements, Contingency Funding Documentation and/or Interlocal Agreements                                                                             |
| K        | Housing Assistance Plan (Required for all Housing Rehabilitation Applications)                                                                               |
| L        | Historic Preservation Documents                                                                                                                              |
| M        | Special Designation Documentation                                                                                                                            |
| N        | Documentation for Economic Development Applications                                                                                                          |
| O        | Documentation for Other Community Development Activities Score (Commercial Revitalization)                                                                   |
| P        | Documentation for Demolition of Vacant Dilapidated Structures (Commercial Revitalization)                                                                    |
| Q        | Local Government Minority Contracting and Fair Housing Score Documentation                                                                                   |
| R        | Commercial Rehabilitation Policy (Required for all Commercial Revitalization Applications that will utilize CDBG funds to rehabilitate commercial buildings) |
| S        |                                                                                                                                                              |





## **Community Development Block Grant (CDBG)**

## **Housing Assistance Plan & Procedures**

## **For**

**CITY OF STUART, FLORIDA  
FFY  
2020 - 2025**

|             |                                                                                                                           |           |
|-------------|---------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>I.</b>   | <b>INTRODUCTION</b>                                                                                                       | <b>3</b>  |
| <b>II</b>   | <b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG/DRI) PROGRAMS<br/>OPERATIONAL POLICES AND PROCEDURES</b>                       | <b>4</b>  |
| <b>II.</b>  | <b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG/DRI) PROGRAMS –<br/>REHABILITATION AND CONSTRUCTION POLICES AND PROCEDURES</b> | <b>29</b> |
| <b>III.</b> | <b>CDBG DRI CATEGORY HOUSING REHABILITATION PROGRAM</b>                                                                   | <b>50</b> |
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## I. INTRODUCTION

This manual is a guide for implementing the housing strategies and related aspects of the City's Community Development Block Grant (CDBG) Housing Programs, including the Regular CDBG categories (henceforth "CDBG"), and the CDBG Disaster Recovery Initiative (henceforth "DRI"). The responsibilities of the City, the Applicant homeowner, construction contractor, the Program Administrator (PA) and the Housing Rehabilitation Specialists (HRS) are specifically addressed in this manual.

The Program Administrator (PA) shall be the City Designee for oversight of this Housing Assistance Plan (HAP) and Procedures, and his/her duties are addressed herein. The PA shall approve all HRS work, including any Consultant or contract work, such as grants administration or project delivery services. The PA makes all final recommendations and decisions as to awards, monitoring reports, policies or other work generated by contractors or consultants. The major focus of this manual is on housing finance, housing rehabilitation, demolition/clearance, procurement and replacement of eligible, HRS-approved dwellings. Relocation of households is also covered to a limited extent, as described herein. The Anti-Displacement Policy should be consulted if displacement or permanent relocation becomes a concern. Except under Federally Declared Disasters and similar extenuating circumstances, and by waiver of the City Commission and approval by the Florida Department of Economic Opportunity (FDEO), no CDBG housing activity shall be undertaken that causes displacement of legal residents from a dwelling unit. Permanent relocation shall only be considered for replacement units where the existing lot is not suitable for the replacement unit or is unsafe for the residents. Eminent domain shall not be addressed using City CDBG Housing funds.

The goal of the CDBG program(s) is to meet the U.S. Department of Housing and Urban Development (HUD) CDBG (DRI where applicable) National Objectives including but not limited to the rehabilitation of substandard units, and the rehabilitation of units affected by natural disasters, located within the unincorporated limits of the City and to bring them up to a minimum acceptable living standard. This standard shall include the HUD Section 8 Minimum Housing Quality Standards (Section 8 HQS), the current Florida Residential Building Code and other relevant local codes (whichever is most stringent for each code-related item). This goal will be achieved through the use of CDBG funds to contract for the required rehabilitation construction. The rehabilitation units under the CDBG regular category and DRI categories to be assisted shall be owner-occupied.

**DISCLAIMER:** Not all provisions apply to all programs herein. City staff, or designee, reserves the right to make final interpretation of this plan. Further, in the event of any conflict between or among any provision(s) herein applicable Florida Administrative Rules, statutes, or HUD regulations the more stringent may be applied by City staff or designee.

## II **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG/DRI) PROGRAMS OPERATIONAL POLICES AND PROCEDURES**

All procedures outlined in this section are applicable to all CDBG categories including Regular Category Housing Rehabilitation, and the Disaster Recovery Initiative Housing Rehabilitation and Assistance Category. The operational procedures in this section govern all categories and may be amended or expanded by any requirements set forth in the individual strategies and the different programs and categories may require.

### **A. *Housing Program Objectives***

Maximizing community improvement and benefit should be the goal of any housing program on its way to meeting national and/or State funding objectives. The objectives of the City's Housing Rehabilitation Programs include but are not limited to:

1. For all CDBG Programs, to assist and encourage the revitalization of very low, low to moderate income neighborhoods through a Housing Rehabilitation and Deferred Payment Loan (DPL) Program.
  - a. AMI means Area Median Income
  - b. VLI shall mean very low income or thirty percent (30%) AMI
  - c. LI shall mean low income or fifty percent (50%) AMI
  - d. LMI shall mean low-to-moderate income or not to exceed eighty percent (80%) AMI
  - e. OI shall mean over income for the particular income for which an Applicant is applying for benefit under the list above. OI households cannot benefit from CDBG direct assistance (in this case housing).
2. For DRI Only, to encourage the revitalization of very low, low to moderate income neighborhoods affected by declared natural disasters through a DRI Housing Rehabilitation and Deferred Payment Loan (DPL) Program.
3. For CDBG and DRI programs, to remove unhealthy or hazardous conditions (slum and blight) in VLI and LMI households.
4. To use Community Development Block Grant rehabilitation grant funds as a catalyst to encourage residents of VLI and LMI neighborhoods to improve their community.
5. For CDBG and DRI programs, to address urgent community needs.
6. For all CDBG programs, to preserve existing housing stock, or replacement of substandard housing.

7. For all CDBG programs, to enable VLI and LMI families to rehabilitate their homes by providing financial and technical assistance to those unable to obtain private financing.
8. For all CDBG programs, to reduce utility costs and to improve the comfort of VLI and LMI families through green construction standards and weatherization activities related to rehabilitation.
9. For all CDBG programs, to improve the property tax base in VLI and LMI neighborhoods.
10. For all CDBG programs, to increase employment and training opportunities for local residents and minority persons through the hiring of individuals and small businesses owned and operated by Section 3 persons and businesses or persons residing in the vicinity of local projects.
11. For all CDBG programs, to make homes accessible to elderly/handicapped occupants as may be required by code, accessibility requirements or as determined at the City's discretion.
12. For all CDBG programs, to minimize impact of program participation on Applicants and to limit direct costs encountered because of program participation.
13. For all CDBG programs, to adopt modern, green building and energy-efficient improvements for building rehabilitation and construction.
14. For CDBG and DRI programs, treat all participating Applicant homeowners, residents, and contractors fairly, with sensitivity and respect for their needs, and in accordance with program rules.
15. For CDBG and DRI programs, to provide all program Applicants any reasonable assistance necessary to carry out the objectives of the program, bearing in mind:
  - a. that Applicant homeowners hold the primary responsibility for maintaining their property and personal finances,
  - b. that contractors are primarily responsible for the quality of their work and their obligations to suppliers, creditors, subcontractors and employees; and
  - c. that any assistance provided must be authorized at the proper level.
16. For CDBG and DRI programs, to prepare and harden homes against high velocity winds and wind-borne debris in the event of hurricanes and other such natural disasters.

17. For all CDBG programs, to allow some flexibility in administering the CDBG programs in order to meet the overall CDBG goals and objectives of rehabilitating each addressed dwelling, and to comply with HUD Section 8 HQS, the current Florida Residential Building Code and any local codes that may apply. The City Commission may waive program rules to achieve CDBG objectives and benefits only when the result will be consistent with established goals and objectives, and applicable federal, state or local regulations and requirements.
18. For all CDBG programs, to adopt Complementary activities which are eligible activities, as provided in Section 290.042, F.S., which are necessitated by the primary activity or project scored in the CDBG Application for which grant funds are requested.
19. For all CDBG programs, to allow Complementary activities in the Housing category, which include water and sewer hookups to provide service to units being rehabilitated or providing rehabilitation to the kitchen and/or bathroom plumbing of houses so that they can access water and/or sewer hookups. Water and sewer hookups are not complementary if they are the primary activity because the home is not being rehabilitated except as needed to allow the hookup.
  - a. For the purpose of this HAP the per- housing unit cost of providing service shall not exceed \$5,000. The use of CDBG funds for complementary activities may not exceed thirty five percent (35%) of the total CDBG funds requested for the primary activity.

## **B. Key Terms**

### **Program Implementation:**

HAP: Housing Assistance Plan

PA: Program Administrator

HRS: Housing Rehabilitation Specialist

DPL: Deferred Payment Loan

SOW: Scope of Work

### **Governing bodies:**

CATF: Citizens Advisory Task Force

AHAC: Affordable Housing Advisory Committee

HRS: Housing Rehabilitation Specialist

FDEO: Florida Department of Economic Opportunity

SHPO: State Historic Preservation Office

THPO: Tribal Historic Preservation Office

EPA: Environmental Protection Agency

Local Government: Local elected body

Recipient: Local governing body



**Income Status:**

AMI- Area median Income

VLI: Very Low Income: 30% of AMI

LI: Low Income: 50% of AMI

LMI: Low-to-Moderate Income: 80% of AMI

**Other terms:**

Section 3: a person or business that meets the Federal Section 3 definition

LBP: Lead Based Paint

ACM: Asbestos Containing Material

DRI: Disaster Recovery Initiative

**C. Common Housing Program Types**

Common Housing Program Types: Community Development Block Grants: *The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. CDBG Grants consist of the following Categories:*

1. Entitlement Communities:

The CDBG entitlement program allocates annual grants to larger cities and urban counties (200,000 or greater in population) to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, primarily for low- and moderate-income persons.

2. State Administered CDBG:

Also known as the Small Cities CDBG program, the State award grants to smaller units of general local government (less than 200,000 population) that carry out community development activities. Annually, each State develops funding priorities and criteria for selecting projects.

3. Disaster Recovery Assistance:

HUD provides flexible grants to help cities, counties, and States recover from federally declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.

**D. Purpose of Policies and Procedures**

It is the policy of the City's Housing Rehabilitation Programs to document program policy guidelines and procedures to be used by City staff in the everyday operations and practices utilized in reaching the goals of the Housing Assistance Programs. Further it is the City's policy to:

1. Assure that all programs are administered in strict conformance with the community development and rehabilitation rules and all applicable local,

state and federal requirements (including equal opportunity, conflict of interest, etc.).

2. Assure that no member of the Congress of the United States, the Citizen's Advisory Task Force (CATF), City Commission, or any other elected official shall serve on the CATF or share in proceeds or benefits of CDBG funded rehabilitation work. This monetary benefit would constitute a conflict of interest.
3. With regard to regular category CDBG and DRI categories, housing rehabilitation will be the first priority, with housing replacement units being addressed when program funds are available.

#### ***E. Administrative Program Policies and Procedures***

##### **1. Housing Assistance Plan (HAP)**

A Housing Assistance Plan and Procedures guide shall be drafted and approved by the local governing body to be used as a written guide for implementing program specific housing strategies. Including but not limited to Applicant intake procedures, maximum funding amounts, and specific program inclusions and exclusions.

##### **2. Citizen Participation (*See the City's Citizens Participation Plan*)**

As required by specific program rules and requirements, public hearings will be held to provide information and discuss proposed activities to be undertaken, as well as address questions or concerns from the public. All public hearings and workshops shall be advertised in accordance with the appropriate funding agency (HUD, FDEO) requirements.

##### **3. Conflict of Interest**

The adherence to the rules and regulations in regard to Conflict of Interest is mandatory. All Applicants that may have a business or familial relationship with a member of the City Commission, CATF, HRS, PA, or participating construction contractors must fully disclose this relationship on the Application and defiantly before a construction contract is executed. In addition, all Applicant names must be disclosed at the regular meeting of the City Commission Meme and the CATF as the application process proceeds and these names must be included in the minutes of both the City Commission and the CATF meetings. The City Commission and CATF members must disclose any relationship with an Applicant and must abstain from any vote related to that Applicant. Any cases of conflict of interests must be made known at a meeting of the City Commission. Before an Applicant with a potential or real conflict as described in 24 C.F.R.570.489 (h)(2), is given final approval for participation the City must notify FDEO in writing. Prior to the expenditure of housing grant funds, the City must receive written notification of FDEO's approval of the waiver of conflict of interest, in accordance with

C.F.R. Section 570.489 (h)(4). If this process is not followed the City and/or the Applicant may be liable for returning the funds expended to the program.

City employees that submit an application for rehabilitation assistance and who are involved in the decision-making process related to the CDBG program or are involved in the financial approvals of this program must identify their conflict of interest at the time of application.

The Federal requirements are found in 24 CFR 85.36 (b) (3) and 24 CFR 570.489(h). The State of Florida requirements are found in Chapter 112.311 – 112.3143 of the Florida Statutes. A Conflict of Interest is defined as a relationship or circumstances whereby a person or organization exercises functions or responsibilities for funded activities through which they, their relatives, or know associates obtain or appear to obtain a financial benefit.

Two types of conflicts are noted, those being beneficiary and procurement.

1. A beneficiary conflict of interest would involve any direct benefit, such as housing rehab, utility hook-up or façade renovation. The conflict would occur when benefits are awarded to anyone with a role in the CDBG and or DRI program approval process, to include but not limited to, a member of a CATF, PA, City officials and Commission members. There are however exceptions to this rule which are explained in 24 CFR 570.611 (d). To request a waiver, the Applicant through the HRS and PA must be submitted in writing to the City for approval, who must then submit the request to FDEO for final approval. Any costs incurred prior to FDEO approval are unallowable. There are no retroactive waivers.
2. A procurement conflict of interest exists if there appears to be a relationship between a funded activity and City officers, their employees or agents, any member of their immediate family or any organization that employs or is about to employ, any of the afore-mentioned individuals. This conflict covers all aspects of the procurement, from solicitation, to award, to administration to include the writing of the Applicant Selection Criteria and in the Priority of Assistance, evaluating proposals and negotiating terms. The affected person must not participate in the procurement process in any manner; the level of conflict is irrelevant. Any conflict or appearance of a conflict requires non-participation. A procurement conflict cannot be waived.
4. Fair Housing (See the City's Fair Housing Policy)  
The City and all its Contractors, Consultants and vendors receiving CDBG and/or DRI grant funds shall comply with Title VIII of the Civil Rights Act of 1968, Restoration Act of 1987, Sec. 800 [42 U.S.C. 3601 note] (Fair Housing Act), as amended, 24 CFR [Part 92.252](#), Fair Housing Rents, [Title VI of the Civil Rights Act of 1964](#), Housing for Older Persons Act of 1995 (HOPA), Fair Housing Amendment Act of 1988, Age Discrimination Act of 1975, HCD Act of 1987, as amended, Section 109 of Title 1 of the Housing and Community

Development Act of 1974 (570.487 and 570.495(b)), Section 504 of the Rehabilitation Act of 1973, Americans with Disabilities Act of 1990 (ADA), Executive Order 11063, Executive Order 11259. The City of Stuart also will comply with 42 U.S.C. § 3604(f) (3), to ensure that the design and construction of covered multifamily dwellings include features of accessible design for disabled persons.

It is important to ensure that the housing program does not discriminate against any class of potential Applicants. All persons must be treated equally and not discriminated against on the basis of race, color, religion, sex, national origin, familial status, and disability, when serving housing needs.

The Fair Housing Act is the term commonly used to describe the provisions of Title VIII of the Civil Rights Act of 1968, as amended in 1988. The Act states that it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, familial status, and disability. In addition to what is covered under the Federal act, Florida law also prohibits discrimination on the basis of material status.

This language should be included in all program information announcements and advertisements relating to the housing program. It is important for housing administrators to be familiar with Fair Housing Laws, as well as the more subtle forms of discrimination. Where possible, application materials and handouts for Applicant meetings should be in Spanish, and/or a multi-lingual representative of the organization receiving applications is present to assist Spanish speaking Applicants.

It is the policy of the City to ensure that all state and federally funded projects and activities prohibit discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, on the basis of race, color, religion, sex, national origin, familial status, and disability (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18).

5. Equal Opportunity Employment: (See the City's EEO Policy)

It is the policy of The City of Stuart to use state and federal grant funded programs to provide services to very low, low to moderate income Applicants. At no time will employment opportunities provided through the expenditure of state or federal funds or otherwise be denied on the basis of race, color, religion, sex, national origin, familial status, and disability. Notice of the policy will be placed in plain sight on the job location for the benefit of interested parties and all Contractors, Consultants, vendors will be notified. All Equal Employment Opportunity Posters will be displayed as required by state and federal guidelines.

Equal Employment Opportunity protects all employees and the potential employment of all Applicants of the City and any Contractors, Consultants,

and vendors receiving grant funds. These requirements apply at all times for the City or Contractors receiving state or federal grant funds.

6. Section 3 Employment Opportunities: (See the City's Section 3 Policy)

The City and/or Contractors, Consultants, and vendors receiving grant funds shall comply with the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (as amended), Section 3 Statute—12 U.S.C. 1701u, Section 3 Regulation—24 CFR Part 135, 24 CFR 85.36(B)(8).

It is the policy of the City to use its best efforts to afford Section 3 residents and Section 3 business concerns the maximum practicable opportunity to participate in the performance of all grant funded contracts. The City may rely on written representations by businesses and residents regarding their status as Section 3 in lieu of an independent investigation.

Every effort shall be made to notify Section 3 residents and businesses residing or maintaining offices in the local area through public notices, as part of complying with Section 3. Documentation of such efforts is required.

7. W/MBE Employment Opportunities: (See the City's W/MBE Policy)

The City and/or Contractors, Consultants, and vendors shall comply with: Public Law 95-507, The Small Business Act, and Executive Order 11625 of 1971. It is the policy of the City to use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of all grant funded contracts.

8. Permanent Relocation / Displacement:

General:

This activity involves replacement of an eligible owner-occupied unit. The City Commission or its PA will decide with the HRS on a case-by-case basis whether to utilize a slab "site built" replacement unit, a prefabricated unit, or a modular home. Decision items will include budget, zoning, replacement requirements, cost estimates, and a number of other items that may vary on a case-by-case basis.

Once the decision is made, the HRS prepares bid specifications based on Applicant homeowner input from review of available plans from the Contractor. Bidding contracting and inspections then proceed as in the rehabilitation process.

For all CDBG categories, permanent relocation (due to flood plain, non-conforming lot, hazards, etc.) and/or demolition-relocation are synonymous terms used in the rehabilitation program when a home is unsound and not suitable for rehabilitation based on the structural integrity criteria. The units must be redeveloped (replaced) on site or elsewhere due to problems with the site. Homeowner eligibility requirements are the same as for

rehabilitation. Further policies are included in the local Anti-displacement and Relocation Policy. In this HAP, demolition-relocation shall refer to replacement housing to build a new unit in place of one that must be demolished for reasons outlined in this HAP and as recommended by the HRS.

The Housing Program will comply with the Uniform Relocation Act (URA) and Real Property Acquisition Policies Act of 1970. Except as provided for herein under a Federally Declared Disaster (and then only by City Commission Waiver and FDEO approval), the City will not engage in any project under this HAP that displaces any legal, URA-covered occupants. When provided for in the program budget, for homeowner occupied housing assistance, temporary relocation services can be made available to qualified persons who need to relocate while rehabilitation work is completed. The maximum assistance amount and documentation required to show proof of use of funds shall be determined by the City Anti-Displacement and Relocation Policy that covers those situations in great detail.

Applicant homeowners previously approved for proposed housing assistance may voluntarily withdraw their application for assistance, which must be confirmed in writing. If the PA determines the Applicant to be ineligible for assistance, the HRS shall recommend, and the City will send written notification to the Applicant stating that the application has been rejected and the reason for the rejection.

9. Property Acquisition: (See the City's URA Policy)

In the event the housing program needs or seeks to acquire property to address a specific community need, some fundamentally required steps will need to occur in order to ensure compliance and the success. Each purchase, or acquisition, may vary case by case.

However, in general terms, the following should take place:

1. Confirm source of funds and authority to acquire,
2. Identify the property/site and determine its suitability,
3. Perform legal description/boundary survey/preliminary title search (services procured as necessary),
4. Send notice of intent to acquire to Owner,
5. Solicit appraisal services and retain Appraiser,
6. Where recommended by the HRS or program required, solicit review appraisal services and retain review appraiser,
7. Receive appraisal review (when required), then solicit and retain Title Company (ies) (title insurance amount and necessity determined in advance),
8. Send offer to purchase and notice of just compensation to Owner of no less than the appraised fair market value,
9. Obtain Homeowner(s) acceptance of offer in writing



10. Finalize contract for purchase with Owner after City legal reviews and approves,
11. Company calculates settlement costs and closing date is set,
12. Closing conducted with funds changing hands and,
13. Records of proceedings retained.

#### 10. Voluntary Acquisition:

The City may purchase property with CDBG/DRI funds for use on eligible activities. While property acquisition must follow the procedures outlined in the Uniform Relocation and Real Property Acquisition Act, residential property to be used for relocation purposes shall be purchased only on a voluntary basis.

The City shall determine the features needed and the funds available for land purchases in the State Sub-recipient agreement(s). When property is needed or required for CDBG/DRI activities, solicitation procedures of the City shall be followed. The request will state the specifications and budget and indicate that the purchase is voluntary. All property acquired by any CDBG/DRI funds shall meet all the requirements of the Florida CDBG program and shall be used only for eligible CDBG/DRI activities.

No displacement of tenants (or other legal occupants) will occur as a result of any of the City CDBG Housing programs. For lease property, owners do not receive any relocation assistance. Owner-occupants under rehabilitation must voluntarily participate.

A voluntary acquisition occurs when real property is acquired from an owner who has submitted a proposal to the City for purchase of their property in response to a public invitation or solicitation of offers. The City Commission is committed to this mode of acquisition to the maximum practicable extent.

Voluntary acquisition shall be permitted only if the property being acquired is not site-specific and at least two (2) properties in the community meet the criteria established by the City for usage, location and/or interest to be acquired. The City Commission, prior to publication of a public notice or attendance of any local government representative at a property auction, must approve all voluntary acquisitions in principle.

A public notice must be published inviting offers from property owners. This notice must:

1. Accurately describe the type, size and approximate location of the property it wishes to acquire;
2. Describe the purpose of the purchase;
3. Specify all terms and conditions of sale, including maximum price;

4. Indicate whether or not an owner-occupant must waive relocation benefits as a condition of sale;
5. Announce a time and place for offers to be accepted; and
6. Announce that local powers of condemnation shall not be invoked to acquire any property offered for which a mutually agreed to sale price cannot be reached.

Property may also be acquired at auction. The Uniform Relocation Act will be followed, but all acquisitions shall be voluntary and without displacing legal, URA eligible occupants.

In each voluntary acquisition, a public solicitation shall occur. Offers shall be sealed and opened at the same time, in the same place, by a City official. Records of offers shall be kept. Appraisals are not required for purchases less than two thousand five hundred dollars (\$2,500) if a mutually agreed-to sales price can be reached. Clear title must be present in every transaction. The PA must decide at the time of approving the acquisition whether or not appraisals and review appraisals will be necessary and what the maximum permissible sales price will be. The decision to acquire will rest with the City Commission that can reject or accept any and all offers. Written records shall be maintained documenting decisions and rationale for selected courses of action.

**11. Non-Voluntary Acquisition Plan: (when applicable under DRI for emergency purposes) (not applicable under CDBG regular housing categories)**

Acquisition of property (including easements and right-of-way) using federal funds shall occur in accordance with the Uniform Relocation Act of 1970 (as amended) and with any State and Federal regulations that may apply.

Fundamental steps that occur in each purchase may vary case by case. However, in general terms, the following should take place: (1) source of funds and authority to acquire confirmed, (2) property/site identified and suitable, (3) legal description/survey/preliminary title search performed (services procured as necessary), (4) notice of intent to acquire sent to owner, (5) appraisal services solicited and appraiser retained, (6) where recommend by the HRS or program required, review appraisal services solicited and appraiser retained (7) appraisal received and sent for review, (8) title companies solicited and retained after review received (title insurance amount and necessity determined in advance), (9) offer to purchase and notice of just compensation sent to owner, (10) owner contacted by attorney or other representative and contract formalized, (11) settlement costs calculated and closing date set, (12) closing conducted with funds changing hands and, (13) records of proceedings retained.

The Uniform Relocation Act requires certain specific procedures such as some letters being sent via certified mail. The CDBG implementation manual

provides a checklist that may be utilized in following each transaction to successful conclusion. City CDBG/DRI housing funds cannot be used in any way that would cause involuntary displacement. (Refer to the City's separate Anti-Displacement Policy on this subject.)

#### 12. Timing and Planning

Properties necessary for easements or acquisition shall be identified as early in the planning stage as is practicable. Every attempt shall be made to affect a design that is not wholly site-dependent that is where two or more sites are suitable for the project. It is recognized this may not always be possible; however, a policy of minimizing single-site alternatives is emphasized.

In general terms, the voluntary acquisition process shall be utilized to identify possible sites early in the project. Sites shall be evaluated for suitability prior to the final design phase to the maximum practicable extent. As soon as alternative sites are identified and evaluated, applicable acquisition procedures should commence.

Projects shall not normally be sent out for bids unless properties to be acquired or utilized for easements have been formally acquired or a commitment exists which is sufficiently firm and binding to be considered safe for the project to proceed with start up. The PA shall make the determination as to whether or not bidding, award and start-up may proceed to closing on the property.

In those cases where needed for easements and/or acquisition is not identified until after the project is underway, procedures shall be expedited to the maximum practicable extent and utilization of funds, the value of which would be unrecoverable if the transaction did not occur, minimized.

The City's Anti-displacement and Citizen Complaint Policies shall be followed in these cases.

#### 13. Appeals / Complaints: (See *the City's Grievance Policy*)

The HRS and the PA are authorized by the City to make all determinations of eligibility for assistance and level of assistance, scheduling of rehabilitation, demolition and relocation, and contract management. Citizens and/or contractors should issue complaints to the HRS or the PA. For a complaint to be considered valid, it must be issued in writing within a period of ten (10) calendar days of its occurrence. Responses also shall be issued in writing. The City's Citizen Complaint and Grievance Policy, Citizen Participation Plan and Fair Housing Ordinance shall be adhered to in addressing any complaints.

If the complainant is not satisfied with the PA's response, the issue must be presented in writing to the City Mayor and/or City Manager) in accordance

with the Complaint Procedures set forth in the City's CDBG policies and procedures. Further action on any complaints shall be governed by City CDBG policies, including Citizen's Participation and Grievance Procedures. Any appeals will be made according to the City CDBG policies and procedures. Further appeals, if necessary, must be addressed to the Florida Department Economic Opportunity (FDEO).

#### 14. Fraud

All levels of housing program management are responsible for the detection and prevention of fraud, misappropriations, waste, and other inappropriate conduct as it pertains to the use of specific program funding.

Fraud is defined in this document as a willful or deliberate act or failure to act with the intention of obtaining an unauthorized benefit. Any fraud that is detected or suspected will be reported immediately to the PA, who will conduct or employ on his/her behalf to conduct an objective and impartial investigation into the fraudulent activity, along with other applicable departments and/or law enforcement agencies, as deemed necessary or appropriate. Any individual found to have engaged in fraudulent activity, as defined by this policy, is subject to disciplinary action as program regulation and the law will allow, which may include program, service, and/or employment dismissal, as well as prosecution by appropriate law enforcement authorities, when appropriate.

#### 15. Actions Constituting Fraud:

As used in this policy, the term "fraud" includes, but is not limited to, the following:

1. Any dishonest or fraudulent act.
2. Forgery or alteration of any financial document used for the purpose of program eligibility.
3. Deliberately including and/or providing false information from the program assistance application.
4. Deliberately withholding any required information requested to properly determine eligibility status, including all assets, liabilities, incomes.
5. Destruction or concealment of records, income and/or assets.
6. Failure to disclose and/or an attempt to conceal any conflicts of interest relationships.
7. Failure to disclose and/or an attempt to conceal any required information on employment.
8. Any similar or related inappropriate conduct.

#### 16. Non-Fraud Irregularities and Conduct:

This Section covers allegations of personal improprieties or other irregularities not constituting fraud, such as drug abuse or distribution of, vandalism, assault, murder, sex offense or other such public nuisances, or criminal

activity. Suspected improprieties concerning employees, managers, committee members, elected officials, or constituents seeking assistance from the various programs administered by the City, as it pertains to moral, ethical, or behavioral conduct should be resolved by the appropriate Local Government Department Director and Administration whenever possible. This section uses 24 CFR part 5 subpart I; [PREVENTING CRIME IN FEDERALLY ASSISTED HOUSING--DENYING ADMISSION AND TERMINATING TENANCY FOR CRIMINAL ACTIVITY OR ALCOHOL ABUSE](#) (5.851-5.861) and 24 CFR part 5 subpart J; [ACCESS TO CRIMINAL RECORDS AND INFORMATION](#) (5.901-5.905), as a guide when referencing non fraud irregularities and conduct.

#### 17. Local Government Status Reports:

The housing program may as applicable to funding requirements, create and maintain or require any of its Sub-Recipients, Contractors, Consultants and/or vendors to create and maintain a quarterly status report. This report is to be presented to the PA/HRS on a regular pre-designated date and time each month. It is important that the PA and local governing body be kept informed as to the project scheduling (i.e. bidding, work write-ups, contracting, construction, and completion) and budget to ensure that program compliance is being maintained. Every status report should be prepared in a format approved by the PA/HRS and have an attached budget summary. The budget summary shall contain all relevant construction cost, and demographic data relevant to budget and administrative closeout audits and/or compliance reviews. Likewise, the HRS and PA will submit periodic reports to the local elected officials and submit all required quarterly and annual required reporting to the funding agency on time and as required.

The follow reports include but are not limited to and will be required by the funding agency:

1. Quarterly Status Report (QSR)
2. W/MBE Report (bi-yearly)
3. Section 3 Report (annual)

#### 18. Subordination: (See the City's Subordination Policy)

Approved Applicant homeowners who have received financial assistance from the various housing programs frequently request the local government to subordinate its interest in their property to a new loan mortgage/deed of trust for the purposes of; refinancing an existing first mortgage, obtaining a new line of credit, home improvement, or debt consolidation.

The allowance of the subordination of the DPL shall be in accordance with the local policy as approved by the City and/or the policy approved by the funding agency. An active subordination policy is critical and is intended to protect the local government's financial interest in the homeowner's property without unduly restricting the homeowner's access to the equity in their property.

The language of the documents (grants, mortgages, deeds of trust) filed as liens against a property to secure the City's interest prohibit the transfer of title, or portion thereof, without prior consent by the City. Executing an additional lien, subsequent to the execution of the City's security instruments, constitutes a transfer of title that would make the City's loan/grant immediately due and payable.

#### 19. Consent to Place Subordinate Lien

The City will generally consent to the placement of a Subordinate Lien upon written request from the homeowner(s) under the following conditions:

1. Requests for Subordination of Lien must be approved by the PA, or his/her designee.
2. The following documentation at a minimum should be provided to the PA for consideration of Subordination requests:
  - a. Proof of licensure of refinancing lender to do business in the State of Florida.
  - b. Authorization for Release of Information signed by the homeowner(s). Signatures will be verified.
  - c. Written statement from the Homeowner(s) stating reason for the subordination request.
  - d. Supporting documentation as to the validity of the reason.
  - e. Lender's Good Faith Estimate.
  - f. Complete terms and conditions of the existing loan and the new loan.
  - g. Documentation about payment of taxes and insurance and their status.
  - h. Copy of appraisal or property valuation information with method of determining same.

Note: Consideration should not be given to any request for Subordination of Lien without this information. Additional information may be required.

3. Requests for Subordination of Lien will be reviewed, and a decision made on a case by case basis on such merits as the following:
  - a. Emergency needs arising from a natural disaster.
  - b. Emergency housing repairs which eliminate a threat to the health or safety of the occupants or that eliminate an immediate or imminent danger to the dwelling itself.
  - c. Refinancing to lower the interest rate on the first mortgage if the closing costs and/or fees can be recovered within four (4) years.
  - d. There is sufficient property value to support all outstanding mortgages.
  - e. Refinancing for educational purposes.
  - f. Refinancing for medical emergencies.
4. Request for Subordination of Lien should not be considered under the following circumstances:
  - a. The interest rate on the new mortgage exceeds the interest rate of the existing mortgage.

- b. The cumulative loan-to-value ratio exceeds 100%.
- c. The housing debt-to-income exceeds 30%.
- d. The total debt-to-income ratio exceeds 40%.
- e. There is cash paid out to the borrower(s).
- f. The mortgage lender and applicant fail to provide all required documentation.

5. Additionally, no subordination request should be approved if it contains any of the following provisions:

- a. Adjustable rate mortgage (ARM)
- b. Balloon payment(s)
- c. Open line of credit
- d. Reverse mortgage
- e. Prepayment penalty
- f. Interest only mortgage
- g. Negative amortization

6. In the event the City agrees to subordinate its affordable housing liens or mortgages:

Usually such consideration is given only for proven hardship. Payment of credit card debt is not a basis for approval in accordance with the City's Subordination Policy. It is the intent that granting of subordination shall be one time only and shall not include any liens/mortgages recorded subsequent to the City's lien interest.

#### 20. Refinancing Existing Superior Liens:

The City will generally agree to subordinate its interest in a rehabilitated or newly constructed owner-occupied residential property assisted under the CDBG or DRI programs if the proposed new loan is in an amount that does not exceed the current aggregate balance of existing superior lien(s) plus reasonable closing costs. This policy applies to both repayable and deferred payment loans. Requests for a Subordination Lien due to hardship will be considered on a case-by-case basis and are contingent upon state and federal funder guidelines and rules.

#### 21. Program Income

No program income is planned to result from the CDBG program. Program income should only result in the case of DPL repayment where the title is transferred, or the unit is no longer the primary residence of the Applicant homeowner. All Deferred Payment Loans (DPLs) shall be zero-interest and deferred payment with repayment of CDBG/DRI funds only in the event of transfer of title or where the eligible Applicant homeowners no longer occupy the unit as a primary residence within the DPL period. After the expiration of the FDEO CDBG Award Agreement between the City and the State, the monitoring will be performed by the PA annually through site visits and title verification through the Clerk of Courts and City Appraiser offices. The City's



DPL mortgage documents and liens shall always include a notice to the City as soon as the title changes ownership.

If repayment of CDBG/DRI funds is received during the DPL period, it will be relegated back to the Florida Department of Economic Opportunity (FDEO) or used for additional eligible CDBG/DRI activities as may be authorized by FDEO. Program income or DPL payments received subsequent to closeout will be returned to FDEO (within ten (10) days or the time frame allowed by FDEO at the time of program income receipt if longer than ten (10) days) unless the state's program income regulations are changed.

#### ***F. General Program Policies***

1. Objectives/Goals of Assistance: The Housing program is designed to provide the following community opportunities:

- a. To allow for public and community participation.
- b. Provide safe and affordable housing solutions to very low (VLI) and low income (LI) families and individuals.
- c. To eliminate deficient code and housing quality standards (HQS) within the housing stock of the community.
- d. Eliminate housing units that can be considered to be a blighted influence on the community.
- e. Eliminate emergency housing conditions that pose an immediate health and safety concern to residents/inhabitants.
- f. Provide energy efficient and affordable green housing features to very low (VLI) and low income (LI) families and individuals.
- g. Address other housing issues that meet program funding criteria within the intent and policy of the specific housing program.

2. Funding Sources

The funding sources listed below will be used to conduct all approved activities associated with the CDBG/DRI Program. The specific rules and regulation requirements approved for each program shall govern the specific use of the associated funds.

- a. Community Development Block Grant (CDBG):
- b. Community Development Block Grant Disaster Recovery Initiative (CDBG/DRI):
- c. Matched or leveraged State Housing Initiative Partnership (SHIP) funds

The above funding sources may be used to supplement all approved activities associated with the CDBG/DRI Program. The specific rules and regulation requirements approved for each program shall govern the specific use of the associated funds.

#### ***G. Priority of Assistance:***

Priority of assistance is determined based on local need and specific program requirements. When awarding funds for assistance to Applicants of housing-related services, it is important for the City to establish a fair and equitable underwriting process for selection. For awards to individual Applicants, criteria are established by the program requirements, the current established HUD Area Median Income (AMI) limits, those affected by documented federal disasters, and other non-demographic preferences, such as targeting to special needs populations, elderly and disabled. Eligibility for individuals is based upon annual household income and on a first come, first qualified, and first serve system.

Applicants must complete and submit all required information on all household members for a determination of income eligibility and must be willing to execute all necessary documents on a timely basis.

#### Applicant Qualification Criteria and Requirements

Applicants will not be served until they have submitted a complete Application with all documentation required and have been found by the HRS to be income-eligible and can document clear and/or unencumbered title.

Income-eligible Applicants are those Applicants with household incomes that fall between Very Low Income (VLI or 30% AMI) to Low-to-Moderate (LMI or 80% AMI). Income eligibility is determined by using the total household gross income and shall be determined upon completion of the application process.

#### Applicant Selection Criteria and Requirements

Applicants will be selected on a first-come, first-qualified, first-served basis and will be documented by the individual(s) receiving the Applications by date and time stamp. Program rules require that a minimum number of VLI and LI Applicants be served. Therefore, priority will be given to VLI Applicants (minimum of two {2}) and LI Applicants (minimum of five {5}) until the required number of VLI and LI units has been satisfactorily addressed in accordance with and as outlined in the Agency Award Agreement with (HUD, FDEO). Assistance is subject to funding availability. No other ranking or scoring process will be used.

#### Applicant Priority

While the City will be using a first-come, first-qualified, first-served basis for selecting Applicants for program funding, the housing program recognizes there are times when priority must be given to certain underserved groups or to meet funding agency requirements.

Other Applicant priority consideration factors are:

1. Applicants who are elderly (Greater than 62 years of age)

2. Applicants who are handicapped/disabled (with acceptable proof of handicap/disability)
3. Applicants who are veterans of any war as declared by the Congress of the United States of America

These other Applicant priority consideration factors will take effect in the event that Applicants simultaneously submit an Application and it is not discernible by the individual(s) receiving the Application which Applicant entered the facility to submit the Application first, or in the event that the Applicants enter the facility to submit the Application at the same time and there is only one individual to receive the Applications causing one person to have a later date and time stamp on their Application.

In addition, if the HRS, in consultation with the PA and other applicable local government departments (Housing, Building, Fire, Health Department or Code, etc.) determines that one Applicant's housing unit poses a greater hazard to health and safety than another's, the Applicant at greater risk of physical harm may be given priority (i.e. roof replacement would take precedence over a window repair).

#### **H. Applicant Intake**

As required by specific program rules, the City will solicit and advertise the appropriate public notification and public hearing(s) notices. A notice of funding availability shall be placed in the appropriate media outlets to provide information and discuss specific program housing activities to be undertaken with the available program funding. Subsequent to the public hearing and advertising periods a minimum of:

1. One (1) Applicant workshop should be advertised and held in a public setting to address additional questions or concerns from the participating public.
2. All public hearings, advertisements, and workshops shall be advertised in accordance with the appropriate funding agency (HUD, and FDEO) requirements.

An informed Applicant will help minimize future misunderstandings. To this end, Applicants should be informed early in the process of the program's income limits, benefits, stipulations for assistance; repayment terms (if applicable) and anticipated timeline from application to assistance. This information can be effectively conveyed via a program and/or goal specific fact sheet or program brochure and should be discussed during the initial Applicant workshop and as required during any follow up contact.

The HRS shall review and Program Administrator shall review and rank the applications based on a first come, first qualified, and first serve process. The DRI category will be based on the same criteria.

The application process will have a noticed cutoff date for the receipt of applications. Applications received after that date shall only be considered on a 'first come, first qualified, first served' basis as alternates after the primary list of Applicants has been considered and exhausted and where sufficient funds still remain to address more units. Primary consideration of 'first come, first qualified, first served' status shall be when the Applicant complies with all program criteria and has furnished all required documentation and can therefore be qualified by the HRS, rather than time of receipt of the initial application. This is contingent upon funds remaining available at the time of approval and the unit in question also qualifying. Income qualification and unit qualification both apply (e.g. an Applicant completes their file and is qualified, but the unit is in the flood plain or historic and insufficient funds remain to address those issues. However, the next Applicant in the first come, first qualified, first served line qualifies and only needs roof and window repairs within the remaining budget.

The HRS or the City's PA may remove an Applicant from any CDBG program for a change in household income, approved in the Applicant Selection Criteria, not complying with the minimum qualification procedures, refusing to comply with the program requirements or HRS directions (such as temporary relocation from an unsafe dwelling or work area), not accepting the program standards or HRS recommendations for eligible repairs or other just cause that would expose the City to unacceptable risk. If it is determined that it is necessary to remove an Applicant from the program, a certified letter will be drafted and recommended by the HRS and sent by the City to the Applicant stating the reasons for the removal. The Applicant will have the right to appeal the decision as identified in the Citizen Participation Plan. The HRS's best judgment shall be the guide in determining whether it is in the best interest of the program or the City to reject a unit or application. The practical housing rehabilitation experience of the HRS is critical in dealing with potential risk to the City or program, or the safety of the occupant in cases where Applicants refuse to cooperate with program guidelines or HRS directions.

**Note:**

It is important to ensure that the housing program does not discriminate against any class of potential Applicants. All persons must be treated equally when serving housing needs. The Fair Housing Act is the term commonly used to describe the provisions of Title VIII of the Civil Rights Act of 1968, as amended in 1988. The Act states that it is unlawful to discriminate on the basis of race, creed, color, religion, age, sex/gender, familial status, national origin, or disability. In addition to what is covered under the federal act, Florida law also prohibits discrimination on the basis of marital status. This language should be included in all program information announcements and advertisements relating to the housing program. It is important for housing administrators to be familiar with fair housing laws, as well as the more subtle forms of discrimination.

***I. Application Process and Applicant Eligibility***

Listed below are the minimum functions to be performed in processing an Application for Assistance. The City should make every good faith effort to notify the Applicant of eligibility within thirty (30) days of the application date.

1. Review with the Applicant the objectives of the rehabilitation activities.
2. Advise the Applicant on the specifics of the grant program and other funding sources that may be available.
3. Advise Applicant concerning the conditions under which a loan/grant is made.
4. Assign an application number and set up a separate file for each Applicant.
5. Check all local tax records to determine that property taxes are current.
6. Verify Applicant's household income. Retain documentation in program files. (Also housing expenses and assets if they are used.)
7. Determine eligibility of the Applicant for assistance. Evidence that ownership of the property has been verified through the Property Appraisers Office shall be retained in the office files.

The application for assistance should contain all the necessary information to determine whether an Applicant is eligible for program assistance, including but not limited to:

1. The number of people residing in the household including name, age, relationship to head of household, Social Security number, present address and home phone number and employment status;
2. Name and address of employer(s), work phone number(s), position title and number of years on job with employer;
3. Sources of annual income, including earned, unearned and asset income (this subject will be described in detail below);
4. A statement signed by the adults who reside in the household consenting to the disclosure of information for the purpose of verifying income and assets for determining income eligibility for program assistance.
5. A signed statement indicating that the Applicant understands that all information provided is subject to Florida's public records laws.
6. An authorization for release of information sheet.
7. A statement that it is a first-degree misdemeanor to falsify information for the purpose of obtaining assistance.

To ensure proper Applicant qualification, each Applicant shall also be required to provide, at a minimum, the following documentation, as applicable, on a case-by-case basis.

1. Completed Application for Assistance and disclosures with signatures and date. *(including duplication of benefits documentation from FEMA, Insurance, SBA, family assistance, faith, or community assistance documentation, and duplication affidavits)*
2. Government Photo Identification for Applicant and any co-Applicants.
3. Proof of Ownership, e.g. recorded copy of Property Deed.

4. Current Property Tax Receipt.
5. Most current year's Tax Returns or current year's Tax Transcripts from IRS.
6. Paycheck Stubs (last 3 pay stubs for each working member, with additional and updated stubs required at the City's discretion).
7. Most current Social Security Statement of Benefits for each household member.
8. Most current documentation for other assets - 401(k), retirement/pension, IRA, CDs, annuities, etc.
9. Most current self-employment income statement with schedule C, E, or F.
10. Documentation on dependents claimed (including birth certificate, school records, court-ordered letter of guardianship, divorce decree and/or letter of adoption).
11. Three most current bank statements for all open checking, savings or other interest-bearing accounts at the time of application and at contract signing.
12. Property Appraiser documentation showing what year the unit was built.
13. Third party contact information and release to obtain third party verification of employment signed by employer and notarized. This documentation must be received for eligibility determination.

The PA/HRS should review the application carefully to ensure that the Applicant has provided all sources of income, including total household assets and asset income. If an Applicant has trouble completing the program application and providing the required back up documentation necessary needed for final program eligibility. It may be preferable to schedule a meeting between the HRS and Applicant to complete the application for assistance in a scheduled, face-to-face interview where the Applicant can be prompted to provide accurate and comprehensive income and household information. It is common for Applicants to misunderstand what items to count toward annual income.

1. Applicant Responsibility:

Applicant Homeowners and all household members are responsible for working in good faith and in a responsible, reasonable, and timely manner with the HRS. Reasonable deadlines shall be established at each step of the process of submittal of information by the homeowner. Generally, after two written notifications, any refusal or failure to provide information, or any established pattern of untimely submittal of information by the homeowner, at the HRS's discretion and approval by the PA the Applicant's case file may be closed.

## ***J. Applicant Homeowner Eligibility Standards***

In order for a homeowner Applicant to be eligible for purchase and/or rehabilitation assistance, the following criteria must be met:

1. Total household income under CDBG and DRI must not exceed the very low income (VLI) to low-to-moderate income (LMI) limits set for the HUD Section

8 program at the time assistance is provided or no greater than eighty percent (80%) of the Area Median Household Income (AMI) limits.

2. For regular category CDBG and DRI. The Applicant homeowner must possess and provide clear title to the property, although it may be jointly owned, and the property may be mortgaged. Ownership through life estate, heir property or other legal satisfactorily documented ownership is considered satisfactory for program participation. Providing proof of title is an owner responsibility and expense.
3. The Applicant homeowner must reside in the dwelling as a primary residence to be rehabilitated for at least one (1) year prior to the time of application (owner occupied assistance). In the case of the DRI category, the Applicant homeowner must have been permanently residing in the dwelling unit as the primary residence at the time of the declared disaster.
4. Property tax, mortgage payments and utility bills must be current, and ownership must not be jeopardized by any other threat of foreclosure, default or clouded title to be eligible for CDBG and DRI owner-occupied rehabilitation.
5. For all CDBG programs, the property must be fully insured for basic hazard/homeownership insurance. Flood Insurance also applies in the one hundred (100) year flood plain and the City must be named as a policy holder if the home is in the one hundred (100) year flood plain. Flood insurance must remain in effect for the entire period of the Deferred Payment Loan Agreement. Any unit to be addressed with CDBG funds must be elevated to at least one foot (1') above base flood elevation (or to local code) whichever is greater or disqualified due to cost infeasibility. This applies to all categories and all activities involving construction.
6. For all CDBG programs, all Applicants that may have a business or familial relationship with a member of the City Commission, the Citizen's Advisory Task Force Committee, HRS, PA and participating construction contractors must fully disclose this relationship at the time of the Application, at the point in time in which the conflict occurs and definitely before a construction contract is executed (see Conflicts of Interest)
7. For regular category CDBG and DRI, if a boundary survey is required, the Applicant homeowner is responsible for providing necessary proof or documentation at the homeowner's expense.
8. Rental or other income generating properties are not eligible to participate in the CDBG or DRI owner-occupied rehabilitation program. Only units occupied by the Applicant(s) with clear title as a primary residence are eligible.



9. In DRI categories, lease units may be addressed if a) the City is seeking lease units to meet DRI VLI or LMHI needs, b) the project is cost feasible, c) the unit(s) are income restricted (either LI or VLI), d) the units comply with all HUD and FDEO eligibility requirements (or will by means of agreement and improvements), e) have CDBG eligible repair needs and f) for VLI rental set aside funds, the property management agency demonstrates capacity and the minimum five (5) years' experience required to participate. Such properties shall be screened and qualified by the selection process and review of the HRS. The property management organization is required to re-verify income annually for all tenants.
10. Applicants may be required to attend a HUD approved eight (8) hour homebuyers' education class prior to closing, this may apply to any new construction units under the DRI program. The HRS will advise the City of any such requirements.
11. For all CDBG and DRI programs, the City shall take all reasonable measures to avoid fraud and abuse. The City shall provide qualified oversight through competent staff of contract program oversight. Any fraud or abuse of Housing funds shall be grounds for disqualification. (See Fraud section of this document)

Each Applicant: to ensure proper homeowner qualification will also be required to provide at a minimum the following documentation, as applicable on a case by case basis:

1. All CDBG programs: Completed application and disclosures with signatures and date.
2. All CDBG programs: Photo Identification for Applicant and any co-Applicants.
3. Regular Category CDBG and DRI: Proof of Ownership Recorded Copy of Property Deed.
4. Regular Category CDBG and DRI: Property Tax Receipt.
5. All CDBG programs: Most current year's Tax Returns or year's Tax Transcripts from IRS.
6. All CDBG programs: Paycheck Stub (Last three (3) pay stubs for each working member of household) OR most current Social Security Verification (Statement of Benefits).
7. All CDBG programs: Most current other assets - 401(k), retirement/pension, Individual Retirement Account (IRA), Certificates of Deposit (CD's), annuities, etc.
8. All CDBG programs (when applicable): Most current Self-employment income statement with schedule C, E, or F.
9. All CDBG programs: Documentation on dependents claimed (including birth certificate, school records, court-ordered letter of guardianship, divorce decree and/or letter of adoption).

10. All CDBG programs: Three (3)) most current bank statements for all open checking, savings, or other interest-bearing accounts at the time of application and contract signing.
11. All CDBG programs: Documentation showing what year the home was built after 1978.
12. DRI only: Documentation showing the Applicant was displaced or received damage from Federally Declared Disaster.
13. All CDBG programs: Third party contact information and release to obtain third party verification of employment signed by employer and notarized. This documentation must be received for legibility.

***K. Duplication of Benefits***

In regard to Disaster Recovery Initiative (DRI): Applicants who responded to an advertised request for Applications must provide additional documentation as listed below:

1. Proof that the residence was impacted by the applicable federally declared disaster event.
2. All FEMA, Small Business Administration (SBA), and Insurance claim documentation.
3. Written certifications and proof of all benefits received.
4. All receipts and/or invoices for work completed using FEMA, SBA, and/or Insurance monies from a filed claim.

Any and all program required self-certifications as is required by the funding agency, the housing program, and applicable local governments

***L. Applicant Household and Income Verification***

The household and income verification process may vary slightly from one program to another depending on the funding agency requirements. Generally speaking, an eligible household is comprised of one or more natural persons determined by the eligible municipality to be of very low income, low, low to moderate income according to the current HUD income limits adjusted for family size. The HUD Handbook 4350.3 Chapter 3 Section 3-6 (E) provides guidance on whether or not to count an individual as a household member. Whenever the handbook indicates that an individual is a household member, the individual's full income must be included in the annual income.

***M. Household Income***

An Applicant homeowner's household income eligibility status shall be determined based on the total family Gross Annual Anticipated Income according to household size and make-up. The income eligibility of each household will be determined in accordance with current HUD "annual income" rules and

regulations as defined in HUD Handbook 4350.3 rev 3 or those adopted through the funding agents Consolidated Plan and approved by HUD.

All household income inclusions and exclusions can be found at HUD 24 CFR part 5: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/training/web/calculator/definitions/part5](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/calculator/definitions/part5)

The income of each household assisted with any CDBG or DRI funds will be determined at the time of purchase in accordance with 24 CFR 570.3 using “annual income” as defined by the Section 8 Housing Assistance Payments Program to ensure income requirements are being met.

The following rules are applicable in determining household income:

1. For all CDBG programs, the gross income of all household members occupying the dwelling is included in calculating household income. However, wages earned by dependent minor children (under age 18) are not included in total.
2. For all CDBG programs, all Applicants applying for housing rehabilitation assistance under the CDBG program will be subject to a third-party income verification process to ensure that all Applicants meet the minimum income guidelines set forth by the established HUD minimum income limits.
3. For all CDBG programs, occupants of a dwelling who are not related to or not dependent upon the Applicant homeowner(s) are considered part of the Applicant homeowner's household.
4. For all CDBG programs, rent or other household support contributed by non-household occupants of a dwelling is included in household income.

For all CDBG programs: The Applicant homeowner's assets, with the exception of the home in which he/she resides, unless previously assisted with SHIP funds, and personal property such as an automobile, will be considered in determining eligibility. The actual annual income from the asset will be calculated as part of the total household income. Inclusion of such assets, if any, will be in strict accordance with 24 CFR 813.106 and any current modification thereof.

## **II. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG/DRI) PROGRAMS – REHABILITATION AND CONSTRUCTION POLICES AND PROCEDURES**

### ***A. Identification of Units***

Housing Rehabilitation will be performed only on units approved by the City and in accordance with grant requirements established by the State of Florida DEO

and the U.S. Department of Housing and Urban Development (HUD). Alternate units may be provided to replace any primary units that may become ineligible. The City will solicit applications either from other housing assistance providers that have knowledge of need within the City, by placing notices in public areas throughout the City and/or by advertising in publicly circulated publications. The City will review applications received using the following selection criteria as defined in the *Priority of Assistance* section of this document:

1. For all CDBG programs, has the Applicant previously been furnished assistance under any City Housing assistance program including State Housing Initiative Partnership (SHIP) or Disaster Recovery Initiative (DRI), or other such federal/state programs, and if so, when and under what circumstances. A former Applicant that received assistance under the regular CDBG category cannot be assisted for five (5) years and in any event will not be served again until all other eligible Applicants have received assistance.
2. For all CDBG programs, number of persons in the family and the family income. Priority will be given to Applicants that meet the VLI and LI Applicant selection criteria as defined in the *Priority of Assistance* section of this document.
3. For DRI, housing units identified by the City when the City falls under a Federally Declared Disaster Event, having been affected by a disaster.
4. For regular category CDBG and DRI, type of construction (i.e., block, manufactured home, wood frame, etc.), state of deterioration of the residence and estimated cost to rehabilitate as compared to 1) average residence cost calculated in the application and 2) the value of the residence after rehabilitation. Assistance for mobile or manufactured housing will be included in the program but will be restricted to replacement of said structure with a site-built home, unless prohibited by local or state regulations or infeasible due to applicant or site conditions. The HRS shall make the final evaluation and recommendation for addressing any mobile or manufactured units.
5. For all CDBG programs, location of the residence with reference to defined areas, i.e., floodplain, zoning, incompatible use, historic preservation, hazards, etc.
6. For all CDBG programs, compatibility (consistency) of the proposed residence rehabilitation with the local Comprehensive Plan and/or land development regulations.
7. For all CDBG programs, confirm that the Applicant is current on all payments to the local government (i.e., garbage/trash bill, utility bills, taxes, etc.) and mortgage/lien holders.

8. For all CDBG programs, Applicants' willingness to maintain reasonable standard of care (code compliance) and maintenance to protect and enhance the investment by meeting local nuisance, trash, and other environmental or health codes.
9. For regular category CDBG and DRI owner-occupied units, to be eligible, Applicant must be able to show clear title to the property.
10. For all CDBG programs, is the structure is more than fifty (50) years old? The Applicant shall indicate on the Application form whether to his/her knowledge the structure is older than fifty (50) years. If the answer is "yes," or if other evidence suggests the structure is more than fifty (50) years old, the City must notify the State Bureau of Historic Preservation and receive written approval for the rehabilitation. Property Appraiser, tax records, or other government agencies' records will be researched to verify the age of the structure.
11. The HRS shall make the final evaluation and recommendation for each Applicant and unit as to whether they are appropriate under any CDBG or DRI program and the HUD and FDEO requirements. The City makes the final determination of acceptance of an Applicant and of award of any units, subject to the guidelines of this HAP as set forth by the City Commission.
12. For regular category CDBG and DRI, for owner-occupied rehabilitation, owner-occupied shall mean a residential unit with the clear title in the personal name of the Applicant(s) used as the primary residence of the Applicant(s). This does not include any non-residential unit or shared space with nonresidential uses or income generating property.
13. For all CDBG and DRI programs, this program will not assist in the rehabilitation or replacement of rental housing structures.

#### ***B. Eligible Property Types***

Eligible property types will vary based on the specific goals and regulations of a specific program and its funding origination. The most common eligible property types include but are not limited to:

1. Single-Family Homes.
2. Townhomes, Condominiums units and Duplexes.
3. Mobile Homes (replacement only)

All properties must be within the approved program jurisdiction boundaries and the following property eligibility criteria are applicable:

1. Type of construction, (i.e., block, mobile/manufactured home, wood frame, etc.), state of deterioration of the residence and estimated cost to rehabilitate as compared to 1) average residence cost calculated in the application and 2) the value of the residence after rehabilitation. Assistance for mobile or manufactured housing may be included in the program but will be restricted to the specific requirements set forth in the local program guidelines unless otherwise prohibited by federal or state regulations or infeasible due to Applicant or site conditions.
2. Any home eligible for assistance where the cost of rehab will be in excess of fifty percent (50%) of the appraised value of the home as listed with the local Property Appraiser's office will automatically be considered a replacement home.
3. Location of the residence with reference to defined areas, i.e., floodplain, zoning, incompatible use, historic preservation, hazards, etc.
4. Consistency of the proposed residence rehabilitation with the local comprehensive plan and/or land development regulations.
5. Whether or not the Applicant is current on all payments to the local government (i.e., garbage/trash bill, utility bills, code violations, taxes, etc.) and mortgage/lien holders.
6. Applicant's willingness to maintain reasonable standard of care and maintenance to protect and enhance the investment by meeting local nuisance, trash, and other environmental or health codes.
7. Whether or not the Applicant has clear title to the property. The Applicant shall have fifteen (15) calendar days from the date of the City's review, which will include the results of a title search. If fifteen (15) days pass without proper documentation or compliance, the application will become an alternate (falling to the bottom of the list on the sixteenth [16<sup>th</sup>] day) and shall not be considered until 1) all other applications are exhausted with funds remaining and 2) the Applicant has a completed file with full compliance with this requirement and all others.
8. Whether or not the structure is more than fifty (50) years old. The Applicant shall indicate on the application form whether to his/her knowledge the structure is older than fifty (50) years. If the answer is "yes," or if other evidence suggests the structure is more than fifty (50) years old, the City must notify the State Bureau of Historic Preservation and receive written approval for the rehabilitation or demolition/replacement prior to the start of work.
9. The HRS shall make the final evaluation and recommendation for each Applicant and unit as to whether they are appropriate and eligible under specific program rules and in compliance with the funding agency requirements. The PA makes the final determination of acceptance of an Applicant and of the award of any units, subject to the guidelines of the local policies.
10. Where applicable the HRS must complete the proper environmental review process, including but not limited to a site-specific Tier 2 form, and receive

written approval or release of funds from the funding agency prior to the start of rehabilitation.

11. Partner-assisted programs (with “partners” being affordable housing developers, community-based organizations, housing authorities, non-profits and similar affordable housing providers) may be implemented as outlined in local policy guidelines. Partners shall be selected using the Request for Qualifications (RFQ) or Request for Proposals (RFP) competitive selection process. Deed restrictions and Deferred Payment Loans (DPLs) apply. All unit and Applicant qualifications and monitoring by the HRS and PA apply. Partners must agree to comply with all program specific requirements and submit to monitoring and directions of the HRS before any funds are released or payments made.
12. For owner-occupied rehabilitation, owner-occupied shall mean a residential unit with the title in the personal name of the Applicant(s) used as a primary residence of the Applicant(s). This does not include any non-residential unit or shared space with non-residential uses or income generating property.

### **C. Scope of Rehabilitation Assistance**

CDBG financing of housing rehabilitation is available for the following purposes:

1. Addressing local housing code required repairs under current Florida Building Codes requirements for Existing Buildings and local Maintenance Codes and/or Section 8 HQS violations, whichever is most stringent for each code-related repair needs. This will include Florida Energy Efficiency Code for new construction where it applies and Accessibility Requirements (24CFR Part 8, 24 CFR 100.201, 24 CFR 100.205) where they may apply.
2. Providing for cost effective ‘Green Standards and Additional “Green Standards” as described in section J: Rehabilitation and Replace Procedures. The most current Florida Green Building Coalition checklist of green features including those required by FDEO and that are appropriate for the type dwelling shall be used as a list of options for including affordable green features.
3. Providing reasonable repairs and modifications to make the dwelling accessible to handicapped and elderly occupants as necessary and technically feasible. The HRS shall determine the feasibility and eligibility of any such repairs; and
4. Correcting health and/or safety violations that may be present, including replacement of dilapidated or malfunctioning stoves or refrigerators and interim controls or abatement of lead-based paint hazards. The HRS shall determine the feasibility and eligibility of any such repairs.

Except for DRI new construction or redevelopment activities, new construction such as adding a room or closing in a carport is eligible for rehabilitation financing only to eliminate overcrowding or to provide bathroom or laundry hook ups. In all CDBG categories general property improvements are eligible for program funds when necessary to obtain an accurate level of utility, to decrease high maintenance costs, or to eliminate blight. Examples of eligible general



property improvements include installation of cabinets and linen closets, functional changes in room layout, replacement of unapproved or damaged floor coverings, and enclosure of a porch for use as a bathroom where the dwelling does not have adequate interior space.

In the CDBG and DRI categories for owner occupied rehabilitation, some general property improvements that are not required by code, and/or Section 8, HQS, or the work required by the code and/or Section 8 HQS (creating a need for restoration) or other eligible reasons listed above and recommended by the HRS may be provided at the owner's expense. The cost for any such improvements shall be borne by the owner who must deposit the funds with the local government prior to construction otherwise the additional items will not be included in the construction. These items must be included in the Contract for Rehabilitation that is developed and administered by the Program. However, ineligible new construction must be contracted separately. Furthermore, any construction not covered in the construction contract will be inspected by the local building inspector and will not be inspected by the HRS or PA.

#### ***D. Contractor/Vendor Listing***

The Housing Rehabilitation Program will establish and maintain a current listing of eligible contractors for bidding on all phases of the program. Only those contractors who are so listed will be considered for work on this program. Establishment of this list will include maximum outreach to allow for utilization of qualified local Section 3 and minority contractors.

Programs in which the funding originated from a federal source (CDBG, DRI) prohibit local preference in accordance with 24 CFR 85.36, but require maximum compliance with Section 3, W/MBE, and EEO practices as set forth in HUD and CFR regulations. Every effort shall be made to notify Contractors residing or maintaining offices in the local area through public notices, as part of complying with Federal Section 3 and Minority-Owned Business Enterprise (MBE) requirements. This special effort will be based upon the list of Contractors licensed in the jurisdiction including residential, building and general contractors. Letters sent to Contractors, and/or solicitation advertisements, will be placed in the appropriate program file to document compliance. In addition to active efforts to comply with Federal Section 3 and MBE requirements, the City will follow all program requirements in its advertising and will promote fair and open competition, with no restrictions to promote advantages for local firms or businesses.

Contractors residing or maintaining offices in the local area will be recruited through public notice to all such contractors, as part of the City's compliance with Section 3 requirements. This special effort will be based upon the list of contractors licensed in the jurisdiction including residential, building and general contractors. Letters sent to contractors, or advertisements placed soliciting them, will be placed in the appropriate City program file.

The contractor listing will include all local contractors who apply and are determined eligible based upon program qualification standards.

If the pool of local contractors is inadequate to provide a sufficient pool of contractors willing and qualified to perform the rehabilitation work at prices that are considered reasonable and comparable to the prepared estimate, other contractors will be solicited. Maintenance of a pool of competitive, qualified, and capable contractors is essential to program completion.

The existing purchasing policy of the City will be used to determine eligibility of the contractors.

#### ***E. Contractor/Vendor Eligibility***

In order to participate in the Housing Rehabilitation Program, a contractor must be approved as eligible by the HRS, the PA and by the Florida Department of Economic Opportunity (FDEO).

Standard Contractor/Vendor qualifications include but are not limited to:

1. Current license(s) with the appropriate jurisdiction.
2. A satisfactory record regarding complaints filed against the contractor at the State, Federal or local level.
3. Insurance:
  - a. Contractor's Public Liability Insurance in an amount not less than \$1,000,000 aggregate coverage
  - b. A certificate evidencing Worker's Compensation insurance in statutory limits in accordance with Florida law.
  - c. A certificate evidencing Auto Insurance, including bodily injury, in an amount not less than \$1,000,000 per accident and in the aggregate.
  - d. A certificate evidencing General Liability insurance covering bodily injury, including death and property damage, in an amount not less than \$1,000,000 combined single limit per occurrence.
  - e. Copies of certificates shall be provided to the PA. The Contractor shall provide the PA with a certificate of insurance from the insurer guaranteeing thirty (30) day notice to the Housing Rehabilitation Program before discontinuing coverage.
4. A satisfactory credit record, including:
  - a. References from two (2) suppliers who have done business with the contractor involving credit purchases.
  - b. References from three (3) subcontractors who have subcontracted with the contractor.

- c. The ability to finance rehabilitation contract work so all bills are paid before requesting final payment.
- 5. Satisfactory references from at least three (3) parties for whom the contractor has performed construction work.
- 6. Absence from any list of debarred contractors issued by the Federal or State DOL, HUD or FDEO.
- 7. Acceptance of all program requirements, including but not limited to Section 3 goals and reporting. MBE goals and reporting and where applicable prevailing wage requirements.

The HRS will assure that current and past performance of the contractor are satisfactory based upon readily available information and reserves the right to check any reliable source in establishing such determination.

The HRS will explain the contractor's obligations under Federal Equal Opportunity regulations and other contractual obligations at the pre-bid conference. Program procedures, such as bidding, and payment will also be explained to the contractor.

#### ***F. Contractor Disqualification***

Contractors may be prohibited or removed from program participation for, but not limited to:

- 1. Poor workmanship or use of inferior materials.
- 2. Evidence of bidding irregularities such as "low-balling" (submitting an unreasonably low bid in the hopes of increasing the bid amount through change orders once construction has commenced), bid rigging, collusion, kickbacks, and any other unethical practice.
- 3. Failure to abide by the work write-up, failure to complete work write-up (and bid) accomplishments, and any attempts to avoid specific tasks in attempts to reduce costs.
- 4. Failure to pay creditors, suppliers, laborers or subcontractors promptly and completely.
- 5. Disregarding contractual obligations or program procedures.
- 6. Loss of license(s), insurance or bonding.
- 7. Lack of reasonable cooperation with homeowners, HRS, PA, rehabilitation staff or the others involved in the work.
- 8. Abandonment of a job.
- 9. Failure to complete work in a timely manner.
- 10. Inability or failure to direct the work in a competent and independent manner.
- 11. Failure to honor warranties.
- 12. Ineligibility to enter into federally or state assisted contracts as determined by the U.S. Secretary of Labor, HUD or FDEO.
- 13. Other just cause that would expose the Program or homeowner to unacceptable risk.
- 14. Failure to respond to a minimum of three (3) consecutive requests for bids.

15. At the contractor's request.

### ***G. Eligibility Inspection***

Each Applicant who applies for rehabilitation assistance is initially screened to determine whether he/she is eligible for a 100% Deferred Payment Loan. A preliminary inspection of the Applicant's unit is then conducted to determine feasibility of rehabilitation.

If either the owner or the structure does not meet eligibility requirements for program participation, the HRS will reject the unit/Applicant. In the case of owner-occupied rehabilitation and upon PA review and approval, a written rejection notification will be sent to the Applicant via certified mail within ten (10) days stating the reason for rejection.

If both the Applicant and the house structure appear to be eligible for program participation, the application/verification process continues. A work write-up with cost estimate is developed by the HRS and approved by the Applicant and the PA. The cost estimate for the job is considered confidential information until bid opening.

If special financing arrangements (such as the Applicant covering excessive costs or general property improvements) are required or anticipated, arrangements must be made prior to bidding to prevent soliciting bids on a home that cannot be financed. When the unit and Applicant receive preliminary approval, bids are solicited for the job.

Once the HRS has found the Applicant and the dwelling unit to be program eligible, a full property inspection and review will be conducted. The inspection process shall at a minimum consist of the following:

1. The completion of the HUD HQS Inspection Form (optional at the HRS discretion).
2. The completion of the pre-Scope of Work (SOW) and inspection report further detailing all code/HQS deficiencies and listing the areas in which rehabilitation is required.
3. The completion of the final SOW and cost estimate

### ***H. Bidding***

Bidding of potential CDBG and DRI units is conducted by the HRS in conjunction with the City Procurement/Purchasing Department. Applicants review the pre-approved list of eligible contractors before their cases are sent out for bids.

Applicants have the right to remove any contractor(s) from the list of prospective bidders for their unit, as long as the removal request is based on non-discriminatory, non-bias, or other non-subjective reasoning and at least three (3) eligible contractors are allowed to bid. The Applicant must be willing to justify the removal of contractor(s) from the bidding list. Applicants may also request

additional contractors as bidders. If these Applicant-requested contractors submit the Contractor Application and are approved by the PA and are otherwise eligible, they may be added to the bidders list and bid on the housing rehabilitation work. The HRS will make maximum effort to ensure participation by minority and/or Section 3 owned contracting firms. Under CDBG and DRI, the HRS shall qualify and recommend all contractors and other necessary vendors (lead-based paint, asbestos, title search, mold, appraisal, land survey, environmental, etc.) for work the HRS recommends or the program requires on eligible units. In these cases, the City policies shall govern the qualifying and award process, including this HAP.

No housing unit owner, occupant, or immediate relative of the same, either personally or corporately, shall serve as a contractor or sub-contractor to be paid with CDBG funds for the rehabilitation of said building, nor shall they be paid for their own labor with CDBG funds for the rehabilitation of said building.

A notice is sent via email, fax or U.S. Mail to each eligible bidder to inform them of the job. Bidding notices will be posted at primary governmental buildings to the maximum practical extent. Advertising for individual jobs will be conducted as necessary but will not exempt contractors from the requirement that they must be pre-qualified.

1. Notification to Bidders (NTB): The HRS or assigned Housing Staff will notify previous program approved Contractors of the availability of the work order and establish a date for the pre-bid conference and bid submission deadline. Bids are opened in the public at the designated time and bid tabulation is prepared.
2. Pre-Construction Meeting: An onsite meeting will be arranged between the homeowner, the approved Contractors and the HRS to review the scope of work and site considerations. This meeting will also serve to allow for Contractor and homeowner introductions and questions. Any questions that arise from the onsite meeting must be submitted in writing to the HRS who is required to answer the question in writing and submit it to all approved present Contractors. Questions may not be answered less than seventy-two (72) hours prior to the established bid submission date. Each contractor MUST attend this pre-bid conference held at the approved unit to be rehabilitated or inspect the house under the Applicant's supervision. Failure to do so will result in automatic rejection of his/her bid(s) for the unit(s).
3. Bid Submission and Award Recommendations: Bids will be submitted on the date and time established in the Notification to Bidders advertisement and awarded in compliance with the HAP requirements and the terms set forth in the NTB advertisements. Sealed bids will be opened at a public bid opening. The HRS will generally recommend that the contract be awarded to the lowest responsible bidder within plus or minus fifteen percent (15 %) of the cost estimate. Bidding procedures will adhere to City purchasing policy. Bids

below the fifteen percent (15%) threshold will be reviewed and are not automatically disqualified.

A minus ten percent (10%) contingency will be assessed for all Section 3 and/or W/MBE firms at the bid opening to provide incentive, opportunity and encourage the participation of such established business types in accordance with HUD requirements. All bid awards will be made available to the participating Contractors and homeowners.

The PA reserves the right to reject any and all bids and to award in the best interest of the Applicant and the City. The Applicant must approve the bid award prior to signing contracts.

. No contractor will be allowed to have more than two (2) jobs per bid round, with a maximum award of three (3) jobs under construction at one time without consent of the PA unless:

- a. The anticipated date of commencement is after the scheduled and estimated date of completion of current jobs; or
- b. The contractor has demonstrated, through past performance, his/her ability to satisfactorily complete multiple contracts in a timely manner thereby causing no impact on project and program completions.

This rule may be waived by the City Commission if it is determined that there is an inadequate pool of qualified bidders, if the other bids are excessive, or if other extenuating circumstances arise.

4. Contracts: Preparation of Contract Documents: The HRS or approved staff prepares Applicant homeowner/City and Applicant homeowner/contractor agreements and sets a time to meet with the Applicant homeowner and contractor to execute the documents and mark the start of construction. These agreements at a minimum should consist of the following:

1. Voluntary Participation and Final SOW Approval.
2. Final Income Certification and Affidavit.
3. Truth in Lending Statement.
4. Program Mortgage/DPL and Note.
5. Rehabilitation Agreement/Rehabilitation Contract.
6. Notice to Proceed.
7. Notice of Commencement.
8. Color/Style Selection Sheet.
9. Temporary Relocation Statement (where applicable).
10. Three (3) Day Recession Notification.

#### ***I. Deferred Payment Loans (DPLS)***

The CDBG/DRI Programs provide financing for eligible activities to income qualified Applicant homeowners in the form of zero-interest Deferred Payment Loans (DPLs) (mortgage), the amount of which shall include the accepted bid

amount for rehabilitation plus a contingency reserve. In the case of DRI, this can also include acquisition or purchase assistance.

# 1. Deferred Payment Loans (DPL)

- a. Deferred Payment Loans (DPLs) are zero-interest loans with deferred payments that become grants when and if all criteria are met by the Applicant. The DPL is provided to a) homeowners who are unable or unlikely to obtain conventional financing due to their income limits, or b) to assist disaster affected homebuyers in purchasing a home under DRI.
- b. DPL financing is also used in the CDBG and DRI categories to provide assistance with housing rehabilitation and/or replacement of owner occupied, eligible units. The Deferred Payment Loan (DPL) involves a security instrument (lien) requiring repayment of the loan if the homeowner sells or transfers ownership of the rehabilitated home, ceases to use it as his/her primary residence within the date specified in the terms of the DPL, or fails to maintain reasonable required standards of care and maintenance. During the specified lien period the principal is 'forgiven' or subtracted from the principal balance in equal annual amounts for CDBG and DRI rehabilitation loans, so that at the end of the specified term of owner occupancy (by at least one of the Applicants if owned jointly), the loan is fully amortized. There is no interest charged during this specified term agreement.
- c. In the event that the sole owner dies or both/all owners die within the specified loan period, repayment of the loan will not be required, and the DPL is forgiven (i.e. it becomes fully amortized upon the death of the final owner).
- d. The assistance provided to each Applicant, at the time of closing, will be in the form of either a primary or secondary mortgage. The mortgage will be recorded in the Public Records of the City. The City will monitor possible triggers of the DPL repayment with annual title verification with online City services through the Clerk of Court and Appraisers offices and through visits to the assisted units.
- e. The primary affordability mechanism is a Deferred Payment Loan (DPL) at zero interest and is forgiven in accordance with the following schedule:

| <u>Assistance Amt.</u> | <u>Lien/Affordability Period</u> | <u>CDBG/DRI Forgiven</u>                            |
|------------------------|----------------------------------|-----------------------------------------------------|
| <u>Annually</u>        |                                  |                                                     |
| Under \$15,000.00      | 5 years                          | 100% forgiven only when mature                      |
| \$15,001-\$40,000.00   | 10 years                         | forgiven 20% annually after 1 <sup>st</sup> 5 years |
| Over \$40,001.00       | 15 years                         | forgiven 10% annually after 1 <sup>st</sup> 5 years |



|                  |          |                                |
|------------------|----------|--------------------------------|
| Demo/Replacement | 20 years | forgiven                       |
|                  |          | 20% annually                   |
|                  |          | after 1 <sup>st</sup> 15 years |

*NOTE: With regard to Demo/Replacement (new construction housing), under the CDBG and DRI Category DPL's must maintain long-term Affordability for the lien periods as described above. In these instances, the CDBG and DRI funded DPL's are not forgiven annually for the first 15 years. After the first full fifteen (15) years the CDBG and DRI funded DPL's are forgiven 20% annually for the next five (5) years until amortized.*

- f. If repayment of a DPL becomes due, the (prorated for CDBG and DRI) principal balance will be due in full within thirty (30) days of the sale/transfer of ownership or the owner's cessation of primary residence at the property. If the owner is unable to make such payment, the City Commission may, at their discretion, and with FDEO approval, allow repayment of the DPL over a term not-to-exceed fifteen (15) years, at a yield of not more than one percent (1%) interest per annum, and/or allow transfer or sale of the unit to another income qualified household for the remainder of the lien period.
- g. Homeowners whose household incomes do not exceed the HUD Section 8 low-to-moderate income limit will receive a Deferred Payment Loan for one hundred percent (100%) of the cost of rehabilitation.
- h. The maximum DPL for the regular CDBG and CDBG/DRI categories for an owner-occupied single-family dwelling for repairs or replacement is eighty thousand dollars (\$80,000).
- i. If rehabilitation costs require more than maximum allowed DPL in the aforementioned categories and the owner is unable to finance the additional cost, the dwelling unit may be disqualified by the HRS unless matched, leveraged, or other alternative funding is available. If the HRS considers it appropriate and in the best interest of the program, CDBG funds may be used in lieu of alternative funding only upon 1) availability of CDBG construction funds and 2) the approval of the City Commission of a waiver of the maximum DPL.
- j. As a general policy, a contingency amount of approximately five percent (5%) shall be placed on reserve for change orders. Exceptions may be made to this rule if the owner provides a firm commitment in writing to pay for all required changes exceeding the authorized loan limit, or if the PA determines that the situation does not require a contingency fund.

#### **J. Rehabilitation and Replace Procedures**

All rehabilitation and replacement construction work shall include and address Section 8 Minimum Housing Quality Standards (Section 8 HQS), the current Florida Residential Building Code and relevant local codes (whichever is most stringent for each code-related item).

When replacing older obsolete products and appliances the following “green” standards will be implemented for all homes rehabilitated, including new home construction to include:

#### Green Standards

1. Refrigerators that are replaced or installed shall be Energy Star rated;
2. Gas water heaters that are replaced or installed shall be Energy Star rated;
3. All exterior doors and windows that are replaced or installed shall be Energy Star rated;
4. All lighting fixtures and ceiling fans that are replaced or installed shall be Energy Star rated.

#### Additional standards for all homes

1. Weatherization of all homes rehabilitated
2. At a minimum, weatherization shall include attic insulation, and if appropriate, floor insulation, as well as sealing all exterior walls.
3. HVAC units that are replaced or installed shall be Energy Star rated and have a SEER rating of at least 14.
4. Where feasible and cost effective as determined by the PA/HRS, all rehabilitation and new construction work, major or otherwise, shall include the installation of water-efficient toilets, showers, and faucets.

### ***K. Structural Requirements***

For all CDBG programs, in addition to household eligibility requirements for rehabilitation, the dwelling must:

1. Meet (or through feasible repairs meet) Section 8 Minimum HQS and,
2. Be feasible for rehabilitation. In order for a house to be considered feasible for rehabilitation, proposed construction must:
  - a. Correct all violations of the local housing code, the current Florida Building Code and Section 8 Housing Quality Standards;
  - b. Provide interim controls or abatement for lead-based paint hazards as required by HUD and EPA for structures constructed prior to 1978 that will be assisted by the program. All houses built prior to 1978 will be tested for lead-based paint. If lead-based paint is found, interim control procedures will be used for all houses rehabilitated at or below twenty-five thousand dollars (\$25,000). Houses rehabilitated at a cost above twenty-five thousand (\$25,000) will be rehabilitated using abatement procedures. Any occupants will be notified in writing of the hazards of lead-based paint, the symptoms and treatment of lead poisoning, how to avoid poisoning, lead level screening requirements and appropriate abatement procedures;(also see Lead Base Paint procedures)
  - c. Meet applicable local zoning requirements, as well as local, State and Federal housing code requirements for rehabilitation work;

- d. Leave at least twenty percent (20 %) of the original structure based upon the formula provided in this section;
  - e. Not exceed the program costs noted in this HAP;
  - f. Be made reasonably accessible to handicapped/elderly occupants, when the unit is occupied by such;
  - g. New construction or substantial improvement of any residential building (or manufactured home) located within the one hundred (100) year flood plain shall have the lowest floor, including any basement, elevated no lower than one (1) foot above the base flood elevation (or per local code). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of flood waters shall be provided;
  - h. The HRS will determine if any special surveys or studies are needed and may require any surveys or environmental assessments (with funds available) to determine feasibility of a unit. The City designee and PA shall approve such special studies or surveys before being ordered. If the recommended studies or surveys are cost infeasible, the unit may be denied at the City's discretion, or the Applicant may pay the cost of such studies or surveys the HRS recommends;
  - i. Provide interim controls or abatement for asbestos hazards as required by HUD, the State and EPA that will be assisted by the program.
3. For regular category CDBG and DRI. Be suitable for redevelopment or replacement housing units in cases where rehabilitation is not feasible and sufficient funds (CDBG and DRI) are available for the completion of a new or replacement housing unit that meets all of the above and all other criteria in this HAP. Redevelopment and replacement units must meet all of these requirements to be eligible.

#### ***L. Structural Integrity***

For all CDBG programs, rehabilitation requires that at least twenty percent (20%) (CDBG and DRI) of the original structure remain after construction, based upon the following formula. Three (3) major components of the house are considered, with each component weighted to total one hundred percent (100%) of the structural value of the house. These components and ratios are: roof – twenty percent (20%), exterior walls – sixty percent (60%), and flooring system – twenty percent (20%).

As an illustration, assume fifty percent (50%) of the roof must be replaced, fifty percent (50%) of the walls must be replaced and twenty-five percent (25 %) of the flooring system (including framing) must be replaced. The factors are then ratioed based on the 20/60/20 formula, so that fifty percent (50%) replacement of the roof is equal to replacing ten percent (10%) of the structure, fifty percent (50%) replacement of the exterior walls equals thirty percent (30%) replacement of the structure, and twenty-five (25 %) replacement of the flooring system equals five percent (5 %) replacement of the structure. Thus, replacement equals ten percent (10%), plus thirty percent (30%), plus five percent (5%), or a total of

forty-five (45%) of the structure. This leaves fifty-five percent (55 %) of the original structure, indicating that the structure is feasible for rehabilitation.

This calculation will be performed by the HRS. Should significant deterioration occur between application approval and the time the unit is scheduled for rehabilitation, the unit will be re-evaluated for continued eligibility and a decision made by the HRS whether to replace it with an alternate unit in accordance with current FDEO contract requirements.

### **M. Cost Feasibility**

Pertaining to the CDBG and DRI categories, as an additional means of guarding against program penalties for substantial reconstruction of a dwelling, the following cost limits are applicable to all rehabilitation areas. *These limits are above the allowable CDBG financing limits and assume requirements for owner contributions or leveraging with other funding sources.* The limits may be exceeded for rehabilitation/replacement costs when alternative funds are available for leveraging but must be specifically approved by the City Commission or PA as exceeding the described limits.

1. \$80,000 per single family detached house (CDBG and DRI)
2. \$50,000 per unit of a duplex, Townhome, or Condominium unit (DRI)
3. \$20,000 per mobile home unit built after Jan. 1, 1997(CDBG and DRI)

In addition, for the CDBG and DRI categories, the cost of rehabilitation and improvements may not exceed the after-rehabilitation value of the dwelling. In the absence of conflicting information, the mobile home CDBG cost limits shall be assumed to meet this requirement. For site-built dwellings, the total cost of rehabilitation (plus other improvements, if any) may not exceed eighty dollars (\$80) per square foot of dwelling space, excluding septic tank, well, or water/sewer hook-ups, which is less than the cost of new construction and will be assumed to meet the cost/value limit.

### **N. Clearance**

Requirements are identified by the HRS and are included in the replacement unit bid package. In this way, the same Contractor is responsible for site cleanup and preparation as for provision of the replacement unit. Disposal of debris and associated activities are also included if this method is utilized. When demolition or clearance is conducted separately, bid packages are prepared with procedures following those identified for rehabilitation in this manual.

### **O. Rehabilitation / Demolition Differences**

A major difference between assistance provided to demolish / replace an entire unit and rehabilitation work is that, with a demo / replace unit, the DPL issued is not for the full value of the replacement unit (owner occupied). (With rehabilitation, the DPL is issued for the full value of the rehab work performed.) The value of the DPL is based on a calculation that takes the difference between

the assessed value of the original unit (real property not included) and the actual cost of the new unit (without real property). The difference is the value of the DPL. This is because the dilapidated unit that was demolished belonged to the Applicant homeowner and is being replaced on a one-for-one basis. Ownership of the replacement unit is vested directly to the homeowner with no interest on the part of the local government (except for the DPL). Generally, the local government will accept interim ownership of mobile homes to save program costs (taxes) with transfer to the homeowner as soon as possible, upon satisfaction of the DPL.

1. No partial payment is provided for modular replacement units, as the time frame to complete the transaction is relatively brief. The Contractor is paid in full upon satisfactory completion of work and providing of warranties. Partial payments are utilized for site-built homes along the same lines as for rehabilitation work.
2. Program disbursements are made from the local CDBG operating account. As a result, attention must be paid to the ordering and receipt of funds, to ensure that disbursements are made in a timely manner and that the CDBG/DRI limitation for cash on hand is not violated.
3. Rehabilitation cost feasibility limits are based on number of bedrooms to be provided for site-built homes. These limits may not be exceeded without approval from the City Commission are:
  - a. four or more bedrooms - \$80,000 CDBG/DRI
  - b. three bedrooms - \$70,000 CDBG/DRI
  - c. two bedrooms - \$60,000

In the case of replacement of existing SF/ mobile/manufactured homes, the limit will be based upon the acceptable bid price of a replacement home of comparable size. If the existing home is inadequately sized, the replacement home will be sized to include the appropriate bedrooms needed to meet Section 8 and/or local housing code requirements for occupancy. In no case will the total assistance be greater than those limits listed above, unless approved by the City Commission or its PA.

Necessary CDBG approved site improvements, including water supply, sewage disposal, and clearance, will also be provided along with the actual dwelling replacement.

#### ***P. Temporary Relocation***

The CDBG Housing program provides an allowance for temporary relocation assistance to qualified persons who need to relocate while the work is being completed on their primary residence. The City will either;

1. Assist eligible Applicants with up to one thousand dollars (\$1,000.00) of

Assistance (\$500 at move out and \$500 upon return: Award of temporary relocation assistance is based upon the availability of funds.

***Q. Contracting and Commencement of Construction***

The HRS recommends the contract amount and contractor to the PA before the DPL and contract are signed. The DPL amount, contract amount, contractor, unit and owner eligibility are all approved by the PA.

The rehabilitation contract is then executed between the Applicant homeowner(s) and the Contractor. The contract should contain all federal provisions, including but not limited to EEO, Section 3, W/MBE, drug free workplace, and insurance statements. The DPL is executed by the PA on behalf of the City simultaneously with the construction contract, with the three (3) day rescission period running simultaneously for both legal agreements.

For all units, the DPL and the Notice of Commencement are recorded immediately, no more than three business days of execution. The program pays for recording of the Agreement. The filing of the Notice of Commencement shall be the responsibility of the Contractor.

The Notice to Proceed is issued to the contractor as soon as possible after the rescission period elapses. For the CDBG and DRI categories, when temporary relocation of the occupants is required, the Notice-to-Proceed will be delayed until the unit is vacated. The contract time of performance (generally 30 - 45 days for rehabilitation and 90 - 180 days for replacement or redevelopment) begins with issuance of the Notice to Proceed. The HRS shall recommend the appropriate contract period based on the type, size and complexity of the work.

***R. Construction Progress Inspections***

Periodic inspections of the rehabilitation construction are performed by the City and the HRS throughout the contract period. These inspections are conducted to assure compliance with the contract standards for workmanship and materials, to detect any unauthorized deviations and to identify necessary changes to the contract work in its early stages.

Inspection and approval of completed work must be conducted by the HRS prior to the contractor receiving partial or final payment. The Applicant homeowner's acceptance of the work is also required before payment is received. No final payments will be issued until the City Building Department issues a Certificate of Completion or Certificate of Occupancy and all lien waivers are collected and cleared.

***S. Change Orders***

Any additions to, deletions from, or changes in the rehabilitation contract work, time, or price must be approved in a written Change Order before the additional work is started. The Change Order may be executed by the Applicant

homeowner and contractor and is approved by the HRS and the PA. All change orders must be approved by the PA and the HRS. Change orders may also be issued to correct code deficiencies, or to obtain any other desired change in the work. CDBG funds can only be for Change Orders that correct code violations as documented by the local building department, a bonafide code violation report, time, or to meet Section 8 HQS found after rehabilitation begins.

For CDBG and DRI categories, additional non-code-related changes will be at the Applicant homeowner's expense.

## ***T. Payment***

Contractor payments are to be consistent with local policy, unless otherwise approved by the City and the funding agency as allowable by all applicable regulations. Specific payment policy depends on the program, and the type and amount of assistance being provided, and the contract awarded.

There will be NO payments shall not be processed without proper signatures from the owner, the contractor, the HRS, and the PA. Also, no payments shall be processed without completed primary and subcontractor lien waivers as applicable to the contract award or as required by the local policy.

Contractor Payment request and submissions should at a minimum follow these general guidelines:

1. Contracts of twenty-five thousand dollars (\$25,000) or less will not be paid until the Contractor has completed the job.
2. Contracts in excess of twenty-five thousand dollars (\$25,000) allow a partial payment upon satisfactory completion of sixty percent (60%) (and 100%, see below) of the rehabilitation work (less punch list items), with a retainage of twenty percent (20%) of the completed contract amount.
3. Depending on extenuating circumstances and contract balance, a second partial payment may be authorized at the recommendation of the HRS or PA.

| <u>Construction Completion</u> | <u>Percentage of Funds Paid</u>                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|
| Less than 50%                  | 0 %                                                                                 |
| 50 % and all permits pulled    | 50%                                                                                 |
| 100%                           | 80%                                                                                 |
| 100%                           | After Certificate of Occupancy is issued<br>and all punch list items are completed. |

Approval of a partial payment requires:

1. A determination by the HRS and the PA that the claimed percentage of completion of the work has been satisfactorily completed. Payment will be issued for the amount claimed less retainage depending on the physical

- progress as long as the contract funds remaining are sufficient to complete the work in the event of default by the Contractor.
2. Payment will be issued for the amount claimed less retainage depending on the physical progress as long as the contract funds remaining are sufficient to complete the work in the event of default by the contractor.
  3. Approval of the work by the Applicant homeowner and/or PA.
  4. An affidavit from the Contractor stating that either:
    - a. There are no claims for unpaid goods and/or services connected with the job,
    - a. All laborers, suppliers and subcontractors have received just compensation for their goods,
    - b. Services up to the date of the request (as evidenced by full or partial waiver of lien from subcontractors); or
    - c. A list of all unpaid parties and the amounts owed to each has been submitted with the request.

The final payment approval requires:

1. Acceptance of all work by the Applicant homeowner, the HRS and the PA.
2. Submission of all manufacturers' and other warranties (e.g., appliances, roofing, extermination, contractor's warranty covering the entire job for a minimum one (1) year, etc.).
3. Waivers of liens from all subcontractors, all parties who were not paid when the contractor received partial payment, and from any other party supplying notice.
4. A certificate of occupancy or final approval from the Building Department to show compliance of the rehabilitation work with the locally adopted building (and other applicable) code requirements.
5. Completion of all punch list items and
6. An affidavit from the contractor stating that all bills have been paid and there are no claims for subcontracted jobs or materials, or any outstanding Notice to Owner.

If the Applicant homeowner refuses to authorize payment due to a dispute with the Contractor, the PA may recommend disbursement without the Applicant homeowner's approval if the claim is shown to be without merit or inconsistent with the policies and the goals of the program. Such disbursement shall be issued only after the PA and the HRS have reviewed the facts and circumstances involved in the dispute and have determined that the Applicant homeowner's refusal to issue payment is without just cause. If a person or party feels that his/her complaint has not been sufficiently addressed by the HRS or PA, an appeal may be made to the Citizen's Advisory Task Force (CATF) in accordance with the City's CDBG Citizen Participation Plan. If a response satisfactory to the aggrieved is not issued by the Committee, an appeal may be made to the City Commission. The City Commission has the authority to uphold, rescind or reverse a previous CATF determination. An appeal of the local



determination/decision made by the City Commission should be filed with FDEO, as set forth in the City's CDBG Citizen Participation Plan. Sufficient documentation to this effect shall be placed in the Applicant's file.

#### ***U. Disputes and Contract Termination***

Regarding disputes, and as authorized and outlined in the construction contract, the Homeowner and/or the City have/has the right to stop work and terminate the contract in accordance with approved program policy.

The Applicant homeowners shall make themselves available to the Contractor to resolve all and any issues that might facilitate completion. The Homeowner is also requested to notify the HRS and the PA of any complaints to the Contractor so assistance in follow-up can be provided. If the Contractor does not respond to any oral or written complaints within a reasonable time frame and in a satisfactory manner, the HRS will verify the complaint and report it to the PA. If the PA judges the complaint to be valid, he/she will send a written request for service to the Contractor and a copy to the Homeowner. The Contractor will then take action as monitored by the HRS and the PA. Upon receiving notice that the complaint has been satisfied, the HRS will inspect the work and make such note in the case file. Failure to resolve complaints shall be justification for removing a Contractor from participation with the program including but not limited to:

1. Inability or failure to direct the work in a competent and independent manner.
2. Failure to honor warranties.
3. Ineligibility to enter into federally or state assisted contracts as determined by the U.S. Secretary of Labor, HUD, E-Verify or FDEO.
4. Other just cause that would expose the local government, the Program or Homeowner to unacceptable risk.
5. At the Contractor's or Homeowner's request with cause.

#### ***V. Project Closeout***

The project award work plan and timeline should be monitored on an ongoing basis by the HRS and PA to ensure that the program is on schedule and is in compliance with the executed funding agreement between the local government and the funding agency. All project closeout reports and documents must be completed and submitted to the correct funding agency on time and as required.

#### ***W. Program Compliance and Monitoring***

When preparing for a compliance monitoring visit, the HRS and Program Administrators and staff should review all Applicant and Program files for completeness of documentation. Special attention should be given to ensure that the income eligibility documentation is mathematically accurate and legible. All files should be orderly and systemically organized. All financial information relevant to each transaction should be easily found, and the files should have copies of invoices and proof of payment. The file should be accessible, and a

comfortable space should be provided for a thorough review. Copies of all advertisement and contracts should also be available.

The following data will be provided by each housing unit as part of the administration documentation for each activity providing direct benefit (for example, housing rehabilitation, temporary relocation, hookups, etc.) and summarized by activity and maintained in the program files:

1. Name of approved Applicant and address of each housing unit rehabilitated with CDBG funds and the date the construction was completed on the housing unit, and the amount of CDBG funds expended on that housing unit.
2. Whether the household is headed by a female, the number of handicapped persons in the household, the number of elderly persons in the household and VLI or LMI status of the household.
3. The number of occupants in the household, categorized by gender.
4. The racial demographics of the household by number (white, black, Hispanic, Asian/Pacific Islander, Hasidic Jew or American Indian/Alaskan native).

### **III. CDBG DRI CATEGORY HOUSING REHABILITATION PROGRAM**

The goal for the City CDBG Disaster Recovery Initiative (DRI) Housing Program is to provide down payment assistance, rehabilitate or replace existing owner-occupied housing units located in the City that sustained damage as a result of federally declared natural disaster(s).

#### ***A. Housing Rehab or Demo/Replace Activity – Objective***

To provide a Deferred Payment Loan (DPL) to VLI and LMI income residents whose homes were damaged by a Federally Declared Disaster. The purpose of the program is to bring the residences that sustained damage during a federally declared disaster up to Section 8 Minimum Property Standards, Florida Residential Building Codes, and the local codes currently in effect in the City, whichever is most stringent for each housing unit need.

#### ***B. Housing Rehab or Demo/Replace Activity – Financing***

The type of assistance which will be available to eligible residents is known as a Deferred Payment Loan. A brief description of this program is presented below. The DPL is a zero (0) percent interest loan provided by the City. The funding for the loan will come from the City's CDBG DRI Program. The DPL will be secured by a recorded mortgage on the Applicant's property. A DPL will be available for all approved Applicants contingent upon available funding. VLI and LMI Applicants will qualify for a DPL wherein the DPL Amount will be forgiven in annual increments as described in the CDBG Program Operational Procedures section of this document.

#### ***C. Housing Rehab or Demo/Replace Activity – Eligibility***

1. Only those mobile home properties that are conventionally built structures and mobile homes built after January 1997, which are owner-occupied and located within the City, will be considered for participation in the rehabilitation program. No mobile homes built prior to December 31, 1996 will be considered for rehabilitation.
2. Applicants' incomes must fall within the HUD Section 8 Income Limit guidelines as published by HUD and/or the State of Florida for the region.
3. Priority will be given to Applicants who sustained damage from a federally declared disaster in the following order:
  - a. Participants who responded to the City's advertised request for Applicants whose residences were impacted by the disaster events and who have been qualified and ranked by the City for inclusion in the Disaster Recovery programs, provided the City solicitation for affected Applicants took place after the declared events covered in a federal declaration.
  - b. If the current list of Applicants does not obligate all of the available funding, then a new solicitation for impacted residents will be published.
  - c. All other Applicant eligibility requirements are described in the CDBG Operational Procedures section of this document.
  - d. Priority will be given to Applicants who sustained damage in a Federally Declared Disaster.
  - e. No geographic distribution of funding shall be considered, except where specified in the State Sub-recipient Agreement.
4. To select Applicants in both the Rehabilitation and Permanent Relocation Activities, the following steps will be taken:
  - a. The City will utilize the list of potential Applicants developed from previous solicitations (SHIP, HHRP, FEMA) when available for the Federally Declared Disaster.
  - b. If sufficient clients are not obtained from the previous solicitations, a display ad will be placed in one or more local newspapers of general circulation advising local citizens of the availability of grant funds and establishing a convenient time and place for interested citizens to obtain information and pick up application forms. Applications will be accepted by the City for a minimum thirty (30) calendar days after the notice is placed.
  - c. Local organizations which normally work with clientele that may qualify for the program shall be contacted.
  - d. Prior Applicants who have applied for but did not receive City CDBG/DRI assistance will be contacted and advised of the funding assistance and requested to submit an Application.

Once a list of potential Applicants is obtained, the HRS shall perform initial inspections on the dwellings to determine which of the following categories they fall into:

**D. For conventionally (“site”) built structures and modular homes:**

1. Rehabilitation for these structures is not to exceed eighty thousand dollars (\$80,000.00).
2. If the cost of correcting all existing code violations is estimated to exceed eighty thousand dollars (\$80,000.00) or, the unit is deemed structurally unsound and not feasible for rehabilitation, the dwelling will be considered for Demolition Replacement, wherein the Applicant homeowner provides the additional funding needed to complete new construction or where additional funds have been appropriated to the program for the specific purpose of demolition/replacement.

**E. For mobile homes built after 1996:**

1. Rehabilitation for these structures is not to exceed twenty thousand dollars (\$20,000.00).
2. Replacement housing – if the cost of correcting all existing code violations exceeds twenty thousand dollars (\$20,000.00), or if the mobile home is deemed structurally unsound and not feasible for rehabilitation the dwelling will be considered for demolition replacement, wherein the Applicant homeowner provides the additional funding needed to complete new construction or where additional funds have been appropriated to the program for the specific purpose of demolition/replacement.

**F. Temporary Relocation:**

The CDBG/DRI Housing program provides an allowance for temporary relocation assistance to qualified Applicants who need to relocate while the work is being completed on their primary residence. The City will: 1) assist eligible Applicants with up to \$1,000.00 of assistance,

**G. Applicant Requirements:**

1. Applicants must be income eligible in accordance with HUD LMI income requirements.
2. Applicants must be able to produce clear title in order to receive assistance from the CDBG/DRI program. The City is not providing funds for the entire rehabilitation cost of the home. Other funds or match funds could be utilized.
3. The Applicant must complete a Purchase Assistance Application.
4. Applicants must sign the City’s Mortgage and Promissory note. The City’s mortgage (typically a second mortgage) is forgiven after 5, 10, 15, or 20 years – depending on the amount of assistance received.
5. Total household income cannot exceed eighty percent (80%) of the Area Median Income (AMI). Please see HUD income guidelines.
6. Applicants must be able to verify and document all income and assets of household members above eighteen (18) years of age residing in the housing unit.
7. Applicants are processed and served on a ‘first come, first qualified, first served’ basis.

**H. Program Benefits:**

1. CDBG funds can be used to pay up to \$80,000.00 of the Applicants' required rehabilitation to address code violation corrections.
2. Increase housing stock; remove slum and blight conditions, correct code violations.
3. Address health and safety conditions and concerns.
4. Increase City tax base.
5. Increase homeownership.
6. Assistance with the rehabilitation process.

**I. Eligible Properties:**

1. Single-Family Homes.
2. Townhomes, Condominiums units and Duplexes.
3. Mobile Home built after Jan. 1, 1997.
4. Limitations on maximum CDBG rehab costs - \$80,000.00.
5. All properties must have an inspection.
6. All properties must have clear title pursuant to HUD definitions.
7. Properties must be appropriately zoned.
8. Not located in flood zones.
9. Life estates are permitted under this program.
10. Property must be owned and not rented or leased.
11. All properties must be located in the unincorporated limits of the City.

**J. CDBG, DRI rehab and demo/replacement activity – financing**

The type of financing assistance which will be available to eligible Applicant homeowners is known as a Deferred Payment Loan (DPL). A description of this program is outlined in the CDBG Operational Procedures Section, as well as other places throughout this document. We have provided summary information as follows:

**1. Terms of Assistance:**

A zero (0) percent interest, deferred payment loan secured by a mortgage and note. The loan is forgivable in its entirety at the end of the term. Maximum DPL is \$80,000. Additional information is defined under Cost Feasibility and Deferred Payment Loans.

There will be a yearly write-down of the loan after the end of each applicable full year. The write-down will be directly correlated to the amount of the mortgage. The mortgage and note shall provide for pro-rated repayment, which shall be due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the Applicant homeowner during the affordability period.

**2. Down Payment Assistance Activity – Objective**

To provide a Deferred Payment Loan (DPL) to be utilized as down payment assistance for VLI and LMI (up to 80% AMI) Applicants who have been approved

to purchase dwelling unit under the City CDBG/DRI program. The purpose of the program is to provide gap financing to enable very low- and low-income households to purchase affordable standard residential. Priority will be given to a household that lost primary housing residence due to a federally declared disaster or has been unable to obtain decent, safe, standard affordable housing in the area as a result of federally declared disaster.

3. *Down Payment Assistance Activity – Eligibility*

- a. Applicants' income must fall within the HUD Section 8 income limit guidelines as published by HUD and/or the State of Florida for the region.
- b. No member of the governing body, member of the CATF, employee of the City, or relatives of any of these as defined by HUD and Florida Statutes, shall be eligible for program participation unless they are granted a waiver by the Florida Department of Economic Opportunity (FDEO). The prohibition shall continue for one (1) year after an individual's relationship with the City is terminated.
- c. Priority will be given to Applicants who were forced from their homes because of a federally declared disaster event(s) or are being forced to vacate their existing units due to FEMA temporary living unit evacuation requirements.

**K. *Down Payment Assistance Activity - Construction Process***

Once an Applicant has been deemed eligible for the down payment assistance activity, he/she shall close on the loan and proceed with the following steps:

1. The Contractor will apply for and obtain all building permit(s) in the Applicant's name for construction of the residence. Once the building permit is obtained the City will provide the HRS with a copy of the building permit and all subcontractors' permits for the project, a full set of Plans and Specifications for the unit the Applicant is receiving and a recorded "Notice of Commencement" for the dwelling.
2. A Pre-Construction conference will be held between the Applicants, the City and the HRS to review the project in detail.
3. Prior to closing, the City will provide evidence of executed loan agreements with all other agencies that are providing financing for the construction of the dwelling unit.
4. The following documents will be executed simultaneously: An Agreement between the City and the Applicant which allows the City to provide down payment assistance to the Applicant in the form of a zero interest DPL. The DPL will be used to buy down the cost of the primary mortgage and eligible down payment and closing cost. An Agreement executed between the Applicant and the City stating that the Applicant will live in and agree not to sell the relocation property for the duration of the DPL, is required. The DPL process is described in more detail in the Housing Finance section of this document.

**L. Down Payment Assistance Activity - Size of Units**

Size of units shall be based upon the following criteria concerning the current permanent Applicant of the existing dwelling (per 24CFR:982.401)

1. No more than two (2) person of the same sex may occupy the same bedroom.
2. Two (2) persons of the opposite sex may not occupy the same bedroom (excluding husband and wife and very young children).
3. Only the husband, wife, dependent children (including those who are mentally and/or physically handicapped), and family members sixty-two (62) years of age or older and currently residing in the household will be counted in calculating family size and the minimum number of bedrooms and square footage allowance.

**M. Down Payment Assistance Activity - Down Payment Allowances**

The approved Applicant of a CDBG/DRI Down Payment Assistance Activity will be eligible for the following Disaster Recovery Initiative Program housing payment assistance maximum amounts, subject to Application review by the HRS and PA, and subject to financial need on a case by case basis to meet down payment needs and keep the primary mortgage reasonable and within current HUD guidelines for maximum monthly rent/mortgage cost for the household income of the Applicant:

| <b>Family Size</b> | <b>Up to 80% AMI</b> |
|--------------------|----------------------|
| 1                  | \$20,000.00          |
| 2                  | \$25,000.00          |
| 3                  | \$30,000.00          |
| 4                  | \$35,000.00          |
| 5                  | \$40,000.00          |
| 6                  | \$40,000.00          |
| 7                  | \$40,000.00          |
| 8                  | \$40,000.00          |

The HRS and PA will review each Applicant's case and discuss with the primary lender and Applicant the limitations of the program. The HRS will determine the amount of assistance needed for down payment, closing and buy down of the primary note for each Applicant's household size and income range. The HRS will recommend the amount to the PA and City in the best interest of the program. If more funds are needed than allowed to make the Applicant feasible to receive purchase assistance, other housing purchase assistance funds must be obtained to meet HUD mortgage costs limits, or the Applicant will be rejected as infeasible due to income limitations and the inability to keep the primary note within the HUD guidelines (usually no more than thirty percent (30%) of gross income for mortgage, insurance, taxes and other mortgage costs combined, but whatever is current at the time of Application review will be used as a guide).

This Housing Assistance Plan and its Operational Procedures is adopted this  
\_\_\_\_\_ **day of** \_\_\_\_\_, **2020**

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David Dyess, City Manager



## APPENDIX A — DEFINITIONS

**ADA** - Americans with Disabilities Act—Provides federal civil rights protection to individuals who are physically or mentally disabled. The ADA prohibits discrimination against the disabled in employment, public services, public accommodations, and telecommunications. Entities that are covered by the ADA must make reasonable accommodation which involves adapting programs, facilities, or workplaces to allow disabled individuals to participate in the program of services. (HUD's Access to Housing for Persons with Disabilities, (202) 708-3287).

**Affordability Period** - The time period for which rent restrictions or resale restrictions apply to housing that has been assisted by government funding.

**Affordable Housing** - Housing is considered to be affordable if monthly housing cost does not exceed a certain percentage of a family's monthly income. The acceptable percentage is thirty (30) percent of a family's adjusted gross monthly income.

**Annual (Gross) Income** - Total income (earned, unearned and asset income) anticipated to be received by all persons who currently reside or intend to reside in a program assisted-unit for the coming twelve (12) month period. When determining whether a household is income eligible, local governments, participating jurisdictions and project owners must use one of the following three (3) definitions of annual income: (1) annual income as defined at 24 CFR section 5.609 (except when determining the income of a homeowner for an owner-occupied rehabilitation project, the value of the homeowner's primary residence may be excluded from the calculation of net family assets); or (2) annual income as reported under the Census long-form for the most recent available decennial Census; or (3) adjusted gross income as defined for purposes of reporting under Internal Revenue Service (IRS) Form 1040 series for individual federal annual income tax purposes.

**Assets** - Cash or non-cash item that can be converted to cash. Under most federally and state funded housing programs, the income from an asset, either actual or imputed, is included in a family's total household income.

**Blighted structure:** a structure that has substantial deterioration in which conditions are leading to economic distress or endangerment of life, the sub-recipient jurisdiction agrees by ordinance that the structure is blighted, and one or more of the following factors are present:

1. Unsanitary or unsafe conditions.
2. Deterioration of site or other improvement; or
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

**CATF:** The Citizen's Advisory Task Force which the State's sub-recipient must create in order to provide public participation and comply with citizen participation requirements.

**CDBG - Community Development Block Grant** - The U.S. Department of Housing and Urban Development (HUD) administers two CDBG programs. Under the CDBG Entitlement Program, HUD provides funds directly to urban counties and metropolitan cities based on a population- based formula. The CDBG Small Cities Program, administered by FDEO, Bureau of Community Development, awards grants on a competitive basis to non-entitlement counties, cities, and towns in Florida.

**Closing** - The final procedure in a real estate sale, in which property ownership is transferred in exchange for an agreed upon payment.

**FDEO – Florida Department of Economic Opportunity –DEO** fulfills three major roles in developing and implementing policy in the State of Florida which are: housing and community development, emergency management, and resource planning and management. DEO's activities are accomplished through the following: providing technical assistance; planning projects; administering grant programs; reviewing plans, programs and developments; intergovernmental coordination; and, fostering public/private partnerships.

**Deed** - A legal instrument that transfers property ownership from one party to another.

**Deferred Payment Loan** - Funds provided to a borrower under terms that calls for repayment to be delayed for a certain length of time, until certain circumstances change, or a certain threshold is met. In housing programs, deferred payment loans are often used as an affordability mechanism. In home ownership programs the loans often become due when the assisted family sells the home. Under rental programs the loans often become due if the affordability requirements are breached. In most housing programs these loans have an interest rate of zero percent; in some communities interest does accrue.

**Demographic Data** - Information about the characteristics of human populations, including size, income, age, wealth, race, ethnicity, gender, housing conditions, etc.

**Eligible Household** - An individual, family or group of individuals living together as a unit, determined to be of very low income (30%-50% of AMI), low-income (50%-not to exceed 80% of AMI) for participation in the Small Cities CDBG and DRI programs.

**Fair Housing Act** - The Fair Housing Act makes it illegal to deny housing, refuse to rent, sell, or negotiate, or offer different terms and considerations because of race, color, religion, sex, national origin, handicap, or familial status. If you suspect violation of the Fair Housing Act or want more information, you may contact the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, 451 7th Street, SW, Washington, D.C. 20410-2000, 1-800-669-9777.

**Household** - Individual, family, or group of individuals living together in a unit.

**HUD - U.S. Department of Housing and Urban Development** - The department within the federal government that is mandated by Congress to create conditions for every family to have decent and affordable housing, to ensure equal housing opportunities for all, and to strengthen and enrich the nation's communities. Offices are located at the national and state levels. HUD Locator for general information: (202) 708-1422; Affordable housing information center: (800) 998-9999. The State Coordinators' Office (serves South Florida): Brickell Plaza Federal Building, 909 SE First Avenue, Room 500, Miami, Florida 33131-3028; phone: (305) 536-5678; fax: (305) 536:5765; website: <http://www.hud.gov/local/fl/working/miamioffice.cfm>. The Jacksonville office (serves North and Central Florida: 401 West Bay Street, Suite 1015, Jacksonville, Florida 32202; (904) 232-2627; fax: (904) 232-3759; web site: [fl/working/jksoffice.cfm](http://www.hud.gov/local/fl/working/jksoffice.cfm).

**Lien** - Recorded claim against a property whereby the property is security for a debt. Under certain circumstances, the holder of the lien is entitled to have the property sold to satisfy the debt. A lien is an encumbrance against the property.

**Low-Income Person or Household** - A person or household who's annual (gross) income does not exceed eighty percent (80%) of the Area Median Income, as determined by HUD, with adjustments for smaller and larger families.

**Median Income** - A determination made through statistical methods establishing a middle point for determining income limits. Median is the amount that divides the distribution into two equal groups: one group having income above the median and the other group having income below the median.

**Mortgage** - A temporary and conditional pledge of property to a creditor as security for the repayment of a debt. The borrower (mortgagor) retains possession and use of the property.

**Reconstruction** - Rebuilding of a structure, usually on the same foundation as the existing housing which will be demolished.

**Rehabilitation** - The alteration, improvement or modification of an existing structure.

**Section 504** - Section of the Handicapped Accessibility/Architectural Barriers Act that Requires all public buildings to be designed, constructed, or renovated to provide access for physically handicapped persons.

**Very Low-Low-Income Person or Household** - A person or household who's annual (gross) income does not exceed fifty percent (50%) of the area median income, as determined by HUD, with adjustments for smaller and larger families.

## APPENDIX A — RESOURCES

### **Income Verification Resources:**

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/training/web/calculator/requirements/verifying](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/calculator/requirements/verifying)

Link to HUD and HOME Sample Income Verification and Contract documents:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/library/forms](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/library/forms)

HUD income limits; (Listed from 2000 to 2013)

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/>

### **Section 3 and W/MBE Resources:**

[www.hud.gov/section3.-Contains](http://www.hud.gov/section3.-Contains):

Section 3 Statute—12 U.S.C. 1701u

Section 3 Regulation—24 CFR Part 135

Frequently Asked Questions

Section 3 Model Programs

Downloadable Forms

State of Florida W/MBE directory:

<https://vendorstrator.dms.myflorida.com/directory>

### **Davis Bacon Resources:**

[HUD Handbook 1344.1, Federal Labor Standards Compliance in Housing and Community Development Programs](#)

[Making Davis-Bacon Work: A Practical Guide for States, Indian Tribes and Local Agencies](#)

[A Contractor's Guide to Prevailing Wage Requirements](#)

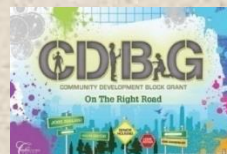
### **Fair Housing Link:**

[www.hud.gov/fairhousing](http://www.hud.gov/fairhousing)

**City of Stuart**  
**Community Development Block Grant Program (CDBG)**  
**2019 Housing Rehabilitation (HR) Application**



**Second Public Hearing**  
**August 4, 2020**



# **The City of Stuart 2019 CDBG-HR Project Process to date**



- 1. First Public Hearing – May 26, 2020 public hearing recommends development of a housing application, and if a suitable business partner is found, an economic development application**
- 2. Housing application drafted**
- 3. Second Public Hearing – August 10, 2020 review the draft application, allow public input and consider resolution to authorize signatures and leverage afterwards**

# City of Stuart CDBG-HR Benefit and Score



## Housing Rehabilitation – Benefit and Scoring

- a) Public Benefit Standards = Improve housing conditions for low and moderate income (LMI) persons
- b) National Objective = Benefiting low- and moderate-income households and preventing or eliminating slums or blight (all units must be LMI)
- c) Green Rehabilitation Standards
- d) Must have CDBG compliant Housing Assistance Plan
- e) Leverage of \$50,000 Local funds for points



# **City of Stuart 2019 CDBG-HR Scope of Work**



- **The service area for the project will be the incorporated area of the City of Stuart**
- **Funds will be used to rehabilitate/repair/replace owner-occupied deteriorated homes of LMI families**
- **A minimum of 11 (LMI) housing units are proposed to be addressed of which no less than three (3) will be low income (LI) households and no less than two (2) will be classified as very low income (VLI) households**



# City of Stuart 2019 CDBG-HR Proposed Budget

| <u>Activity</u>                                    | <u>CDBG</u> | <u>Leverage</u> | <u>Total</u> |
|----------------------------------------------------|-------------|-----------------|--------------|
| Housing Rehabilitation/<br>Demolition/ Replacement | \$615,500   | \$50,000        | \$665,500    |
| Temporary Relocation                               | \$22,000    | 0               | \$22,000     |
| Administration                                     | \$112,500   | 0               | \$112,500    |
| Total                                              | \$750,000   | \$50,000        | \$800,000    |

# **City of Stuart 2019 CDBG-HR Project Timeline**



- 1. August 19, 2020 FFY 2019 Cycle Opening**
- 2. October 5, 2020 FFY 2019 Due Date**
- 3. November – December 2020 Estimated Site Visit**
- 4. January – February 2021 Estimated Awards**
- 5. March – April 2021 Estimated Fully Executed Award**
- 6. August – September 2021 Estimated Release of Funds**
- 7. July - December - 2021 Estimated Intake Applications**
- 8. January – December 2022 Estimated Bids and Rehabilitations**



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

**RESOLUTION NUMBER 03-2020 CRA**

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #1 TO THE FY 2020 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE FOR A MATCHING CONTRIBUTION IN THE AMOUNT OF \$50,000 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION TO BENEFIT LOW- TO MODERATE- INCOME PERSONS FOR HOUSING REHABILITATION ACTIVITIES; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

\* \* \* \* \*

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

SECTION 1: The Community Redevelopment Agency of the City of Stuart hereby authorizes a FY 2020 budget transfer as follows:

FROM: CRA FY 2020 Fund Balance – \$50,000  
TO: CDBG Matching – \$50,000

SECTION 2: This resolution shall take effect upon adoption.

Resolution No. 03-2020 CRA  
Budget Amendment #1 to FY 2020 CRA Budget

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

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

| YES | NO | ABSENT | ABSTAIN |
|-----|----|--------|---------|
| Y   |    |        |         |
| Y   |    |        |         |
| Y   |    |        |         |
| Y   |    |        |         |
| Y   |    |        |         |
| Y   |    |        |         |
|     |    | ABSENT |         |

ADOPTED this 26<sup>th</sup> day of May, 2020.

ATTEST:

  
Mary R. Kindel (Jun 19, 2020 08:57 EDT)

MARY R. KINDEL  
CITY CLERK

  
Michael J Meier (Jun 17, 2020 10:39 EDT)

MICHAEL J. MEIER  
MAYOR / CHAIRMAN

APPROVED AS TO FORM  
AND CORRECTNESS:



MICHAEL MORTELL  
CITY ATTORNEY





City of Stuart, Florida  
Community Development Block Grant (CDBG)  
Second Public Hearing Notice

The City of Stuart plans to apply to the Florida Department of Economic Opportunity (DEO) for an FFY 2019 to receive funding, Housing Category Small Cities Community Development Block Grant (CDBG) of \$750,000. The activities, dollar amounts and estimated percentage benefit to low-and moderate-income persons are as follows:

| <b><u>Activity No.</u></b> | <b><u>Activity Name</u></b><br><b>HOUSING REHABILITATION<br/>CATEGORY ACTIVITIES</b> | <b><u>CDBG<br/>Funding</u></b> | <b><u>LMI<br/>Benefit</u></b> | <b><u>Local<br/>Leverage</u></b> | <b><u>Quantity</u></b> |
|----------------------------|--------------------------------------------------------------------------------------|--------------------------------|-------------------------------|----------------------------------|------------------------|
| <b>14A</b>                 | <b>Housing Rehabilitation/Demolition/<br/>Replacement</b>                            | <b>\$615,500</b>               | <b>100%</b>                   | <b>\$50,000</b>                  | <b>11 Units</b>        |
| <b>08</b>                  | <b>Temporary Relocation</b>                                                          | <b>\$22,000</b>                | <b>100%</b>                   | <b>\$0</b>                       | <b>11 Units</b>        |
| <b>21A</b>                 | <b>Administration</b>                                                                | <b>\$112,500</b>               | <b>N/A</b>                    | <b>\$0</b>                       | <b>N/A</b>             |
|                            | <b>TOTAL PROJECT</b>                                                                 | <b>\$750,000</b>               | <b>100%</b>                   | <b>\$50,000</b>                  | <b>11 Units</b>        |

The City will provide housing rehabilitation to serve approximately eleven (11) homes of low to moderate income households within the City of Stuart.

The City of Stuart does not expect that anyone will be displaced as a result of CDBG-funded activities. If any persons are displaced as a result of the planned activities, The City of Stuart will assist them as described in the City's Anti-Displacement and Relocation Policy, which is available for review at the Stuart City Hall located at 121 SW Flagler Avenue Stuart, Florida, 34994.

A public hearing to provide citizens an opportunity to comment on the application will be held at the City Hall located at 121 SW Flagler Avenue Stuart, FL 34994, on **Monday, August 10 at 5:30 p.m.** A draft copy of the application will be available for review in the City hall located at 121 SW Flagler Avenue Stuart, FL 34994, by noon on August 5, 2020. Persons wanting to submit written comments on the application should send them to Pinal Gandhi-Savdas, CRA Director, by e-mail at [pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us) or by mail at 121 SW Flagler Avenue Stuart, Florida, 34994. A final copy of the application will be made available for review during normal business hours at the Stuart City Hall no later than October 1, 2020. The application will be submitted to DEO on or before October 5, 2020. To obtain additional information concerning the application and the public hearing, contact Pinal Gandhi-Savdas, CRA Administrator, at 772-283-2532 or by e-mail at [pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us).

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for 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.

Any non-English speaking person wishing to attend the public hearing should contact Pinal Gandhi-Savdas at 772-283-2532 at least five days prior to the hearing and an interpreter will be provided.

**Due the COVID-19 pandemic:** While the public is permitted to attend this meeting, you are encouraged to view and participate in the meeting via a link at City's web page,

<http://www.cityofstuart.us/> . This meeting can be viewed online from the link. People wishing to comment may call into the meeting once the Mayor requests public comment on a phone number that will be provided. Written comment can also be submitted to the CRA Administrator at [pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us).

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To be advertised July 29, 2020 (or at least 6 days prior to meeting, but no greater than 20 days prior to the meeting, not including the day of the meeting)

**PLEASE PROVIDE CERTIFICATION OF PUBLICATION IMMEDIATELY FOLLOWING PUBLICATION**

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

**Meeting Date:**8/4/2020

**Prepared by:**Tom Reetz

**Title of Item:**

SAILFISH COVE UPUD - (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2449-2020; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN WATERFRONT TO URBAN PLANNED UNIT DEVELOPMENT FOR A 0.925 ACRE PROPERTY OWNED BY CERTARES PARTNERS HOLDINGS, LLC, LOCATED AT 37 & 41 S.W. SEMINOLE STREET, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE SAILFISH COVE UPUD CONSISTING OF THIRTY (30) MULTI-FAMILY RESIDENTIAL UNITS AND 5,768 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH THE SECTION 2.07.00 STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 26.75 DWELLING UNITS PER ACRE ON A .925 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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, AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

The property is located on vacant land located at 37 and 41 West Seminole Street, Stuart within the Community Redevelopment Area and is currently zoned Urban Waterfront and has a Downtown Redevelopment Future Land Use designation. The site is vacant but was previously occupied by two single family structures, one having been demolished and the other, the historic Clifton fishing lodge was relocated further east on S.E. Seminole Street.

In 2017 the property received approval for a Major Urban Code Conditional Use to accommodate a four story, twenty condominium unit multi-family development. The property remains vacant. The original proposal included 20 boat slips which are incorporated into the new proposed development.

The applicant is now proposing to rezone the property from Urban Waterfront to Urban Planned Unit Development. (UPUD) The rezoning will allow for 30 multi-family units with a density of 26.75 dwelling units per acre as per City of Stuart LDC Table 2.07.A. UPUD Unit Density. The proposal also includes 8 office/retail units totaling 5,768 square feet on the vacant 0.925-acre waterfront property.

The applicant has agreed to contribute the amount of \$39,003 elements associated with the on-street parking and sidewalk improvements that are part of the Seminole Streetscape Design improvements. Staff proposes the following conditions within the PUD agreement outlining the procedures for construction:

A. Within 30 days of approval of the UPUD, the applicant shall dedicate sufficient land to accommodate parallel parking and sidewalks along the portion of land abutting Seminole Street. (as depicted on site plan) The applicant shall provide legal description and survey necessary for the transfer. Upon transfer of the land the city agrees to grant a license to the applicant for the same land area, upon which the applicant shall build sidewalk and parking consistent with the CRA Seminole Streetscape Design.

B. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08 within the dedicated land. The applicant agrees to maintain the public art in a location as depicted on the site plan.

C. As a condition of the issuance of any development permits, the applicant shall obtain a Revocable Permit for the construction of a sculpture/fountain (public art), sidewalk, parking space, monument sign, curbing and landscaping, and other minor right-of-way improvements which must be approved by the City Manager, under separate application.

D. Applicant shall execute a riparian easement for the boardwalk in exchange the office/retail component for the development will be parking exempt and be brought into the Old Downtown District.

E. The applicant agrees to provide easement for FPL transformer pad, if requested, to serve this project and adjacent properties.

The proposal consists of 30 multi-family residential units on a 0.925-acre vacant property. Residential density and parking per Ordinance No. 2423-2020 will apply as follows:

| Maximum Size of Proposed Unit         | Unit Density Calculation                             | Number of Units             |
|---------------------------------------|------------------------------------------------------|-----------------------------|
| 900 square feet                       | 7 units 900 sf or less ( $7 \times 0.5 = 2$ units)   | 3.5                         |
| 1,100 square feet                     | 7 units up to 1100 sf ( $7 \times 0.75 = 7.5$ units) | 5.25                        |
| Over 1,100 square feet                | 16 units over sf ( $16 \times 1 = 16$ units)         | 16                          |
| Density Calculations                  |                                                      | 24.75 units per acre        |
| Total Density Calculations 24.75/.925 |                                                      | <b>26.75 units per acre</b> |

| Maximum Size of Proposed Unit          | Parking Space Required Per Unit                                                          | Number of Parking Spaces                                                                 |
|----------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Under 900 square feet                  | 7 residential units up to 900 s.f. ( $7 \times 1.25 = 9$ spaces)                         | 9 spaces                                                                                 |
| Under 1,100 square feet                | 7 residential units up to 1,100 s.f. ( $7 \times 1.5 = 11$ spaces)                       | 11 spaces                                                                                |
| Over 1,101 square feet                 | 16 residential units over 1,100 s.f. ( $1.5 \times 16 = 24$ spaces)                      | 24 spaces                                                                                |
| 5,768 square feet. office/retail units | 5,768 s.f. office/retail (1 space per 350 s.f. = 16.48 spaces)                           | 16 spaces                                                                                |
| 5,768 square feet. office/retail units | riparian easement for the boardwalk in exchange for the office/retail req. parking       | -16 spaces                                                                               |
|                                        |                                                                                          | <b>44 spaces subtotal</b>                                                                |
| Shared Parking Formula                 | 60 spaces/1.4 = 42 spaces required as a total based on a proposed shared parking formula | <b>42 spaces</b> to be provided with on street, on site and within the building envelope |

**Funding Source:**

N/A

**Recommended Action:**

Approve Ordinance 2449-2020 to be heard by the City Commission

**ATTACHMENTS:**

Description

Upload Date

Type



|                                        |           |                             |
|----------------------------------------|-----------|-----------------------------|
| ▢ A. Staff Report                      | 7/26/2020 | Staff Report                |
| ▢ B. Ordinance 2449-2020               | 7/27/2020 | Ordinance add<br>to Y drive |
| ▢ B1.Ordinance No. 2449-2020 Exhibit D | 7/26/2020 | Ordinance add<br>to Y drive |
| ▢ C. Staff Review UPUD                 | 7/26/2020 | Backup Material             |
| ▢ D. Staff Comp Plan Review            | 7/27/2020 | Backup Material             |
| ▢ E. Applicant's justification letter  | 7/26/2020 | Backup Material             |
| ▢ F. Applicant's Response              | 7/26/2020 | Backup Material             |
| ▢ G. Apt layout 1                      | 7/26/2020 | Backup Material             |
| ▢ H. Apt layout 2                      | 7/26/2020 | Backup Material             |
| ▢ I. Architectural Rendering           | 7/26/2020 | Backup Material             |
| ▢ J1.Landscape Plan L1                 | 7/27/2020 | Backup Material             |
| ▢ J2.Landscape Plan L2                 | 7/27/2020 | Backup Material             |
| ▢ K. Engineering                       | 7/27/2020 | Backup Material             |
| ▢ L. Drainage Report                   | 7/27/2020 | Backup Material             |
| ▢ M. Traffic Statement                 | 7/27/2020 | Backup Material             |

**PREPARED BY:** Tom Reetz  
Senior Planner

**TITLE OF ITEM:** Request to consider a rezoning from Urban Waterfront to Urban Planned Unit Development to allow a multi-family development with 30 residential units and 5,000 + square feet of commercial office retail use. The contract purchaser has requested a density of 26.75 units per acre where the maximum density is 15 dwelling units per acre is allowed and up to 30 with City Commission approval., for a building facade width of more than 100 feet and for parking within the building envelope in the within the City of Stuart Community Redevelopment Area.



## APPLICATION SUMMARY

The applicants are requesting a rezoning to an urban planned unit development UPUD to allow for the development of a multi-family project consisting of 30 Condominium units with 3 floors over a ground level of parking and office retail. in the City's Urban Waterfront (UW) zoning district.

The applicant is requesting a rezoning to UPUD with a density of 26.75 to allow for the 30 total units to occupy a 0.925 acre site. The applicant is also asking for relief from a variance to allow parking within the building envelope and to allow a cumulative front building width of more than 100 feet.

The developer is providing public amenities on Seminole street in the form of a sculpture of jumping sailfish on the northwest corner of the property and a sculpture fence along the sea wall. The art on this fence will be visible both from the private deck area as well as from the public boardwalk creating a visual amenity from the boardwalk.

The applicant is permitted to construct property at a maximum height of three stories or 35 feet in height. If 50% or more of the building is residential or hotel, a fourth story is permitted. The maximum building height of a four-story building is 45 feet. The proposal is for a three-levels of residential over a ground level of commercial and parking for a total height of 45'-0" feet from the finished floor to eave of roof level. The total height of the Condominium building is 59'-0".

## HISTORY

The property is located on vacant land located at 37 and 41 West Seminole Street, Stuart within the Community Redevelopment Area and is zoned Urban Waterfront and has a Downtown Redevelopment Future Land Use designation. The Clifton Fishing lodge has been moved off site to SE Seminole Street and the other building was that was on site has been demolished.

### Density

| Maximum Size of Proposed Unit         | Unit Density Calculation                             | Number of Units             |
|---------------------------------------|------------------------------------------------------|-----------------------------|
| 900 square feet                       | 7 units 900 sf or less ( $7 \times 0.5 = 2$ units)   | 3.5                         |
| 1,100 square feet                     | 7 units up to 1100 sf ( $7 \times 0.75 = 7.5$ units) | 5.25                        |
| Over 1,100 square feet                | 16 units over sf ( $16 \times 1 = 16$ units)         | 16                          |
| Density Calculations                  |                                                      | 24.75 units per acre        |
| Total Density Calculations 24.75/.925 |                                                      | <b>26.75 units per acre</b> |

| ZONING AND LAND USE               |                  |                                                                                                                                                                    |
|-----------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Location                     |                  | 37 & 41 S.W. Seminole Street                                                                                                                                       |
| Parcel Size (area)                |                  | .925 Acres                                                                                                                                                         |
|                                   |                  | 0538410040000006060000<br>0538410040000004010000                                                                                                                   |
| Subject Property Land Use         |                  | Downtown Redevelopment                                                                                                                                             |
| Adjacent FLU (Future Land Use)    |                  | North Downtown Redevelopment                                                                                                                                       |
|                                   |                  | South Downtown Redevelopment                                                                                                                                       |
|                                   |                  | East Downtown Redevelopment                                                                                                                                        |
|                                   |                  | West Downtown Redevelopment                                                                                                                                        |
| Subject Zoning                    | Property Overlay | Urban Waterfront                                                                                                                                                   |
|                                   |                  | North St. Lucie River                                                                                                                                              |
|                                   |                  | South Urban Center                                                                                                                                                 |
|                                   |                  | East Urban Waterfront                                                                                                                                              |
|                                   |                  | West Urban Waterfront                                                                                                                                              |
| Proposed Use                      |                  | one 4 story building with 30 multi-family dwelling units over parking fronting S.W. Seminole Street and backing on the St. Lucie River.                            |
| Present Use                       |                  | Vacant                                                                                                                                                             |
| Land Use Plan                     |                  | Downtown Redevelopment                                                                                                                                             |
| ROADWAY AND UTILITIES             |                  |                                                                                                                                                                    |
| Street Functional Classifications |                  | Seminole street is a one way street with westbound traffic maintained by the City of Stuart that is in the final stages for the CRA's Seminole Streetscape Design. |
| Utilities                         |                  | Sewer and Water are provided by the City of Stuart.                                                                                                                |

| <b>CITY DEPARTMENTAL REVIEWS</b>    |                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------|
| <i>Public Works (Marc Rogolino)</i> | Conditionally Approved                                                         |
| <i>Fire/Building (Matt Cawley)</i>  | Approved subject to more detailed review at the Building and Site Permit stage |
| <i>Police (Brian Bossio)</i>        | Approved subject to more detailed review at the Building and Site Permit stage |
| <i>Kimley Horn</i>                  | See attached comments.                                                         |

**PUBLIC NOTIFICATION:**

The applicant has provided an affidavit attesting to the legal notification requirements

have been met for this rezoning to UPUD. In accordance with the requirements set forth in Section 11 of the City of Stuart's Land Development Code, the applicant will provide documentation of the public notice and is part of the record as well as on file within the City Development Department.

### **A. The existing land use pattern.**

The Future Land Use of all the properties within proximity to the site is Downtown and the property is located within the City of Stuart Community Redevelopment Area (CRA). The list of permitted uses included in the Urban Code are applicable to all property located in the CRA, and include residential, commercial and office uses. The proposed multi-family, commercial/office units are consistent with the list of uses included in the Urban Code and the Urban Planned Unit Development provisions.

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

A request to rezone to UPUD is an option afforded to all property located within the CRA. The purpose of rezoning to a PUD is to provide alternative zoning procedure to accommodate residential, commercial, public service, industrial or urban planned unit development zoning districts in accordance with the development objectives of the City. The request to rezone to Urban Planned Unit Development (UPUD) district is consistent with the CRA Plan, Urban Code and the Comprehensive Plan provisions and will not create an isolated district.

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

The density of development proposed on the subject property is consistent with the provisions of policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Table 20.07.A. has been used for the purpose of calculating residential density within the proposed UPUD. The proposal would not increase or overtax the load on public utilities and facilities. The effective reuse of a brownfield site at a density and intensity as per the proposal site plan is consistent with the intent of the Comprehensive Plan. A density of 26.33 dwelling units on the subject property meets the intent of providing additional housing within the City as an infill development within proximity to established development patterns of residential, commercial, restaurant office, municipal and public amenities.

### **D. The possible overloading of the city's sewage collection,**

### **treatment and disposal facilities.**

The applicant's engineer has prepared preliminary stormwater and engineering plans to demonstrate how the proposal has been designed to effectively accommodate the proposal on site in a way that will not overload the City's sewage collection, treatment and disposal facilities. At the Building Permit stage, the applicant will be required to demonstrate the required drainage and stormwater quality will be obtained, consistent with the conceptual engineers plans and stormwater report.

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

The development of the subject property will require approval of the conceptual reports prepared by the applicant's engineer, to be reviewed and approved by Public Works staff, and followed up with detailed civil drawings and design details required at the building permit stage in the process. These steps will ensure the project provides sufficient drainage and stormwater quality on the property.

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

There are no proposed changes to the district boundaries.

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

The subject property is a vacant waterfront property surrounded by a multitude of uses and development patterns within the City of Stuart's CRA and close to the Downtown district. Approving a residential, commercial and office mix of uses on the subject property with a rezone to UPUD provides an opportunity to remove the existing blight on the vacant and in proximity to a host of public and commercial amenities is appropriate in meeting the City of Stuart existing and project population growth to support the use of existing commercial, restaurant, office and public amenity use and expanding the tax base.

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

The waterfront property is within proximity to the established Downtown and its multitude of uses, and is afforded the same opportunities for development patterns, permitted uses, scale, density as those existing properties. A request to rezone the property to UPUD has been achieved with a site plan designed to meet setback requirements, maintain an unobstructed view from Seminole Street to the St. Lucie River on both ends of the site. Existing residents within proximity to the proposal site will benefit from the proposed addition of office and commercial use.



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

The proposed four (4) story apartments with office/retail units including parking within the building envelope, will not significantly reduce light or air to adjacent properties and areas. Compliance with side setbacks, provision of landscaping, and the incorporation of a building that has balconies to break up the façades and allow them to undulate and not overpower the adjacent properties. The view corridors/vistas to the St. Lucie River are intended to be maintained as part of the development proposal.

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

This infill project will occupy a currently vacant waterfront property at a level of design, scale and use that will add value and increase the tax base for the City of Stuart.

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

The proposed rezoning to UPUD offers assurances in development terms beyond a project that would be approved under the straight zoning (Urban Waterfront). Sailfish Cove is a project that has been designed to be consistent with the Downtown land use designation and apply the setbacks and Urban Waterfront zoning district development standards. The project has achieved a high standard of design with a scale and placement off Seminole Street that fits well with the adjacent properties.

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

Consistent with City of Stuart Comp Plan, CRA Plan and LDC policies, the proposal utilizes a vacant brownfield property and will achieve an urban redevelopment and infill development in a compact urban form. Population projections applicable to the City of Stuart anticipate a growth from 16,906 in 2020 to 19,465 by 2045 according to Florida Office of Demographic Research data and the Growth and Development Trends, February 2019. Consistent with the City of Stuart Comprehensive Plan Housing Element Goal Statement A, approval of the Sailfish Cove UPUD is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

UPUD is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

**STAFF RECOMMENDATION**

Based upon compliance with the City of Stuart's Comprehensive Plan, staff recommends ***APPROVAL*** of the applicant's request to consider a ***rezoning to UPUD in the City's Community Redevelopment Area.***





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

**ORDINANCE No. 2449-2020**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN WATERFRONT TO URBAN PLANNED UNIT DEVELOPMENT FOR A 0.925 ACRE PROPERTY OWNED BY CERTARES PARTNERS HOLDINGS, LLC, LOCATED AT 37 & 41 S.W. SEMINOLE STREET, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE SAILFISH COVE UPUD CONSISTING OF THIRTY (30) MULTI-FAMILY RESIDENTIAL UNITS AND 5,768 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH THE SECTION 2.07.00 STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 26.75 DWELLING UNITS PER ACRE ON A .925 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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, AND FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS**, the City Commission of Stuart, Florida, has adopted and administers Section 2.07.00.I of the Land Development Code; and

**WHEREAS**, the Applicant, Certares Partners Holdings, LLC, is requesting a rezoning to UPUD to allow for development of a multi-family development consisting of 30 residential units on 0.925-acre waterfront property and 8 office/retail units totaling 5,768 square feet, and

**WHEREAS**, the applicant has requested a density of 26.75 dwelling units per acre per Table 2.07.A UPUD Density and Parking Space Calculation, for a building of more than 100 feet in width and for parking within the building envelope; and

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

**WHEREAS**, the owners 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**, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the application of the Petitioner and recommended approval of rezoning to UPUD on August 4, 2020; and

**WHEREAS**, on August 24, 2020, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner, amending the city's official zoning map and approving the proposed building and site, and

**WHEREAS**, the owners 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 Sailfish Cove UPUD development will be in harmony with surrounding properties and their anticipated development; and

**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 RESOLVED 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:

- 1. Boundary Survey, Sheet 1 of 1 by Stephen J. Brown, Inc., Surveyors, Designers, Land Planners and Consultants dated 5.26.17.**
- 2. Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.2020 and last revised per City Comments on 7.16.20**
- 3. Pavement Marking and Layout, by Captec Engineering Inc., dated 4.21.20 and last revised on 7.16.20.**
- 4. Pavement and Drainage, by Captec Engineering Inc., dated 4.21.20 and last revised on 7.16.20.**
- 5. Landscape Plan, Sheets L-1 and L-2, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.20.**
- 6. Architectural Elevations, Sheets A-1 thru A-7, by MC&A Town Planning and Architecture and Advanced Architecture and Planning - qualifier, dated 01.19.20.**

**SECTION 2:** The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain "Downtown Redevelopment". The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall become "UPUD" Urban Planned

Unit Development amended to allow for 30 multi-family residential units and 5,768 square feet of commercial/office units.

**SECTION 3:** This Ordinance shall take effect immediately upon its adoption.

**SECTION 4:** 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 5:** All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

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

**SECTION 7:** Following the adoption and acceptance of this ordinance by the Owner, 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 UPUD property or any portion of the UPUD 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 UPUD 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 8:** 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 9:** 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.

Passed on first reading the 24th day of August 2020.

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:

MICHAEL J. MEIER, MAYOR  
 EULA R. CLARKE, VICE MAYOR  
 BECKY BRUNER, COMMISSIONER  
 VACANT, COMMISSIONER  
 MERRITT MATHESON, COMMISSIONER

| YES | NO | ABSENT | ABSTAIN |
|-----|----|--------|---------|
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |

ADOPTED on second and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
 ATTEST:

\_\_\_\_\_  
 MARY R. KINDEL  
 CITY CLERK

\_\_\_\_\_  
 MICHAEL J. MEIER  
 MAYOR

APPROVED AS TO FORM  
 AND CORRECTNESS:

\_\_\_\_\_  
 MICHAEL J. MORTELL  
 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 \_\_\_\_\_, 2020, by MICHAEL J. MEIER, 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 URBAN 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 URBAN 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:

Certares Partners Holdings, LLC

Witness #1:

Nelson E. Famadas

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

See owners acknowledgement next page

Witness #2:

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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 \_\_\_\_\_,  
2020, by \_\_\_\_\_

Personally Known OR Produced Identification

Type of ID Produced \_\_\_\_\_

Signature of Notary Public: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Notary Seal:

**Exhibit "A" Legal Description:**

LOTS 4 THROUGH 7, INCLUSIVE, FEROE SUBDIVISION, AS RECORDED IN PLAT  
BOOK 2, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY,  
FLORIDA.





**Exhibit “C” Conditions of Approval**

1. The Sailfish Cove UPUD Project and use thereof shall comply with the following drawings:
  - A. **Boundary Survey, Sheet 1 of 1 by Stephen J. Brown, Inc., Surveyors, Designers, Land Planners and Consultants dated 5.26.17.**
  - B. **Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.2020 and last revised per City Comments on 7.16.20**
  - C. **Pavement Marking and Layout, by Captec Engineering Inc., dated 4.21.20 and last revised on 7.16.20.**
  - D. **Pavement and Drainage, by Captec Engineering Inc., dated 4.21.20 and last revised on 7.16.20.**
  - E. **Landscape Plan, Sheets L-1 and L-2, prepared by Conceptual Design Group, Inc. Landscape Architecture - Site Planning, dated 5.21.20.**
  - F. **Architectural Elevations, Sheets A-1 thru A-7, by MC&A Town Planning and Architecture and Advanced Architecture and Planning - qualifier, dated 01.19.20.**
2. Any modifications to the Sailfish Cove UPUD Site Plan that does not exceed 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 a public hearing.
3. Development of the Subject Property as a UPUD shall include an impervious area of not more than 74.4% of the UPUD. The maximum building height within the UPUD shall be four (4) stories or 45 feet.

**Landscaping**

4. The common areas including the projects cabana and pool area shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
5. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

**Prior to Issuance of Site Permits**

6. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
7. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
8. All regulatory agency permits, including but not limited to the South Florida Water Management District 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.
9. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
10. Water and Sewer Services shall be provided by City of Stuart utilities.
11. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
12. All utility improvements constructed by the developer within City's right-of-way, shall be constructed in a manner and form acceptable to the City Public Works department.
13. Prior to certificate of occupancy for any unit, the applicant shall provide an engineer's written confirmation attesting that the UPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.

14. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction to reduce dust generated on-site.
15. The applicant agrees to contribute the amount of \$39,003 for all the elements associated with the on-street parking and sidewalk improvements prior to application for site permit.
16. Within 30 days of approval of the UPUD, the applicant shall dedicate sufficient land to accommodate parallel parking and sidewalks along the portion of land abutting Seminole Street. (as depicted on site plan) The applicant shall provide legal description and survey necessary for the transfer. Upon transfer of the land the city agrees to grant a license to the applicant for the same land area, upon which the applicant shall build sidewalk and parking consistent with the CRA Seminole Streetscape Design.
17. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08 within the dedicated land. The applicant agrees to maintain the public art in a location as depicted on the site plan.
18. As a condition of the issuance of any development permits, the applicant shall obtain a Revocable Permit for the construction of a sculpture/fountain (public art), sidewalk, parking space, monument sign, curbing and landscaping, and other minor right-of-way improvements which must be approved by the City Manager, under separate application.
19. Applicant shall execute a riparian easement for the boardwalk in exchange the office/retail component for the development will be parking exempt and be brought into the Old Downtown District.
20. The applicant agrees to provide easement for FPL transformer pad, if requested, to serve this project and adjacent properties.

### **Development and Construction**

21. Except as provided herein, all development shall comply with City Code.

22. Site work including but not limited to land preparation, clearing and grading, drainage and water, sewer and irrigation lines, shall be reviewed approved by the City's Public Works department and the city's engineering consultant prior to permitting.
23. Any sidewalks damaged during construction shall be repaired and/or replaced by the applicant as per the City's specification.
24. Notwithstanding the illustration shown on the site plan, all signage shall be in accordance with the City's Land Development Regulations with regards to size, dimensions, color, etc.
25. Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
26. The applicant shall comply with all applicable Handicap Accessibility standards.
27. Final Development Plans and Construction Drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any building permits.
28. Any and all regulatory agency permits, including but not limited the South Florida Water Management District, and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.
29. Prior to the issuance of any development permits, the developer shall obtain unity of title for the two parcels, 37 & 41 S.W. Seminole Street, prior to any site or building permits being approved.
30. The project shall have no more than one water meter to the single building unless public works deems more water meters are appropriate.

31. There shall be no improvements, fencing, installation of additional landscape material, etc. placed within the common acres that would be in nonconformance with approved vistas at the ends of the building.

### **Signage**

32. All signs throughout the UPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the City of Stuart Land Development Code.

### **HOA Requirements & Future Amendments**

33. The PUD may be conveyed to 30 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the applicant/developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features.
34. Prior to the issuance of any building permits for any portion of the Property, the Owner shall clearly define, to the satisfaction of the City Attorney, the number of condominium associations that will be created with respect to the Property. There shall be a Master Association created for all condominium units to be constructed on the property. The Master Association shall be the entity responsible for accepting notices from the City and correcting any violations of this Ordinance, or the ordinances of the City and for any matters involving the City with respect to the Property, including, without limitation, fines and penalties. There shall be no conveyance of any units to third parties prior to the formation of the Master Association. There will be no future subdivision of the property without a plat approved by the City Commission.
35. Any applications to amend this Ordinance shall be limited to the developer or the Homeowners Association.
36. The Homeowner's Association shall regulate any permits for guest parking.

37. All dock facilities and marine related bulkheads, hardened shorelines, etc. shall be maintained by the Master Association, any new marine related improvements, modification, repairs and permitting associated with such facilities shall be accomplished by, and the responsibility of, the Master Association. There shall be no cabanas or outbuildings constructed on the property. There shall be no liveaboards permitted by definition of the Department of Environmental Protection. The term “liveaboard” is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period.
38. Dock Facilities are for the expressed use of the owners, and or tenants. Leasing of dock slips to entities other than tenants of the project is prohibited. Commercial use of the dockage facilities is prohibited. The number of slips shall be limited to 20 slips (per original approval). Dock & slips are illustrative in nature and not final documents.

#### **Timetable for Development**

39. Timetable for development shall be as follows:

|                                                                                                          |                       |
|----------------------------------------------------------------------------------------------------------|-----------------------|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | <b>August 1, 2022</b> |
| Final Certificate of Occupancy for all site and building improvements.                                   | <b>August 1, 2024</b> |

40. The following uses shall be permitted:

- Multi-Family Residential
- Home Occupations in accordance with the City’s Land Development Code.
- Office/Retail (5,768 square feet)



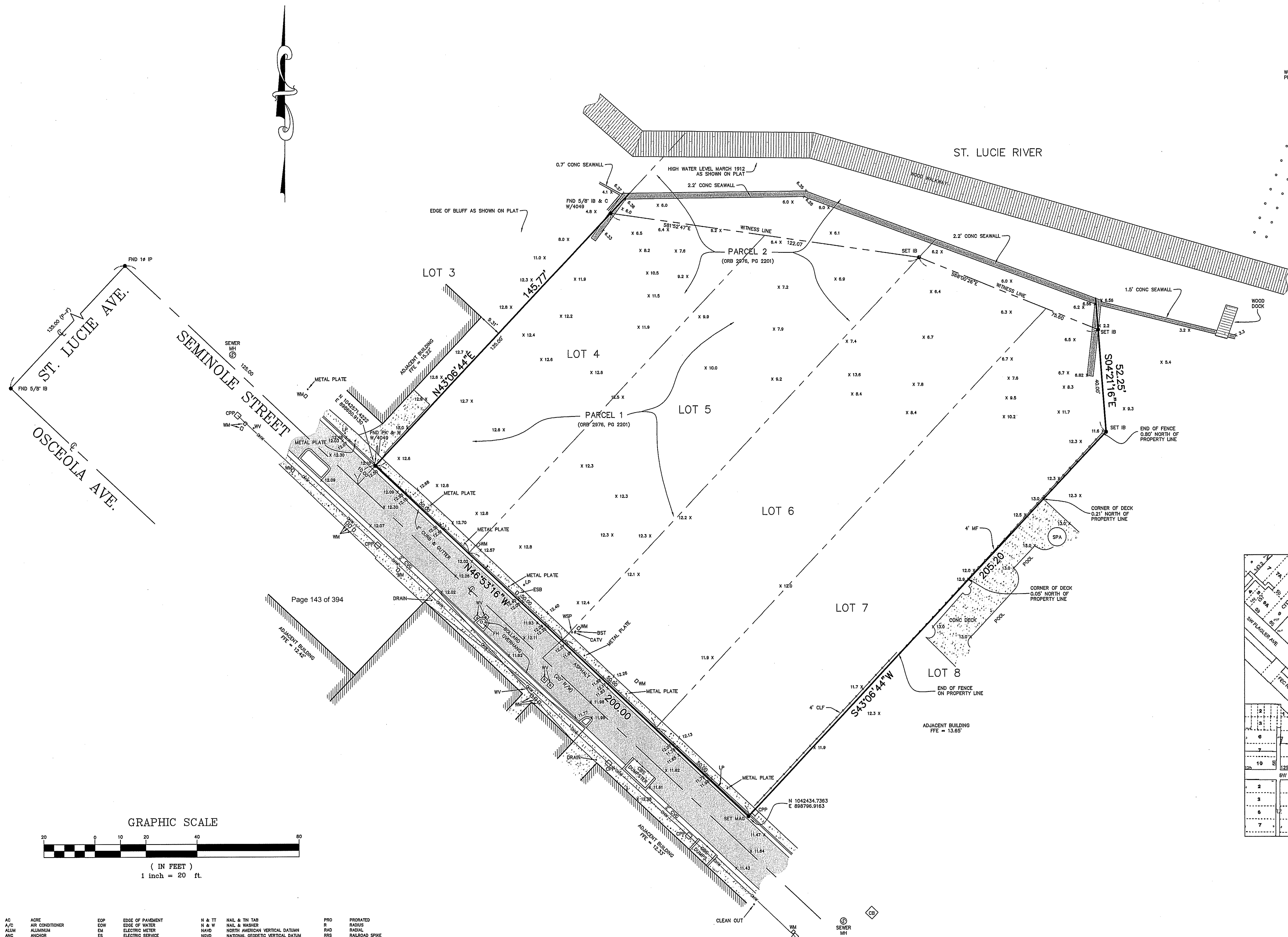
[illegible]

PREPARED FOR: SBS PROPERTIES, LLC

**STEPHEN J. BROWN, INC**      LICENSED BUSINESS NUMBER: 6484  
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS  
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: [sjbnc@bellsouth.net](mailto:sjbnc@bellsouth.net) PHONE: (772)-288-7176

# TOPOGRAPHIC BOUNDARY SURVEY

|                       |     |        |
|-----------------------|-----|--------|
| DRAWN<br>R.F.C        |     |        |
| CHECKED<br>S.J.B.     |     |        |
| DATE<br>05/26/2017    |     |        |
| SCALE<br>1" = 20'     |     |        |
| JOB NO.<br>1817-42-04 |     |        |
| SHEET<br>ONE          |     |        |
| OF                    | ONE | SHEETS |



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4049, STATE OF FLORIDA

**NOTES:**

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the Florida State Plane Coordinate System NAD 88/93, all others relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark "NS-1".
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation of 1 as indicated on the F.E.M.A. Map No. 12085C0134H, dated 6/27/20, locates the parcel in Zone X-SE, base flood elevation N/A & B feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.



## General Notes

1. This project shall be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
8. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
11. Finished Floor Elevations "FFE" are NAVD 88.
12. Water and sewer service shall be provided by City of Stuart Utilities.
13. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

## Legal Description

Lots 4 through 7, inclusive, Feroe Subdivision, as recorded in plat book 2, page 25, public records of Palm Beach (Now Martin) County, Florida

## Site Data

Parcel Size: 40,308 s.f. .925 Acres  
Parcel Control Number: 05-38-41-004-000-00040-1

Existing Use: Vacant  
Proposed Use: Multifamily Residential, Office & Retail  
Existing Zoning: Urban Waterfront  
Proposed Zoning: UPUD  
Future Land Use: Downtown Redevelopment  
CRA: Urban Waterfront

Total Residential Units: 30  
Total Residential Density: 24.75 Units Per Acre

| Maximum Size of Proposed Unit | Unit Density Calculation                        | Number of Units |
|-------------------------------|-------------------------------------------------|-----------------|
| 900 S.F.                      | 7 Units 900 S.F. or less (7 x 0.5 = 2 Units)    | 3.5             |
| 1,100 S.F.                    | 7 Units up to 1,100 S.F. (7 x 0.75 = 7.5 Units) | 5.25            |
| Over 1,101 S.F.               | 16 Units over S.F. (16 x 1 = 16 Units)          | 16              |

Total Office & Office / Retail Units: 8

Building Height: 45' (Four Stories)

Building Data:

| Total Proposed Building Areas: (All Floors) | 52,598 s.f. |
|---------------------------------------------|-------------|
| Ground Floor                                | 7,005 s.f.  |
| Second Floor                                | 15,719 s.f. |
| Third Floor                                 | 14,937 s.f. |
| Fourth Floor                                | 14,937 s.f. |

| Impervious:                                         | 29,977 s.f. | .688 Acres | 74.4% |
|-----------------------------------------------------|-------------|------------|-------|
| Building: (Plan view outline)                       | 7,005 s.f.  | .161 Acres | 17.4% |
| Vehicular Use Area: (Excludes area inside building) | 13,380 s.f. | .307 Acres | 33.2% |
| Sidewalks:                                          | 8,013 s.f.  | .184 Acres | 19.9% |
| Pool:                                               | 1,579 s.f.  | .036 Acres | 3.9%  |

| Pervious:       | 10,331 s.f. | 0.237 Acres | 25.6% |
|-----------------|-------------|-------------|-------|
| Landscape Area: | 10,331 s.f. | 0.237 Acres | 25.6% |

| Open Space:  | Required: | Provided:           |
|--------------|-----------|---------------------|
| Not Required | 0%        | (10,331 s.f.) 25.6% |

Parking Calculations (Table 2.07.A.):

|                                                     | Required: | Provided:           |
|-----------------------------------------------------|-----------|---------------------|
| UPUD - 1.5 Spaces per unit under 1,101 s.f.         | 24        |                     |
| 16 Units x 1.5 = 24 Spaces                          |           |                     |
| UPUD - 1.5 Spaces per unit under 1,100 s.f.         | 11        |                     |
| 7 Units x 1.5 = 10.5 Spaces = 11 Spaces             |           |                     |
| UPUD - 1.25 Spaces per unit under 900 s.f.          | 9         |                     |
| 7 Units x 1.25 = 9 Spaces                           |           |                     |
| Retail & Office Ground Floor - 1 Space per 350 s.f. | 8         |                     |
| 2,955 s.f. / 350 = 8.44 Spaces = 8 Spaces           |           |                     |
| Office Second Floor - 1 Space per 350 s.f.          | 8         |                     |
| 2,813 s.f. / 350 = 8 Spaces                         |           |                     |
| Sub-Total:                                          | 60        |                     |
| Total:                                              | 42        | 42 (Shared Parking) |

Bicycle Racks:

|                             | Required:                                | Provided:                   |
|-----------------------------|------------------------------------------|-----------------------------|
| Non-residential:            | 4 Bicycle Spaces (2 Racks)               | 4 Bicycle Spaces (2 Racks)  |
| Parking Provided: 16 Spaces | First 10 Spaces = 2 & Next 30 Spaces = 2 |                             |
| Residential:                | 6 Bicycle Spaces (3 Racks)               | 6 Bicycle Spaces (3 Racks)  |
| Total Units = 30            | 30 Units / 5 units = 6 Spaces (3 Racks)  |                             |
| Total:                      | 10 Bicycle Spaces (5 Racks)              | 10 Bicycle Spaces (5 Racks) |

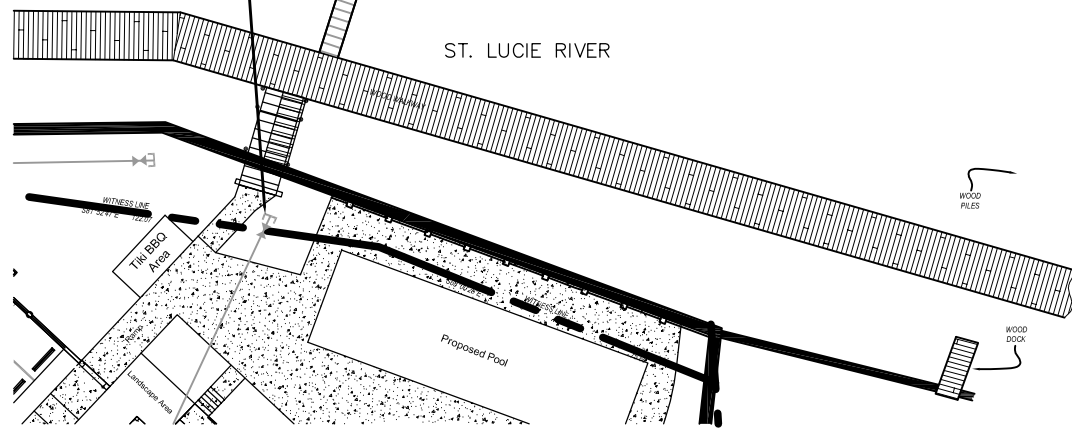
Note: Bicycle Racks shall meet the City of Stuart requirements of Land Development Regulation Section 6.01.20.



North  
Scale: 1" = 20'

0 10' 20' 40'

## Site Plan



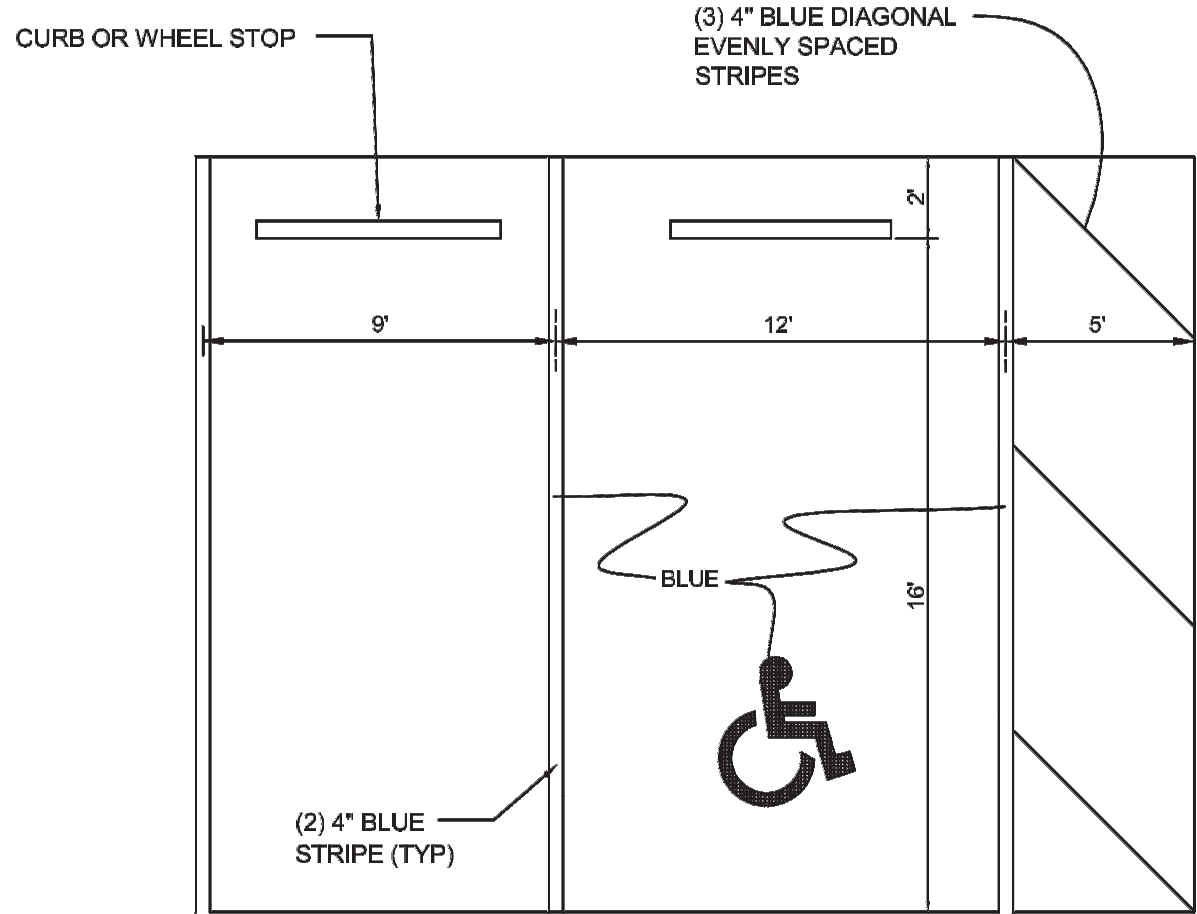
### Proposed Dock Detail

Scale: 1" = 40'

Dock shown includes eight (8) slips & lifts as allowed per current regulations. Project proposes twenty-two (22) dock slips & lifts.

LOT 3  
EXISTING USE: Multifamily  
FUTURE LAND USE: Downtown Redevelopment  
EXISTING ZONING: Urban Waterfront

LOT 8  
EXISTING USE: Single Family Residence  
FUTURE LAND USE: Downtown Redevelopment  
EXISTING ZONING: Urban Waterfront



- NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
  2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
  4. FTP 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Not To Scale

## Standard & Handicap Parking Space Detail

Job No. 19-1002  
Drawn By JWS  
Submittal Dates 5-21-2020  
7-16-2020

Revision Dates  
City Comments #1 7-16-2020

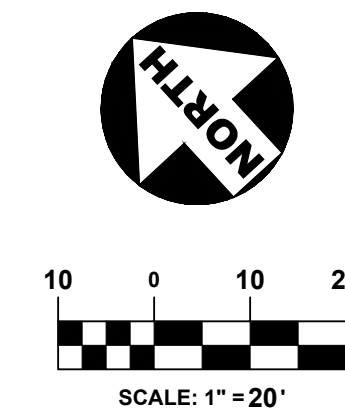
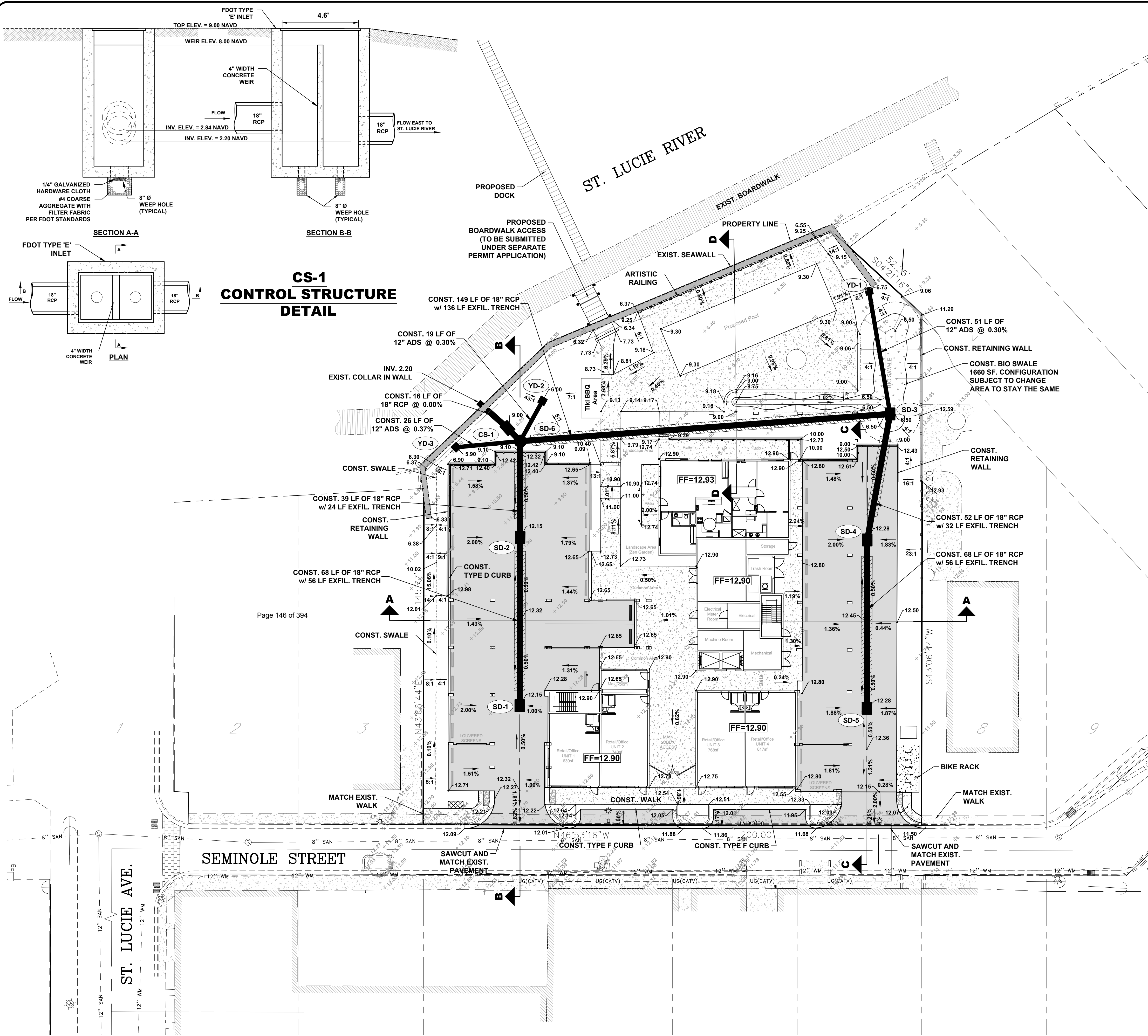
These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet 1 of 1









- LEGEND**
- [Symbol] = CONCRETE PAVEMENT
  - [Symbol] = CONCRETE PATIO / WALKS
  - [Symbol] = PROPOSED DRAINAGE
  - [Symbol] = RAILING ALONG ELEVATION CHANGE
  - [Symbol] = AREA OF RETAINING WALL OR FOOTER

- ROOF LEADER & ROOF DRAIN NOTES:**
1. INSTALL ROOF LEADERS 3 FT. (MAX.) FROM BUILDING.
  2. CONNECT DOWNSPOUTS TO ROOF LEADERS USING ADS N-12 PIPE AND ADS FITTINGS (TEES, ELBOWS, ETC.).
  3. DOWNSPOUTS ARE SHOWN FOR INFORMATION PURPOSES - REFER TO ARCHITECTURAL & MEP DRAWINGS FOR EXACT LOCATIONS.
  4. ALL ROOF LEADERS SHALL BE INSTALLED WITH 0.5% MIN. SLOPE.
  5. ROOF DRAIN CLEAN-OUTS SHALL BE ADS (ADVANCED DRAINAGE SYSTEMS) NYLOPLASTIC 12" GRATE INLINE DRAINS. CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTALS FOR ARCHITECT SELECTIONS.
  6. ROOF DRAIN LOCATIONS SHALL BE FIELD ADJUSTED TO ACCOMMODATE SIDEWALKS, PLANTERS, AND LANDSCAPE AREAS PER ARCHITECT'S DIRECTION.
  7. ROOF DRAIN SHALL BE LOCATED TO MINIMIZE CONFLICTS AND WITH A MINIMUM 12" CLEARANCE BETWEEN WATER, SEWER AND STORM UTILITIES.
  8. CONTRACTOR TO REFER TO THE LATEST ARCHITECTURAL DRAWING FOR ROOF DRAIN DOWN SPOUT LOCATIONS.
  9. ALL PROPOSED YARD DRAINS SHALL BE IN-LINE ADS-N-12 WITH 8" ADS-N12 PIPE.

| INLETS TABLE |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| NAME         | DETAILS                                                                                                           |
| CS-1         | CONST. CONTROL STRUCTURE<br>WEIR EL. = 8.00<br>GRATE EL. = 9.00<br>N INV. 2.20<br>S INV. 2.84                     |
| SD-1         | CONST. TYPE C INLET<br>GRATE EL. = 12.15<br>NE INV. 4.30                                                          |
| SD-2         | CONST. TYPE C INLET<br>GRATE EL. = 12.15<br>NE INV. 4.30<br>SW INV. 4.30                                          |
| SD-3         | CONST. TYPE C INLET<br>GRATE EL. = 6.50<br>NE INV. 4.30<br>SW INV. 4.30                                           |
| SD-4         | CONST. TYPE C INLET<br>GRATE EL. = 12.28<br>NE INV. 4.30<br>SW INV. 4.30                                          |
| SD-5         | CONST. TYPE C INLET<br>GRATE EL. = 12.28<br>NE INV. 4.30                                                          |
| SD-6         | CONST. STORM MH<br>GRATE EL. = 9.05<br>SE INV. 4.30<br>SW INV. 4.30<br>N INV. 2.84<br>E INV. 4.24<br>NW INV. 4.13 |
| YD-1         | CONST. ADS N-12 YARD DRAIN<br>GRATE EL. = 6.75<br>SW INV. 4.45                                                    |
| YD-2         | CONST. ADS N-12 YARD DRAIN<br>GRATE EL. = 6.00<br>W INV. 4.30                                                     |
| YD-3         | CONST. ADS N-12 YARD DRAIN<br>GRATE EL. = 5.90<br>SE INV. 4.22                                                    |

| STORM MANHOLES |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| NAME           | DETAILS                                                                                                         |
| SD-6           | CONST. STORM MH<br>RIM EL. = 9.05<br>SE INV. 4.30<br>SW INV. 4.30<br>N INV. 2.84<br>E INV. 4.24<br>NW INV. 4.13 |

**SCALE VERIFICATION**

0 1

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY.

**SAILFISH COVE**  
CITY OF STUART, FLORIDA

**PAVING AND DRAINAGE**

Joseph W. Capra  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date:

JOB NO.: **1941**  
SHEET **5** OF **11**

**CAPTEC**  
Engineering, Inc.  
Civil Engineering Professionals

301 N.W. Flagler Ave.  
Stuart, Florida 34994  
Phone: (772) 892-4344  
Fax: (772) 892-4341

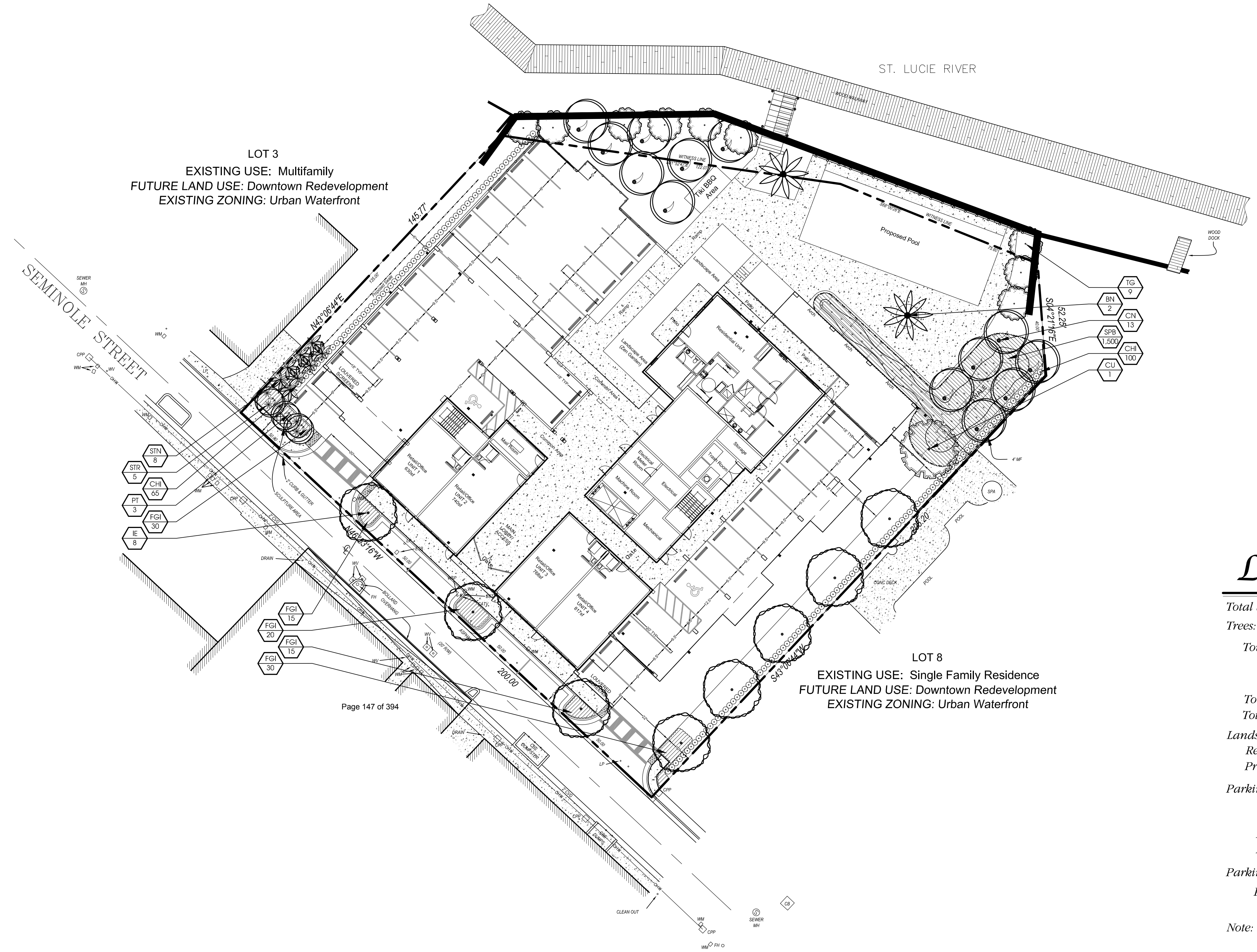
Engineering Business  
No. EB-007657

|               |          |
|---------------|----------|
| DATE:         | 4-21-20  |
| DRAWN BY:     | MDB      |
| DESIGNED BY:  | MDB      |
| CHECKED BY:   | JWC      |
| PROJECT NO.:  | 1941     |
| HORIZ. SCALE: | 1" = 20' |
| VERT. SCALE:  | 1" = 10' |
| CADD FILE:    |          |

| REVISIONS |             |
|-----------|-------------|
| NO.       | DATE BY     |
| 1         | 7-16-20 MDB |







# Xeriscape Points

| Option                                                                                                             | Points |
|--------------------------------------------------------------------------------------------------------------------|--------|
| Utilization of moisture sensing controller other than rain switch                                                  | 5      |
| Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan                       | 5      |
| 25% - 50% of the required shrubs are made up of drought tolerant species from the list                             | 5      |
| 51% or more of the required trees are made up of drought tolerant species from the list                            | 10     |
| Sod area less than 50% of Landscape area                                                                           | 10     |
| Utilization of mulch other than Cypress mulch                                                                      | 5      |
| Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover | 10     |
| Points Required:                                                                                                   | 50     |
| Points Provided:                                                                                                   | 50     |

# Landscape Data

|                                                           |             |          |          |
|-----------------------------------------------------------|-------------|----------|----------|
| Total Site Area:                                          | 40,308 s.f. | .925 Ac. | 100%     |
| Trees:                                                    |             |          |          |
| Town Homes Area: (6.04.08)                                |             |          |          |
| Required: 1 Tree / 1,500 s.f. = 40,308 / 1,500 = 27       |             |          | 27       |
| Provided: 27 (18 Trees + 18 Palms @ 2:1 = 9 Trees)        |             |          | 27       |
| Total Trees Required: (6.04.08)                           |             |          | 27       |
| Total Trees Provided:                                     |             |          | 27       |
| Landscape Area: (6.04.03.B.1)                             |             |          |          |
| Required: 20% of developed area = 40,308 x 20% = 8,062    |             |          | 8,062    |
| Provided:                                                 |             |          | 10,331   |
| Parking Buffer Adjacent to Right of Way (6.04.07.A)       |             |          |          |
| Required: 1 Tree / 30 L.F. = 76' / 30' = 3                |             |          | 3        |
| Provided: 4 (2 Trees + 4 Palms @ 2:1 = 2 Trees)           |             |          | 4        |
| Required: 25% of strip in Ground Cover = 190 s.f.         |             |          | 190 s.f. |
| Provided:                                                 |             |          | 190 s.f. |
| Parking Buffer Adjacent to Private Property (6.04.07.B.2) |             |          |          |
| Required: Shrub Hedge @ 2' O.C. = 150                     |             |          | 150      |
| Provided:                                                 |             |          | 165      |
| Note: Low shrubs are used to not block safe sight lines.  |             |          |          |

# Plant List

| QTY                                | SYM  | SPECIES                         | COMMON NAME/DESCRIPTION     | SIZE                | SPACING  | REMARKS                                                    | WATER USAGE |
|------------------------------------|------|---------------------------------|-----------------------------|---------------------|----------|------------------------------------------------------------|-------------|
| CANOPY / ORNAMENTAL TREES          |      |                                 |                             |                     |          |                                                            |             |
| 9                                  | TG   | TIBOUCHINA GRANULOS             | TIBOUCHINA STANDARD         | 5' O.A./3' SPRD.    | A.S.     | FULL CANOPY                                                | LOW         |
| 1                                  | CU*  | COCOLOB A UVIFERA               | SEAGRAPE                    | 12' x 6', 2.5" CAL. | A.S.     | FULL CANOPY                                                | LOW         |
| 8                                  | IE*  | ILEX x ATTENUATA 'EAGLESTON'    | EAGLESTON HOLLY             | 12' x 6', 2.5" CAL. | A.S.     | FULL CANOPY, 4' C.T., SPECIMEN                             | LOW         |
| PALMS                              |      |                                 |                             |                     |          |                                                            |             |
| 2                                  | BN   | BISMARCKIA NOBILIS              | BISMARCK PALM SILVER SELECT | 8' C.T.             | A.S.     | FULL CANOPY, STRAIGHT FAT / THICK TRUNKS, MATCHED SPECIMEN | LOW         |
| 13                                 | CN   | COCUS NUCIFERA 'MAYPAN'         | MAYPAN COCONUT PALM         | 12' C.T.            | A.S.     | STRAIGHT TRUNKS, FULL CANOPY                               | LOW         |
| 3                                  | PT   | PTYCHOSPERMA ELEGANS            | ALEXANDER PALM              | 12' C.T.            | A.S.     | FULL CANOPY, STRAIGHT SLENDER TRIPLE TRUNKS, MATCHED       | MEDIUM      |
| LARGE SHRUBS / HEDGES / ACCENTS    |      |                                 |                             |                     |          |                                                            |             |
| 166                                | CHI* | CHRYSOBALANUS ICACO             | COCOPLUM                    | #3, 2' x 2'         | 2' O.C.  | FULL & THICK                                               | LOW         |
| 8                                  | STN  | STRELITZIA NICOLAI              | WHITE BIRD OF PARADISE      | 6' O.A.             | A.S.     | FULL & THICK                                               | LOW         |
| 5                                  | STR  | STRELITZIA REGINEA              | ORANGE BIRD OF PARADISE     | #15, 3' x 3'        | 2' O.C.  | FULL & THICK                                               | LOW         |
| 1,500                              | SPB* | SPARTINA BAKERI                 | SAND CORDGRASS              | LINER               | 1' O.C.  | FULL & THICK                                               | HIGH        |
| MED. SHRUBS / GROUNDCOVERS / VINES |      |                                 |                             |                     |          |                                                            |             |
| 110                                | FGI  | FICUS MICROCARPA 'GREEN ISLAND' | FICUS GREEN ISLAND          | #3, 12" x 12"       | 24" O.C. | FULL & THICK                                               | MEDIUM      |
|                                    | SOD  | STENO TAPHRUM SECUNDATUS        | ST. AUGUSTINE SOD           |                     |          | SEE SPECS                                                  | HIGH        |
| * = Florida Native                 |      |                                 |                             |                     |          |                                                            |             |

Conceptual  
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Landscape Architecture - Site Planning

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LC: 26000198

Sailfish Cove

City of Stuart, Florida

Job No. 19-1002  
Drawn By JWS  
Submittal Dates 5-21-2020

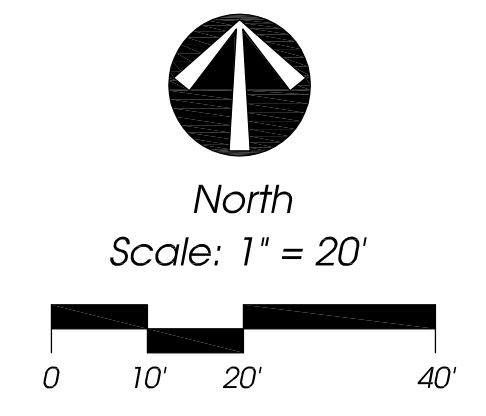
Revision Dates

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L-1 of 2

Sheet

# Landscape Plan





# Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area. Call 811 - Sunshine State One Call of Florida, Inc. - [www.sunshine811.com](http://www.sunshine811.com)
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)

10. All plant material and soil shall be fertilized in accordance with Martin County's fertilizer ordinance. Soil tests are required from the site to be in compliance with the ordinance and shall be taken from the minimum required areas as stated in the ordinance. Fertilizer shall be a complete natural organic fertilizer and slow release.

Fertilized with a complete natural organic fertilizer with a ratio as allowed by the County.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 lbs. per palm.

Agftrm 20-0-5 (If allowed by County) twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet  
3 Gallon 2 Tablets  
25 Gallon B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.

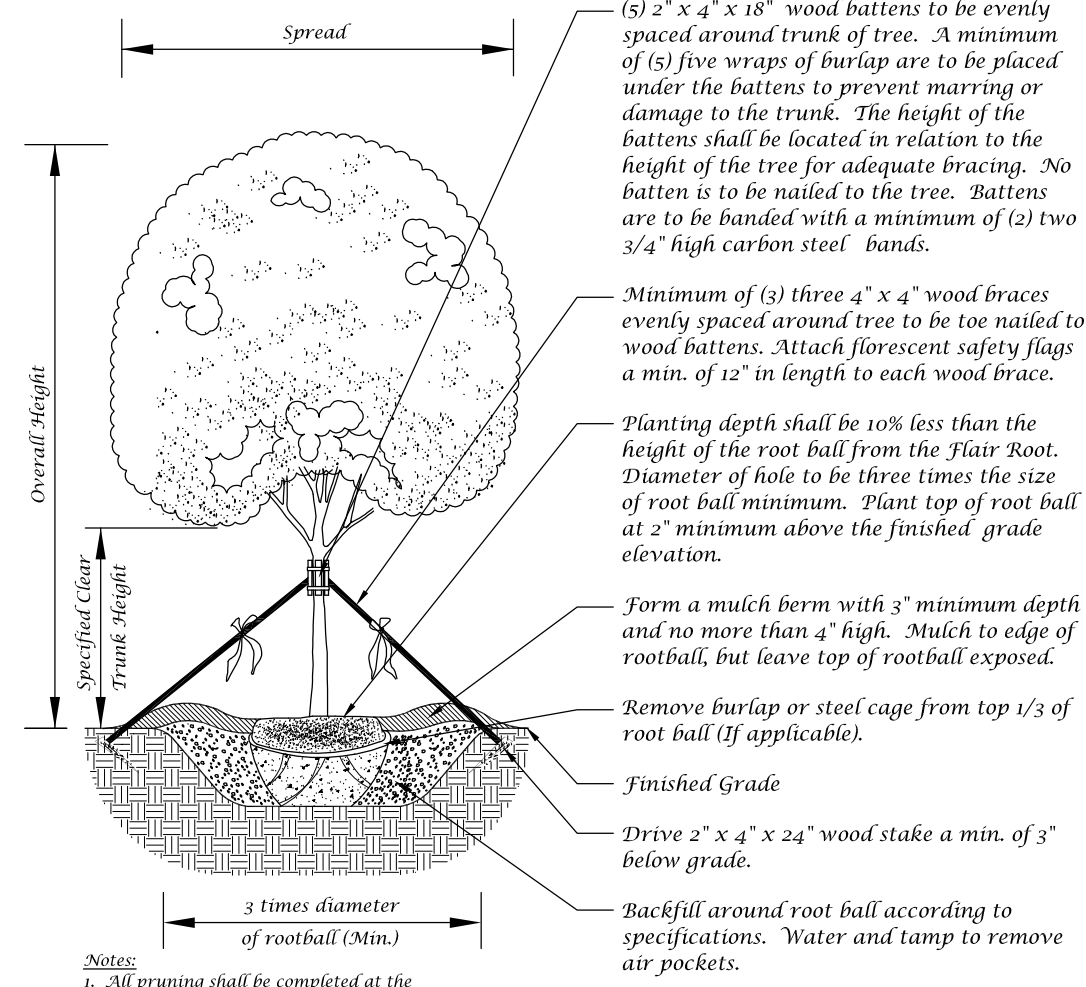
16. Drainage Testing  
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.  
A) Dig each planting pit to the minimum specified size.  
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.  
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)  
D) Discard all material removed from the drainage channel.  
E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTE:  
Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.

## General Notes

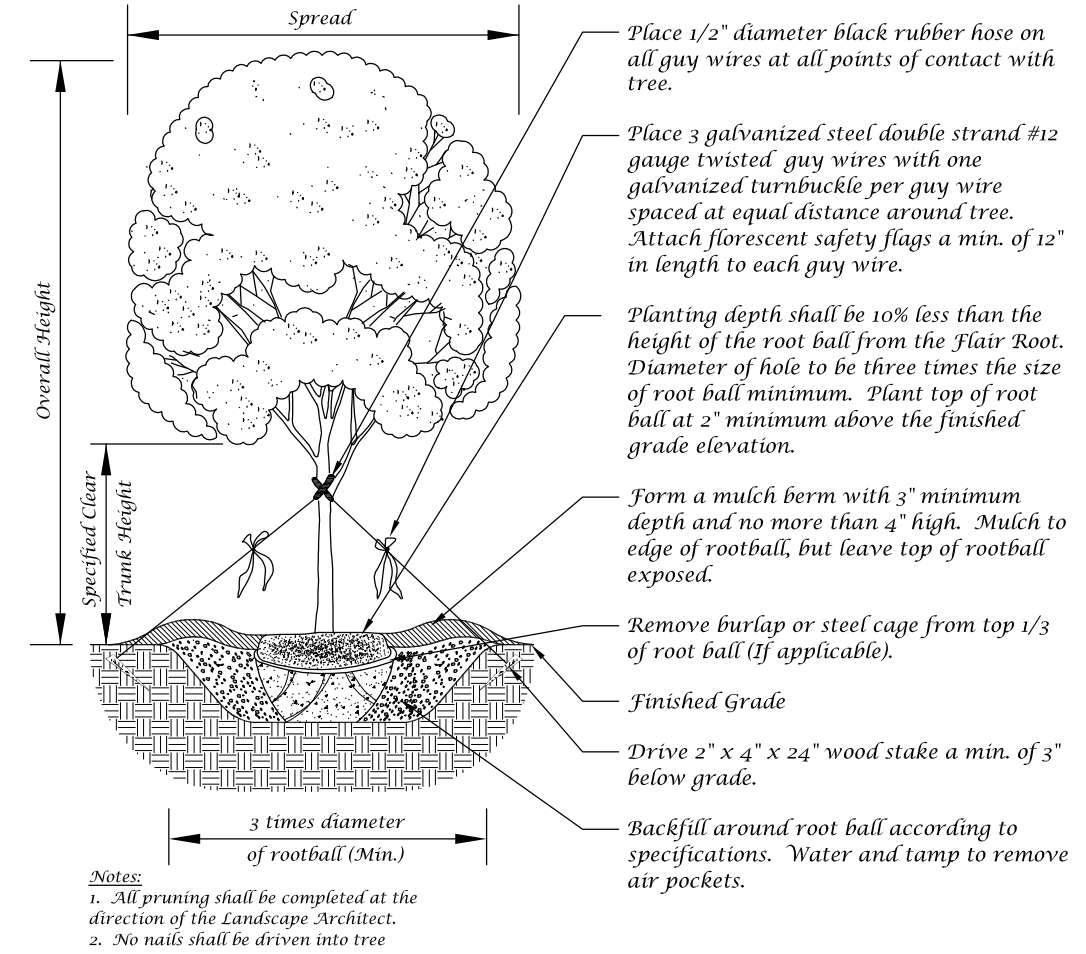
1. No plant substitutions can be made without City of Stuart approval.
2. All required landscape improvements must be inspected and approved by the City of Stuart prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. All planting areas and sod to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
6. The irrigation system shall be continuously maintained in working order.
7. An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
8. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
9. Sod and irrigation will be installed in any adjacent right-of-way, between walks and curbs.
10. Root barriers shall be installed in accordance with manufacturer specifications adjacent to all trees planted within six feet of curbs or sidewalks in public right-of-way.

# Landscape Details



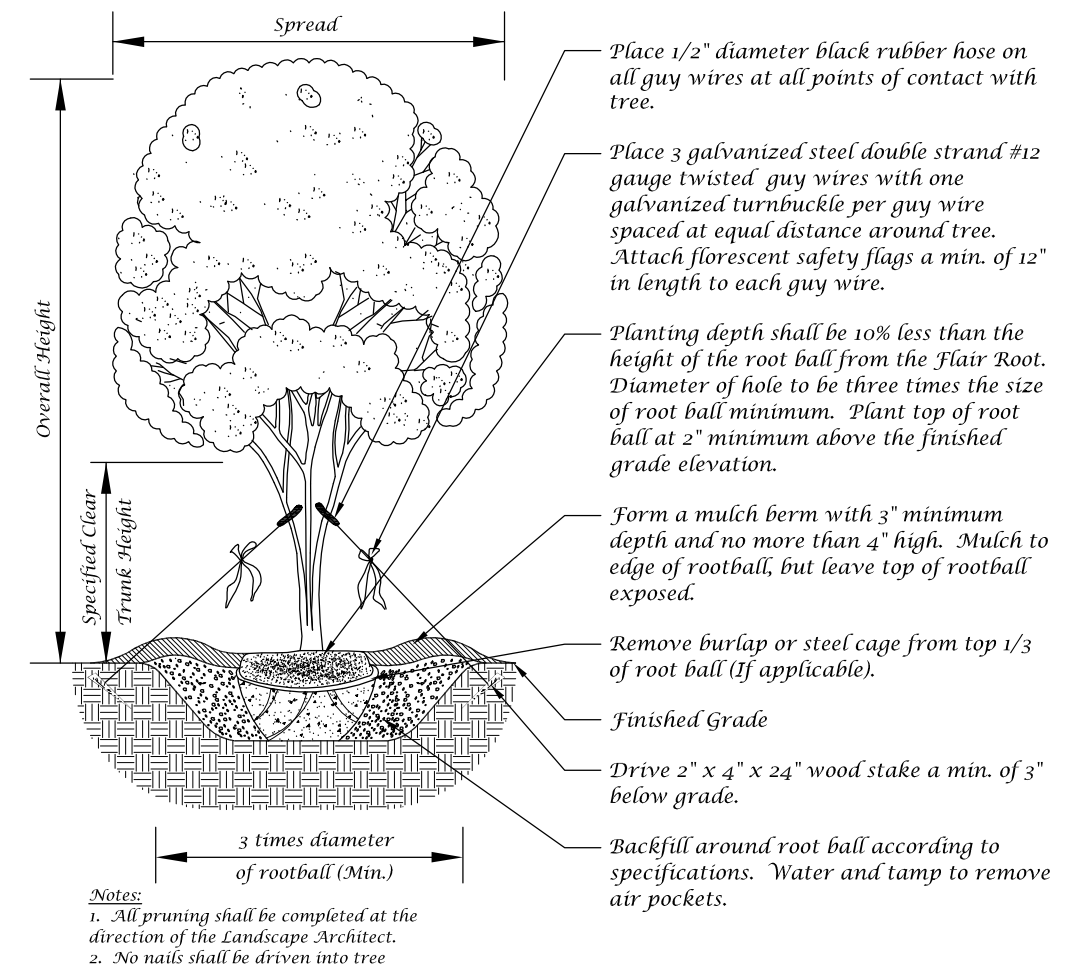
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



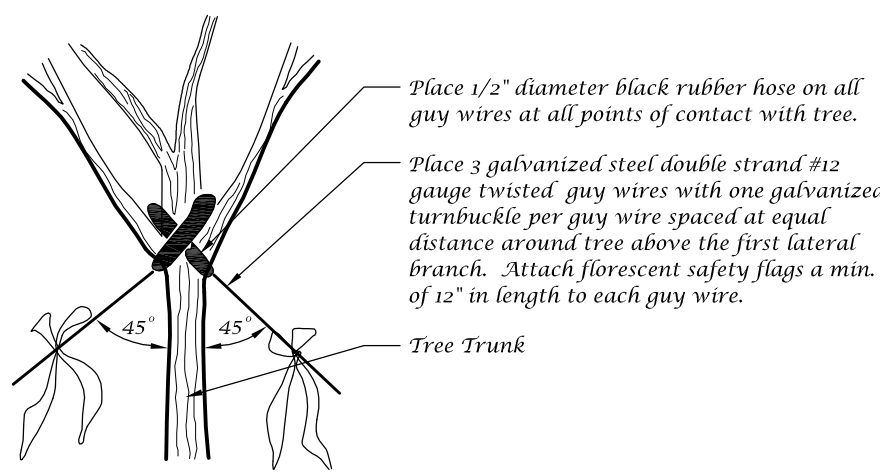
Tree Planting Detail

Not to Scale



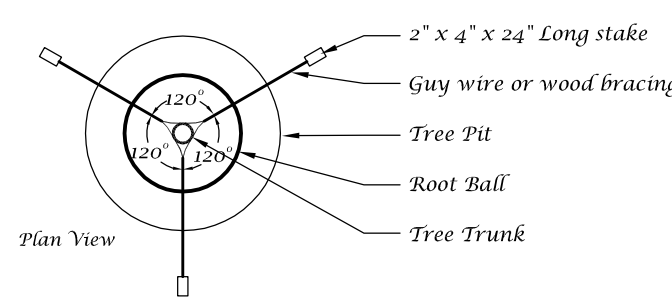
Multi-Trunk Tree Planting Detail

Not to Scale



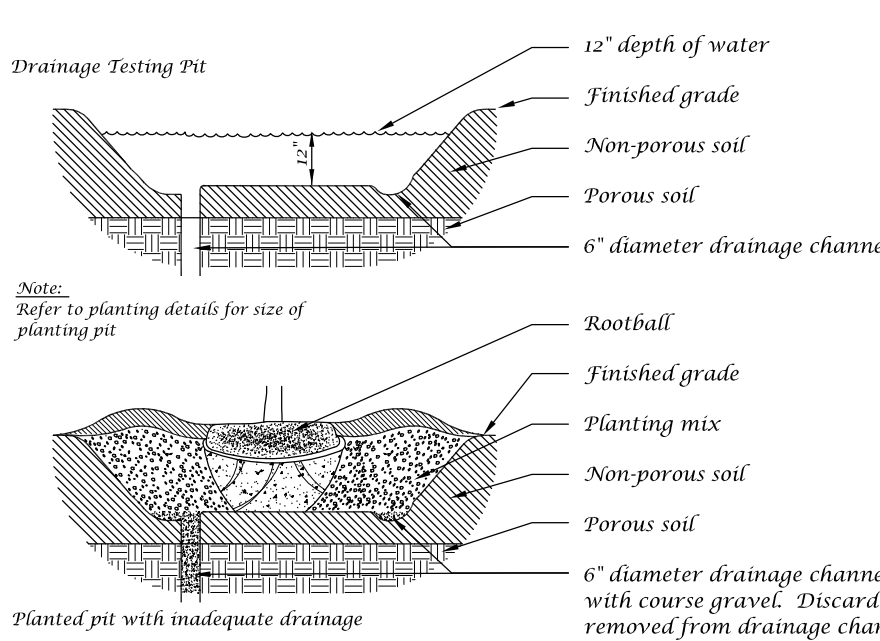
Guy Wire Attachment Detail

Not to Scale



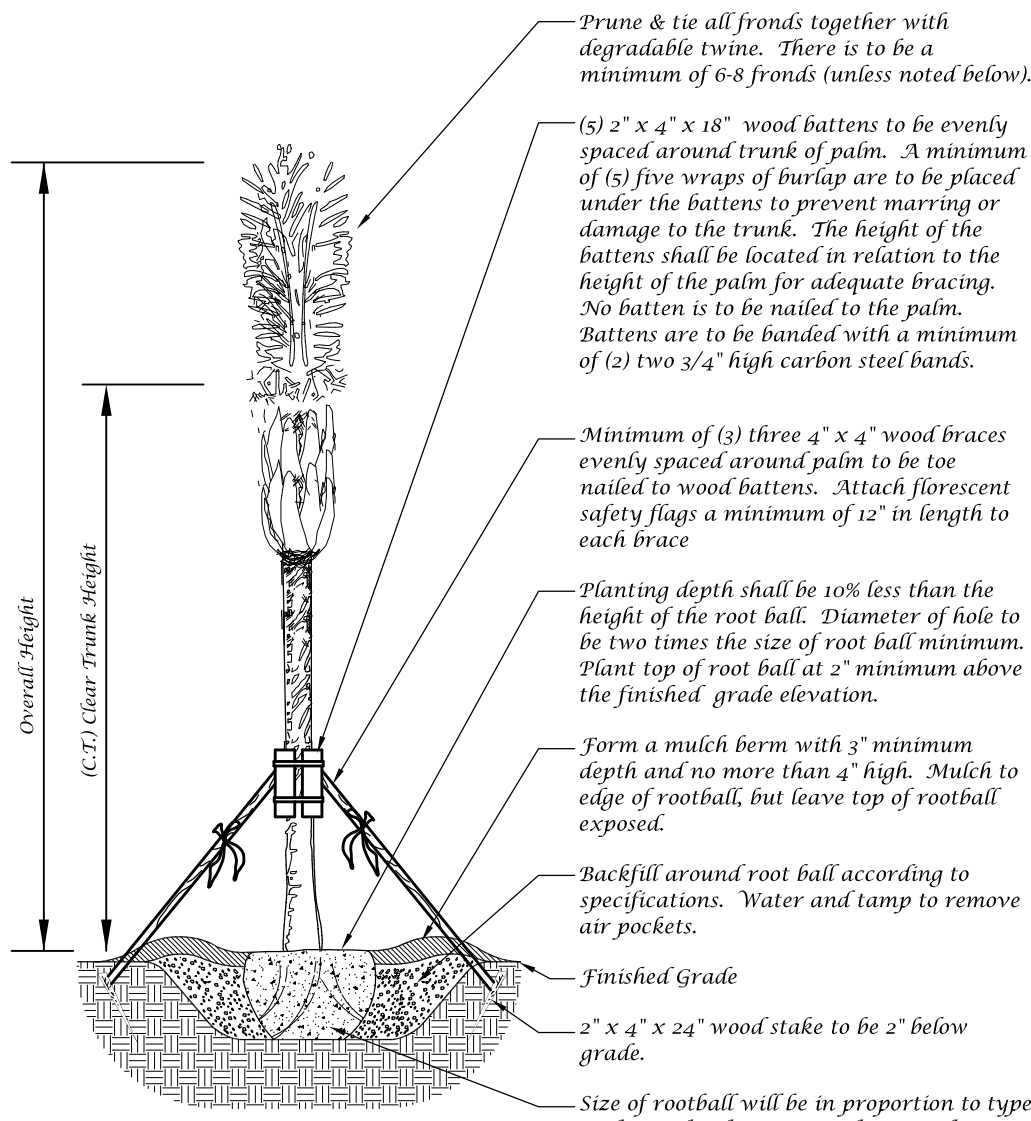
Staking Detail

Not to Scale



Drainage Testing Detail

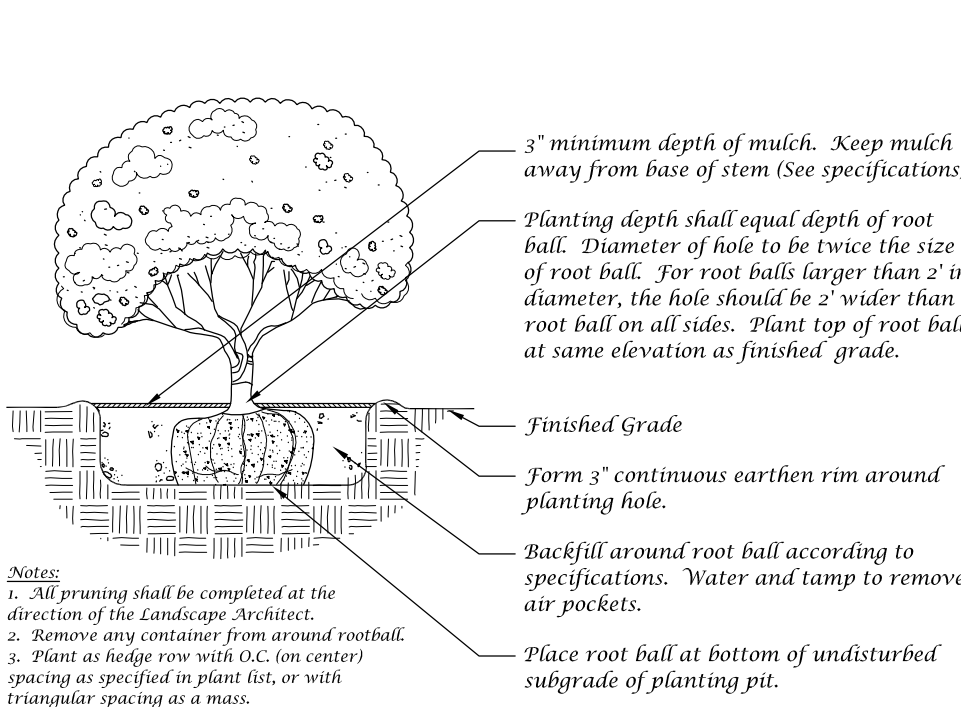
Not to Scale



- Notes:
1. Hurricane cut Sabal Palms are acceptable.
  2. All Washingtonia and Sabal Palms to be banded unless otherwise noted in plant list.
  3. Palms with burned or marred trunks will not be accepted.

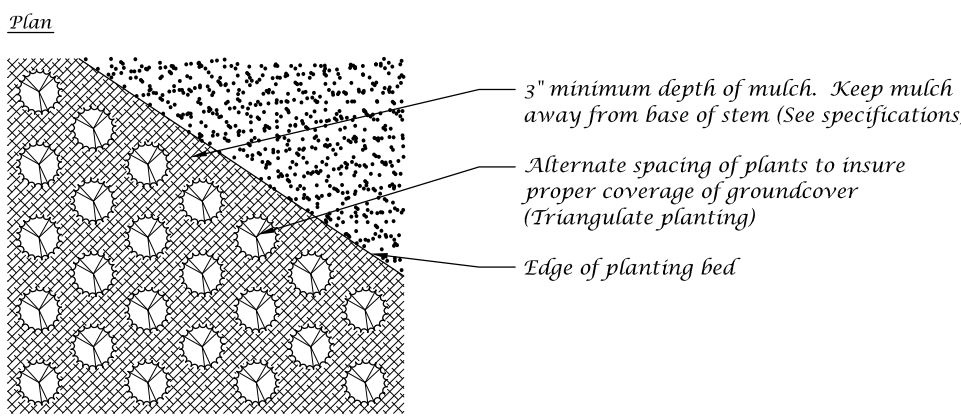
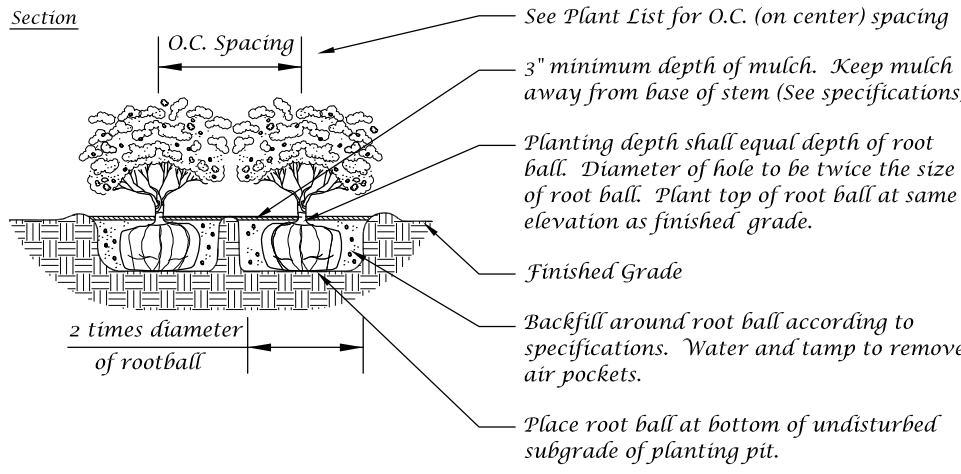
Palm Planting Detail

Not to Scale



Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale

## Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d  
Stuart, Florida 34994  
(772) 344-2340  
LC: 26000198

Sailfish Cove

City of Stuart, Florida

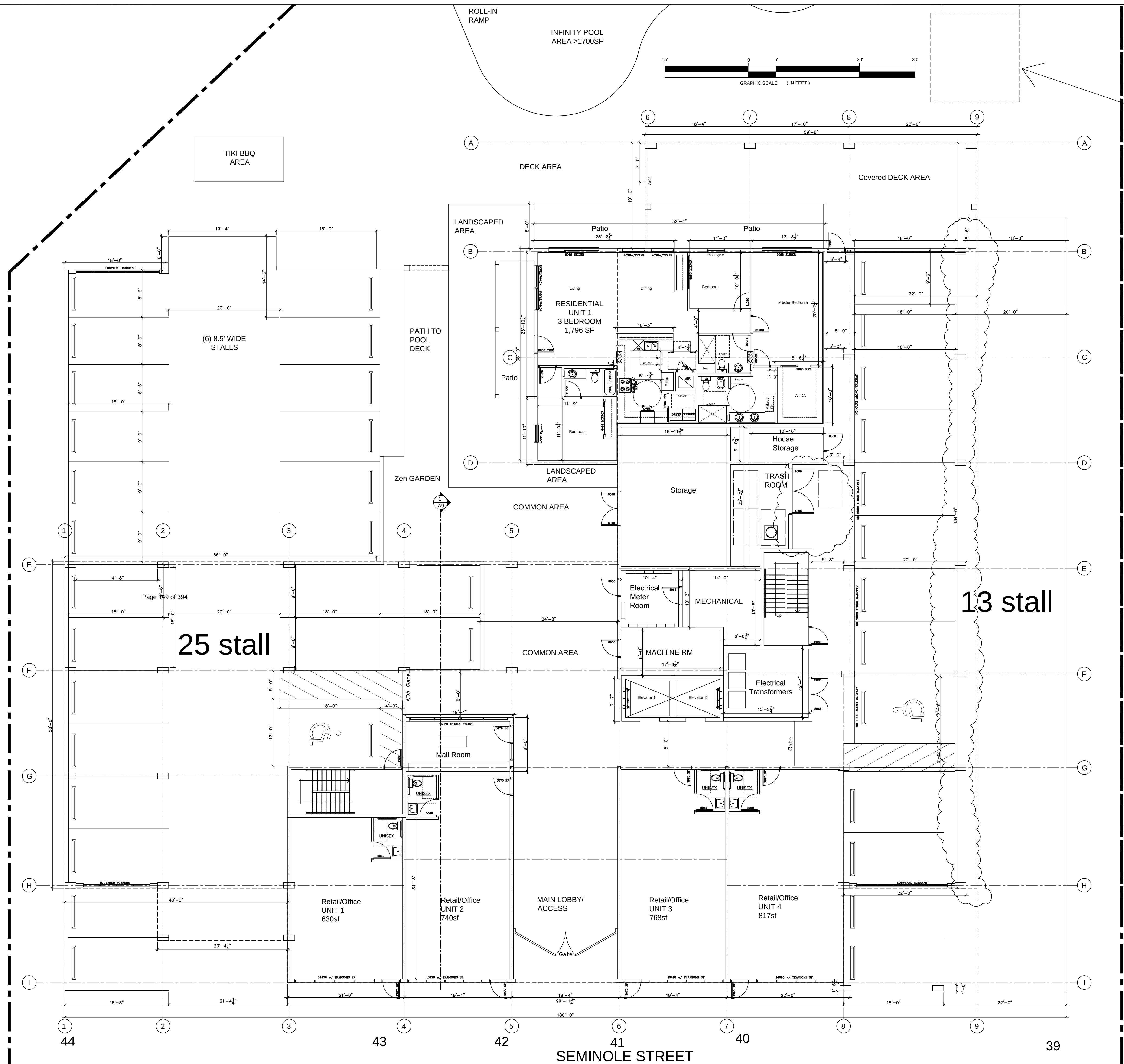
Job No. 19-1002  
Drawn By JWS  
Submittal Dates 5-21-2020

Revision Dates

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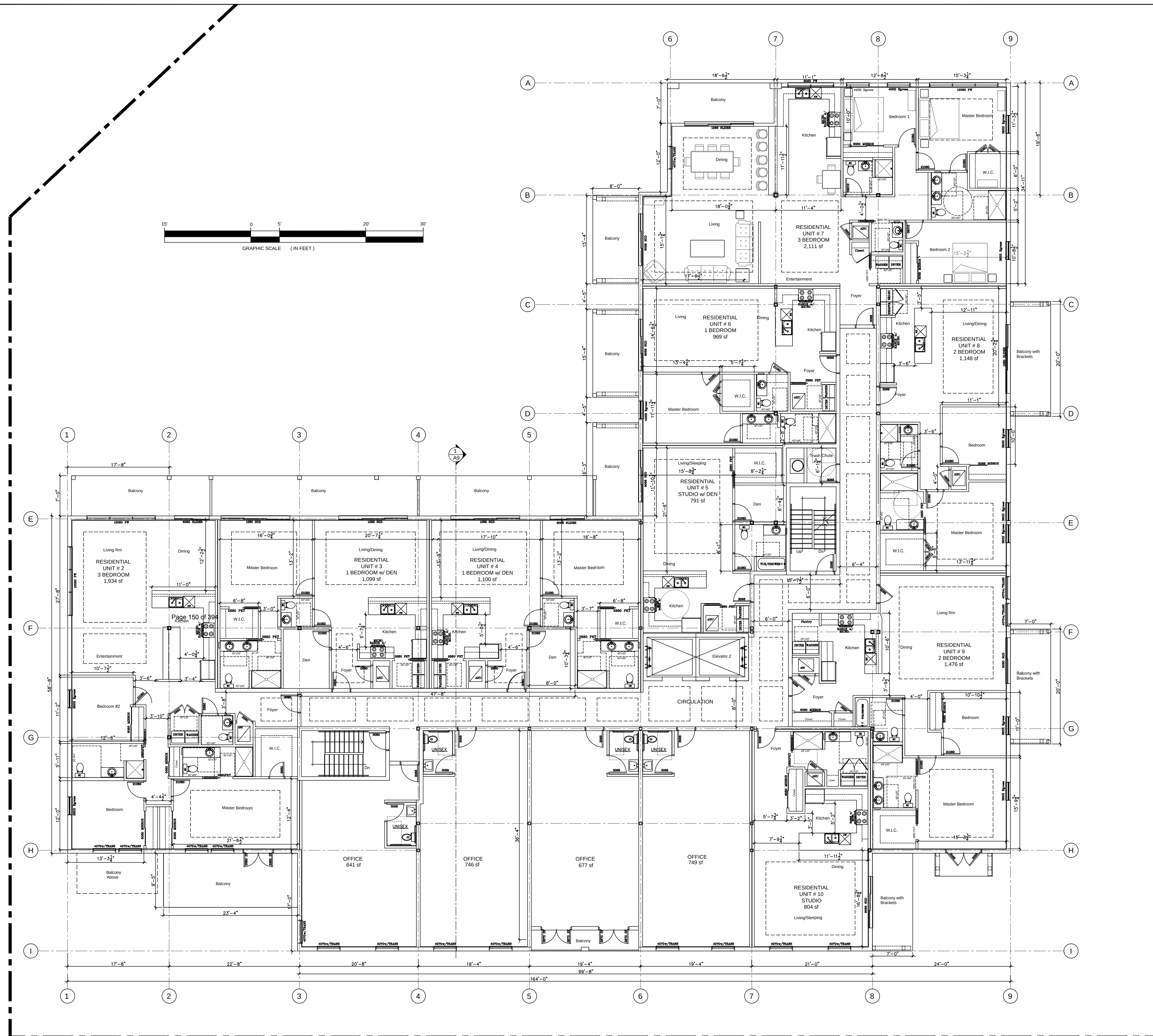
## Landscape Plan





Ground Floor  
SCALE: 1/8"=1'-0"  
05 06 20





2nd Floor .  
SCALE: 1/8"=1'-0"  
03 26 20

MCA

MARCELA CAMBOR & ASSOCIATES, INC.

TOWN PLANNING

ARCHITECTURE

ADVANCED

ARCHITECTURE

& Planning

(772)631-5709 AA26002573

BAYVIEW

CONSTRUCTION SERVICES

LLC # CQC 132824

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SAILFISH COVE CONDOS

START DATE: 01.19.20

NO. REVISION / ISSUE DATE

1ST REVISION

2ND REVISION

3RD REVISION

CLIENT: SAILFISH COVE LLC

LICENSED ARCHITECT

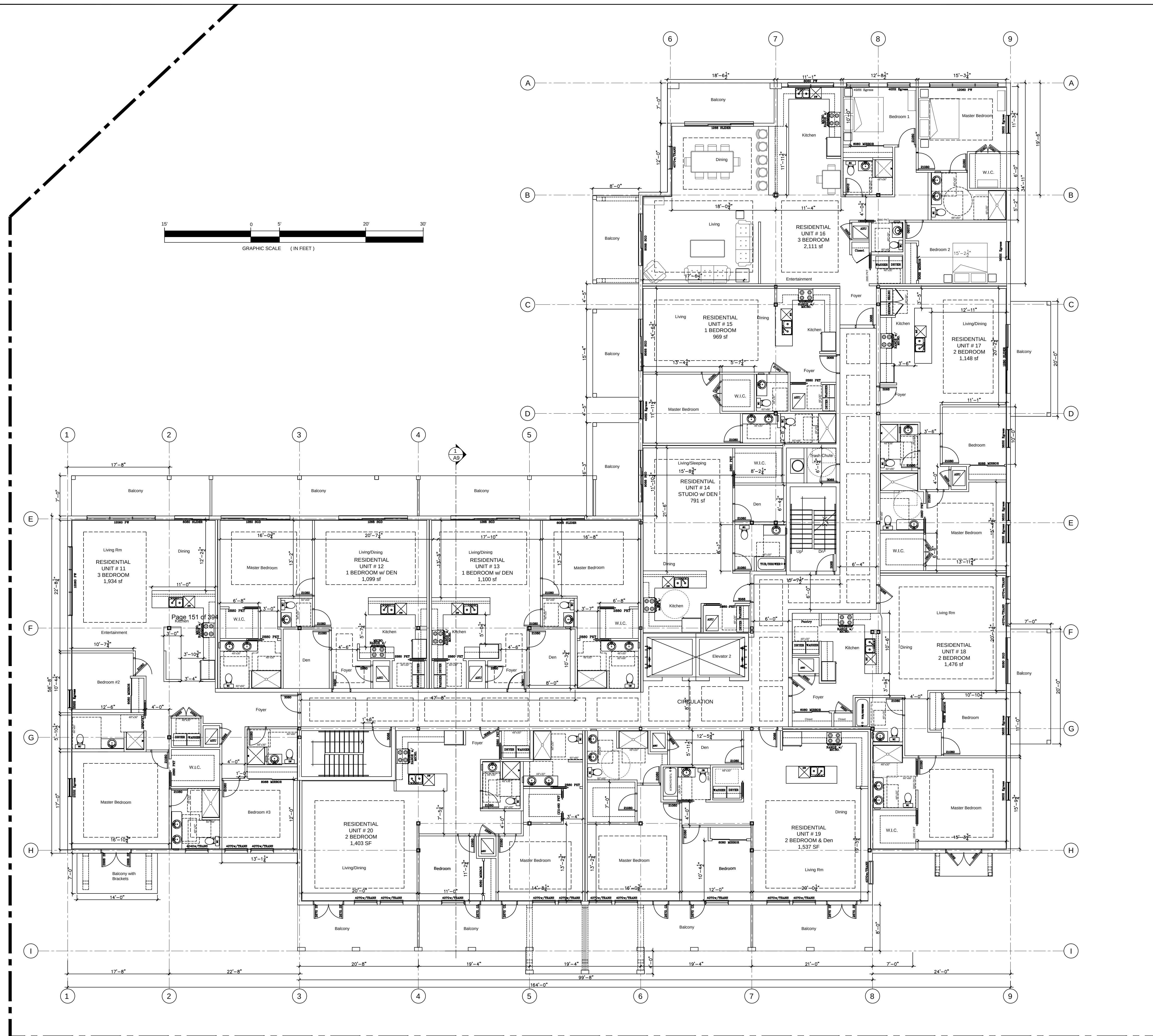
RANDOL CHEN

LICENSE NO. AR 0017475

STATE OF FLORIDA

A-2





3rd Floor .  
SCALE: 1/8"=1'-0"  
03 26 20

MCA  
MARCEA CAMBOR & ASSOCIATES, INC.  
TOWN PLANNING  
ARCHITECTURE



ADVANCED  
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& Planning



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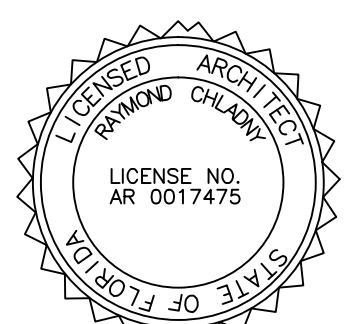
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START DATE: 01.19.20  
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1ST REVISION  
2ND REVISION  
3RD REVISION

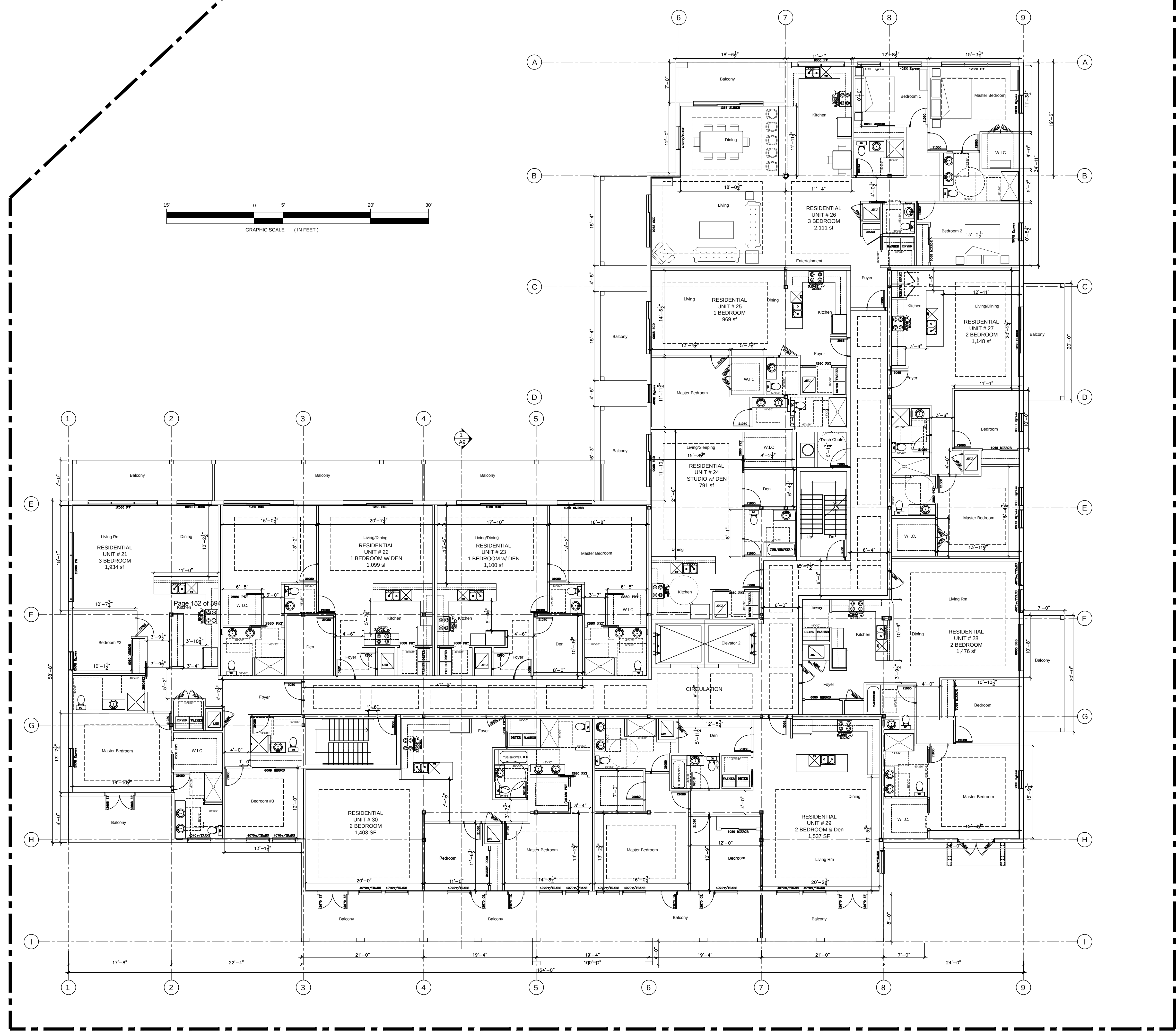
CLIENT:  
SAILFISH COVE LLC



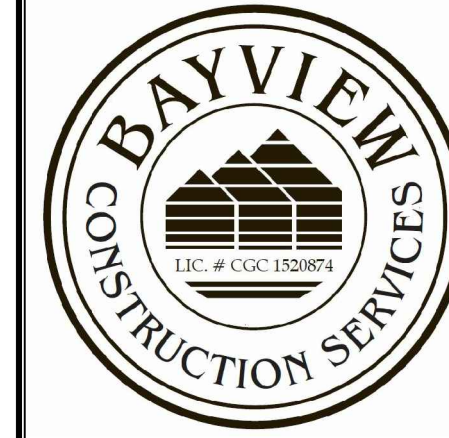
LICENCED ARCHITECT  
RANNO CHAN  
LICENSE NO.  
AR 0017475  
STATE OF FLORIDA

A-3





4th Floor .  
SCALE: 1/8"=1'-0"  
03 26 20

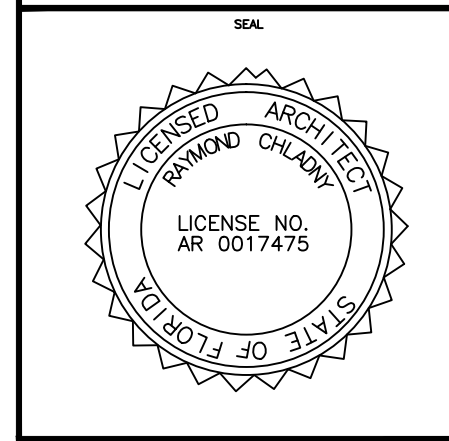


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# SAILFISH COVE CONDOS

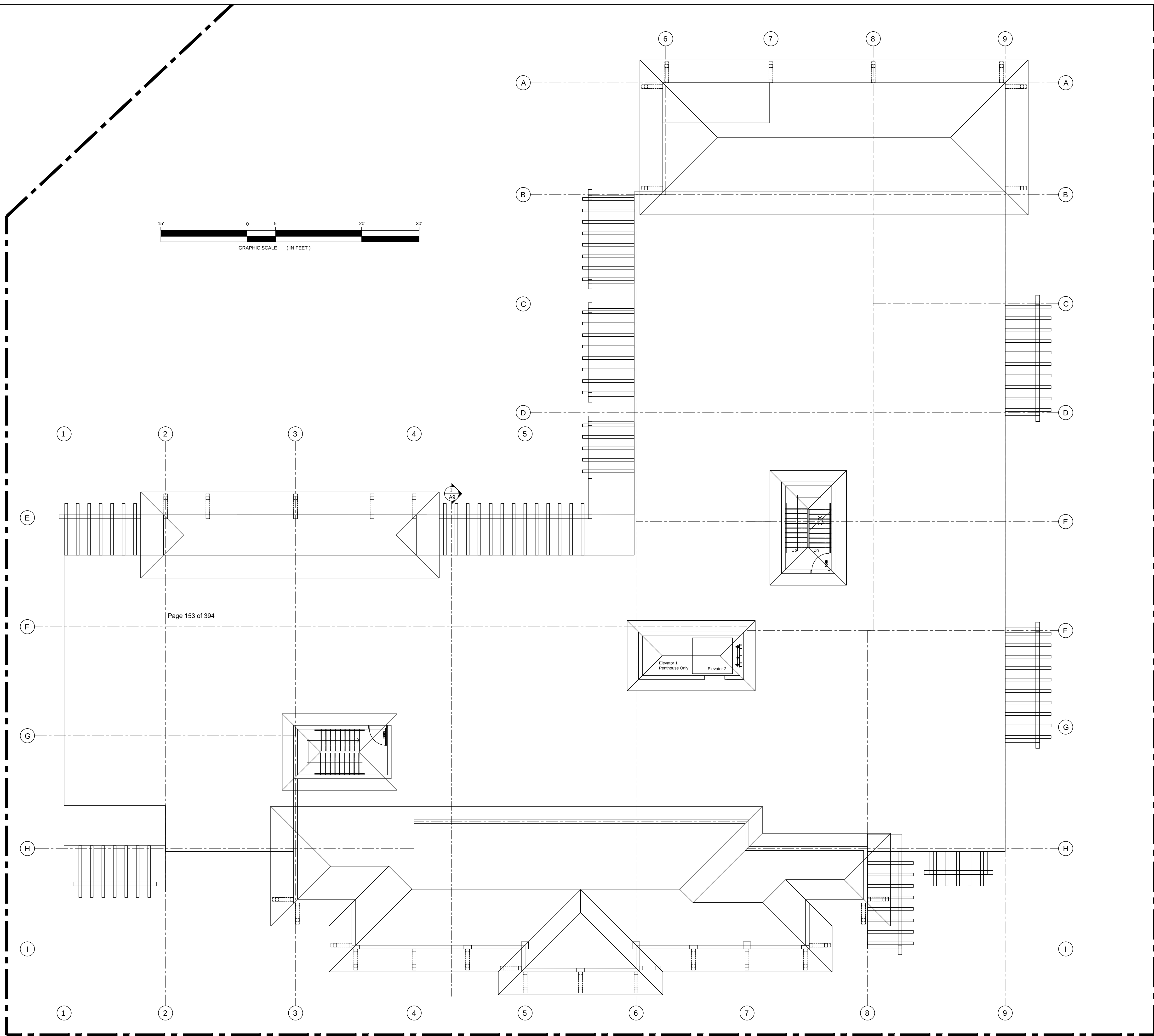
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| START DATE:        | 01.19.20 |
| NO. REVISION/ISSUE | DATE     |
| 1ST REVISION       |          |
| 2ND REVISION       |          |
| 3RD REVISION       |          |

CLIENT:  
SAILFISH COVE LLC



# A-4





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Roof Level .  
SCALE: 1/8"=1'-0"  
03 02 20

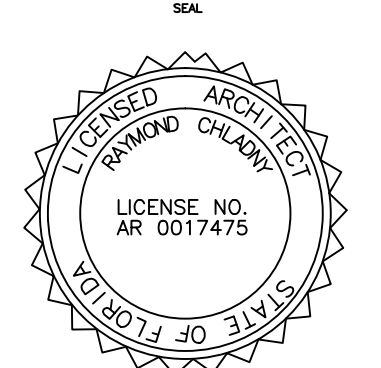


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SAILFISH COVE CONDOS

|                    |          |
|--------------------|----------|
| START DATE:        | 01.19.20 |
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| 1ST_REVISION       |          |
| 2ND_REVISION       |          |
| 3RD_REVISION       |          |

CLIENT:  
SAILFISH COVE LLC

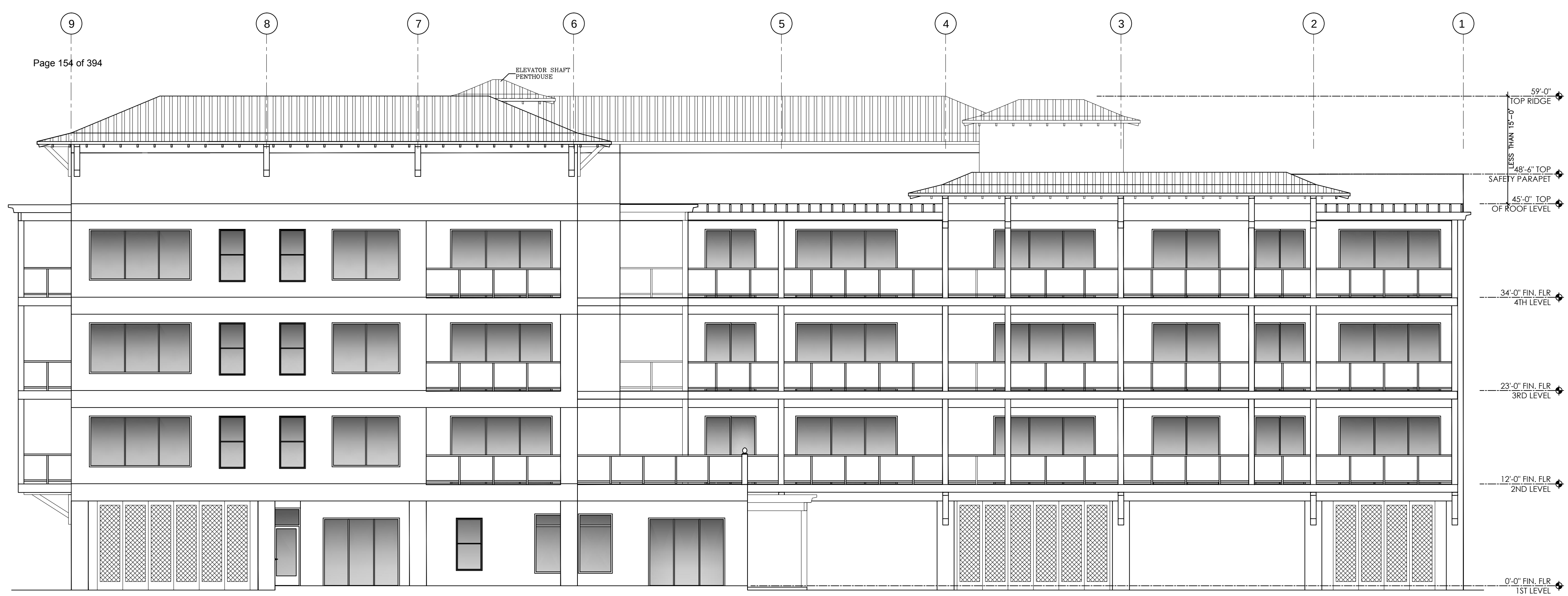


A-5





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



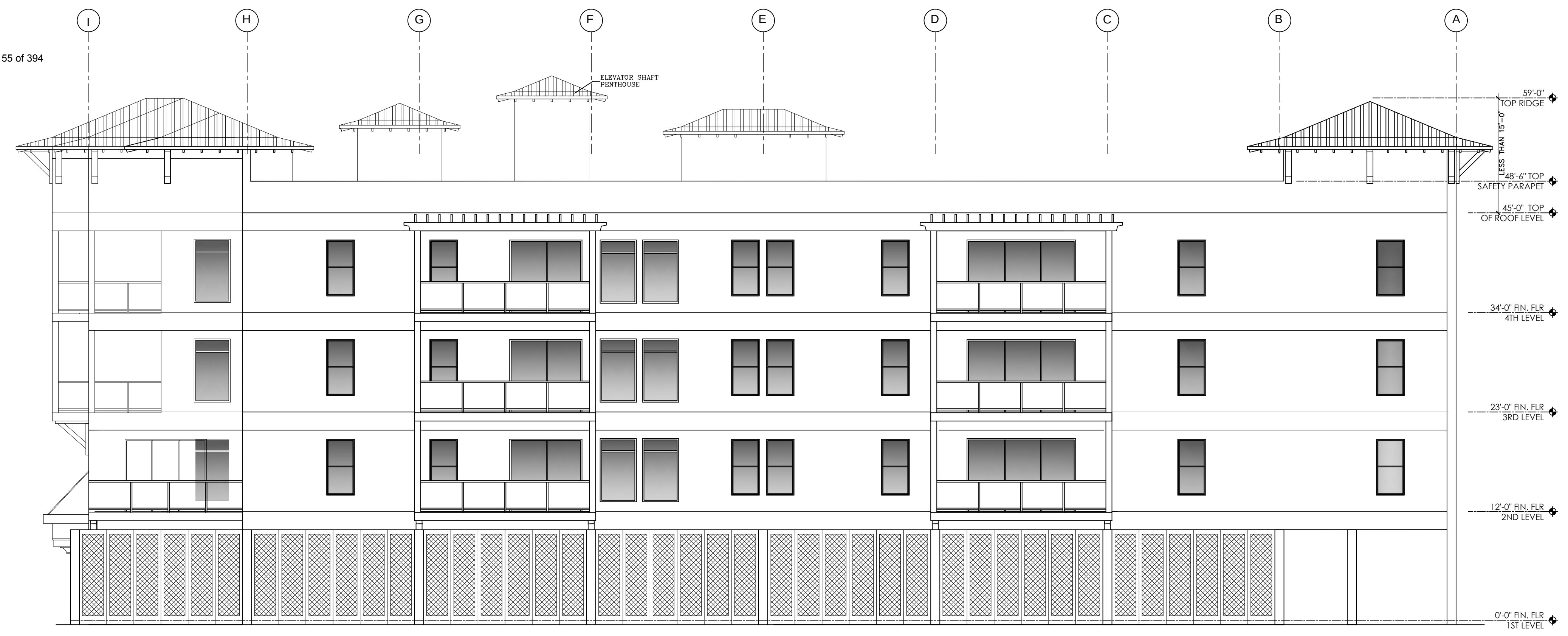
North Elevation  
SCALE: 1/8"=1'-0"





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

Page 155 of 394



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

07 13 2020

## UPUD

|          |                    |
|----------|--------------------|
| Project: | Sailfish Cove RPUD |
| Date     | 6.23.2020          |

|                           |                                                                                        |
|---------------------------|----------------------------------------------------------------------------------------|
| Adjacent N                | Saint Lucie River                                                                      |
| Adjacent S                | SW Seminole Street and Commerical                                                      |
| Adjacent E                | Vacation rental property and Commercial properties                                     |
| Adjacent W                | Vacation rental units/ quadri-plex Restaurant & City of Stuart Administrative Building |
| Total Floor Space (sq.ft) | <b>7,005 sq. ft.bldg footprint tot. (Ground floor)</b>                                 |

| LDR Reference | Land Development Regulations           | RPUD REVIEW STATUS  |
|---------------|----------------------------------------|---------------------|
| 2.07.00 D.1   | Land Use Designation Ord. 2423-2020    | COMPLY              |
| 2.07.00 D.2 a | Uses Ord. 2423-2020                    | COMPLY              |
| 2.07.00 D.2 b | Compatible Residential Uses            | COMPLY              |
| 2.07.00 D.2 c | Commercial (<30%)                      | COMPLY              |
| 2.07.00.D.2.d | Commercial Uses (<30%) vertical        | COMPLY              |
| 2.07.00.D.3   | Density Ord. 2423-2020                 | EXCEPTION REQUESTED |
| 2.07.03 D.4.b | Open Space (>30%) Ord. 2423-2020       | COMPLY              |
| 2.07.03 D.4.c | FAR Ord. 2423-2020                     | COMPLY              |
| 2.07.03.D.4.d | Native Vegetaion (>25%) Ord. 2423-2020 | NOT APPLICABLE      |

**AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT**

|             |                                   |                     |
|-------------|-----------------------------------|---------------------|
| 2.04.03     | Supplemental impervious surface   | NOT APPLICABLE      |
| 2.04.04     | Supplemental setback requirements | COMPLY              |
| 2.04.05     | Waterfront setbacks               | COMPLY              |
| 2.04.06     | Certain street setbacks           | EXCEPTION REQUESTED |
| 2.04.07     | Supplemental building height      | COMPLY              |
| 2.06.00     | Supplemental Use standards        | NOT APPLICABLE      |
| 3.01.01     | Generally                         | COMPLY              |
| 3.01.03E.1a | Principal building placement      | EXCEPTION REQUESTED |
| 3.01.03E.1b | side setbacks                     | COMPLY              |
| 3.01.03E.1c | rear setbacks                     | COMPLY              |
| 3.01.03E.1d | vista                             | COMPLY              |
| 3.01.03E.1e | front building façade             | EXCEPTION REQUESTED |
| 3.01.03E.2  | Principal building height         | COMPLY              |
| 3.01.03E.3  | Principal building parking        | COMPLY              |
| 3.01.03E.4  | Architectural requirements        | COMPLY              |

|             |                                            |                     |
|-------------|--------------------------------------------|---------------------|
| 3.01.03E.5  | Outbuildings                               | COMPLY              |
| 3.01.03E.6  | Curbscuts                                  | COMPLY              |
| 3.01.04 A-K | Architectural Standards and Regulations    | COMPLY              |
| 3.01.04 L   | Parking located within a building envelope | EXCEPTION REQUESTED |
| 4.04.01     | Traffic Concurrency                        | COMPLY              |
| 4.09.00     | School Concurrency                         | TO BE REVIEWED      |

## RESOURCE PROTECTION

|           |                                 |                       |
|-----------|---------------------------------|-----------------------|
| 5.02.00   | Environmental Assessment        | NOT APPLICABLE        |
| 5.03.02   | Wetland Protection              | NOT APPLICABLE        |
| 5.04.00   | Environmentally sensitive lands | NOT APPLICABLE        |
| 5.04.03   | Monitoring & Maintenance        | REVIEWED AT SITE PLAN |
| 5.05.01   | Tree Survey                     | NOT APPLICABLE        |
| 5.05.02   | Tree removal                    | NOT APPLICABLE        |
| 5.06.00   | Mangrove & Shoreline            | NOT APPLICABLE        |
| 5.07.00   | Floodplain Management           | TO BE REVIEWED        |
| Comp Plan | Comprehensive Plan              | COMPLY                |

## TRANSPORTATION

|         |                    |                |
|---------|--------------------|----------------|
| 6.01.04 | Sidewalks/bikeways | COMPLY         |
| 6.01.05 | Bike Ped (LCD)     | COMPLY         |
| 6.01.06 | Access             | COMPLY         |
| 6.01.07 | Drive-through      | NOT APPLICABLE |
| 6.01.08 | Vehicular Access   | NOT APPLICABLE |
| 6.01.09 | Parking Code       | TO BE REVIEWED |
| 6.01.18 | Off-Street Loading | NOT APPLICABLE |
| 6.01.19 | PILOP              | TO BE REVIEWED |

## STORMWATER

|         |            |                |
|---------|------------|----------------|
| 6.03.01 | Generally  | COMPLY         |
| 6.03.04 | Management | COMPLY         |
| 6.03.08 | Erosion    | TO BE REVIEWED |

## LANDSCAPING

|             |                               |                |
|-------------|-------------------------------|----------------|
| 6.04.02     | General Standards             | COMPLY         |
| 6.04.02 A.1 | Native Landscaping            | COMPLY         |
| 6.06.02 A.2 | Shade Trees Required          | COMPLY         |
| 6.06.02 A.4 | Banyan, Fiscus & Rubber Trees | NOT APPLICABLE |
| 6.06.02 A.5 | Proximity to power lines      | COMPLY         |



|              |              |                       |
|--------------|--------------|-----------------------|
| 6.06.02 A.6  | Shrubs       | COMPLY                |
| 6.06.02 A.7  | Hedges       | COMPLY                |
| 6.06.02 A.8  | Vines        | NOT APPLICABLE        |
| 6.06.02 A.9  | Ground cover | COMPLY                |
| 6.06.02 A.10 | Grass Area   | COMPLY                |
| 6.06.02 B    | Irrigation   | REVIEWED AT SITE PLAN |

#### LANDSCAPE DESIGN

|             |                                       |                |
|-------------|---------------------------------------|----------------|
| 6.04.03 A   | Utility Lines (Existing and Proposed) | COMPLY         |
| 6.04.03 B.1 | Landscaped Area >20%                  | COMPLY         |
| 6.04.03 B.2 | Interior landscaping >50%             | COMPLY         |
| 6.04.03 B.3 | location of impervious                | COMPLY         |
| 6.04.03 B.4 | Mulch                                 | COMPLY         |
| 6.04.03 B.5 | Shoreline protection                  | NOT APPLICABLE |
| 6.04.03 B.8 | Visibility triangles                  | COMPLY         |
| 6.04.06     | Land Use Transitions                  | NOT APPLICABLE |

#### LANDSCAPING - PARKING AREAS

|              |                                               |                |
|--------------|-----------------------------------------------|----------------|
| 6.04.07 A.1  | Landscaped strip adjacent to street           | COMPLY         |
| 6.04.07 A.2  | Landscaped strip length linear feet           | COMPLY         |
| 6.04.07 A.2a | Parking area adjacent to street               | COMPLY         |
| 6.04.07 A.2b | Hedge/wall/berm on outside of strip           | COMPLY         |
| 6.04.07 A.2c | Other Landscaping                             | COMPLY         |
| 6.06.07 A.2d | Grass                                         | COMPLY         |
| 6.04.07 A.3  | Shrubs/ground cover                           | COMPLY         |
| 6.04.07 B    | parking screened from private property        | NOT APPLICABLE |
| 6.04.07 B.1  | Landscaped strip adjacent to private property | COMPLY         |
| 6.04.07 B.2a | Parking area adjacent to private property     | COMPLY         |
| 6.04.07 B.2b | Hedge/wall/berm on outside of strip           | COMPLY         |
| 6.04.07 B.2c | Other Landscaping                             | NOT APPLICABLE |
| 6.04.07 B.2d | Grass                                         | NOT APPLICABLE |
| 6.04.07 B.3  | Shrubs/ground cover                           | COMPLY         |
| 6.04.07 C.1  | Parking Area (Major Dev't only)               | COMPLY         |
| 6.04.07 C.2  | Parking area rear and sides of building       | COMPLY         |
| 6.04.07 C.3  | Interior trees                                | COMPLY         |
| 6.04.07 C.4  | Vehicle encroachment                          | COMPLY         |
| 6.04.07 C.5  | Interior landscaped islands                   | COMPLY         |
| 6.04.07 C.6  | Terminal landscaped islands                   | COMPLY         |
| 6.04.07 C.7  | Interior landscaped medians                   | COMPLY         |

|             |                      |                       |
|-------------|----------------------|-----------------------|
| 6.04.07 C.8 | Interior shade trees | COMPLY                |
| 6.04.07 D   | Visibility triangles | REVIEWED AT SITE PLAN |
| 6.04.08     | Tree Requirements    | COMPLY                |
| 6.04.10     | Loading Storage      | NOT APPLICABLE        |

#### COMMERCIAL DEVELOPMENT STANDARDS

|           |                                 |                |
|-----------|---------------------------------|----------------|
| 6.05.02 B | Building Location               | COMPLY         |
| 6.05.02 C | Building Orientation            | COMPLY         |
| 6.05.02 D | Façade Design                   | COMPLY         |
| 6.05.02 E | Massing                         | COMPLY         |
| 6.05.02 F | Other Features                  | COMPLY         |
| 6.05.02 G | Transitional Elevations         | COMPLY         |
| 6.05.03 B | Blank Wall Area                 | COMPLY         |
| 6.05.03 C | Repeating Façade                | COMPLY         |
| 6.05.04   | Additional Façade               | COMPLY         |
| 6.05.05   | Roof Treatments                 | COMPLY         |
| 6.05.06   | Entryways and customer entrance | COMPLY         |
| 6.05.07   | Materials and Color             | COMPLY         |
| 6.06.00   | Green Development               | COMPLY         |
| 6.07.00   | Lighting                        | TO BE REVIEWED |
| 6.08.00   | Dumpster & Recycling            | COMPLY         |
| 6.09.05   | Fences                          | COMPLY         |
| 6.11.00   | Signs                           | TO BE REVIEWED |

**Trees**

|  |                 |
|--|-----------------|
|  | Shade or Canopy |
|  | Palm            |
|  | Flowering       |
|  | Accent          |

| Tree Species                   | Name                      | number | interior |
|--------------------------------|---------------------------|--------|----------|
| (Ptychosperma elegans)         | Alexander Palm*           |        |          |
| (Ilex opaca)                   | American Holly            |        |          |
| (Cordia boissieri)             | Anacahuita, White Corda*  |        |          |
| (Phoenix canariensis)          | Canary Island Date Palm*  |        |          |
| (Prunus caroliniana)           | Cherry Laurel             |        |          |
| (Livistonia chinensis)         | Chinese Fan Palm*         |        |          |
| (Ilex cassine)                 | Dahoon Holly              |        |          |
| (Ilex attenuata 'EastPalatka') | East Palatka Holly        |        |          |
| (Plumeria acuminata)           | Frangipani Plumeria*      |        |          |
| (Cordia sebestena)             | Geiger Tree               |        |          |
| (Cassia surattensis)           | Glaucous Cassia*          |        |          |
| (Duranta repens)               | Golden Dewdrop            |        |          |
| (Koelreuteria formosana)       | Golden Rain Tree*         |        |          |
| (Bauhinia blakeana)            | Hong Kong Orchid*         |        |          |
| (Capparis cynophallophora)     | Jamaica Caper             |        |          |
| (Parkinsonia aculeata)         | Jerusalem Thorn*          |        |          |
| (Quercus laurifolia)           | Laurel Oak                |        |          |
| (Callistemon lanceolata)       | Lemon Bottlebrush*        |        |          |
| (Quercus virginiana)           | Live Oak                  |        |          |
| (Gordonia lasianthus)          | Loblolly Bay              |        |          |
| (Ptychosperma macarthuri)      | MacArthur Palm*           |        |          |
| (Swietenia mahagoni)           | Mahogany                  |        |          |
| (Washingtonia robusta)         | Mexican Washington Palm*  |        |          |
| (Myrsine guianensis)           | Myrsine                   |        |          |
| (Simaruba glauca)              | Paradise Tree             |        |          |
| (Acoelorrhaphe wrightii)       | Paurotis Palm             |        |          |
| (Tabebuia heterophylla)        | Pink Tab or Trumpet Tree* |        |          |
| (Tibouchina grandiflora)       | Princess Flower Tree*     |        |          |
| (Tibouchina grandiflora)       | Princess Flower Tree1*    |        |          |
| (Arecastrum romanzoffianum)    | Queen Palm*               |        |          |
| (Lagerstromia speciosa)        | Queens Crepe Myrtle*      |        |          |
| (Persea borbonia)              | Red Bay                   |        |          |
| (Acer rubrum)                  | Red Maple                 |        |          |

|                           |                      |          |          |
|---------------------------|----------------------|----------|----------|
| (Cocothrinax argentata)   | Silver Palm          |          |          |
| (Tabebuia caraiba)        | Silver Trumpet*      |          |          |
| (Pinus elliottii)         | Slash Pine           |          |          |
| (Magnolia grandiflora)    | Southern Magnolia    |          |          |
| (Magnolia virginiana)     | Sweet Bay            |          |          |
| (Liquidambar styraciflua) | Sweet Gum            |          |          |
| (Plantanus occidentalis)  | Sycamore             |          |          |
| (Myrica cerifera)         | Wax Myrtle           |          |          |
| (Callistemon viminalis)   | Weeping Bottlebrush* |          |          |
| (Tecoma stans)            | Yellow Elder         |          |          |
| Other                     |                      |          |          |
| <b>TOTALS</b>             |                      | <b>0</b> | <b>0</b> |

Shrubs/ground cover

|  |              |
|--|--------------|
|  | Shrub        |
|  | Ground Cover |
|  | Vine         |

| Shrub/Ground cover Species    | Name                | number | native |
|-------------------------------|---------------------|--------|--------|
| (Antigonon leptopus)          | Coral Honeysuckle   |        | 0      |
| (Blechnum serrulatum)         | Swamp Fern          |        | 0      |
| (Catharanthus roseus)         | Periwinkle          |        | 0      |
| (Chrysobalanus icaco)         | Cocoplum            |        | 0      |
| (Conocarpus erectus sericeus) | Silver Buttonwood   |        | 0      |
| (Conocarpus erectus)          | Buttonwood          |        | 0      |
| (Crinum americanum)           | Swamp Lilly         |        | 0      |
| (Forestiera segregata)        | Florida Privet      |        | 0      |
| (Glesminum Sempervirens)      | Carolina Jessamine  |        | 0      |
| (Hamelia patens)              | Firebush            |        | 0      |
| (Helianthus debilis)          | Beach Sunflower     |        | 0      |
| (Hymenocallis latifolia)      | Spider Lily         |        | 0      |
| (Ilex glabra)                 | Gallberry           |        | 0      |
| (Lantana spp.)                | Lantana species     |        | 0      |
| (Lonicera)                    | Trumpet Honeysuckle |        | 0      |
| (Myrcianthes fragrans)        | Simpson's Stopper   |        | 0      |
| (Myrica cerifera)             | Wax Myrtle          |        | 0      |
| (Myrsine guianensis)          | Myrsine             |        | 0      |
| (Nephrolepis cordifolia)      | Erect Swordfern     |        | 0      |
| (Prunus caroliniana)          | Cherry Laurel       |        | 0      |
| (Spartina bakerii)            | Cordgrass           |        | 0      |
| (Sysirinchium)                | Blue Eyed Grass     |        | 0      |
| (Urechites lutea)             | Wild Allamanda      |        | 0      |

|                        |                    |   |   |
|------------------------|--------------------|---|---|
| (Vaccinium myrsinites) | Shiny Blueberry    |   | 0 |
| (Viburnum obovatum)    | Walter's Virburnum |   | 0 |
| (Zamia floridana)      | Coontie            |   | 0 |
| Other                  |                    |   | 0 |
| TOTALS                 |                    | 0 | 0 |

|           | tree | shrub | shade tree | palms | tree+shrub | Interior Shade |
|-----------|------|-------|------------|-------|------------|----------------|
| native    | 0    | 0     | 0          | 0     | 0          |                |
| other     | 0    | 0     | 0          | 0     | 0          |                |
| Total     | 0    | 0     | 0          | 0     | 0          | 0              |
|           |      |       |            |       |            |                |
| interior  | 0    |       | 0          |       |            |                |
| Perimeter | 0    |       | 0          |       |            |                |

|           | %       |
|-----------|---------|
| Native    | #DIV/0! |
| Shade     | #DIV/0! |
| Int Shade | #DIV/0! |



# COMMUNITY REDEVELOPMENT BOARD COMPREHENSIVE PLAN REVIEW

Sailfish Cove UPUD

# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

Policy A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

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

Policy A7.3. The term "mixed use project" means one which allows for a mix of residential, non-residential and recreational land uses such that a functional vertical or horizontal mix of uses is achieved. These uses may be mixed within a single building or on a single site, providing that any impacts are mitigated through urban design techniques.

# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

### *Objective 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 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.

# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

### *Objective B3. - Desirable pattern of land uses.*

*Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.*

*Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.*

# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

Policy 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.

# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

### *GOAL STATEMENT 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.*



# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

### *Objective C1. - [Urban Code Overlay Zone.]*

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

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

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

# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

### Objective C3. - Urban redevelopment.

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

A. Maintaining or increasing the amount of development and redevelopment.

Policy C3.5. The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective B1 and Policy B1.1

Policy C3.4. The City shall implement land use categories in the URA that encourage mixed uses and higher intensities and densities consistent with FLUE Objective A7, its associated policies and the Future Land Use Map.

Policy C3.5. The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective B1 and Policy B1.1.

Policy C3.11. The City shall require commercial development in the URA to utilize urban design features consistent with FLUE Policy B3.10 so as to create a more attractive and distinctive environment, promote pedestrian friendly design and establish a "sense of place" and character unique to Stuart that will attract complementary non-residential uses.

# Comp Plan Review

## Element III - HOUSING ELEMENT Goals, Objectives, and Policies

### GOAL STATEMENT A

Ensure the provision of adequate residential sites and housing opportunities for affordable, structurally sound housing in a sufficient quantity to accommodate the housing needs of current and future residents of Stuart.

NOTE THAT PROPOSED AMENDED LANGUAGE IN THE COMP PLAN REPLACES **AFFORDABLE** WITH **ATTAINABLE**



# MARCELA CAMBLOR & ASSOCIATES, INC

Town Planning • Architectural Design

## Sailfish Cove UPUD Justification Statement

**Project Name:** Sailfish Cove Urban Planned Unit Development.

**Project Location:** 37 & 41 S.W. Seminole Street, Stuart, Florida.

**Request:** Rezone the subject property from Urban Waterfront to Urban Planned Unit Development (UPUD) as per Section 11.01.09 of the City of Stuart Land Development Code on lands located within the City of Stuart Community Redevelopment Area. The request is to allow for multi-family development with 30 residential units with a density of 26.75 dwelling units per acre as per City of Stuart LDC Table 2.07.A. UPUD Unit Density. The proposal also includes 8 office/retail units totaling 5,768 square feet on the vacant 0.925-acre waterfront property.

Provision of parking within the building footprint, below the proposed residential units, provides a unique opportunity to ensure enough parking is available on site. The contour of the property dropping towards the water allows the parking to be accommodated within the building and on site and screened under the building.

**Public Art:** We are proposing a sculpture of jumping sailfish on the northwest corner of the property (see attached image) and a sculpture fence along the sea wall. The art on this fence will be visible both from the private deck area as well as from the public boardwalk. It will create an amenity along this public pedestrian path.

**The Site:** The property is located on vacant land located at 37 and 41 West Seminole Street, Stuart within the Community Redevelopment Area and is zoned Urban Waterfront and has a Downtown Redevelopment Future Land Use designation. Two single family structures are no longer situated on the subject property.

### **Table Summary:**

|       | Existing Use(s)                                                                        | Land Use               | Zoning                              |
|-------|----------------------------------------------------------------------------------------|------------------------|-------------------------------------|
| Site  | Vacant                                                                                 | Downtown Redevelopment | Urban Waterfront City of Stuart CRA |
| North | St. Lucie River                                                                        | N/A                    | N/A                                 |
| South | SW Seminole Street & Commercial Properties beyond                                      | Downtown Redevelopment | Urban Center City of Stuart CRA     |
| East  | Vacation rental property and commercial properties                                     | Downtown Redevelopment | Urban Waterfront City of Stuart CRA |
| West  | Vacation rental units/quadri-plex, Restaurant & City of Stuart Administrative Building |                        |                                     |
|       |                                                                                        |                        |                                     |

|                         |                                                                                                                                                                          |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel Control Number   | 05-38-41-004-000-00040-1                                                                                                                                                 |
| Address                 | 37 and 41 West Seminole Street, Stuart                                                                                                                                   |
| Site Area               | 0.925 acres                                                                                                                                                              |
| Proposed Use Summarized | One 4 story building with 30 multi-family residential units and 5,768 s.f. office/retail units with parking on street, on site and within the footprint of the building. |
| Streets                 | The Street functional classifications – Seminole Street is a one-way street with westbound traffic. The street is maintained by the City of Stuart.                      |
| Utilities               | Water and Sewer are provided by the City of Stuart.                                                                                                                      |
|                         |                                                                                                                                                                          |

**The Surrounding Properties:** Seminole Street includes a mixture of commercial, office and residential uses along its one-way street. A multi-family mixed use project on the subject property is within walking distance from several bars, restaurants, parks, outdoor dining, shops and civic amenities.

The subject property on the banks of the Saint Lucie River to the north as a waterfront property. To the abutting east is an existing 2,136 square feet residence on a 0.19-acre property. A 0.20-acre property known as the Owl House abuts the proposal site to the east and is now part of a larger vacation rental property complex. Further east is a 3,800 square feet commercial/dental office unit on a 0.46-acre property. To the west is a property consisting of multiple occupancy or vacation rental units measuring over 3,000 square feet in total quadri-plex residential use on 0.16 acres. Further west is the Boathouse restaurant and bar with over 4,000 square feet of floor space and the City of Stuart administrative building beyond that with over 17,000 square feet of office space on a 1.33-acre property. South of the subject property and SW Seminole Street is Osceola Place, a mixed use residential and office and commercial building on 0.29 acres.

**History:** The property received approval as per Resolution Number 123-2017 for a Major Urban Code Conditional Use to accommodate a four story, twenty condominium unit multi-family development on October 9, 2017 as per Resolution Number 123-2017. Prior to that a portion of the property had received approval for a Major Urban Code Exception for the eastern property to allow for parking under the building envelope. The subject property was cleared of existing residential structures in 2018 and remains vacant and cleared at the time this development application was prepared and submitted.

January 27, 2020 the Land Development Code was amended as per Ordinance Number 2423-2020 and Ordinance Number 2424-2020 to include Urban Planned Unit Development (UPUD) district to amend the review procedures for proposals that involve UPUDs located within the Community Redevelopment Areas. The Sailfish Cove UPUD project is governed by and consistent with the these adopted Ordinances.

**Residential density calculation:** The proposal consists of 30 multi-family residential units on a 0.925-acre vacant property. Residential density for properties zoned Urban Planned Unit Development (UPUD) is in accordance with Ordinance Number 2423-2020, Chapter II, Section 2.07.00. Subsection I.b. Density.

The proposed density is in accordance with policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Table 20.07.A. has been used for the purpose of calculating residential density within the proposed UPUD.

| Maximum Size of Proposed Unit         | Unit Density Calculation                             | Number of Units             |
|---------------------------------------|------------------------------------------------------|-----------------------------|
| 900 square feet                       | 7 units 900 sf or less ( $7 \times 0.5 = 2$ units)   | 3.5                         |
| 1,100 square feet                     | 7 units up to 1100 sf ( $7 \times 0.75 = 7.5$ units) | 5.25                        |
| Over 1,100 square feet                | 16 units over sf ( $16 \times 1 = 16$ units)         | 16                          |
| Density Calculations                  |                                                      | 24.75 units per acre        |
| Total Density Calculations 24.75/.925 |                                                      | <b>26.75 units per acre</b> |

**Parking Calculation:** Ordinance Number 2423-2020, Chapter II, Section 2.07.00. Subsection I.b. Density. Table 2.07.A. UPUD Parking Space Per Unit is applicable to the subject property. The parking calculation has applied the parking thresholds afforded to a property with a UPUD zoning designation. The subject property is located close to commercial amenities, restaurants and public parks and waterfront amenities. On street parking is included as part of the proposal while the intent is to also encourage live/work and lower levels of commute and dependence on motor vehicles.

The UPUD is requested ahead of City of Stuart plans to allow the landowners along Seminole Street to be included in the Parking-Exempt area of Downtown. This was agreed upon in return for property owners along the boardwalk between Riverwalk stage east to the Colorado Avenue pocket-park along the shores of the St. Lucie River granting their Riparian Rights to the City of Stuart to build the boardwalk. Parking calculations for the subject property take into consideration these commitments and apply a shared parking formula to the total number of spaces to be provided as part of the proposal. The calculations have been accommodated as follows:

| Maximum Size of Proposed Unit  | Parking Space Required Per Unit                                                          | Number of Parking Spaces                                                                 |
|--------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Under 900 square feet          | 7 residential units up to 900 s.f. ( $7 \times 1.25 = 9$ spaces)                         | 9 spaces                                                                                 |
| Under 1,100 square feet        | 7 residential units up to 1,100 s.f. ( $7 \times 1.5 = 11$ spaces)                       | 11 spaces                                                                                |
| Over 1,101 square feet         | 16 residential units over 1,100 s.f. ( $1.5 \times 16 = 24$ spaces)                      | 24 spaces                                                                                |
| 5,768 s.f. office/retail units | 5,768 s.f. office/retail (1 space per 350 s.f. = 16.48 spaces)                           | 16 spaces                                                                                |
|                                |                                                                                          | 60 spaces subtotal                                                                       |
| Shared Parking Formula         | 60 spaces/1.4 = 42 spaces required as a total based on a proposed shared parking formula | <b>42 spaces</b> to be provided with on street, on site and within the building envelope |

### **Policies & Analysis to support request to rezone from Urban Waterfront to Urban Planned Unit Development:**

**Policy Support:** The Sailfish Cove U PUD is consistent with Comp Plan **Policy A7.1. of the City of Stuart Comp Plan** as a property with a Downtown Redevelopment designation and within the Stuart Community Redevelopment Agency. The proposed multi-family residential and office and commercial uses are general uses permitted and a mix of residential uses and non-residential uses is encouraged and required within this designation.

Facilitating an infill development on the vacant property is consistent with Comp Plan **Objective B1. - Compact urban form.** The proposal is discouraging urban sprawl by facilitating an urban redevelopment and infill



development of the property and achieves a compact urban form.

In accordance with **Housing element Goal Statement A** included in the Comp Plan, approval of the Sailfish Cove UPUD is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

The **Economic Development Goal Statement A** requires the City to develop and maintain an economic environment that will encourage the creation, expansion and retention of business within city limits while maintaining a high quality of life for its residents. Including a mix of office and commercial units as part of the Sailfish Cove project will facilitate economic development within the City of Stuart.

**Section 2.07.00 PUD:** The request to rezone the property to Urban Planned Unit Development is consistent with Section 2.07.00 in that the project is consistent with the overall planning and development goals and objectives of the City. The UPUD provides an alternative means of accommodating a commercial, office and residential project with the required flexibility to achieve a compact urban form of development on a vacant infill property within the City of Stuart Community Redevelopment Area. The project has been designed to establish a resilient living and working environment with imaginative and creative approaches to community planning, stormwater infrastructure and property design.

Specific to the provisions included for properties zoned Urban planned unit development (UPUD), the location is within the defined community redevelopment area of the city. The density proposed is in accordance with the density outlined in policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities of the underlying future land use designation and which is considered of a suitable character and compatible with surrounding uses. Density has been calculated in accordance with table 2.07.A.

The project has been designed with application of UPUD development standards as benchmarked against one of the Urban Waterfront district designation as one of the urban districts as defined in section 3.01.00 urban code. Such design characteristics as building placement, building height, non-residential parking, curb cuts, stormwater, open space, landscaping, architectural standards and the urban district design objectives have been considered throughout the design of the Sailfish Cove UPUD. The project has also carefully considered and applied standards regarding circulation, parking, utilities, drainage, open space and density as described in the City of Stuart Urban Code to achieve a high level of design of the infill project.

Section 11.01.09 Zoning Map Change Application Including PUD.

The proposal has been designed with consideration of the following criteria with responses provided for each to demonstrate compliance and consistency with City Comp Plan and Land Development Codes.

**a. The existing land use pattern.**

The Future Land Use of all the properties within proximity to the site is Downtown and the property is located within the City of Stuart Community Redevelopment Area (CRA). The list of permitted uses included in the Urban Code are applicable to all property located in the CRA, and include residential, commercial and office uses. The proposed multi-family, commercial/office units are consistent with the list of uses included in the Urban Code and the Urban Planned Unit Development provisions.

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

A request to rezone to UPUD is an option afforded to all property located within the CRA. The purpose of rezoning to a PUD is to provide alternative zoning procedure to accommodate residential, commercial, public service, industrial or urban planned unit development zoning districts in accordance with the development objectives of the City. The request to rezone to Urban Planned Unit Development (UPUD) district is consistent with the CRA Plan, Urban Code and the Comprehensive Plan provisions and will not create an isolated district.

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

The density of development proposed on the subject property is consistent with the provisions of policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Table 20.07.A. has been used for the purpose of calculating residential density within the proposed UPUD. The proposal would not increase or overtax the load on public utilities and facilities. The effective reuse of a brownfield site at a density and intensity as per the proposal site plan is consistent with the intent of the Comprehensive Plan. A density of 26.33 dwelling units on the subject property meets the intent of providing additional housing within the City as an infill development within proximity to established development patterns of residential, commercial, restaurant office, municipal and public amenities.

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

The applicant's engineer has prepared preliminary stormwater and engineering plans to demonstrate how the proposal has been designed to effectively accommodate the proposal on site in a way that will not overload the City's sewage collection, treatment and disposal facilities. At the Building Permit stage, the applicant will be required to demonstrate the required drainage and stormwater quality will be obtained, consistent with the conceptual engineers plans and stormwater report.

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

The development of the subject property will require approval of the conceptual reports prepared by the applicant's engineer, to be reviewed and approved by Public Works staff, and followed up with detailed civil drawings and design details required at the building permit stage in the process. These steps will ensure the project provides sufficient drainage and stormwater quality on the property.

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

There are no proposed changes to the district boundaries.

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

The subject property is a vacant waterfront property surrounded by a multitude of uses and development patterns within the City of Stuart's CRA and close to the Downtown district. Approving a residential, commercial and office mix of uses on the subject property with a rezone to UPUD provides an opportunity to remove the existing blight on the vacant and cleared property. The provision of an additional 30 residential multi-family units in close

proximity to a host of public and commercial amenities is appropriate in meeting the City of Stuart existing and project population growth to support the use of existing commercial, restaurant, office and public amenity use and expanding the tax base.

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

The waterfront property is within proximity to the established Downtown and its multitude of uses, and is afforded the same opportunities for development patterns, permitted uses, scale, density as those existing properties. A request to rezone the property to UPUD has been achieved with a site plan designed to meet setback requirements, maintain an unobstructed view from Seminole Street to the St. Lucie River on both ends of the site. Existing residents within proximity to the proposal site will benefit from the proposed addition of office and commercial use.

**i. The impact of the rezoning upon the flow of light and air to adjacent areas.**

The proposed four (4) story apartments with office/retail units including parking within the building envelope, will not significantly reduce light or air to adjacent properties and areas. Compliance with side setbacks, provision of landscaping, and the incorporation of a building that has balconies to break up the façades and allow them to undulate and not overpower the adjacent properties. The view corridors/vistas to the St. Lucie River are intended to be maintained as part of the development proposal.

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

This infill project will occupy a currently vacant waterfront property at a level of design, scale and use that will add value and increase the tax base for the City of Stuart.

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

The proposed rezoning to UPUD offers assurances in development terms beyond a project that would be approved under the straight zoning (Urban Waterfront). Sailfish Cove is a project that has been designed to be consistent with the Downtown land use designation and apply the setbacks and Urban Waterfront zoning district development standards. The project has achieved a high standard of design with a scale and placement off Seminole Street that fits well with the adjacent properties.

**l. The existence of other adequate sites in the city for the proposed use in districts already permitting such use.**

Consistent with City of Stuart Comp Plan, CRA Plan and LDC policies, the proposal utilizes a vacant brownfield property and will achieve an urban redevelopment and infill development in a compact urban form. Population projections applicable to the City of Stuart anticipate a growth from 16,906 in 2020 to 19,465 by 2045 according to Florida Office of Demographic Research data and the Growth and Development Trends, February 2019. Consistent with the City of Stuart Comprehensive Plan Housing Element Goal Statement A, approval of the Sailfish Cove UPUD is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

## 2. Municipalities (2017)

| <b>Municipalities<br/>City/County</b> | <b>2010</b>    | <b>2016</b>    | <b>2020</b>    | <b>2025</b>    | <b>2030</b>    | <b>2035</b>    | <b>2040</b>    | <b>2045</b>    |
|---------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Total County</b>                   | <b>146,318</b> | <b>150,870</b> | <b>157,481</b> | <b>164,293</b> | <b>169,749</b> | <b>174,300</b> | <b>178,077</b> | <b>181,312</b> |
| Jupiter Island                        | 817            | 810            | 810            | 810            | 810            | 810            | 810            | 810            |
| Ocean Breeze<br>Park                  | 355            | 343            | 1,030          | 1,030          | 1,030          | 1,030          | 1,030          | 1,030          |
| Sewalls Point                         | 1,996          | 2,002          | 2,099          | 2,109          | 2,119          | 2,121          | 2,123          | 2,125          |
| Stuart                                | 15,593         | 16,197         | 16,906         | 17,638         | 18,224         | 18,712         | 19,118         | 19,465         |
| Unincorporated                        | 127,557        | 131,518        | 136,636        | 142,706        | 147,567        | 151,627        | 154,997        | 157,882        |

Source: Florida Office of Demographic Research, adjusted locally.

### Procedural Requirements

A pre-application meeting was held February 5, 2020 with City staff ahead of the submittal of the request to rezone. Conceptual site plans, architectural elevations and renderings were discussed.

It is understood the project will be reviewed by City staff, considered by the CRB Board for recommendations and then by the City Commission with a first and second reading.



MARCELA CAMBLOR & ASSOCIATES, INC  
Town Planning • Architectural Design

Hand Delivery  
7.17.2020

Tom Reetz  
Senior Planner  
City of Stuart  
121 SW Flagler Avenue  
Stuart, FL  
34994

**RE: Sailfish Cove Rezoning, 41 SW Seminole St. Stuart. City Permit Ref #Z20050006**

Dear Tom,

Please find attached the applicable updated information in support of the issues raised by staff:

1. CADD file and PDF of the site plan, including on street parking details.
2. Updated elevation sheets.
3. Updated justification statement.
4. Updated Engineering plans.
5. Seawall Certificate letter.
6. Updated Architectural Elevations.

We are in receipt of the review comments and provide the following responses and attached updated information to address all outstanding issues.

**FIRE DEPARTMENT REVIEW– M. CAWLEY**

**Review Comment:** NFPA 1 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.

**Response:** *The access road is a public street and the applicant has no control over the width of Seminole Street. Parking access lanes are 20 (west) and 22 (east) feet wide.*

**Review Comment:** NFPA 1 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

**Response:** *There are no roads into the project. There are two garage entrances. The building dimensions are such that emergency response can occur from the street. In this urban scenario, entering the project would equate to entering the building. There appear to be no other circumstances where the fire department requires to drive into a building.*

**Review Comment:** Fire line is a Fire Service Main.

**Response:** Acknowledged and accepted.



**CRA DEPARTMENT – P.GANDHI**

Review Comment 1: The proposed on-street parking improvements will be incorporated in the CRA proposed streetscape improvements plan for Seminole Street. Please provide revised CADD files to confirm dimensions of proposed on-street parking.

**Response:** *Agreed. The applicant has been in communication with the CRA to coordinate the ROW improvements effort.*

Review Comment 2: Please confirm that the developer agrees to pay the CRA for the construction costs associated with on-street parking improvements adjacent to the development site. The developer contribution for construction costs will be provided prior to the CRB meeting and will be part of the PUD condition. The amount will be due prior to site permits are issued.

**Response:** Agreed as per documentation provided by CRA Department on June 25<sup>th</sup>, 2020. The applicant would like to address interim on-street parking options until the CRA project is completed.

Review Comment 3: FPL is in the process of finalizing the design for undergrounding of utilities on Seminole Street. Since there is limited right-of-way on Seminole Street, the CRA will be coordinating with private property owners to acquire easement to install FPL transformer boxes. Please confirm if the applicant agrees to provide an easement for FPL transformer pad, if requested. This will be part of the PUD condition.

**Response:** *The applicant agrees to provide an easement for an FPL transformer pad, if requested provided that this transformer is intended to serve solely this project. There appear to be other open sites along Seminole Street to locate general distribution transformers.*

Review Comment 4: Based on our conversation today, I have drafted the following conditions for the PUD agreement:

- a. Applicant agrees to contribute in the amount of \$39,003 for all the elements associated with the on-street parking and sidewalk improvements.
- b. Applicant agrees to provide 15 feet easement in fee simple rights-of-way dedication to the City for the sidewalk and on-street parking improvements.
- c. Applicant agrees to enter into a license agreement with the City to use private property no more than 10 feet beyond the 15 feet of rights-of-way dedication for harmonization during the construction of Seminole Street.
- d. Applicant agrees to maintain the proposed public art to be installed in the City's right-of-way.
- e. Applicant agrees to provide easement for FPL transformer pad, if requested. (FPL is in the process of finalizing the design – hopefully we will know if easement is required or not prior to the CC public hearing).

**Response:** Subject to the review of the draft PUD conditions once incorporated into the UPUD zoning agreement, the applicant agrees to the conditions as suggested by CRA staff as follows:

- a. *Agreed. Applicant would like to discuss interim on-street parking options given that the commercial proposed on the ground floor would benefit from daytime on-street parking along the frontage.*
- b. *Agreed Wherever possible. Applicant agrees to provide an easement that will range between 13' to 15' as depicted in the Cad files submitted to the City. Proposed public art by the applicant will be within said setback.*
- c. *Agreed.*
- d. *Agreed.*
- e. *See response to comment 3.*

PD POLICE DEPARTMENT

Review Comment: NONE

**Response:** *Staff to confirm the Police Department is an N/A, no comments required or pending review.*

PW PUBLIC WORKS DEPARTMENT REVIEW – M.ROGOLINO

Review Comment: In reviewing the above referenced project, this Department does approve the proposed UPUD only. Please address the following comments:

1. This review is not for construction.
2. Sanitation Service– to be reviewed during the site permit review process.
3. The Developer is responsible for all costs associated with the construction of proposed utilities (water, sanitary sewer) & Public Right-of-Way improvements.
4. The City of Stuart Utility Availability Fees, all fees must be paid prior to the activation of utility service.

**Response:** *Acknowledge and accept comments provided by the Public Works Department. Sanitation Service has, however, been reviewed by Kimley-Horn and Associates and the project team has responded.*

ZONING DEPARTMENT REVIEW – T. REETZ

Review Comment 1: Please submit an outline of the Master Homeowners Association that shall be the entity responsible for accepting notices from the City and correction any violations of the approving Ordinance.

**Response:** *An outline of the Master Homeowners Association will be forwarded under a separate cover.*

Review Comment 2: The seawall has not been completed and finally inspected by the City Building Official, the ends of the seawall are leaking sediment onto abutting properties and river. A Development Condition will require the seawall to be complete before site and building permits are issued.

**Response:** *The seawall has been completed.*

Review Comment 3: Sec. 2.04.05 All waterfront properties shall conform to the Comprehensive Plan and Code section 5.06.00 mandated waterside setbacks of 10 feet in the CRA. The pool needs to hold 10 feet from the waterside lot line or perpendicular to the mean high-water line as established by the survey.

**Response:** *Acknowledged. The site plan indicates the pool will be designed and submitted with construction documents. Compliance with the required 10 ft. setback from the waterside lot line will be ensured.*

Review Comment 4: If a sculpture in a water fountain and decorative fence is being proposed as the required public art for the project, then provide value, artist, details, etc. per sec.3.01.08 of the City Land Development Code.

**Response:** *The sculpture in a water fountain, water fountain and decorative fence are proposed as the public art provision in accordance with Section 3.01.08- Public Art.*

*In accordance with Section 3.01.08.C. the professional artist(s) is unknown, the value of the work of art is estimated to be \$125,000, and intended to be not less than 1% of the vertical construction cost of the development. Additional art will be incorporated into the railing facing the rear of the property, along the public boardwalk.*

Review Comment 5: Section 3.01.03E.2. the maximum building height for a 4-story building is 45 feet to the building's eave. Show building elevation markers on elevation sheets.

**Response:** *Acknowledged. The attached elevation sheets have been revised to include the building elevation markers showing the maximum height of the building as 45 feet, and in compliance with Comp Plan Objective A5.6.*

Review Comment 6: Section 3.01.03E.f. If a building façade is 100 feet or more in width, an additional vista shall be provided. The 22-foot louvered screen that abuts the east side of the building is visually considered part of the façade. Provide an additional 12-foot vista within the building's façade. Vista: A visual corridor at ground level with an unobstructed view from any public right-of-way to the St. Lucie River.

**Response:** *The central volume of the building is 100' wide. There are two 20' and 22' wide unobstructed view corridors on both sides of this central volume where cars access parking. Additionally, the applicant has amended the front elevation (as shown in 3D render) to show the potential increased view resulting from the suggested removal of the louvered screen. However, the team of professionals involved in the design feel that eliminating this detail only exposes parked cars to the pedestrian realm and don't necessarily increase the view of the waterfront. The proposal achieves a satisfactory level of protection of public health, safety and welfare of citizens without triggering a need to achieve additional view corridors.*

Review Comment 7: Sec. 6.01.12 – Shared parking. Please submit ITE calculations and justification for shared parking by meeting the following City Land Development Code criteria including parking spaces that are in close proximity and readily accessible to uses served and uses having different peak parking demands and operating hours, (residential, office, retail) a reduction in vehicle movements by the users of shared parking spaces and the design of the parking area in terms of traffic circulation, vehicular and pedestrian access, stormwater management, landscaping, open space preservation and public safety will be improved. It is the responsibility of the applicant for shared parking approval to provide a description of the uses, plan document or civil plan as appropriate, trip generation report, parking study and other information necessary to permit a finding by the City Development Director regarding the request for shared parking.

**Response:**

*Specific to parking provisions with a proposed UPUD, Section 2.07.00.A. parking requirements may depart from and provide alternative means of development standards as part of a proposed PUD.*

*Parking has been calculated in conformity with best practices for authentic mixed use districts, Downtown Stuart has a very limited number of residential units. Existing residential units and projected residential supply (assuming all vacant properties develop at highest possible density) still results in an excess provision of commercial parking needs vs. residential parking needs. This overage results in an opportunity to increase residential parking reliability in shared parking strategies. Shared parking on the subject property includes a commitment to utilize the proposed office and retail parking space provision outside of core business hours when businesses will be closed.*

*Properties close to subject development are mostly commercial. There are less than 10 residential units and a public parking lot within a 600' radius of this proposed development, and while parking is limited to 3 hours during the day it is available for overnight parking for residential uses.*

*The attached Urban Land Institute Shared Parking Values table can be applied to demonstrate that the current ratio of residential to retail and office in the Downtown district has excess capacity to support off-hours parking for residential uses for this building as well as at residential build-out.*

| Table 4<br>Urban Land Institute Shared Parking Model<br>Hourly Parking Demand Ratios -- Default Values<br>Weekday |                                            |                        |                            |                             |                   |                    |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------|----------------------------|-----------------------------|-------------------|--------------------|
| Hour                                                                                                              | Office<br>Per 1,000 sf                     | Retail<br>Per 1,000 sf | Restaurant<br>Per 1,000 sf | Residential<br>Per Dw. Unit | Hotel<br>Per Room | Cinema<br>Per Seat |
| 6:00 a.m.                                                                                                         | 0.1                                        | 0.0                    | 0.0                        | 1.00                        | 1.00              | 0.00               |
| 7:00 a.m.                                                                                                         | 0.6                                        | 0.3                    | 0.5                        | 0.87                        | 0.85              | 0.00               |
| 8:00 a.m.                                                                                                         | 1.9                                        | 0.7                    | 1.0                        | 0.79                        | 0.65              | 0.00               |
| 9:00 a.m.                                                                                                         | 2.8                                        | 1.6                    | 2.0                        | 0.73                        | 0.55              | 0.00               |
| 10:00 a.m.                                                                                                        | 3.0                                        | 2.6                    | 4.0                        | 0.68                        | 0.45              | 0.00               |
| 11:00 a.m.                                                                                                        | 3.0                                        | 3.3                    | 6.0                        | 0.59                        | 0.35              | 0.00               |
| 12 Noon                                                                                                           | 2.7                                        | 3.7                    | 10.0                       | 0.60                        | 0.30              | 0.10               |
| 1:00 p.m.                                                                                                         | 2.7                                        | 3.8                    | 14.0                       | 0.59                        | 0.30              | 0.15               |
| 2:00 p.m.                                                                                                         | 2.9                                        | 3.7                    | 12.0                       | 0.60                        | 0.35              | 0.15               |
| 3:00 p.m.                                                                                                         | 2.8                                        | 3.3                    | 12.0                       | 0.61                        | 0.35              | 0.15               |
| 4:00 p.m.                                                                                                         | 2.3                                        | 3.5                    | 10.0                       | 0.66                        | 0.45              | 0.15               |
| 5:00 p.m.                                                                                                         | 1.4                                        | 3.0                    | 14.0                       | 0.77                        | 0.60              | 0.15               |
| 6:00 p.m.                                                                                                         | 0.7                                        | 3.1                    | 18.0                       | 0.85                        | 0.70              | 0.20               |
| 7:00 p.m.                                                                                                         | 0.2                                        | 3.4                    | 20.0                       | 0.94                        | 0.75              | 0.25               |
| 8:00 p.m.                                                                                                         | 0.2                                        | 3.3                    | 20.0                       | 0.96                        | 0.90              | 0.25               |
| 9:00 p.m.                                                                                                         | 0.1                                        | 2.3                    | 20.0                       | 0.98                        | 0.95              | 0.25               |
| 10:00 p.m.                                                                                                        | 0.1                                        | 1.2                    | 18.0                       | 0.99                        | 1.00              | 0.25               |
| 11:00 p.m.                                                                                                        | 0.0                                        | 0.5                    | 14.0                       | 1.00                        | 1.00              | 0.20               |
| 12 Mid                                                                                                            | 0.0                                        | 0.0                    | 10.0                       | 1.00                        | 1.00              | 0.15               |
| Persons/Veh                                                                                                       | 1.2                                        | 1.8                    | 2.0                        | 1.0                         | 1.4               | 2.0                |
| Mode                                                                                                              | Assumes 100% Auto Usage for all Land uses. |                        |                            |                             |                   |                    |
| Source: Source: Urban Land Institute, <i>Shared Parking</i> . Exhibit C1.                                         |                                            |                        |                            |                             |                   |                    |

In addition, under Section 11.6.2.A Parking Requirements of the Martin County PMUV this same building has a requirement of 35 parking spaces if elements in table 6-1 and 6-2 below are applied. The applicant is providing 42 as it is only applying the sharing parking factor outlined in table 6-2

| Table 6-1: Automobile Parking Requirement Chart |                                 |                 |                    |                |                   |
|-------------------------------------------------|---------------------------------|-----------------|--------------------|----------------|-------------------|
| Use                                             | Number of Parking Spaces        |                 |                    |                |                   |
|                                                 | T5 <sup>1</sup>                 | T4 <sup>2</sup> | T3/T2 <sup>2</sup> | C <sup>2</sup> | SD-W <sup>2</sup> |
| Residential                                     | 2 / dwelling                    | 1 / dwelling    | 2 / dwelling       | ---            | 1.5 / dwelling    |
| Lodging                                         | 1 / guest room                  |                 |                    |                |                   |
| Office                                          | 2 / 1,000 sq. ft.               |                 |                    |                |                   |
| Retail                                          | 3 / 1,000 sq. ft.               |                 |                    |                |                   |
| Civic                                           | TBD by Warrant                  |                 |                    |                |                   |
| Education                                       | 1 per 12 students               |                 |                    |                |                   |
| Other: General                                  | TBD by Warrant                  |                 |                    |                |                   |
| Other: Agricultural / Industrial                | 1 per employee on largest shift |                 |                    |                |                   |
| <sup>1</sup> Maximum number of spaces permitted |                                 |                 |                    |                |                   |
| <sup>2</sup> Minimum number of spaces required  |                                 |                 |                    |                |                   |

| Table 6-2: Sharing Factor |      |             |
|---------------------------|------|-------------|
| Function                  | with | Function    |
| RESIDENTIAL               |      | RESIDENTIAL |
| LODGING                   |      | LODGING     |
| OFFICE                    |      | OFFICE      |
| RETAIL                    |      | RETAIL      |
|                           |      |             |

Of note as well is that this UPUD is requested ahead of City of Stuart plans to allow the landowners along Seminole Street to be included in the Parking-Exempt area of Downtown. This was agreed upon in return for property owners along the boardwalk between Riverwalk stage east to the Colorado Avenue pocket-park along the shores of the St. Lucie River granting their Riparian Rights to the City of Stuart to build the boardwalk. Staff are requested to consider this information when reviewing the parking calculations for the subject property.

*Finally, the Applicant has agreed to contribute \$39,003 and a 13' to 15' easement for all elements associated with the on-street parking and improvements of Seminole Street.*

Review Comment 8: Sec. 6.01.19 Should the shared parking approval not be enough to satisfy required on-site parking; an option would be to make payment in lieu of parking for up to three parking spaces to be paid into to the Stuart Parking Trust Fund.

**Response:** *The Applicant has agreed to donate a 13' to 15' easement along the entire ROW and to contribute \$39,003 for all elements associated with the on-street parking and sidewalk improvements and provide additional commitments to support the City of Stuart's Seminole Street parking and pedestrian improvements.*

KIMLEY-HORN AND ASSOCIATES – KEVIN ROBERSON, P.E.

Review Comment: Justification Statement - 1. On Page 3 under the History Section, it references 20 boat slips from the original approval will be kept however the boat slips are not shown on any of the drawings in the submittal.

**Response:** *The proposed boat slips are now shown on the drawings to be permitted separately as per State Statutes.*

Review Comment: Justification Statement - 2. On Page 4, update the breakdown of the parking spaces to match the site plan, or verify which one needs to be updated.

**Response:** *The justification statement has been updated to reflect the breakdown of parking spaces to match the site plan.*

Review Comment: Justification Statement - 3. Page 4, it states 43 parking stalls are provided, however only 42 are shown on the Site plan.

**Response:** *The justification statement has been updated to reflect the proposed parking provision, consistent with the site plan.*

Review Comment: Site Plan - 1. Describe trash collection for this site. A Trash Room is shown on the east side of the building. What size trash containers will be used? Please describe the path these bins will be rolled to Seminole Street for pick up without interfering with car overhangs.

**Response:** *The proposed trash collection details are detailed on the Construction Plans in accordance with City code provisions.*

Review Comment: Site Plan - 2. Show location of bicycle parking spaces.

**Response:** *The site plan has been updated to show the proposed location of bicycle parking spaces on the subject property.*

Review Comment: Site Plan - 3. In the parking table, update 1.4 circled below to 1.5 and 300 to 350 also circled below. This does not change the calculated number.

**Parking Calculations (Table 2.07.A):**

|                                                                                    | Required: |
|------------------------------------------------------------------------------------|-----------|
| UPUD - 1.5 Spaces per unit over 1,101 s.f.<br>16 Units x 1.4 = 24 Spaces           | 24        |
| UPUD - 1.4 Spaces per unit under 1,100 s.f.<br>7 Units x 1.4 = 10 Spaces           | 10        |
| UPUD - 1.25 Spaces per unit under 900 s.f.<br>7 Units x 1.25 = 9 Spaces            | 9         |
| Retail & Office Ground Floor - 1 Space per 350 s.f.<br>2,955 s.f. / 300 = 9 Spaces | 9         |
| Office Second Floor - 1 Space per 350 s.f.<br>2,813 s.f. / 350 = 8 Spaces          | 8         |
| Sub-Total:                                                                         | 60        |
| Total: (Including Martin County parking)                                           | 42        |

**Response:** *The site plan has been updated to include the suggested modification to the parking calculation numbers as per those highlighted in the review comments.*

**Review Comment:** Engineering Plans - Engineering plans are acceptable for this submittal.

**Response:** *Acknowledged and accepted.*

**Review Comment:** Engineering Plans - Below are a few comments for Building permit submittal:

1. Update the north arrow orientation on Sheet 3.

**Response:** *Acknowledged. The north arrow orientation has been corrected on Sheet 3.*

**Review Comment:** Engineering Plans Building permit submittal:

2. Several retaining walls are identified in the Section on Sheet 6 but are not called out on Paving and Drainage Plan Sheet 5.

**Response:** *The Paving and Drainage Plan Sheet 5 has been updated to include the retaining walls identified in the Section on Sheet 6.*

**Review Comment:** Engineering Plans Building permit submittal –

3. On Sheet 8, there are callouts for a fire line to the dock on the north side of the site, however the pipeline work is not shown connecting to the meter detail along the west side of the site.

**Response:** *Engineering Plans have been updated to show the proposed fire line to the dock on the north side of the site as per the attached modifications.*

**Review Comment:** Engineering Plans Building permit submittal –

4. Update the plan view of the water meter area to match the water meter detail with the final utility plans.

**Response:** *The plan view of the water meter area has been updated to match the water meter detail.*



Review Comment: Stormwater Management Report 1. Reviewed - no comments.

**Response:** *Acknowledged and accepted.*

Kimley-Horn and Associates – Traffic Impact Statement Review Nicholas J. Mora, P.E.

Review Comment: Kimley-Horn has reviewed the Traffic Impact Statement (dated April 29, 2020) prepared by Captec Engineering, Inc. related to the above-mentioned project. The subject project is located generally on the north side of Seminole Street, east of St. Lucie Avenue and consists of 30 multifamily (mid-rise) dwelling units. Access to the project will be provided via one full access onto Seminole Street. Based on the analysis provided, the project has the potential to generate 162 net new daily trips, 11 net new AM peak hour trips (3 in / 8 out), and 14 net new PM peak hour trips (9 in / 5 out). The analysis demonstrates that adjacent impacted roadways will operate acceptably upon buildout of the development. We have no further comments at this time.

**Response:** *Acknowledged and accepted.*

We trust the above response comments and attached supporting and updated information addresses all the issues raised. Should you require any additional information please do not hesitate to call.

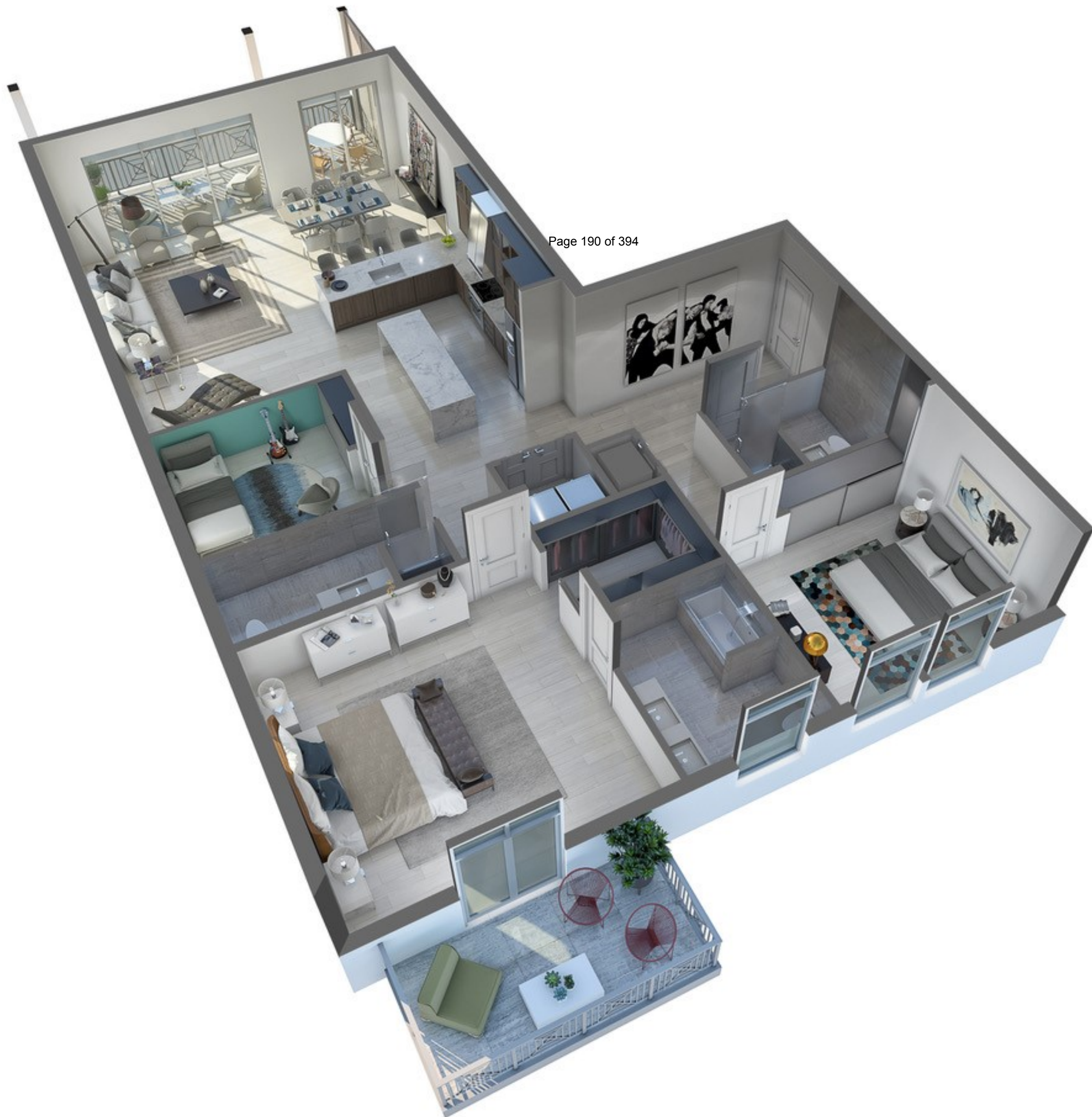
Sincerely,

A handwritten signature in blue ink, appearing to read "Marcela Camblor-Cutsaimanis". The signature is stylized with a large initial "M" and a long horizontal stroke at the end.

Marcela Camblor-Cutsaimanis, AICP  
Principal, Marcela Camblor & Associates, Inc.  
Encl.









**Sailfish Cove**  
**Proposed Rendering**







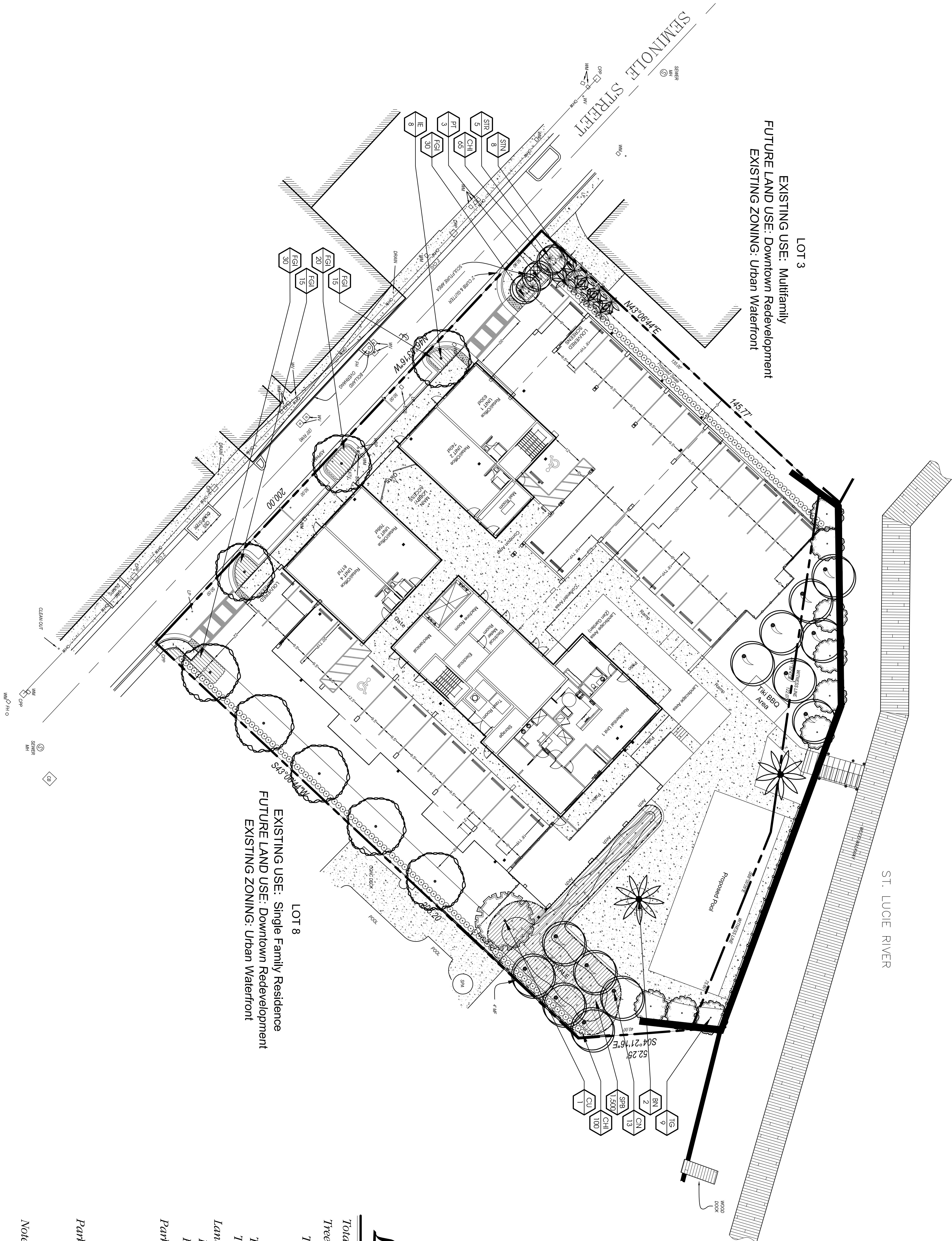
## Xeriscape Points

| Option                                                                                                             | Points |
|--------------------------------------------------------------------------------------------------------------------|--------|
| Utilization of moisture sensing controller other than rain switch                                                  | 5      |
| Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan                       | 5      |
| 25% - 50% of the required shrubs are made up of drought tolerant species from the list                             | 5      |
| 51% or more of the required trees are made up of drought tolerant species from the list                            | 10     |
| Sod area less than 50% of Landscape area                                                                           | 10     |
| Utilization of mulch other than Cypress mulch                                                                      | 5      |
| Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover | 10     |
| Points Required:                                                                                                   | 50     |
| Points Provided:                                                                                                   | 50     |

## Landscape Data

|                                                           |             |         |          |
|-----------------------------------------------------------|-------------|---------|----------|
| Total Site Area:                                          | 40,308 s.f. | 925 Ac. | 100%     |
| Trees:                                                    |             |         |          |
| Town Homes Area: (6.04.08)                                |             |         |          |
| Required: 1 Tree / 1,500 s.f. = 40,308 / 1,500 = 27       |             |         | 27       |
| Provided: 27 (18 Trees + 18 Palms @ 2:1 = 9 Trees)        |             |         | 27       |
| Total Trees Required: (6.04.08)                           |             |         | 27       |
| Total Trees Provided:                                     |             |         | 27       |
| Landscape Area: (6.04.03 B.1)                             |             |         |          |
| Required: 20% of developed area = 40,308 x 20% = 8,062    |             |         | 8,062    |
| Provided:                                                 |             |         | 10,331   |
| Parking Buffer Adjacent to Right of Way (6.04.07 A)       |             |         |          |
| Required: 1 Tree / 30 L.F. = 76' / 30' = 3                |             |         | 3        |
| Provided: 4 (2 Trees + 4 Palms @ 2:1 = 2 Trees)           |             |         | 4        |
| Required: 25% of strip in Ground Cover = 190 s.f.         |             |         | 190 s.f. |
| Provided:                                                 |             |         | 190 s.f. |
| Parking Buffer Adjacent to Pringle Property (6.04.07 B.2) |             |         |          |
| Required: Shrub Hedge @ 25' O.C. = 150                    |             |         | 150      |
| Provided:                                                 |             |         | 165      |

Note: Low shrubs are used to mid block safe sight lines.



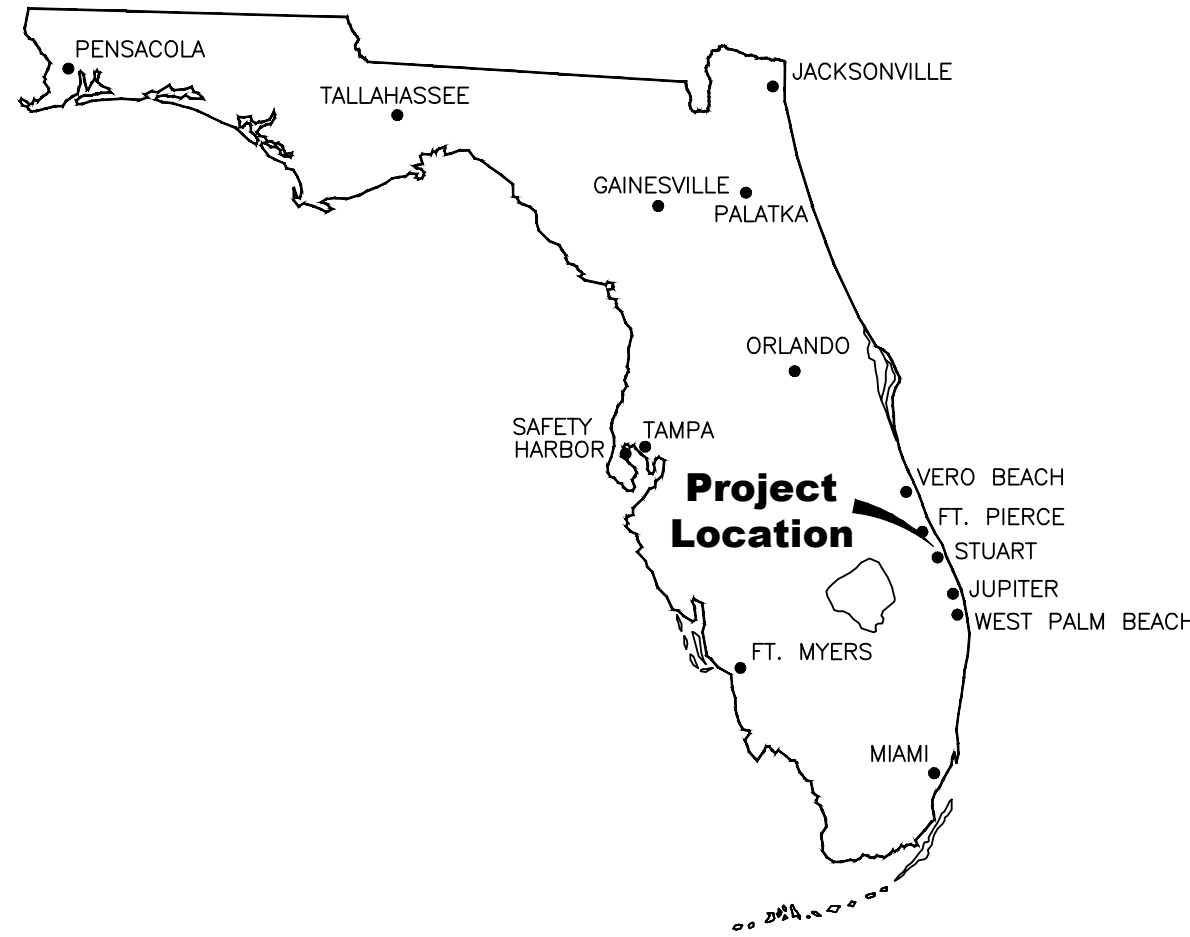
## Plant List

| QTY                                | SYM  | SPECIES                        | COMMON NAME/DESCRIPTION     | SIZE                | SPACING   | REMARKS                                                    | WATER USAGE |
|------------------------------------|------|--------------------------------|-----------------------------|---------------------|-----------|------------------------------------------------------------|-------------|
| CANOPY / ORNAMENTAL TREES          |      |                                |                             |                     |           |                                                            |             |
| 9                                  | TG   | TIBOUCHINA GRANULOS            | TIBOUCHINA STANDARD         | 5' O.A./3' SPED.    | A.S.      | FULL CANOPY                                                | LOW         |
| 1                                  | CU*  | COCOLoba UVIFERA               | SEAGRAPE                    | 12' x 6', 2.5" CAL. | A.S.      | FULL CANOPY                                                | LOW         |
| 8                                  | IE*  | ILEX x ATTENUATA 'EAGLESTON'   | EAGLESTON HOLLY             | 12' x 6', 2.5" CAL. | A.S.      | FULL CANOPY, 4' C.T., SPECIMEN                             | LOW         |
| PALMS                              |      |                                |                             |                     |           |                                                            |             |
| 2                                  | BN   | BISMARCKIA NOBILIS             | BISMARCK PALM SILVER SELECT | 8' C.T.             | A.S.      | FULL CANOPY, STRAIGHT FAT / THICK TRUNKS, MATCHED SPECIMEN | LOW         |
| 13                                 | CN   | COCUS NICUTERA MAYPAM*         | MAYPAM COCONUT PALM         | 12' C.T.            | A.S.      | STRAIGHT TRUNKS, FULL CANOPY                               | LOW         |
| 3                                  | PT   | PTCHOSPHERIA ELEGANS           | ALEXANDER PALM              | 12' C.T.            | A.S.      | FULL CANOPY, STRAIGHT SLENDER THIN TRUNKS, MATCHED         | MEDIUM      |
| LARGE SHRUBS / HEDGES / ACCENTS    |      |                                |                             |                     |           |                                                            |             |
| 166                                | CH*  | CHRYSOBALANUS ICACO            | COCOPALM                    | 4.5' 2' x 2'        | 2' O.C.   | FULL & THICK                                               | LOW         |
| 8                                  | STN  | STRELITZIA NICOLAI             | WHITE BIRD OF PARADISE      | 6' O.A.             | A.S.      | FULL & THICK                                               | LOW         |
| 5                                  | STR  | STRELITZIA REGINIA             | ORANGE BIRD OF PARADISE     | 4.5' 3' x 3'        | 2' O.C.   | FULL & THICK                                               | LOW         |
| 1,500                              | SPB* | SPARTINA BAKERI                | SAND CORDGRASS              | LINER               | 1' O.C.   | FULL & THICK                                               | HIGH        |
| MED. SHRUBS / GROUNDCOVERS / VINES |      |                                |                             |                     |           |                                                            |             |
| 700                                | FGJ  | FIGUS MICROCARPA GREEN ISLAND* | FIGUS GREEN ISLAND          | 4.5' 12' x 12"      | 24" O.C.  | FULL & THICK                                               | MEDIUM      |
| 110                                | SOD  | STENOCHORDIA SECUNDATUS        | ST. AUGUSTINE SOD           |                     | SEE SPECS | SEE SPECS                                                  | HIGH        |









Location Map

Construction Plans and Specifications  
for  
**SAILFISH COVE**  
LYING IN  
**SECTION 4, TOWNSHIP 38 S. , RANGE 41 E.**  
**CITY OF STUART, FLORIDA**

**NOTES:**  
THESE PLANS ARE IN ENGLISH UNITS  
ALL ELEVATIONS HEREIN REFERENCE N.A.V.D.  
1988 DATUM. ADD 1.48 FEET TO CONVERT TO  
N.G.V.D. 1929 DATUM. ALL CONSTRUCTION IS TO  
BE IN ACCORDANCE WITH FLORIDA DEPARTMENT  
OF TRANSPORTATION STANDARDS AND  
SPECIFICATIONS.

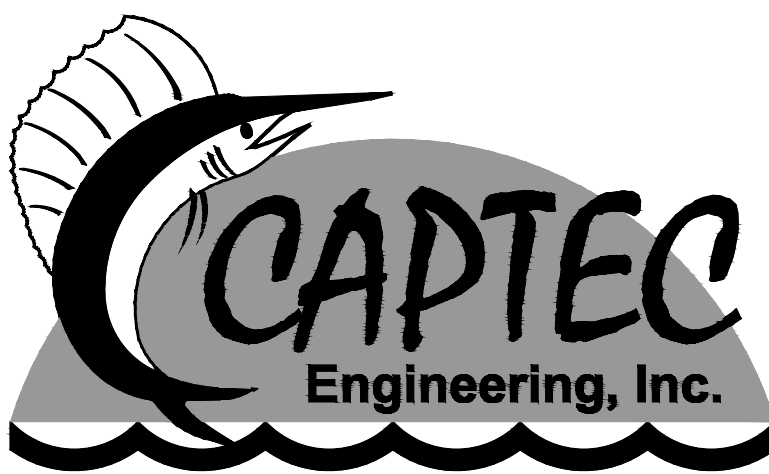
**DEVELOPER**

SAILFISH COVE STUART, LLC  
8180 NW 36th STREET, STE #402  
DORAL, FL 33166

Page 195 of 394

**ENGINEER**

JOSEPH W. CAPRA, P.E. #37638  
CAPTEC ENGINEERING, INC.  
301 N.W. FLAGLER AVENUE  
STUART, FLORIDA 34994  
PHONE: (772)-692-4344  
FAX: (772)-692-4341

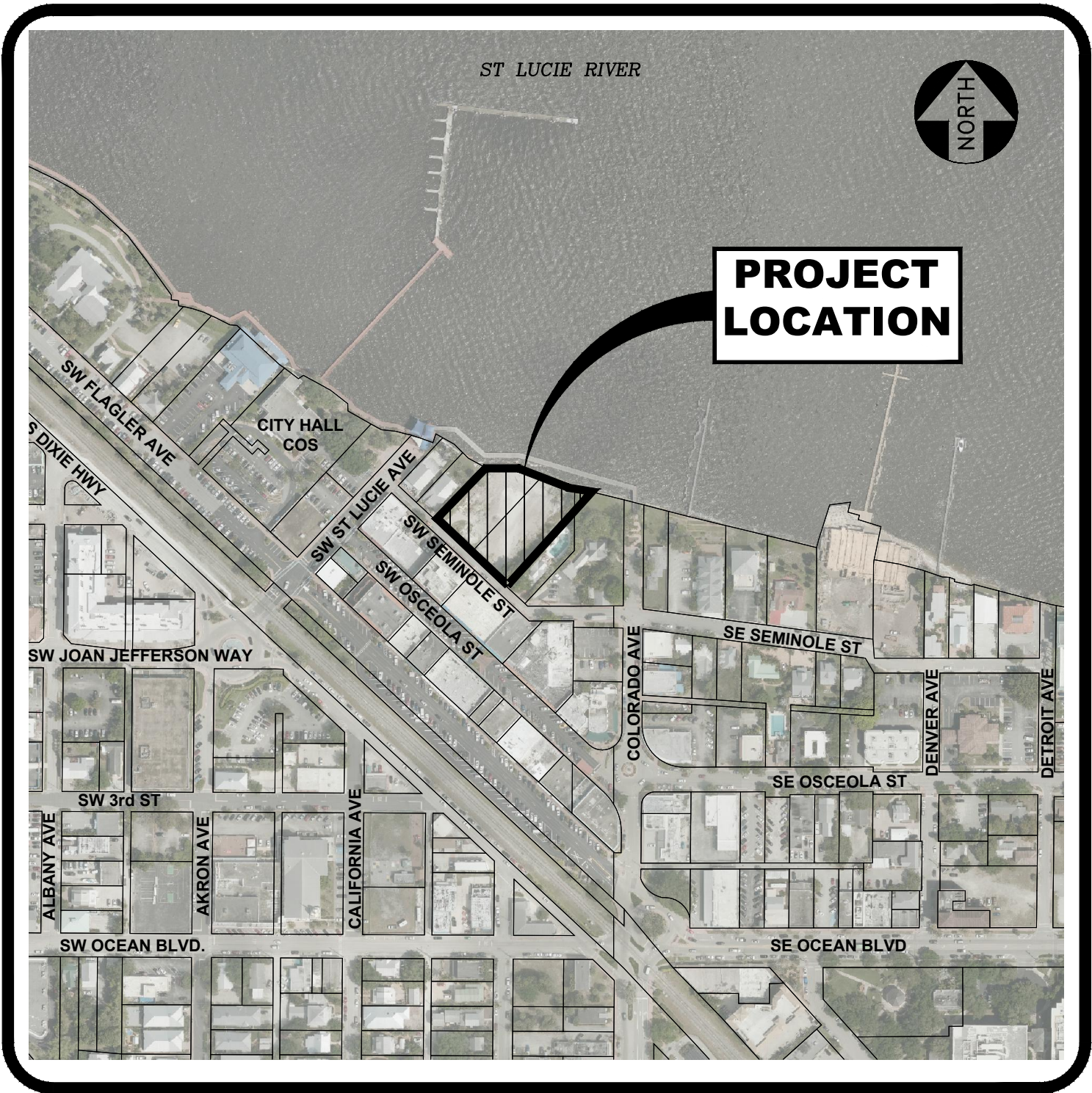
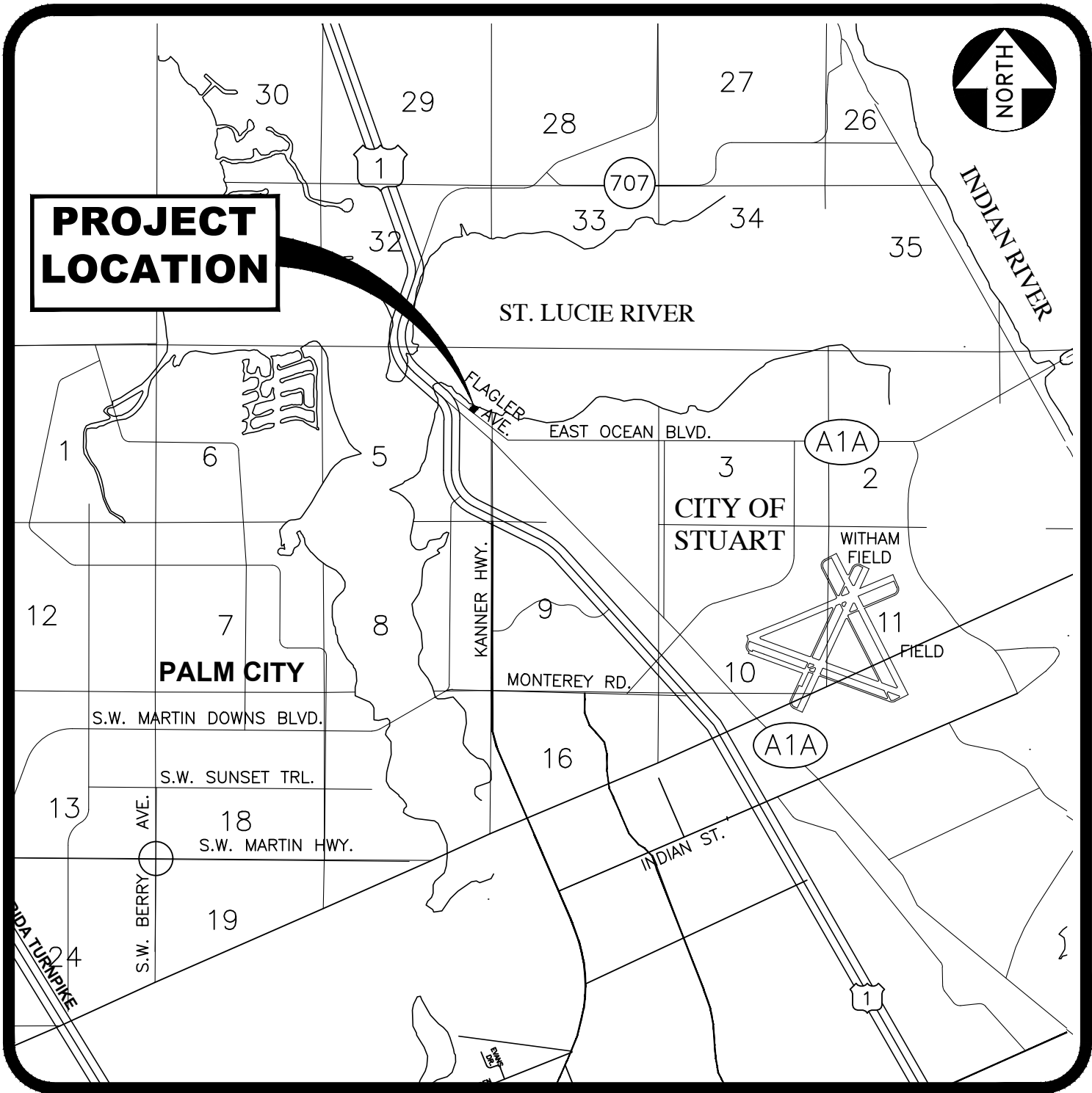


Civil Engineering  
Professionals

Civil Engineering Professionals

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Fax: (772) 692-4341

Engineering Business  
No. EB-0007657



Site Map

N.T.S.

**SHEET INDEX**

**NUMBER - TITLE**

- 1 - COVER
- 2 - EROSION AND SEDIMENT CONTROL
- 3 - EROSION CONTROL DETAILS
- 4 - PAVEMENT MARKING AND LAYOUT
- 5 - PAVING AND DRAINAGE
- 6 - CROSS SECTIONS
- 7 - PAVING AND DRAINAGE DETAILS
- 8 - UTILITY PLAN
- 9 - UTILITY DETAILS
- 10 - UTILITY DETAILS
- 11 - GENERAL NOTES

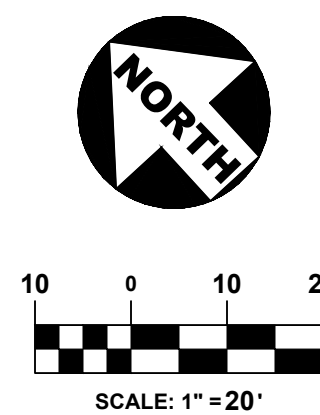
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5-13-20





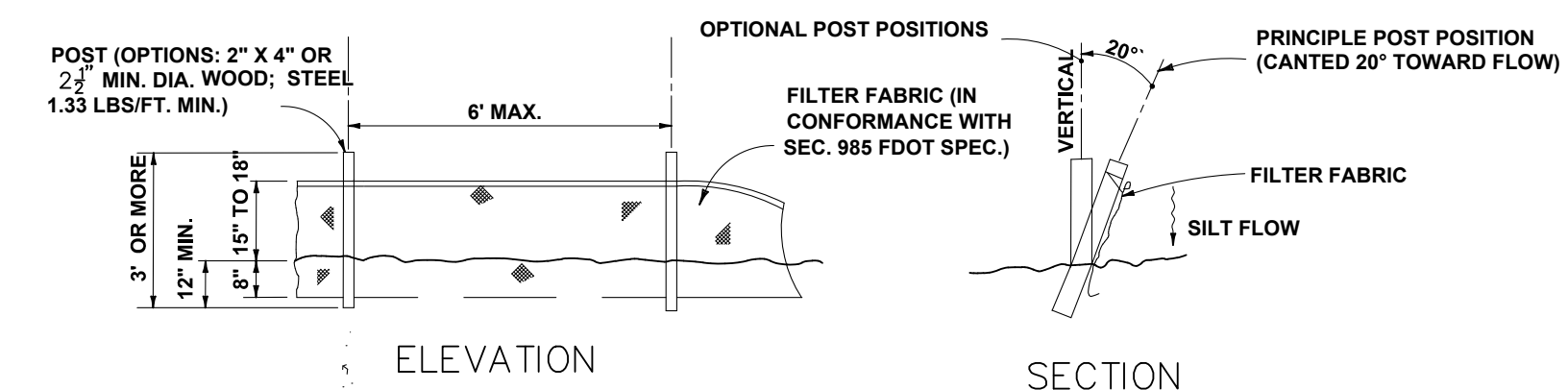
NOTES:

1. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION.
2. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING.
3. NO LAND CLEARING SHALL BE AUTHORIZED UNTIL THE CITY OF STUART PUBLIC WORKS DEPARTMENT COMPLETES A SATISFACTORY INSPECTION OF REQUIRED EROSION CONTROL STRUCTURES AND BARRICADES.
4. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND MONITORED FOR COMPLIANCE BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES.
5. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD AT ALL DISTURBED AREAS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, INCLUDING, BUT NOT LIMITED TO, STABILIZED CONSTRUCTION ENTRANCE, SILT FENCING, FLOATING TURBIDITY BARRIER AND INLET PROTECTION DEVICES AS REQUIRED TO INSURE NO OFFSITE DISCHARGE OF SEDIMENT. STREET SWEEPING WILL ALSO BE PERFORMED BY THE CONTRACTOR.
7. EXISTING WATER VALVE BOXES AND SANITARY SEWER CLEANOUTS NOT UTILIZED SHALL BE ABANDONED.



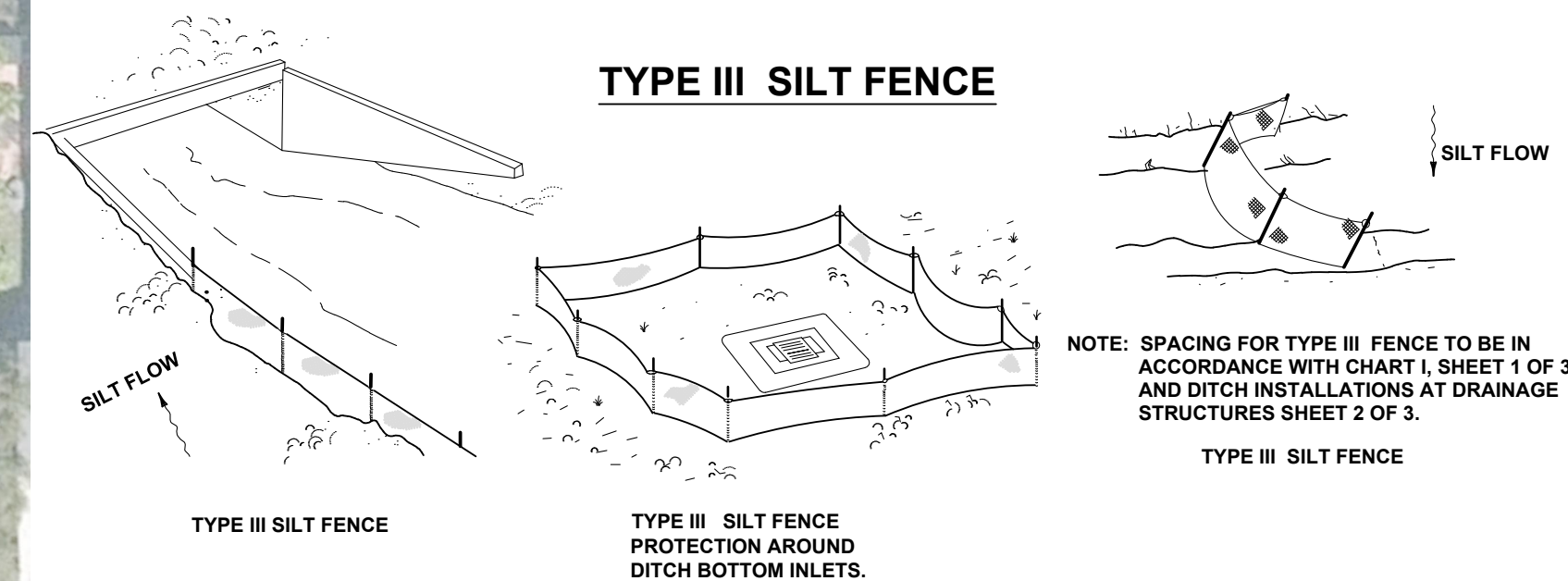
**LEGEND**

- 
- PROPERTY LINE
- EXIST. EDGE OF PAVEMENT AND CURB
- EXIST. SIDEWALK
- SILT FENCE
- TURBIDITY BARRIER



**NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).**

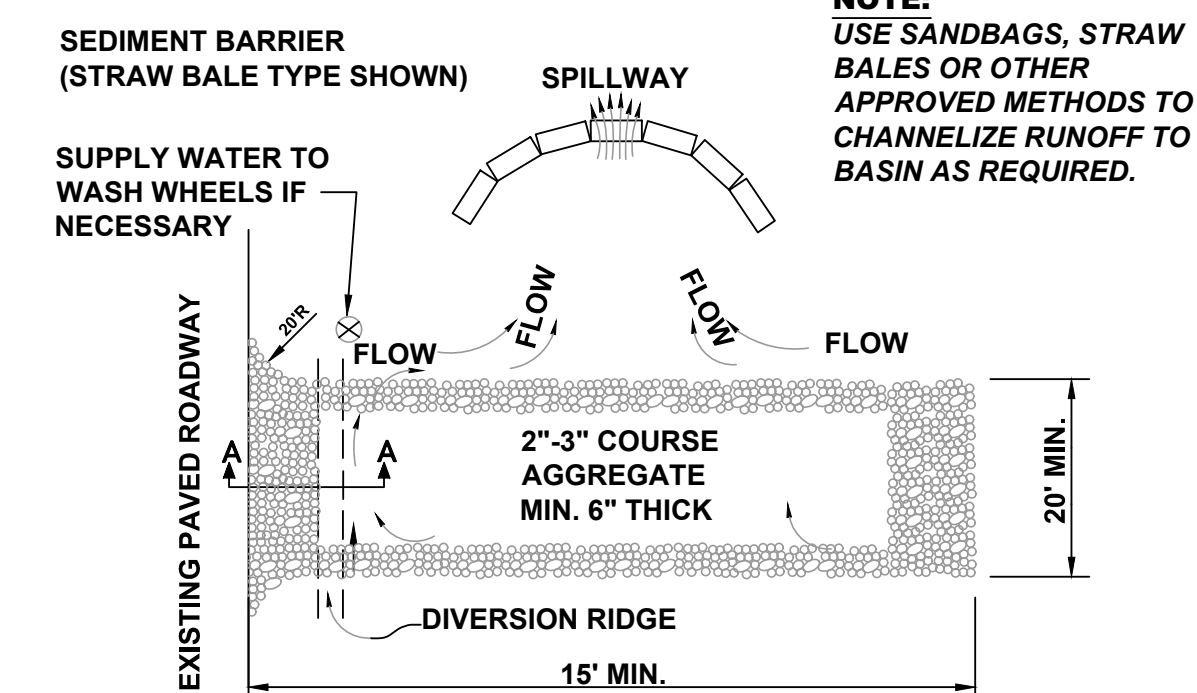
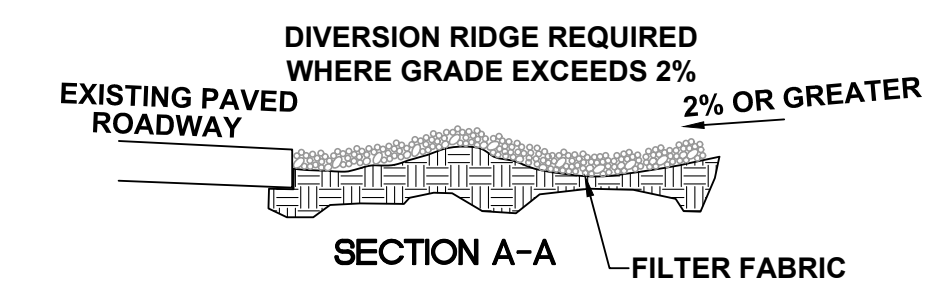
### TYPE III SILT FENCE



**DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.**

## SILT FENCE APPLICATIONS

(FDOT INDEX NO. 102, SHT. 3)



**NOTES:**

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT BASIN.

### STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL



|               |          |
|---------------|----------|
| DATE:         | 4-21-20  |
| DRAWN BY:     | MDB      |
| DESIGNED BY:  | MDB      |
| CHECKED BY:   | JWC      |
| PROJECT No.:  | 1941     |
| HORIZ. SCALE: | 1" = 20' |
| VERT. SCALE:  |          |
| CADD FILE:    | 1941.ERO |

[illegible]

**SCALE  
VERIFICATION**

0  1

SOLID BAR IS EQUAL  
TO ONE INCH ON  
ORIGINAL DRAWING.  
ADJUST ALL SCALED  
DIMENSIONS  
ACCORDINGLY

**SAILFISH COVE**  
CITY OF STUART, FLORIDA

---

**EROSION AND SEDIMENT CONTROL**

Joseph W. Capra  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date: \_\_\_\_\_

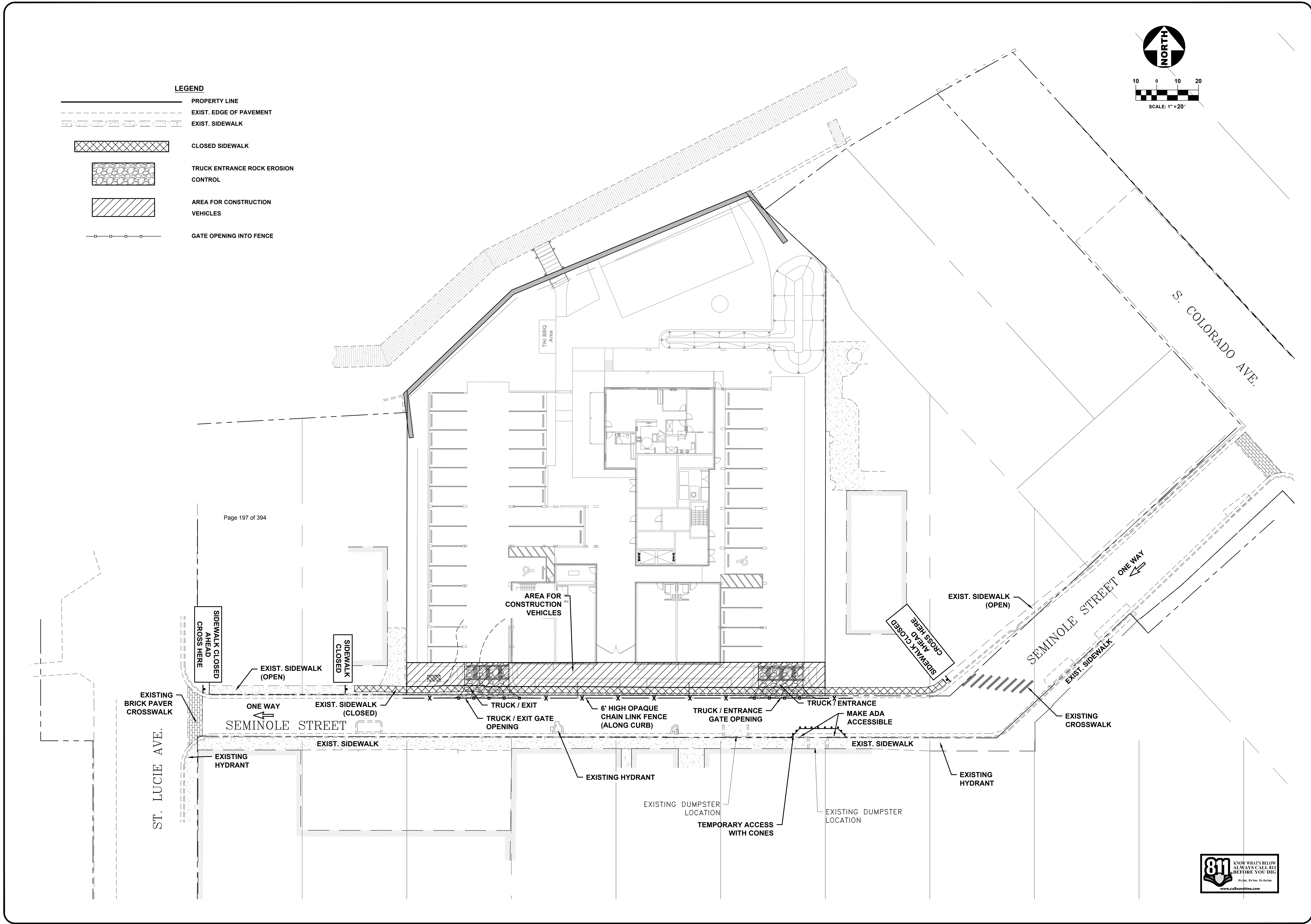
JOB No.: **1941**

SHEET

**2** OF **11**



P:\1900\1941 - Salfish Cove (aka Seminole Buffet)\DWG\1941\_MOT.dwg, XREF: 5/15/2020 9:07:57 AM



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**CAPTEC**  
Engineering, Inc.  
Civil Engineering Professionals

Engineering Business  
No. EB-007657

|               |            |
|---------------|------------|
| DATE:         | 4-21-20    |
| DRAWN BY:     | MOB        |
| DESIGNED BY:  | MOB        |
| CHECKED BY:   | JWC        |
| PROJECT NO.:  | 1941       |
| HORIZ. SCALE: | 1" = 20'   |
| VERT. SCALE:  | 1/4" = 10' |
| CADD FILE:    |            |

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
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**SCALE VERIFICATION**

0 1

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

**SALFISH COVE**  
CITY OF STUART, FLORIDA  
**PEDESTRIAN - MAINTENANCE OF TRAFFIC**

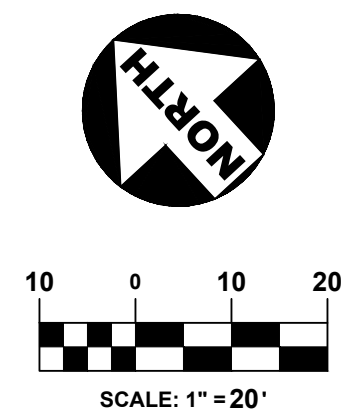
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301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date: \_\_\_\_\_

JOB No.: **1941**  
SHEET **3** OF **11**



ST. LUCIE RIVER



PROPOSED BOARDWALK ACCESS (TO BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION)

EXIST. SEAWALL

ARTISTIC RAILING

Proposed Pool

S43°25'52.25" E  
50'x21'16" E

BIO SWALE CONFIGURATION SUBJECT TO CHANGE AREA TO STAY THE SAME

SAILFISH COVE

SITE

BUILDINGS  
PARKING PAVEMENT  
CONCRETE WALK  
POOL

|           |          |        |
|-----------|----------|--------|
| 40,308 SF | 0.925 AC | 100.0% |
| 7,005 SF  | 0.161 AC | 17.4%  |
| 13,380 SF | 0.307 AC | 33.2%  |
| 8,013 SF  | 0.184 AC | 19.9%  |
| 1,579 SF  | 0.036 AC | 3.9%   |

|                       |           |          |        |
|-----------------------|-----------|----------|--------|
| TOTAL IMPERVIOUS      | 29,977 SF | 0.688 AC | 74.4%  |
| LANDSCAPE AREA ETC    | 10,331 SF | 0.237 AC | 25.6%  |
| TOTAL PERVIOUS        | 10,331 SF | 0.237 AC | 25.6%  |
| PERVIOUS + IMPERVIOUS | 40,308 SF | 0.925 AC | 100.0% |

LEGEND

- = CONCRETE PAVEMENT
- = CONCRETE WALKS / PATIO
- = PROPOSED WHEEL STOP
- PL = PROPERTY LINE
- = UPPER BUILDING FLOOR EXTENTS

SCALE VERIFICATION  
1" = 1' = 12" ON ORIGINAL DRAWING, ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

SAILFISH COVE  
CITY OF STUART, FLORIDA  
PAVEMENT MARKING AND LAYOUT

Joseph W. Capra  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638



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SHEET 4 OF 11

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Civil Engineering Professionals

Engineering Business  
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| DESIGNED BY:  | MD         |
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| CADD FILE:    |            |

| REVISIONS |      |    |
|-----------|------|----|
| NO.       | DATE | BY |
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ST. LUCIE AVE.

SEMINOLE STREET

THE FERRELL SUBDIVISION  
PALM BEACH COUNTY, FLORIDA,  
NOW MARTIN COUNTY STUART, FLA.  
P.B. 21 PG. 25

ADJACENT BUILDING  
FFE = 12.42'

ADJACENT BUILDING  
FFE = 12.33'

ADJACENT BUILDING  
FFE = 13.65'

Page 198 of 383

UPPER BLDG. FLOOR EXTENTS  
CONST. SWALE

PROPOSED BOARDWALK ACCESS (TO BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION)

EXIST. SEAWALL

ARTISTIC RAILING

Proposed Pool

S43°25'52.25" E  
50'x21'16" E

BIO SWALE CONFIGURATION SUBJECT TO CHANGE AREA TO STAY THE SAME

SAILFISH COVE

SITE

BUILDINGS  
PARKING PAVEMENT  
CONCRETE WALK  
POOL

|           |          |        |
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SAILFISH COVE  
CITY OF STUART, FLORIDA  
PAVEMENT MARKING AND LAYOUT

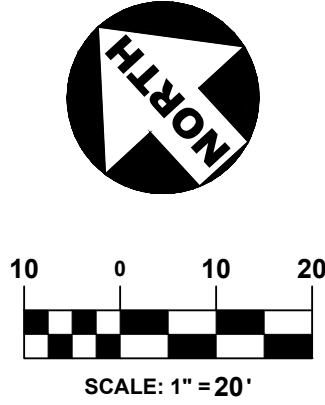
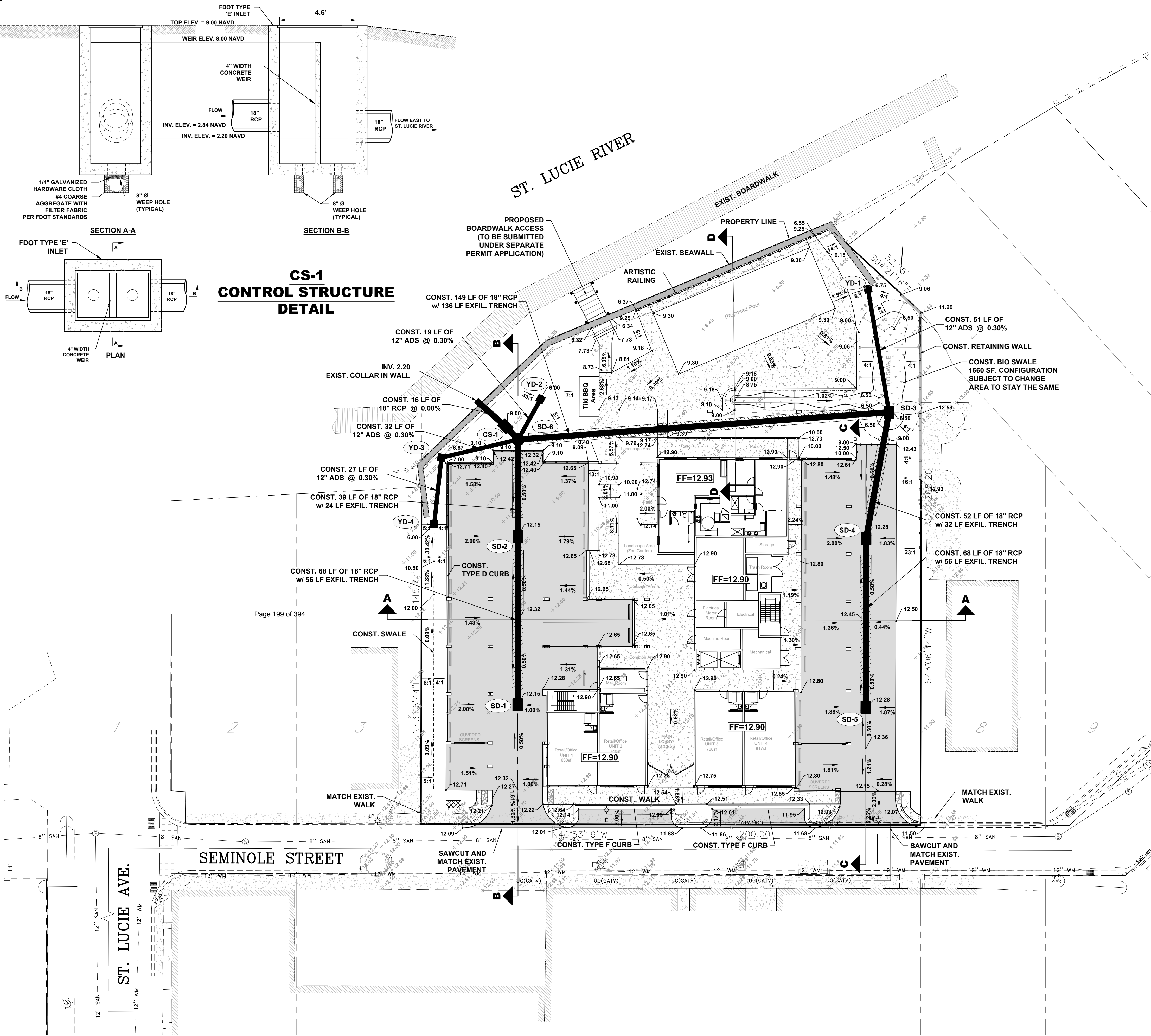
Joseph W. Capra  
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SHEET 4 OF 11

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LEGEND

- [Symbol] = CONCRETE PAVEMENT
- [Symbol] = CONCRETE PATIO / WALKS
- [Symbol] = PROPOSED DRAINAGE
- [Symbol] = RAILING ALONG ELEVATION CHANGE

ROOF LEADER & ROOF DRAIN NOTES:

1. INSTALL ROOF LEADERS 3 FT. (MAX.) FROM BUILDING.
2. CONNECT DOWNSPOUTS TO ROOF LEADERS USING ADS N-12 PIPE AND ADS FITTINGS (TEES, ELBOWS, ETC.).
3. DOWNSPOUTS ARE SHOWN FOR INFORMATION PURPOSES - REFER TO ARCHITECTURAL & MEP DRAWINGS FOR EXACT LOCATIONS.
4. ALL ROOF LEADERS SHALL BE INSTALLED WITH 0.5% MIN. SLOPE.
5. ROOF DRAIN CLEAN-OUTS SHALL BE ADS (ADVANCED DRAINAGE SYSTEMS) NYLOPLASTIC 12" GRATE INLINE DRAINS. CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTALS FOR ARCHITECT SELECTIONS.
6. ROOF DRAIN LOCATIONS SHALL BE FIELD ADJUSTED TO ACCOMMODATE SIDEWALKS, PLANTERS, AND LANDSCAPE AREAS PER ARCHITECT'S DIRECTION.
7. ROOF DRAIN SHALL BE LOCATED TO MINIMIZE CONFLICTS AND WITH A MINIMUM 12" CLEARANCE BETWEEN WATER, SEWER AND STORM UTILITIES.
8. CONTRACTOR TO REFER TO THE LATEST ARCHITECTURAL DRAWING FOR ROOF DRAIN DOWN SPOUT LOCATIONS.
9. ALL PROPOSED YARD DRAINS SHALL BE IN-LINE ADS-N12 WITH 8" ADS-N12 PIPE.

| INLETS TABLE |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| NAME         | DETAILS                                                                                                           |
| CS-1         | CONST. CONTROL STRUCTURE<br>WEIR EL. = 8.00<br>GRATE EL. = 9.00<br>N INV. 2.20<br>S INV. 2.84                     |
| SD-1         | CONST. TYPE C INLET<br>GRATE EL. = 12.15<br>NE INV. 4.30                                                          |
| SD-2         | CONST. TYPE C INLET<br>GRATE EL. = 12.15<br>NE INV. 4.30<br>SW INV. 4.30                                          |
| SD-3         | CONST. TYPE C INLET<br>GRATE EL. = 6.50<br>NE INV. 4.30<br>SW INV. 4.30                                           |
| SD-4         | CONST. TYPE C INLET<br>GRATE EL. = 12.28<br>NE INV. 4.30<br>SW INV. 4.30                                          |
| SD-5         | CONST. TYPE C INLET<br>GRATE EL. = 12.28<br>NE INV. 4.30                                                          |
| SD-6         | CONST. STORM MH<br>GRATE EL. = 9.05<br>SE INV. 4.30<br>SW INV. 4.30<br>N INV. 2.84<br>E INV. 4.24<br>NW INV. 4.13 |
| YD-1         | CONST. ADS N-12 YARD DRAIN<br>GRATE EL. = 6.75<br>SW INV. 4.45                                                    |
| YD-2         | CONST. ADS N-12 YARD DRAIN<br>GRATE EL. = 6.00<br>W INV. 4.30                                                     |
| YD-3         | CONST. ADS N-12 YARD DRAIN<br>GRATE EL. = 6.67<br>SW INV. 4.22<br>SE INV. 4.22                                    |
| YD-4         | CONST. ADS N-12 YARD DRAIN<br>GRATE EL. = 6.00<br>NE INV. 4.30                                                    |

| STORM MANHOLES |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| NAME           | DETAILS                                                                                                         |
| SD-6           | CONST. STORM MH<br>RIM EL. = 9.05<br>SE INV. 4.30<br>SW INV. 4.30<br>N INV. 2.84<br>E INV. 4.24<br>NW INV. 4.13 |

SCALE VERIFICATION

1" = 20'

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

SAILFISH COVE

CITY OF STUART, FLORIDA

PAVING AND DRAINAGE

Joseph W. Capra  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date:

JOB No.: 1941

SHEET 5 OF 11

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Engineering Business  
No. EB-007657

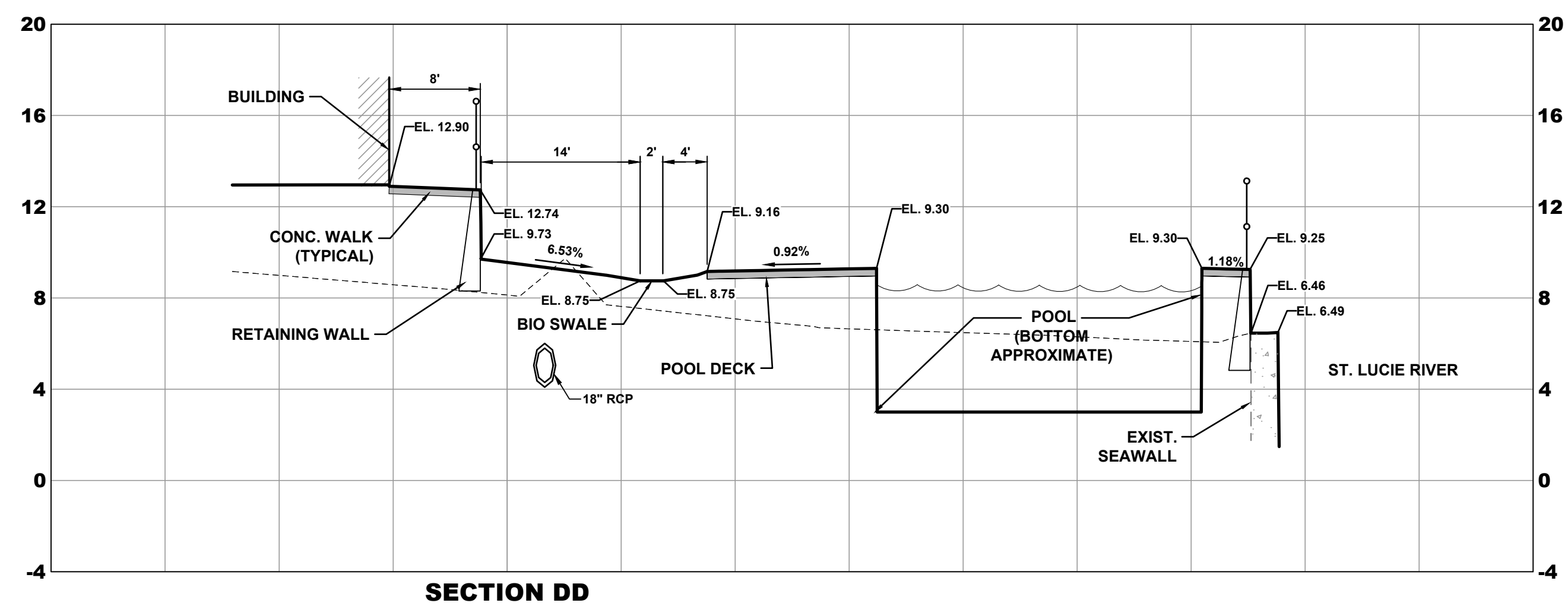
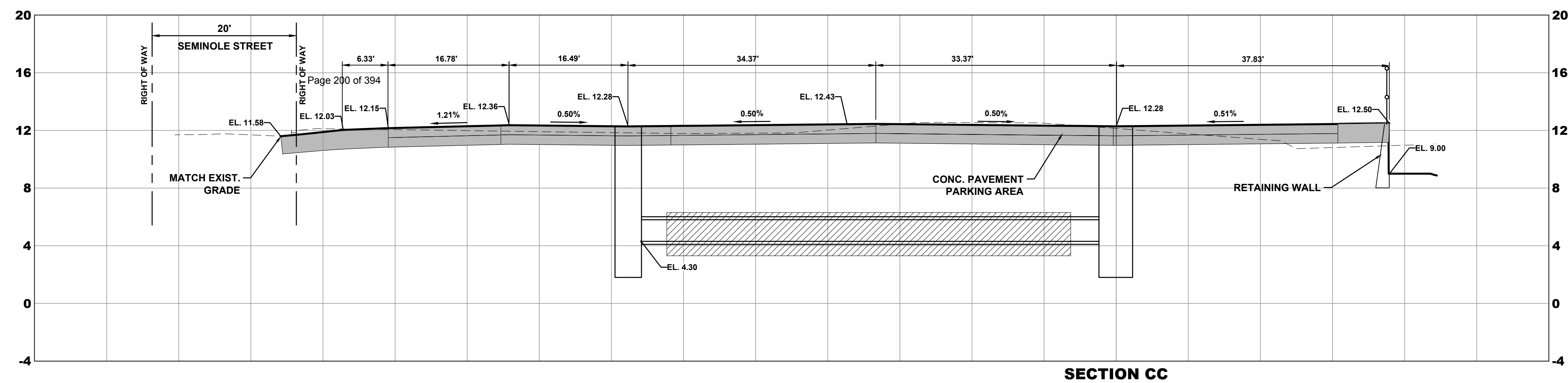
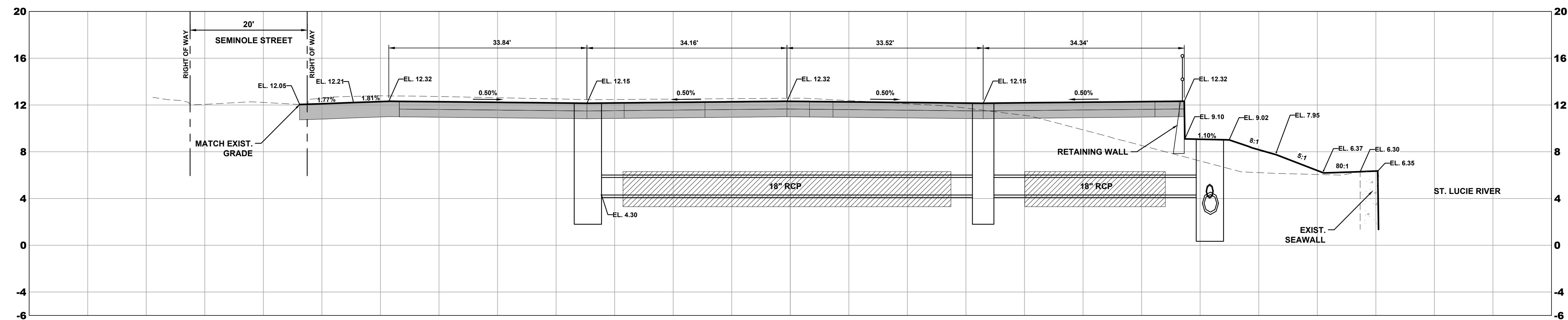
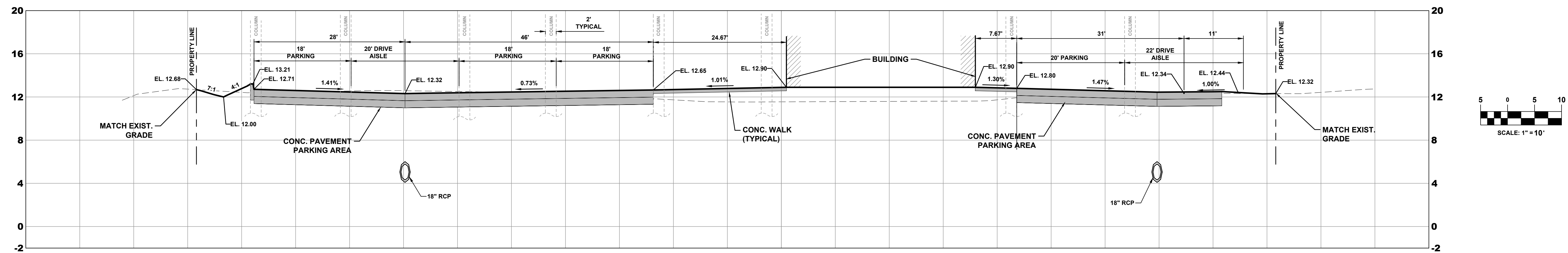
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| DATE:         | 4-21-20  |
| DRAWN BY:     | MOB      |
| DESIGNED BY:  | MOB      |
| CHECKED BY:   | JWC      |
| PROJECT NO.:  | 1941     |
| HORIZ. SCALE: | 1" = 20' |
| VERT. SCALE:  | 1" = 20' |
| CADD FILE:    |          |

| REVISIONS |         |
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PRELIMINARY





**SCALE:**  
1" = 10' HORZ  
1" = 5' VERT

# PRELIMINARY



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• 301 N.W. Flagler Ave.  
Stuart, Florida 34994  
Phone: (772) 692-4344  
Fax: (772) 692-4341

**CAPTEC**  
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Civil Engineering Professionals

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| DESIGNED BY:  | MDB                      |
| CHECKED BY:   | JWC                      |
| PROJECT No.:  | 1941                     |
| HORIZ. SCALE: | 1" = 10'                 |
| VERT. SCALE:  | 1" = 5'                  |
| CADD FILE #:  | 1941 PAVING AND DRAINAGE |

[illegible]

**SCALE  
VERIFICATION**

0  1

SOLID BAR IS EQUAL  
TO ONE INCH ON  
ORIGINAL DRAWING,  
ADJUST ALL SCALED  
DIMENSIONS  
ACCORDINGLY

**SAILFISH COVE**  
CITY OF STUART, FLORIDA  
**CROSS SECTIONS**

**Joseph W. Capra**  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

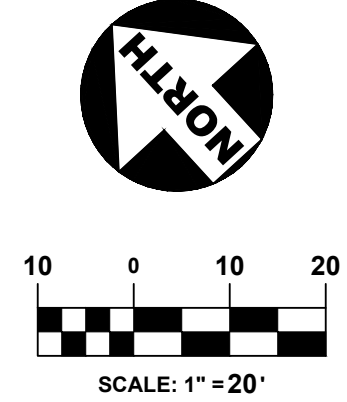
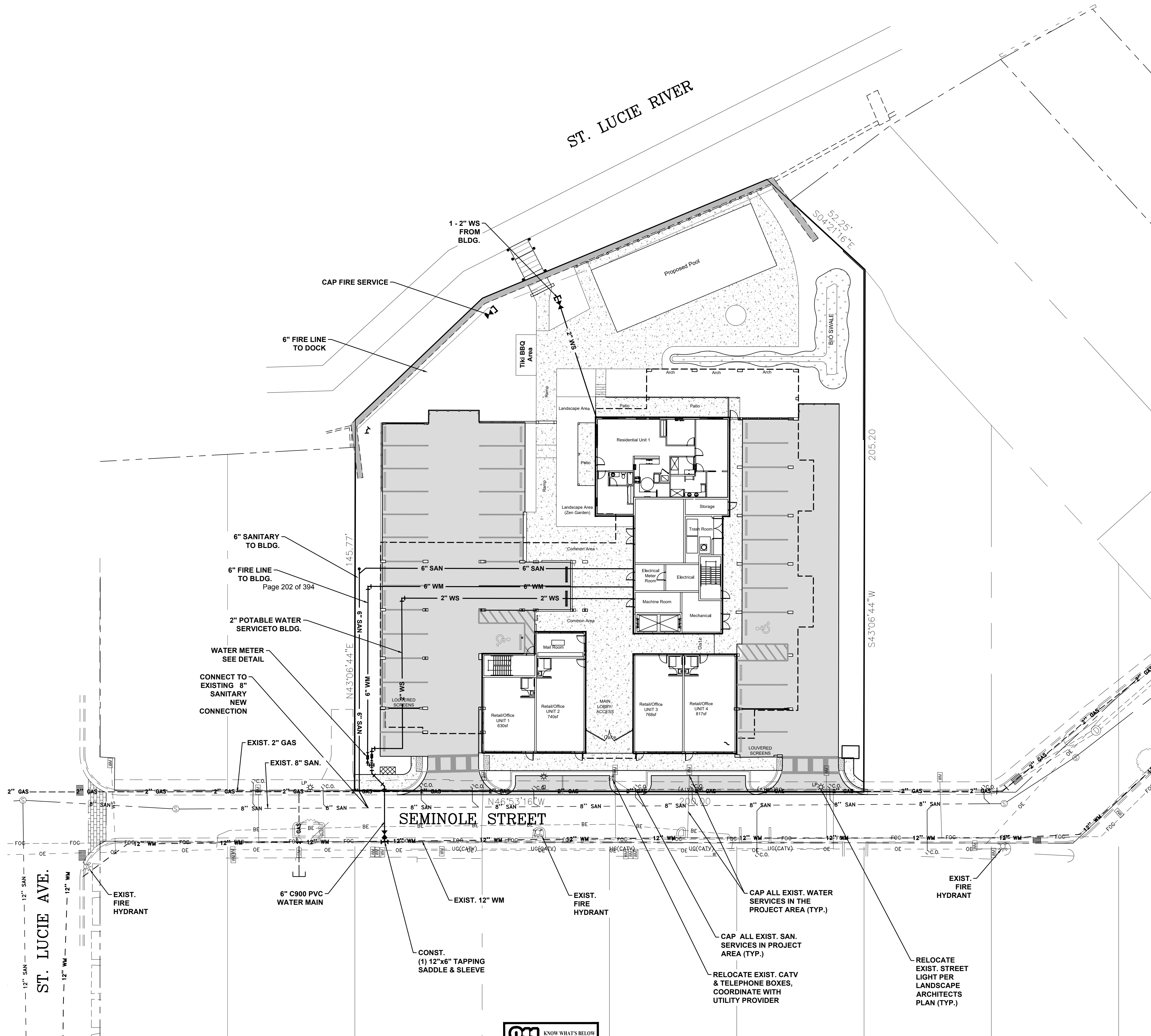
Printed Date:

JOB No.: **1941**  
SHEET  
**6** OF **11**

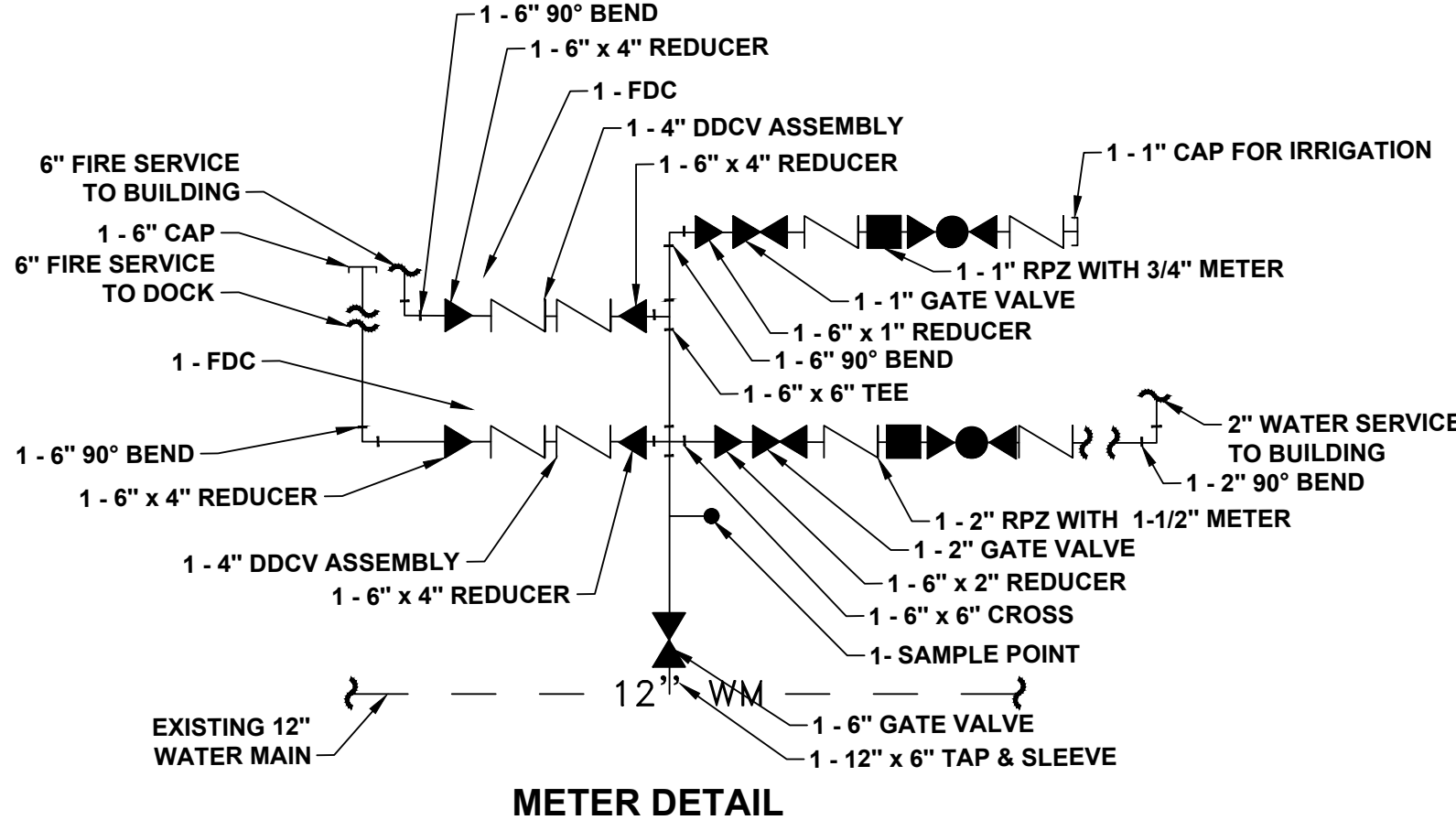








UTILITY LOCATIONS  
APPROXIMATE TO BE  
DETERMINED WHEN MEP PLANS  
ARE COMPLETED



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Phone: (772) 692-4344  
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CAPTEC  
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Civil Engineering Professionals

|               |            |
|---------------|------------|
| DATE:         | 4-21-20    |
| DRAWN BY:     | MDB        |
| DESIGNED BY:  | MDB        |
| CHECKED BY:   | JWC        |
| PROJECT NO.:  | 1941       |
| HORIZ. SCALE: | 1" = 20'   |
| VERT. SCALE:  | "AS SHOWN" |
| CADD FILE:    |            |

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| NO.       | DATE | BY |
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SCALE  
VERIFICATION

SOLID BAR IS EQUAL  
TO ONE INCH ON  
ORIGINAL DRAWING.  
ADJUST ALL SCALED  
DIMENSIONS  
ACCORDINGLY

SAILFISH COVE

CITY OF STUART, FLORIDA

UTILITY PLAN

Joseph W. Capra  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date:

JOB No.: 1941  
SHEET 8 OF 11



CITY OF STUART  
WATER DISTRIBUTION NOTES

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
- WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150 OR 235, DR (18).
- MIN. CLASS 50 WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANS/AWWA C-150/A-21.50 OR ANS/AWWA C-151/A-21.51 AND SHALL BE PRESSURE CLASS 350 (MINIMUM).
- POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR. ALL PIPE REQUIRE THIN TRACER WIRE.
- FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
- GATE VALVES SHALL BE RESILIENT WEDGE SEAT. VALVES SHALL CONFORM TO AWWA C-509 AS WELL AS THE CITY OF STUART'S PRODUCT LIST.
- WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART'S DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY AND THE COUNTY, FDOT. IN CASES WHERE AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER AND CITY/COUNTY/FDOT.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER, CITY OF STUART AND COUNTY/FDOT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, THE CITY, COUNTY/FDOT AND ANY OTHER APPLICABLE AGENCIES SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
- MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE ENGINEER AND CITY/COUNTY/FDOT.
- DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
- WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-601 FOR DISINFECTION.



WATER DISTRIBUTION  
NOTES

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
1

CITY OF STUART  
WATER DISTRIBUTION NOTES  
CONTINUED

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
- THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE CITY OF STUART ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING SLEEVE AND VALVE.
- SAMPLE POINT TAPS SHALL BE PLACED APPROXIMATELY THREE FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINES, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
- MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND CITY OF STUART REQUIREMENTS, MORE STRINGENT SHALL APPLY.
- ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600.  
 $L = \frac{SD(P)}{1/2}$   
 $L = 135,200$  OR CURRENT AWWA STANDARD  
L = LEAKAGE IN GPH  
S = LENGTH OF PIPE IN FEET  
D = PIPE DIAMETER IN INCHES  
P = TESTING PRESSURE IN PSI
- PRIOR TO ANY TESTING, ALL MAINS 3" IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED SO THAT SWABING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
- TEN FEET MINIMUM HORIZONTAL AND 12 INCHES MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
- CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.



WATER DISTRIBUTION  
NOTES

DATE: OCTOBER 2016  
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SHEET NUMBER  
2

STANDARD SEPARATION STATEMENT FOR  
WATER / SEWER CONFLICTS

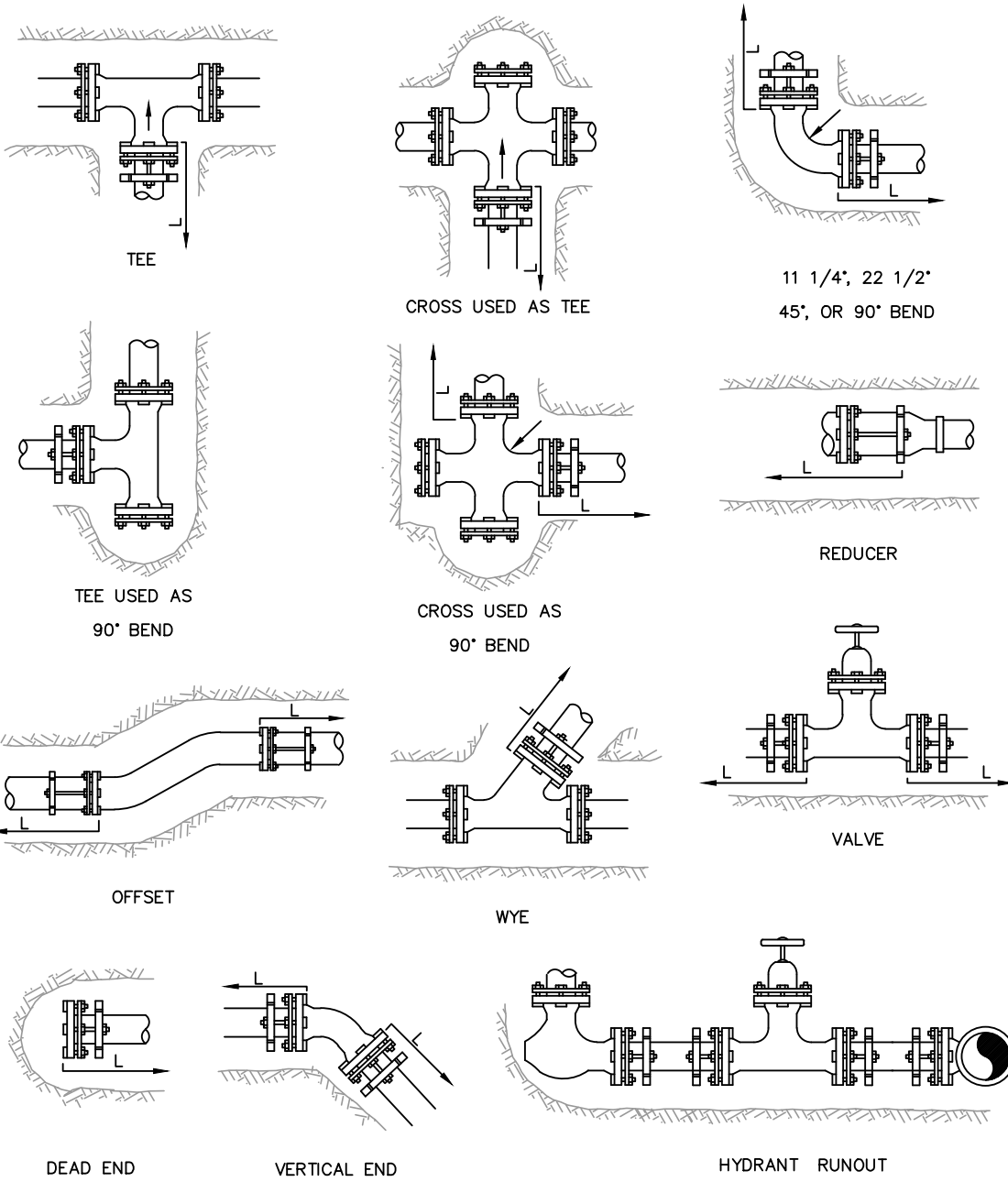
- SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.  
WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING (DIP IS NOT REQUIRED FOR STORM SEWERS). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.  
ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).  
WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
- A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.  
IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.  
WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL DIP SHALL BE PRESSURE CLASS 350 MIN. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.



WATER AND SEWER  
CONFLICT NOTES

DATE: OCTOBER 2016  
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SHEET NUMBER  
4



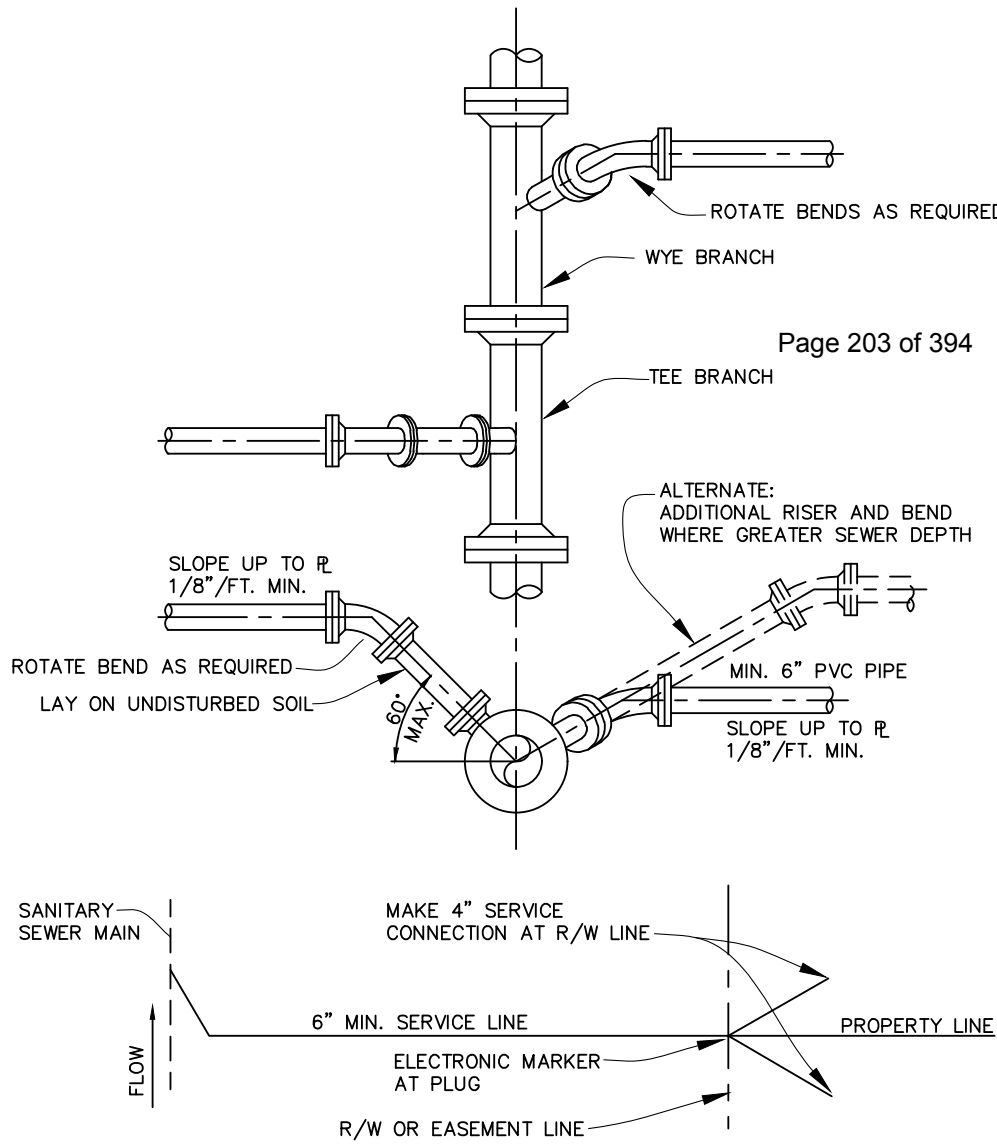
MECHANICAL JOINT ANCHORING REQUIREMENTS



MECHANICAL JOINT  
ANCHORING REQUIREMENTS

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
11



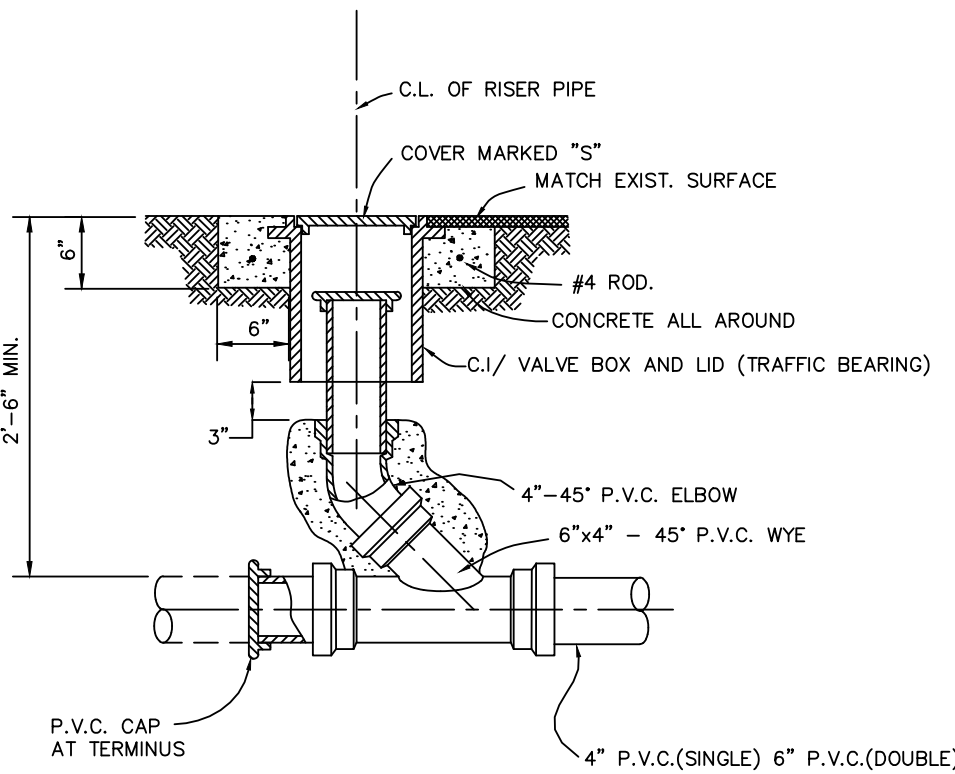
SERVICE CONNECTION  
(LATERAL)



SERVICE CONNECTION  
(LATERAL)

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
41



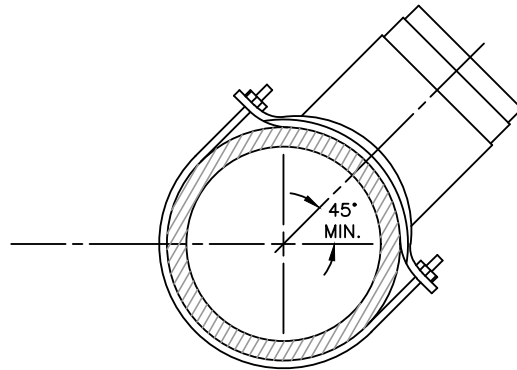
TERMINAL/ SERVICE LATERAL CLEANOUT DETAIL



TERMINAL/SERVICE LATERAL  
CLEANOUT DETAIL

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
43



WASTEWATER SERVICE TAP DETAIL



WASTEWATER SERVICE  
TAP DETAIL

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
44

MIN. LENGTH (IN FEET) OF PIPE TO BE RESTRAINED  
(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND  
DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.3)

| FITTING TYPE                     | PIPE SIZE  |     |     |     |     |     |     |     |
|----------------------------------|------------|-----|-----|-----|-----|-----|-----|-----|
|                                  | 4"         | 6"  | 8"  | 10" | 12" | 16" | 20" | 24" |
| 90° HORIZ. BEND                  | 14         | 20  | 26  | 30  | 35  | 45  | 54  | 62  |
| 45° HORIZ. BEND                  | 6          | 8   | 11  | 13  | 15  | 19  | 22  | 26  |
| 22.5° HORIZ. BEND                | 3          | 4   | 5   | 6   | 7   | 9   | 11  | 12  |
| 11.25° HORIZ. BEND               | 1          | 2   | 3   | 3   | 4   | 4   | 5   | 5   |
| 90° VERT. OFFSET                 | UPPER BEND | 29  | 41  | 53  | 64  | 74  | 95  | 115 |
|                                  | LOWER BEND | 7   | 10  | 13  | 16  | 19  | 25  | 30  |
| 45° VERT. OFFSET                 | UPPER BEND | 12  | 19  | 24  | 29  | 34  | 39  | 48  |
|                                  | LOWER BEND | 3   | 4   | 6   | 7   | 8   | 10  | 12  |
| 22.5° VERT. OFFSET               | UPPER BEND | 6   | 9   | 12  | 14  | 17  | 19  | 23  |
|                                  | LOWER BEND | 1   | 2   | 4   | 4   | 4   | 5   | 6   |
| 11.25° VERT. OFFSET              | UPPER BEND | 3   | 4   | 6   | 7   | 8   | 9   | 11  |
|                                  | LOWER BEND | 1   | 1   | 1   | 2   | 2   | 2   | 3   |
| PLUG (DEAD END)                  | UPPER BEND | 32  | 45  | 59  | 70  | 83  | 107 | 129 |
|                                  | LOWER BEND | 32  | 45  | 45  | 45  | 45  | 55  | 65  |
| IN-LINE VALVE                    | 32         | 45  | 45  | 45  | 45  | 45  | 55  | 65  |
| TEE (BRANCH RESTRAINT)           | 4"X Ø      | 23  | -   | -   | -   | -   | -   | -   |
|                                  | 6"X Ø      | 21  | 35  | -   | -   | -   | -   | -   |
|                                  | 8"X Ø      | 18  | 34  | 47  | -   | -   | -   | -   |
|                                  | 10"X Ø     | 16  | 32  | 46  | 58  | -   | -   | -   |
|                                  | 12"X Ø     | 13  | 30  | 44  | 57  | 69  | -   | -   |
|                                  | 16"X Ø     | 7   | 26  | 41  | 55  | 67  | 90  | -   |
|                                  | 20"X Ø     | 1   | 21  | 38  | 52  | 65  | 88  | 109 |
|                                  | 24"X Ø     | 1   | 16  | 34  | 49  | 62  | 86  | 109 |
| REDUCER (LARGER PIPE RESTRAINT)  | 30"X Ø     | 1   | 8   | 28  | 44  | 58  | 83  | 106 |
|                                  | 36"X Ø     | 1   | 1   | 22  | 39  | 54  | 80  | 103 |
|                                  | 42"X Ø     | 1   | 1   | 15  | 33  | 49  | 77  | 100 |
|                                  | 48"X Ø     | 1   | 1   | 7   | 27  | 44  | 73  | 97  |
|                                  | 6"X Ø      | 23  | -   | -   | -   | -   | -   | -   |
|                                  | 8"X Ø      | 38  | 25  | -   | -   | -   | -   | -   |
|                                  | 10"X Ø     | 57  | 43  | 24  | -   | -   | -   | -   |
|                                  | 12"X Ø     | 72  | 60  | 44  | 41  | -   | -   | -   |
| REDUCER (SMALLER PIPE RESTRAINT) | 16"X Ø     | 99  | 90  | 78  | 75  | 45  | -   | -   |
|                                  | 20"X Ø     | 123 | 116 | 107 | 105 | 81  | 45  | -   |
|                                  | 24"X Ø     | 146 | 140 | 132 | 131 | 111 | 82  | 45  |
|                                  | 24"X Ø     | 146 | 140 | 132 | 131 | 111 | 82  | 45  |

- NOTES:
- THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:  
SOIL TYPE-SAND TEST PRESSURE-150 PSI DEPTH OF BURY-3'  
TRENCH TYPE-3 SAFETY FACTOR-1.5 VERTICAL OFFSET-3'
  - THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
  - ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
  - RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.



MECHANICAL JOINT  
REQUIREMENTS NOTES

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
12

SCALE  
VERIFICATION

0 1  
SOLID BAR IS EQUAL  
TO ONE INCH ON  
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ADJUST ALL SCALED  
DIMENSIONS  
ACCORDINGLY

SAILFISH COVE

CITY OF STUART, FLORIDA

UTILITY DETAILS

Joseph W. Capra  
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P.E. No. 37638

Printed Date:

JOB No.: 1941  
SHEET  
9 OF 11

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Stuart, Florida 34994  
Phone: (772) 892-4344  
Fax: (772) 892-4341



Engineering Business  
No. EB-007657

DATE: 4-21-20  
DRAWN BY: MDB  
DESIGNED BY: MDB  
CHECKED BY: JWC  
PROJECT NO.: 1941  
HORIZ SCALE:  
VERT SCALE:  
CADD FILE:

REVISIONS

NO. DATE BY



| THRUST BLOCK SCHEDULE |                 |                          |     |         |         |      |     |      |     |     |
|-----------------------|-----------------|--------------------------|-----|---------|---------|------|-----|------|-----|-----|
| PIPE SIZE             | HOLD DIMENSIONS | 150 P.S.I. TEST PRESSURE |     |         |         |      |     |      |     |     |
|                       |                 | 90°                      | 45° | 22 1/2° | 11 1/4° | LAT. | TEE | PLUG |     |     |
| INCHES                | E MIN.          | B                        | A   | A       | A       | A    | A   | C    | D   | E   |
| 4                     | 10"             | 7"                       | 10" | 6"      | 3"      | 3"   | 7"  | 7"   | 10" | 8"  |
| 6                     | 16"             | 10"                      | 15" | 8"      | 4"      | 4"   | 10" | 10"  | 12" | 8"  |
| 8                     | 20"             | 14"                      | 18" | 10"     | 5"      | 5"   | 14" | 14"  | 14" | 12" |
| 10                    | 28"             | 16"                      | 24" | 14"     | 7"      | 7"   | 16" | 16"  | 16" | 14" |
| 12                    | 30"             | 20"                      | 26" | 16"     | 8"      | 8"   | 20" | 18"  | 20" | 20" |

#### NOTES

- THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED EXCAVATE ALL LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
- ON TEES AND BENDS EXTEND THRUST BLOCK THE FULL LENGTH AND PUT WOOD BLOCKING IN FRONT OF ALL PLUGS BEFORE POURING CONCRETE.
- ALL WOOD UTILIZED FOR FORMS SHALL BE PRESSURE TREATED LUMBER.
- BACKFILL SHALL CONSIST ENTIRELY OF CLEAN SAND AND SMALL ROCK FRAGMENTS. ANY MUCK FOUND AROUND THE EXCAVATION SHALL BE REPLACED WITH COMPACTED ACCEPTABLE MATERIAL.
- ALL THRUST BLOCKS SHALL BE CAST IN PLACE WITH 2500 P.S.I. CONCRETE.
- ALL PIPES GREATER THAN 12" IN DIAMETER SHALL HAVE RESTRAINED JOINTS IN ACCORDANCE WITH RESTRAINED JOINT SPECIFICATION DETAILED IN SECTION 13.
- PIPES SMALLER THAN 4" SHALL USE THRUST BLOCKS SIZED FOR 4" PIPES.

#### THRUST BLOCK SCHEDULE

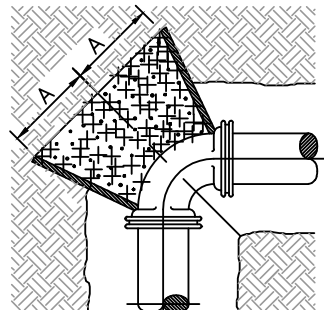


STANDARD UTILITY DETAILS  
City of Stuart Public Works Department  
121 S.W. Flagler Avenue, Stuart, Florida 34994  
(772) 288-5300

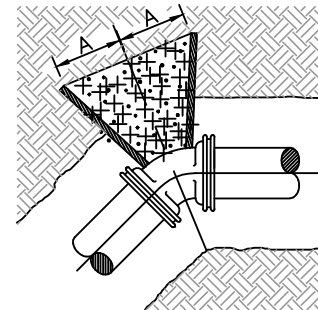
#### THRUST BLOCK SCHEDULE

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

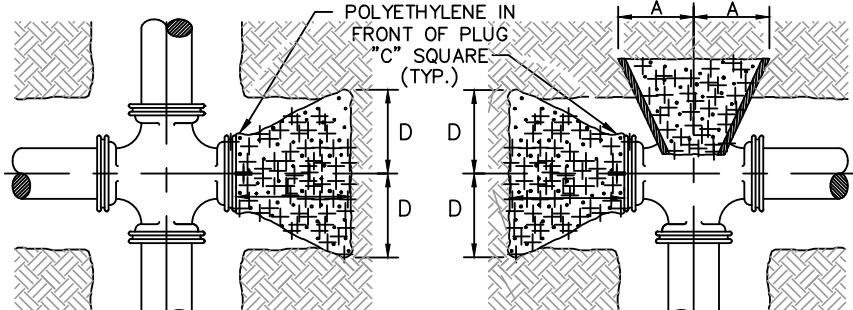
SHEET NUMBER  
13



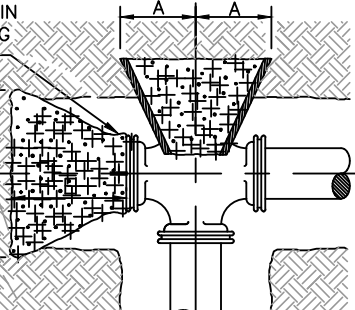
90° BEND



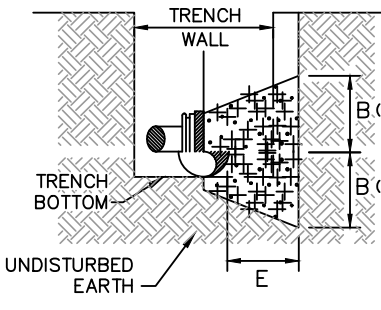
45° - 22 1/2° - 11 1/4° BENDS



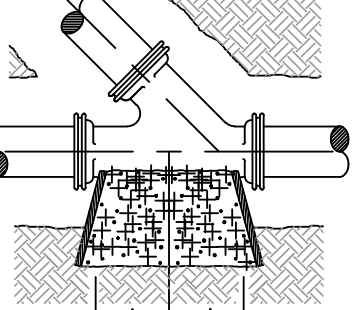
CROSS WITH PLUG



TEE WITH PLUG



TYPICAL SECTION



LATERAL

#### NOTE

- POLYETHYLENE (VSQUEEN OR EQUAL) SHALL BE PLACED BETWEEN CONCRETE AND PIPE. (MILLAGE TO BE DETERMINED BY IRCDUS).

#### THRUST BLOCK DETAILS

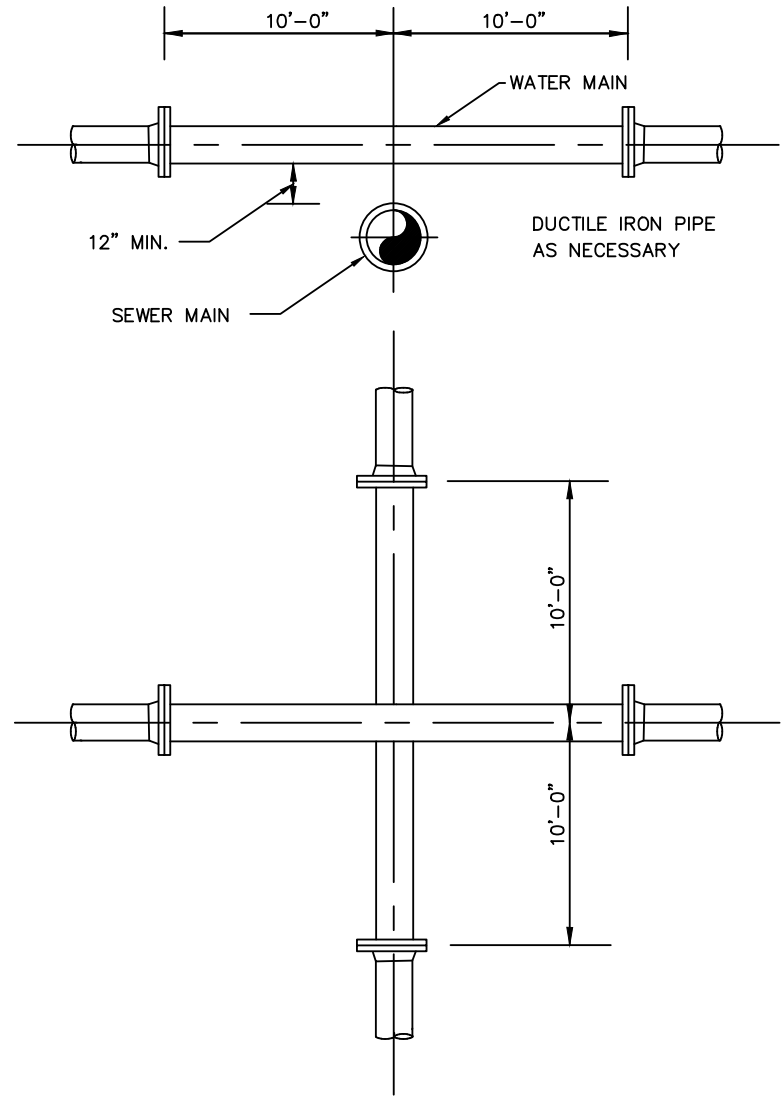


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City of Stuart Public Works Department  
121 S.W. Flagler Avenue, Stuart, Florida 34994  
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#### THRUST BLOCK DETAILS

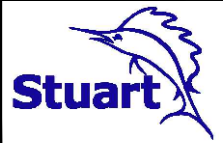
DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
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NOTES:  
WATER MAIN CROSSING EXISTING FORCE MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUAL DISTANCE FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). IN ALL CASES A MIN. 18" VERTICAL SEPERATION SHALL BE REQUIRED.

#### UTILITY CROSSING DETAIL

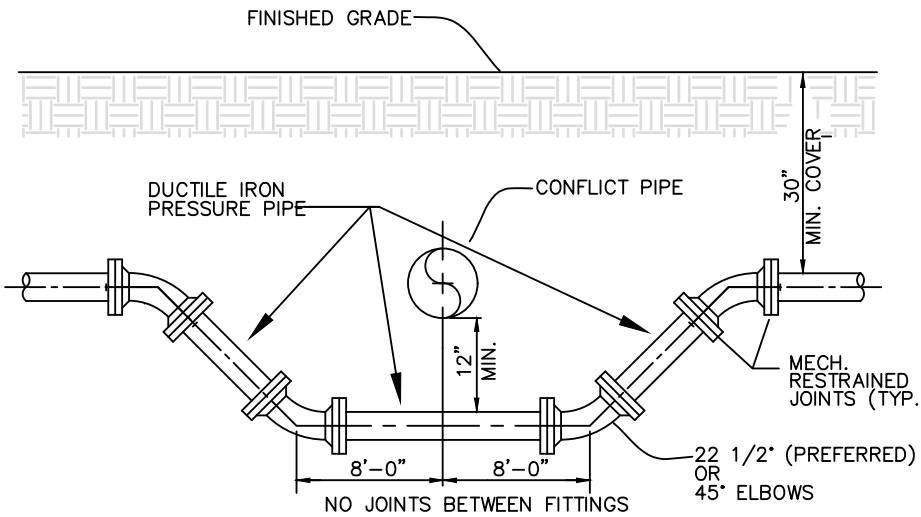


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#### UTILITY CROSSING DETAIL

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FITTING TYPE

#### NOTES:

- THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE CONFLICT PIPE WITH 6" VERTICAL SEPARATION AND MAINTAIN REQUIRED COVER TO FINISHED GRADE.
- FITTINGS SHALL BE RESTRAINED WITH RETAINER GLANDS AND OR GRAVITY BLOCKS.



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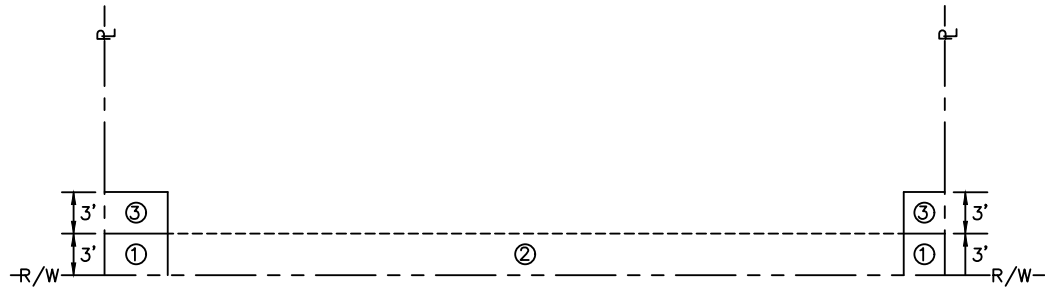
#### PRESSURE PIPE CONFLICT DETAIL

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
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#### GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE CITY TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE CITY.  
Page 204 of 394



- THE PREFERRED POINT OF CONNECTION TO THE CITY WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE CITY AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

- IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE CITY WATER SERVICE, WITHIN AREA ①, THE CITY UTILITY DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.

#### NOTES:

- HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 10 FEET.
- ALL METERS WILL BE INSTALLED IN AN UNRESTRICTED AREA ALLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
- THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER SERVICE AND METER WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

#### WATER METER REPLACEMENT POLICY

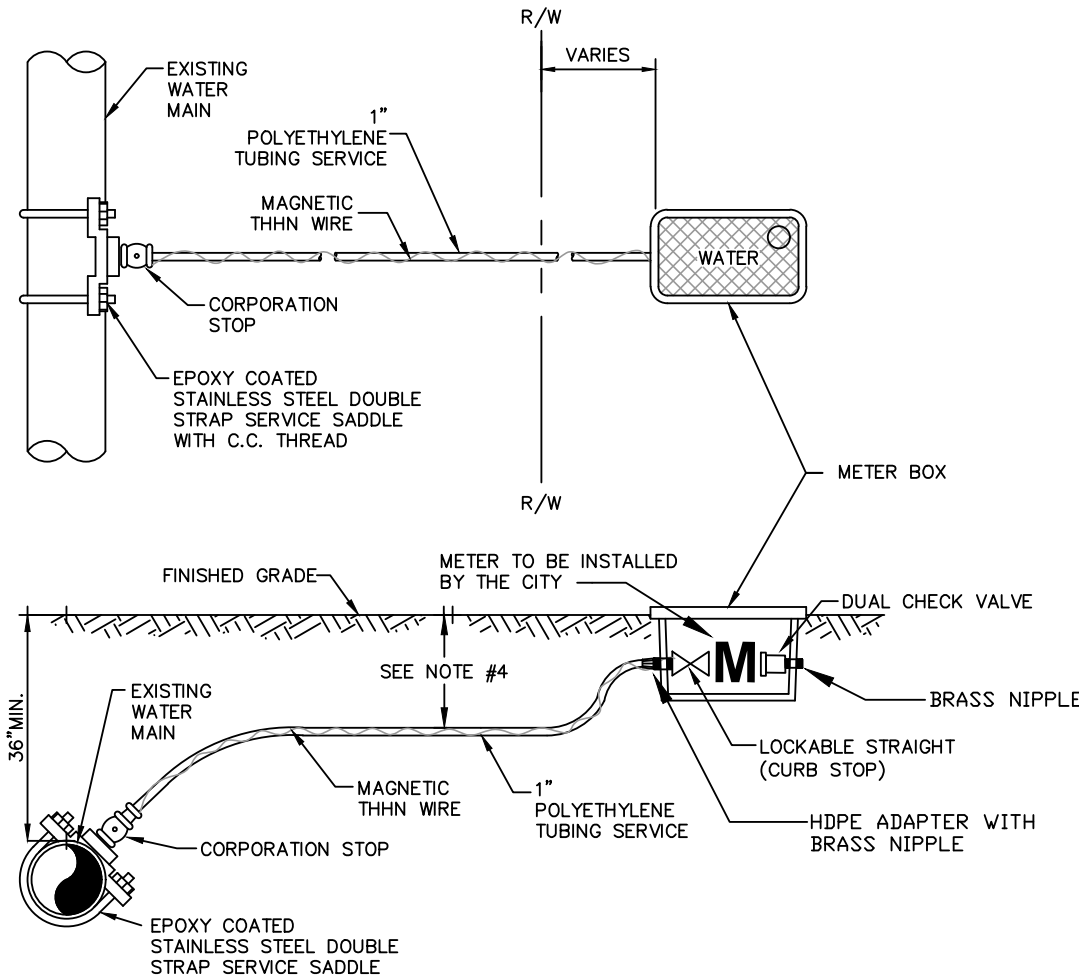


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#### WATER METER REPLACEMENT POLICY

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#### NOTES:

- BLUE 10 GAUGE THIN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
- WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
- 3/4" & 1" METER SIZES SHALL REQUIRE A LOCKABLE CURB STOP.
- MINIMUM COVER IN UNPAVED AREAS IS 18", IN PAVED AREAS OR PLANNED ROADWAYS OR SVALES MIN. COVER SHALL BE 36".

#### TYPICAL SINGLE WATER SERVICE CONNECTION

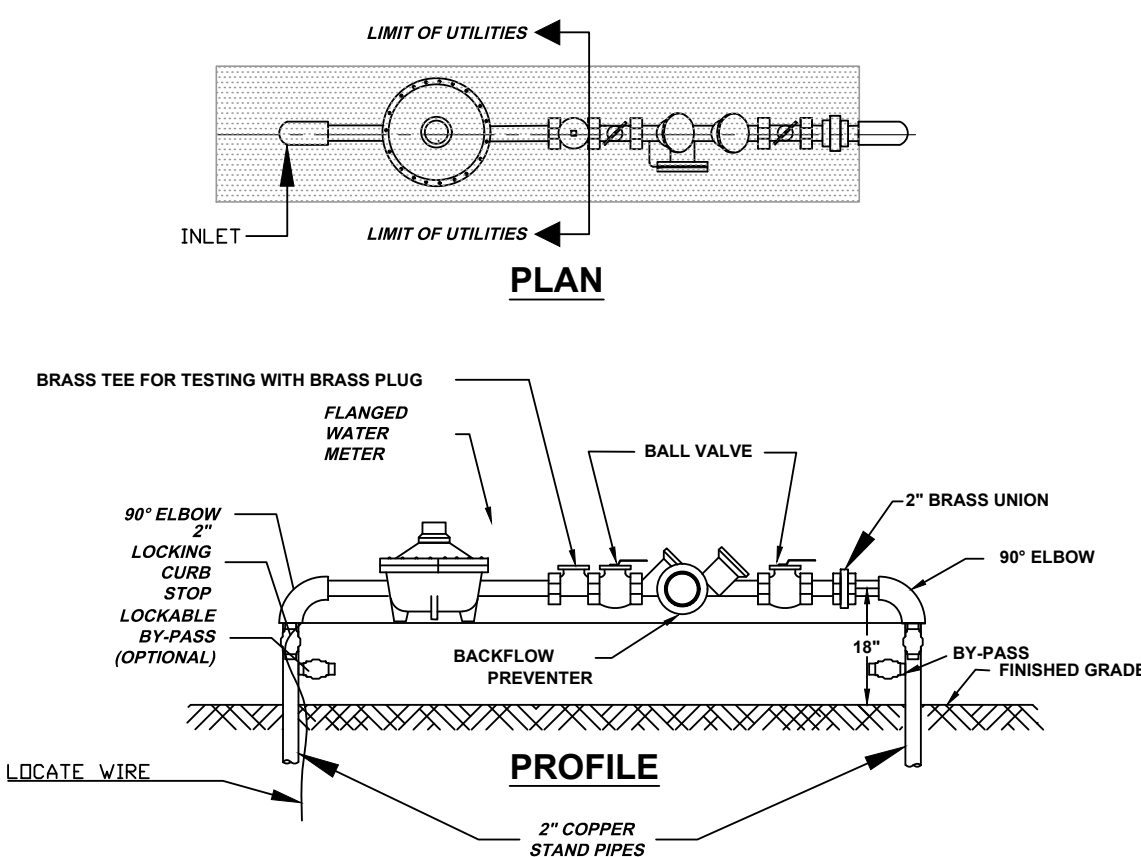


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#### TYPICAL SINGLE WATER SERVICE CONNECTION

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER  
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#### NOTES:

- LANDSCAPING REQUIRED PER CITY OF STUART ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS. MUST BE SCREENED, NO GROW IN PERIOD.
- ASSEMBLY TO BE 18" FROM FINISH GRADE TO CENTERLINE OF THE 90° BEND.
- RECLAIMED WATER METER ASSEMBLY MUST BE PAINTED PANTONE PURPLE 652.
- NO SOLDER JOINTS.

#### 1.5" & 2" POTABLE / RECLAIMED WATER METER & BACKFLOW PREVENTER ASSEMBLY SERVICE (COMMERCIAL)

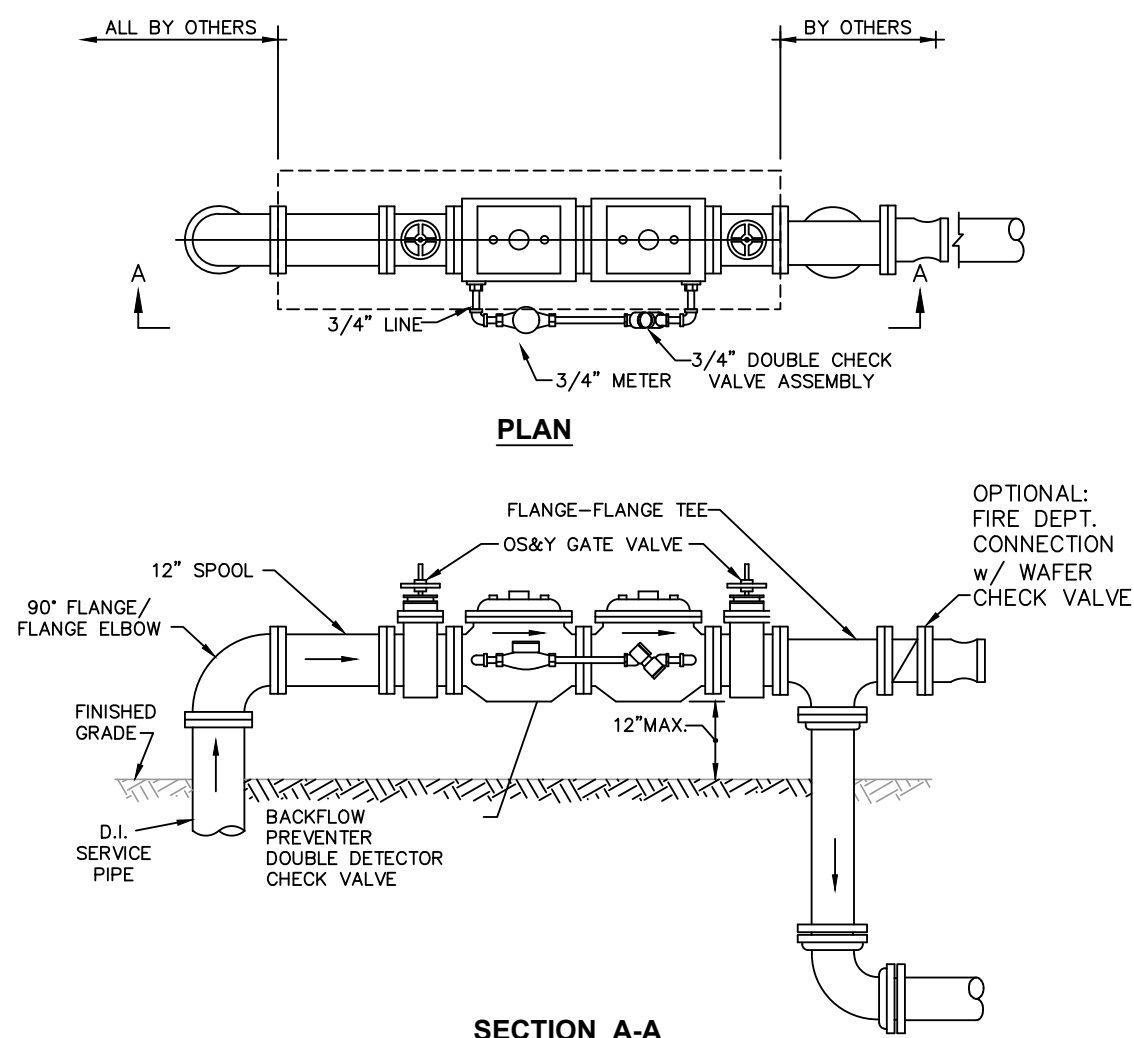


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#### TYPICAL BACKFLOW PREVENTER ASSEMBLY

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#### NOTE:

- LANDSCAPING IS REQUIRED PER CITY OR COUNTY ORDINANCE. PLANTINGS MUST SCREEN AT PLANT HEIGHT.NO GROW IN PERIOD.

#### DOUBLE CHECK VALVE w/ DETECTOR CHECK ASSEMBLY / FIRE SERVICE



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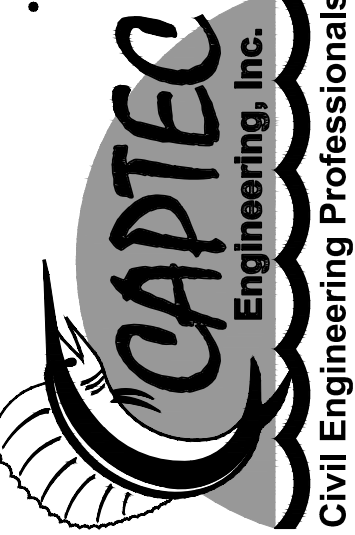
#### DOUBLE CHECK VALVE w/ DETECTOR CHECK ASSEMBLY

DATE: OCTOBER 2016  
FILE NAME: 2016 COS Std Details.dwg

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

• 301 N.W. Flagler Ave.  
Stuart, Florida 34994  
Phone: (772) 892-4344  
Fax: (772) 892-4341



Engineering Business  
No. EB-007657

DATE: 4-21-20  
DRAWN BY: MDB  
DESIGNED BY: MDB  
CHECKED BY: JWC  
PROJECT NO.: 1941  
HORZ. SCALE:  
VERT. SCALE:  
CADD FILE:

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
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SCALE  
VERIFICATION  
0 1  
SOLID BAR IS EQUAL  
TO ONE INCH ON  
ORIGINAL DRAWING.  
ADJUST ALL SCALED  
DIMENSIONS  
ACCORDINGLY

SAILFISH COVE

CITY OF STUART, FLORIDA

UTILITY DETAILS

Joseph W. Capra  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date:

JOB No.: 1941  
SHEET  
10 OF 11









**Sailfish Cove**  
**37 West Seminole Street, Stuart, Florida**  
**Project No. 1941**

**STORMWATER MANAGEMENT  
 REPORT**

**PREPARED FOR:**  
**City of Stuart**



**Joseph Capra, P.E.**  
**CAPTEC Engineering, Inc.**  
**301 NW Flagler Avenue**  
**Stuart, Florida 34994**  
**(772) 692-4344**  
**EB-0007657**



**April 2020**

**JOSEPH W. CAPRA, P.E.**  
**FLORIDA P.E. LICENSE NO. 37638**

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**JOSEPH W. CAPRA, P.E.**  
**FLORIDA P.E. LICENSE NO. 37638**

## **List of Attachments**

### **Exhibits:**

- Exhibit 1** - Location Map
- Exhibit 2** - Site Aerial Image
- Exhibit 3** – FEMA Firmette Flood Map
- Exhibit 4** – USDA / NRCS Soil Survey Map
- Exhibit 5A** – SFWMD Rainfall Record (10 year / 1-day)
- Exhibit 5B** – SFWMD Rainfall Record (25 year / 3-day)
- Exhibit 5C** – SFWMD Rainfall Record (100 year / 3-day)
- Exhibit 6** – Proposed Stormwater System Layout

### **Appendices:**

- 1.** Drainage Calculations
- 2.** BMP Train Calculations
- 3.** USDA / NRCS Custom Soil Resource Report
- 4.** Geotechnical Engineering Evaluation (GFA International – July 2017)

---

**JOSEPH W. CAPRA, P.E.**  
**FLORIDA P.E. LICENSE NO. 37638**

## **1.0 INTRODUCTION**

The purpose of this report is to present the surface water management system design intended to serve the proposed Sailfish Cove Condominium Building. The proposed building will consist of Single-Family Condominiums and will be located in the City of Stuart, within Martin County, Florida. The report also describes related information discovered during site reconnaissance and project research.

## **2.0 BACKGROUND**

### **2.1 Project Location**

The project site is located at longitude 80°15'13" West and latitude 27°11'60" North, within Section 5, Township 38 South, Range 41 East in Martin County. It is located in the City of Stuart along SW Seminole Street. It is bordered to the northwest by Harbor House Hotel, to the north by St. Lucie River, to the southeast by a Private Residence, and to the south by SW Seminole Street. Refer to the attached Location Map on **Exhibit 1**.

### **2.2 Project Description**

The existing Total Site Area is **0.925** acres. The site improvements consist of a proposed Condominium Building, on-site paved surfaces (under building parking area, sidewalks), a pool / common area, and the development of an on-site surface water management system consisting of exfiltration trench, storm inlets, and a pipe conveyance system to a control structure that will ultimately outfall to the St. Lucie River.

## **3.0 EXISTING CONDITIONS**

### **3.1 Existing Land Use**

The existing site previously contained two single family homes. The site has been cleared and the two single family residences have been removed. The site is currently vacant and cleared. The Site naturally grades away from Seminole Street toward the seawall. Drainage occurs predominantly by overland sheet flow towards the existing sea wall / St. Lucie River. Please refer to the attached Site Aerial Image on **Exhibit 2**.

### **3.2 Flood Zone**

The site area contains a very minimal portion of the FEMA Flood Zone "VE" on the northeast side along the existing seawall as shown on the attached FEMA Firmette Flood Map (**Exhibit 3**) obtained from FEMA Map Number 12085C0134H, updated February 19, 2020. This portion of the Flood Zone shown on the FEMA Flood Zone Map is most likely present because the old sea wall had a breach allowing water past the property line. The old sea wall has since been removed and replaced with a functioning sea wall designed to remove any threat of flooding to the site; therefore, no Floodplain Compensation is required. Refer to the attached FEMA Firmette Flood Map on **Exhibit 3**.

### **3.3 Soils**



The Soil Survey of the Martin County Area, Florida (USDA, SCS 1981) indicates that the surficial soil is Urban Land 0 to 2 percent slopes (23). Refer to **Exhibit 4** for the USDA Soil Survey Map. The USDA / NRCS Custom Soil Resource report for the subject area is also included in **Appendix 3**.

A geotechnical report was conducted by GFA International, Inc. dated July 17, 2017 (**Refer to Appendix 4**). This limited subsurface soil exploration and preliminary geotechnical engineering evaluation report consisted of standard penetration tests, auger borings, soil hydraulic conductivity testing, and engineering analysis.

### 3.4 Seasonal High Groundwater Elevation

The groundwater elevations were encountered 6.5 to 12.1 feet below the existing ground surface (ground elevation 6.00 NAVD & 12.00 NAVD respectively). The groundwater table will fluctuate seasonally depending on local rainfall and other site-specific influences including the water levels in the nearby St. Lucie River with tidal influences. The Geotechnical report puts the groundwater at elevation 3.50+/- NGVD or 2.00+/- NAVD. Refer to **Appendix 4** for the soil boring data. A control elevation (MHW) of 2.00 NAVD was used.

### 3.5 Topography

The project parcel was surveyed by Stephen J. Brown, Inc. The survey prepared is entitled, "Topographic Boundary Survey" prepared for SBS Properties, LLC dated May 26, 2017.

According to the topographic information provided on this survey, natural ground elevations range from approximately EL 3.20 to EL 12.80, North American Vertical Datum of 1988 (NAVD88). This survey was conducted prior to the installation of the new sea wall. The overall site drains predominantly by overland sheet flow from Seminole Street to the St. Lucie River.

## 4.0 SURFACE WATER MANAGEMENT SYSTEM

### 4.1 Drainage Basin and Rainfall

Currently, a standard General Permit No. 43-00946 known as Confusion Corner Drainage Improvements is in effect for the surface water management system serving 24.6 acres of residential and commercial developments including the project site.

Storm event rainfall was determined using the South Florida Water Management District (SFWMD) Rainfall Records (**Exhibit 5A-5C**).

### 4.2 Water Quality Treatment Volume

The Sailfish Cove development will provide water quality treatment for the proposed site via a storage volume in exfiltration that will be placed within the Parking area and ultimately discharge through a control structure into the St. Lucie River.

The Water Quality Volume of **0.73 ac-ft** provided on the plans and calculations meets the pollutant reduction volume of **0.08 ac-ft** required per the BMPTrains calculations. Refer to **Appendix 1.3** for Water Quality Treatment calculations. Refer to **Appendix 2** for BMPTrains Calculations.

#### 4.3 TMDL Treatment

Nitrogen and Phosphorous removal will take place in the proposed Bio-swale. See **Appendix 2** for BMP Train Calculations. Required Nitrogen reduction was established at 57% and the Bio-swale was found to provide a 93% reduction. Required Phosphorous reduction was established at 69% and the Bio-swale was found to provide a 93% reduction.

#### 4.4 Parking Elevations

The exfiltration system will provide storage volume to prevent any flooding that would occur at the ground level under building parking due to rainfall on-site. Any flow occurring over green areas will be picked up by yard drains that will connect to the outfall structure. The proposed FFE / Parking elevation will be set above the adjacent road crown elevation that was witnessed to range from 12.00 to 12.30.

### 5.0 CONCLUSION

The proposed Sailfish Cove is located in the City of Stuart along SW Seminole Street. It is bordered to the northwest by Harbor House Hotel, to the north by St. Lucie River, to the southeast by a Private Residence, and to the south by SW Seminole Street. The site is currently cleared and vacant with a recently constructed and improved sea wall. The site improvements consist of a proposed Condominium Building, on-site paved surfaces (under building parking area, sidewalks), a pool / common area, and the development of an on-site surface water management system consisting of exfiltration trench, storm inlets, and a pipe conveyance system to a control structure that will ultimately outfall to the Indian River. Please see the attached drainage calculations and construction plans. As described above, the proposed design meets and exceeds the site requirements to successfully treat, store, and safely discharge stormwater amounts established by historical rainfall benchmarks witnessed in the area.

### 6.0 REFERENCE MATERIAL

1. SFWMD ERP Applicant's Handbook Volume II, October 2013
2. Soil Survey of Martin County, Florida (USDA, NRCS)
3. Martin County Land Development Regulations
4. FEMA Flood Map

**Sailfish Cove**  
City of Stuart, Martin County, Florida  
**Project No. 1941**

## **EXHIBITS**

- |                   |                                          |
|-------------------|------------------------------------------|
| <b>Exhibit 1</b>  | Location Map                             |
| <b>Exhibit 2</b>  | Site Aerial Image                        |
| <b>Exhibit 3</b>  | FEMA Firmette Flood Map                  |
| <b>Exhibit 4</b>  | USDA / NRCS Soil Survey Map              |
| <b>Exhibit 5A</b> | SFWMD Rainfall Record (10-year / 1-day)  |
| <b>Exhibit 5B</b> | SFWMD Rainfall Record (25-year / 3-day)  |
| <b>Exhibit 5C</b> | SFWMD Rainfall Record (100-year / 3-day) |
| <b>Exhibit 6</b>  | Proposed Stormwater System Layout        |















Custom Soil Resource Report  
Soil Map



Martin County, Florida

Custom Soil Resource Report

Custom Soil Resource Report

23—Urban land, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x91c  
Elevation: 0 to 200 feet  
Mean annual precipitation: 40 to 68 inches  
Mean annual air temperature: 68 to 79 degrees F  
Frost-free period: 345 to 365 days  
Familar classification: Not prime familar()

Map Unit Composition

Urban land: 85 percent  
Minor components: 15 percent  
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces, ridges on marine terraces, rises on marine terraces, hills on marine terraces, knolls on marine terraces  
Landform position (two-dimensional): Summit, backslope  
Landform position (three-dimensional): Interfluvial, side slope, riser, tail, rise  
Down-slope shape: Linear, convex  
Across-slope shape: Linear  
Parent material: No parent material

Minor Components

Mattacha

Percent of map unit: 3 percent  
Landform: Flats on marine terraces  
Landform position (three-dimensional): Tread, tail  
Down-slope shape: Convex, linear  
Across-slope shape: Linear  
Hydric soil rating: No

St. augustine

Percent of map unit: 3 percent  
Landform: Marine terraces  
Landform position (three-dimensional): Tread, rise  
Down-slope shape: Linear  
Across-slope shape: Convex  
Hydric soil rating: No

Eauagie

Percent of map unit: 1 percent  
Landform: Flatwoods on marine terraces  
Landform position (three-dimensional): Tread, tail  
Down-slope shape: Convex  
Across-slope shape: Linear  
Other vegetative classification: South Florida Flatwoods (R155XY003FL)  
Hydric soil rating: No

Immokalee

Percent of map unit: 1 percent  
Landform: Flatwoods on marine terraces  
Landform position (three-dimensional): Riser, tail  
Down-slope shape: Linear  
Across-slope shape: Linear  
Other vegetative classification: South Florida Flatwoods (R155XY003FL)  
Hydric soil rating: No

Pomello

Percent of map unit: 1 percent  
Landform: Knolls on marine terraces, ridges on marine terraces  
Landform position (two-dimensional): Backslope, summit  
Landform position (three-dimensional): Side slope, interfluvial, riser  
Down-slope shape: Linear, convex  
Across-slope shape: Linear  
Other vegetative classification: Sand Pine Scrub (R155XY001FL)  
Hydric soil rating: No

Boca

Percent of map unit: 1 percent  
Landform: Drainageways on marine terraces, flats on marine terraces  
Landform position (three-dimensional): Tread, dip, tail  
Down-slope shape: Linear, convex  
Across-slope shape: Linear, concave  
Other vegetative classification: South Florida Flatwoods (R155XY003FL)  
Hydric soil rating: Yes

Myakka

Percent of map unit: 1 percent  
Landform: Drainageways on flatwoods on marine terraces  
Landform position (three-dimensional): Tread, tail, dip  
Down-slope shape: Linear  
Across-slope shape: Linear, concave  
Other vegetative classification: South Florida Flatwoods (R155XY003FL)  
Hydric soil rating: No

Paola

Percent of map unit: 1 percent  
Landform: Knolls on marine terraces, ridges on marine terraces  
Landform position (two-dimensional): Backslope, summit  
Landform position (three-dimensional): Side slope, interfluvial, riser  
Down-slope shape: Convex, linear  
Across-slope shape: Linear  
Other vegetative classification: Sand Pine Scrub (R155XY001FL)  
Hydric soil rating: No

Hallandale

Percent of map unit: 1 percent  
Landform: Flatwoods on marine terraces  
Landform position (three-dimensional): Tread, tail  
Down-slope shape: Linear  
Across-slope shape: Linear  
Other vegetative classification: South Florida Flatwoods (R155XY003FL)  
Hydric soil rating: Yes

Adamsville

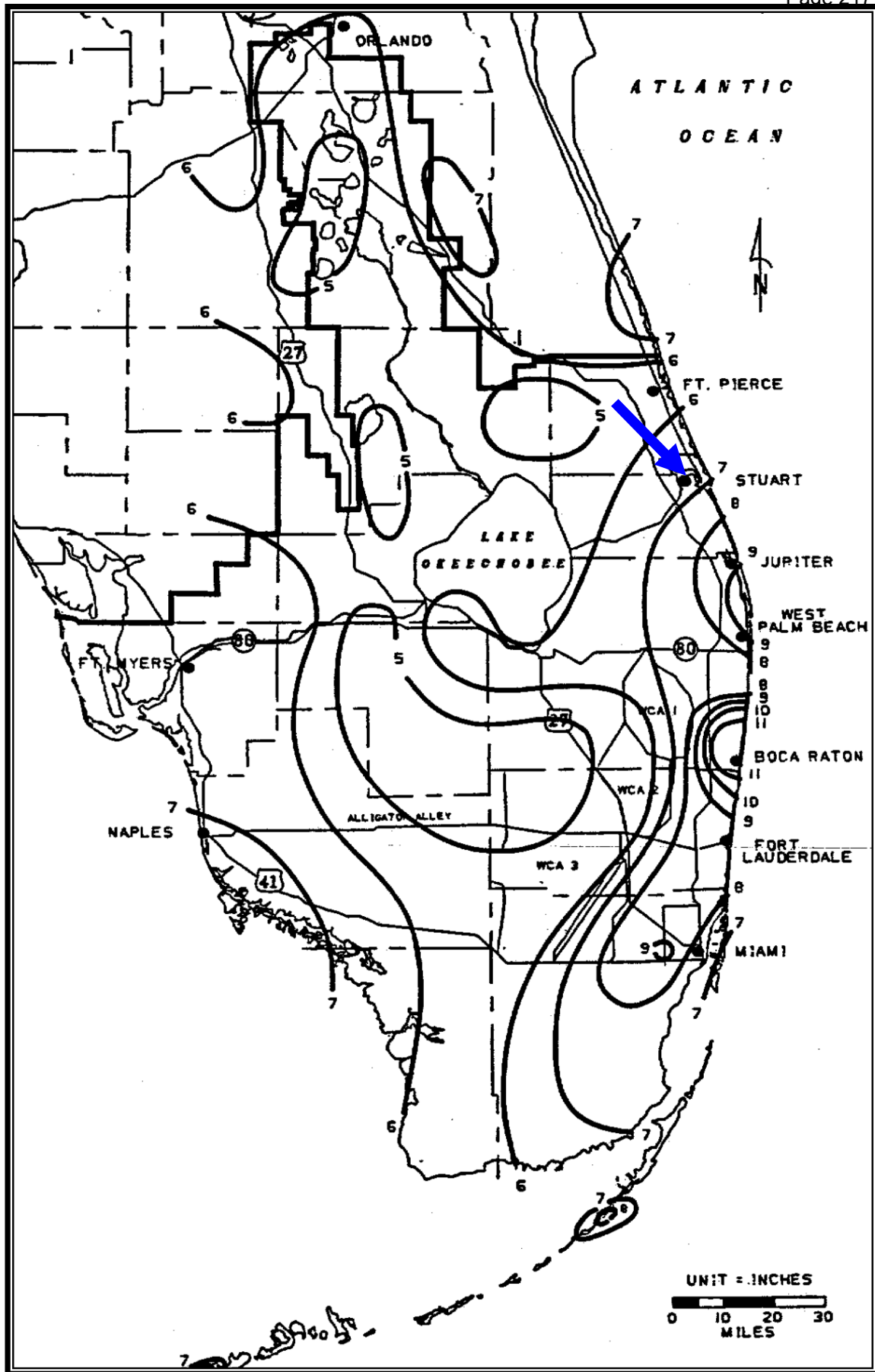
Percent of map unit: 1 percent  
Landform: Knolls on marine terraces, rises on marine terraces  
Landform position (two-dimensional): Tread, rise  
Down-slope shape: Convex  
Across-slope shape: Linear  
Other vegetative classification: Upland Hardwood Hammock (R155XY008FL)  
Hydric soil rating: No

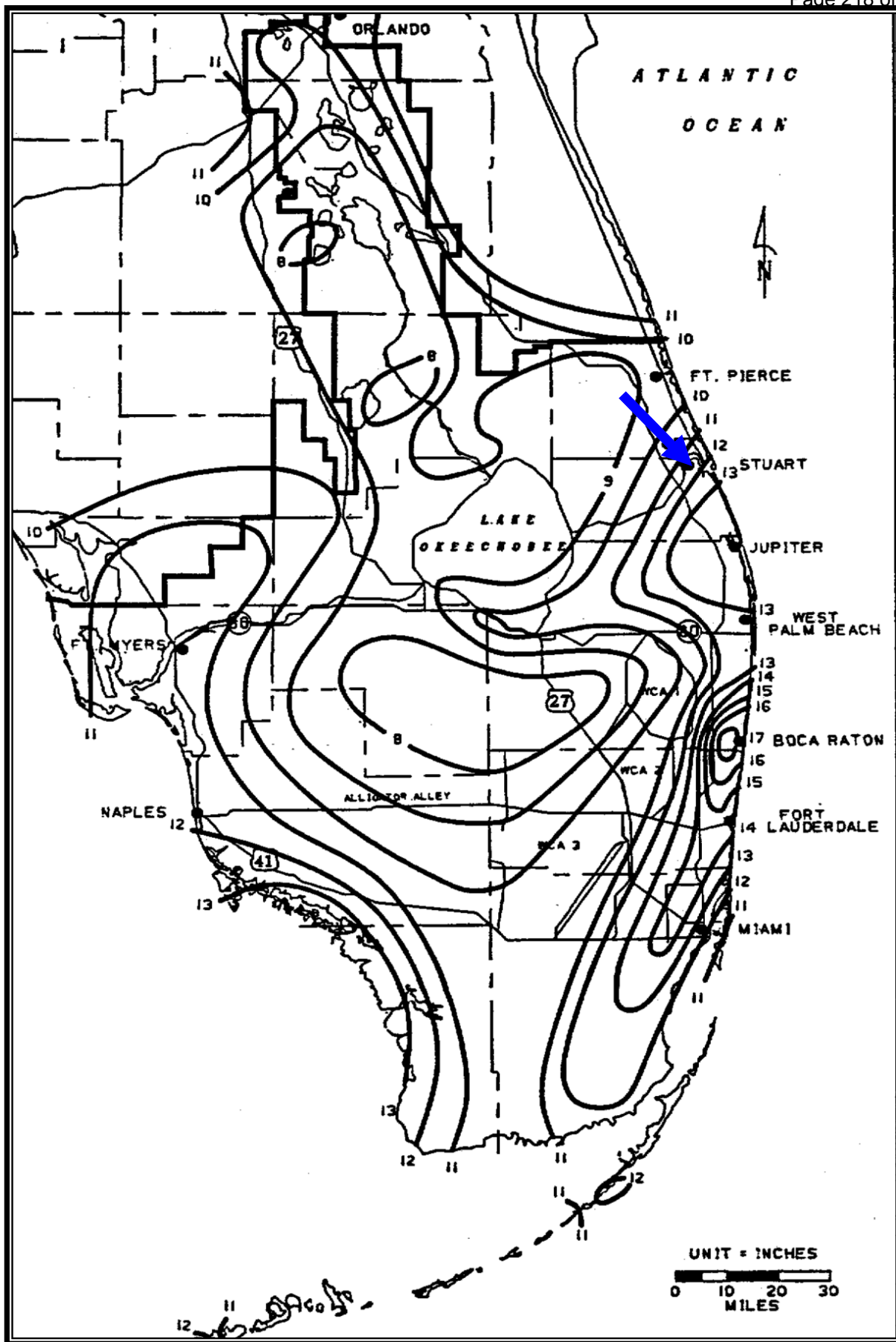
Apopka

Percent of map unit: 1 percent  
Landform: Hills on marine terraces, ridges on marine terraces  
Landform position (two-dimensional): Summit, backslope  
Landform position (three-dimensional): Interfluvial, side slope, riser  
Down-slope shape: Convex  
Across-slope shape: Linear  
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R155XY002FL)  
Hydric soil rating: No

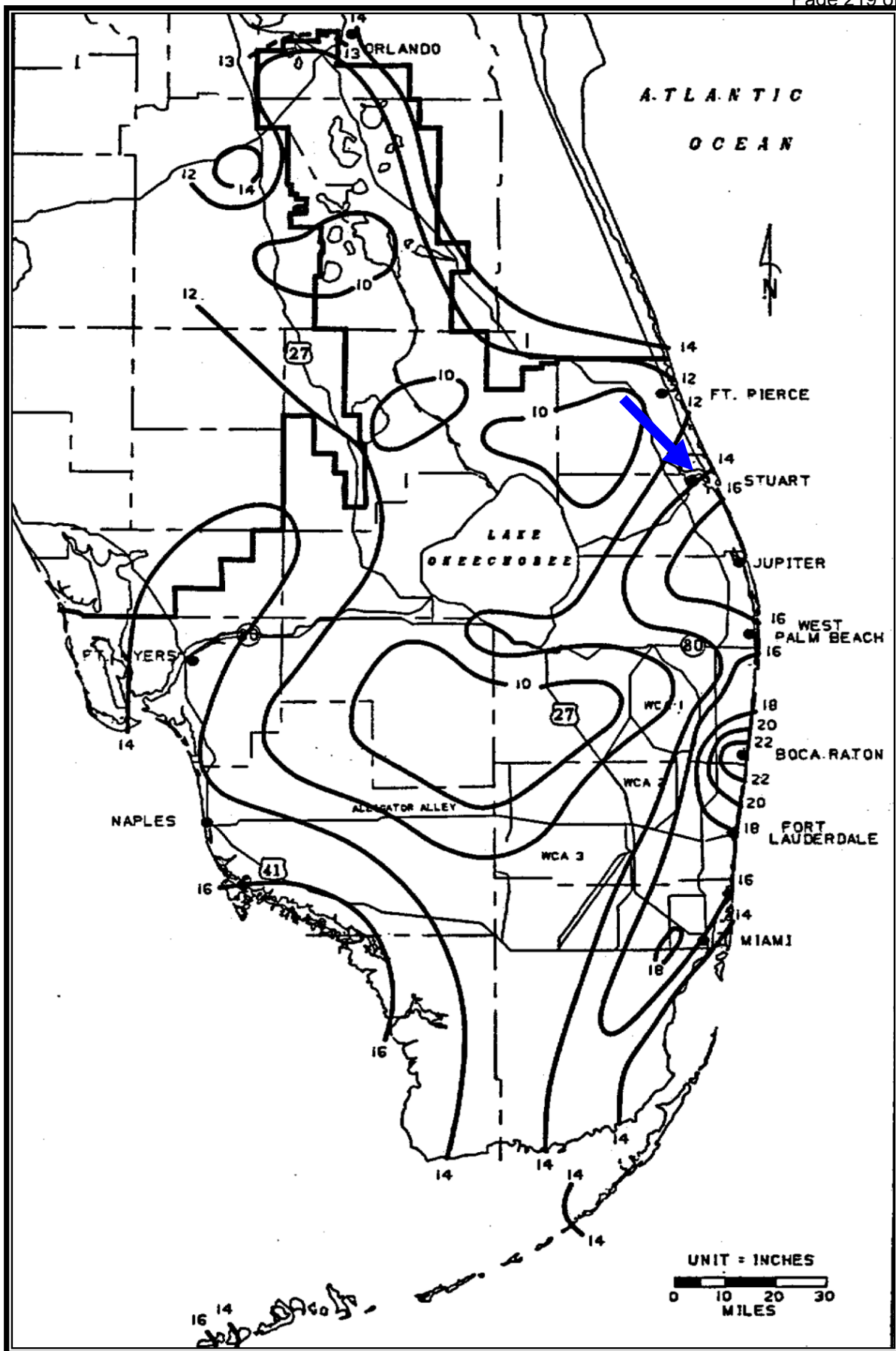


EXHIBIT 4 – USDA / NRCS SOIL SURVEY  
1941 –Sailfish Cove Drainage Report











**Sailfish Cove**  
City of Stuart, Martin County, Florida  
**Project No. 1941**

## **APPENDIX 1**

### **Drainage Calculations**

- 1.1** Site Data
- 1.2** Design Storm
- 1.3** Water Quality
- 1.4** Exfiltration



**CAPTEC Engineering, Inc.****Sailfish Cove****Project No. 1941****Drainage Calculations****Site Data****Calculate Basin Area**Total Site Area = **0.92 Ac.**Wetland Area = **0.00 Ac.**Non Contributing Site Area = **0.00 Ac.****Total Proposed Developed Basin Area** = **0.92 Ac.****Calculate Impervious Area**Building = **0.16 Ac.**Other Misc. Impervious Areas = **0.53 Ac.****Total Impervious Area** = **0.69 Ac.****Total Pervious Area** = **0.23 Ac.****Fema Areas**VE-8 = **0.08 Ac.**Zone-X (Note the proposed building and parking is in Zone X) \* = **0.84 Ac.**

\* Finished Floor Elevation set at Elevation 12.90 NAVD.

**Calculate CN**

| Land Type                    | Hydrologic Soil Group | Area            | CN        |
|------------------------------|-----------------------|-----------------|-----------|
| Green Area                   | D                     | <b>0.23 Ac.</b> | <b>80</b> |
| Building                     |                       | <b>0.16 Ac.</b> | <b>98</b> |
| Other Misc. Impervious Areas |                       | <b>0.53 Ac.</b> | <b>95</b> |
| <b>Total Composite CN</b>    |                       |                 | <b>91</b> |

**CAPTEC Engineering, Inc.**  
**Sailfish Cove**  
**Project No. 1941**

**Drainage Calculations**



**Soil Storage<sup>1</sup>**

|                                                     |   |                  |
|-----------------------------------------------------|---|------------------|
| Depth to Water Table                                | > | <b>4.00 Ft.</b>  |
| Soil Storage (4.0 depth to Water Table) for Coastal | = | <b>10.90 In.</b> |
| Compaction Reduction (25%) For Developed Area       | = | <b>8.18 In.</b>  |
| Pervious Area (Developed)                           | = | <b>0.23 Ac.</b>  |
| $S = 8.18 * (\text{Dev. Perv.} / 0.92)$             | = | <b>2.04 In.</b>  |

1.) South Florida Water Management District Environmental Resource Permit Applicants Handbook Volume II Effective October, 2013  
Appendix C pages A-12 to A-19

**Design Storm (Zero Discharge)**

|                                                                        |                  |                     |
|------------------------------------------------------------------------|------------------|---------------------|
| 3 Yr. - 1 Day                                                          | P = <b>4.20</b>  |                     |
| $V = (((4.2 - .2 * 2.04)^2) / (4.2 + .8 * 2.04)) * 1' / 12'' * 0.92$   | =                | <b>0.19 Ac.-Ft.</b> |
| 5 Yr. - 1 Day                                                          | P = <b>5.50</b>  |                     |
| $V = (((5.5 - .2 * 2.04)^2) / (5.5 + .8 * 2.04)) * 1' / 12'' * 0.92$   | =                | <b>0.28 Ac.-Ft.</b> |
| 10 Yr. - 1 Day                                                         | P = <b>6.50</b>  |                     |
| $V = (((6.5 - .2 * 2.04)^2) / (6.5 + .8 * 2.04)) * 1' / 12'' * 0.92$   | =                | <b>0.35 Ac.-Ft.</b> |
| 10 Yr. - 3 Day                                                         | P = <b>9.10</b>  |                     |
| $V = (((9.1 - .2 * 2.04)^2) / (9.1 + .8 * 2.04)) * 1' / 12'' * 0.92$   | =                | <b>0.54 Ac.-Ft.</b> |
| 25 Yr. - 1 Day                                                         | P = <b>7.80</b>  |                     |
| $V = (((7.8 - .2 * 2.04)^2) / (7.8 + .8 * 2.04)) * 1' / 12'' * 0.92$   | =                | <b>0.44 Ac.-Ft.</b> |
| 25 Yr. - 3 Day                                                         | P = <b>10.80</b> |                     |
| $V = (((10.8 - .2 * 2.04)^2) / (10.8 + .8 * 2.04)) * 1' / 12'' * 0.92$ | =                | <b>0.67 Ac.-Ft.</b> |
| 100 Yr. - 1 Day                                                        | P = <b>10.00</b> |                     |
| $V = (((10.0 - .2 * 2.04)^2) / (10.0 + .8 * 2.04)) * 1' / 12'' * 0.92$ | =                | <b>0.61 Ac.-Ft.</b> |
| 100 Yr. - 3 Day                                                        | P = <b>13.00</b> |                     |
| $V = (((13.0 - .2 * 2.04)^2) / (13.0 + .8 * 2.04)) * 1' / 12'' * 0.92$ | =                | <b>0.83 Ac.-Ft.</b> |

**CAPTEC Engineering, Inc.****Sailfish Cove****Project No. 1941****Drainage Calculations****Water Quality Storage****South Florida Water Management District****1.) Water Quality Treatment Volume Required**

- a) First inch of runoff  
 $V_a = 0.92 * 1 \text{ In.} * (1 \text{ Ft./12 In.}) = 0.04 \text{ Ac.-Ft.}$
- b) Runoff from 2.5" \* % net impervious  
 Site Area for Water Quality ( $S_{WQ}$ ) = Basin - Building - Wtr Mgmt =  
 $= 0.92 \text{ Ac.} - 0.16 \text{ Ac.} - 0.00 \text{ Ac.} = 0.76 \text{ Ac.}$   
 Impervious Area for Water Quality ( $I_{WQ}$ ) =  $S_{WQ}$  - Pervious Area =  
 $= 0.76 \text{ Ac.} - 0.23 \text{ Ac.} = 0.53 \text{ Ac.}$   
 % Impervious Area for Water Quality =  $I_{WQ} / S_{WQ}$   
 $= 0.53 \text{ Ac.} / 0.76 \text{ Ac.} = 69.74\%$   
 $V_b (\text{SFWMD}) = \% \text{ Impervious Area for WQ} * (\text{Total Basin Area} - \text{Wtr Mgmt}) =$   
 $= 2.5" * 0.70 * (0.92 - 0.00) * (1 \text{ Ft./12 In.}) = 0.08 \text{ Ac.-Ft.}$
- e) Since  $V_b > V_a$  the water quality volume required  
 $V_c (\text{sfwmd}) = \text{Total Water Quality Volume Required} = 0.08 \text{ Ac.-Ft.}$
- d) TMDL Treatment Volume provided in bio-swale (see **Appendix 2** - BMPTrains)

**2.) Water Quality Treatment Volume Provided**

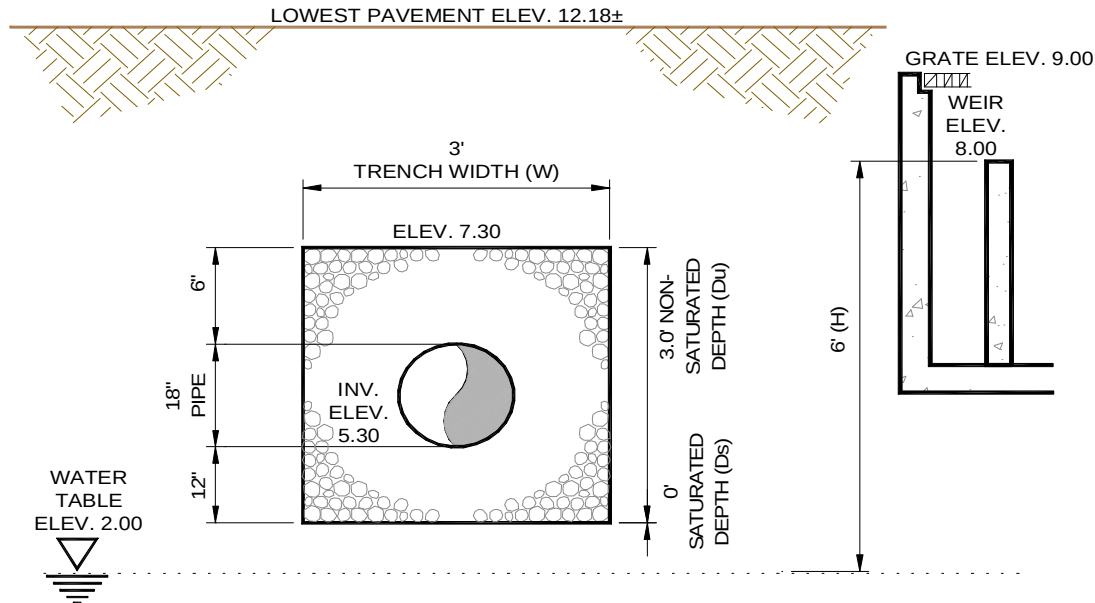
|                                   |   |                      |              |   |                     |
|-----------------------------------|---|----------------------|--------------|---|---------------------|
| Wet Retention (Exfiltration)*     | = | 0.61 Ac.-Ft.         | 100% Credit  | = | 0.61 Ac.-Ft.        |
| Dry Detention (Bio-Swale)         | = | 0.09 Ac.-Ft.         | 75% Credit   | = | 0.12 Ac.-Ft.        |
|                                   |   |                      | <b>Total</b> |   | <b>0.73 Ac.-Ft.</b> |
| <b>Nutrient Loading Elevation</b> | = | <b>8.00 Ft.-NAVD</b> |              |   |                     |
| <b>WQ Elevation</b>               | = | <b>8.00 Ft.-NAVD</b> |              |   |                     |

**CAPTEC Engineering, Inc.**  
**Sailfish Cove**  
**Project No. 1941**

4/29/20

### Exfiltration Design

a) 
$$** V = L * (k * (H * W + 2 * H * D_U - D_U * D_U + 2 * H * D_S) + (0.000139 * W * D_U)) / FS$$



Where:

V = Volume (Ac.-In.)

FS = Factor of Safety

L = Length of Exfiltration (FT.)

k = Hydraulic Conductivity (cfs/Ft<sup>2</sup>-Ft-Hd) \*

H = Water Table Depth

W = Width of Trench

D<sub>U</sub> = Unsaturated Depth

D<sub>S</sub> = Saturated Depth

= **2.00**

= **304.00 Ft.**

= **1.04E-03**

= **6.00 Ft.**

= **3.00 Ft.**

= **3.00 Ft.**

= **0.00 Ft.**

$$V = 304 * (0.001040 * (6 * 3 + 2 * 6 * 3 - 3^2 + 2 * 6 * 0) + (0.000139 * 3 * 3)) / 2 = 7.30 \text{ Ac.-In.}$$

Exfiltration Trench Volume Provided: = **7.30 Ac.-In.**  
= **0.61 Ac.-Ft.**

\*\* Note: See Exfiltration Test in Appendix A - Geotechnical Report.



**Sailfish Cove**  
City of Stuart, Martin County, Florida  
**Project No. 1941**

**APPENDIX 2**

**BMP Train Calculations**



# Sailfish Cove BMPTrains (TMDL)

## Complete Report (not including cost) Ver 2.0.2

Project: Sailfish Cove

Date: 4/27/2020 9:51:37 AM

### Site and Catchment Information

Analysis: Net Improvement

|                      |                |
|----------------------|----------------|
| Catchment Name       | Sailfish Cove  |
| Rainfall Zone        | Florida Zone 5 |
| Annual Mean Rainfall | 59.00          |

### Pre-Condition Landuse Information

|                            |                                  |
|----------------------------|----------------------------------|
| Landuse                    | Single-Family: TN=2.070 TP=0.327 |
| Area (acres)               | 0.92                             |
| Rational Coefficient (0-1) | 0.16                             |
| Non DCIA Curve Number      | 80.00                            |
| DCIA Percent (0-100)       | 0.00                             |
| Nitrogen EMC (mg/l)        | 2.070                            |
| Phosphorus EMC (mg/l)      | 0.327                            |
| Runoff Volume (ac-ft/yr)   | 0.710                            |
| Nitrogen Loading (kg/yr)   | 1.813                            |
| Phosphorus Loading (kg/yr) | 0.286                            |

### Post-Condition Landuse Information

|                            |                                 |
|----------------------------|---------------------------------|
| Landuse                    | Multi-Family: TN=2.320 TP=0.520 |
| Area (acres)               | 0.92                            |
| Rational Coefficient (0-1) | 0.32                            |
| Non DCIA Curve Number      | 91.00                           |
| DCIA Percent (0-100)       | 0.00                            |
| Wet Pond Area (ac)         | 0.00                            |
| Nitrogen EMC (mg/l)        | 2.320                           |
| Phosphorus EMC (mg/l)      | 0.520                           |
| Runoff Volume (ac-ft/yr)   | 1.459                           |
| Nitrogen Loading (kg/yr)   | 4.174                           |
| Phosphorus Loading (kg/yr) | 0.936                           |

## Catchment Number: 1 Name: Sailfish Cove

**Project:** Sailfish Cove

**Date:** 4/27/2020

### Swale Design

|                                                      |        |
|------------------------------------------------------|--------|
| Swale Top Width for Flood Conditions - <b>W</b> (ft) | 24.000 |
| Swale Bottom Width - <b>B</b> (ft)                   | 4.000  |
| Swale Length - <b>L</b> (ft)                         | 35.000 |
| Average Impervious Length (ft)                       | 0.000  |
| Average Impervious Width (ft)                        | 0.000  |
| Average Pervious Width (ft)                          | 24.000 |
| Swale Slope (foot drop/foot length) - <b>S</b>       | 4.000  |
| Mannings N                                           | 0.035  |
| Soil Infiltration Rate (in/hr)                       | 45.000 |
| Side Slope of Swale horizontal/vertical - <b>Z</b>   | 4.000  |

### Watershed Characteristics

|                           |                |
|---------------------------|----------------|
| Catchment Area (acres)    | 0.92           |
| Contributing Area (acres) | 0.920          |
| Non-DCIA Curve Number     | 91.00          |
| DCIA Percent              | 0.00           |
| Rainfall Zone             | Florida Zone 5 |
| Rainfall (in)             | 59.00          |

### Surface Water Discharge

|                                      |    |
|--------------------------------------|----|
| Required TN Treatment Efficiency (%) | 57 |
| Provided TN Treatment Efficiency (%) | 93 |
| Required TP Treatment Efficiency (%) | 69 |
| Provided TP Treatment Efficiency (%) | 93 |

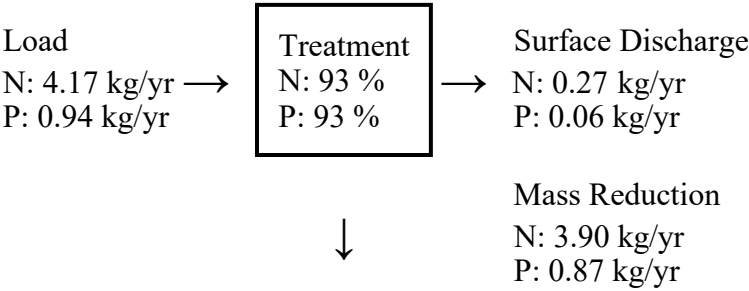
### Media Mix Information

|                       |               |
|-----------------------|---------------|
| Type of Media Mix     | Not Specified |
| Media N Reduction (%) |               |
| Media P Reduction (%) |               |

### Groundwater Discharge (Stand-Alone)

|                         |       |
|-------------------------|-------|
| Treatment Rate (MG/yr)  | 0.444 |
| TN Mass Load (kg/yr)    | 3.901 |
| TN Concentration (mg/L) | 0.000 |
| TP Mass Load (kg/yr)    | 0.874 |
| TP Concentration (mg/L) | 0.000 |

**Load Diagram for Swale (stand-alone)**



**Sailfish Cove**  
City of Stuart, Martin County, Florida  
**Project No. 1941**

**APPENDIX 3**

**USDA / NRCS Custom Soil Resource Report**







A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for City of Stuart

## Sailfish Cove



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil



## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

## Soil Map

---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:603 if printed on A landscape (11" x 8.5") sheet.

0 5 10 20 30 Meters

0 25 50 100 150 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

# Custom Soil Resource Report

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida  
Survey Area Data: Version 18, Sep 17, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                     | Acres in AOI | Percent of AOI |
|------------------------------------|-----------------------------------|--------------|----------------|
| 23                                 | Urban land, 0 to 2 percent slopes | 0.9          | 100.0%         |
| <b>Totals for Area of Interest</b> |                                   | <b>0.9</b>   | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Martin County, Florida

### 23—Urban land, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2x9fc

*Elevation:* 0 to 200 feet

*Mean annual precipitation:* 40 to 68 inches

*Mean annual air temperature:* 68 to 79 degrees F

*Frost-free period:* 345 to 365 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Urban land:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Urban Land

##### Setting

*Landform:* Flatwoods on marine terraces, ridges on marine terraces, rises on marine terraces, hills on marine terraces, knolls on marine terraces

*Landform position (two-dimensional):* Summit, backslope

*Landform position (three-dimensional):* Interfluvium, side slope, riser, talus, rise

*Down-slope shape:* Linear, convex

*Across-slope shape:* Linear

*Parent material:* No parent material

#### Minor Components

##### Matlacha

*Percent of map unit:* 3 percent

*Landform:* Flats on marine terraces

*Landform position (three-dimensional):* Tread, talus

*Down-slope shape:* Convex, linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

##### St. augustine

*Percent of map unit:* 3 percent

*Landform:* Marine terraces

*Landform position (three-dimensional):* Tread, rise

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Hydric soil rating:* No

##### Eaughallie

*Percent of map unit:* 1 percent

*Landform:* Flatwoods on marine terraces

*Landform position (three-dimensional):* Tread, talus

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* South Florida Flatwoods (R155XY003FL)

*Hydric soil rating:* No

## Custom Soil Resource Report

**Immokalee**

*Percent of map unit:* 1 percent  
*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Riser, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* South Florida Flatwoods (R155XY003FL)  
*Hydric soil rating:* No

**Pomello**

*Percent of map unit:* 1 percent  
*Landform:* Knolls on marine terraces, ridges on marine terraces  
*Landform position (two-dimensional):* Backslope, summit  
*Landform position (three-dimensional):* Side slope, interfluve, riser  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Linear  
*Other vegetative classification:* Sand Pine Scrub (R155XY001FL)  
*Hydric soil rating:* No

**Boca**

*Percent of map unit:* 1 percent  
*Landform:* Drainageways on marine terraces, flats on marine terraces  
*Landform position (three-dimensional):* Tread, dip, talf  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Linear, concave  
*Other vegetative classification:* South Florida Flatwoods (R155XY003FL)  
*Hydric soil rating:* Yes

**Myakka**

*Percent of map unit:* 1 percent  
*Landform:* Drainageways on flatwoods on marine terraces  
*Landform position (three-dimensional):* Tread, talf, dip  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, concave  
*Other vegetative classification:* South Florida Flatwoods (R155XY003FL)  
*Hydric soil rating:* No

**Paola**

*Percent of map unit:* 1 percent  
*Landform:* Knolls on marine terraces, ridges on marine terraces  
*Landform position (two-dimensional):* Backslope, summit  
*Landform position (three-dimensional):* Side slope, interfluve, riser  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Sand Pine Scrub (R155XY001FL)  
*Hydric soil rating:* No

**Hallandale**

*Percent of map unit:* 1 percent  
*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Tread, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* South Florida Flatwoods (R155XY003FL)  
*Hydric soil rating:* Yes

## Custom Soil Resource Report

**Adamsville**

*Percent of map unit:* 1 percent

*Landform:* Knolls on marine terraces, rises on marine terraces

*Landform position (three-dimensional):* Tread, rise

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Upland Hardwood Hammock (R155XY008FL)

*Hydric soil rating:* No

**Apopka**

*Percent of map unit:* 1 percent

*Landform:* Hills on marine terraces, ridges on marine terraces

*Landform position (two-dimensional):* Summit, backslope

*Landform position (three-dimensional):* Interfluve, side slope, riser

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Other vegetative classification:* Longleaf Pine-Turkey Oak Hills (R155XY002FL)

*Hydric soil rating:* No



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## Custom Soil Resource Report

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**Sailfish Cove**  
City of Stuart, Martin County, Florida  
**Project No. 1941**

**APPENDIX 4**

**Geotechnical Engineering Evaluation**

(GFA International. – *July 2017*)





July 17, 2017

SBS Properties, LLC.  
 Attention: Jamie Mix  
 7991 SE Asaro Street  
 Hobe Sound, Florida 33455

**Subject: Geotechnical Services for Stormwater Management Planning  
 Seminole Bluff  
 34 and 41 W Seminole Street  
 Stuart, Martin County, Florida  
 GFA Project No. 17-4486.00**

Dear Ms. Mix:

We are pleased to submit this geotechnical report for the referenced project. This letter describes the project, field explorations, results of testing, findings, and information from outside references. The scope of services was completed in accordance with our Geotechnical Engineering Proposal (17-4486.00) dated June 12, 2017, planned in conjunction with and authorized by you.

### **PROJECT DESCRIPTION**

Based on a site plan prepared by Gerald Belgrave Designs, LLC latest revision dated 5/3/2017 (reproduced as the Test Location Plan) and conversations with the client, the project consists of constructing a 4-story residential building with underground parking and stormwater treatment below the parking. GFA assumes the top of the parking level floor elevation will be on the order of +4 feet NGVD or more. Details of stormwater treatment methods considered for the project are not available.

Based on elevations from nearby projects, GFA estimates the current grade at about +10 to +12 feet NGVD for the majority of the site except for the north area which slopes sharply down to a seawall and the St. Lucie River with elevation on the order of 0 to +2 feet NGVD.

### **FIELD EXPLORATIONS**

The subsurface conditions at the site were explored on May 24 & 25, 2017, with four (4) Standard Penetration Test (SPT) borings and one (1) auger boring. Subsequently an Exfiltration (EX) test was conducted in the auger borehole. The upper 4 feet of the SPT borings were drilled with a hand auger in order to avoid damaging utilities. Hand Cone

Penetrometer (HCP) readings were taken at one-foot intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils. The SPT borings were performed in general compliance with ASTM D 1586, "Penetration Test and Split-Barrel Sampling of Soils", the auger boring in general compliance with ASTM D 1452, "Practice for Soil Investigation and Sampling by Auger Borings", and the exfiltration test with the SFWMD Usual Open Hole Test procedure. The samples obtained from the borings were classified in general accordance with ASTM D 2488, "Description and Identification of Soils" (Visual-Manual Procedure).

The borings were completed at the approximate locations noted on the Test Location Plan. The boring logs are attached. The depths on the boring logs are below the existing ground surface at the time the borings were performed. The borings were located based on the provided plans and estimated distances to distinguishable landmarks. GPS coordinates obtained at boring locations are noted on logs.

In addition to the present exploration, our firm performed a geotechnical exploration for the proposed building. The results are presented in the GFA Engineering Report No. 17-4486.00 dated on June 12, 2017.

## **FINDINGS**

The project site was generally uneven and grassy with miscellaneous landscaping. The property consists of two lots with existing one and two-story residences. The grade at the site was generally even with, to 2 feet below, the adjacent road at the time of drilling except for the for the north area which slopes sharply down to a seawall and the St. Lucie River. Residential structures were adjacent to the property. The St. Lucie River bordered the north side of the property. Structures were adjacent to the property. There were drainage improvements along the adjacent roadway and properties.

The ground surface elevations at the boring locations were estimated to be about +10 to +12 feet NGVD. The subsurface soil conditions encountered at the boring locations generally consist of:

- +12 to +4 feet NGVD: Very loose to loose sand (SP)
- +4 to -8 feet NGVD: Loose to medium dense sand (SP) with occasional clayey sand (SC) layers
- -8 to depths of -24 to -30 feet NGVD: very loose to medium dense sand (SP)
- -24 to -30 to boring termination depths of -33 to -43 feet NGVD: Medium dense to very dense/hard cemented sand (GP)

The hydraulic conductivity (K-values) at exfiltration test location EX-1 (elevation at test location was 0 to 2 feet below adjacent roadway estimated to be about +10 to +12 feet NGVD) was  $1.04 \times 10^{-03}$  (cfs/ft<sup>2</sup>-ft).





Ground water was encountered at depths ranging from 6.5 to 12.1 feet below top of boring elevations at the boring locations.

### **LABORATORY TESTS**

Laboratory permeability tests were run on two (2) selected samples from the borings. The samples were compacted in the permeameter mold to densities that approximated the existing field conditions. After saturating the samples, falling head permeability tests with an initial head of 1½ feet were performed. We consider the test results present a good order of magnitude approximation of the in situ permeabilities. The results are as follows:

| Boring | Sample Depth (feet) | Sample Description Summary               | Dry Density (pcf) | Coefficient of Permeability, k |          |
|--------|---------------------|------------------------------------------|-------------------|--------------------------------|----------|
|        |                     |                                          |                   | (cm/sec)                       | (ft/day) |
| SPT-1  | 8 - 11              | Brown fine sand, some silt and clay (SC) | 91.6              | $3.9 \times 10^{-4}$           | 1.1      |
| SPT-2  | 6 - 13              | Light brown fine sand (SP)               | 91.9              | $5.3 \times 10^{-3}$           | 15.0     |

\*The vertical permeabilities provided should be multiplied by 2 to obtain horizontal permeability values.

Most naturally occurring soils and many man-placed soils are anisotropic soils, which means they have greater horizontal permeabilities than vertical permeabilities, as well as greater horizontal hydraulic conductivities than vertical hydraulic conductivities. Based on the literature and our experience with these types of soil, we recommend using a horizontal permeability value that is twice the vertical permeabilities reported above.

Laboratory tests were performed on selected clayey samples for soil classification purposes. The samples were tested for moisture content (ASTM D 2216) and gradation sieve analysis for clay/silt content determination (ASTM D 422). The moisture contents ranged from 12.4 to 20.1 percent and the silt/clay content passing the No. 200 sieve ranged from 17.1 to 18.4 percent. The test results are shown on the boring logs.

### **USGS TOPOGRAPHICAL AND USDA SOIL SURVEY INFORMATION**

We reviewed the USGS 7.5-minute series quadrangle topographic map of the area, entitled Palm City, FLA. Revisions to this map were based on aerial photographs taken in 1983. The USGS map showed the project site is located on a broad area with an elevation between 0 and 15 feet NGVD. The site property is surrounded by commercial and/or residential development with corresponding drainage improvements. The St. Lucie River borders the east side of the property.

The site is shown on sheet number 9 of the Soil Survey of the Martin County Area, Florida, issued by the U.S. Dept. of Agriculture in April 1981. According to the Soil Survey, Waveland sand (4) occur at the site.



The Soil Survey describes Waveland sand (4) as nearly level, poorly drained soil in broad areas of flatwoods. The soil profile consists of fine sand to fine sand with little silt (SP,SP-SM)(A-3) to a depth of 3½ feet, weakly cemented fine sand with little to some silt (SP-SM,SM)(A-2-4) from 3½ to 7½ feet, then and fine sand with little silt (SP-SM,SM)(A-3,A-2-4) from 7½ to 8¼ feet. With unimproved drainage, under natural conditions the water table is at a depth of less than 10 inches for 2 to 4 months and within a depth of 40 inches for 6 months or more during most years. Permeability is rapid in the surface and subsurface layers and very slow to moderately slow in the subsoil. The high water table is perched and at the ground surface to 1 foot below the ground surface.

It should be noted that the Soil Survey generally extends to a maximum depth of 80 inches (approximately 6¾ feet) below ground surface and is not indicative of deeper soil conditions.

#### **SOUTH FLORIDA WATER MANAGEMENT DISTRICT RAINFALL INFORMATION**

According to the SFWMD web site the rainfall in Martin and St. Lucie Counties from May 1 to 24, 2017 was 2.15 inches (80% of normal for that time of month, normal monthly total for all of May is 3.62 inches), for the month of April 2017 was 2.01 inches (74% of monthly normal), for the month of March 2017 was 1.03 inches (29% of monthly normal), for the month of February 2017 was 1.52 inches (66% of monthly normal), for the month of January 2017 was 1.25 inches (55% of monthly normal), for the month of December 2016 was 1.15 inches (50% of monthly normal), for the month of November 2016 was 0.32 inches (11% of monthly normal), for the month of October 2016 was 4.78 inches (92% of monthly normal), for the month of September 2016 was 6.72 inches (95% of monthly normal), for the month of August 2016 was 8.37 inches (105% of monthly normal), for the month of July 2016 was 3.16 inches (48% of monthly normal), for the month of June 2016 was 7.17 inches (104% of monthly normal), and for the month of May 2016 was 8.19 inches (226% of monthly normal).

#### **DISCUSSION AND CONCLUSIONS**

The subsurface soils encountered in the borings corresponded somewhat well with the information presented in the Soil Survey. The recent rainfall history indicates that the observed water table level should be about normal for this time of year. Drainage improvements in the vicinity indicate the average wet season high water table should be below that stated in the Soil Survey. The presence of the existing stormwater improvements in the vicinity lowers the surrounding water tables. The presence of the St. Lucie River that borders the east side of the property lowers the surrounding water tables.

The groundwater table will fluctuate seasonally depending upon local rainfall and other site specific and/or local influences including the water level in the nearby St. Lucie River with tidal influences. Brief ponding of stormwater may occur across the site after heavy rains. Due to the proximity of the St. Lucie River on the east side of the property, we anticipate fluctuation of the water table will be due to rain events and the water level in the nearby St.



Lucie River with tidal influences and rain events. The wet season high water table can be taken as at +3.5 feet NGVD for the property.

The soil survey and the soil samples obtained from the borings indicate there are silty and clayey layers with very low permeability. It should be noted for drainage system design that the soils described by the soil survey and boring logs as sand with little/some silt/clay has a low permeability. The Soil Survey generally gives the coefficient of permeability for this material as less than 0.4 feet per day ( $1.4 \times 10^{-4}$  cm/sec). Based on our experience the coefficient of permeability ranges from 0.01 to 0.1 feet per day ( $10^{-4}$  to  $10^{-5}$  cm/sec) for these low permeability soils. "Perching" of the ground water on top of these layers after rainfall should be expected.

### **CLOSURE**

This consulting report has been prepared for the exclusive use of the current project owners and other members of the design team for the project. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied. The evaluation submitted in this report, is based in part upon the data collected during a field exploration, however, the nature and extent of variations throughout the subsurface profile may not become evident until the time of construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions as provided in this report. In the event changes are made in the nature, design, or locations of the proposed structure, the evaluation and opinions contained in this report shall not be considered valid, unless the changes are reviewed and conclusions modified or verified in writing by GFA International.

The analysis and recommendations submitted in this report are based on the data obtained from the tests performed. This report does not reflect any variations, which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the soil logs is approximate and the description represents our interpretation of the subsurface conditions at the designated boring locations on the particular date drilled.

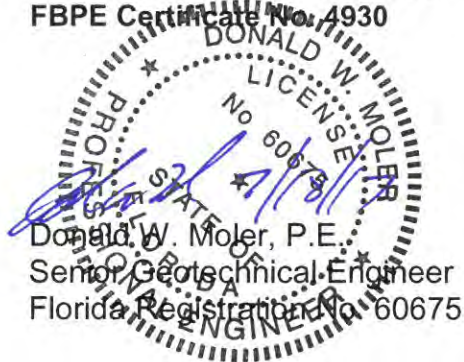
Any third party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International. Any third party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International. The applicable SPT methodology (ASTM D-1586), CPT methodology (ASTM D-3441), and Auger Boring methodology (ASMT D-1452) used in performing our borings/soundings and for determining penetration resistance is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools, equipment or materials.





We appreciate the opportunity to be of service to you on this project and look forward to a continued association. Please contact the undersigned if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,  
**GFA INTERNATIONAL, INC.**  
**FBPE Certificate No. 4930**



Donald W. Moler, P.E.  
Senior Geotechnical Engineer  
Florida Registration No. 60675

  
Craig Van Collie, E.I.  
Project Manager

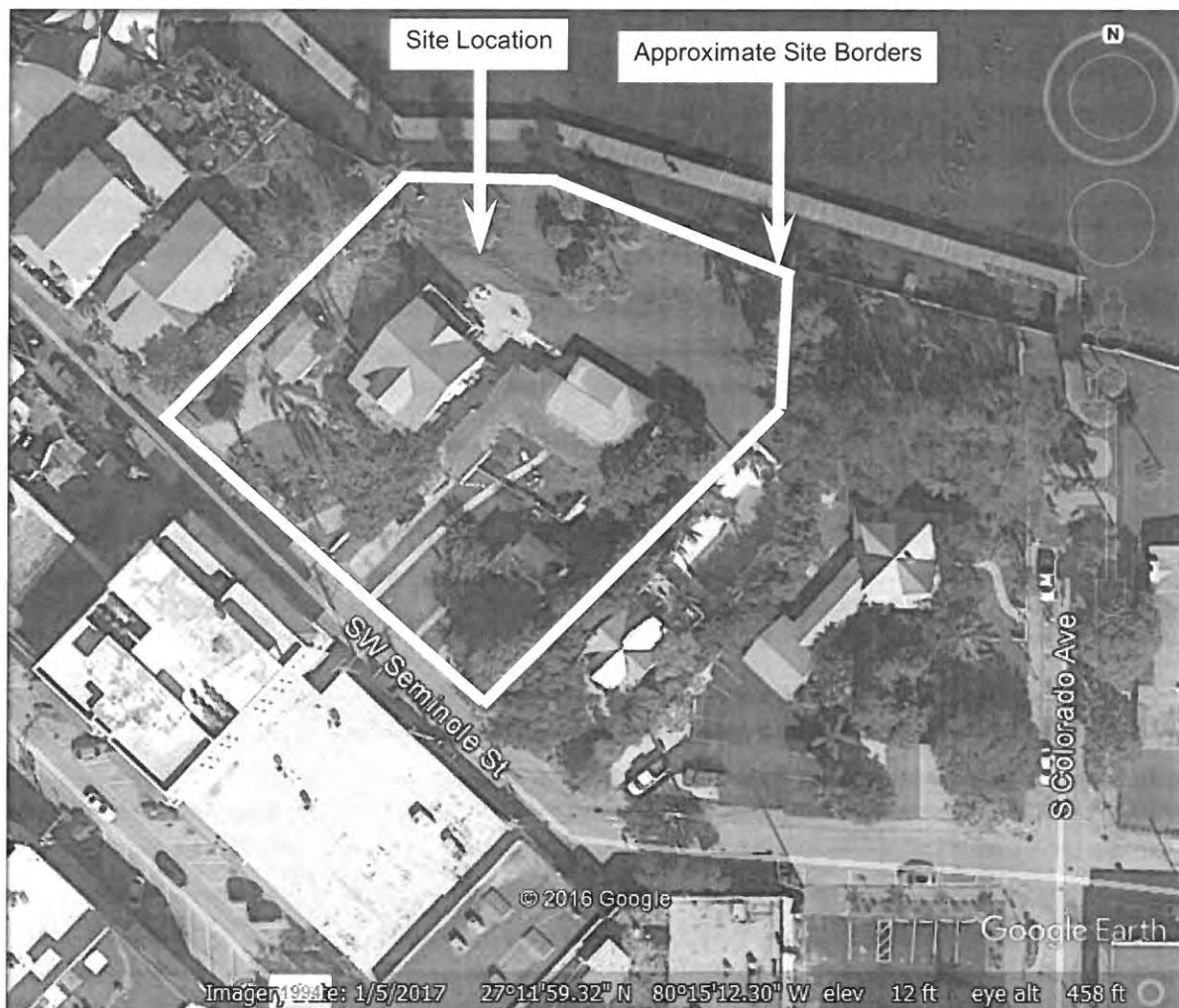
Attachments: Vicinity Map  
Test Location Plan  
SPT Boring Logs (4)  
Exfiltration Test Report (1)  
Notes Related to Test Borings

Copies: Client (2)



## Vicinity Map

37 and 41 W Seminole Street  
Stuart, FL  
GFA Project No. 17-4486.00



Note: Aerial Photograph from GoogleEarth Website



The site plan illustrates the layout of the Garage Lower Level. It features several parking lots, including LOT 3, LOT 4, LOT 5, LOT 6, and LOT 7. The plan also shows the building footprint, which includes a main structure and a smaller section labeled 'LOT 1'. Survey points are marked with circles and crosses, labeled SPT-1, SPT-2, SPT-3, SPT-4, and EX-1. A north arrow is located in the upper left corner. The plan is oriented with the top of the page facing North. The title 'GARAGE LOWER LEVEL' is written vertically on the right side. The plan is dated 10/1/2017 and is the property of GERALD BELGRAVE DESIGNS, LLC. The plan is drawn by J. P. B. and is a revision of the previous plan. The plan is titled 'GARAGE LOWER LEVEL' and is located at the intersection of Seminole Street and St. Lucie River. The plan is drawn by J. P. B. and is a revision of the previous plan. The plan is titled 'GARAGE LOWER LEVEL' and is located at the intersection of Seminole Street and St. Lucie River.

⊕ Approximate Standard Penetration Test (SPT) Boring & Exfiltration Test (EX) Locations

**GFA INTERNATIONAL**

521 N.W. ENTERPRISE DRIVE, PORT ST. LUCIE, FLORIDA 34986  
 PHONE: (772) 924-3575 - FAX: (772) 924-3580

**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

 Project: **37 and 41 W Seminole Street  
 Stuart, Florida**
Page: **1 of 2**Date: **5/25/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to + 12 feet NGVD)**Drill Rig: **CME45**Water Level: **12.1 feet after 0 hours**

Drilling Fluid commenced at depth of 16 feet

Field Party: **PM/MM****Hand Auger with Hand Cone Pentrometer Test (HCP in ksf) performed in top 4 feet**

| TEST LOCATION: SPT - 1 N27.19991° W80.25381° |              |         |            |                |      | Laboratory Tests                    |                 |                  |                 |
|----------------------------------------------|--------------|---------|------------|----------------|------|-------------------------------------|-----------------|------------------|-----------------|
| Depth (feet)                                 | Blows/ 6 in. | N Value | Sample No. | Layer: From/to | USCS | Description                         | Passing No. 200 | Moisture Content | Organic Content |
| 0                                            |              |         | 1          | 0 - 2          | SP   | Gray fine sand                      |                 |                  |                 |
| 1                                            | HCP=         | 80+     |            |                |      |                                     |                 |                  |                 |
| 2                                            | HCP=         | 50      |            |                |      |                                     |                 |                  |                 |
| 3                                            | HCP=         | 80+     | 2          | 2 - 8          | SP   | Light gray fine sand                |                 |                  |                 |
| 4                                            | HCP=         | 80+     |            |                |      |                                     |                 |                  |                 |
| 5                                            |              |         |            |                |      |                                     |                 |                  |                 |
| 6                                            | 4            |         | 3          |                |      |                                     |                 |                  |                 |
| 7                                            | 4            |         |            |                |      |                                     |                 |                  |                 |
| 8                                            | 5            | 9       |            |                |      |                                     |                 |                  |                 |
| 9                                            | 6            |         | 4          |                |      |                                     |                 |                  |                 |
| 10                                           | 4            |         |            |                |      |                                     |                 |                  |                 |
| 11                                           | 6            | 10      |            |                |      |                                     |                 |                  |                 |
| 12                                           | 7            |         | 5          | 8 - 11         | SC   | Brown fine sand, some silt and clay | 17.4%           | 12.4%            |                 |
| 13                                           | 4            |         |            |                |      |                                     |                 |                  |                 |
| 14                                           | 5            |         |            |                |      |                                     |                 |                  |                 |
| 15                                           | 6            | 11      | 6          |                |      |                                     |                 |                  |                 |
| 16                                           | 7            |         |            |                |      |                                     |                 |                  |                 |
| 17                                           | 8            |         |            |                |      |                                     |                 |                  |                 |
| 18                                           | 6            |         | 7          | 11 - 15        | SP   | Light brown fine sand               |                 |                  |                 |
| 19                                           | 5            | 11      |            |                |      |                                     |                 |                  |                 |
| 20                                           | 4            |         |            |                |      |                                     |                 |                  |                 |
| 21                                           | 3            |         | 8          |                |      |                                     |                 |                  |                 |
| 22                                           | 3            |         |            |                |      |                                     |                 |                  |                 |
| 23                                           | 3            |         |            |                |      |                                     |                 |                  |                 |
| 24                                           | 3            |         | 9          |                |      |                                     |                 |                  |                 |
| 25                                           | 3            |         |            |                |      |                                     |                 |                  |                 |
| 26                                           | 4            | 7       |            |                |      |                                     |                 |                  |                 |
| 27                                           | 4            |         | 10         | 15 - 18½       | SP   | Gray fine sand                      |                 |                  |                 |
| 28                                           | 4            |         |            |                |      |                                     |                 |                  |                 |
| 29                                           | 5            | 8       |            |                |      |                                     |                 |                  |                 |
| 30                                           | 4            |         |            |                |      |                                     |                 |                  |                 |
| 31                                           | 3            |         |            |                |      |                                     |                 |                  |                 |
| 32                                           | 3            |         |            |                |      |                                     |                 |                  |                 |
| 33                                           | 4            |         |            |                |      |                                     |                 |                  |                 |
| 34                                           | 4            |         |            |                |      |                                     |                 |                  |                 |
| 35                                           | 5            |         |            |                |      |                                     |                 |                  |                 |
| 36                                           | 4            | 9       | 10         | 18½ - 20       | SC   | Gray fine sand, some silt and clay  | 18.4%           | 19.7%            |                 |
| 37                                           | 5            |         |            |                |      |                                     |                 |                  |                 |

**GFA INTERNATIONAL**

521 N.W. ENTERPRISE DRIVE, PORT ST. LUCIE, FLORIDA 34986  
 PHONE: (772) 924-3575 - FAX: (772) 924-3580

**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

 Project: **37 and 41 W Seminole Street**  
**Stuart, Florida**
Page: **2 of 3**Date: **5/25/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to +12 feet NGVD)**Drill Rig: **CME45**Water Level: **12.1 feet after 0 hours**

Drilling Fluid commenced at depth of 16 feet

Field Party: **PM/MM**

| TEST LOCATION: SPT - 1 N27.19991° W80.25381° |                 |            |               |                   |          | Laboratory Tests |                                                               |                     |                    |  |
|----------------------------------------------|-----------------|------------|---------------|-------------------|----------|------------------|---------------------------------------------------------------|---------------------|--------------------|--|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS     | Description      | Passing<br>No. 200                                            | Moisture<br>Content | Organic<br>Content |  |
| 20                                           |                 |            | 11            |                   |          |                  |                                                               |                     |                    |  |
| 21                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 22                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 23                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 24                                           | 3               |            |               |                   | 23½ - 25 | SP               | Light brown fine sand                                         |                     |                    |  |
| 25                                           | 1               |            | 12            |                   |          |                  |                                                               |                     |                    |  |
| 26                                           | 1               | 2          |               |                   |          |                  |                                                               |                     |                    |  |
| 27                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 28                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 29                                           | 2               |            |               |                   | 28½ - 30 | SP               | Light brown fine sand                                         |                     |                    |  |
| 30                                           | 1               |            | 13            |                   |          |                  |                                                               |                     |                    |  |
| 31                                           | 3               | 4          |               |                   |          |                  |                                                               |                     |                    |  |
| 32                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 33                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 34                                           | 12              |            |               |                   | 33½ - 35 | SP               | Light brown fine sand, some cemented sand and shell fragments |                     |                    |  |
| 35                                           | 8               |            | 14            |                   |          |                  |                                                               |                     |                    |  |
| 36                                           | 8               | 16         |               |                   |          |                  |                                                               |                     |                    |  |
| 37                                           |                 |            |               |                   |          |                  | Drilled hard from 37 to 38½ feet                              |                     |                    |  |
| 38                                           |                 |            |               |                   |          |                  |                                                               |                     |                    |  |
| 39                                           | 25              |            |               |                   | 38½ - 40 | (GP)             | Light gray cemented sand and shell                            |                     |                    |  |
|                                              | 20              |            | 14            |                   |          |                  |                                                               |                     |                    |  |
|                                              | 20              | 40         |               |                   |          |                  |                                                               |                     |                    |  |

**GFA INTERNATIONAL**

521 N.W. ENTERPRISE DRIVE, PORT ST. LUCIE, FLORIDA 34986

PHONE: (772) 924-3575 - FAX: (772) 924-3580

**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

Project: **37 and 41 W Seminole Street**Page: **3 of 3****Stuart, Florida**Date: **5/25/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to +12 feet NGVD)**Drill Rig: **CME45**Water Level: **12.1 feet after 0 hours**

Drilling Fluid commenced at depth of 16 feet

Field Party: **PM/MM**

| TEST LOCATION: SPT - 1 N27.19991° W80.25381° |                 |            |               |                   |      | Laboratory Tests                   |                    |                     |                    |
|----------------------------------------------|-----------------|------------|---------------|-------------------|------|------------------------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description                        | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 40                                           |                 |            | 15            |                   |      | Drilled hard from 40 to 43½ feet   |                    |                     |                    |
| 41                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 42                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 43                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 44                                           | 32<br>25<br>10  | 35         | 16            | 43½ - 45          | (GP) | Light gray cemented sand and shell |                    |                     |                    |
| 45                                           |                 |            |               |                   |      | Drilled hard from 45 to 48½ feet   |                    |                     |                    |
| 46                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 47                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 48                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 49                                           | 26<br>23<br>23  | 46         |               | 48½ - 50          | (GP) | Light gray cemented sand and shell |                    |                     |                    |
| 50                                           |                 |            |               |                   |      | Terminated boring at 50 feet       |                    |                     |                    |
| 51                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 52                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 53                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 54                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 55                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 56                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 57                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 58                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 59                                           |                 |            |               |                   |      |                                    |                    |                     |                    |

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521 N.W. ENTERPRISE DRIVE, PORT ST. LUCIE, FLORIDA 34986

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**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

Project: **37 and 41 W Seminole Street**Page: **1 of 2****Stuart, Florida**Date: **5/25/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to +12 feet NGVD)**Drill Rig: **CME45**Water Level: **12.1 feet after 0 hours**

Drilling Fluid commenced at depth of 16 feet

Field Party: **PM/MM****Hand Auger with Hand Cone Pentrometer Test (HCP in ksf) performed in top 4 feet**

| TEST LOCATION: SPT - 2 N27.19961° W80.25363° |              |         |            |                |      | Laboratory Tests      |                 |                  |                 |
|----------------------------------------------|--------------|---------|------------|----------------|------|-----------------------|-----------------|------------------|-----------------|
| Depth (feet)                                 | Blows/ 6 in. | N Value | Sample No. | Layer: From/to | USCS | Description           | Passing No. 200 | Moisture Content | Organic Content |
| 0                                            |              |         | 1          | 0 - 2          | SP   | Gray fine sand        |                 |                  |                 |
| 1                                            | HCP= 30      |         |            |                |      |                       |                 |                  |                 |
| 2                                            | HCP= 30      |         |            |                |      |                       |                 |                  |                 |
| 3                                            | HCP= 30      |         | 2          | 2 - 6          | SP   | Light gray fine sand  |                 |                  |                 |
| 4                                            | HCP= 30      |         |            |                |      |                       |                 |                  |                 |
| 5                                            | 2            |         |            |                |      |                       |                 |                  |                 |
| 6                                            | 2            |         | 3          |                |      |                       |                 |                  |                 |
| 7                                            | 2            | 4       |            |                |      |                       |                 |                  |                 |
| 8                                            | 1            |         |            |                |      |                       |                 |                  |                 |
| 9                                            | 3            |         | 4          | 6 - 13         | SP   | Light brown fine sand |                 |                  |                 |
| 10                                           | 2            |         |            |                |      |                       |                 |                  |                 |
| 11                                           | 2            | 4       |            |                |      |                       |                 |                  |                 |
| 12                                           | 1            |         | 5          |                |      |                       |                 |                  |                 |
| 13                                           | 3            |         |            |                |      |                       |                 |                  |                 |
| 14                                           | 3            |         |            |                |      |                       |                 |                  |                 |
| 15                                           | 5            | 8       | 6          |                |      |                       |                 |                  |                 |
| 16                                           | 6            |         |            |                |      |                       |                 |                  |                 |
| 17                                           | 4            |         |            |                |      |                       |                 |                  |                 |
| 18                                           | 4            |         | 7          | 13 - 20        | SP   | Gray fine sand        |                 |                  |                 |
| 19                                           | 5            |         |            |                |      |                       |                 |                  |                 |
| 20                                           | 1            |         |            |                |      |                       |                 |                  |                 |
| 21                                           | 2            |         | 8          |                |      |                       |                 |                  |                 |
| 22                                           | 3            | 5       |            |                |      |                       |                 |                  |                 |
| 23                                           | 5            |         |            |                |      |                       |                 |                  |                 |
| 24                                           | 3            |         | 9          |                |      |                       |                 |                  |                 |
| 25                                           | 2            |         |            |                |      |                       |                 |                  |                 |
| 26                                           | 2            | 4       |            |                |      |                       |                 |                  |                 |
| 27                                           | 3            |         | 10         |                |      |                       |                 |                  |                 |
| 28                                           | 3            |         |            |                |      |                       |                 |                  |                 |
| 29                                           | 3            |         |            |                |      |                       |                 |                  |                 |
| 30                                           | 4            | 7       |            |                |      |                       |                 |                  |                 |
| 31                                           | 4            |         |            |                |      |                       |                 |                  |                 |



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**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

 Project: **37 and 41 W Seminole Street**  
**Stuart, Florida**
Page: **2 of 3**Date: **5/25/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to +12 feet NGVD)**Drill Rig: **CME45**Water Level: **12.1 feet after 0 hours**

Drilling Fluid commenced at depth of 16 feet

Field Party: **PM/MM**

| TEST LOCATION: SPT - 2 N27.19961° W80.25363° |                 |            |               |                   |          |             | Laboratory Tests      |                     |                    |  |
|----------------------------------------------|-----------------|------------|---------------|-------------------|----------|-------------|-----------------------|---------------------|--------------------|--|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS     | Description | Passing<br>No. 200    | Moisture<br>Content | Organic<br>Content |  |
| 20                                           |                 |            | 11            |                   |          |             |                       |                     |                    |  |
| 21                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 22                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 23                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 24                                           | 7               |            |               |                   | 23½ - 25 | SP          | Light brown fine sand |                     |                    |  |
|                                              | 8               |            |               |                   |          |             |                       |                     |                    |  |
| 25                                           | 9               | 17         |               |                   |          |             |                       |                     |                    |  |
| 26                                           |                 |            | 12            |                   |          |             |                       |                     |                    |  |
| 27                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 28                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 29                                           | 5               |            |               |                   | 28½ - 30 | SP          | Light brown fine sand |                     |                    |  |
|                                              | 7               |            |               |                   |          |             |                       |                     |                    |  |
| 30                                           | 5               | 12         |               |                   |          |             |                       |                     |                    |  |
| 31                                           |                 |            | 13            |                   |          |             |                       |                     |                    |  |
| 32                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 33                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 34                                           | 7               |            |               |                   | 33½ - 35 | SP          | Light brown fine sand |                     |                    |  |
|                                              | 7               |            |               |                   |          |             |                       |                     |                    |  |
| 35                                           | 9               | 16         |               |                   |          |             |                       |                     |                    |  |
| 36                                           |                 |            | 14            |                   |          |             |                       |                     |                    |  |
| 37                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 38                                           |                 |            |               |                   |          |             |                       |                     |                    |  |
| 39                                           | 9               |            |               |                   | 38½ - 40 | SP          | Light brown fine sand |                     |                    |  |
|                                              | 7               |            |               |                   |          |             |                       |                     |                    |  |
|                                              | 4               | 11         |               |                   |          |             |                       |                     |                    |  |

## STANDARD PENETRATION TEST BORING (ASTM D-1586)

Field Party: **PM/MM**

| TEST LOCATION: SPT - 2 N27.19961° W80.25363° |                 |            |               |                   |      |                                                | Laboratory Tests   |                     |                    |
|----------------------------------------------|-----------------|------------|---------------|-------------------|------|------------------------------------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description                                    | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 40                                           |                 |            | 15            |                   |      | Drilled hard from 42 to 43½ feet               |                    |                     |                    |
| 41                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 42                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 43                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 44                                           | 15<br>30<br>20  | 50         |               |                   |      |                                                |                    |                     |                    |
| 45                                           |                 |            | 16            | 43½ - 45          | (GP) | Light gray cemented sand and shell             |                    |                     |                    |
| 46                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 47                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 48                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 49                                           | 17<br>10<br>9   | 19         |               |                   |      |                                                |                    |                     |                    |
| 50                                           |                 |            | 17            | 48½ - 50          | SP   | Gray fine sand, little cemented sand and shell |                    |                     |                    |
| 51                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 52                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 53                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 54                                           | 30<br>26<br>7   | 33         |               |                   |      |                                                |                    |                     |                    |
| 55                                           |                 |            |               |                   |      | Terminated boring at 55 feet                   |                    |                     |                    |
| 56                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 57                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 58                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 59                                           |                 |            |               |                   |      |                                                |                    |                     |                    |

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**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

Project: **37 and 41 W Seminole Street  
Stuart, Florida**Page: **1 of 2**Date: **5/24/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to + 12 feet NGVD)**Drill Rig: **CME45**Water Level: **6.5 feet after 0 hours**

Drilling Fluid commenced at depth of 10 feet

Field Party: **PM/MM****Hand Auger with Hand Cone Pentrometer Test (HCP in ksf) performed in top 4 feet**

| TEST LOCATION: SPT - 3 N27.20021° W80.25360° |                 |            |               |                   |      |                                                        | Laboratory Tests   |                     |                    |
|----------------------------------------------|-----------------|------------|---------------|-------------------|------|--------------------------------------------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description                                            | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 0                                            |                 |            | 1             | 0 - 4             | SP   | Gray fine sand                                         |                    |                     |                    |
| 1                                            | HCP= 20         |            |               |                   |      |                                                        |                    |                     |                    |
| 2                                            | HCP= 20         |            |               |                   |      |                                                        |                    |                     |                    |
| 3                                            | HCP= 10         |            | 2             |                   |      |                                                        |                    |                     |                    |
| 4                                            | HCP= 10         |            |               |                   |      |                                                        |                    |                     |                    |
| 5                                            | 2               |            | 3             | 4 - 6             | SM   | Dark brown organically stained fine sand,<br>some silt |                    |                     |                    |
| 6                                            | 1               |            |               |                   |      |                                                        |                    |                     |                    |
| 7                                            | 2               | 3          |               |                   |      |                                                        |                    |                     |                    |
| 8                                            | 4               |            | 4             | 6 - 8½            | SP   | Light gray fine sand                                   |                    |                     |                    |
| 9                                            | 4               |            |               |                   |      |                                                        |                    |                     |                    |
| 10                                           | 4               | 8          |               |                   |      |                                                        |                    |                     |                    |
| 11                                           | 4               |            | 5             | 8½ - 10           | SP   | Light gray fine sand, trace clay                       |                    |                     |                    |
| 12                                           | 3               |            |               |                   |      |                                                        |                    |                     |                    |
| 13                                           | 4               | 8          |               |                   |      |                                                        |                    |                     |                    |
| 14                                           | 8               |            | 6             | 10 - 12           | SP   | Light gray fine sand                                   |                    |                     |                    |
| 15                                           | 6               |            |               |                   |      |                                                        |                    |                     |                    |
| 16                                           | 8               | 14         |               |                   |      |                                                        |                    |                     |                    |
| 17                                           | 8               |            | 7             | 12 - 14           | SC   | Light gray fine sand, some silt and clay               | 17.1%              | 20.1%               |                    |
| 18                                           | 9               |            |               |                   |      |                                                        |                    |                     |                    |
| 19                                           | 10              | 19         |               |                   |      |                                                        |                    |                     |                    |
| 20                                           | 9               |            | 8             | 14 - 20           | SP   | Light brown fine sand                                  |                    |                     |                    |
| 21                                           | 10              |            |               |                   |      |                                                        |                    |                     |                    |
| 22                                           | 14              | 23         |               |                   |      |                                                        |                    |                     |                    |
| 23                                           | 14              |            | 9             |                   |      |                                                        |                    |                     |                    |
| 24                                           | 7               |            |               |                   |      |                                                        |                    |                     |                    |
| 25                                           | 13              |            |               |                   |      |                                                        |                    |                     |                    |
| 26                                           | 15              | 28         | 10            |                   |      |                                                        |                    |                     |                    |
| 27                                           | 18              |            |               |                   |      |                                                        |                    |                     |                    |
| 28                                           | 6               |            |               |                   |      |                                                        |                    |                     |                    |
| 29                                           | 5               |            |               |                   |      |                                                        |                    |                     |                    |
| 30                                           | 7               | 12         |               |                   |      |                                                        |                    |                     |                    |
| 31                                           | 9               |            |               |                   |      |                                                        |                    |                     |                    |

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**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

Project: **37 and 41 W Seminole Street  
Stuart, Florida**Page: **2 of 3**Date: **5/24/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to +12 feet NGVD)**Drill Rig: **CME45**Water Level: **6.5 feet after 0 hours**

Drilling Fluid commenced at depth of 10 feet

Field Party: **PM/MM**

| TEST LOCATION: <b>SPT - 3 N27.20021° W80.25360°</b> |                 |            |               |                   |      |                                    | Laboratory Tests   |                     |                    |
|-----------------------------------------------------|-----------------|------------|---------------|-------------------|------|------------------------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                                     | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description                        | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 20                                                  |                 |            | 11            |                   |      |                                    |                    |                     |                    |
| 21                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 22                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 23                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 24                                                  | 7               |            | 11            | 23½ - 25          | SP   | Light brown fine sand              |                    |                     |                    |
|                                                     | 8               |            |               |                   |      |                                    |                    |                     |                    |
| 25                                                  | 10              | 18         |               |                   |      |                                    |                    |                     |                    |
| 26                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 27                                                  |                 |            | 12            |                   |      |                                    |                    |                     |                    |
| 28                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 29                                                  | 10              |            |               | 28½ - 30          | SP   | Light brown fine sand              |                    |                     |                    |
|                                                     | 9               |            |               |                   |      |                                    |                    |                     |                    |
| 30                                                  | 11              | 20         | 12            |                   |      |                                    |                    |                     |                    |
| 31                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 32                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 33                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 34                                                  | 4               |            | 13            | 33½ - 35          | SP   | Brown fine sand                    |                    |                     |                    |
|                                                     | 2               |            |               |                   |      |                                    |                    |                     |                    |
| 35                                                  | 2               | 4          |               |                   |      |                                    |                    |                     |                    |
| 36                                                  |                 |            |               |                   |      | Drilled hard from 36 to 38½ feet   |                    |                     |                    |
| 37                                                  |                 |            | 14            |                   |      |                                    |                    |                     |                    |
| 38                                                  |                 |            |               |                   |      |                                    |                    |                     |                    |
| 39                                                  | 50/3"           |            |               | 38½ - 40          | (GP) | Light gray cemented sand and shell |                    |                     |                    |
|                                                     |                 |            |               |                   |      |                                    |                    |                     |                    |
|                                                     |                 | 50/3"      | 14            |                   |      |                                    |                    |                     |                    |

| TEST LOCATION: SPT - 3 N27.20021° W80.25360° |                 |            |               |                   |      | Laboratory Tests                   |                    |                     |                    |
|----------------------------------------------|-----------------|------------|---------------|-------------------|------|------------------------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description                        | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 40                                           |                 |            | 15            |                   |      | Drilled hard from 40 to 43½ feet   |                    |                     |                    |
| 41                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 42                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 43                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 44                                           | 31<br>12<br>16  | 28         |               | 43½ - 45          | (GP) | Light gray cemented sand and shell |                    |                     |                    |
| 45                                           |                 |            |               |                   |      | Terminated boring at 45 feet       |                    |                     |                    |
| 46                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 47                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 48                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 49                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 50                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 51                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 52                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 53                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 54                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 55                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 56                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 57                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 58                                           |                 |            |               |                   |      |                                    |                    |                     |                    |
| 59                                           |                 |            |               |                   |      |                                    |                    |                     |                    |



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**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

Project: **37 and 41 W Seminole Street**Page: **1 of 2****Stuart, Florida**Date: **5/24/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to + 12 feet NGVD)**Drill Rig: **CME45**Water Level: **10.0 feet after 0 hours**

Drilling Fluid commenced at depth of 10 feet

Field Party: **PM/MM****Hand Auger with Hand Cone Pentrometer Test (HCP in ksf) performed in top 4 feet**

| TEST LOCATION: SPT - 4 N27.19993° W80.25316° |                 |            |               |                   |      | Laboratory Tests     |                    |                     |                    |
|----------------------------------------------|-----------------|------------|---------------|-------------------|------|----------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description          | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 0                                            |                 |            | 1             | 0 - 2             | SP   | Gray fine sand       |                    |                     |                    |
| 1                                            | HCP= 30         |            |               |                   |      |                      |                    |                     |                    |
| 2                                            | HCP= 40         |            |               |                   |      |                      |                    |                     |                    |
| 3                                            | HCP= 50         |            | 2             | 2 - 10            | SP   | Light gray fine sand |                    |                     |                    |
| 4                                            | HCP= 50         |            |               |                   |      |                      |                    |                     |                    |
| 5                                            | 3               |            |               |                   |      |                      |                    |                     |                    |
| 6                                            | 3               |            |               |                   |      |                      |                    |                     |                    |
| 7                                            | 3               |            |               |                   |      |                      |                    |                     |                    |
| 8                                            | 3               |            | 3             |                   |      |                      |                    |                     |                    |
| 9                                            | 3               | 6          |               |                   |      |                      |                    |                     |                    |
| 10                                           | 4               |            |               |                   |      |                      |                    |                     |                    |
| 11                                           | 4               |            |               |                   |      |                      |                    |                     |                    |
| 12                                           | 4               |            |               |                   |      |                      |                    |                     |                    |
| 13                                           | 4               |            | 4             |                   |      |                      |                    |                     |                    |
| 14                                           | 4               | 8          |               |                   |      |                      |                    |                     |                    |
| 15                                           | 5               |            |               |                   |      |                      |                    |                     |                    |
| 16                                           | 5               |            |               |                   |      |                      |                    |                     |                    |
| 17                                           | 4               |            |               |                   |      |                      |                    |                     |                    |
| 18                                           | 5               |            | 5             |                   |      |                      |                    |                     |                    |
| 19                                           | 5               | 9          |               |                   |      |                      |                    |                     |                    |
| 20                                           | 6               |            |               |                   |      |                      |                    |                     |                    |
| 21                                           | 10              |            |               |                   |      |                      |                    |                     |                    |
| 22                                           | 7               |            |               |                   |      |                      |                    |                     |                    |
| 23                                           | 8               | 15         | 6             | 10 - 12           | SP   | Brown fine sand      |                    |                     |                    |
| 24                                           | 8               |            |               |                   |      |                      |                    |                     |                    |
| 25                                           | 4               |            | 7             | 12 - 18           | SP   | Light gray fine sand |                    |                     |                    |
| 26                                           | 5               |            |               |                   |      |                      |                    |                     |                    |
| 27                                           | 7               | 12         |               |                   |      |                      |                    |                     |                    |
| 28                                           | 8               |            |               |                   |      |                      |                    |                     |                    |
| 29                                           | 7               |            |               |                   |      |                      |                    |                     |                    |
| 30                                           | 5               |            | 8             |                   |      |                      |                    |                     |                    |
| 31                                           | 6               | 11         |               |                   |      |                      |                    |                     |                    |
| 32                                           | 6               |            |               |                   |      |                      |                    |                     |                    |
| 33                                           | 5               |            |               |                   |      |                      |                    |                     |                    |
| 34                                           | 5               |            |               |                   |      |                      |                    |                     |                    |
| 35                                           | 6               |            | 9             |                   |      |                      |                    |                     |                    |
| 36                                           | 6               | 11         |               |                   |      |                      |                    |                     |                    |
| 37                                           | 7               |            |               |                   |      |                      |                    |                     |                    |
| 38                                           | 6               |            |               |                   |      |                      |                    |                     |                    |
| 39                                           | 4               |            |               |                   |      |                      |                    |                     |                    |
| 40                                           | 2               | 6          | 10            | 18 - 20           | SP   | Gray fine sand       |                    |                     |                    |
| 41                                           | 2               |            |               |                   |      |                      |                    |                     |                    |

**GFA INTERNATIONAL**

521 N.W. ENTERPRISE DRIVE. PORT ST. LUCIE, FLORIDA 34986

PHONE: (772) 924-3575 - FAX: (772) 924-3580

**STANDARD PENETRATION TEST BORING (ASTM D-1586)**Client: **SBS Properties, LLC.**Project No.: **17-4486.00**

Lab No.:

Project: **37 and 41 W Seminole Street  
Stuart, Florida**Page: **2 of 3**Date: **5/24/2017**Elevation: **0 to 2 feet below adjacent roadway (estimated +10 to + 12 feet NGVD)**Drill Rig: **CME45**Water Level: **10.0 feet after 0 hours**

Drilling Fluid commenced at depth of 10 feet

Field Party: **PM/MM**

| TEST LOCATION: <b>SPT - 4 N27.19993° W80.25316°</b> |                 |            |               |                   |      |                       | Laboratory Tests   |                     |                    |
|-----------------------------------------------------|-----------------|------------|---------------|-------------------|------|-----------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                                     | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description           | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 20                                                  |                 |            | 11            |                   |      |                       |                    |                     |                    |
| 21                                                  |                 |            |               |                   |      |                       |                    |                     |                    |
| 22                                                  |                 |            |               |                   |      |                       |                    |                     |                    |
| 23                                                  |                 |            |               |                   |      |                       |                    |                     |                    |
| 24                                                  | 9               |            | 12            | 23½ - 25          | SP   | Light brown fine sand |                    |                     |                    |
| 25                                                  | 10              | 20         |               |                   |      |                       |                    |                     |                    |
| 26                                                  | 10              |            |               |                   |      |                       |                    |                     |                    |
| 27                                                  |                 |            |               |                   |      |                       |                    |                     |                    |
| 28                                                  |                 |            | 13            |                   |      |                       |                    |                     |                    |
| 29                                                  | 8               |            |               | 28½ - 30          | SP   | Light brown fine sand |                    |                     |                    |
| 30                                                  | 10              | 25         |               |                   |      |                       |                    |                     |                    |
| 31                                                  | 15              |            |               |                   |      |                       |                    |                     |                    |
| 32                                                  |                 |            | 14            |                   |      |                       |                    |                     |                    |
| 33                                                  |                 |            |               |                   |      |                       |                    |                     |                    |
| 34                                                  | 9               |            |               | 33½ - 35          | SP   | Light brown fine sand |                    |                     |                    |
| 35                                                  | 11              | 26         |               |                   |      |                       |                    |                     |                    |
| 36                                                  | 15              |            |               |                   |      |                       |                    |                     |                    |
| 37                                                  |                 |            |               |                   |      |                       |                    |                     |                    |
| 38                                                  |                 |            |               |                   |      |                       |                    |                     |                    |
| 39                                                  | 12              |            |               | 38½ - 40          | SP   | Light brown fine sand |                    |                     |                    |
|                                                     | 15              |            |               |                   |      |                       |                    |                     |                    |
|                                                     | 16              | 31         |               |                   |      |                       |                    |                     |                    |

| TEST LOCATION: SPT - 4 N27.19993° W80.25316° |                 |            |               |                   |      | Laboratory Tests                               |                    |                     |                    |
|----------------------------------------------|-----------------|------------|---------------|-------------------|------|------------------------------------------------|--------------------|---------------------|--------------------|
| Depth<br>(feet)                              | Blows/<br>6 in. | N<br>Value | Sample<br>No. | Layer:<br>From/to | USCS | Description                                    | Passing<br>No. 200 | Moisture<br>Content | Organic<br>Content |
| 40                                           |                 |            | 15            |                   |      | Drilled hard from 42 to 43½ feet               |                    |                     |                    |
| 41                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 42                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 43                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 44                                           | 50/1"           |            |               | 43½ - 45          | (GP) | Light gray cemented sand and shell             |                    |                     |                    |
| 45                                           |                 | 50/1"      | 16            |                   |      | Drilled hard from 45 to 48½ feet               |                    |                     |                    |
| 46                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 47                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 48                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 49                                           | 50/1"           |            |               | 48½ - 50          | SP   | Gray fine sand, little cemented sand and shell |                    |                     |                    |
| 50                                           |                 | 50/1"      |               |                   |      | Terminated boring at 50 feet                   |                    |                     |                    |
| 51                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 52                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 53                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 54                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 55                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 56                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 57                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 58                                           |                 |            |               |                   |      |                                                |                    |                     |                    |
| 59                                           |                 |            |               |                   |      |                                                |                    |                     |                    |



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**EXFILTRATION TEST****South Florida Water Management District - Usual Open Hole Test**

**Client:** John J Doyle Builder  
1314 East Las Olas Blvd.  
Ft. Lauderdale, Florida 33301

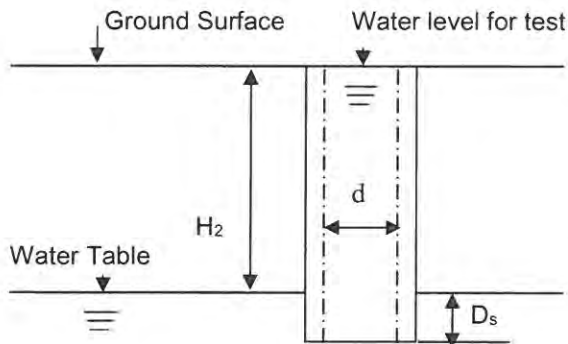
**Site:** 37 and 41 W Seminole Street  
Stuart, Florida

**Project No:** 17-4486.00  
**Report No:** -----

**Test Date:** 5/24/2017  
**Technicians:** CC/PM/MM

**SOIL PROFILE**

| Test Location:           | EX-1<br>(see Test Location Plan) | Depth (feet)                                    | Soil Description                                                                                               |    |
|--------------------------|----------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----|
| N27.20005°<br>W80.25348° |                                  |                                                 | Note: Elevation at test location was 0 to 2 feet below adjacent roadway (estimated to be +10 to +12 feet NGVD) |    |
|                          |                                  | 0 - 1½                                          | Gray fine sand (SP)                                                                                            |    |
|                          |                                  | 1½ - 4½                                         | Light gray fine sand (SP)                                                                                      |    |
|                          |                                  | 4½ - 6                                          | Brown fine sand (SP)                                                                                           |    |
|                          |                                  |                                                 |                                                                                                                |    |
|                          |                                  |                                                 |                                                                                                                |    |
|                          |                                  | Depth to Water Table from Ground Surface (feet) |                                                                                                                | >6 |

**CALCULATION OF HYDRAULIC CONDUCTIVITY**

$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2d)}$$

**Distribution:**  
Client

|                                                             |                                                         |                                |
|-------------------------------------------------------------|---------------------------------------------------------|--------------------------------|
| <b>K</b>                                                    | Hydraulic Conductivity (cfs/ ft <sup>2</sup> – ft head) | <b>1.04 x 10<sup>-03</sup></b> |
| <b>Q</b>                                                    | Stabilized Flow Rate (cubic ft per second)              | <b>2.01 x 10<sup>-02</sup></b> |
| <b>d</b>                                                    | Diameter of Test Hole (feet)                            | <b>0.33</b>                    |
| <b>H<sub>2</sub></b>                                        | Depth to Water Table (feet)                             | <b>6.0*</b>                    |
| <b>D<sub>s</sub></b>                                        | Saturated Hole Depth (feet)                             | <b>0.0</b>                     |
| Notes: * Used for calculations – Actual Water Table 6.04 ft |                                                         |                                |

Reviewed by:

GFA INTERNATIONAL

Donald W. Moler, P.E.

Florida Registration No. 60675



**NOTES RELATED TO  
RECORDS OF TEST BORING AND  
GENERALIZED SUBSURFACE PROFILE**

1. Groundwater level was encountered and recorded (if shown) following the completion of the soil test boring on the date indicated. Fluctuations in groundwater levels are common; consult report text for a discussion.
2. The boring location was identified in the field by offsetting from existing reference marks and using a cloth tape and survey wheel.
3. The borehole was backfilled to site grade following boring completion, and patched with asphalt cold patch mix when pavement was encountered.
4. The Record of Test Boring represents our interpretation of field conditions based on engineering examination of the soil samples.
5. The Record of Test Boring is subject to the limitations, conclusions and recommendations presented in the Report text.
6. "Field Test Data" shown on the Record of Test Boring indicated as 11/6 refers to the Standard Penetration Test (SPT) and means 11 hammer blows drove the sampler 6 inches. SPT uses a 140-pound hammer falling 30 inches.
7. The N-value from the SPT is the sum of the hammer blows required to drive the sampler the second and third 6-inch increments.
8. The soil/rock strata interfaces shown on the Records of Test Boring are approximate and may vary from those shown. The soil/rock conditions shown on the Records of Test Boring refer to conditions at the specific location tested; soil/rock conditions may vary between test locations.
9. Relative density for sands/gravels and consistency for silts/clays are described as follows:

| SPT        | CPT                | SANDS/GRAVELS    | SPT        | CPT                | SILTS/CLAYS |
|------------|--------------------|------------------|------------|--------------------|-------------|
| BLOWS/FOOT | KG/CM <sup>2</sup> | RELATIVE DENSITY | BLOWS/FOOT | KG/CM <sup>2</sup> | CONSISTENCY |
| 0-4        | 0-16               | Very loose       | 0-1        | 0-3                | Very soft   |
| 5-10       | 17-40              | Loose            | 2-4        | 4-6                | Soft        |
| 11-30      | 41-120             | Medium Dense     | 5-8        | 7-12               | Firm        |
| 31-50      | 121-200            | Dense            | 9-15       | 13-25              | Stiff       |
| 50+        | over 200           | Very Dense       | 16-30      | 25-50              | Very stiff  |
|            |                    |                  | >30        | >50                | Hard        |

10. Grain size descriptions are as follows:

| NAME          | SIZE LIMITS                |
|---------------|----------------------------|
| Boulder       | 12 Inches or more          |
| Cobbles       | 3 to 12 Inches             |
| Coarse Gravel | ¾ to 3 Inches              |
| Fine Gravel   | No. 4 sieve to ¾ inch      |
| Coarse Sand   | No. 10 to No. 4 sieve      |
| Medium Sand   | No. 40 to No. 10 sieve     |
| Fine Sand     | No. 200 to No. 40 sieve    |
| Fines         | Smaller than No. 200 sieve |

11. Definitions related to adjectives used in soil/rock descriptions:

| PROPORTION                                                                                                                                                                             | ADJECTIVE | APPROXIMATE ROOT DIAMETER | ADJECTIVE    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------|--------------|
| <5%                                                                                                                                                                                    | Trace     | Less than 1/32"           | Fine roots   |
| 5% to 12%                                                                                                                                                                              | Little    | 1/32" to ¼"               | Small roots  |
| 12% to 30%                                                                                                                                                                             | Some      | ¼" to 1"                  | Medium roots |
| 30% to 50%                                                                                                                                                                             | And       | Greater than 1"           | Large roots  |
| Organic Soils: Soils containing vegetable tissue in various stages of decomposition that has a fibrous to amorphous texture, usually a dark brown to black color, and an organic odor. |           |                           |              |
| Organic Content <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat                                                                                                         |           |                           |              |





**SAILFISH COVE**  
Project No. 1941  
**CITY OF STUART, FLORIDA**  
**TRAFFIC STATEMENT**

Prepared for:



By



Civil Engineering Professionals  
Engineering Business No. EB-0007657

**CAPTEC ENGINEERING, INC.**  
**301 NW FLAGLER AVENUE**  
**STUART, FLORIDA 34994**  
**(772) 692-4344 OFFICE**  
**(772) 692-4341 FAX**

**April 29, 2020**

---

**JOSEPH W. CAPRA, P.E.**  
**FLORIDA P.E. LICENSE NO. 37638**

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## Introduction

The SAILFISH COVE project is located in the heart of Downtown Stuart 100 feet east of St. Lucie Avenue on the north side of Seminole Street in the City of Stuart, Florida. CAPTEC Engineering, Inc. (CAPTEC) has prepared this updated traffic statement for the City of Stuart to determine the impact associated with the current project.

## Site Data

The existing site consists of 4 lots:

- Parcel ID 05-38-41-004-000-00040-1 FEROE Lots 4 & 5 mixed use/store/office
- Parcel ID 05-38-41-004-000-00060-6 FEROE Lots 6 & 7 single family transitional

The proposed site is a residential condominium with 30 Dwelling Units. The proposed revised site plan depicts a four-story apartment building overlooking the St Lucie River. The site previously existed as two single family residential homes.

## Trip Generation

The daily, AM peak-hour and PM peak hour trips for this site were derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition

- Multifamily Housing (Mid-Rise): Land Use #221

### *Daily Weekday*

| ITE Land Use Code       | Units |                | ITE Rate             | AM Peak Hour | Pass-By |   | Entering Site |    | Exiting Site |    |
|-------------------------|-------|----------------|----------------------|--------------|---------|---|---------------|----|--------------|----|
| 223: Mid-Rise Apartment | 30    | Dwelling Units | $T = 5.45(X) - 1.75$ | 162          | 0%      | 0 | 50%           | 81 | 50%          | 81 |

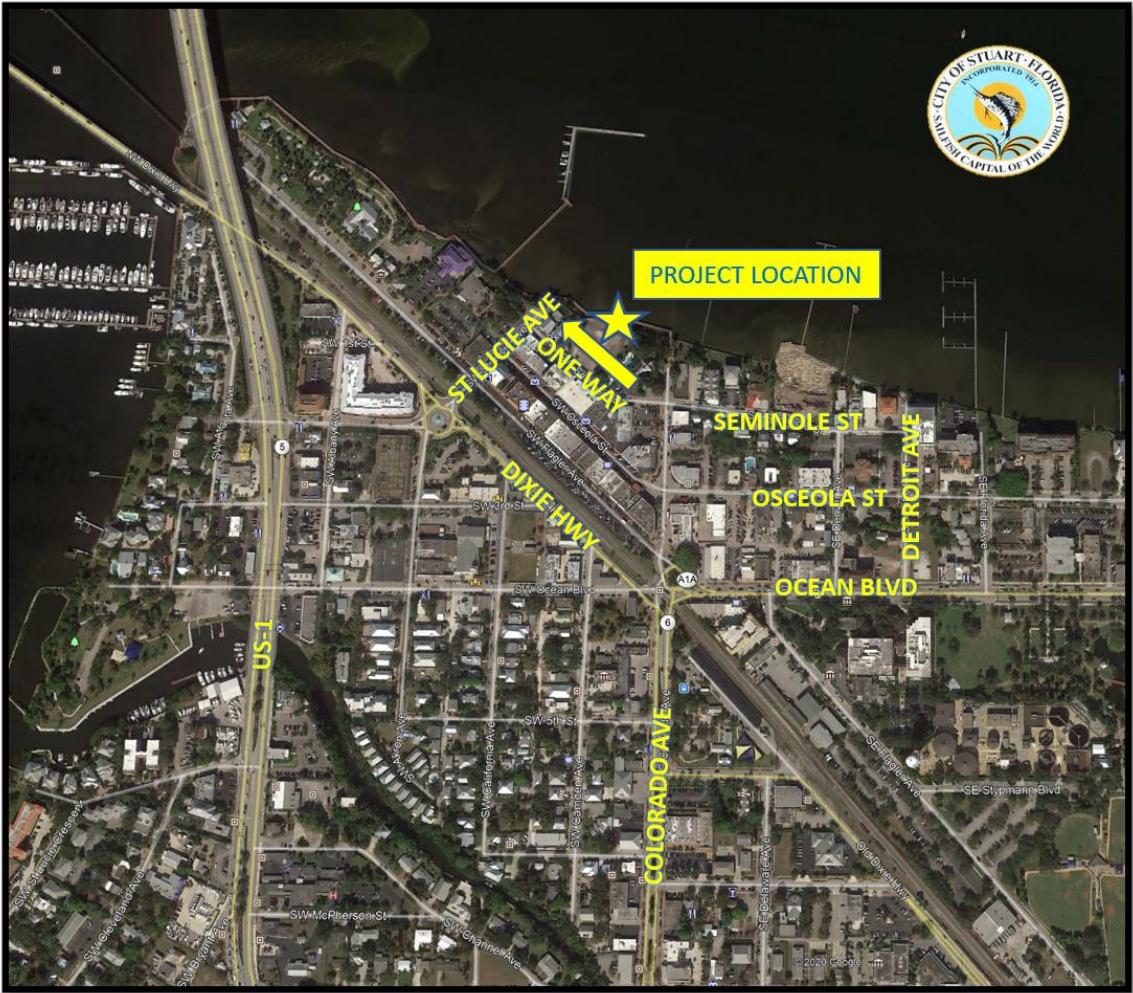
### *AM Peak Hour of Adjacent Street*

| ITE Land Use Code       | Units |                | ITE Rate                      | AM Peak Hour | Pass-By |   | Entering Site |   | Exiting Site |   |
|-------------------------|-------|----------------|-------------------------------|--------------|---------|---|---------------|---|--------------|---|
| 223: Mid-Rise Apartment | 30    | Dwelling Units | $\ln(T) = 0.98 \ln(X) - 0.98$ | 11           | 0%      | 0 | 26%           | 3 | 74%          | 8 |

### *PM Peak Hour of Adjacent Street*

| ITE Land Use Code       | Units |                | ITE Rate                      | PM Peak Hour | Pass-By |   | Entering Site |   | Exiting Site |   |
|-------------------------|-------|----------------|-------------------------------|--------------|---------|---|---------------|---|--------------|---|
| 223: Mid-Rise Apartment | 30    | Dwelling Units | $\ln(T) = 0.96 \ln(X) - 0.63$ | 14           | 0%      | 0 | 61%           | 9 | 39%          | 5 |

The greatest peak hour peak direction trips to be analyzed for distribution in this report are the (9) PM entering trips.



**Trip Distribution**

The project traffic will utilize the one-way street circulation found in the downtown City of Stuart area to enter and exit the site. Entering trips will arrive via Colorado Ave (north of Confusion Corner) to Seminole Street (one-way). Exiting trips will utilize Seminole St (one-way) to St Lucie Ave. Regional trips will first utilize Dixie Hwy (north-south) and Ocean Blvd (east-west). Local destinations are available within downtown Stuart can but were not counted in the trip distribution analysis.

**Background Traffic**

| Road Name    | From                           | To            | 2019 LOS Capacity | Peak Hour Directional | Annual Growth | 2024 Background Traffic |
|--------------|--------------------------------|---------------|-------------------|-----------------------|---------------|-------------------------|
| Dixie Hwy    | Joan Jefferson Way             | Wright Blvd   | 750               | 605                   | 0.5%          | 617                     |
| Ocean Blvd   | Flagler Ave                    | Palm Beach Rd | 790               | 565                   | 0.5%          | 576                     |
| Colorado Ave | Confusion Corner (Dixie/Ocean) | Seminole St   | 575               | n/a                   | n/a           | n/a                     |

### ***Future Traffic***

| Road Name    | From                           | To            | Direction   | LOS Capacity | 2019 Background Traffic | Project Trips | Distribution Percent | Project vs. Capacity | Total Traffic Volume |
|--------------|--------------------------------|---------------|-------------|--------------|-------------------------|---------------|----------------------|----------------------|----------------------|
| Dixie Hwy    | Joan Jefferson Way             | Wright Blvd   | NB/SB       | 750          | 490                     | 5             | 50%                  | 0.67%                | 495                  |
| Ocean Blvd   | Flagler Ave                    | Palm Beach Rd | EB/WB       | 790          | 565                     | 4             | 50%                  | 0.51%                | 569                  |
| Colorado Ave | Confusion Corner (Dixie/Ocean) | Seminole St   | NB Entering | 575          | n/a                     | 9             | 100%                 | 1.57%                | n/a                  |

The peak hour peak direction trips have been equally distributed:

- Dixie Hwy                      Northbound/Southbound      5 trips
- Ocean Blvd                   Eastbound/Westbound      4 trips
- Colorado Avenue          Total Entering Trips              9 trips

The percent impact upon the generalized service capacity:

- Dixie Hwy                      0.67% Impact upon LOS
- Ocean Blvd                    0.51% Impact upon LOS
- Colorado Avenue          1.57% Impact upon LOS

### **Results**

The worst-case percent impact upon the existing LOS is the section of Colorado Avenue from Confusion Corner to Seminole Street with a 1.57% impact of 9 peak hour distributed trips (14 net peak hour trips). The traffic analysis results have found there is no significant impact upon the existing level of service (LOS) capacity for any of the adjoining roadway segments.

### **Conclusion**

Based upon the above calculations, CAPTEC Engineering, Inc. considers the traffic impact of SAILFISH COVE to be insignificant and concurrency is requested with this traffic statement per the City of Stuart Land Development Code (Section 4.00.00).



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

**Meeting Date:** 8/4/2020

**Prepared by:** Stephen Mayer

**Title of Item:**

PUBLIC HEARING - INFILL HOUSING

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY OF STUART'S COMPREHENSIVE PLAN VIA A SMALL-SCALE COMPREHENSIVE MAP AMENDMENT FROM RESIDENTIAL LOW TO DOWNTOWN REDEVELOPMENT; REZONING FROM RESIDENTIAL, SINGLE-FAMILY (R-1) TO URBAN DISTRICT/ URBAN NEIGHBORHOOD SUBDISTRICT (UN) ON THE CITY'S OFFICIAL ZONING MAP; AND APPROVING A MAJOR URBAN CODE CONDITIONAL USE FOR PROPERTY TOTALING 0.72 ACRES, OWNED BY LONE PALM PROPERTY INVESTMENTS, LLC, LOCATED BETWEEN MARTIN LUTHER KING JR. BOULEVARD AND SE 6th STREET, WEST OF PALM BEACH ROAD; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED TO ALLOW THE DEVELOPMENT OF TWO DUPLEX LOTS AND THREE SINGLE FAMILY LOTS; 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. **(QD) (RC)**

**Summary Explanation/Background Information on Agenda Request:**

The subject property is located undeveloped land located between Martin Luther King Jr. Blvd and SE 6th Street, west of Palm Beach Road. The applicant/owner is Lone Palm Property Investments, LLC. The applicant is requesting a change to the Future Land Use Map and Zoning Map designation from Residential Low/Residential, Single Family (R-1) to Downtown Development/Urban Neighborhood (UN) subdistrict, within the Urban District.

On February 8, 2016, the City Commission voted to include the property within the CRA via Ordinance 2320-2016. The property is undeveloped and vacant. The current owner has purchased the property with the intent to divide the 0.72-acre lot into two conforming Urban Neighborhood properties and build three (3) single family residences in 50' lot width configuration or two (2) duplex homes (total of four units) in 75' lot configurations, for a total of seven (7) units. These units will face SE 6th Street and Martin Luther King Jr. Boulevard as shown on the site plan.

To the north, south, and west adjacent to the property, are single family homes zoned R-1. To the east across from Palm City Road is an existing Audubon office. The property is within the CRA and is illegible for the Urban District regulations. The applicant desires to develop the property in a similar manner as the Urban Neighborhood district but does not wish to utilize the density of the Urban District, nor the expanded uses. The applicant will build in accordance with the City's Land Development Code, under Urban Neighborhood. The future land use must change to Downtown Development in order to utilize the UN zoning and apply the MUCCU. Within the conditions of approval attached, the applicant shall subdivide the property thru a plat approved by the City Commission. This plat must comply with the site plan approved in the conditions of approval.

The application has been reviewed for consistency with the City's Comprehensive Plan. Under the current zoning, the property could be subdivided into four (4) single family homes. The rezoning would allow for the construction of a total of seven (7) single family and duplex homes. The density of this subdivision would be less than 8.7 units per acre for the single-family portion, and less than 11.2 units per acre for the duplex portion,

which is currently allowed in the Residential Low designation. The overall density is 10 units per acre.

It is important to note that the property is a combination of six (6) 50' wide platted lots that fall under the code as having the same owner of adjacent platted lots. The Lake Clare plat is attached, and the platted lots are lot numbers 1,2,3,10,11, and 12. The applicant is requesting the use of lots #1, #2 and #3 to be subdivided again just as they were platted, while combining lots #10, #11 and #12 into two 75 foot lots.

As a neighborhood that was built upon plats that allowed 50-foot lots, there are several examples of 50' lots in the Lake Clare Plat, as well as adjacent plats west of the property, along SE 5th Street, SE Stypmann Boulevard and SE 6th Street. The applicant has provided an analysis of surrounding uses along Martin Luther King Jr. Blvd as well, which includes commercial and multi-family uses in the vicinity.

Furthermore, the applicant is providing supply for smaller homes that would be market rate and attainable. The Urban Neighborhood regulations promote walkability and a high standard of architecture.

Staff has attached the Urban District regulations with this agenda item. The Urban Neighborhood district shall comply with the regulations in Section 3.01.03.C. It is important to note that the underlying Land Use of Downtown Development is consistent with the designation of the property as part of the CRA, and the density and land uses allowed on the property are controlled through the MUCCU. The uses are restricted to single family, detached and duplex units. And the density is capped at an average of 10 units per acre.

An application for a rezoning from R-1 zoning to the Urban Neighborhood District (on the same property) was considered by the Community Redevelopment Board at their June, 2nd, 2020 meeting. The application was denied, please refer to CRB minutes extract attached to this item. The present application addresses some of the CRB's concerns in that the application will now allow a site plan to be conditioned as part of any approval.

**Funding Source:**

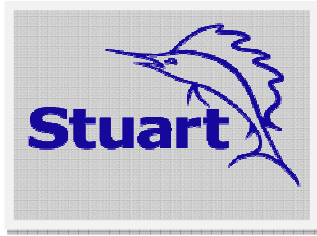
N/A

**Recommended Action:**

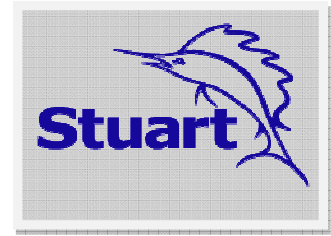
Motion to approve Ordinance 2439-2020 and move to consideration by City Commission on August 24.

**ATTACHMENTS:**

| Description                              | Upload Date | Type               |
|------------------------------------------|-------------|--------------------|
| ▣ A.CRB Staff Report                     | 7/23/2020   | Staff Report       |
| ▣ B. Ordinance 2439-2020                 | 7/24/2020   | DRAFT<br>ORDINANCE |
| ▣ C. Site Plan                           | 7/23/2020   | Exhibit            |
| ▣ D. Survey                              | 5/27/2020   | Exhibit            |
| ▣ E. Urban District Regulations          | 5/27/2020   | Attachment         |
| ▣ F. Staff Comp Plan Review              | 7/23/2020   | Backup Material    |
| ▣ G. Staff CRA Plan Review               | 7/23/2020   | Backup Material    |
| ▣ H. Lake Clare Plat                     | 7/23/2020   | Attachment         |
| ▣ I. Application                         | 7/23/2020   | Backup Material    |
| ▣ J. Justification Statement - Applicant | 7/23/2020   | Backup Material    |
| ▣ K. Area Analysis - Applicant           | 7/23/2020   | Backup Material    |
| ▣ L. Approved CRB Minutes Extract        | 7/24/2020   | Backup Material    |

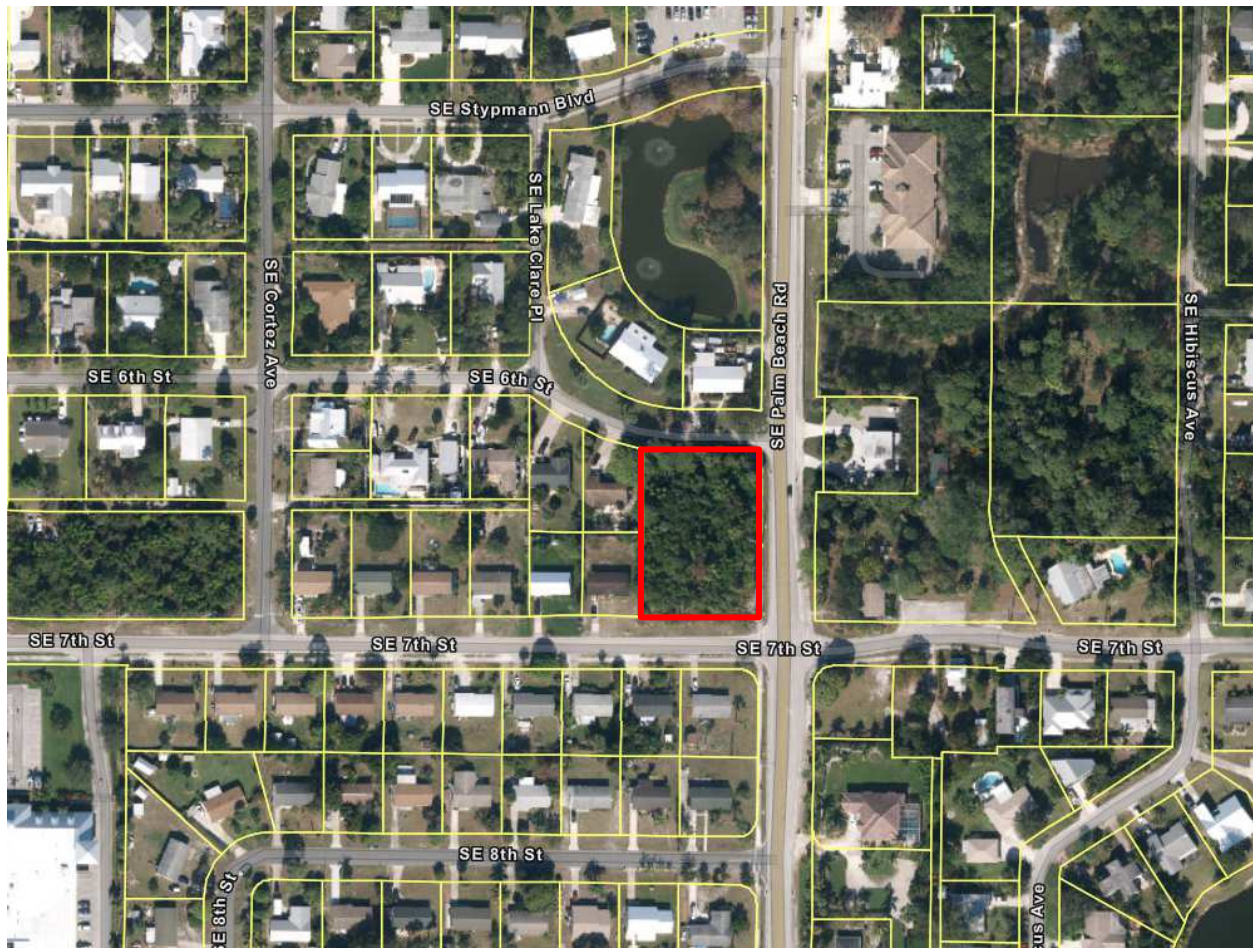


**CITY OF STUART**  
**Community Redevelopment Board**  
**August 4, 2020**



|                                                                   |                                                                  |
|-------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Project Name:</b> Lone Palm Property Investments, LLC Rezoning | <b>Property Owners:</b> Lone Palm Property Investments, LLC      |
| <b>Project No.:</b> Z20050004                                     | <b>Applicant/Petitioner:</b> Lone Palm Property Investments, LLC |
| <b>Ordinance No:</b> 2439-2020                                    | <b>Agent:</b> Don Cuzzo, Cuzzo Planning Solutions, LLC           |
|                                                                   | <b>Case Planner:</b> Stephen Mayer                               |
| <b>Location:</b> PCN#: 04-38-41-011-004-00010-3                   |                                                                  |

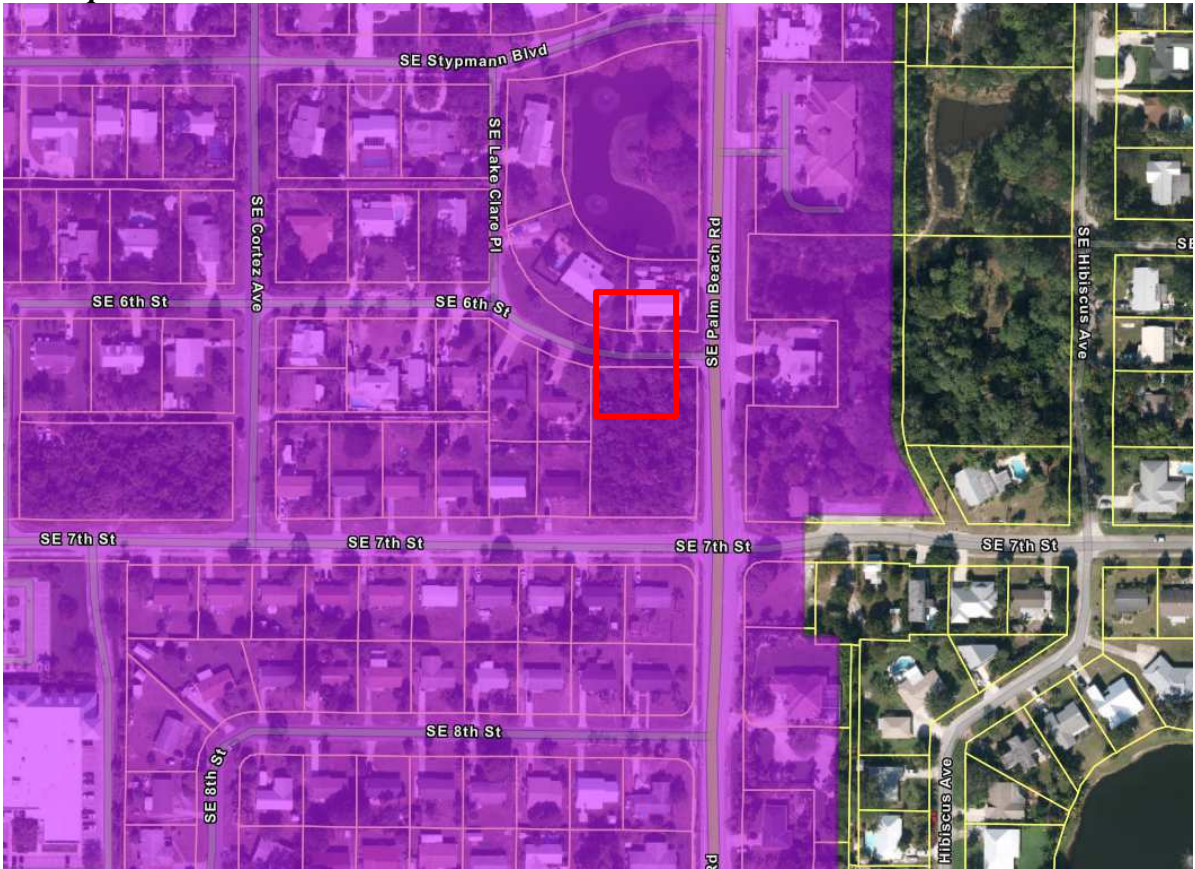
**Location Map**



| <b>PROJECT SUMMARY</b>                                                                                                                                                                                                                       |              |                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Size (area)</b>                                                                                                                                                                                                                  |              | 0.72 acres                                                                                                                                                                                                                                                               |
| <b>Present Use</b>                                                                                                                                                                                                                           |              | Undeveloped                                                                                                                                                                                                                                                              |
| <b>Subject Property Land Use</b>                                                                                                                                                                                                             |              | Residential Low Density                                                                                                                                                                                                                                                  |
| <i>Adjacent FLU</i>                                                                                                                                                                                                                          | <i>North</i> | Low Density Residential                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                              | <i>South</i> | Low Density Residential                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                              | <i>East</i>  | Low Density Residential                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                              | <i>West</i>  | Low Density Residential and Public                                                                                                                                                                                                                                       |
| <b>Subject Property Zoning</b>                                                                                                                                                                                                               |              | R-1 within the Community Redevelopment Agency (CRA)                                                                                                                                                                                                                      |
| <i>Adjacent Zoning</i>                                                                                                                                                                                                                       | <i>North</i> | R-1                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                              | <i>South</i> | R-1                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                              | <i>East</i>  | R-1                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                              | <i>West</i>  | R-1                                                                                                                                                                                                                                                                      |
| <b>Proposed Zoning District</b>                                                                                                                                                                                                              |              | Urban District/ Urban Neighborhood (UN) subdistrict                                                                                                                                                                                                                      |
| <b>Proposed Land Use</b>                                                                                                                                                                                                                     |              | Downtown Redevelopment                                                                                                                                                                                                                                                   |
| <b>Proposed Use</b>                                                                                                                                                                                                                          |              | Residential, Single Family and Duplex                                                                                                                                                                                                                                    |
| <b>City Approvals</b>                                                                                                                                                                                                                        |              | Building Department – No comments at this time.<br>Fire Department – No comments at this time<br>Public Works – No comments at this time<br>Police Department – No comments at this time                                                                                 |
| <b>Brief Explanation</b>                                                                                                                                                                                                                     |              | The subject property is .72 acres. The applicant is requesting a rezoning the subject property within the Community Redevelopment Agency (CRA) boundary from Single-Family, General (R-1) zoning to Urban District, with a subdistrict designation of Urban Neighborhood |
| <b>Staff Recommendation:</b> Staff recommends approval of Ordinance 2439-2020, consisting of a future land use map amendment to Downtown Redevelopment, rezoning to Urban Neighborhood (UN) and a Major Urban Code Conditional Use approval. |              |                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                          |



*CRA Map*



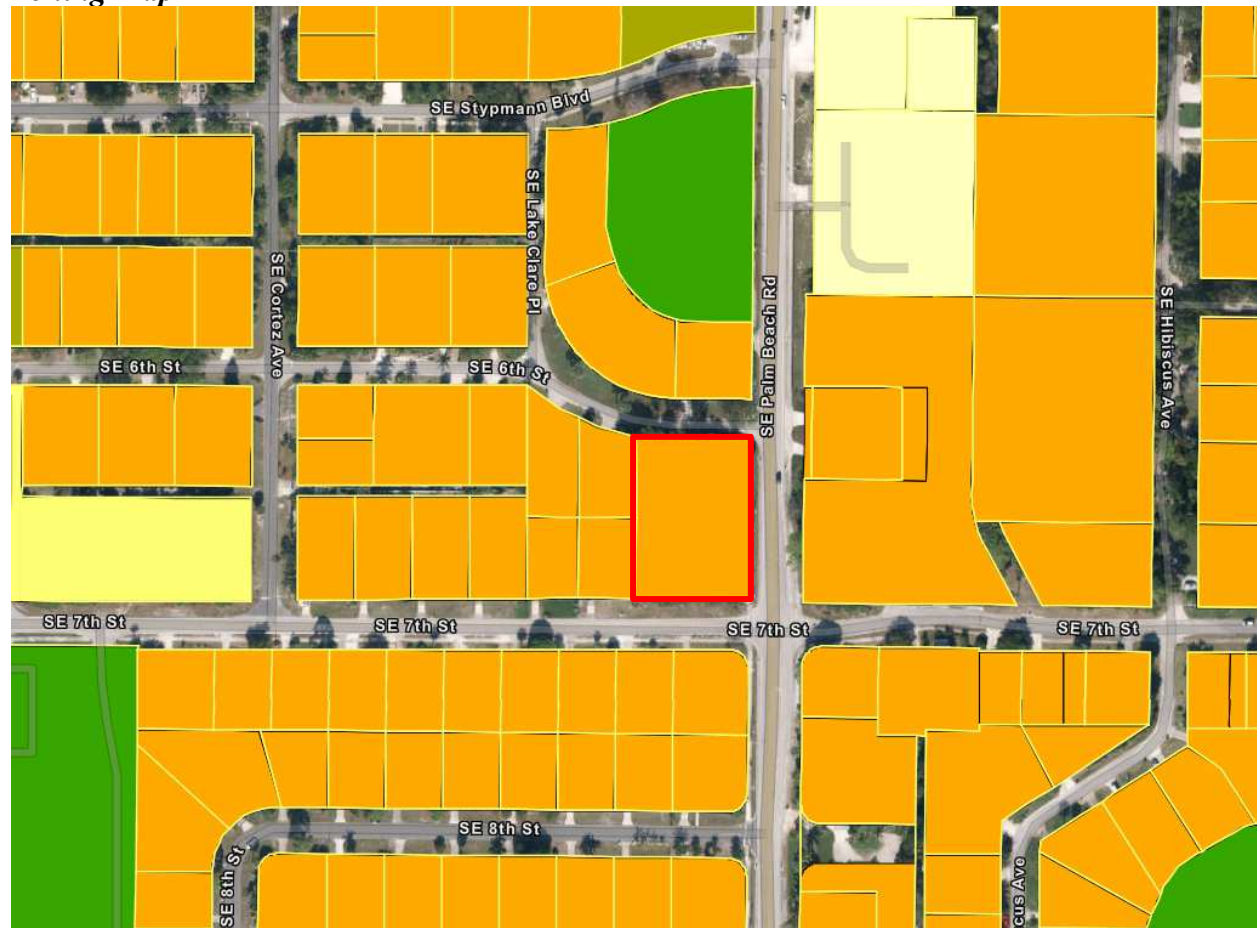


***Future Land Use Map***



**Future Land Use**

-  Commercial
-  Conservation
-  Annexed with Martin County Future Land Use
-  Downtown
-  E Stuart
-  Industrial
-  Institutional
-  Low Density Residential
-  Marine and Industrial
-  Neighborhood/Special
-  Office- Residential
-  Public
-  Recreation
-  Multi-Family Residential

**Zoning Map**

- |                                                 |                                         |
|-------------------------------------------------|-----------------------------------------|
| BMU: East Stuart Business and Mixed Use         | R1: Single Family- General              |
| County Zoning                                   | R-2: Duplex                             |
| CPUD: Commercial Planned Unit                   | R-3: Multifamily/Office                 |
| GRO: East Stuart General Residential and Office | RPUD: Residential Planned Unit          |
| H: Hospital                                     | SFD: East Stuart Single Family & Duplex |
| I: Industrial                                   | Urban Code: Urban Center                |
| IPUD: Industrial Planned Unit Development       | Urban Code: Urban General               |
| MXPUD: Mixed- Use Planned Development           | Urban Code: Urban Highway               |
| PSPUD: Public Service Unit Development          | Urban Code: Urban Neighborhood          |
| P: Public                                       | Urban Code: Urban Waterfront            |
| R-1A: Residential- Single Family Estate         | UPUD: Urban Planned Unit Development    |

## **STAFF REPORT AND RECOMMENDATION**

### **I. LEGAL NOTICE REQUIREMENTS**

**A. Requirements for Application** – The application for future land use change to Downtown Development, re-zoning district designation to Urban Neighborhood (UN) and MUCCU have been noticed in accordance with the requirements set forth in Sections 11.01.06 of the Land Development Regulations.

**B. Site Posting Date:** 7/20/2020

**C. Mail Notice Postmark:** 7/20/2020 to property owners within 300 feet

**D. Publication Date:** 10 days prior to the adoption hearing, Section 11.01.06

### **II. RE-ZONING/FLUM AMENDMENT AND MUCCU, Ordinance. 2439-2020 (Attachment A)**

**III. APPLICATION (Attachment B):** Dated May 15, 2020, reapplication July 20, 2020

### **IV. HISTORY OF THE SITE**

The subject property is located undeveloped land located between Martin Luther King Jr. Blvd and SE 6<sup>th</sup> Street, west of Palm Beach Road. The applicant/owner is Lone Palm Property Investments, LLC. The applicant is requesting a change to the Future Land Use Map and Zoning Map designation from Residential Low/Residential, Single Family (R-1) to Downtown Development/Urban Neighborhood (UN) subdistrict, within the Urban District. On February 8, 2016, the City Commission voted to include the property within the CRA via Ordinance 2320-2016. The property is undeveloped and vacant. The current owner has purchased the property with the intent to divide the 0.72-acre lot into two conforming Urban Neighborhood properties and build three (3) single family residences in 50' lot width configuration or two (2) duplex homes (total of four units) in 75' lot configurations, for a total of seven (7) units. These units will face SE 6<sup>th</sup> Street and Martin Luther King Jr. Boulevard as shown on the site plan.

### **V. STAFF ANALYSIS**

#### **A. Site and Area Characteristics**

The subject property totaling 0.72 acres located between Martin Luther King Jr. Blvd and SE 6<sup>th</sup> Street, west of Palm Beach Road. To the north, south, and west adjacent to the property, are single family homes zoned R-1. To the east across from Palm City Road is an existing Audubon office. The property is within the CRA and is illegible for the Urban District regulations. The applicant desires to develop the property in a similar manner as the Urban Neighborhood district but does not wish to utilize the density of the Urban District, nor the expanded uses. The applicant will build in accordance with the City's Land Development Code, under Urban Neighborhood. The future land use must change to Downtown Development in order to utilize the UN zoning and apply the MUCCU. Within

the conditions of approval attached, the applicant shall subdivide the property thru a plat approved by the City Commission. This plat must comply with the site plan approved in the conditions of approval.

## **B. Land Use Change, Rezoning and Land Development Code Consistency Review**

The application has been reviewed for consistency with the City's Comprehensive Plan. Under the current zoning, the property could be subdivided into four (4) single family homes. The rezoning would allow for the construction of a total of seven (7) single family and duplex homes. The density of this subdivision would be less than 8.7 units per acre for the single-family portion, and less than 11.2 units per acre for the duplex portion, which is currently allowed in the Residential Low designation. The overall density is 10 units per acre.

It is important to note that the property is a combination of six (6) 50' wide platted lots that fall under the code as having the same owner of adjacent platted lots. The Lake Clare plat is attached, and the platted lots are lot numbers 1,2,3,10,11, and 12. The applicant is requesting the use of lots #1, #2 and #3 to be subdivided again just as they were platted, while combining lots #10, #11 and #12 into two 75 foot lots.

As a neighborhood that was built upon plats that allowed 50-foot lots, there are several examples of 50' lots in the Lake Clare Plat, as well as adjacent plats west of the property, along SE 5<sup>th</sup> Street, SE Stypmann Boulevard and SE 6<sup>th</sup> Street. The applicant has provided an analysis of surrounding uses along Martin Luther King Jr. Blvd as well, which includes commercial and multi-family uses in the vicinity.

Furthermore, the applicant is providing supply for smaller homes that would be market rate and affordable. They will abide by the Urban Neighborhood regulations, which promote walkability and a high standard of architecture.

Section 11.01.02.7 Rezoning to Urban Neighborhood of the Land Development Code requires the CRB to consider the following criteria prior to making an advisory recommendation to the City Commission.

### *1. The existing land use pattern;*

The proposed land use pattern has been established as Residential. The rezoning and land use change is consistent with this pattern. It is important to note that the Urban District does not restrict uses to residential only. Adopting the MUCCU conditions of approval shall restrict the uses to residential only.

### *2. The possible creation of an isolated district unrelated to adjacent and nearby districts;*

The proposed rezoning to Urban Neighborhood would create an isolated zoning classification regarding adjacent classifications of zoning. However, the property is within the CRA, and it is in proximity to East Stuart zoning district. The East

Stuart zoning district allows for up to 17 units per acre, and lots that are 50' in width.

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

The intended use of the subject property as seven (7) single family homes and duplex units would not encourage the type and intensity of development that would result in overtaxing of schools, utilities, or streets.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities:*

The type and intensity of development is not anticipated to overload the City's utility services.

5. *The possible overloading of the City's drainage system;*

The type and intensity of development that is feasible is not anticipated to overload the City's utility services.

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

There are no issues in this regard.

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

The levels of service on the roadways will handle the additional capacity of an additional three homes. The rezoning is anticipated to result in a de minimus increase in traffic.

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

The type and intensity of development is feasible and would not create an adverse impact to nearby neighborhoods and is consistent with the goals of development, the CRA and the design principles of the area that will continue to surround the site.

9. *The impact of the rezoning upon the flow of light and air to adjacent areas;*

The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas.



*10. The impact of the proposed rezoning upon property values in the adjacent area;*

The rezoning to UN would likely result in an increase in property values in the adjacent area by having new housing stock nearby, rather than an empty lot.

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

The rezoning to UN would not impact adjacent properties to improve or develop in accordance with existing regulations.

*12. The existence of other adequate sites in the City for the proposed use in districts already permitting such use.*

The subject location is ideal for single family or duplex residences due to the proximity to surrounding residential and family.

## **VI. PRIOR CRB HEARING AND PUBLIC COMMENT**

This application was previously heard at the June 2, 2020 CRB hearing as a rezoning only. The CRB voted 4 to 2 to deny the application. Residents in the area of the proposed site expressed concern for additional traffic on the roads, additional driveways, and greater density above the four single family lots that the property is permitted to build. The residents were opposed to allowing duplexes and opposed to any additional units being allowed through the original rezoning application. The applicant has met with staff and public officials regarding the project. The applicant has hired a planning consultant and has reapplied for a comprehensive future land use change, rezoning and a MUCCU, which would restrict the uses, the density and lot configuration as shown on the site plan.

## **VII. STAFF RECOMMENDATION (APPROVAL)**

Staff has determined that the future land use change to Downtown Redevelopment, rezoning to Urban Neighborhood (UN) and the approval of the Major Urban Code Conditional Use is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Furthermore, staff has determined that allowing an additional three single-family residences/duplex units over the existing property rights on the site is consistent with the Land Development Code and recommends Ordinance No. 2439-2020.



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

**ORDINANCE NUMBER 2439-2020**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY OF STUART’S COMPREHENSIVE PLAN VIA A SMALL-SCALE COMPREHENSIVE MAP AMENDMENT FROM RESIDENTIAL LOW TO DOWNTOWN REDEVELOPMENT; REZONING FROM RESIDENTIAL, SINGLE-FAMILY (R-1) TO URBAN DISTRICT/ URBAN NEIGHBORHOOD SUBDISTRICT (UN) ON THE CITY’S OFFICIAL ZONING MAP; AND APPROVING A MAJOR URBAN CODE CONDITIONAL USE FOR PROPERTY TOTALING 0.72 ACRES, OWNED BY LONE PALM PROPERTY INVESTMENTS, LLC, LOCATED BETWEEN MARTIN LUTHER KING JR. BOULEVARD AND SE 6<sup>th</sup> STREET, WEST OF PALM BEACH ROAD; BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED TO ALLOW THE DEVELOPMENT OF TWO DUPLEX LOTS AND THREE SINGLE FAMILY LOTS; 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 Lone Palm Property Investments, LLC (owner) of .72 acres of undeveloped land located between Martin Luther King Jr. Blvd and SE 6<sup>th</sup> Street, west of Palm Beach Road, and

**WHEREAS**, the City of Stuart has determined the need to change the Future Land Use designation from Residential Low to Downtown Redevelopment, and the zoning from Single-Family, General (R-1) to Urban Neighborhood for said lands within the Community Redevelopment Agency (CRA) boundary to Urban District; and

**WHEREAS**, the City Commission has considered the Petitioner's voluntary request for future land use and zoning designations and has also considered the recommendation of City staff; and

**WHEREAS**, the owner has committed to the City that its development will comply with all development codes, plans, standards and conditions of the Major Urban Code Conditional Use, approved by the City Commission; comply with the use and density restrictions of the underlying Future Land Use of Downtown Redevelopment; and that it will bind its successors in title to any such commitments made upon this ordinance; and

**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**, this residential 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; and

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

**SECTION 1:** The land use designation in the City’s Comprehensive land Use Plan shall be established as “Downtown Redevelopment”. The Zoning designation of the subject property shall be established as "Urban Neighborhood" on the City of Stuart’s Official Zoning Map.

**SECTION 2:** The property is legally described in “Exhibit A” of this ordinance. A site plan depicting the property is attached hereto as Exhibit “B” and made a part hereof by reference. Development conditions including a timetable for construction attached hereto as Exhibit “C” and made a part hereof by reference.

**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, the City’s Comprehensive Plan, and the Major Urban Code Conditional Use approval.

**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 property or any portion of the 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 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.



**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 \_\_\_\_\_, 2020.

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:

MICHAEL J. MEIER, MAYOR

EULA R. CLARKE, VICE MAYOR

BECKY BRUNER, COMMISSIONER

MERRITT MATHESON, COMMISSIONER

| YES | NO | ABSENT | ABSTAIN |
|-----|----|--------|---------|
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |

ADOPTED on second and final reading this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
MARY R. KINDEL

CITY CLERK

\_\_\_\_\_  
MICHAEL J. MEIER

MAYOR

APPROVED AS TO FORM

AND CORRECTNESS:

\_\_\_\_\_

MICHAEL J. MORTELL

CITY ATTORNEY

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 PROPERTY IN 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:

Lone Palm Property Investments, LLC

By: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

Ransom R. Hartman, Manager and Owner

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

OWNER'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 \_\_\_\_\_, 2020, by \_\_\_\_\_

Personally Known OR Produced Identification

Type of ID Produced \_\_\_\_\_

Signature of Notary Public: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Notary Seal:

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 \_\_\_\_\_, 2020, by MICHAEL J. MEIER, 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: \_\_\_\_\_

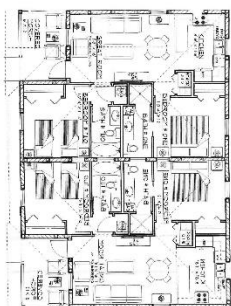
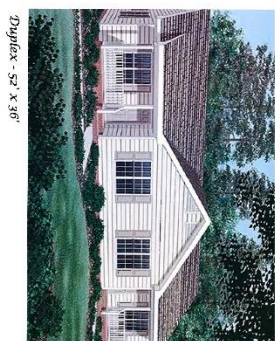
Commission Expires: \_\_\_\_\_

Notary Seal:

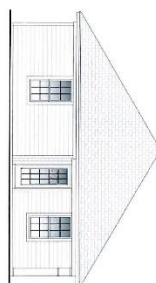
**EXHIBIT “A”**

**LEGAL DESCRIPTION**

LOTS 1, 2, 3, 10, 11 AND 12, BLOCK 4, LAKE CLARE  
SECTION, ST. LUCIE ESTATES, ACCORDING TO THE PLAT  
THEREOF, FILED APRIL 20, 1927, RECORDED IN PLAT  
BOOK 1, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY,  
FLORIDA.

[illegible]

Single Family - 34' x 64'



## Conceptual Site Plan





**EXHIBIT “C”**  
**DEVELOPMENT CONDITIONS**

**Approved Plans and Documents**

1. The Lone Palm Property Investments MUCCU, specifically the subdivision of the two duplex lots and three single family lots shall comply with the following drawings:
  - a. Final Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, Inc. dated 7.15.2020
2. Any modifications to the Master RPUD Site Plan that is less than 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 a public hearing.

**Density and Allowable Uses**

3. Only the following uses shall be permitted:
  - a. Single Family, detached
  - b. Single Family, Duplex
4. The maximum number of units that are approved is seven (7) dwelling units.

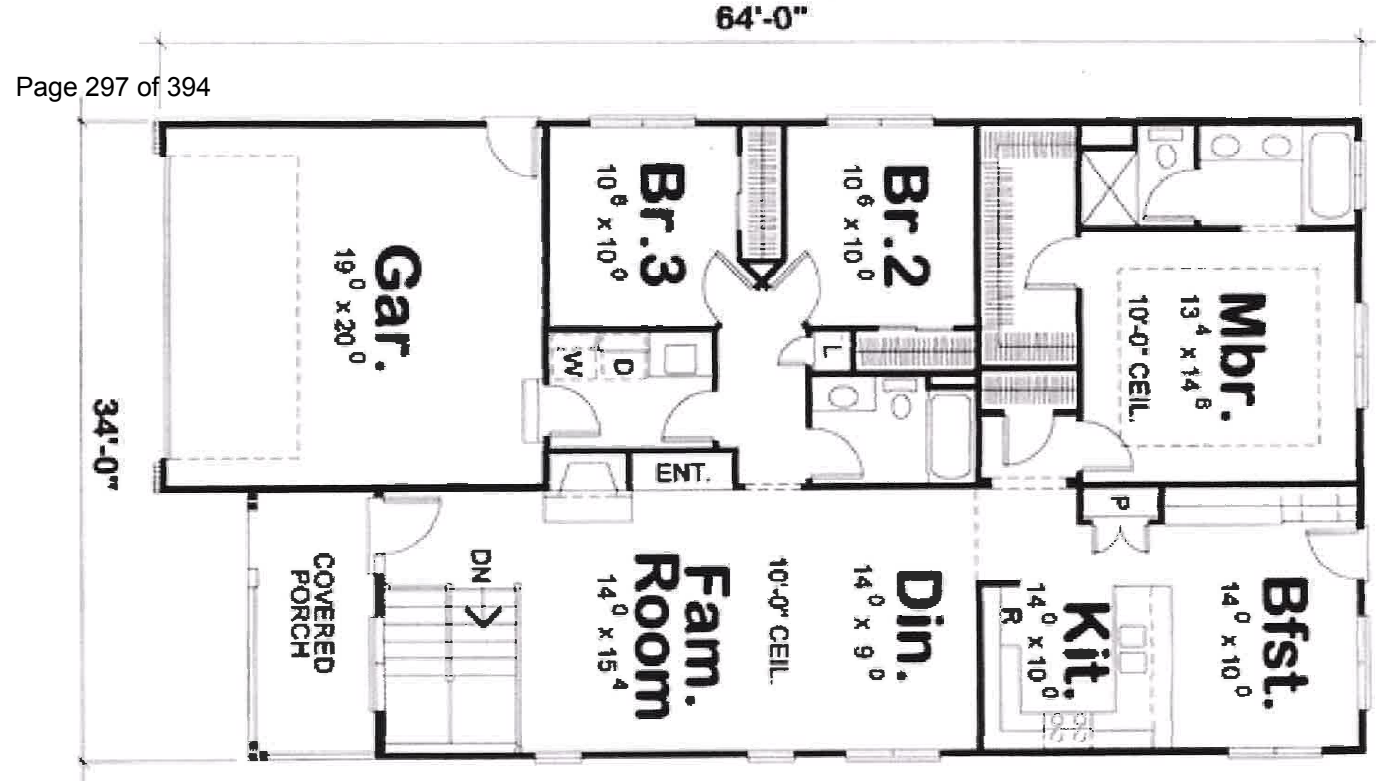
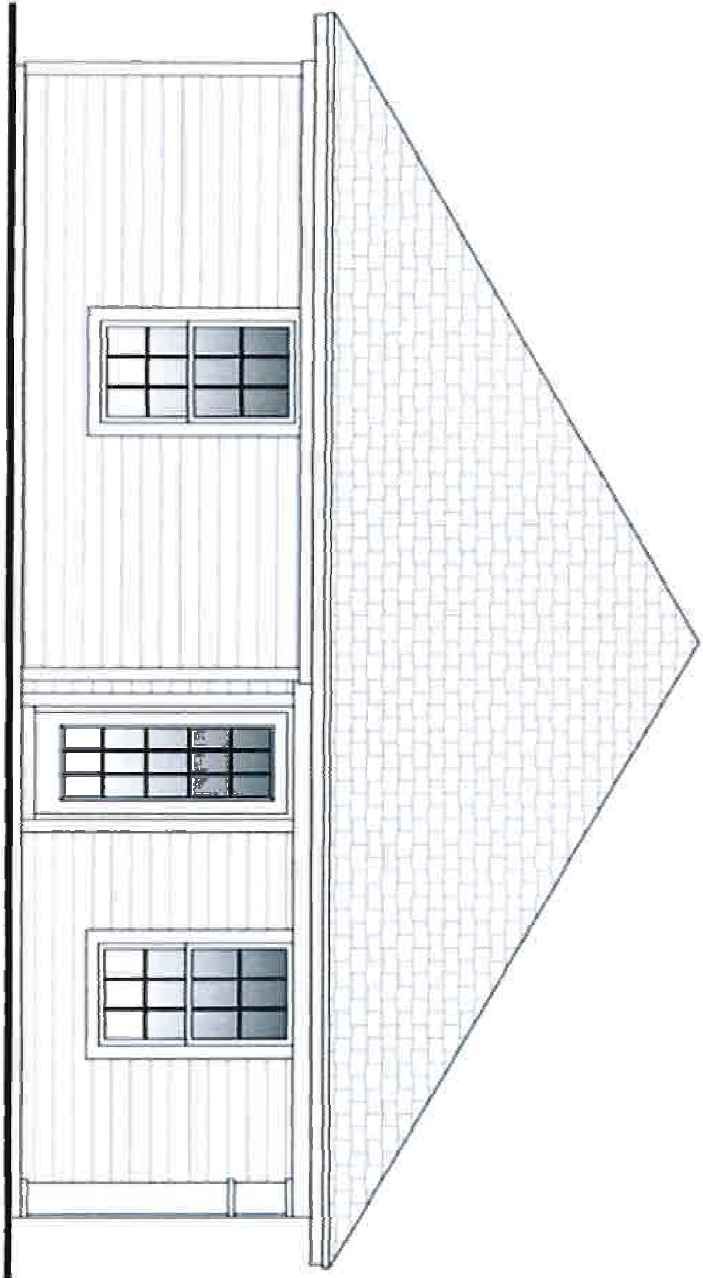
**Prior to Issuance of Site Permits**

5. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
6. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

7. The duplex units shall share driveways so that there will only be 2 driveways entering Martin Luther King Jr. Boulevard.
8. Plat approval per Section 11.01.05 of the City Land Development Code, shall occur prior to the issuance of the first building permit.
9. The applicant shall acquire plat approval prior to August 1, 2022, or the Major Conditional Use approval is null and void.



Single Family - 34' x 64'



Page 297 of 394

Single Family - 34' x 64'

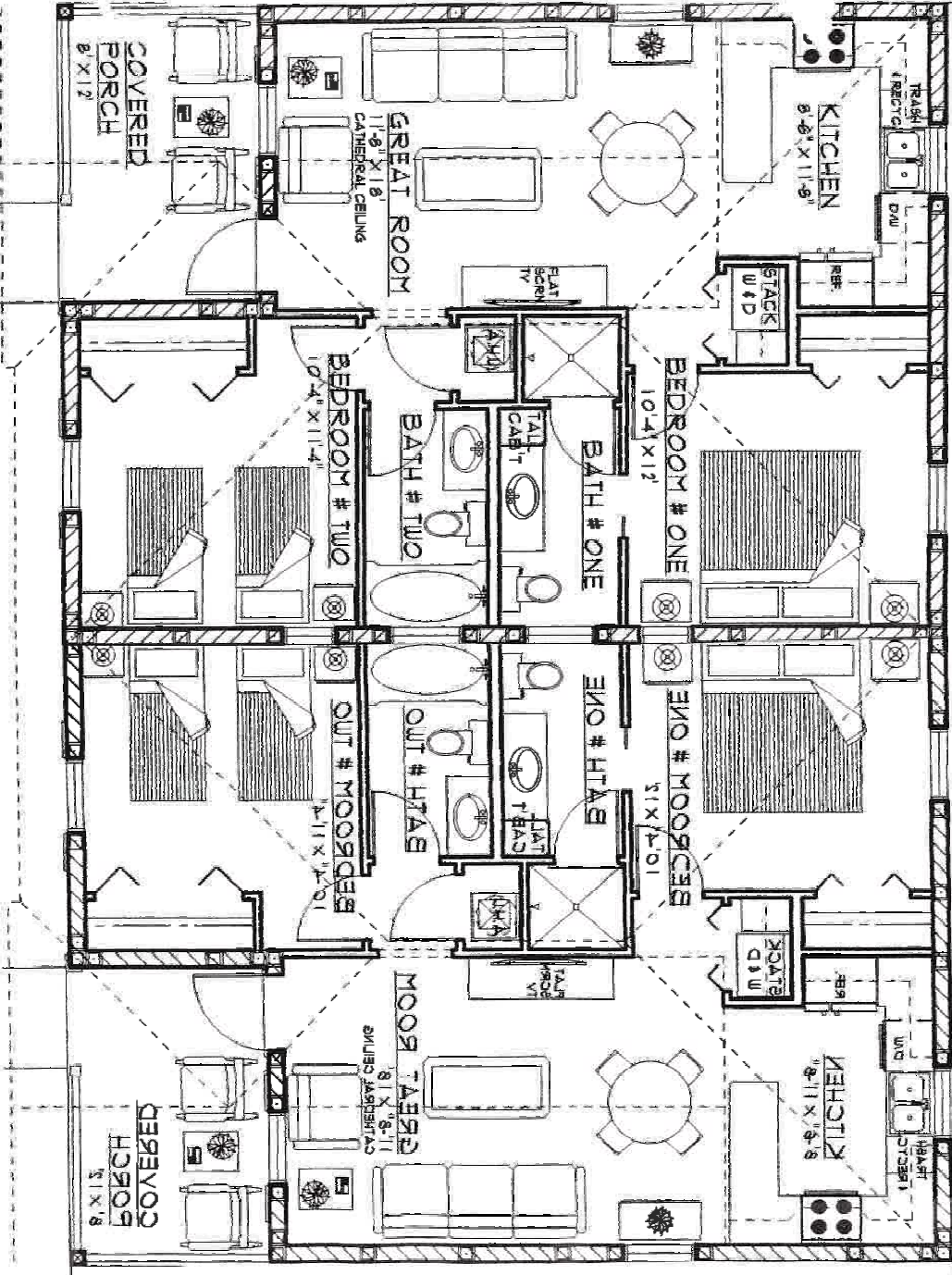
Conceptual Site Plan



North  
Scale: 1" = 20'



Duplex - 52' x 36'

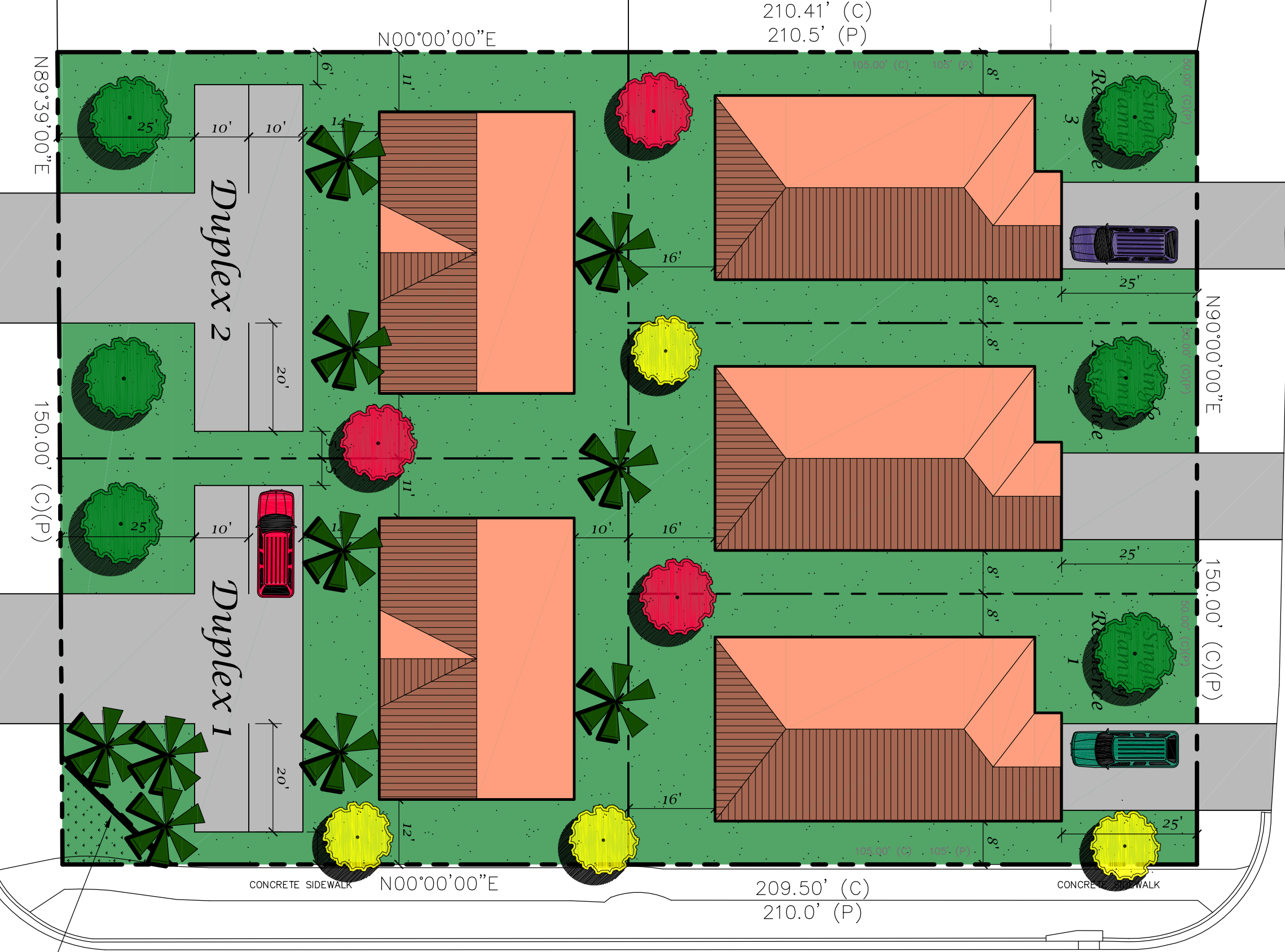


SE PALM BEACH ROAD

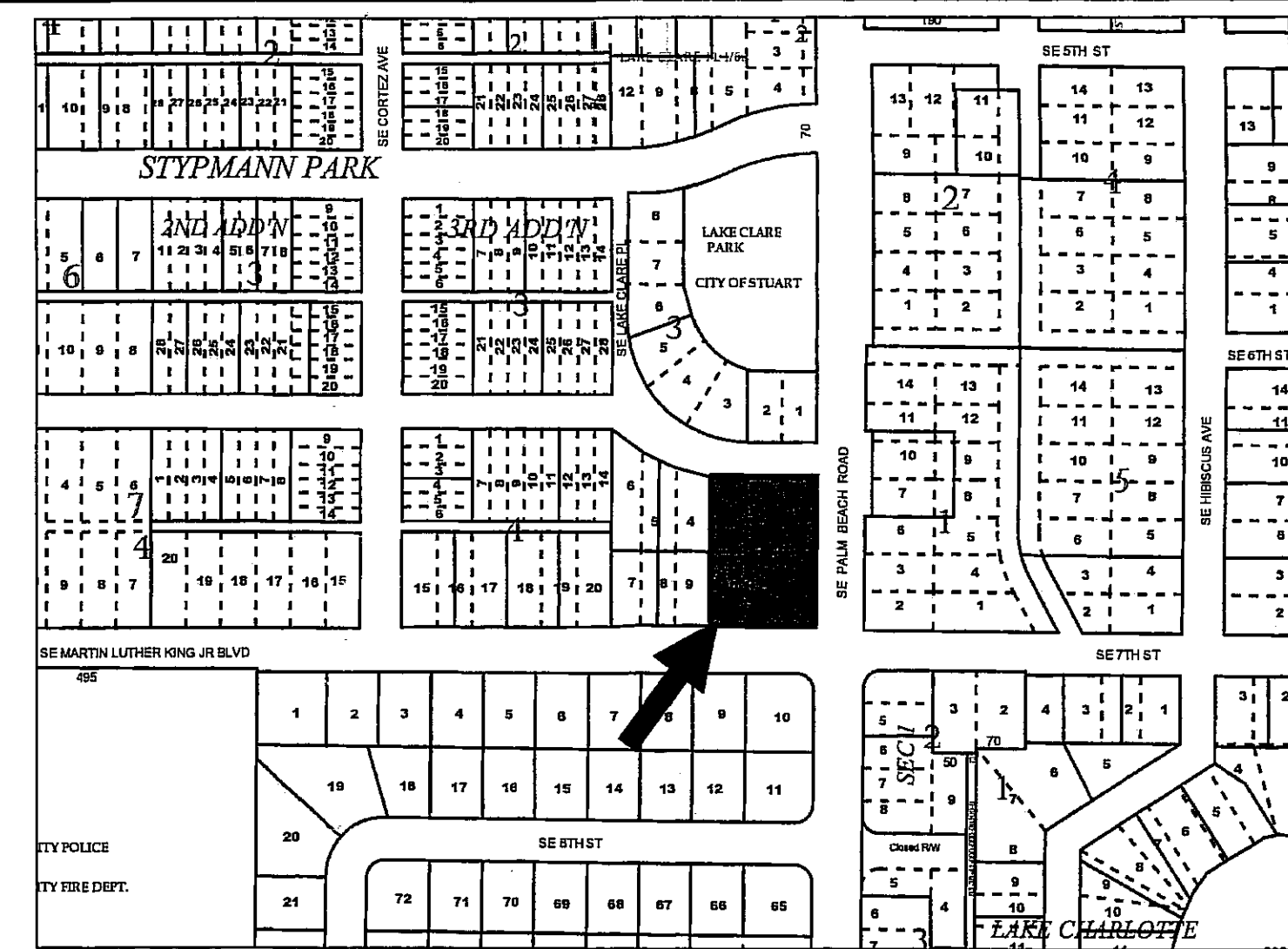
SE MARTIN LUTHER KING BLVD.  
( PLATTED AS EAST 7TH STREET )

Monument Sign to  
be dedicated to  
the City

SE 6TH STREET EAST  
( PLATTED AS EAST SIXTH STREET )

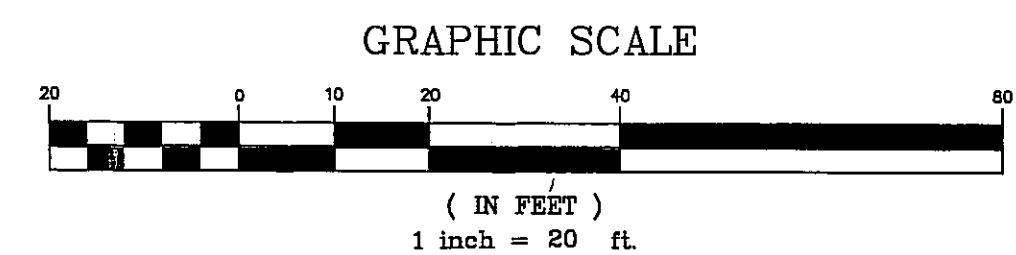






LEGAL DESCRIPTION

LOTS 1, 2, 3, 10, 11 AND 12, BLOCK 4, LAKE CLARE  
SECTION, ST. LUCIE ESTATES, ACCORDING TO THE PLAT  
THEREOF, FILED APRIL 20, 1927, RECORDED IN PLAT  
BOOK 1, PAGE 66, PUBLIC RECORDS OF MARTIN COUNTY,  
FLORIDA.



Date of field survey:  
08/11/2019

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the West Line of subject property. Calculated as North 00°00'00" East, with all others being relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark N/A.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C01536, dated 03/16/2015, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations, utilities not located unless shown.
8. The expected use of the survey and map is for Residential Purposes.
9. All measurements are in accordance with the United States standard, in feet.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

[illegible]

PREPARED FOR: HARTMAN

**STEPHEN J. BROWN, INC**  
**SURVEYORS , DESIGNERS , LANDPLANNERS , CONSULTANTS**  
 619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: [sjbinc@bellsouth.net](mailto:sjbinc@bellsouth.net) PHONE: (772)-288-7176  
 LICENSED BUSINESS NUMBER: 6484

# BOUNDARY SURVEY

|                       |
|-----------------------|
| DRAWN<br>S.J.B.       |
| CHECKED<br>S.J.B.     |
| DATE<br>08/13/2019    |
| SCALE<br>1" = 20'     |
| JOB NO.<br>6408-02-01 |
| SHEET<br>ONE          |
| OF ONE                |
| SHEETS                |

[illegible]

1. PROPERTY ADDRESS: SE PALM BEACH ROAD  
2. CERTIFIED TO:  
-REED HARTMAN

NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4049, STATE OF FLORIDA

Sec. 3.01.03. - Urban standards and regulations for designated urban subdistricts.

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

*Urban center ("UC")*, inclusive of the "historic downtown," characterized by relatively dense, walkable, mixed-use, development pattern generally located at or near the established downtown area. The UC is the most urban in terms of density, mix of uses, pedestrian activity, historic restoration, shared parking and civic/cultural venues. In the South Point, UC is generally located in portions of the Potsdam subdivision (that triangular portion bound by Albany Avenue, West Ocean Boulevard, and SR 707/Dixie Highway), along both sides of the historic downtown core block (Osceola Street and Flagler Avenue), along portions of SE Ocean Boulevard, and along both sides of Colorado Avenue.

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

*Urban neighborhood ("UN")*, characterized by a predominantly residential nature located along low-volume, pedestrian-friendly streets. In the North Point, UN is generally located in the non-waterfront portions of the Riverside Park subdivision (that portion generally bound by North River Drive, Palm Street, SR 707/Dixie Highway, and Fern Street). In the south point, UN is generally located in the Frazier Addition (the triangular area generally bound by Frazier Creek, West Ocean Boulevard, and the properties fronting Colorado Avenue) and the non-waterfront portions of the Frazier Crescent subdivision (along Channel Avenue and 6th and 7th Streets).

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



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

(Ord. No. 1978-04, § 1, 6-28-04)

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

A. *Urban center (UC).*

1. *Principal building placement.*

- a. The front building facade shall be constructed parallel to the street along the front property line with a required build-to line of zero feet.
- b. The side setbacks may be zero feet.
- c. The rear setback may be zero feet.
- d. The front street facade width of the principal building shall not be less than 80 percent of the lot width. A ten-foot driveway may be allowed if no alley access is available in the rear or side of the lot.
- e. If a property abuts public rights-of-way at its front and rear property lines, any building facade which is 100 feet or more in facade width measured parallel to the public right-of-way shall include a via to allow for pedestrian access to the public rights-of-way. A via shall be not less than six feet in width and not less than ten feet in height. A via may be enclosed; however, a via shall be open to the public during the business hours of operation of the building(s) in which it is located.
- f. The front street facade of the building may be set back to form a public courtyard for a maximum of 33 percent of the facade width.

2. *Principal building height.*

- a. The maximum building height is three stories and 35 feet. The minimum building height shall be two stories or 26 feet. If 25 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.

- b. Four story buildings in the Old Downtown District are prohibited.  
There is no major Urban Code conditional use available for an additional story or building height in the Old Downtown District.

3. *Parking.*

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

4. *Architectural requirements.*

- a. Balconies are required along all street facades for all buildings. The aggregate length of balconies shall not be less than 50 percent of building facade from which it projects on each floor level.
- b. Arcades are required on the west side of Colorado Street between Confusion Corner and Frazier Creek and on the north side of 2nd Street between U.S. 1 and Dixie Highway. Arcades shall conform to the standards in section 3.01.04.C.
- c. The ground floor along the front facade of the building shall have doorways, arcades, or glazed openings with aggregate width equal to at least 50 percent of the total facade width.

5. *Outbuildings.*

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

6. *Curb cuts.*

- a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage.
- b. For properties with access from a rear alley, no curb cuts shall be permitted.

(Ord. No. 1978-04, § 1, 6-28-04)

B. *Urban general (UG).*

1. *Principal building placement.*

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

2. *Principal building height.*

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

3. *Parking.*

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

4. *Architectural requirements.*

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

5. *Outbuildings.*

- a.

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

6. *Curb cuts.*

- a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 75 feet of frontage.
- b. For properties with access from a rear alley, no curb cuts shall be permitted.

(Ord. No. 1978-04, § 1, 6-28-04)

C. *Urban neighborhood (UN).*

1. *Principal building placement.*

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

2. *Principal building height.*

- a. The maximum building height is three stories and 35 feet.
- b. There is no major Urban Code conditional use available for an additional story or building height in this subdistrict.

3. *Parking.*

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

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

4. *Architectural requirements.*

- a. Porches are required on the front building facade. Porches shall have a minimum depth of six feet and a minimum length of 70 percent of the building width. On corner properties, porches must be constructed along both street facades. Porches may project two feet into the front setback.
- b. Walls, wood picket fences, wrought iron fences, or hedges are required along the front property line and on corner lots, along the side property lines and shall have a minimum height of three feet and a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a wall or fence may be six feet in height. Arbors and trellises are permitted in the front yard and may be located along property lines. The maximum height for arbors and trellises shall be ten feet. Above walls and fences, architectural features of up to 12 inches in height shall be allowed, spaced a minimum of four feet apart.
- c. Chain link fences shall not be visible from public rights-of-way. Chain link fences shall be vinyl coated using only black or dark green colors.

5. *Outbuildings.*

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

6. *Curb cuts.*

- a.



Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 50 feet of frontage. However one curb cut shall be permitted for a single family residence utilized as a residence regardless of the existence of a rear alley.

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

7. *Trees.*

- a. When a permit for new construction or renovation is issued, the owner shall be responsible for planting two shade trees no closer than three feet and no further than five feet from the right-of-way that abuts the front property line. All required shade trees, as defined by chapter XII of this Code, shall be 14 feet in height at installation, and have a DBH of not less than two and one-half inches, and be selected from the CRA landscape palette, if adopted by the city. The development director may grant a reduction for existing trees that meet these requirements.

8. *Buffer for single family residential.*

- a. A buffer for the single family neighborhood on the west side of NW North River Drive shall be provided. The buffer shall conform to section 6.04.00, Landscaping, of this Code.

(Ord. No. 1978-04, § 1, 6-28-04)

D. *Urban highway ("UH").*

1. *Principal building placement.*

- a. The front building facade shall be constructed parallel to the street along the front property line with a minimum setback of 15 feet and a maximum setback of 20 feet for properties fronting on U.S. 1. If a property does not front on U.S. 1, then the minimum setback shall be zero feet and the maximum setback shall be not more than ten feet.
- b. The side setbacks may be zero feet on each side.
- c. The rear setback is not less than 15 feet.
- d.

For lots fronting SE Federal Highway, the front street façade width of the principal building shall not be less than 40 percent of the lot width. For other lots, the width of the principal building shall be not less than 70 percent of the lot width.

2. *Principal building height.*

- a. The maximum building height is three stories and 35 feet. For lots fronting on SE Federal Highway a fourth story is permitted if all off-street parking is located at the rear of building. The maximum building height for a four story building is 45 feet. The minimum building height is two stories or 26 feet.

3. *Parking.*

- a. All parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a streetwall, trellis, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code. The parking shall be setback from the front public right-of-way a minimum distance equal to 40 percent of the lot depth.

4. *Outbuildings.*

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

5. *Curb cuts.*

- a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 100 feet of frontage.

(Ord. No. 1978-04, § 1, 6-28-04)

E. *Urban waterfront ("UW").*

1. *Principal building placement.*

- a.

The front building facade shall be constructed parallel to the street along the front property line with a minimum setback of not less than ten feet except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall be not less than five feet.

- b. The side setbacks shall not be less than ten feet on each side except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall not be less than five feet.
- c. The rear setback for all structures shall not be less than ten feet from the mean high water line or the water-side of a seawall or bulkhead.
- d. A vista shall be a designated area along the side of a property that provides an unobstructed view from any public right-of-way to the St. Lucie River or its tributaries, and shall be the same width as the required side setback. Only ten-foot clear trunk plant material and decorative fencing shall be located within the vista. Any equipment such as air conditioning units within a vista shall be not more than three feet in height, unless required by any applicable flood zone regulations.
- e. The maximum cumulative front building facade width is 160 feet measured parallel to the nearest body of water.
- 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.
- g. Any fencing included within a vista shall have a minimum width of three inches and a maximum width of five inches for all vertical members and shall have a minimum spacing of three inches between the vertical members. Said fences shall be a minimum height of three feet and a maximum height of four feet.
- h. In order to create additional vistas, a minimum separation of 15 feet shall be provided between multiple buildings on the same lot.

2. *Principal building height.*

- a.

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

- b. Four story buildings in the Old Downtown District (as described in Section 3.01.03.F.1.a.i.a.) are prohibited. There is no major Urban Code conditional use available for an additional story or building height in the Old Downtown District.

3. *Parking.*

- a. Parking shall not be located within ten feet of the front and side property lines and shall not be located between the rear building facade and the water.
- b. Parking shall be screened in the front and the sides from public rights-of-way by a wall, trellis, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.

4. *Architectural requirements.*

- a. Reserved.
- b. Balconies and balcony rails are required on the waterfront side of a building for a minimum of 50 percent of the fenestration.
- c. Reserved.
- d. Porches may project five feet into the front setback.

5. *Outbuildings.*

- a. One outbuilding is permitted behind the rear facade of a principal building or in the rear one-half of the lot and one outbuilding is permitted in the front of the lot. Outbuildings shall be set back not less than five feet from the side and front property lines, not less than ten feet from the rear property lines, not be less than five feet separation between an outbuilding and the principal building and shall not be located within a vista.
- b. Outbuildings may have marina or waterfront accessory uses.

6. *Curb cuts.*

- a.

Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 65 feet of frontage.

(Ord. No. 1978-04, § 1, 6-28-04)

F. *Additional regulations and requirements.*

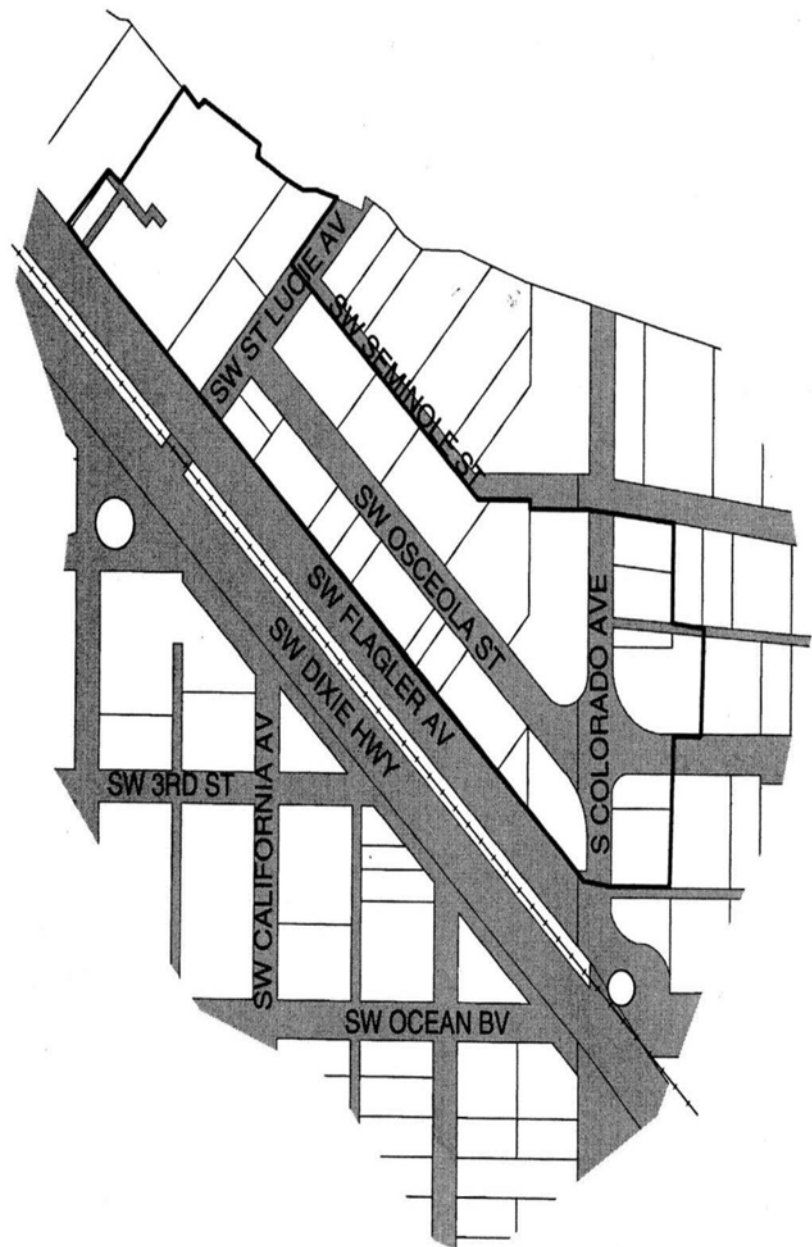
1. *Parking.*

a. *The Old Downtown District.*

i. *Old Downtown District identified.*

- a) Those properties within the boundary of the centerlines of SW Seminole Street on the north, SW Flagler Avenue on the south, S Colorado Avenue on the east, and SW Saint Lucie Avenue on the west; the city hall property west of and contiguous to SW Saint Lucie Avenue, being Lot 36 according to the plat of The Feroe Subdivision recorded in the public records of Martin County, Florida, at Plat Book 2, page 25 and Lots 3, 4, 5, 6, 7, 7A, 8, 9, and 9A according to the plat of Revised Danforth's Addition recorded in the public records of Martin County, Florida, at Plat Book 5, page 69; and those properties located east of and contiguous to S Colorado Avenue, being Lots 8, 9, 12, and 24-28, Block 3, and Lots 19-23, Block 4, amended plat of Porter's Addition recorded in the public records of Martin County, Florida at Plat Book 2, page 75.





ii. *Parking requirements.*

- a) Properties located in the "Old Downtown District" shall be exempt from the parking requirements of this Code.
- b) The four properties located east of and contiguous to Colorado Avenue, being Lots 8, 9, 12, and 24-28, Block 3, and Lots 19-23, Block 4, amended plat of Porter's Addition (Plat Book 2, page 75), shall be exempt from the parking requirements of this Code provided each such property

shall hereafter maintain not less than the number of on-site parking spaces existing as of November 13, 1995, as follows:

|                         |           |
|-------------------------|-----------|
| 1/2 of lots 8 & 9:      | 0 spaces  |
| 1/2 of lots 8 & 9:      | 10 spaces |
| Lots 12, 24-28, Blk. 3: | 17 spaces |
| Lots 19—23, Blk. 4:     | 7 spaces. |

- c) In the Old Downtown District required parking for any use permitted may be accommodated via payments to the payment in lieu of parking program as described in chapter VI of this Code.
- d) The six properties located on the north side of S.W. Seminole Street, between S.W. Saint Lucie Avenue and S. Colorado Avenue, being Lots 2 thru 8, Feroe Subdivision, Plat Book 2, Page 25, Palm Beach County (now Martin) and Porter's Addition, Lots 1, 2 & 3 Blk 2 and Lot 9, Feroe Subdivision (a replat of Lots 9 & 10) shall be exempt from the parking requirements of this Code, provided that each property shall maintain not less than the number of on-site parking spaces existing as of April 1, 2013. as follows:

| Feroe Subdivision                                                             |          |
|-------------------------------------------------------------------------------|----------|
| Lot 2:                                                                        | 0 spaces |
| Lot 3:                                                                        | 0 spaces |
| Lots 4 & 5:                                                                   | 4 spaces |
| Lots 6 & 7:                                                                   | 3 spaces |
| Lot 8:                                                                        | 2 spaces |
| Porter's Addition, Lots 1, 2 & 3 and Lot 9, Feroe S/D (replat of Lots 9 & 10) | 7 spaces |

iii. *Parking exemption not applicable.*

- a) For properties identified by paragraphs F.1.a.i.a) and F.1.a.ii.b) above, if a building is demolished by an owner, parking for all uses within the newly constructed building shall be provided. Buildings which are destroyed by accident or an act of God and are replicated, shall remain exempt from parking requirements.
- b) For properties identified by paragraphs F.1.a.i.a) and F.1.a.ii.b) above, this exemption from the parking requirements of this Code applies to the building floor space existing as of January 1, 2004. This exemption does not apply to additional building floor space and to the uses thereof that is constructed on and after January 1, 2004 or to any expanded use of the exterior premises which creates additional parking demand. The uses of additional building floor space shall meet the parking requirements of this Code.
- c) Private properties within the Woodlawn Park Section (WPS) shall be granted a credit against required on-site parking spaces based on the following formula:

Parking space credit per individual property (C) =  $IP/(A/N)$ ,

where:

IP = Square footage of an individual property within the WPS, as determined by the Martin County Property Appraiser's latest records.

A = Total square footage of all properties in the WPS, as determined by the Martin County Property Appraiser's latest records.

N = Total number creditable on-street parking spaces, as determined by the city development director.

WPS defined. For the purposes of this section, the WPS shall consist of those properties circumscribed by Colorado Avenue to the west, Dixie Highway to the northeast and Martin Luther King Jr. Boulevard to the south.

On street parking spaces within the WPS shall remain public. The granting of a parking space credit under this section shall convey no rights whatsoever to property owners within the WPS with regards to on-street parking spaces.

- d) For the six properties located on the north side of S.W. Seminole Street, between S.W. Saint Lucie Avenue and S. Colorado Avenue, identified by paragraph F.1.a.ii.d) above, if a building is demolished, whether by the owner or by accident or act of God, any newly constructed building shall remain exempt from parking requirements only to the extent that the gross square footage of the newly constructed building does not exceed the gross square footage of the previously existing building. The use of additional building square footage shall meet the parking requirements of this Code. In the event a permit for demolition of a building is sought, the city shall have up to 120 days from the date of application to take possession of the building at no cost to the city and to move the building off site at no cost to the property owner.
- e) For the six properties located on the north side of S.W. Seminole Street between S.W. Saint Lucie Avenue and S. Colorado Avenue, identified by paragraph F.1.a.ii.d) above, this exemption from the parking requirements of this Code applies to the building floor space existence as of May 1, 2013. This exemption does not apply to additional building floor space and to the uses thereof that is constructed on and after May 1, 2013 or to any expanded use of the exterior premises which creates additional parking demand, provided that an outside seating area, covered or uncovered, of up to 500 square feet is permitted without regard to parking requirements. Said seats shall not be creditable toward the acquisition of a state SRX liquor license. The uses of additional building floor space shall meet the parking requirements of this Code.

- b. Where it does not currently exist, on-street parking, constructed to City Code, may be used to offset the required number of parking spaces. Such parking shall abut the proposed development. The cost of the pavement modifications shall be borne by the private development. An approved revocable permit from the city commission is required for on-street parking.
- c. Historic buildings shall receive a parking credit for the existing use and shall provide at least 50 percent of the required parking for a more intense use on the site. Up to 50 percent of the required parking for any new use permitted may be accommodated via payments to the payment in lieu of parking program as described in section 6.01.19 of this Code.
- d. Payment in-lieu-of parking ("PILOP"): In lieu of providing up to three parking spaces required for any use located in Stuart Community Redevelopment Area, a developer may pay into the "Stuart Payment in Lieu of Parking Trust Fund" as described in section 6.01.19 of this Code.
- e. Modifications: Within the Urban Code District, the parking design standards set forth in section 6.01.14 may be modified as follows:
  - i. For all but 90 degree parking spaces, the one-way traffic aisle width may be reduced to ten feet. For 90 degree parking spaces, the one-way traffic aisle width may be reduced to 20 feet.
  - ii. The width of a two-way traffic drive aisle may be reduced to 20 feet. The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces.
  - iii. Where alleyways are located along the side or rear property lines, said alleyways may be used as the required back-up dimension for parking spaces.
  - iv. For developments requiring ten or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the city development director. Additional maintenance requirements



may be required of a property owner utilizing alternative materials such as daily sweeping of gravel, mulched areas maintained at a certain depth.

- v. The width of parking spaces may be reduced to eight and one-half feet for up to ten percent of the required parking.
- vi. Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other.
- f. Boats, campers, and recreational trailers shall be parked in rear yard setbacks only where possible and shall not be parked in vistas.

2. *Urban Code District uses.*

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

| Land Use Type                                                        | Number of Parking Spaces Required                                                                                                        |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Residential Land Uses</i>                                         |                                                                                                                                          |
| Duplex residences                                                    | 1.5 per unit; garages count towards required off-street parking                                                                          |
| Family day care home in a residence                                  | 2 per dwelling unit plus adequate space for pick-up and drop-off                                                                         |
| Home occupations as regulated in <u>Section 2.06.09</u> of this Code | N/A                                                                                                                                      |
| Multi-family dwelling units                                          | 1.5 per unit; garages count towards required off-street parking                                                                          |
| Single-family residences                                             | 1.5 per unit; garages count towards required off-street parking                                                                          |
| <i>Transient Residential Land Uses and Overnight Accommodations</i>  |                                                                                                                                          |
| Bed and breakfast inn                                                | 1 per guest room                                                                                                                         |
| Hotels/motels                                                        | 1 per rental room, plus 2 spaces per 3 employees                                                                                         |
| Rooming and boarding houses                                          | 1 per unit                                                                                                                               |
| <i>Institutional Uses</i>                                            |                                                                                                                                          |
| Adult day care centers                                               | 1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation |
| Child care centers                                                   | 1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building               |
| Community centers                                                    | 1 per 300 square feet                                                                                                                    |

|                                                                                                             |                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Funeral homes without crematoriums                                                                          | 1 per 4 seats of chapel capacity, plus 1 per 3 employees                                                                                                                                                                             |
| Governmental buildings                                                                                      | 1 per 300 square feet                                                                                                                                                                                                                |
| Libraries                                                                                                   | 1 per 300 square feet                                                                                                                                                                                                                |
| Museums                                                                                                     | 2 per 1,000 square feet of exhibit floor space, plus 2 spaces for bus parking                                                                                                                                                        |
| Religious institutions                                                                                      | 1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable                                                                                                                         |
| <i>Commercial Uses</i>                                                                                      |                                                                                                                                                                                                                                      |
| Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only | 1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee                                                                                                                                        |
| Art galleries                                                                                               | 1 per 200 square feet                                                                                                                                                                                                                |
| Bakery, retail                                                                                              | One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area                                                                                              |
| Banks/financial institutions                                                                                | 1 per 300 square feet, plus queuing spaces per <u>section 6.01.07</u>                                                                                                                                                                |
| Barbershop, Beauty Salons, Specialty Salons                                                                 | 2 per station                                                                                                                                                                                                                        |
| Bars                                                                                                        | 1 per 4 seats                                                                                                                                                                                                                        |
| Catering shop                                                                                               | 1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet                                                                                                                                              |
| Clubs, lodges and fraternal organizations                                                                   | 1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface |
| Dry cleaning, provided that all cleaning is conducted off-premises                                          | 1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet                                                                                                                                                 |
| Health spas                                                                                                 | 1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently                                                                                                                                |
| Marinas, Commercial                                                                                         | 1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee                                                                              |
| Massage therapy establishments                                                                              | 1 per 300 square feet                                                                                                                                                                                                                |
| Microbreweries and craft distilleries                                                                       | 1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops                                                                                                                                                      |

|                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Office, business or professional, medical, low intensity medical, and veterinary                                                                                                                                                                                                                                                                                     | 1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary) |
| Pharmacies (if 2,000 square feet or less)                                                                                                                                                                                                                                                                                                                            | 1 per 200 square feet                                                                                                           |
| Restaurants, convenience and general                                                                                                                                                                                                                                                                                                                                 | 1 per 4 seats                                                                                                                   |
| Retail sales and service (intensive and non-intensive)—Within an enclosed building only                                                                                                                                                                                                                                                                              | 1 per 300 square feet of floor space                                                                                            |
| Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area                                                                                                                                                                                                                             | 1 per 300 square feet                                                                                                           |
| Studios (art, dance, music, exercise)                                                                                                                                                                                                                                                                                                                                | 1 per 300 square feet                                                                                                           |
| Theaters                                                                                                                                                                                                                                                                                                                                                             | 1 per 4 seats                                                                                                                   |
| <i>Recreational Uses</i>                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                 |
| Public parks                                                                                                                                                                                                                                                                                                                                                         | Dependent upon type of recreational activities provided                                                                         |
| <i>Utility and Service Uses</i>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                 |
| Public facilities and services                                                                                                                                                                                                                                                                                                                                       | Dependent upon type of facility and service                                                                                     |
| Public utility stations                                                                                                                                                                                                                                                                                                                                              | Dependent upon type of utility and any required buildings and employees                                                         |
| <i>Industrial Uses</i>                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                 |
| Existing marine industrial uses (may be reconstructed within their existing building footprints and the current uses therein continued. Revision or expansion of building footprints and/or uses permitted as a conditional use by Major Urban Code Conditional Use. Nothing in this provision shall counteract existing building and life safety code requirements) | Dependent on specific use                                                                                                       |
| <i>Telecommunication Uses</i>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                 |
| Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or tower structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure                                                                                   | 1 space per tower                                                                                                               |
| <i>Storage, Transportation and Logistics Uses</i>                                                                                                                                                                                                                                                                                                                    |                                                                                                                                 |
| Government provided public parking lots or garages                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                             |
| <i>Agricultural Uses</i>                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                 |

|                                                                  |                        |
|------------------------------------------------------------------|------------------------|
| Community garden pursuant to <u>section 2.06.08</u> of this Code | 0                      |
| Urban farm pursuant to <u>section 2.06.08</u> of this Code       | 1 per 4 employee       |
| <i>Miscellaneous</i>                                             |                        |
| Outbuildings                                                     | Determined by use type |

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

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

|                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Boat building, indoors                                                                                                                                                                                                            | 1 for each 1,000 square feet of the gross floor area in a building up to 10,000 square feet in area, and then 1 for each 2,000 square feet of gross floor area thereafter; or 1 for each 2 anticipated employees, whichever is greater. In no event shall there be fewer than 5 parking spaces provided per building |
| <i>Telecommunication Uses</i>                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                      |
| Stealth telecommunications facilities in excess of 45 feet in height. Refer to chapter II Zoning Districts Uses Allowed, Density and Intensity, <u>section 2.06.12</u><br>Telecommunication Facilities Supplemental Use Standards | 1 space per tower                                                                                                                                                                                                                                                                                                    |
| <i>Storage, Transportation and Logistics Uses</i>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                      |
| Private parking lots                                                                                                                                                                                                              | N/A                                                                                                                                                                                                                                                                                                                  |
| Private parking garages                                                                                                                                                                                                           | N/A                                                                                                                                                                                                                                                                                                                  |

3. *Density.* A density of 15 dwelling units per acre is permitted in all Urban Code subdistricts. The number of dwelling units may be increased to a maximum of 30 dwelling units per acre with a major Urban Code conditional use.
4. *Storage sheds.* One storage shed may be located on any lot within the Urban Code District, provided that it is not visible from the principal public right-of-way.
5. *Multiple frontages.* In the event a single lot abuts more than two streets, the setback and architectural requirements for the corresponding Urban Code District shall only apply to two street facades.
6. *Conflicts with utilities.* In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to relocate such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements (excluding land value) and the utilities can be relocated within 150 feet of the subject property. Otherwise, the city development director may adjust the requirements of this Urban Code to rectify any conflicts with utilities or other public infrastructure. No utilities shall be located beneath a principal building.



7. *Historic buildings.* The requirements of this Urban Code may be adjusted by a major Urban Code conditional use for the purposes of preserving a historic building.
8. *Finished floor elevations.* The requirements of section 6.03.02.B.4. relating to finished floor elevations may be modified if the engineer for a proposed development can demonstrate a lower elevation is appropriate and will not be detrimental regarding flooding to adjacent properties.
9. *Lot coverage.* For the purposes of this Urban Code, there shall be no impervious lot coverage requirement; however, all development must meet the requirements of section 6.03.00 entitled "Stormwater Management" of this Code, as amended from time to time.
10. *Lot area requirements.* For purposes of this Urban Code there shall be no minimum lot area or lot width requirement as defined in section 2.04.00.
11. *Stormwater management.* With the proper legal documentation and consent of the property owner, stormwater runoff from properties within the Urban Code District may be conveyed onto adjacent private properties. Otherwise, stormwater runoff must be conveyed to the public right-of-way, and the quality of the runoff must be considered. Proposed development may not obstruct existing drainage patterns. If a site is designed such that stormwater is captured by an internal stormwater management system, the applicant must illustrate how the stormwater reaches the public stormwater management system. If a site is designed such that there is no internal stormwater management system, the applicant must illustrate how the stormwater runoff will be conveyed to the public stormwater management system and demonstrate that said system could accommodate the additional runoff. Pervious surfaces such as perforated pavers, mulched areas, and other similar examples may be considered in the calculation for stormwater detention. For all development, stormwater quality treatment prior to discharge shall be provided in compliance with section 6.03.00 of this Code.
12. *Public art.* Public art shall be required of all development and redevelopment and shall equal not less than one percent of the total costs of vertical construction. Public art may include fountains, murals, sculptures, paintings, or other generally acceptable art form as directed by the community redevelopment board which is displayed in a public venue.

All public art required under this section shall be readily visible to the public. All public art intended to meet the requirements of this section that is visible from a public right-of-way or is exterior to a building must be approved by the community redevelopment board as a minor Urban Code conditional use. A single family home on a single platted lot of record is exempt from this requirement.

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

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

G. *Landscaping.*

1. All development in the Urban Code District shall comply with the landscaping requirements as described in section 6.04.00, the landscape code, with the following exceptions:
  - a. The width of landscape buffers shall be determined by the required side and rear setbacks as described in this Urban Code, and buffer screens shall be 25 percent of those setbacks.
  - b. The width of the landscaped strip of land located between parking areas and an abutting public right-of-way shall be the required setback for parking areas for the respective urban subdistrict.
  - c. The width of the landscaped strip of land located between parking areas and abutting private property shall be the required setback for parking areas for the respective urban subdistrict.
  - d. The width of the landscaped area located along the sides of a building, which abuts any parking area, shall be 2½ feet.
  - e. The width of the landscaped strip of land located between the building walls of a multi-family development and parking areas shall be five feet.
  - f.

The width of the landscaped strip of land located between a parking area of a multi-family development and an abutting right-of-way shall be the required setback for parking areas for the respective urban subdistrict.

- g. The street facade of a building shall contain a hedge, potted plants, or trees planted in public right-of-way. The dimensions for such landscape materials shall comply with section 6.04.05.A. of this Code. In the urban center and urban general subdistricts, no hedge shall be planted between the principal building front and the curb of the street, and trees shall be placed in a continuous sidewalk. If necessary, due to right of way conditions, the requirement for trees may be mitigated subject to the approval of the city development director.
  - h. Terminal and interior islands within parking areas may be used for stormwater retention.
  - i. A maximum of 20 percent of the pedestrian arcade walkway may be planted. No plantings are required within the arcade.
2. In the case of renovation development and vacant development as described in the landscape code where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site, in planters, in openings within paved areas, or in other locations as determined by the city development director.

(Ord. No. 1872-02, § 1, 10-10-02; Ord. No. 1922-03, § 1, 3-10-03)

#### Sec. 3.01.04. - Architectural standards and regulations.

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

A.

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

1. *Materials.*

- a. Stucco with a "float finish," smooth or coarse, machine spray, dash and troweled.
- b. Wood clapboard five inches to the weather.
- c. Wood shingles seven inches to the weather.
- d. Cement siding, or similar composite plank in individual clapboard-style boards, which has a proven successful application in a climate comparable to Stuart's of not less than ten years.
- e. On residential buildings only, wood board or batten board of a board width from eight inches to 12 inches.
- f. Wood shiplap siding, smooth face, seven inches to the weather.
- g. Coral, keystone, or tabby.
- h. Modular unit masonry, either brick or concrete, coursed in regular ashlar pattern, flush sawn, wire cut, or sand finish.
- i. Cast stone.

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

- a. Overhangs;
- b. Arcades as defined by this Code;
- c. Sculptured artwork and/or fountains;
- d. Raised cornice parapets over doors;
- e. Peaked roof forms;
- f. Display windows;
- g. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;

- h. Clock or bell towers;
- i. Decorative landscape planters or planting areas, a minimum of five feet in width, and areas for shaded seating consisting of a minimum of 100 square feet;
- j. Integration of specialty pavers, or stamped, colored concrete along the building's walkway to constitute a minimum of 60 percent of walkway area;
- k. Water elements, a minimum of 50 square feet in area; and
- l. Courtyards along the front building facade.

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

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

1. *Materials.*

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

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

2. *Manner.*

- a. Gable and simple hip roofs.



- b. Flat with railings or parapets.
- c. Shed roof attached to a wall higher than the ridge.
- d. Rafters at overhangs shall be exposed.
- e. Pitch:
  - i. On principal building from 5-12 up to 12-12.
  - ii. On sheds, porches and balconies not less than 3-12.
  - iii. Tower roofs may be any pitch.
- f. Aluminum fascia and soffits shall not be allowed.

(Ord. No. 1453-96, 6-1-96)

- g. For buildings which are located not more than five feet from the front property line, gutters must be shielded and may not drain onto the surface of public sidewalks. Gutters may be enclosed within a column or other architectural feature.

(Ord. No. 1841-02, § 3, 6-10-02)

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

1. Arcades shall conform to the following requirements:

- a. An arcade shall have a minimum clear height of 12 feet from the lowest point of the ceiling and a minimum clear width of ten feet in the UC, eight feet wide otherwise.
- b. Both ends of an arcade must remain open at all times, and the side of an arcade which runs parallel to the building to which it is attached must be open from four feet above grade to its roof.
- c. With the approval of the city development director, an arcade may be extended over public right-of-way and may include landscape materials or planters, and the display of merchandise or outdoor seating; however, the arcade must maintain at least four feet of open sidewalk width under cover to allow for unobstructed pedestrian circulation.
- d.

Arches or lintels shall be not less than 16 inches in depth. Masonry piers shall be no less than 16 inches by 16 inches and wood posts shall be no less than eight inches by eight inches. Balusters shall be separated not more than five inches on center.

2. Porches shall conform to the following requirements:
  - a. A porch shall include columns no less than four inches by four inches that support its roof and floor.
  - b. A porch shall have a minimum depth of six feet.
  - c. Porches which are 30 inches above grade must meet the building code's standards for railings and railing heights. Porches which are lower than 30 inches above grade may have railings between 36 inches and 42 inches in height or may be open, the latter subject to approval via a minor Urban Code conditional use.
3. Materials shall either be of wood or conform to the construction materials of the principal building. Alternatively, round steel columns may be used on Flagler Avenue west of Colorado Avenue, and on Osceola Street and Seminole Street.

(Ord. No. 1978-04, § 1, 6-28-04)

D. *Windows and doors.* The windows and doors of the principal building shall be constructed with any of the following materials, configurations, operations and options.

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

- c. Flat skylights in sloped roofs.

2. *Configurations.*

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

3. *Operations.*

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

4. *Options.*

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

(Ord. No. 1978-04, § 1, 6-28-04)

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

(Ord. No. 1978-04, § 1, 6-28-04)

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

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

Outbuildings shall conform to the following requirements:

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

(Ord. No. 1978-04, § 1, 6-28-04)

- G. *Building colors and finishes.* All exterior building wall colors used within the Urban Code District shall be restricted to muted pastel or earth-toned shades. The use of black or florescent colors is prohibited as a predominant exterior building color. Exterior colors shall be approved by the city development director. Building trim may be any color. Wall murals shall be permitted on any

structures, and shall require the approval of a minor Urban Code conditional use. Building roofs shall be a solid color; however, a variegated roof color scheme consisting of approved roof colors may be permitted by the city development director.

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

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

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

(Ord. No. 1978-04, § 1, 6-28-04)

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

J. *Lighting.*

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

(Ord. No. 1978-04, § 1, 6-28-04)

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

(Ord. No. 1978-04, § 1, 6-28-04)

L. *Parking located within a building envelope.*

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



- a. A single family home shall not require a major Urban Code conditional use to provide parking located within a building envelope.
2. Parking located within a building envelope shall conform to the following requirements:
  - a. Buildings which have parking located within the envelope shall be consistent with the design of the facades and the street side shall be entirely screened. When feasible, landscaping shall be installed along the ground floor facade, within the public sidewalk and within on-street landscape islands.
  - b. Access drives into the parking area on the ground floor shall be limited to one drive aisle at a maximum of 24 feet in width for buildings less than 100 linear feet in width and two drive aisles at a maximum of 24 feet in width each for buildings 100 linear feet in width and greater. If the property is adjacent to an alley two drive aisles at a maximum of 24 feet in width each shall be permitted for buildings less than 100 linear feet in width. The development director may permit two 12-foot drive aisles for buildings less than 100 square feet in width.
  - c. A parking level construction entirely below the lowest permissible finished first floor elevation shall not be deemed a story. The visual impact of garage doors shall be minimized through architectural design.

(Ord. No. 1978-04, § 1, 6-28-04)

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

1. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous.
2. A balcony may extend over a public sidewalk or right-of-way but may not be designed or used as a means of building ingress or egress above a public right-of-way.
3. Where balconies are required, the aggregate length of balconies shall be not less than (50 percent) of the building facade at the floor level from which it projects on each floor level.
4. A balcony shall have a minimum clear height of ten feet at ground level above sidewalks and a minimum depth of three feet.

5. "Paris" balconies, having a minimum projection from the building face of 12 inches and a wrought iron railing, are permitted, if the balcony is accessed by French doors.

(Ord. No. 1978-04, § 1, 6-28-04)

- N. *Screens*. All rooftop utilities and facilities such as air conditioning units, as well as all exterior mechanical equipment, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.

(Ord. No. 1978-04, § 1, 6-28-04)

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

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

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

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

(Ord. No. 1978-04, § 1, 6-28-04)

- Q. *Architectural feature*. Tower features shall not be more than 300 square feet in area and shall not be more than 15 feet above the maximum building height. Architectural features may encroach into a setback the lesser of five feet or 60

percent of the width of a setback. For facades built with a zero setback, cornices, parapets, and bay windows at upper stories may project a maximum of three feet.

(Ord. No. 1978-04, § 1, 6-28-04)

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

(Ord. No. 1978-04, § 1, 6-28-04)

- S. *Residential rooftop use occupancy.* Residential uses occupancy of a flat rooftop which are ancillary to residential occupancies shall be limited to uses which are ancillary to residential occupancies only and shall be enclosed by a code-compliant safety railing or other approved barrier. Except as otherwise permitted by this code, no permanently affixed structures, including, gazebos, trellises, or other similar structures shall be allowed on the roof of a four-story building. Maintenance and repairs shall not be deemed occupancy as that term is used in this paragraph.

(Ord. No. 1978-04, § 1, 6-28-04)

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

(Ord. No. 1978-04, § 1, 6-28-04)

# COMMUNITY REDEVELOPMENT BOARD COMPREHENSIVE PLAN REVIEW

Lone Palm ZONING, FLU, MUCCU

# Comp Plan Review

## *Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies*

### *Objective 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.*

### *Objective B3. - Desirable pattern of land uses.*

*Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.*

*Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.*

*Policy B3.8. Continue to reduce blighted areas through application of the CRA Plan.*



# Comp Plan Review

## GOAL STATEMENT 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 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.

Policy C3.5. The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective B1 and Policy B1.1

# Comp Plan Review

Objective D1. - [East Stuart Special Studies District.] – (NOTE THAT THE APPLICATION SITE IS OUTSIDE OF THE EAST STUART SPECIAL DISTRICT)

To reduce substandard housing conditions, increase affordable housing opportunities, improve infrastructure and safety conditions, and provide for land use regulations that reflect and strengthen the neighborhood character of East Stuart.

Policy D1.1. The City shall encourage new and in-fill development in the East Stuart neighborhood:

- Replace substandard housing with code compliant housing;
- Create accessible and safe neighborhood;
- Encourage a mix of housing types;
- Encourage neighborhood infrastructure, such as sidewalks and walkway linkages.

# Comp Plan Review

## Element III - HOUSING ELEMENT Goals, Objectives, and Policies

### GOAL STATEMENT A

Ensure the provision of adequate residential sites and housing opportunities for affordable, structurally sound housing in a sufficient quantity to accommodate the housing needs of current and future residents of Stuart.

NOTE THAT PROPOSED AMENDED LANGUAGE IN THE COMP PLAN REPLACES **AFFORDABLE** WITH **ATTAINABLE**

# COMMUNITY REDEVELOPMENT BOARD

## CRA PLAN REVIEW

Lone Palm ZONING, FLU, MUCCU

# CRA Plan Review

## VISION

To preserve, unify and enhance the historic character of the City of Stuart CRA while encouraging economic growth and redevelopment.

## MISSION

To plan for a sustainable economic future while protecting and enhancing the unique character of the City.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses are able to achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.



# CRA Plan Review

## Housing Conditions

Stuart has the lowest Median Home Value when compared to other areas in Martin County.

The housing stock is aging, with the majority of homes being built between 1970 and 1989.

With the exception of Rio, Stuart has the oldest median housing age of any Martin County area.

Less than 14% of homes were built in the 21st century. Many of the homes require rehabilitation and renovation. They also require hardening to meet updated codes. Building codes changed significantly in 1992 and have been continually updated to meet the severity of storms impacting the area.

# THE THREE SECTION

ST. LUCIE ESTATES, INC.  
STUART FLORIDA  
SCALE 1"=50'

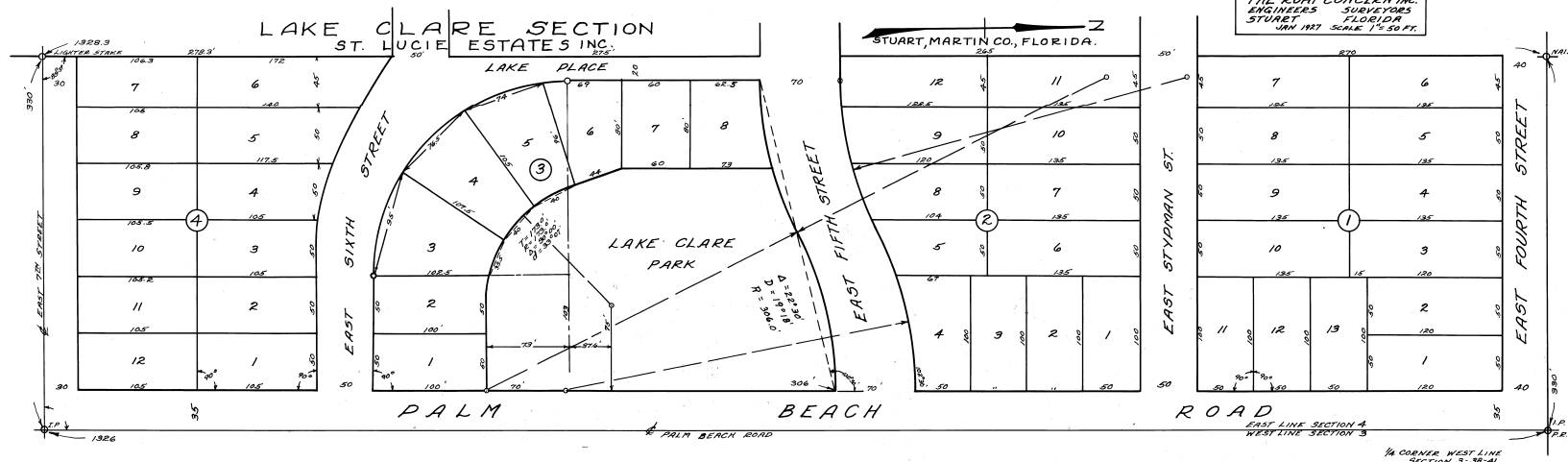
THE ROAT CONCERN, INC.  
ENGINEERS SURVEYORS  
STUART FLORIDA  
MARTIN COUNTY

This is a true copy of the original  
PLAT OF RECORD OF LAKE CLARE SECTION  
PLAT BOOK 4, PAGE 66, MARTIN COUNTY,  
FLORIDA.

Wm. Roat  
Registered Land Surveyor  
Florida Certificate No. 665

STATE OF FLORIDA }  
COUNTY OF MARTIN }  
This instrument was filed for Re-  
cord at 2:05 PM this 20th day of April,  
1927 and duly recorded on the 20th day  
of April 1927, in Book 4 of Plats on  
Page 66, Record Verified.

Wm. Roat  
CLERK CIRCUIT COURT  
BY: DEPUTY CLERK



## DEDICATION

STATE OF FLORIDA }  
COUNTY OF MARTIN }  
KNOW ALL MEN BY THESE PRESENTS:-

That the St. Lucie Estates, Inc. a corporation organized and existing under the laws of the State of Florida, the owners in fee simple of the tract of land shown on this Plat and described as Lake Clare Section in the City of Stuart, Florida, and more particularly described as follows:

Being the East 330 feet of the North East

Quarter of the South East Quarter Section 4, Twp. 38 S., R. 41 E. have caused the same to be surveyed and plotted as shown on this plat and do hereby dedicate to the perpetual use of the public, as public highway the streets, as shown on this plat reserving, however, unto itself its successors, assigns or legal representatives, the reversion or reversions of same whenever abandoned by the public or discontinued by law.

IN WITNESS WHEREOF, it has caused these presents to be signed by its President and attested by its Secretary this 5th day of January A.D. 1927

Witnesses  
Wm. Roat  
Wm. Roat  
Wm. Roat

St. Lucie Estates, Inc.  
Wm. Roat  
President  
Wm. Roat  
Secretary

## ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF MARTIN }  
I, the undersigned, an officer duly authorized to administer oaths and take acknowledgments, do hereby certify that on this day personally appeared before me Wm. Roat, District and St. L. Shuman, Pres. and Sec. respectively of the St. Lucie Estates, Inc. a Florida corporation to me well known to be the persons described and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal this 5th day of January A.D. 1927.

My Commission expires March 19, 1930. Margaret O. Long  
Notary Public

## ENGINEERS CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF MARTIN }  
KNOW ALL MEN BY THESE PRESENTS, that the Roat Concern, Inc. a corporation created and existing under the laws of the State of Florida, have surveyed and plotted the tract of land, the plat of which is shown hereon and which is dedicated above and the measurements and angles are correct to the best of their knowledge and belief and permanent reference monuments have been placed as required by law. IN WITNESS WHEREOF, the said corporation has caused these presents to be executed by its President under its corporate seal this 5th day of January A.D. 1927.

Attested by Wm. Roat  
Sec.  
THE ROAT CONCERN, INC.  
By Wm. Roat  
President

Sworn and subscribed before me this 5th day of January A.D. 1927  
My Commission expires March 19, 1930. Margaret O. Long  
Notary Public

Stuart, Florida January 10, A.D. 1927  
Recommended to the City Commission of Stuart, Florida for their approval.

attested by Wm. Roat  
Secretary

The Stuart Planning Board  
Wm. Roat  
Chairman

STATE OF FLORIDA }  
COUNTY OF MARTIN }  
STUART, FLORIDA A.D. 1927

This map checked with the present streets and the city requirements and is hereby recommended to the Board of Commissioners City of Stuart this 12th day of Jan. A.D. 1927 for their approval.

City Engineer  
Approved by the Board of Commissioners City of Stuart this 12th day of Jan. A.D. 1927.

J. F. Taylor  
Chairman

Attest Florida H. Spivey  
City Clerk

Approved by the County Surveyor  
Wm. Roat



**CITY OF STUART, FLORIDA  
DEVELOPMENT DEPARTMENT  
CONDITIONAL USE APPLICATION**

Reviewed By: \_\_\_\_\_

Application must be legible with all relevant fields completed.

Project ID# \_\_\_\_\_  
(Staff Entry)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Pre-App Conference Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Application Date: 7-20-2020 |
| Project Name: Lone Palm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |
| Parcel ID# 04-38-41-011-004-00010-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Project Address: Unassigned |
| Zoning/CRA Sub-district: City of Stuart CRA R-1 Zoned                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                             |
| Subdivision:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Lot(s): 1,2,3,10,11 & 12    |
| Fee: \$1,536.00 – Conditional Use Permit <i>(this does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees.)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                             |
| <p><b>Submittal Requirements:</b> 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. <b>Note:</b> An application for a Conditional Use Permit may not be filed if the City Commission has denied an application for a Conditional Use Permit for the subject property within the previous two years.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |
| <p>The applicant has the burden of proof to demonstrate to the City Commission that the following standards are met:</p> <ul style="list-style-type: none"> <li>➤ The proposed use is not contrary to the established land uses in the immediate area;</li> <li>➤ The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure;</li> <li>➤ The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan;</li> <li>➤ The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;</li> <li>➤ The proposed use will not create or excessively increase traffic congestion or otherwise affect Public Safety;</li> <li>➤ The proposed use will not create drainage or a storm water quality problem;</li> <li>➤ The proposed use will not significantly reduce light or air to adjacent areas;</li> <li>➤ The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district;</li> <li>➤ The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and</li> <li>➤ There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the City.</li> </ul> |                             |
| <p><b>Approving Authority:</b> The Development Director is required to prepare a staff report and recommendation concerning this application for the City Commission public hearing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |
| <p><b>Justification:</b> Please provide justification supporting the request for a Conditional Use Permit <i>(include additional pages if needed)</i> :</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |

(over)

**General Information**

(Please Print or Type)

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

|                                                          |                                                     |
|----------------------------------------------------------|-----------------------------------------------------|
| Name: Ransom R. Hartman                                  | City/State/Zip Code: Palm City FL 34990             |
| Title: Manager/Owner                                     | Telephone Number: 772 287 4690                      |
| Company: Lone Palm Property Investments, LLC             | Facsimile Number:                                   |
| Company Address: 3500 SW Corporate Parkway,<br>Suite 202 | Email Address (optional):<br>ransomreed@hotmail.com |

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

|                                         |                                                  |
|-----------------------------------------|--------------------------------------------------|
| Name: Donald J. Cuozzo                  | City/State/Zip Code: Stuart, FL 34995            |
| Title: President                        | Telephone Number: 772 485 1600                   |
| Company: Cuozzo Planning Solutions, LLC | Facsimile Number:                                |
| Company Address: P.O. Box 1939          | Email Address (optional):<br>dcuozzo@cdgplan.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:            | City/State/Zip Code:      |
| Title:           | Telephone Number:         |
| Company:         | Facsimile Number:         |
| Company Address: | Email Address (optional): |

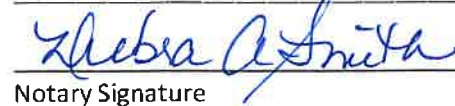
I hereby certify that all information contained herein is true and correct.

4. Signed this 20th day of July, 2020.


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

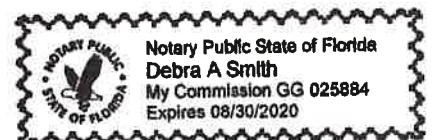
State of Florida, Martin County The foregoing instrument was acknowledged before me on this 20 day ofJuly by Ransom R Hartman who is personally known to me, or who has produced

\_\_\_\_\_ as identification and who did/did not take an oath.



Notary Signature

Commission expires:







Donald J. Cuzzo

**Cuzzo Planning Solutions, LLC**

p.o. box 1939 - stuart, fl 34995  
cell: 772.485.1600 - office: 772.221.2128

July 20, 2020

**Hand Delivery**

Kev Freeman  
Development Director  
City of Stuart  
121 SW Flagler Avenue  
Stuart, FL  
34994

**RE: Lone Palm – Continued Request for Zoning Change to Urban  
Neighborhood & Major Urban Conditional Use**

Dear Kev,

On behalf of the applicant Lone Palm Property Investments, LLC, we are pleased to confirm the previous request still stands to rezone the property from R-1 to Urban Neighborhood.

The 0.72-acre site is vacant, was recently added to the City of Stuart CRA and has an R-1 zoning and Low-Density Residential Land Use. A land use designation of Downtown Redevelopment and rezone to Urban Neighborhood zoning district, is consistent with property located within the CRA. A rezone to Urban Neighborhood in an area made up of mainly residential use, is consistent with the Land Use and established development patterns. Although the majority of lots surrounding the proposal site are zoned R-1, the request to rezone to Urban Neighborhood is consistent with the zoning options afforded to properties within the City's CRA.

Please also accept an application requesting Major Urban Conditional Use approval as a request to consider the conceptual plan attached. A concurrent land use amendment is being undertaken, initiated by staff, to amend the future land use from Residential Low Density to Downtown Redevelopment.

Additional information is included in support of the request to approve the project. The attached conceptual plan shows a total of three single family dwellings and two duplex units. The location of parking spaces is shown on the conceptual site plan along with vehicular access points off SE 6<sup>th</sup> Street and SE Martin Luther King Jr. Blvd. Access points off both roads have been kept to an absolute minimum to address concerns regarding traffic and vehicular safety.



Orientation of the proposed single family and duplex units offers a continuation of the development patterns like existing layouts to the west and south of the property. Setbacks and development standards shown on the conceptual site plan are consistent with the Urban Neighborhood zoning requirements.

A major code conditional use approval offers assurances beyond the Urban Neighborhood zoning. Specifically committing the property to a threshold regarding the number and type of units proposed, orientation, and overall development pattern. Offering to limit the number of access points from the properties is also intended to provide additional assurances through the approval process.

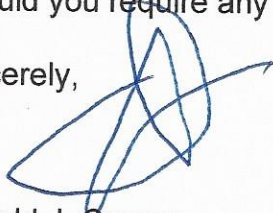
The surrounding land uses are mainly Low-Density residential with the proposal site and surrounding area all within the City of Stuart CRA. The existing Low - Density residential land use permits single family and duplex type units.

Proposed lot sizes include duplex units measuring 7,875 square feet lots or 0.18 acres with 1,872 square feet duplex unit, or 936 square feet per unit. The proposed single-family units are 5,250 square feet lots or 0.12 acre lots with 1,500 square foot units. The size and type of residential units proposed is considered consistent with the existing development patterns and use in the surrounding neighborhoods. Along Martin Luther King Jr. Blvd. the established development patterns include small single-family lots as small as 0.161 acres with dwelling sizes varying with the majority being between 900 and 1200 square feet. Multi-family units include The Hammock at Stuart Apartments, with over 30,200 square feet of residential units and 320 SE Martin Luther King Jr. Blvd having 5 units on a 0.388-acre property. A table is attached with a breakdown of the lot size, house size and use type of properties off MLK Jr. Blvd, 6<sup>th</sup> Street, and Cortez. Density and intensity of use is not dissimilar to the established development patterns.

Details such as the walls and fencing to be accommodated on the properties may be addressed at the site permit stage in accordance with the Urban Code requirements. Staff is also requested to consider the uniqueness of the proposal site as corner lot properties when applying the Urban Neighborhood zoning district design standards. Such details as wrap around porches and parking placement and screening of parking is not achievable on smaller lots.

Should you require any additional information please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Donald J. Cuozzo', written over a large, stylized blue scribble or flourish.

Donald J. Cuozzo

Encl.

## Lone Palm

### Analysis of surrounding properties:

| PCN                      | Address                                | Acreage | Dwelling Type | Dwelling Size     |
|--------------------------|----------------------------------------|---------|---------------|-------------------|
| 04-38-41-011-004-00080-8 | 931 E MARTIN LUTHER KING BLVD, STUART  | 0.181   | SF            | 1,020 sf          |
| 04-38-41-011-004-00070-0 | 927 E MARTIN LUTHER KING BLVD, STUART  | 0.163   | SF            | 1,140 sf          |
| 04-38-41-023-004-00190-1 | 919 E MARTIN LUTER KING BLVD, STUART   | 0.230   | SF            | 950 sf            |
| 04-38-41-023-004-00180-3 | 915 E MARTIN LUTHER KING BLVD, STUART  | 0.230   | SF            | 1,020 sf          |
| 04-38-41-023-004-00160-7 | 907 SE MARTIN LUTHER KING BLVD, STUART | 0.231   | SF            | 1,020 sf          |
| 04-38-41-023-004-00150-9 | 903 MARTIN LUTHER KING BLVD, STUART    | 0.231   | SF            | 1,200 sf          |
| 04-38-41-011-004-00040-7 | 930 SE 6TH ST, STUART                  | 0.1980  | SF            | 1,243 sf          |
| 04-38-41-011-004-00050-4 | 926 E SIXTH ST, STUART                 | 0.230   | SF            | 1,220 sf          |
| 04-38-41-023-004-00120-6 | 920 6TH ST, STUART                     | 0.224   | SF            | 1,281 sf          |
| 04-38-41-023-004-00070-6 | 908 E 6TH ST, STUART                   | 0.373   | SF            | 988 sf & 1,443 sf |
| 04-38-41-023-004-00010-9 | 603 CORTEZ AVE, STUART                 | 0.161   | SF            | 928 sf            |
| 04-38-41-023-004-00040-3 | 607 CORTEZ AVE, STUART                 | 0.138   | SF            | 1,176 sf          |
| 04-38-41-019-000-00100-4 | 920 MARTIN LUTHER KING BV, STUART      | 0.245   | SF            | 1,200 sf          |
| 04-38-41-019-000-00090-6 | 918 SE MARTIN LUTHER KING BLVD, STUART | 0.188   | SF            | 1,130 sf          |
| 04-38-41-019-000-00080-8 | 916 MARTIN LUTHER KING BV, STUART      | 0.187   | SF            | 1,200 sf          |
| 04-38-41-019-000-00070-0 | 914 MARTIN LUTHER KING BV, STUART      | 0.185   | SF            | 1,020 sf          |
| 04-38-41-019-000-00060-2 | 912 MARTIN LUTHER KING BV, STUART      | 0.184   | SF            | 1,200 sf          |

|                          |                                              |       |                                               |           |
|--------------------------|----------------------------------------------|-------|-----------------------------------------------|-----------|
| 04-38-41-019-000-00050-4 | 910 MARTIN LUTHER KING BV,<br>STUART         | 0.183 | SF                                            | 1,020 sf  |
| 04-38-41-019-000-00040-7 | 908 MARTIN LUTHER KING BV,<br>STUART         | 0.182 | SF                                            | 1,200 sf  |
| 04-38-41-019-000-00030-9 | 906 SE MARTIN LUTHER KING BV,<br>STUART      | 0.181 | SF                                            | 1,020 sf  |
| 04-38-41-019-000-00020-1 | 904 SE MARTIN LUTHER KING JR<br>BLVD, STUART | 0.179 | SF                                            | 1,200 sf  |
| 04-38-41-019-000-00010-3 | 900 SE MARTIN LUTHER KING<br>BLVD, STUART    | 0.237 | SF                                            | 1,020 sf  |
| 03-38-41-010-001-00070-9 | 611 SE PALM BEACH RD, STUART                 | 0.402 | OFFICE                                        | 2,652 sf  |
| 03-38-41-010-001-00010-2 | 621 SE PALM BEACH RD, STUART                 | 1.529 | RECREA<br>TION                                | 1,040 sf  |
| 04-38-41-011-003-00010-5 | 941 E 6TH ST, STUART                         | 0.230 | SF                                            | 2,278 sf  |
| 04-38-41-011-003-00030-1 | 933 SE 6TH ST, STUART                        | 0.428 | SF                                            | 2,325 sf  |
| 03-38-41-026-002-00040-6 | Unassigned address                           | 0.208 | VACANT                                        | n/a       |
| 03-38-41-025-001-00040-9 | 1020 SE 7TH ST, STUART                       | 0.460 | SF                                            | 1,831 sf  |
| 04-38-41-022-004-00150-0 | Unassigned address                           | 0.929 | VACANT                                        | N/A       |
| 04-38-41-021-007-00010-4 | 821 SE MARTIN LUTHER KING JR<br>BLVD, STUART | 1.930 | Salvation<br>Army                             | 1,595 sf  |
| 04-38-41-000-000-00190-6 | 701 SE MARTIN LUTHER KING JR<br>BLVD, STUART | 3.640 | The<br>Hammock<br>at Stuart<br>Apartment<br>s | 30,200 sf |
| 04-38-41-013-012-00030-0 | 320 SE MARTIN LUTHER KING JR<br>BLVD, STUART | 0.388 | MF Units x<br>5 dwellings                     | 4,176 sf  |
| 04-38-41-000-000-00230-8 | 830 SE MARTIN LUTHER KING JR<br>BLVD, STUART | 7.940 | City of<br>Stuart<br>Communit<br>y            | 43,363 sf |
| 04-38-41-000-000-00250-3 | 720 SE MARTIN LUTHER KING JR<br>BLVD, STUART | 2.43  | Retail                                        |           |

## EXTRACT FROM APPROVED MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD JUNE 2, 2020 AT 4:00PM CITY COMMISSION CHAMBERS 121 S.W. FLAGLER AVE. STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS Chair – Frank Wacha Vice Chair – Nathan Ritchey Board Member – Faye James Board Member – Tom Campenni Board Member – Pete Walson Board Member – VACANT Board Member – Chris Lewis

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

CALL TO ORDER

ROLL CALL Present (physically): Tom Campenni, Pete Walson Present (remotely): Frank Wacha, Nathan Ritchey, Faye James, Chris Lewis Absent: None.

\*\*\*\*\*

OTHER MATTERS BEFORE THE BOARD:

1. ORDINANCE NUMBER 2439-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM RESIDENTIAL, SINGLE-FAMILY (R-1) TO URBAN DISTRICT/ URBAN

NEIGHBORHOOD SUBDISTRICT (UN) ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.72 ACRES, OWNED BY LONE PALM PROPERTY INVESTMENTS, LLC, LOCATED BETWEEN MARTIN LUTHER KING JR. BOULEVARD AND SE 6th STREET, WEST OF PALM BEACH ROAD; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; 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. (QD)

PRESENTATION: Stephen Mayer, Senior Planner COMMENTS FROM THE BOARD MEMBERS: Pete Walson asked about parking.

Reed Hartman explained where parking would be located.

Discussion about fencing requirements occurred.

Tom Campenni recommended a workshop to further discuss fencing.

Nathan Ritchey asked for confirmation of the proposed project and the location.

Mike Mortell confirmed the proposed projects and their locations. COMMENTS FROM THE PUBLIC (5 min. max): 1. Brooks Dubois Jr. (6th Street) – said that they do not want duplexes on MLK. 2. Donald Duffy (MLK Blvd.) – against the project because he thinks there should only be single family homes on the property. He is also concerned about emergency vehicles and traffic. Addressed the meeting being hacked and requested an apology. 3. Sanders Coleman (MLK Blvd.) – concerned about traffic causing accidents. Prefers it stayed a single-family neighborhood.

#### COMMENTS FROM THE BOARD MEMBERS:

During public comment Frank Wacha apologized for the hacking incident that occurred at the beginning of the meeting.

Kev Freeman said that the applicant is willing remove the duplexes from the lot split and convert everything to single family. It would change the proposal to six single family homes instead of seven units.

Reed Hartman said they preferred a duplex from a planning perspective for more affordable housing, but if the board prefers six single family homes then that is what he will build.

#### COMMENTS FROM THE PUBLIC (5 min. max):

4. Rosario Valdiviezo (6th Street) – opposes the project because of the location being too close to her home. 5. Arleta Hutchinson (MLK Blvd.) – against the project because of traffic and is concerned about an increase in crime rate. 6. Faith Coleman (6th Street) – would like to keep the property how it is. 7. Helen McBride (Flamingo Ave.) – suggested putting two houses on each street and discussed affordable housing, lot sizes, parking and overcrowding.

#### COMMENTS FROM THE BOARD MEMBERS:

Reed Hartman explained the reasons why he wanted to bring in additional affordable housing.

Nathan Ritchey asked for confirmation of the home layout.

Reed Hartman explained what his current plans are for each site.



COMMENTS FROM THE PUBLIC (5 min. max):

8. Roserio Valdiviezo (6th Street) – asked about the price range for homes. 9. Sanders Coleman (MLK Blvd.) – asked about the lot size and the proposed home size. 10. Donald Duffy (MLK Blvd.) – asked for confirmation of the motion. 11. Brooks Dubois Jr. (6th Street) – commented on changing zoning.

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell gave zoning change options to the board.

Discussion occurred regarding the motion on the floor.

Kev Freeman said that the density is not changing and is in compliance with the Comprehensive Plan. He said that it is usual for the City to have variety sized lots as long as houses are built to the required setbacks and from a staff's point of view, they are acting on previous workshops that have happened with Commissioners. He said that the proposed 50-foot lot is in character with the neighborhood.

Mike Mortell confirmed the location of the lot we are discussing.

Pete Walson shared his concerns about approving the project.

Frank Wacha explained why he could support the motion.

Tom Campenni suggested the proposal come back before the board as a UPUD.

Nathan Ritchey confirmed his motion.

Faye James explained her reasoning for seconding the motion.

Reed Hartman said that he does not know if he would come back as a UPUD due to funding.

Mike Mortell explained the path he would take.

The board voted.

Pete Walson explained why he voted no on the project. Action: Approve six single family homes (3 on 6th Street and 3 on MLK Blvd.) with the condition that staff convert to Major Urban Code Conditional Use before going before City Commission. Moved by: Nathan Ritchey Seconded by: Faye James Motion failed 4/2. Pete Walson – no Chris Lewis – no Faye James – no Tom Campenni – no Nathan Ritchey – yes Frank Wacha – yes

\*\*\*\*\*

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

**Meeting Date:**8/4/2020

**Prepared by:**Tom Reetz

**Title of Item:**

WALTON BUILDING RELOCATION - MAJOR URBAN CODE CONDITIONAL USE APPROVAL (RC):

RESOLUTION 97-2020; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO 111 REAL ESTATE HOLDINGS, LLC OWNER OF THE PROPERTY LOCATED IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL FOR THE RELOCATION OF THE HISTORIC WALTON BUILDING (33 DEGREES) FROM CITY RIGHT-OF-WAY AT DECKER AVENUE TO THE NORTH SIDE OF PARKING LOT LOCATED AT 209 S ALBANY AVENUE; ALLOWING THE FRONT BUILDING FAÇADE TO BE SETBACK FROM THE FRONT PROPERTY LINE, FOR THE FAÇADE WIDTH OF THE RELOCATED BUILDING TO BE LESS THAN 80% OF THE LOT WIDTH AND FOREGO THE REQUIREMENT FOR THE MINIMUM BUILDING HEIGHT OF TWO STORIES, FOR ARCADES OR GLAZED OPENINGS AND BALCONIES ALONG THE STREET FACADE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF RELOCATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

The applicant, 111 Real Estate Holdings, Mark Brechbill as owner, is requesting a Major Urban Code Conditional Use approval under Section 3.01.06 of the City's Land Development Code. If granted, the conditional use approval will allow for the relocation of the historic Walton building from Right of way at Decker Avenue in the city to the north end of the parking lot at 209 S Albany Avenue. The applicant has requested the following variances from code:

1. To allow the relocated historic building to be set back from the front property line to allow for a brick paver patio with seating, and
2. For the front building façade to make up less than 80% of the lot width, and
3. to forego the requirement for the minimum building of two stories, and
4. to forego the requirement for arcades or glazed openings and balconies along the street façade.

If the applicant's request is granted, a licensed moving contractor will then obtaining a permit to relocate the building, including a routing plan, timeframes, surety bonds and/or indemnification of the City for any damages to City property such as the sidewalks and City of Stuart right-of-way. The owner Mark Brechbill, 111 Real Estate Holdings must authorize the moving permit.

The applicant has been made aware of the City's recently adopted Historic Preservation

Ordinance. Mr. Brechbill has reviewed the program but does not wish to pursue historic designation or the possibility of tax deferments at this time.

An urban code conditional use approval requires the applicant to demonstrate that the project is a superior product and compatible with the surrounding neighborhood and achieves substantial conformance with the design objectives including architectural features for single family residences. A major urban code conditional use may be granted only when an applicant achieves substantial conformance with design objectives.

As a condition of approval and prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost including new foundation or provide work of art on the development pursuant to Section 3.01.08.

**Funding Source:**

N/A

**Recommended Action:**

Staff requests that the Community Redevelopment Board (1) consider the applicant's proposal, (2) accept public comment and (3) forward the item to the City Commission with recommendation of approval.

**ATTACHMENTS:**

| <b>Description</b>                                    | <b>Upload Date</b> | <b>Type</b>               |
|-------------------------------------------------------|--------------------|---------------------------|
| ▣ A. Staff Report                                     | 7/27/2020          | Staff Report              |
| ▣ B. Resolution No. 97-2020                           | 7/27/2020          | Resolution add to Y drive |
| ▣ C. Exhibit C - Site, Landscaping and lighting plans | 7/27/2020          | Exhibit                   |
| ▣ D. CRA comments                                     | 7/27/2020          | Backup Material           |
| ▣ E. Zoning letter                                    | 7/27/2020          | Backup Material           |
| ▣ F. Staff comments                                   | 7/27/2020          | Backup Material           |

**CITY OF STUART, FLORIDA**  
**COMMUNITY REDEVELOPMENT BOARD**  
**STAFF REPORT**

**MEETING DATE:** August 4, 2020

**PREPARED BY:** Tom Reetz  
 Senior Planner

**PROJECT NAME:** 111 Real Estate Holdings - Relocation of the historic Walton Building (33 Degrees)

**TITLE OF ITEM:** Request to consider a Major Urban Code Conditional Use Approval to allow the relocation of the historic Clifton Guest House and Fishing Lodge Walton Building to its new location of 209 Albany Avenue in the Urban Center zoning district within the City of Stuart Community Redevelopment Area. The applicant has requested the historic building to be set back from the front property line to allow for a guest parking area, for the façade width to be less than 80% of the lot width, for the building to be less than two stories or 26 feet and forego the urban code requirement for arcades or glazed openings and balconies on the front façade in the Urban Center zoning district in the City's CRA (Community Redevelopment Area).





## I. APPLICATION SUMMARY

The applicant, 111 Real Estate Holdings, LLC is requesting a major urban code conditional use approval as per Section 3.01.06 of the City of Stuart Land Development Code. If granted, the conditional use approval will allow for the relocation the historic Walton building from City Right of Way at Decker Avenue to a vacant the north side of the parking lot at Albany Avenue.

The applicant is required to request a Major Urban Code Conditional use due to the urban code requiring a build-to front setback of 0 feet, for a building width less than 80% of the lot width, a building less than 2 stories and to forego the requirement for arcades or glazed openings and balconies.

If the applicant's request is granted, a licensed moving contractor will then obtain a permit to relocate the building that will include a routing plan, timeframe for the move, surety bonds and /or indemnification of the City for any damages to City property or City ROW.

The developer has been made aware of the City's Historic Ordinance and while Mr. Brechbill has reviewed the program contained therein, he does not want to pursue designation or the possibility of tax deferments at this time.

## II. HISTORY

The existing historic Walton Building was temporarily located on City Right-of-way at Decker Avenue to allow New Urban Communities, LLC to develop the leased Stuart Triangle parcel into a 49-unit rental apartment complex which received certificate of occupancy in 2019, while the building lacks Architectural features, it shares the same contractor builder as the Lyrice Theatre and has had many uses over the years including a hair salon, what was going to open as 33 degrees before its owner, John Pusateris was involved in a tragic vehicular accident. Most recently, the building served delicious hamburgers to both local and to travelers alike.

## III. ZONING AND LAND USE

|                                       |                  |                        |
|---------------------------------------|------------------|------------------------|
| <b>Site Location</b>                  | 209 S Albany Ave |                        |
| <b>Parcel Size (area)</b>             | .5 Acres         |                        |
| <b>Subject Property Land Use</b>      | Urban Center     |                        |
| <b>Adjacent FLU (Future Land Use)</b> | <i>North</i>     | Downtown Redevelopment |
|                                       | <i>South</i>     | Downtown Redevelopment |
|                                       | <i>East</i>      | Downtown Redevelopment |
|                                       | <i>West</i>      | Downtown Redevelopment |
| <b>Subject Property Overlay</b>       | Urban Center     |                        |

|                                          |                                                                         |
|------------------------------------------|-------------------------------------------------------------------------|
| <b>Zoning</b>                            |                                                                         |
|                                          | <i>North</i> Urban Center                                               |
|                                          | <i>South</i> Urban Center                                               |
|                                          | <i>East</i> Urban Center                                                |
|                                          | <i>West</i> Urban Center                                                |
| <b>Proposed Use</b>                      | Hamburger Stand -Walk up                                                |
| <b>Present Use</b>                       | Vacant                                                                  |
| <b>Land Use Plan</b>                     | Downtown Redevelopment                                                  |
| <b>ROADWAY AND UTILITIES</b>             |                                                                         |
| <b>Street Functional Classifications</b> | Joan Jefferson is a two way traffic aisle connecting US1 and Dixie Hwy. |
| <b>Utilities</b>                         | Sewer and Water are provided by the City of Stuart.                     |

#### IV. CITY DEPARTMENTAL REVIEWS

|                                     |                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------|
| <i>Public Works (Marc Rogolino)</i> | Conditionally Approved                                                         |
| <i>Fire/Building (matt Cawley)</i>  | Approved subject to Fire truck accessibility route being submitted.            |
| <i>Police (Brian Bossio)</i>        | Approved subject to more detailed review at the Building and Site Permit stage |

#### V. EXISTING CONDITIONS:

#### VI. PUBLIC NOTIFICATION:

The legal notification requirements have been met for this request of a **Major Urban Code Conditional Use** approval. In accordance with the requirements set forth in Section 11 of the City of Stuart's Land Development Code. Documentation of the public notice is part of the record as well as on file within the City Development Department.

#### VII. STANDARDS FOR URBAN CODE CONDITIONAL USE REVIEW: LAND DEVELOPMENT CODE – SECTION 3.01.06

1. The proposed use is not contrary to the established land uses in the immediate area.

*The Future Land Use of all of the properties within proximity to the site is Downtown and the property is situated within the City of Stuart Community Redevelopment Area (CRA). The list of permitted uses included in the Urban Code are applicable to all property situated within the CRA, and include commercial uses. The building sits vacant on City property.*

2. **The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.**

*Approval of the urban code conditional use would allow a commercial building and not depart from above.*

3. **The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies and objectives of the comprehensive plan.**

*Approval of the urban code conditional use would not be contrary to the adopted land use plan or other relevant goals, objectives, and policies concerning residential use. The Downtown Future Land Use references individual projects and sites consisting of single uses. A commercial building is consistent with this language and would not detract from the mixture of uses that exist downtown but would add an element of walkability to get fast food from downtown.*

4. **The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

*There are no proposed changes to the existing district boundary.*

5. **The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.**

*The relocated commercial building will rely on on existing infrastructure to accommodate the vehicular traffic flow utilizing the site..*

6. **The proposed use will not create drainage or a storm water quality problem.**

*The development of the entire site will be performed in accordance with approved building permits, which will ensure that the required drainage and stormwater quality is obtained.*

7. **The proposed use will not significantly reduce light or air to adjacent areas.**

*The relocated commercial building will be similar to the structures on abutting parcels.*

8. **The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.**

*The use is permitted throughout the CRA district.*

9. **The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.**

*The proposed relocation of the historic structure will add the option for a quick easy to get to option of restaurant.*

**10. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.**

*A major urban code conditinal use would be required for the proposed use in all of the Community Redevelopment Area and is a permitted use within Section 3 of the Urban Code.*

**IX. CONDITIONAL USE REVIEW FACTORS TO BE CONSIDERED BY THE DECISION MAKER: SEC. 11.01.10(G)(6)**

**In applying the above standards, the decision-maker will consider each of the following factors:**

- 1. Ingress and egress to the property and the proposed structure to be located thereon, if any, including considerations of automotive and pedestrian safety and convenience, of traffic flow and control, and of access in case of fire or catastrophe.**

*The proposal has been reviewed by Public Works Departments who have no objections to the proposed use. Fire truck access egress still needs to be proven.*

- 2. Off-street parking and loading areas including consideration of the economic impact thereof on adjacent properties and of any noise and glare cerated by the location of off street parking and loading areas on adjacent and nearby properties.**

*The proposal h as plentyof off-street parking in the lot on which structure is being relocated.*

- 3. Refuse and service areas including consideration of the economic impact thereof on adjacent properties and of any noise and odor created by the location of refuse and service areas on adjacent and nearby properties.**

*The proposed site plan and acceptable to the City's Public Works Department.*

- 4. Utilites including condideration of hook-up locations and availability and compatbility of utilites for the proposed uses.**

*Public Works has reviewed the proposal and have no objections in regard proposed connections to utilities.*

- 5. Screening and buffering including consideration of the type, dimensions, and character thereof to preserve and improve compatibility and harmony among the proposed uses and structures specially permitted and the uses and structures of adjacent and nearby properties.**

*The existing landscaping is adequate.*

**6. Signage and exterior lighting including consideration of glare, traffic safety, and economic effects thereof on adjacent and nearby properties.**

*1. There will be no illuminated signage.*

**7. Required yards and open spaces.**

*There is no required open spaces.*

**8. Height of proposed structures including consideration of the effects thereof on adjacent and nearby properties.**

*The relocated building falls within the maximum height restriction.*

**VIII. STAFF RECOMMENDATION**

Based upon compliance with the City of Stuart's Comprehensive Plan and the pertinent standards found within Section 3.01.06 of the City of Stuart's Urban Code, staff recommends **APPROVAL** of the applicant's request to consider a **MAJOR URBAN CODE CONDITIONAL USE** to allow the relocation of the historic Walton Building in accordance with the conditions attached the draft Resolution 97-2020.

Staff is requesting the Community Redevelopment Board consider the merits of the proposal and recommend the application be forwarded to the City Commission for final action of approval.





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

**RESOLUTION NUMBER 97-2020**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO 111 REAL ESTATE HOLDINGS, LLC OWNER OF THE PROPERTY LOCATED IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL FOR THE RELOCATION OF THE HISTORIC WALTON BUILDING (33 DEGREES) FROM CITY RIGHT-OF-WAY AT DECKER AVENUE TO THE NORTH SIDE OF PARKING LOT LOCATED AT 209 S ALBANY AVENUE; ALLOWING THE FRONT BUILDING FAÇADE TO BE SETBACK FROM THE FRONT PROPERTY LINE, FOR THE FAÇADE WIDTH OF THE RELOCATED BUILDING TO BE LESS THAN 80% OF THE LOT WIDTH AND FOREGO THE REQUIREMENT FOR THE MINIMUM BUILDING HEIGHT OF TWO STORIES, FOR ARCADES OR GLAZED OPENINGS AND BALCONIES ALONG THE STREET FAÇADE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF RELOCATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.**

**\* \* \* \* \***

**WHEREAS**, the City Commission of Stuart, Florida, has adopted and administers Section 3.01.06 of the Land Development Code; and

**WHEARAS**, The existing historic Walton Building was temporarily located on City Right-of-way at Decker Avenue to allow New Urban Communities, LLC to develop the leased Stuart Triangle parcel into a 49 unit rental apartment complex which received certificate of occupancy in 2019; and

**WHEREAS**, the Applicant, 111 Real Estate Holdings, is requesting a Major Urban Code Conditional Use approval to allow for the relocation of the Historic Walton building currently

located in City R.O.W. at Decker Avenue to the north side of parking lot at 209 S Albany Avenue, and

**WHEREAS**, the applicant has requested the historic building to be set back from the front property line to allow for a brick paver front court yard with seating; for a front building facade to make up less than 80% of the lot width; for less than the minimum building height of two stories and forego the requirement for arcades or glazed openings and balconies along the street façade.

**WHEREAS**, at the hearing the applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses within three hundred (300) feet of the proposed location; and

**WHEREAS**, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the application of the Petitioner and recommended approval of the Major Urban Code Conditional Use on August 4<sup>th</sup>, 2020; and

**WHEREAS**, City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Petitioner to approve the Major Urban Code Conditional Use on August 24<sup>th</sup>, 2020.

**WHEREAS**, the conditional use approval shall run with the land; and

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

SECTION 1: Subject to the conditions attached hereto, the City Commission hereby approves a Major Urban Code Conditional Use approval to 111 Real Estate Holdings, LLC, owner of certain

real property located at 209 S Albany Avenue, Stuart Florida, as detailed within the attached legal description.

SECTION 2: A legal description of the property is set forth in “**Exhibit A**” attached hereto and made a part hereof by reference.

SECTION 3: The purpose of this Urban Center Sub-district Conditional Use approval is to allow for relocation of the historic Walton Building, varying from urban code requirements by allowing the building to be setback from the from the front property line, a front building facade less than 80% of the lot width and forego the requirement for arcades or glazed openings and balconies along the street façade. An Aerial and Site plan are included as “**Exhibit B**”.

SECTION 4: The building shall be relocated in accordance with all conditions set forth in “**Exhibit C**”, as attached.

SECTION 5: This resolution shall take effect immediately upon its adoption.

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

MICHAEL J. MEIER, MAYOR  
EULA R. CLARKE, VICE MAYOR  
BECKY BRUNER, COMMISSIONER  
VACANT, COMMISSIONER  
MERRITT MATHESON, COMMISSIONER

| YES | NO | ABSENT | ABSTAIN |
|-----|----|--------|---------|
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |
|     |    |        |         |

ADOPTED this 24<sup>TH</sup> day of August, 2020.

ATTEST:

\_\_\_\_\_  
MARY R. KINDEL  
CITY CLERK

\_\_\_\_\_  
MICHAEL J. MEIER  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
MICHAEL J. MORTELL  
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 \_\_\_\_\_, 2020, by MICHAEL J. MEIER, 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 THE FOREGOING RESOLUTION, AND ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE FOREGOING RESOLUTION. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS BUSINESS ACCORDING TO THIS RESOLUTION, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED

UNDERSTANDS AND AGREES THAT THIS RESOLUTION MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS RESOLUTION, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS.

WITNESSES:

111 Real Estate Holdings

Witness #1:

Registered Agent: Mark Brechbill

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Witness #2:

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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 \_\_\_\_\_, 2020, by \_\_\_\_\_

Personally Known OR Produced Identification

Type of ID Produced \_\_\_\_\_

Signature of Notary Public: \_\_\_\_\_

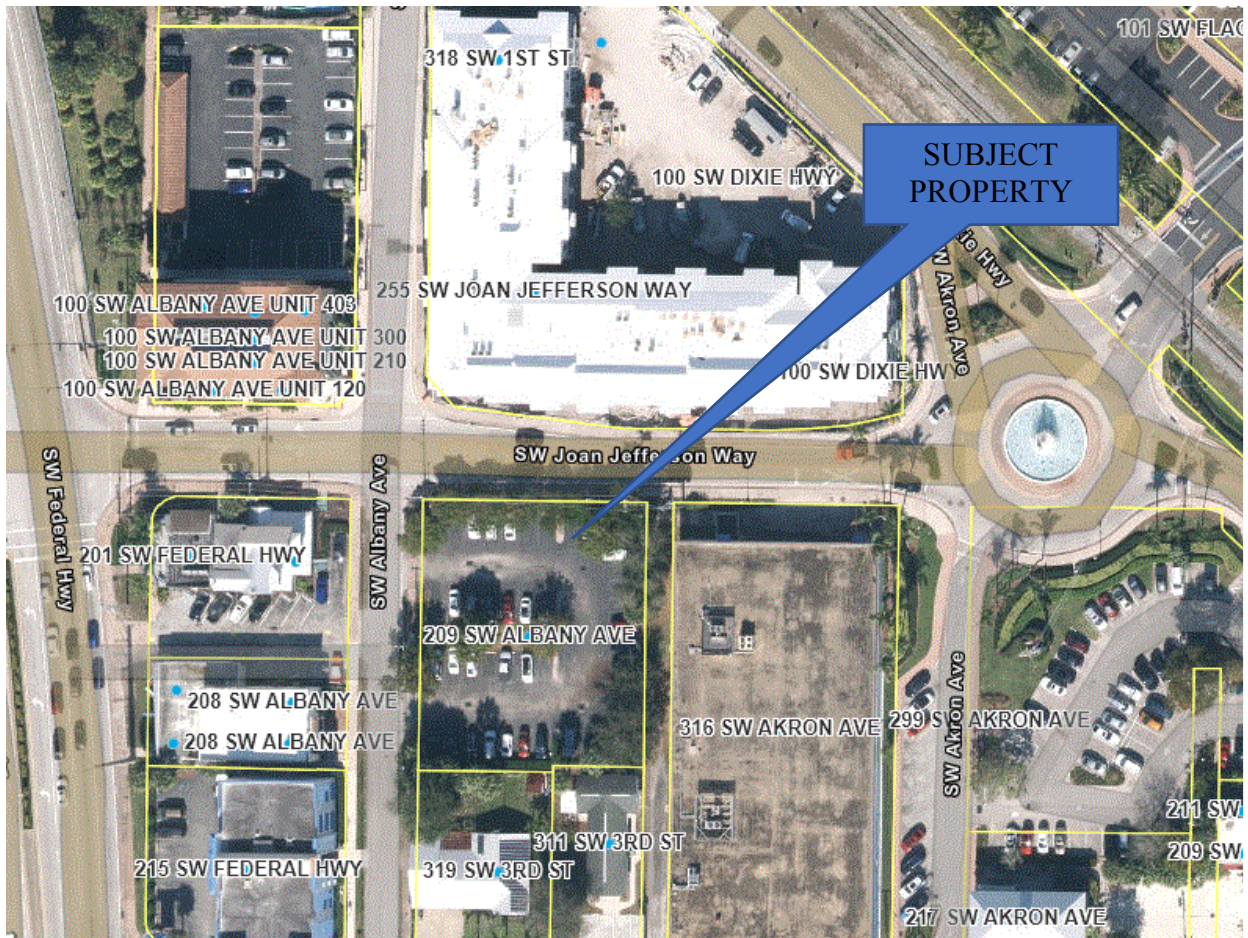
Commission Expires: \_\_\_\_\_

Notary Seal:

**Exhibit “A” Legal Description:**

Lots 2, 3 and 6, less the East 50 feet of the South 2 feet of said Lot 6, Block 8, and Lots 4 and 5, Block 9, Potsdam Subdivision, according to the Plat thereof as recorded in Plat Book B, page(s) 2, of the Public Records of Miami-Dade County, Florida, certified copy of said plat recorded in Plat Book 1, page 28, Public Records of Palm Beach (now Martin) County, Florida, Less and Except right of way of U.S. Highway No. 1.

**Exhibit B: Aerial Map**



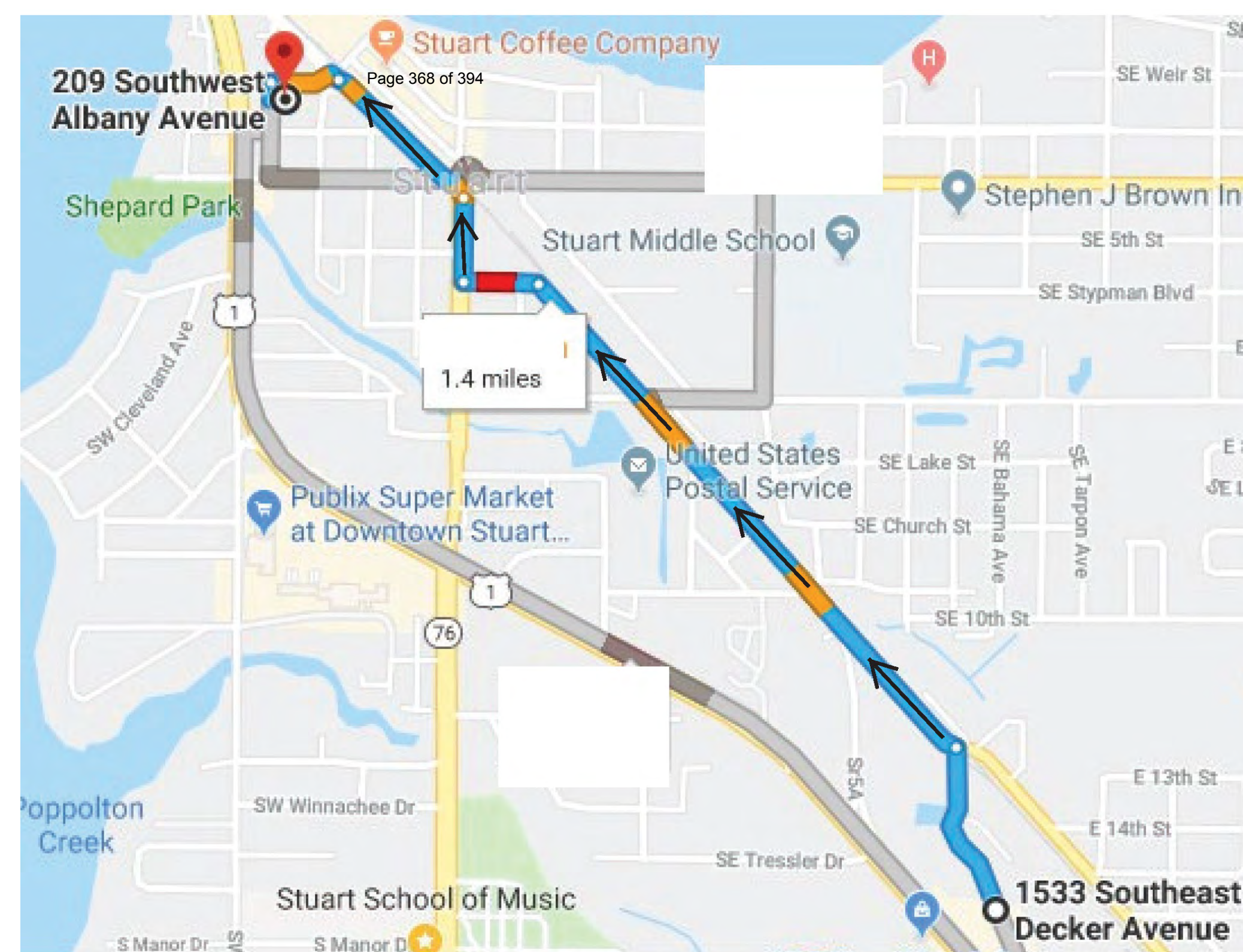
**Exhibit “C” Conditions of Approval**

1. The historic Walton building relocation from City R.O.W. at Decker Avenue to 209 S Albany Ave shall adhere to the Site Plan, Lighting and signage plan and Landscape and Pedestrian Plan prepared by John Erickson registered building contractor dated 7.15.20.
2. Except as provided herein, all development shall comply with City Code.
3. Any sidewalks damaged during construction shall be repaired and/or replaced by the applicant as per the City’s specification.
4. All signage shall be in accordance with the City’s Land Development Regulations with regards to size, dimensions, color, etc.
5. Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
6. The applicant shall comply with all applicable Handicap Accessibility standards.
7. Final Site and Foundation Construction Drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any building permits allowing for the relocation of the historic structure to its new location.
8. Any and all regulatory agency permits, including but not limited to Martin County, the South Florida Water Management District, and Army Corp of Engineers, Florida Power and Light shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.
9. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost including new foundation or provide work of art on the development pursuant to Section 3.01.08 on site.
10. The applicant shall obtain a Certificate of Occupancy for the building at its new location prior to August 31, 2021.





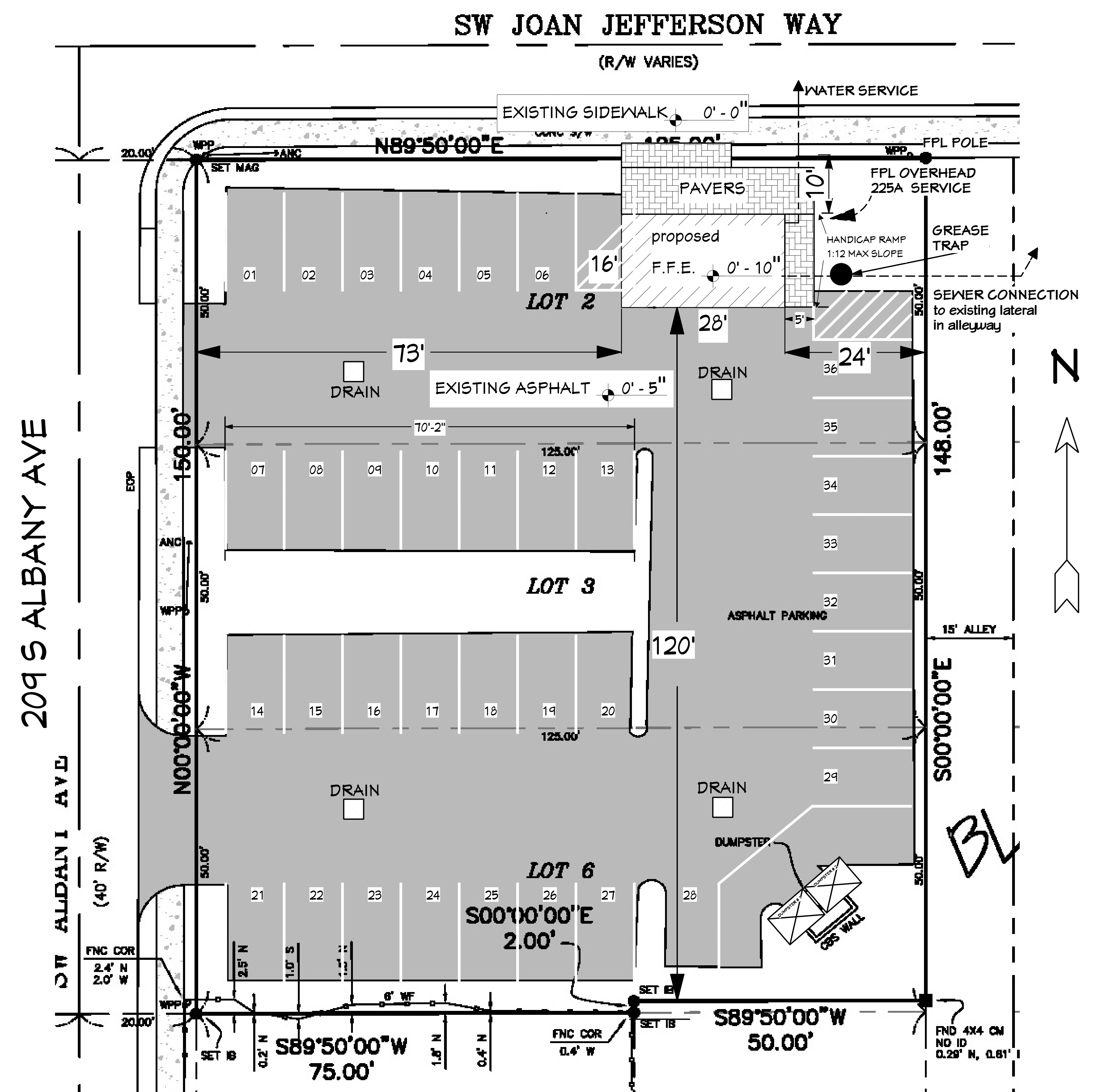
PROPOSED LOCATION MAP  
not to scale



PROPOSED ROUTE OF MOVE  
not to scale

BUILDING LOCATION TO BE PINNED BY FLORIDA LICENSED SURVEYOR  
PRIOR TO ANY CONCRETE PLACEMENT

FIRE PROTECTION NOTE:  
FIRETRUCK ACCESSIBILITY  
IS FROM SW JOAN JEFFERSON WAY



| PARKING LEGEND - 36 EXISTING                             |         |                  |                               |
|----------------------------------------------------------|---------|------------------|-------------------------------|
|                                                          | SQ. FT. | REQUIRED PARKING |                               |
| 215 SW FED HWY OFFICE<br>(less 8 spaces existing at 215) | 11,561  | 33               | spaces required               |
| LEASED SPACES                                            |         | 25               | spaces required for 215 bldg  |
| WALTON BLDG                                              | 448     | 5                | spaces required               |
| HISTORIC RE-USE (50%)                                    | 448     | 3                | spaces required               |
| TOTAL                                                    |         | -1 (1.5)         | space gained                  |
|                                                          |         | 32               | spaces required - 36 existing |

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
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WALTON BUILDING  
RELOCATION TO  
209 S ALBANY AVE.

# SITE PLAN

DATE:  
7/15/2020

SCALE:  
1" = 10'- 0"

SHEET:  
SITE





LANDSCAPING: ALL LANDSCAPING IS EXISTING AND SHALL REMAIN WITH EXCEPTION. ONE OAK TREE IN FRONT OF PROPOSED BUILDING SITE TO BE REMOVED. EXISTING SHRUBS REMOVED ONLY AS NECESSARY FOR BUILDING AND PAVING.



LIGHTING & SIGNAGE PLAN

LIGHTING: BLDG SHALL HAVE LED FLOODLIGHTS ILLUMINATING ALL WALKWAYS, RAMPS, SEATING AREA AND SIGNAGE

CRA requests:

- 1. Required work of art. (The artwork can be a mural and receive a 50/50 financial match)
  - a. As this project consists of the relocation of an historic building, the building alone is a “work of art”. There can be no “1% of the vertical construction cost” as there is no vertical construction involved in relocation of an historic building
  - b. There is an existing “Sailfish Marker” on the same site which was provided and paid for by the existing owner and applicant. Owner plans to add the new historical information related to the Walton building to the existing marker.
- 2. Outdoor seating area with planter boxes (CRA staff has extended the deadline to submit a BIRP grant application)
  - a. The planned and intended use of this Walton building is to provide take-out food only. On site dining is not encouraged for several reasons and the resulting demand for increased parking is not included in this plan. This building is sited into existing shrubbery and trees so added planters would be of no advantage.
- 3. Shade Structure (Show size and type)
  - a. Because the relocated historic Walton building will be sited into an existing mature landscape setting, any added shade structure would be superfluous and unnecessary. Mature oak trees on both sides of the relocated historic structure will continue to provide shade and environmentally desirable beauty to the entire site. (see photo - top left of this page)

| PARKING LEGEND - 36 EXISTING    |         |          |                               |
|---------------------------------|---------|----------|-------------------------------|
|                                 | SQ. FT. |          | REQUIRED PARKING              |
| 215 SW FED HWY OFFICE           | 11,561  | 33       | spaces required               |
| (less 8 spaces existing at 215) |         | -8       |                               |
|                                 |         | 25       | spaces required for 215 bldg  |
| LEASED SPACES                   |         | 5        | spaces required               |
| WALTON BLDG                     | 448     | 3        | spaces required               |
| HISTORIC RE-USE (50%)           | 448     | -1 (1.5) | space gained                  |
| TOTAL                           |         | 32       | spaces required - 36 existing |



LANDSCAPE & PEDESTRIAN PLAN

PEDESTRIAN ACCESS: STEPS AND RAMPS ACCESSIBLE FROM STREET SIDEWALK AND FROM PARKING LOT



City of Stuart

April 23, 2019  
Mr. Mark Brechbill  
MB Wealth Solutions, LLC  
215 SW Federal Hwy #200, Stuart FL 34994  
Phone: 772.600.5375

Re: Relocation of the 33 Degree building to the existing parking lot at 215 SW Federal Highway

Dear Mark,

The proposed relocation of the existing 33 degree building to the parking lot located at 215 SW Federal Highway will require application for a Major Urban Code Conditional Use Approval with but not limited to a Site Plan containing the following:

- 1. **Parking Legend** that accounts for the 52 existing spaces:
  - i. **Required parking** for the existing three story office building (   33   spaces)?
  - ii. Leased spaces for abutting properties, ( 12 spaces )?
  - iii. Required parking for the proposed relocated 33 degree building (   25   spaces)?
- 2. **Building Footprint** location with:
  - i. **Pedestrian paths** (pavers) showing movement to and from the proposed relocated 33 degree building.
  - ii. **Landscaping** that defines pedestrian movement.
  - iii. **Lighting** defining relocated building and pedestrian movement.
  - iv. **Signage** (building and parking lot)
- 3. **Grease Trap** (Size dependent on use **determined by Public Works Department**)
- 4. **Dumpster location** (Size and enclosure determined by Public Works Department)
- 5. **Fire Code** (fire suppressant hood and life safety plan **determined by Fire Inspector**)

The following sections of the Urban Code will require the following variances via the Major Urban Code Conditional Use Approval application including one (1) public hearing with the Community Redevelopment Board (CRB) and one public hearing with the City Commission (CC).

- 1. The front street facade width of the principal building shall not be less than 80 percent of the lot width.
- 2. The minimum building height shall be two stories or 26 feet.
- 3. Balconies are required along all street facades for all buildings. The aggregate length of balconies shall not be less than 50 percent of building facade from which it projects on each floor level.
- 4. The ground floor along the front facade of the building shall have doorways, arcades, or glazed openings with aggregate width equal to at least 50 percent of the total facade width.

| REVISION TABLE |      |            |             |  |  |
|----------------|------|------------|-------------|--|--|
| NUMBER         | DATE | REVISED BY | DESCRIPTION |  |  |
|                |      |            |             |  |  |
|                |      |            |             |  |  |
|                |      |            |             |  |  |
|                |      |            |             |  |  |
|                |      |            |             |  |  |
|                |      |            |             |  |  |

WALTON BUILDING TO RELOCATION TO 209 S ALBANY AVE.

DETAILS

DATE:  
7/15/2020

SCALE:

SHEET:

A-01



### DESIGN CRITERIA

FLORIDA BUILDING CODE: 6TH EDITION FBC 2017  
JURISDICTION: CITY OF STUART  
BUILDING DESIGNED AS: OPEN  
ULTIMATE DESIGN WIND SPEED: 160 M.P.H.  
NOMINAL DESIGN WIND SPEED: 124 M.P.H.  
OCCUPANCY CATEGORY: II  
WIND IMPORTANCE / USE FACTOR: 1.0  
INTERIOR PRESSURE COEFFICIENT: 0  
MINIMUM SOIL BEARING PRESSURE: 2500 P.S.F.

### ADDITIONS / REPAIRS PER F.B.C. EXIST. BLDG

NOTE: THIS PROJECT IS AN ALTERATIONS – LEVEL 2 ACCORDING TO F.B.C. FOR EXISTING BUILDING CHAPTER 7.  
THE SCOPE OF WORK DOES NOT REDUCE THE STRUCTURAL STRENGTH OR STABILITY OF THE BUILDING.  
THE NEW STRUCTURAL MEMBERS IN THE ALTERATIONS DOES COMPLY WITH THE F.B.C. 2017 EDITION.

### GENERAL NOTES:

THIS OCCUPANCY SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, WHETHER IMPLIED OR NOT IN THIS SET OF BUILDING PLANS

DUROCK SHALL BE USED IN ALL DAMP LOCATIONS

PROVIDE PLUMBING ACCESS PANELS TO ALL SLIP JOINT CONNECTIONS

ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED

CONTRACTOR TO HAVE CERTIFIED FLORIDA SURVEYOR LAYOUT BUILDING ON LOT TO ASSURE NO SETBACKS OR EASEMENTS ARE ENCROACHED

ALL STRUCTURAL FRAMING TO BE HEM FIR #2, SPF #1, SOUTHERN PINE #2 OR APPROVED ALTERNATE W/ fb=1000 P.S.I. MIN. – NON –STRUCTURAL FRAMING MAY BE SELECTED SPECIES – “STUD” GRADE

### FOOTING SCHEDULE

| (ID) | FOOTING SIZE    | RE – BAR SIZE & QUANTITY | FOOTING TYPE |
|------|-----------------|--------------------------|--------------|
| A    | 24" W. X 12" D. | (3) #5 BARS              | GRADE BEAM   |
| B    | 16" W. X 12" D. | (2) #5 BARS              | GRADE BEAM   |

### NOTE:

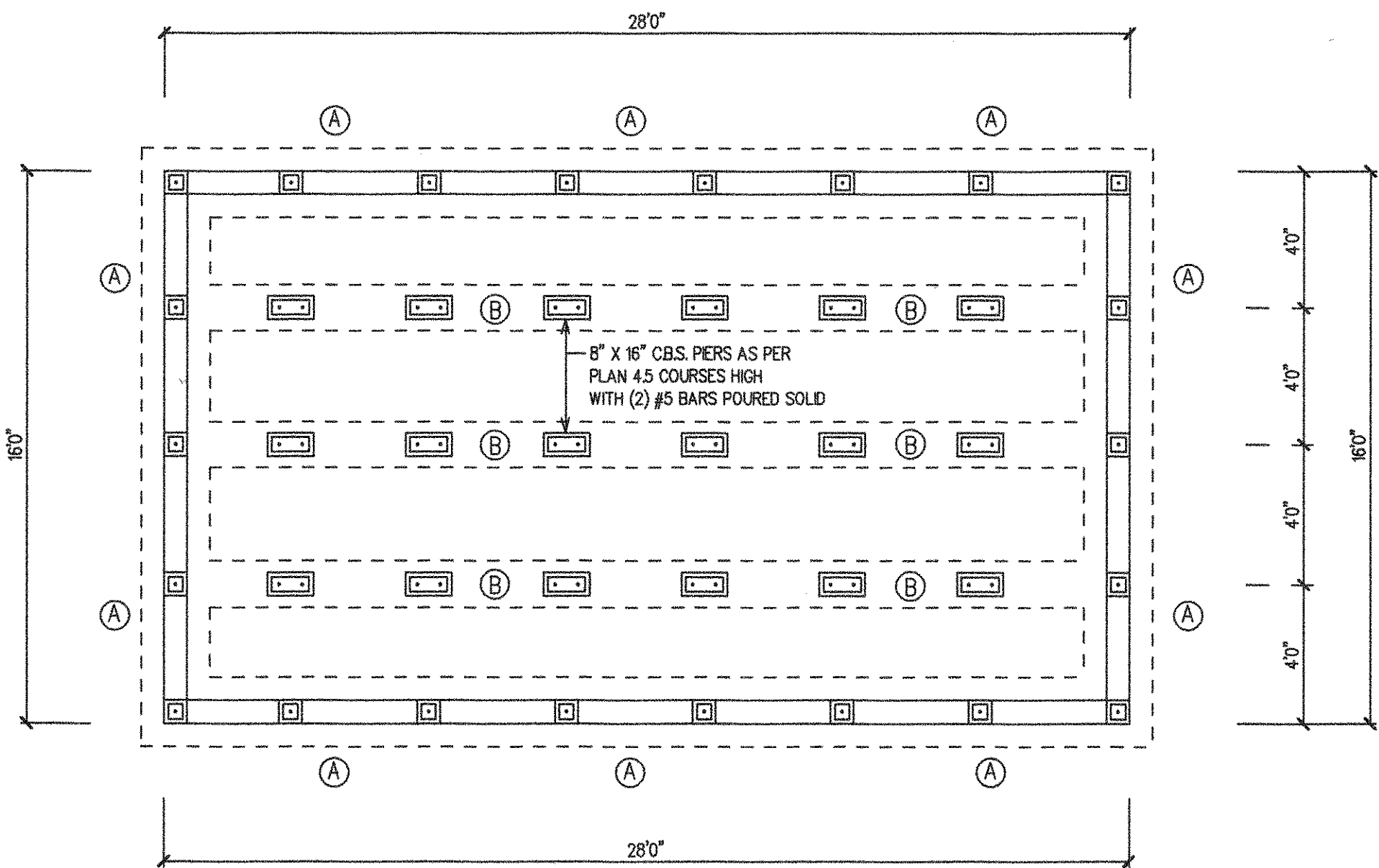
1. RELOCATION CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

2. THIS FOUNDATION PLAN IS FOR RAISING AND OR RELOCATING STRUCTURE. LOCATION OF ALL INTERIOR FOOTERS, PIERS AND SUPPORTING WALLS MAY VARY AND CAN BE PLACED AT THE PROPER POSITION AT THE ENGINEERS DISCRETION AFTER THE STRUCTURE IS ELEVATED TO DUPLICATE EXISTING LOCATIONS OF SUPPORTS, AS WELL AS ADD ANY ADDITIONAL SUPPORTS DEEMED NECESSARY.

### FOUNDATION GENERAL NOTES

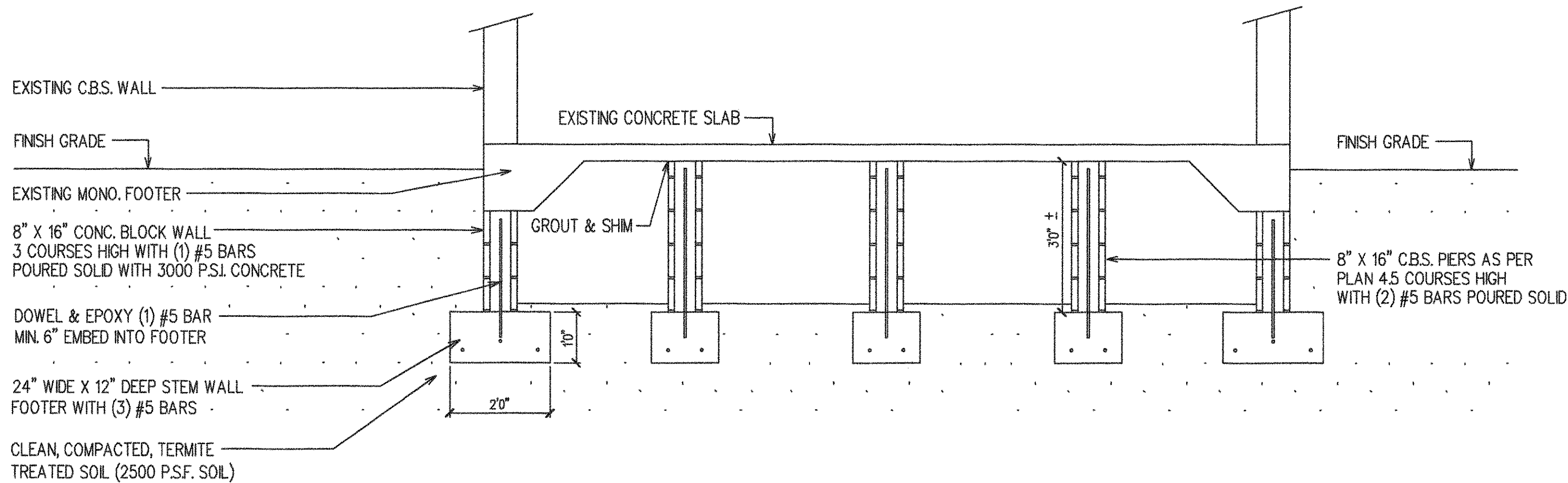
\* BOTTOM OF ALL FOOTERS MUST BE MINIMUM 12" BELOW FINISH GRADE

\* NOTE: MINIMUM SOIL BEARING PRESSURE = 2500 P.S.F.



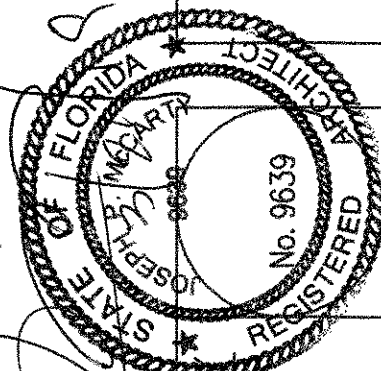
### FOUNDATION PLAN

1/4" = 1'-0"



### CROSS SECTION DETAIL

1/2" = 1'-0"





LOCATIONS &amp; ENTITIES V9.0

DATE: 06/08/2020

TIME: 09:54:05

Client Name

Zoning And Development Notes

PAGE NUMBER: 1

MODULE : libNotes

SELECTION CRITERIA: Permit No = Z19100016 and Review Stop = CRA and Revision =

| Note Date/Time | Date of Record | Operator | Note Code | Reminder Date |
|----------------|----------------|----------|-----------|---------------|
|----------------|----------------|----------|-----------|---------------|

|                     |            |         |  |  |
|---------------------|------------|---------|--|--|
| 2020-06-04 12:26:21 | 06/04/2020 | pgandhi |  |  |
|---------------------|------------|---------|--|--|

1. The provision of public art applies to all new development and substantial renovations. Substantial improvements include any repair, reconstruction, rehabilitation, additional or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. Please provide the market value of the existing building and costs of proposed improvements to the building, if any, to determine if the applicant shall comply with the public art requirements in accordance with Section 3.01.08 of the Land Development Code.

2. The primary building entrance is a prominent feature that is well lit and visible and directly assessable from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilaster, columns, porches, porches, overhangs, railing or other architecturally compatible elements. The applicant is requested to add a shade structure such as awning from the exterior wall of the building covering portion of the outdoor seating area.

3. The applicant is eligible to receive business improvement grant reimbursement up to \$10,000 for exterior improvements. The next grant application cycle will begin October 1, 2020, should the Community Redevelopment Agency board approve the budget for the grant program for the next fiscal year. Staff encourages the applicant to apply for the grant to add the awning to the existing structure. Please be advised that the improvements for any component of the grant cannot begin until the approval of the grant by the CRA board.



Development Department  
121 SW Flagler Ave. Stuart Fl. 34994  
Phone: 772.600.5375

April 23, 2019  
Mr. Mark Brechbill  
MB Wealth Solutions, LLC  
215 SW Federal Hwy #200, Stuart Fl 34994

**Re: Relocation of the 33 Degree building to the existing parking lot at 215 SW Federal Highway**

Dear Mark,

The proposed relocation of the existing 33 degree building to the parking lot located at 215 SW Federal Highway will require application for a **Major Urban Code Conditional Use Approval** with but not limited to a **Site Plan** containing the following:

1. Parking Legend that accounts for the 52 existing spaces:
  - i. Required parking for the existing three story office building (\_\_spaces)?
  - ii. Leased spaces for abutting properties, (12 spaces)?
  - iii. Required parking for the proposed relocated 33 degree building (\_\_spaces)?
2. Building Footprint location with:
  - i. Pedestrian paths (pavers) showing movement to and from the proposed relocated 33 degree building.
  - ii. Landscaping that defines pedestrian movement.
  - iii. Lighting defining relocated building and pedestrian movement.
  - iv. Signage (building and parking lot)
3. Grease Trap (Size dependent on use determined by Public Works Department)
4. Dumpster location (Size and enclosure determined by Public Works Department)
5. Fire Code (fire suppressant hood and life safety plan determined by Fire Inspector)

The following sections of the Urban Code will require the following variances via the **Major Urban Code Conditional Use Approval** application including one (1) public hearing with the Community Redevelopment Board (CRB) and one public hearing with the City Commission (CC).

1. The front street facade width of the principal building shall not be less than 80 percent of the lot width.
2. The minimum building height shall be two stories or 26 feet.
3. Balconies are required along all street facades for all buildings. The aggregate length of balconies shall not be less than 50 percent of building facade from which it projects on each floor level.

4. The ground floor along the front facade of the building shall have doorways, arcades, or glazed openings with aggregate width equal to at least 50 percent of the total facade width.

Sincerely,

*Tom Reetz*

Tom Reetz  
Senior Planner  
Development Department  
City of Stuart, Florida  
[Treetz@ci.stuart.fl.us](mailto:Treetz@ci.stuart.fl.us)

Cc: David Dyess, City Manager  
Kevin Freeman, Development Director  
Michael J. Mortell, City Attorney

DATE: 07/27/2020  
TIME: 11:55:09

CITY OF STUART  
PLAN REVIEW STOP REPORT

PAGE NUMBER: 1  
MODULE : zdplnrevrpt

SELECTION CRITERIA: appl\_no='Z19100016'

PROJECT NO.: Z19100016                      APPLICANT NAME: 111 REAL ESTATE HOLDING  
OWNER NAME: 111 REAL ESTATE HOLDING APPLICATION DATE: 10/18/19  
PROJECT TYPE: CONDUSE - CONDITIONAL USE  
PARCEL: 0538410140080002060000 209 SW ALBANY AVE PARKING LOT  
STUART, FL 34994

REVIEW STOP: CRA - COMMUNITY REDEVELOPMENT AGENCY  
REV NO: 2 STATUS: F DATE: 06/04/20 CONT ID:  
REVIEW SENT BY: pgandhi DATE: 06/04/20 TIME: 11:58 TIME SPENT: 0.00  
REV RECEIVD BY: pgandhi DATE: 06/04/20 TIME: 10:19 SENT TO:

- 06/04/2020
1. The provision of public art applies to all new development and substantial renovations. Substantial improvements include any repair, reconstruction, rehabilitation, additional or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. Please provide the market value of the existing building and costs of proposed improvements to the building, if any, to determine if the applicant shall comply with the public art requirements in accordance with Section 3.01.08 of the Land Development Code.
  2. The primary building entrance is a prominent feature that is well lit and visible and directly assessable from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilaster, columns, porches, porches, overhangs, railing or other architecturally compatible elements. The applicant is requested to add a shade structure such as awning from the exterior wall of the building covering portion of the outdoor seating area.
  3. The applicant is eligible to receive business improvement grant reimbursement up to \$10,000 for exterior improvements. The next grant application cycle will begin October 1, 2020, should the Community Redevelopment Agency board approve the budget for the grant program for the next fiscal year. Staff encourages the applicant to apply for the grant to add the awning to the existing structure. Please be advised that the improvements for any component of the grant cannot begin until the approval of the grant by the CRA board.

REVIEW STOP: CRA - COMMUNITY REDEVELOPMENT AGENCY  
REV NO: 1 STATUS: C DATE: 11/15/19 CONT ID:  
REVIEW SENT BY: DATE: 11/15/19 TIME: TIME SPENT: 0.00  
REV RECEIVD BY: DATE: 11/08/19 TIME: SENT TO: CRA

REVIEW NOTES: \*\*\* NONE \*\*\*

DATE: 07/27/2020  
TIME: 11:55:09

CITY OF STUART  
PLAN REVIEW STOP REPORT

PAGE NUMBER: 2  
MODULE : zdplnrevrpt

SELECTION CRITERIA: appl\_no='Z19100016'

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REVIEW STOP: F - FIRE PROTECTION SYSTEMS  
REV NO: 2 STATUS: F DATE: 06/11/20 CONT ID:  
REVIEW SENT BY: mcawley DATE: 06/11/20 TIME: 14:12 TIME SPENT: 0.00  
REV RECEIVD BY: mcawley DATE: 06/04/20 TIME: 10:19 SENT TO:

06/11/2020 See previous comments.

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REVIEW STOP: F - FIRE PROTECTION SYSTEMS  
REV NO: 1 STATUS: F DATE: 11/15/19 CONT ID:  
REVIEW SENT BY: mcawley DATE: 11/15/19 TIME: 13:36 TIME SPENT: 0.00  
REV RECEIVD BY: mcawley DATE: 11/08/19 TIME: 12:17 SENT TO:

11/15/2019 Submit Autoturn using Stuart Fire Rescue truck specifications. Contact mcawley@ci.stuart.fl.us for specs. NFPA 1 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ.

Submit Life Safety Plan.

All work and equipment shall conform to the current edition of the Florida Fire Prevention Code.

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REVIEW STOP: PD - POLICE DEPARTMENT  
REV NO: 1 STATUS: C DATE: CONT ID:  
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00  
REV RECEIVD BY: treetz DATE: 11/08/19 TIME: 12:17 SENT TO:

11/12/2019 No comments for the relocation plans.

Would like to see photometric light plan and landscape plans when they become available.

Sgt. Brian Bossio  
Stuart PD

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REVIEW STOP: PW - PUBLIC WORKS  
REV NO: 2 STATUS: F DATE: 06/25/20 CONT ID:  
REVIEW SENT BY: mrogolin DATE: 06/25/20 TIME: 13:05 TIME SPENT: 0.00  
REV RECEIVD BY: mrogolin DATE: 06/16/20 TIME: 17:04 SENT TO:

06/25/2020 Date: 6-25-2020

To: Tom Reetz

Subject: 209 SW Albany Ave. Conditional Use  
#Z19100016rev

In reviewing the above referenced project, this Department does not approve the proposed application. Please address the following comments:

M-^U Sanitary sewer service connection to take place within the Right-of-Way located along the easterly side



DATE: 07/27/2020  
TIME: 11:55:09

CITY OF STUART  
PLAN REVIEW STOP REPORT

PAGE NUMBER: 3  
MODULE : zdplnrevrpt

SELECTION CRITERIA: appl\_no='Z19100016'

of the proposed site. Please revised plan to reflect this connection.

All improvements shall be constructed and maintained without expense to the city. The city shall have access to the right-of-way at all times. The permittee shall gain no prescriptive rights in the subject right-of-way. The improvements and use of the right-of-way shall not interfere with the provision of municipal services or utilities. The permittee shall hold the city harmless from any and all claims, injury or damage to persons or property caused in any manner whatsoever by the private use of the right-of-way or the improvements constructed thereon.

Please forward comments to applicant. If there are any questions, please contact me at your earliest convenience at (772) 221-4700.

---

|                          |                   |                |                  |
|--------------------------|-------------------|----------------|------------------|
| REVIEW STOP:             | PW - PUBLIC WORKS |                |                  |
| REV NO: 1                | STATUS: C         | DATE: 11/20/19 | CONT ID:         |
| REVIEW SENT BY: mrogolin | DATE: 11/20/19    | TIME: 06:39    | TIME SPENT: 0.00 |
| REV RECEIVD BY: mrogolin | DATE: 11/08/19    | TIME: 12:17    | SENT TO:         |

11/20/2019 Date: 11-20-2019

To: Tom Reetz

Subject: 209 SW Albany Ave. Conditional Use #Z19100016

In reviewing the above referenced project, this Department does approve the proposed application. Please address the following comments:

M-^U SANITATION- The existing dumpster enclosure located south of the proposed site can be shared. However, may require modifications to accommodate the proposed use.

M-^U Sanitary sewer service connection may take place within the Right-of-Way located along the easterly side of the proposed site.

M-^U The Developer is responsible for all costs associated with the construction of proposed utilities.

M-^U The Developer is responsible for all costs associated with the altering of the Public Rights-of-Way.

Construction within the Public Rights-of-Way must be coordinated in-advance with the Public Work Dept. All proposed construction within the Public Rights-of-Way must be per FDOT & City of Stuart Minimum Construction Specification & Standards.

M-^U This review is not for construction. Further review will be required for construction.

DATE: 07/27/2020  
TIME: 11:55:09

CITY OF STUART  
PLAN REVIEW STOP REPORT

PAGE NUMBER: 4  
MODULE : zdplnrevrpt

SELECTION CRITERIA: appl\_no='Z19100016'

M-^U Please contact Marc Rogolino @ 221-4700 regarding the  
City of Stuart Water/Sewer  
Utility Avail. Fees. Fees must be paid prior to  
the  
PW Dept. Final Inspection

All improvements shall be constructed and maintained without expense to the city. The city shall have access to the right-of-way at all times. The permittee shall gain no prescriptive rights in the subject right-of-way. The improvements and use of the right-of-way shall not interfere with the provision of municipal services or utilities. The permittee shall hold the city harmless from any and all claims, injury or damage to persons or property caused in any manner whatsoever by the private use of the right-of-way or the improvements constructed thereon.

Please forward comments to applicant. If there are any questions, please contact me at your earliest convenience at (772) 221-4700.

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|                        |                        |             |                  |          |
|------------------------|------------------------|-------------|------------------|----------|
| REVIEW STOP:           | ZONING - Zoning Review |             |                  | CONT ID: |
| REV NO: 2              | STATUS: C              | DATE:       |                  |          |
| REVIEW SENT BY:        | DATE:                  | TIME:       | TIME SPENT: 0.00 |          |
| REV RECEIVD BY: treetz | DATE: 06/04/20         | TIME: 10:19 | SENT TO:         |          |

07/15/2020 Spoke with Joh Eriksen and he is sending updated plan with proper utility connections requested by Public Works and response to Fire auto turn request.  
Tom Reetz  
Senior Planner  
600.1284

---

|                        |                        |             |                  |          |
|------------------------|------------------------|-------------|------------------|----------|
| REVIEW STOP:           | ZONING - Zoning Review |             |                  | CONT ID: |
| REV NO: 1              | STATUS: F              | DATE:       |                  |          |
| REVIEW SENT BY:        | DATE:                  | TIME:       | TIME SPENT: 0.00 |          |
| REV RECEIVD BY: treetz | DATE: 11/08/19         | TIME: 12:17 | SENT TO:         |          |

11/18/2019 Zoning comments:  
1. Show existing landscaping  
2. Propose new lanndscaping - see revised site plan  
3. Show lighting plan  
4. proposed unified signage plan including site signs

---



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

**Meeting Date:** 8/4/2020      **Prepared by:** Pinal Gandhi-Savdas/Susan Kores (Martin County CRA Manager)

**Title of Item:**

Presentation by Susan Kores, CRA Manager, Martin County, regarding installing contemporary art exhibit in Gazebo Park, downtown Stuart.

**Summary Explanation/Background Information on Agenda Request:**

The Martin County Art in Public Places program has been given a unique opportunity to purchase 5 award winning sculptures for their public art program.

Mr. Gary Gresko, a professional award-winning artist and sculptor in looking for a new home for five (5) of his large, outdoor pieces, offered for sale to the County. Originally from North Carolina, Mr. Gresko has lived in Barefoot Bay (Sebastian area) for the last three years, is president of the Barefoot Bay Artist Guild and participates in the All Florida Juried Art Show in Stuart and other places in South Florida as well. He has a passion for working in different mediums and sculpts in steel, cement and wood. Much of his work, across the United States, has been for cities and universities.

The Martin County Art in Public Places program proposes to place the sculptures on the already existing cement pads that are in Gazebo Park in downtown Stuart. Martin County CRA propose working with the public art program in the City of Stuart as well as the Martin County Arts Foundation to produce, market and promote this "Gary Gresko" temporary sculpture show for countywide visual enjoyment and education. After a minimum of 12-24 months, the pieces would be disbursed throughout the County as facilities and locations become available.

This project brings contemporary public art to the community; promotes partnerships with other arts organizations; offers a fantastic temporary exhibition; and supports art education opportunities for residents.

The artwork purchase has been supported through the MC AIPP Capital Projects budget, and would include funding support for delivery, installation, education, marketing and signage.

**Funding Source:**

Martin County Art in Public Places Program.

**Recommended Action:**

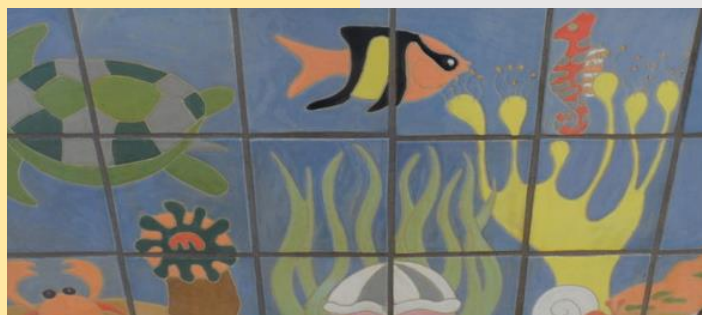
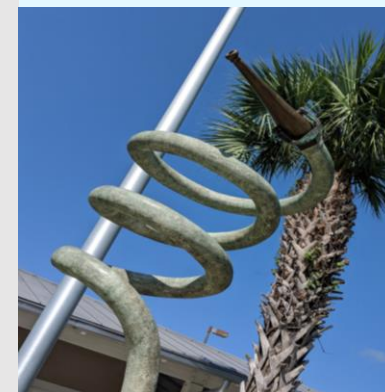
Recommend approval for the installation and exhibition of five contemporary art pieces in Gazebo Park.

**ATTACHMENTS:**

| Description               | Upload Date | Type            |
|---------------------------|-------------|-----------------|
| ❏ PowerPoint Presentation | 7/14/2020   | Backup Material |



# Martin County Art in Public Places







## TRANSPONDER

*Transponder starts as a solid pipe on the bottom and then seems to break off and float up, or is it coming down and forming the solid? It is a commentary on the signals that drive our lives. The segments may be incoming or outgoing, it is up to the perspective of the observer.*

### Specifications:

- ☐ Steel
- ☐ 11' tall, 18" wide
- ☐ Approximately 1000 lbs.
- ☐ Minimal maintenance, hurricane proof
- ☐ Needs to be bolted to a cement pad





tumbling toward  
the sun

## TUMBLING TOWARD THE SUN

*As the Norvell Award winner, Best in Show at the Salisbury, NC Sculpture Show in 2010, this piece challenges our senses as it portrays the concept of tumbling upwards. Its warm orange color is reflective of the Florida sun creating interplay of shadow and light.*

### Specifications:

- ☐ Steel
- ☐ 7' tall
- ☐ Approximately 1200 lbs.
- ☐ Minimal maintenance, hurricane proof
- ☐ Needs to be bolted to a cement pad



# YAP MONEY STONES

In times past, large stone wheels displayed outside a home were used as a show of wealth on the Island of Yap in the South Pacific. The observer may ask if we are really any different today?!



## Specifications:

- ❑ Fiberglass reinforced cement
- ❑ Diameters vary from 3' to 5'
- ❑ Each piece weighs up to 300 lbs., depending on the size
- ❑ They anchor directly into the ground with rebar stakes and the wooden stick in the middle holds them up
- ❑ Once installed they do not move or tip over
- ❑ Minimal maintenance

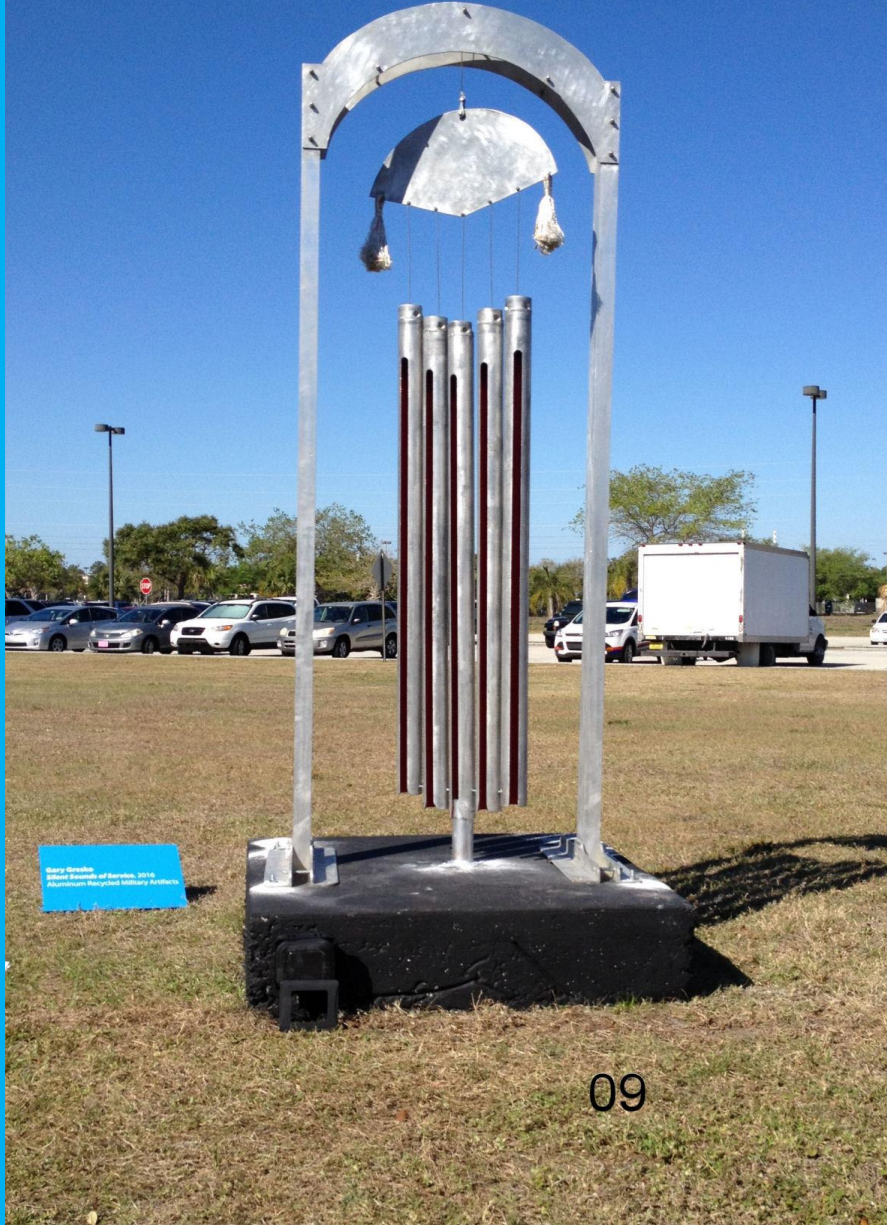


## SILENT SOUNDS OF SERVICE

*As this wind driven, kinetic piece turns, it winds a nylon cord and continues the spinning/unspinning motion. It represents the five branches of service and is silent in honor of those who have paid the ultimate price.*

### Specifications:

- ☐ Lightweight aluminum
- ☐ 8' high
- ☐ Approximately 200 lbs.
- ☐ Kinetic
- ☐ Needs to be bolted to a cement pad
- ☐ Kinetic parts would need to be removed for storm winds 60 miles/hr. or more





## RED ANGLE

*The piece is set at a 60-degree angle, the measure of angles in an equilateral triangle, the strongest architectural form. The pyramids at Giza were based on this measurement.*

### Specifications:

- ❑ Recycled fiberglass and steel
- ❑ 7' high
- ❑ Needs to be bolted to a concrete pad
- ❑ Minimal maintenance, hurricane proof







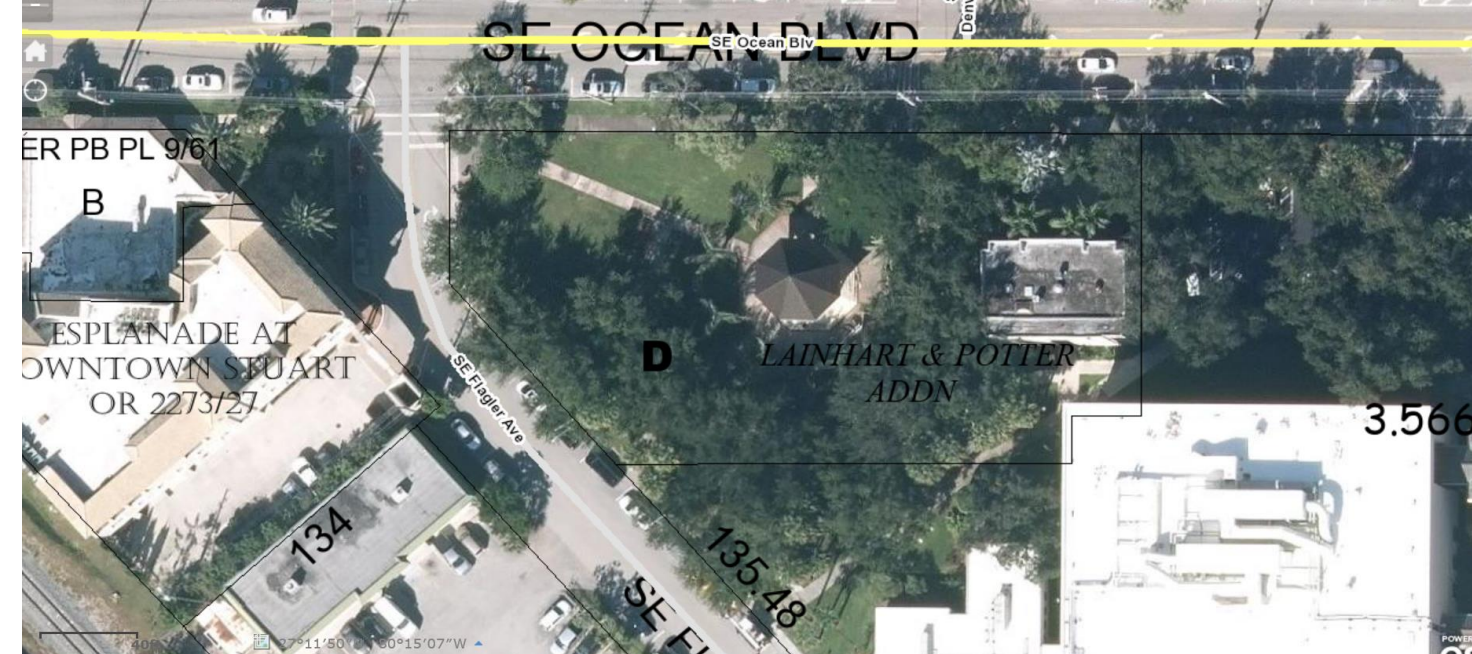
## GRESKO IN THE GAZEBO!

Gary Gresko is an award winning sculptor with works exhibited all over the Southeastern US from Pennsylvania to Florida. He has nine Public Art commissioned pieces in North Carolina alone and now resides in Barefoot Bay, Florida. He has been a part of Florida's artistic community for the past 5 years:

- ❑ All Florida Juried Arts Exhibit, Stuart 2015
- ❑ All Florida Juried Arts Show of Martin County 2016
- ❑ Brevard Cultural Alliance Outdoor Public Art Exhibitions
- ❑ Deland Sculpture Walk Outdoor Exhibition 2016-2017
- ❑ Kissimmee Sculptural Experience 2016-2017
- ❑ Kinetic Sculpture Exhibit, Palm Bay City Hall 2017
- ❑ Barefoot Bay Artist Guild Annual Exhibition 2017

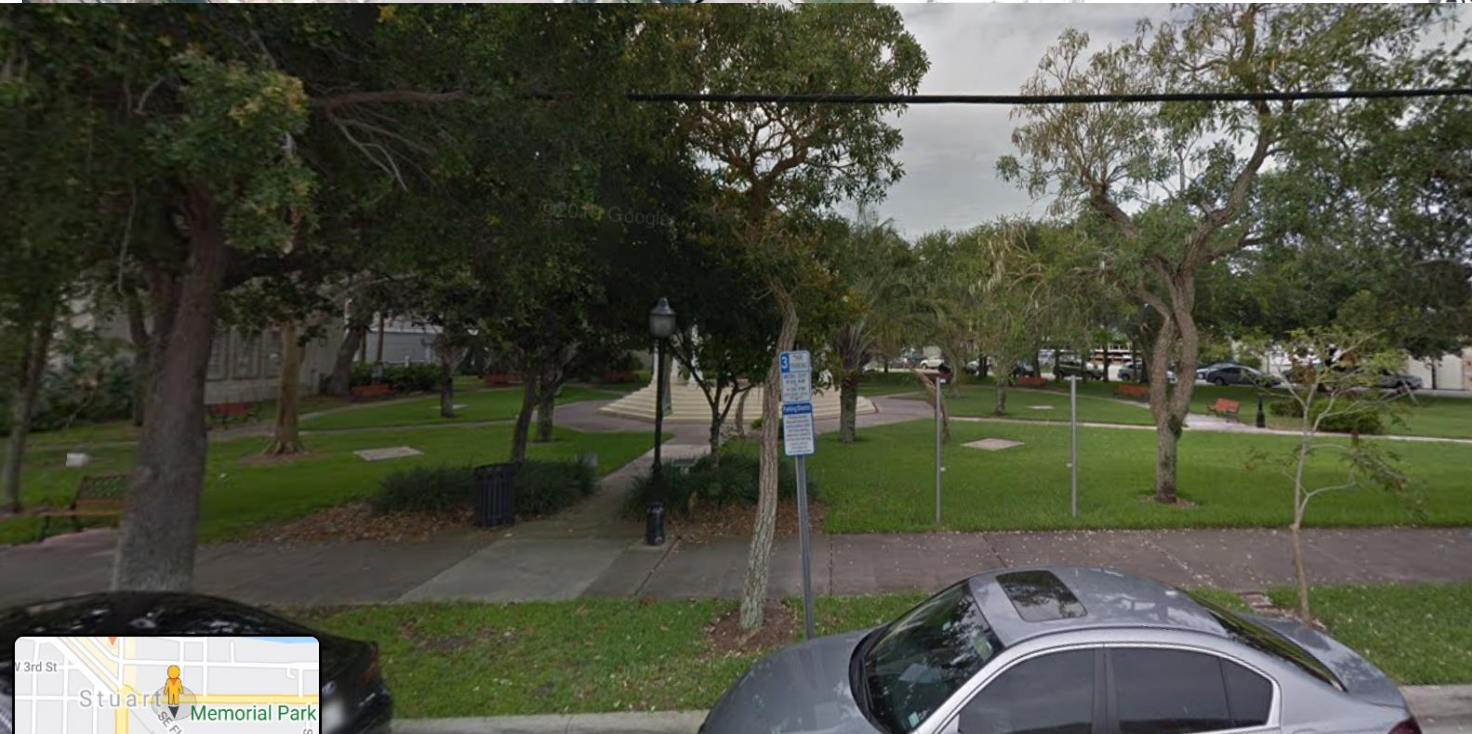


*Public Art installations in N. Carolina*

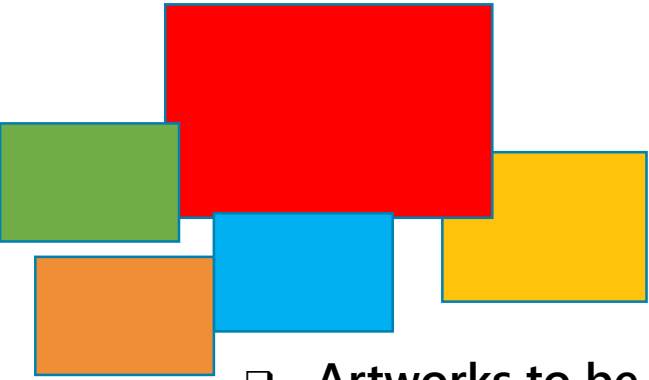


## INSTALLATION SITE

**Aerial View**  
**Gazebo Park, Stuart**  
 Corner of SE Ocean Blvd. and SE Flagler Ave.



**Pedestrian View**  
**Gazebo Park, Stuart**  
 There are 6 square, concrete pads around the gazebo.



## PLAN

- ❑ Artworks to be delivered and installed in the fall of 2020
  - ❑ Four pieces will be anchored to the cement pads, one (Yap Money Stones) to be anchored directly into the ground near a fifth pad
  - ❑ Signage and information regarding the exhibit to be placed on or around the sixth pad
  - ❑ An opening to introduce the Exhibit to the community to be scheduled during season, January – March 2021
  - ❑ Artworks remain in place for a minimum of 12-24 months
  - ❑ Pieces to be disbursed throughout the County as final locations become available
- 



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

**Meeting Date:**8/4/2020

**Prepared by:**Pinal Gandhi-Savdas

**Title of Item:**

Tentative CRA Budget for FY 2021.

RESOLUTION No. 07-2020 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE TENTATIVE CRA BUDGET AND CRA CAPITAL IMPROVEMENT PROJECTS (CIP) OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

The CRA has prepared a tentative CRA budget for FY 2021. Annually, in conjunction with the budget calendar, the CRA must approve a CIP list. The list is consistent with current and ongoing projects, as well as future potential projects that would include funds from Tax Increment Revenues.

The Finance Department is working on the CIP and will be presented to the CRA Board for approval.

**Funding Source:**

Tax Increment Financing (TIF) Revenue

**Recommended Action:**

Recommend to the CRA to approve Resolution No. 07-2020, adopting the tentative CRA budget for FY 2021.

**ATTACHMENTS:**

| Description               | Upload Date | Type                      |
|---------------------------|-------------|---------------------------|
| □ Resolution No. 07-2020  | 7/29/2020   | Resolution add to Y drive |
| □ FY2021 Tentative Budget | 7/29/2020   | Exhibit                   |



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

**RESOLUTION No. 07-2020 CRA**

**A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE TENTATIVE CRA BUDGET AND CRA CAPITAL IMPROVEMENT PROJECTS (CIP) OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS**, it is necessary and proper, and in some instances required by Florida law, to establish the budgetary spending plans (annual budgets) for the CRA funds of the City of Stuart for the fiscal year beginning October 1, 2020, and ending September 30, 2021, in order to properly reflect anticipated revenues and required appropriations.

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

**SECTION 1:** The Community Redevelopment Agency of the City of Stuart hereby adopts the tentative budget, attached hereto, for the fiscal year beginning October 1, 2020 and ending September 30, 2021, as follows:

- (a) There is hereby appropriated from the Community Redevelopment Agency of the City of Stuart for the above described fiscal year the total sum of Two Million, Five Hundred Seventy-Three Thousand, and Nine Hundred Thirty-five (\$2,573,935) Dollars to provide for the annual budget of the Community Redevelopment Agency Fund.



RESOLUTION No. 07-2020  
ADOPT TENTATIVE CRA BUDGET for FY 2021

SECTION 2: 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:

MICHAEL J. MEIER, CHAIR  
EULA R. CLARKE, VICE CHAIR  
MERRITT MATHESON, BOARD MEMBER  
REBECCA S. BRUNER, BOARD MEMBER  
VACANT, BOARD MEMBER  
PETE WALSON, EX-OFFICIO BOARD MEMBER  
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

| YES | NO | ABSENT |
|-----|----|--------|
|     |    |        |
|     |    |        |
|     |    |        |
|     |    |        |
|     |    |        |
|     |    |        |
|     |    |        |

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
MARY KINDEL  
CITY CLERK

\_\_\_\_\_  
MICHAEL J. MEIER  
BOARD CHAIR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
MICHAEL J. MORTELL  
CITY ATTORNEY

# City of Stuart 2021 Fiscal Budget Estimated Revenues

| Account                         | 2019<br>Audited                | 2020<br>Current | Dept<br>Request | Manager<br>Recommend | Commission<br>Adopt | %<br>Change |
|---------------------------------|--------------------------------|-----------------|-----------------|----------------------|---------------------|-------------|
| <b>107</b>                      | <b>COMMUNITY REDEVELOPMENT</b> |                 |                 |                      |                     |             |
| 329000 OTHER PERMITS AND FEES   | 1,275                          | 0               | 2,700           | 0                    | 0                   | 0.00%       |
| WAYFINDING SIGNS                |                                |                 | 2,700           | 0                    | 0                   |             |
| Total PERMITS,FEES,ASSESSMENT   | 1,275                          | 0               | 2,700           | 0                    | 0                   | 0.00%       |
| 338900 OTHER LOCAL REVENUES     | 1,092,424                      | 1,286,390       | 1,477,377       | 0                    | 0                   | 14.85%      |
| MC TIF @ 6.7619 MILLS (NET 95%) |                                |                 | 1,477,377       | 0                    | 0                   |             |
| Total INTERGOVERNMENTAL REVE    | 1,092,424                      | 1,286,390       | 1,477,377       | 0                    | 0                   | 14.85%      |
| 361100 INTEREST                 | 53,236                         | 0               | 0               | 0                    | 0                   | 0.00%       |
| 366000 CONTRIBUTIONS/DONATIONS  | 1,518                          | 0               | 0               | 0                    | 0                   | 0.00%       |
| 369100 MISCELLANEOUS REVENUE    | 23,222                         | 0               | 0               | 0                    | 0                   | 0.00%       |
| Total MISCELLANEOUS REVENUES    | 77,976                         | 0               | 0               | 0                    | 0                   | 0.00%       |
| 381001 TRANS FR GENERAL FUND    | 796,337                        | 961,990         | 1,093,858       | 0                    | 0                   | 13.71%      |
| GF TIF TO CRA 5.000 MILLS X 95% |                                |                 | 1,093,858       | 0                    | 0                   |             |
| 381100 TRANS FR OTHER FUNDS     | 2,000                          | 0               | 0               | 0                    | 0                   | 0.00%       |
| 389971 FUNDS FR FUND BALANCE    | 0                              | 1,050,000       | 0               | 0                    | 0                   | -100.00%    |
| Total OTHER SOURCES             | 798,337                        | 2,011,990       | 1,093,858       | 0                    | 0                   | -45.63%     |
| Fund COMMUNITY REDEVELOPMENT    | 1,970,012                      | 3,298,380       | 2,573,935       | 0                    | 0                   | -21.96%     |

# City of Stuart 2021 Fiscal Budget Estimated Appropriations

| Account |                                            | 2019<br>Audited         | 2020<br>Current | Dept<br>Request | Manager<br>Recommend | Commission<br>Adopt | %<br>Change |
|---------|--------------------------------------------|-------------------------|-----------------|-----------------|----------------------|---------------------|-------------|
| 107     |                                            | COMMUNITY REDEVELOPMENT |                 |                 |                      |                     |             |
| 1117    |                                            | CRA                     |                 |                 |                      |                     |             |
| 531     | PROFESSIONAL SERVICES                      | 49,398                  | 95,000          | 60,000          | 0                    | 0                   | -36.84%     |
|         | GATEWAY TRIANGLE DISTRICT STUDY            |                         |                 | 30,000          | 0                    | 0                   |             |
|         | PROFESSIONAL SERVICES                      |                         |                 | 30,000          | 0                    | 0                   |             |
| 540     | TRAVEL AND PER DIEM                        | 781                     | 1,000           | 3,000           | 0                    | 0                   | 200.00%     |
|         | TRAVEL                                     |                         |                 | 3,000           | 0                    | 0                   |             |
| 544     | RENTALS AND LEASES                         | 29,555                  | 30,000          | 30,000          | 0                    | 0                   | 0.00%       |
|         | FEC ROW NORTHPOINT                         |                         |                 | 0               | 0                    | 0                   |             |
|         | FEC RR CROSSING LEASES                     |                         |                 | 30,000          | 0                    | 0                   |             |
| 545     | INSURANCE                                  | 10,130                  | 10,589          | 11,640          | 0                    | 0                   | 9.93%       |
|         | TRICO GENERAL LIABILITY INSURANCE          |                         |                 | 11,640          | 0                    | 0                   |             |
| 546     | REPAIR AND MAINTENANCE                     | 1,500                   | 1,500           | 1,500           | 0                    | 0                   | 0.00%       |
|         | MANGROVE TRIMMING                          |                         |                 | 1,500           | 0                    | 0                   |             |
| 549     | OTHER CURRENT CHARGES                      | 13,109                  | 17,800          | 22,800          | 0                    | 0                   | 28.09%      |
|         | ARTS & ENTERTAINMENT DISTRICT/KIOSK        |                         |                 | 8,000           | 0                    | 0                   |             |
|         | FEC PARKING PROPERTY TAX                   |                         |                 | 3,800           | 0                    | 0                   |             |
|         | MLK DAY EVENT                              |                         |                 | 3,000           | 0                    | 0                   |             |
|         | SHOP LOCAL/MISC                            |                         |                 | 8,000           | 0                    | 0                   |             |
| 552     | OPERATING SUPPLIES                         | 16,905                  | 11,000          | 1,000           | 0                    | 0                   | -90.91%     |
|         | PRINTING AND BINDING                       |                         |                 | 1,000           | 0                    | 0                   |             |
| 554     | BOOKS-MEMBERSHIPS-TRAIN                    | 753                     | 2,675           | 3,025           | 0                    | 0                   | 13.08%      |
|         | APA MEMBERSHIP FEE                         |                         |                 | 350             | 0                    | 0                   |             |
|         | BUSINESS DEVELOPMENT CLASSES               |                         |                 | 200             | 0                    | 0                   |             |
|         | CRA DISTRICT FEES                          |                         |                 | 175             | 0                    | 0                   |             |
|         | FL REDEVELOPMENT ASSOC CONF                |                         |                 | 500             | 0                    | 0                   |             |
|         | FRA MEMBERSHIP FEES                        |                         |                 | 1,000           | 0                    | 0                   |             |
|         | MISC TRAINING                              |                         |                 | 800             | 0                    | 0                   |             |
| 557     | INDIRECT COSTS (NET)                       | 45,778                  | 47,354          | 50,018          | 0                    | 0                   | 5.63%       |
|         | TRANSFER TO GENERAL FUND                   |                         |                 | 48,472          | 0                    | 0                   |             |
|         | TRANSFER TO WATER AND SEWER                |                         |                 | 1,547           | 0                    | 0                   |             |
| Total   | OPERATING EXPENSES                         | 167,908                 | 216,918         | 182,983         | 0                    | 0                   | -15.64%     |
| 561     | LAND                                       | 0                       | 432,000         | 0               | 0                    | 0                   | -100.00%    |
| 562     | BUILDINGS                                  | 0                       | 568,000         | 0               | 0                    | 0                   | -100.00%    |
| 563     | INFRASTRUCTURE                             | 25,469                  | 235,000         | 125,000         | 0                    | 0                   | -46.81%     |
|         | MLK STREETScape FINAL DESIGN (PROJECT-531) |                         |                 | 125,000         | 0                    | 0                   |             |
| Total   | CAPITAL OUTLAY                             | 25,469                  | 1,235,000       | 125,000         | 0                    | 0                   | -89.88%     |

# City of Stuart 2021 Fiscal Budget Estimated Appropriations

| Account                                              | 2019<br>Audited                | 2020<br>Current | Dept<br>Request | Manager<br>Recommend | Commission<br>Adopt | %<br>Change |
|------------------------------------------------------|--------------------------------|-----------------|-----------------|----------------------|---------------------|-------------|
| <b>107</b>                                           | <b>COMMUNITY REDEVELOPMENT</b> |                 |                 |                      |                     |             |
| <b>1117</b>                                          | <b>CRA</b>                     |                 |                 |                      |                     |             |
| 582 AIDS TO PRIVATE ORGS                             | 44,382                         | 164,962         | 145,000         | 0                    | 0                   | -12.10%     |
| BIRP (BUSINESS IMPROVEMENT REIMB PROGRAM)            |                                |                 | 50,000          | 0                    | 0                   |             |
| BRUSH WITH KINDNESS                                  |                                |                 | 40,000          | 0                    | 0                   |             |
| EAST STUART COMMUNITY ACTIVITIES                     |                                |                 | 5,000           | 0                    | 0                   |             |
| MISC DEVELOPMENT PROJECTS                            |                                |                 | 10,000          | 0                    | 0                   |             |
| MURAL PILOT PROGRAM                                  |                                |                 | 20,000          | 0                    | 0                   |             |
| RESIDENTIAL FACADE IMPROVEMENT PROGRAM               |                                |                 | 20,000          | 0                    | 0                   |             |
| Total GRANTS AND AIDS                                | 44,382                         | 164,962         | 145,000         | 0                    | 0                   | -12.10%     |
| 591 INTRAGOVERNMENTAL TRANSFS                        | 696,080                        | 1,134,065       | 1,457,975       | 0                    | 0                   | 28.56%      |
| COMPACTOR ENCLOSURE FOR SEMINOLE STREET              |                                |                 | 100,000         | 0                    | 0                   |             |
| CRA ADMINISTRATOR                                    |                                |                 | 95,475          | 0                    | 0                   |             |
| CRA SIDEWALK STAINING                                |                                |                 | 2,000           | 0                    | 0                   |             |
| DIXIE HWY/SE FL ST SDWLK                             |                                |                 | 202,500         | 0                    | 0                   |             |
| GATEWAY SIGNAGES/FEATURES                            |                                |                 | 125,000         | 0                    | 0                   |             |
| MAINSTREET SERVICE AGREEMENT                         |                                |                 | 70,000          | 0                    | 0                   |             |
| RIVERSIDE PARK NEIGHBORHOOD DEMONSTRATION PROJECT    |                                |                 | 250,000         | 0                    | 0                   |             |
| RIVERWALK FLOATING DOCK HANDRAIL REPLACEMENT         |                                |                 | 295,000         | 0                    | 0                   |             |
| SHEPARD PARK BOAT TRAILER PARKING                    |                                |                 | 150,000         | 0                    | 0                   |             |
| TRAM                                                 |                                |                 | 168,000         | 0                    | 0                   |             |
| 595 OTHER NONOPERATING USES                          | 0                              | 547,435         | 662,977         | 0                    | 0                   | 21.11%      |
| RESERVE FOR SEMINOLE STREETScape IMPROV 20042701-595 |                                |                 | 250,000         | 0                    | 0                   |             |
| RESERVE FOR UNDERGROUND UTILITIES 20038901-595       |                                |                 | 250,000         | 0                    | 0                   |             |
| TRANSFER TO FUND BALANCE                             |                                |                 | 162,977         | 0                    | 0                   |             |
| Total OTHER USES                                     | 696,080                        | 1,681,500       | 2,120,952       | 0                    | 0                   | 26.13%      |
| Division CRA                                         | 933,839                        | 3,298,380       | 2,573,935       | 0                    | 0                   | -21.96%     |
| COMMISSION                                           |                                |                 | 1,172           | 0                    | 0                   |             |
| MANAGER                                              |                                |                 | 0               | 0                    | 0                   |             |
| HUMAN RESOURCES                                      |                                |                 | 0               | 0                    | 0                   |             |
| CITY CLERK                                           |                                |                 | 3,112           | 0                    | 0                   |             |
| FINANCIAL SERVICES                                   |                                |                 | 9,801           | 0                    | 0                   |             |
| TECHNOLOGY SERVICES                                  |                                |                 | 0               | 0                    | 0                   |             |
| CITY ATTORNEY                                        |                                |                 | 34,461          | 0                    | 0                   |             |
| VEHICLE MAINTENANCE                                  |                                |                 | 0               | 0                    | 0                   |             |
| BUILDING MAINTENANCE                                 |                                |                 | 0               | 0                    | 0                   |             |
| CUSTOMER SERVICE                                     |                                |                 | 1,547           | 0                    | 0                   |             |
| WS GENERAL GOV                                       |                                |                 | 0               | 0                    | 0                   |             |
| Total Indirect Costs                                 |                                |                 | 50,093          | 0                    | 0                   |             |