



City of Stuart

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

TO BE HELD JANUARY 7, 2020 AT 4:00 PM

121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chairman - Chris Lewis
Vice Chairman - Frank Wacha
Board Member - Faye James
Board Member - Tom Campenni
Board Member - Pete Walson
Board Member - Cristina Maldonado
Board Member - Nathan Ritchey

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

ANNUAL BOARD REORGANIZATION

1. Annual Board Reorganization

APPROVAL OF MINUTES

1. Approval of CRB Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Resolution No. 01-2020 CRA Wayfinding Sign Program Extension
2. Resolution No. 02-2020 CRA Amendment to the Mural Matching Grant Program
3. Presentation of New Applicants for the Business Improvement Reimbursement Program FY2020

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: 1/7/2020

Prepared by: Jordan Pinkston

Title of Item:

Annual Board Reorganization

Summary Explanation/Background Information on Agenda Request:

Elect Chair and Vice Chair

Funding Source:

N/A

Recommended Action:

Elect Chair and Vice Chair

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

Meeting Date: 1/7/2020

Prepared by: Jordan Pinkston

Title of Item:

Approval of December 3, 2019 Minutes.

Summary Explanation/Background Information on Agenda Request:

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
▢ CRB Minutes 12.3.19	12/31/2019	Cover Memo



MINUTES

**COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
DECEMBER 3, 2019 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD MEMBERS

**Chair – Chris Lewis
Vice Chair – Frank Wacha
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Nathan Ritchey**

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

Present: Faye James, Tom Campenni, Nathan Ritchey, Chris Lewis, Frank Wacha

Absent: Cristina Maldonado, Pete Walson

APPROVAL OF MINUTES

Motion: Action: Approve

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

APPROVAL OF AGENDA

Motion: Action: Approve

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS:

Board Member Ritchey arrived to the meeting.

COMMUNITY REDEVELOPMENT BOARD

1. R03-2020; Southwind Motel - Major Urban Code Conditional Use Density Increase for Apartment Use

PRESENTATION Kev Freeman, Development Director  4:05 PM
Spiro Laskaris, Applicant

COMMENTS FROM THE PUBLIC (5 min. max):  4:09 PM

1. Alan Friedrich (SW Federal Highway) – Building owner next door. He said that the applicant did not advise him about the meeting he held yesterday and does not know what has changed since the last meeting. He said that it looks like an expensive facelift to the existing property and is concerned about density, traffic and parking.
2. Thomas Hornaman (SW Channel Avenue) -- Lived in the neighborhood for 35 years and is a Real Estate Broker. He said there are three options for the property: tear it down, renovate motel, or convert to apartments. He knows Spiro and his track record and would recommend approval.
3. Curt Menlengracht (SW McPherson Street) – Discussed the history of Frazier Crescent Neighborhood and expressed density concerns with the proposed project. He proposed doing an exemption to move forward without density increase.
4. Burt Mautz (SW Channel Avenue) – He lives up the street from the project site and does not support the project. He believes it is an inappropriate use of downtown property.
5. Pamela Orr (SW McPherson Street) – Met with Spiro and said that she would be in favor of the project if density was not changed.
6. Jerry Mitchell (NE Westend Blvd. #17)– Gave high regards of Spiro.

COMMENTS FROM THE BOARD MEMBERS:  4:25 PM

Mike Mortell clarified the density request in the proposal. He said that when you have a transient use, the City code does not calculate density. When you convert the property to residential or permanent use you fall under the residential code which applies to the density concept. He clarified that there will be no additional units and is the same project, but if you call it residential you must show the formula. He said the CRB board is being asked to adopt the site plan, meaning the plan that was submitted to the applicant can't be changed without coming back before the board.

Tom Campenni asked what residential classification meant.

Mike Mortell said right now as a hotel they have to follow commercial regulations. If they move to residential the square footage stays the same, but instead of paying hotel tax it is now a straight rental agreement if the lease is longer than six months. He discussed the differences between hotel and residential.

Tom Campenni confirmed that residents have to sign a lease for at least six months to make it residential.

Frank Wacha said that this conditional use is a special exception.

Mike Mortell said that if they want to change anything they need new approval.

Nathan Ritchey confirmed that no matter what happens this current site plan is the only thing approved and anything else has to come back before the board.

Public asked about the property being sold.

Mike Mortell said the nineteen units will run with the land and the only thing that can be rebuilt is the site plan proposed, if approved. If someone wanted to buy the land and rebuild it with something else, it would have to come before the board again for approval. Running with the land means that if the current owner dies, his children can own it, or he can sell it and it can continue to operate. Running with the Land allows it to be a transferable asset. He said the math becomes density versus residential that is the only difference. He is only allowed to buy what is there and operate as residential not a hotel.

Nathan Ritchey asked about parking.

Mike Mortell clarified what spaces are being added, but if he takes those away he would no longer be in compliance. It cannot be more than a 10% deviation from the approved site plan.

Tom Campenni asked to see the landscape plan and asked if it conforms to code.

Kev Freeman said this is not required to meet existing code and is a request to look at the density and increase parking.

Tom Campenni requested a condition that increased plantings to blend better with the neighborhood.

Nathan Ritchey said that the neighborhood wants beautification with the project and agrees with the planting condition.

Tom Campenni asked for confirmation that we are not giving any exceptions for parking.

Kev Freeman said that they are meeting parking code at 1.5 spaces per unit.

Tom Campenni said we keep saying we are going to improve the streets and it is never done.

Kev Freeman said that it is in process with CRA and Public Works.

Pinal Gandhi-Savdas said we should be ready for bid in spring and construction for a two-way street in summer.

Tom Campenni confirmed that all the board is doing is making sure the proposed project is meeting code.

Frank Wacha asked if the back building would be the same style and design as the one in the front.

Spiro Laskaris said yes.

Frank Wacha gave landscaping advise and examples for the property.

Spiro Laskaris said that the property line goes to building. He would like to come back for a mural grant.

Frank Wacha asked for a condition to add a mural or beautification aspect on the wall and have a traffic mirror to see what is coming.

Spiro Laskaris explained what the current landscape plan shows.

Chris Lewis said that he feels better about approving the plan this time around and feels that the public feels the same way. This proposal is a place for young professionals to stay, but agrees there is a traffic issue.

Faye James said she appreciates the residents coming in. She said she realizes change is hard but encourages us to embrace it for our youth wanting to live here.

MOTION

Action: Approve with the following conditions:

1. Incorporate more plants that the current site plan.
2. Install a traffic mirror to view oncoming traffic.
3. Attempt to beautify the northside of the building, such as applying for a mural grant.
4. Confirm that the back building is the same style and design, so it confirms with the rest of the site plan.

Moved by: Tom Campenni

Seconded by: Frank Wacha
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max):  **4:54 PM**

2. R01-2020 600 S Colorado MUCCU

PRESENTATION Kev Freeman, Development Director
Robert Levy, Applicant

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha said he has been wondering how long it would be for someone to come and renovate it and asked if the style would be maintained.

Robert Levy said he will not change anything on the exterior.

COMMENTS FROM THE PUBLIC (5 min. max):

1. James McMahon (SW Sewall's Point Road) – Owns 608 & 610, which are the building's next door to the old florist building. He said parking in the area is high and the public constantly parks in his lot. He said the property has been in the family since it was built and does not want to push away his current tenants. He does not want to increase the parking and recommends a drive thru or walk-up instead.
2. Dave Christenson – A commercial real estate broker and owns multiple properties on Colorado, but he is concerned about parking.
3. Duncan Heard (Colorado Avenue) – Shares concerns about parking but is enthusiastic about the project.
4. James McMahon (SW Sewall's Point Road) – voiced his concerns about his parking liability.

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked if they are approving the use and the parking. He asked if another business were to leave, if another business could take its place.

Kev Freeman said it is a combination of approving the parking and use. He said that another business can come in if the building was used for the same use and they maintain the same floor space. Any new business would have to get a new business license.

Tom Campenni asked if the parking exception runs with the space or business.

Kev Freeman said that it runs with the business at the moment.

Nathan Ritchey said he hears the concerns and knows Downtown Stuart parking is difficult. He believes that no matter what goes there parking will be an issue.

Frank Wacha said that the goal was to make Colorado more walkable and this project supports that.

MOTION

Action: Approve.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

OTHER MATTERS BEFORE THE BOARD: None.

STAFF UPDATE:  **5:15 PM**

Kev Freeman said that he has met with the Treasure Coast Regional Planning Council about the corridor on US1, urban code, and parking density. He said he has requested that they come up with a series of educational presentations to prompt discussion. He said he has two items going to the Local Planning Agency; to look at the way the new urban plan development process is carried out and proposed density and parking changes to the urban plan unit development.

ADJOURNMENT  **4:14 PM**

Motion: Adjourn

Action: Approve

Moved by: Tom Campenni

Seconded by: Frank Wacha

Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date: 1/7/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

Wayfinding Signage Program - Extension of Phase I and implementation of Phase II

RESOLUTION NO. 01-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE EXTENSION OF PHASE I AND IMPLEMENTATION OF PHASE II OF THE COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Downtown Wayfinding Signage Program was adopted on February 25, 2019. The program was proposed to be completed in two phases. Phase I was implemented in the Old Downtown District. The second phase will include extension of the boundary for Phase I and implementation of Phase II along S Colorado Avenue. Phase I was limited to Old Downtown District so there are spaces available on the existing wayfinding signs to extend the program boundary to include an expanded downtown area. In addition, staff is proposing 4 new wayfinding signs along the S Colorado Corridor to help support and identify businesses in the new Arts & Entertainment District. Wayfinding signs will promote walkability in the Arts & Entertainment District and increase business visibility. The second phase will be implemented in the same way as the first phase.

Fiscal Impact

The CRA allocated \$5,000 in FY 2020 CRA Budget for Phase II of the program.

Phase I included 4 wayfinding signs and it costs \$4,998. We received 26 applications for Phase I. All the applicants received the sign location of their choice. The applicant paid \$50 for an application fee and an annual fee of \$100 for participation in the program. The year-to-date return on investment is \$3,900. The applicant will pay an annual fee of \$100 for their continued participation.

Attachments:

1. Resolution No. 01-2020
2. Exhibit A - Downtown Wayfinding Signage Program Guidelines and Application
3. Wayfinding Sign Location Map
4. Wayfinding Sign Quote - Phase II

Funding Source:

FY2020 CRA Budget - \$5,000

Recommended Action:

Recommend to the Community Redevelopment Agency to approve Resolution No. 01-2020 for extension of the boundary for Phase I and implementation of Phase II of the Downtown Wayfinding Signage Program.

ATTACHMENTS:

Description	Upload Date	Type
Resolution No. 01-2020 Exhibit A - Downtown Wayfinding Signage	12/10/2019	Resolution add to Y drive

- ▣ Program Guidelines and Application 11/21/2019
- ▣ Wayfinding Sign Location Map 12/10/2019
- ▣ Wayfinding Sign Quote 11/20/2019

Exhibit
Backup
Material
Backup
Material



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

RESOLUTION NO. 01-2020 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE EXTENSION OF PHASE I AND IMPLEMENTATION OF PHASE II OF THE COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, by adoption of Resolution No. 03-2019 on February 25, 2019, the City of Stuart adopted the Downtown Wayfinding Signage Program within the Stuart Community Redevelopment Area; and

WHEREAS, the Stuart Community Redevelopment Agency desires to extend Phase I and implement Phase II of the Downtown Wayfinding Signage Program; and

WHEREAS, the Phase II will enhance the downtown gateway and create a sense of arrival, increase foot traffic to businesses and enhance visitor experience; and

WHEREAS, the wayfinding signage will provide logical and safe connections between the Downtown Historic & Arts and Entertainment District; and

WHEREAS, the Stuart Community Redevelopment Agency has determined the Downtown Wayfinding Signage Program to be an asset of the City and for the CRA to administer and operate the program.

Resolution No. 01-2020 CRA
Amendment to Downtown Wayfinding Signage Program

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution to implement the Downtown Wayfinding Sign Program as attached hereto as “Exhibit A”.

SECTION 2: This resolution shall take effect upon adoption.

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

MIKE MEIER, CHAIR
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

ADOPTED this ____ day of _____, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MIKE MEIER
BOARD CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



STUART COMMUNITY REDEVELOPMENT AGENCY

DOWNTOWN WAYFINDING SIGNAGE PROGRAM GUIDELINES AND APPLICATION



PROGRAM SUMMARY:

The City of Stuart Downtown Wayfinding Signage Program is created to make it easier for visitors, primarily pedestrians, to find downtown businesses. This is a two-phase program. Phase I was implemented in the Old Downtown District. The second phase includes extension of the boundary for Phase I and implementation of Phase II along S Colorado Avenue. See attached boundary map and proposed pole locations in Phase II.

ELIGIBILITY AND APPLICATION PROCESS:

- Businesses will be required to complete a Wayfinding Signage Program Application and pay an application fee of \$50.00 (non-refundable). To be eligible for consideration for the program, applicant must submit a completed application with a payment by **5 PM on Friday, _____, 2020**. The applicant will be assigned space based on first-come, first-served basis or through a lottery selection process if the number of applicants exceeds the number of space available at each proposed pole location. If a lottery is required, a written notice will be provided to the applicants of the date, time and location of the lottery. On the lottery date, the applicant will be drawn at random, one at a time, for each proposed pole location until all available spaces are filled. The random drawing continues for each pole location and a waiting list will be generated based on the order in which they are drawn.
- Applicants on the waiting list will be given priority over new applications. If there is no one on the waiting list, participants in the future will be based on a first-come, first-served basis.
- There shall be no private transfer of sign space allotted to the business. In the event an applicant does not want to continue with the sign space allotted, the applicant shall notify the City in writing and the designated allotted space shall be forfeited. The sign space shall be administered only by the City to another applicant on a waiting list.
- Attached is Phase I depicting existing 4 pole locations in the Old Downtown District and Phase II depicting 4 proposed pole locations. Final locations in Phase II will be based on demand. All locations may not be used. The maximum amount of signs per post is 20. There are 5 signs pointing in each direction. This could possibly be expanded to more signs per direction, as long as the signs do not interfere with the landscaped area or sidewalks.
- There is a limit of one (1) sign per business. A copy of a current business tax receipt is required to confirm that the business is located within the boundary of the Wayfinding Signage Program.
- The location will not be reserved until this process is complete.
- Upon final approval and execution of an agreement, the applicant shall pay to the City of Stuart an annual fee of \$100 to have the sign installed on City's right-of-way. Applications received between April 1st – September 30th will be prorated. The applicant shall pay a fee of \$100 on or before October 1st of each year for the continued participation in the Wayfinding Signage Program. The initial annual fee will be determined upon submittal of the application.

INSTALLATION AND MAINTENANCE:

- The City is the only entity permitted to install and remove the signs. Any sign installed without written permission from the City will be removed and become property of the City.
- The City will be responsible to maintain the poles. The City will notify the business in writing if their business sign needs maintenance such as cleaning or design repairs. The business will have 30 days to correct these issues.
- The City shall assume all liability and responsibility for the replacement of signs in the event signs are damaged or stolen. However, the City will not be responsible for the replacement of any signs that can't be produced at a local sign company.

TERMINATION/WITHDRAWAL/BUSINESS CLOSURE:

- Termination: The business will be notified in writing if they are in violations of the program guidelines and will have 30 days to rectify any issue. If the issue has not been resolved after 30 days, the City will remove the sign and make the space available for another business.
- Withdrawal: A business that wishes to stop participating in the program must notify the Community Redevelopment Agency in writing. Once notified, the City will remove the sign, making the space available for another business.
- Moving/Business Closure: A business that moves outside the area or ceases to operate will have their sign removed.
- There will be no refund for early termination or withdrawal from the program.
- If a business moves within the area and space is available for the sign at a new pole location, the City will relocate the sign upon written request. If space is not available, the business will be placed on the waiting list.
- There is a \$25 fee for each time the sign is relocated to a new location. There will be a fee for a replacement of a panel.

DESIGN STANDARDS:

- The City will provide one (1) blank aluminum sign.
- The business will be financially responsible for the design aspect of the sign. Any material may be used to decorate the sign, including paint or vinyl. There are no color and design restrictions however; the business name is the only wording allowed on the sign.
- No wording or business logo should be placed within 1 inch of the flat edge of the sign. This area will be covered by the mounting brackets.
- Directional arrow is optional (no text in the directional arrow). However, if the assigned sign is pointed in the direction of the business, directional arrow is **not allowed**.

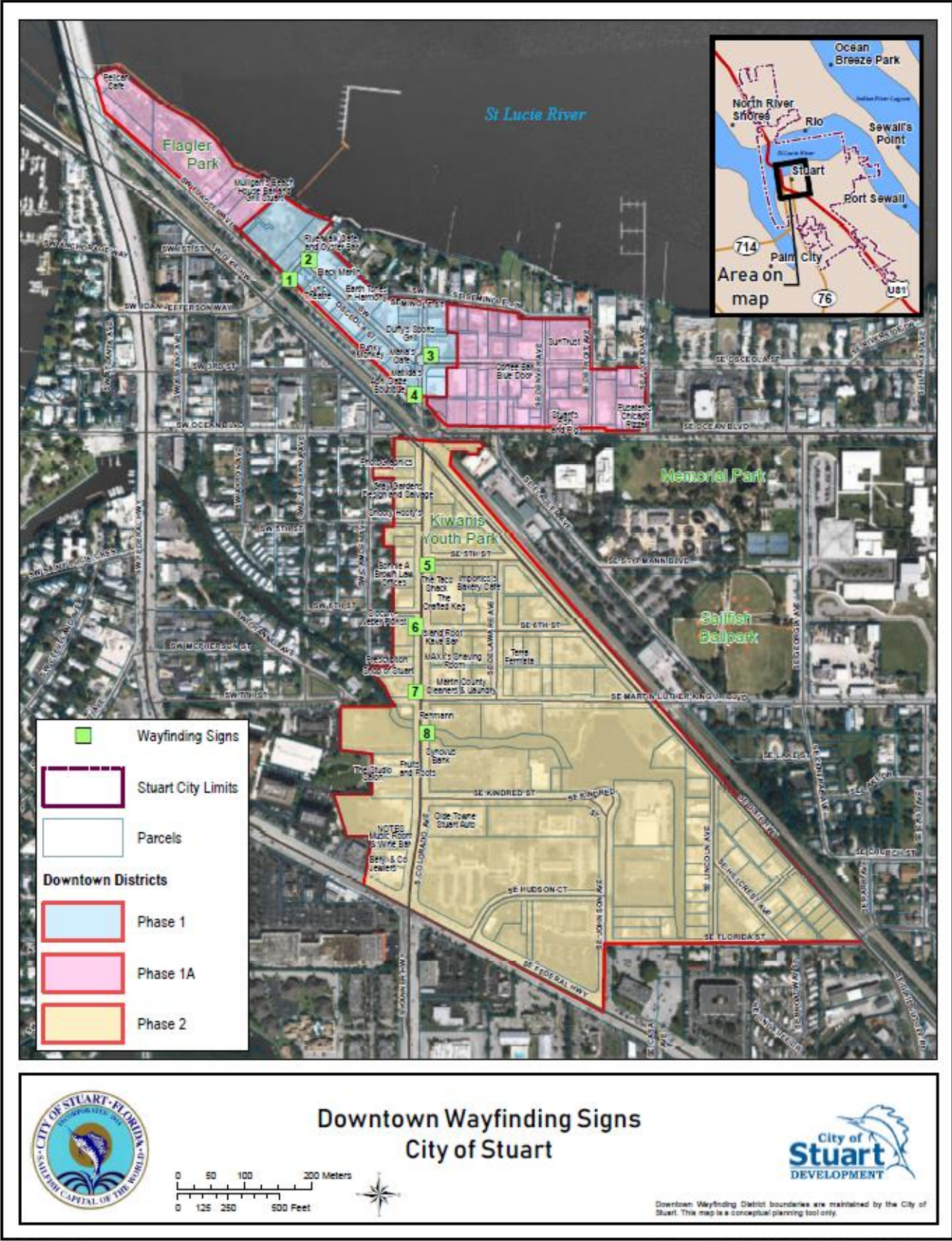


Example

- Both sides of the sign may be utilized.
- The business may use any sign or design company. Attached is a list of local sign companies for your convenience.
- The **content or design on the sign must be pre-approved** by the City prior to fabrication of the sign.
- The sign shall remain the property of the City and remains such during the design process, while located on the poles and after termination or withdrawal from the program.

CHANGES TO PROGRAM GUIDELINES

- Program guidelines are subject to change and participants may be notified.





STUART COMMUNITY REDEVELOPMENT AGENCY



DOWNTOWN WAYFINDING SIGNAGE PROGRAM APPLICATION PHASE I EXTENSION

BUSINESS INFORMATION	
Name of Business:	
Business Address:	
Business Phone:	Tax ID#:
Business Website:	
BUSINESS CONTACT PERSON / MANAGER INFORMATION	
Name:	
Phone:	
Email:	
PROPOSED SIGN LOCATION	

These are proposed locations; final locations will be based on demand.

All locations may not be used.

PLEASE SELECT A FIRST CHOICE AND AN ALTERNATIVE LOCATION

Location #1

Flagler/St. Lucie Avenue

Direction of Panel – Pointing toward your business

☐ West

☐ First Choice

☐ Alternative

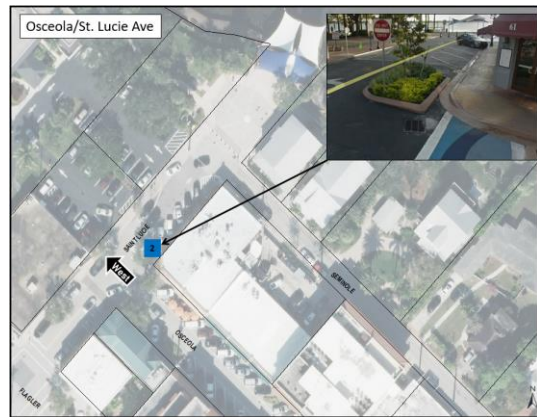


Location #2

Osceola/St Lucie

Direction of Panel – Pointing toward your business

- ☐ West
- ☐ First Choice ☐ Alternative

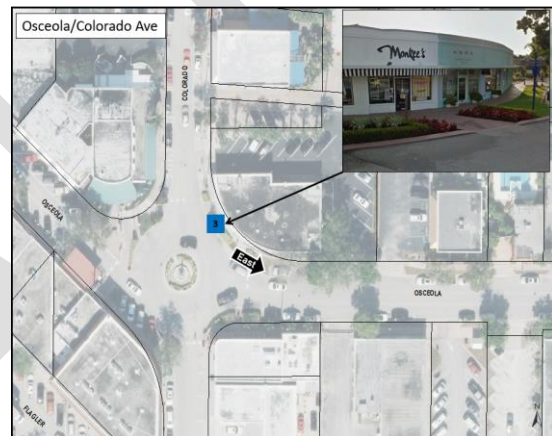


Location #3

Osceola/Colorado Avenue

Direction of Panel – Pointing toward your business

- ☐ East
- ☐ First Choice ☐ Alternative

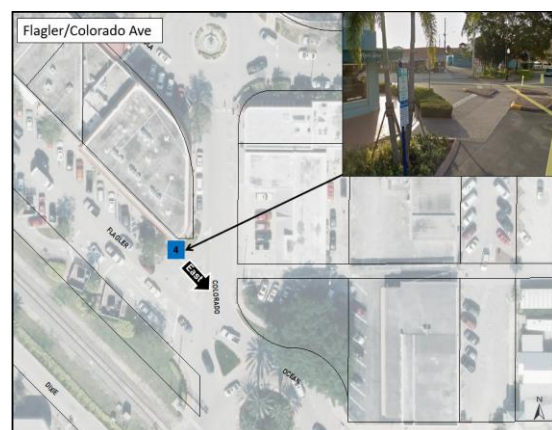


Location #4

Flagler/Colorado Avenue

Direction of Panel – Pointing toward your business

- ☐ East
- ☐ First Choice ☐ Alternative



Location #5

Colorado/5th Street

Direction of Panel – Pointing toward your business

☐ North

☐ First Choice

☐ Alternative





STUART COMMUNITY REDEVELOPMENT AGENCY



DOWNTOWN WAYFINDING SIGNAGE PROGRAM APPLICATION PHASE II – COLORADO AVENUE

BUSINESS INFORMATION	
Name of Business:	
Business Address:	
Business Phone:	Tax ID#:
Business Website:	
BUSINESS CONTACT PERSON / MANAGER INFORMATION	
Name:	
Phone:	
Email:	
PROPOSED SIGN LOCATION	

These are proposed locations; final locations will be based on demand.

All locations may not be used.

PLEASE SELECT A FIRST CHOICE AND AN ALTERNATIVE LOCATION

Location #4

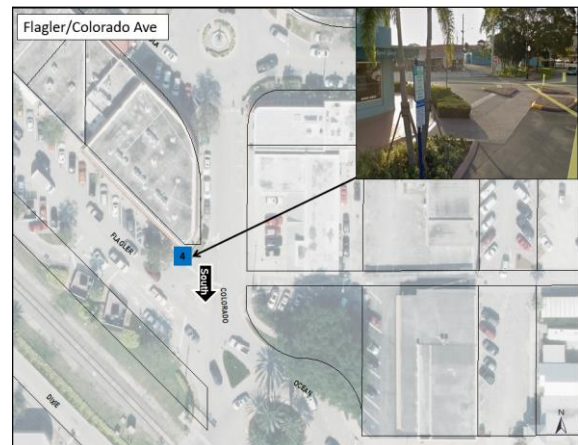
Flagler/Colorado Avenue

Direction of Panel – Pointing toward your business

☐ South

☐ First Choice

☐ Alternative



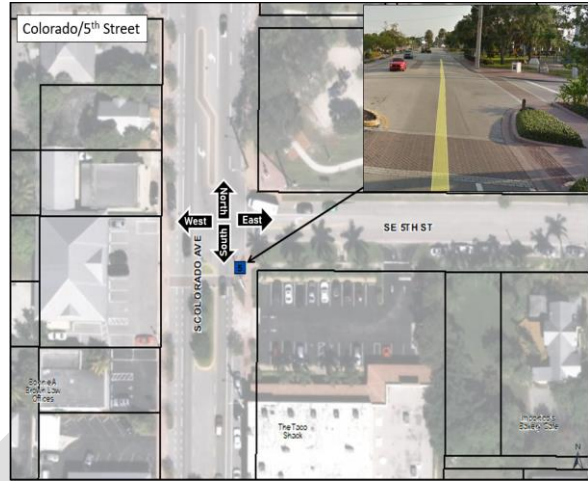
Location #5

Colorado/5th Street

Direction of Panel – Pointing toward your business

- ☐ North ☐ South
☐ East ☐ West

☐ First Choice ☐ Alternative



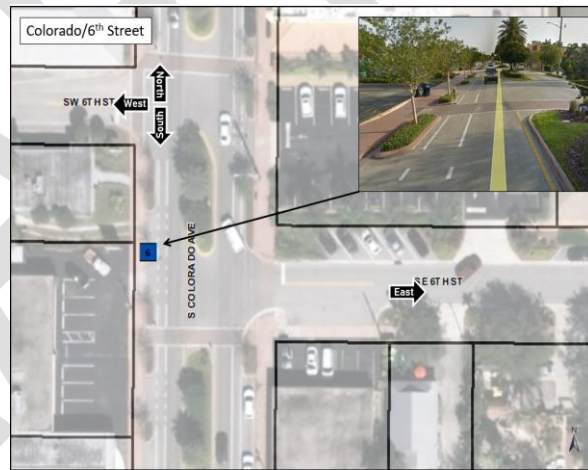
Location #6

Colorado/6th Street

Direction of Panel – Pointing toward your business

- ☐ North ☐ South
☐ East ☐ West

☐ First Choice ☐ Alternative



Location #7

Colorado/MLK Blvd

Direction of Panel – Pointing toward your business

- ☐ North ☐ South
☐ East ☐ West

☐ First Choice ☐ Alternative

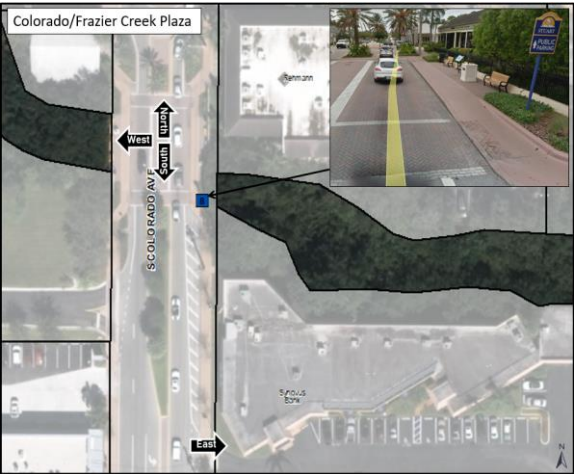


Location #8

Colorado/Frazier Creek Plaza

Direction of Panel – Pointing toward your business

- ☐ North
- ☐ South
- ☐ East
- ☐ West
- ☐ First Choice
- ☐ Alternative



ACKNOWLEDGEMENT AND AGREEMENT

I hereby certify that I received and read the City of Stuart Downtown Wayfinding Signage Program Guidelines.

I understand my business is responsible for any printing, layout, design, maintenance and/or replacement costs associated with the business wayfinding sign.

I understand the sign is the property of the City and remains such during the design process, use on the wayfinding poles and after termination or withdrawal from the program.

Program guidelines and locations are subject to change without notice.

- \$50 application fee.
- \$25 fee for each relocation of the sign; additional fees may apply for the replacement of a panel.
- \$100 annual fee.

Applicant's Signature

Date

Print Name

Submit a completed application package to City Hall at 121 SW Flagler Avenue, Development Department's office, which includes the following:

- 1) Completed Wayfinding Signage Program Application and fees (non-refundable).
- 2) Copy of current City Business Tax Receipt.
- 3) Attach proof of ownership of the property or lease agreement.
- 4) W-9 form (as applicable).

If you should have any questions, please call 772-288-5375.

Sign Companies:

Ampersand Graphics
340 SE Seville St, Stuart, FL
772-283-1359

Flamingo Signs LLC
4444 SE Commerce Ave, Stuart, FL
772-220-7377

Sign It! Inc.
639 NW Baker Road, Stuart, FL
772-692-2866

Sign-A-Rama Stuart
2201 SE Indian Street, Stuart, FL
772-223-1540

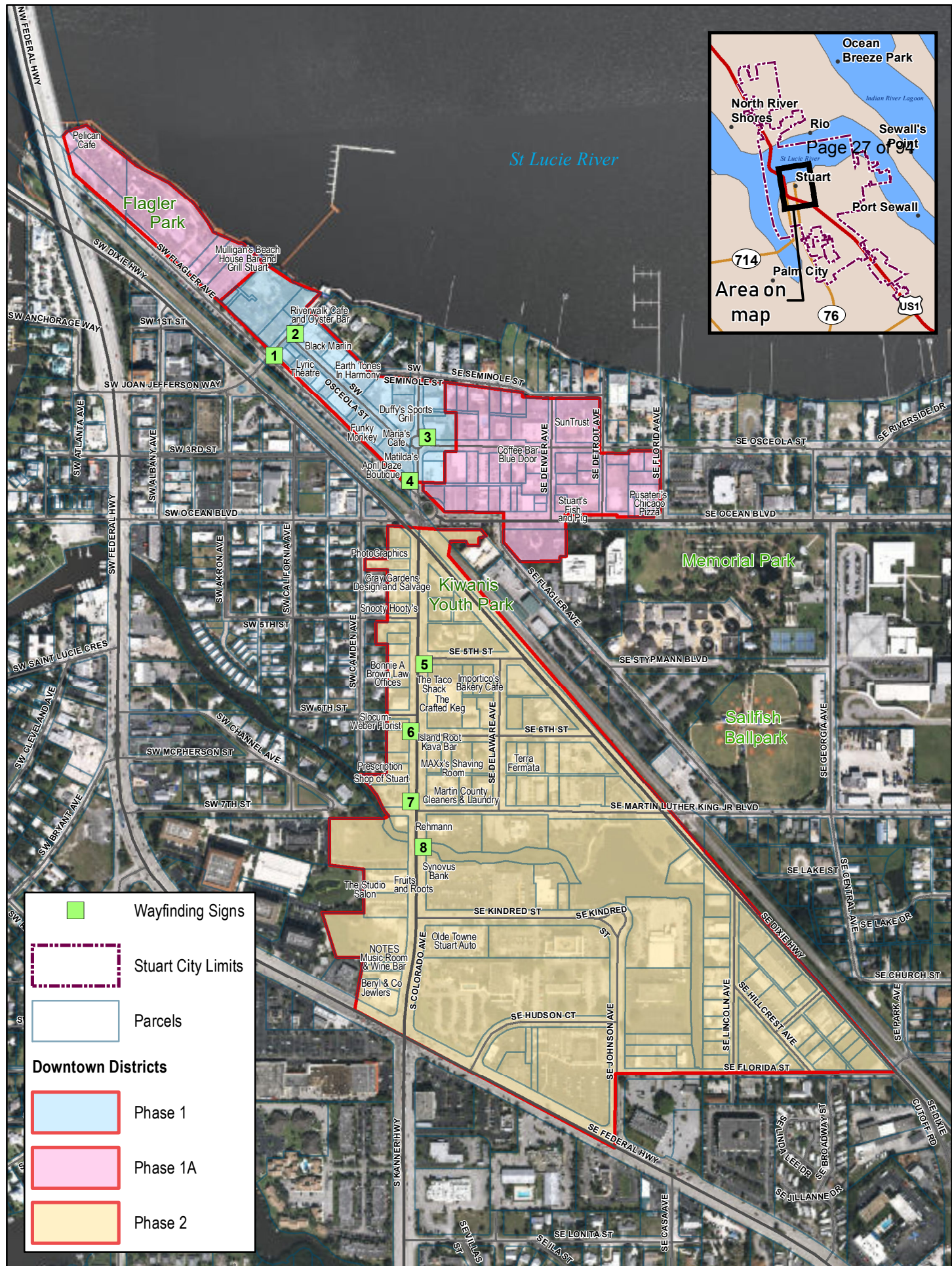
Sign Store & More
1784 NW Federal Hwy, Stuart, FL
772-692-2323

D-Signs, LLC
911 SE Hillcrest Ave, Stuart, FL
772-287-9052

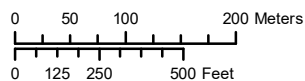
Banner Sign & Laminating Inc.
2217 S Kanner Hwy, Stuart, FL
772-286-1390

Sign Jungle
3347 SE Federal Hwy, Stuart, FL
772-220-8555





Downtown Wayfinding Signs City of Stuart



Downtown Wayfinding District boundaries are maintained by the City of Stuart. This map is a conceptual planning tool only.

Brandon Industries, Inc.1601 Wilmeth Road
McKinney, TX 75069-8250

Phone: (972) 542-3000 Fax: 972-542-1015

Page 28 of 94
Quote # 26072

Account ID: GFLSTUART

This quote expires: 12/19/19

Quote To: **CITY OF STUART**ATTN: PINAL
121 SW FLAGLER AVE
STUART, FL 34994

(772) 283-2532

Ship To: **GARAGE COMPLEX**C/O CITY OF STUART
407 SE MARTIN LUTHER KING JR BLVD
STUART, FL 34994

Date	Ship Via	F.O.B.	Terms	
11/19/19	ESTES	Origin	PREPAY BY CREDIT CARD	
Lead Time		Sales Person		Required
2-3 WEEKS		WADE		11/19/19
Quantity	Item Number	Description	Unit Price	Amount

4.	CP4X14 BK	Fluted Channel Pole 6005-T6 4"OD x 14' 0"-Patent Pending **RAL 5022 - NIGHT BLUE**	221.00	884.00
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4.	FIN-B4 BK	Ball Finial for 4"OD Round Pole **RAL 5022 - NIGHT BLUE**	37.00	148.00
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4.	2PCL8 BK	Two Piece Base for 4"OD Pole **RAL 5022 - NIGHT BLUE**	175.00	700.00
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45.	CUSTOM SIGN.125	Custom Aluminum Sign .125" 10"X24" NON REFLECTIVE SIGN 2 COLORS	48.00	2160.00
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45.	BELLWING12 BK	Bell Wing Bracket 12" **RAL 5022 - NIGHT BLUE**	16.00	720.00
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*****				75.00
		PAINT SET UP FEE		

Quote Subtotal	4687.00
Freight charges	311.00

Quote Total	4998.00
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CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 1/7/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM.

RESOLUTION NO. 02-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM TO INCREASE THE MATCHING GRANT TO \$3,000 FOR NEW MURAL AND EXTEND THE MURAL PROJECT AREA BOUNDARY TO INCLUDE THE SOUTHEAST PORTION OF "THE CREEK" ARTS AND ENTERTAINMENT DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Staff is requesting to consider the proposed amendment to the Mural Matching Grant Program to increase the matching grant from \$2,000 to \$3,000 for new mural and extend the mural project area boundary to include the southeast portion of "The Creek" Arts & Entertainment District.

The Mural Matching Grant Program was adopted on September 24, 2018. The CRA sets an annual budget of \$20,000 for the program. The proposed amendment to the program guidelines does not amend the annual budget. Since the approval of the program, there has been only one application (The Gilt Complex) approved for the matching grant.

The cost of creating a mural can be expensive. This unique public/private partnership will encourage investment in public art on private property and provide funding support for local artists to get involved to create murals in the downtown area.

Also, the recently designated Arts & Entertainment District initiative is to promote and create more public art murals to enhance the experience and promote walkability in the district through events such as art walk.

Funding Source:

N/A

Recommended Action:

Recommend to the Community Redevelopment Agency to approve Resolution No. 02-2019 for extension of the project area boundary and increase the matching grant for new mural.

ATTACHMENTS:

Description	Upload Date	Type
❑ Resolution No. 02-2020	12/10/2019	Resolution add to Y drive
❑ Exhibit A Mural Matching Grant Program Guidelines	11/22/2019	Exhibit
❑ Updated Project Area Map	11/22/2019	Backup Material



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

RESOLUTION NO. 02-2020 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM TO INCREASE THE MATCHING GRANT TO \$3,000 FOR NEW MURAL AND EXTEND THE MURAL PROJECT AREA BOUNDARY TO INCLUDE THE SOUTHEAST PORTION OF “THE CREEK” ARTS AND ENTERTAINMENT DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, by adoption of Resolution No. 09-2018 on September 24, 2018, the City of Stuart approved implementation of the Mural Matching Grant Program on public buildings and private property limited to non-residential and mixed-use building or structures within the Urban Code District and East Stuart Code within the Stuart Community Redevelopment Area; and

WHEREAS, specific program guidelines are adopted for the Mural Matching Grant Program; and

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

WHEREAS, it is the desire of City to increase the matching grant from \$2,000 to \$3,000 for new mural and extend the mural project area boundary to include the southeast portion of “The Creek” Arts & Entertainment District; and

Resolution No. 02-2020 CRA
Amendment to Mural Matching Grant Program

WHEREAS, the grant will encourage business and property owners to improve the appearance of the building and create an opportunity for local artists to get involved to create murals in the downtown area; and

WHEREAS, amendment to the program will encourage investment in public art and provide funding support for participation in the program.

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

SECTION 1: The Stuart Community Redevelopment Agency has determined that the amendment to the program guidelines and mural project area boundary map is in best interest of the Community Redevelopment Area.

SECTION 2: The Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution amending the Mural Matching Grant Program attached hereto as “Exhibit A”.

SECTION 3: This resolution shall take effect upon adoption.

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

MIKE MEIER, CHAIR
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

ADOPTED this _____ day of _____, 2020.

Resolution No. 02-2020 CRA
Amendment to Mural Matching Grant Program

ATTEST:

MARY R. KINDEL
CITY CLERK

MIKE MEIER
BOARD CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



**CITY OF STUART
COMMUNITY REDEVELOPMENT AGENCY
121 SW Flagler Avenue • Stuart, FL 34994
Development Department's Office • Phone (772) 288-5375**

Stuart Mural Matching Grant Program Guidelines and Application

MISSION

The objective of the program is to use murals as a catalyst for redefining our area as a destination for arts and culture. Public art is an essential component to community revitalization. Art strengthens communities, drives tourism, and fosters an environment of creativity and innovation. Through this community revitalization effort, we aim to engage the creative sector to drive economic development in Downtown Stuart.

PROGRAM DESCRIPTION

The applicants are eligible to receive financial assistance, in the form of a 50/50 funds match, not to exceed ~~\$2,000~~\$3,000, for new mural artwork that are adjacent to the public right-of-way or surface parking lots, or visible from the public right-of way.

Murals that are funded by the Mural Matching Grant Program may be placed on public buildings and facilities within the Community Redevelopment Area. With the appropriate contractual agreements, the City may also fund murals which are placed on private property limited to non-residential and mixed-use buildings or structures within the Urban Code District, ~~and~~ East Stuart Code District and "The Creek" Arts & Entertainment District located within the Community Redevelopment Area (See attached Mural Project Area Map).

Murals are considered temporary works of art. Murals funded by the Mural Matching Grant Program shall be maintained for a minimum of 5 years and shall be the responsibility of the applicant and/or artist. An agreement, which will clarify terms and conditions of the commitments including maintenance, must be signed by the property owner and the artist. This ensures that murals will continue to look as their artists and designers intended, and it also ensures opportunities for new murals and mural artists that reflect the changing perspectives and styles of the community.

A mural may not use letters, words, numerals, figures, emblems, logos or any parts or combinations thereof to advertise goods, services or merchandise. Commercial signs are permitted through the City's Development Department.

ELIGIBILITY AND APPLICATION REQUIREMENTS

Anyone can propose a mural project including property owners, artists, organizations, neighborhood associations, and government agencies. Ideas for murals will be accepted from anyone, provided it complies with a Minor Conditional Use application review process, public art work criteria and public notice requirements in accordance with Section 3.01.08 and Section 11.02.00 of the City's Land Development Code, which shall be processed in conjunction with this grant application. Issuance of a Minor Conditional Use Approval shall be granted by the City's Community Redevelopment Board.

For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the development agreement. Approval shall be granted by the City's Community Redevelopment Board and the City Commission.

The Mural Matching Grant Program application shall be processed simultaneously with a Minor Conditional Use application approval process. Projects will be considered on a case-by-case basis, and any grant is contingent upon the approval by the Community Redevelopment Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the applicant. The number of mural projects funded by the City will depend on the funding availability.

HOW THE MATCH WORKS

The City shall provide funding for no more than 50% of the total cost of the project, not to exceed ~~\$2,000~~\$3,000. Grant awards shall only be used for costs related to the mural project specified in the proposal. Grant awards shall be inclusive of artist's fees and related expense for design, supplies, insurance, transportation, installations, minor conditional use application fees/permits and public notification.

The applicant shall match the City grant through direct financial contributions, material donations (e.g. equipment, paint or other supplies) and/or volunteer time. The value of volunteer time is updated annually based on the State's wage calculation. ~~In 2018, the value of a volunteer hour is \$24.69 per hour.~~ Contact the CRA Administrator if you intend to use volunteer hours as part of your match.

APPLICATION PROCESS

1. Download an application from the City's website, www.cityofstuart.us or secure an application at City Hall, Development Department's office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application, and if you have any questions please call 772-288-5375.
3. Submit a completed application package to City Hall, Development Department's office, which includes the following:

- a. Completed Mural Matching Grant Application
- b. Attach a COMPLETED BUDGET WORKSHEET (use template provided).
- c. Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- d. Attach proof of ownership of the property or contract agreement for mural on private property.
- e. W-9 form (as applicable)
- f. Attach a copy of the liability insurance
- g. Image(s) of a color rendering of proposed mural project
- h. Image(s) of site and/or building/structure where the mural will be placed.
- i. Project timeline.
- j. If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- k. Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project.

REIMBURSEMENT PROCESS

Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met:

Upon project completion, the applicant contacts the Development Department's office by calling 772-288-5375 with the project completion date.

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

- Completed reimbursement form (provided by the CRA as part of the application);
- Copies of applicable invoices must show "paid in full"; (receipts must CLEARLY show how the project was paid, i.e. check, cash must be made by cashier's check or credit)
- Proof of payment (which must be at least as much as the amount indicated in the application); and photos of mural.
- Final approval by the City staff or copies of final inspection if building permit required.

If the project is not completed within one year from the approval of the grant, the grant award shall expire.



**STUART COMMUNITY REDEVELOPMENT AGENCY
Mural Matching Grant Program Application**

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

APPLICANT INFORMATION

Name:	
Address:	
Phone:	Tax ID#
Email:	
Website:	

ARTIST INFORMATION

Lead Artist Name:	
Other Artists (if applicable):	
Address:	
Phone:	Tax ID#
Email:	
Website:	

MURAL LOCATION INFORMATION

Name of Business:
Type of Business:
Property Owner Name / Phone:
Address of Proposed Project:

MURAL PROJECT SUMMARY	
Please provide project concept/description, mission statement and/or mural project name (include detailed summary on a separate attachment):	
Total Project Cost:	\$
Matching Amount Requested:	\$

Additional Instructions: At least one month prior to submitting your Mural Matching Grant application, meet with the CRA Administrator for an initial review of the mural, location, funding and building owner's approval. Contact Pinal Gandhi-Savdas @ (772) 288-5375 or email at pgandhi@ci.stuart.fl.us

Submit a completed application package to City Hall at 121 SW Flagler Avenue, Development Department's office, which includes the following:

- 1) Completed Mural Matching Grant Application.
- 2) Attach a COMPLETED BUDGET WORKSHEET (use template provided).
- 3) Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- 4) Attach proof of ownership of the property or contract agreement for mural on private property.
- 5) W-9 form (as applicable).
- 6) Attach a copy of the liability insurance.
- 7) Image(s) of a color rendering of proposed mural project.
- 8) Image(s) of site and/or building/structure where the mural will be placed.
- 9) Project timeline.
- 10) If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- 11) Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

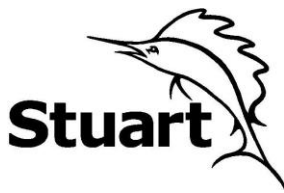
The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project.

If you should have any questions, please call 772-288-5375.

Mural Matching Grant Program Budget Worksheet		
Project Expenses:	Notes	Amount
Artist Fees		
Assistant Fees		
Supplies/Materials		
Insurance		
Wall Preparation		
Scaffolding/Ladders/Lifts		
Sealing		
Maintenance		
Application Fees		
Public Notice/Posting Sign		
Other		
Total Budget		
Match:	Notes	Amount
Cash		
Foundation Grants		
Business Donations		
Individual Donations		
Fundraisers		
Other		
Total Cash		
In-Kind	Notes	Amount
Volunteer Time	Use IS Value*	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
Total In-Kind		
Total Match		
Funding Request:		
Does match equal or exceed funding request?		

*Estimated value according to Independent Sector (IS), a coalition of charities, foundations, corporations, and individuals that publishes research important to the nonprofit sector.





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

Page 40 of 94
Received by: _____
Reviewed by: _____
Approved by: _____

Application for Mural Minor Conditional Use Permit

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date:
Project Name:	
Parcel ID#	Project Address:
Zoning/CRA Sub-district:	
Subdivision:	Lot(s):
Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board) (This does not include fees for public notice or any required recording fees)	
A <u>Mural Minor Conditional Use Permit</u> shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and the East Stuart Code District of the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement.	
Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc, the payment of fees, and pertinent information as required below.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing.	
Justification: Please provide justification supporting the request for a Mural Conditional Use Permit including artist's resume/portfolio, proposed location of mural (photos of exterior wall), dimensions of mural (size/scale), paint colors, type of paint or other material to be used, description of the proposed mural, color rendering/drawing, and maintenance program (use additional pages if needed).	
(over)	

General Information

(Please Print or Type)

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

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

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

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

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

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

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

4. Signed this _____ day of _____, 20____.

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 _____ day of _____ by _____ who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission expires:



W:\Geospatial\CRA\MMGPA\mxd\10162019 MMGPA+ MJ.mxd

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

Meeting Date: 1/7/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE NEW APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP).

Summary Explanation/Background Information on Agenda Request:

New applicants for the Business Improvement Reimbursement Program FY 2020.

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

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

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

The CRA received many inquiries but received only two application for FY 2020 funding cycle. Staff has continued to promote the program during meetings with property owners and developers to support improvements to the exterior of the commercial property.

Funding Source:

FY 2020 CRA Budget - \$50,000

Recommended Action:

I motion to approve staff recommendation for the FY 2020 BIRP grant disbursement.

ATTACHMENTS:

Description	Upload Date	Type
❑ BIRP PowerPoint Presentation	12/26/2019	Presentation
❑ Lee Property Real Estate Building	12/17/2019	Backup Material
❑ Lyons House - Steve Vitale	12/17/2019	Backup Material
❑ Article from Chicago Tribune	12/19/2019	Backup Material

CITY OF STUART

CRB MEETING

January 7, 2020

CRA Business Improvement Grant Program



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

GOAL OF PROGRAM



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

CRA PLAN



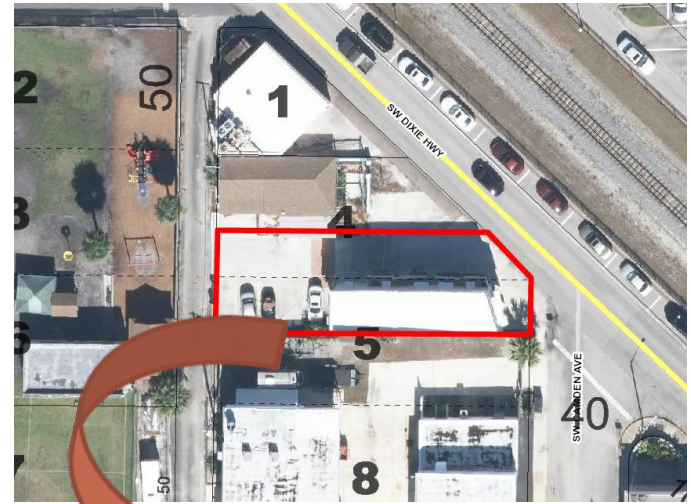
- Reimbursement of 50% of the project costs not to exceed \$10,000
- Must meet listed eligible improvements
- ANY business owner in the Stuart Community Redevelopment area is eligible (excluding non-profits)
- Criteria is provided for guidance with award

DESCRIPTION OF PROGRAM



Lee Property Real Estate Building

- Located at: 310 S Dixie Hwy
- Improvements:
 - Replacement of obsolete and deteriorated windows with new energy efficient and hurricane impact windows.



Lowest Cost Estimate: \$26,339

Award: up to \$10,000

Benefits to CRA:

- Eliminate outdated look and improve the exterior appearance of the structure.
- Lower energy bill helps to save money and reinvestment into the property.
- In addition, the applicant plans to make future improvements to the exterior of the building.



LEE PROPERTY REAL ESTATE BUILDING





LEE PROPERTY REAL ESTATE BUILDING



APPLICANT	CRITERIA	POINTS	SCORE
Lee Property Real Estate Building (310 S Dixie Hwy)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code? Future plan to add porch	15	5
	Promote Historic Character of Neighborhood? Building constructed in 1927	15	15
	Project contribute to the CRA Goals? Encourage restoration/maintenance of historic buildings	25	25
	Project enhance appearance of property?	25	10
	First time Applicant?	10	10
			TOTAL: 65

FINAL SCORE CARD

Historic Lyons House/Enchanted Cottage

- Located at: 26 SE Seminole St
- Improvements:
 - Replacement of obsolete and deteriorated windows with new energy efficient and hurricane impact windows.



Lowest Cost Estimate: \$19,675

Award: up to \$9,838

Benefits to CRA:

- Eliminate outdated look and improve the exterior appearance of the structure.
- Lower energy bill helps to save money and reinvestment into the property.
- Preserve historic property. Lyons House, built in 1890, is the oldest house in the City of Stuart. Has Literary Landmark designation.



Lyons House/Enchanted Cottage



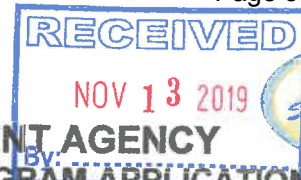
APPLICANT	CRITERIA	POINTS	SCORE
Lyons House and Enchanted Cottage (26 SE Seminole St)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code?	15	0
	Promote Historic Character of Neighborhood? Building constructed in 1890 and 1914	15	15
	Project contribute to the CRA Goals? Encourage restoration/maintenance of historic buildings	25	25
	Project enhance appearance of property?	25	10
	First time Applicant? Received grant FY2019 for Colorado Inn	10	0
			TOTAL: 50

FINAL SCORE CARD

- Staff is requesting approval to accept staff recommendation for the grant disbursement to the applicants.
- Request to continue to program and start next FY 2020 grant cycle beginning February 1, 2019 for 90 days.

RECOMMENDATION





STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION

Owner Name: Sherry Lee - Misherdan LLP

Owner Address: 310 S. Dixie Hwy 1A Stuart, FL 34994

Phone: 561-685-8484 Email: SLee0505@AOL Tax ID#

Authorized Agent/Contractor: Sherry Lee, manager

Agent Address: PO Box 1023 Hobe Sound, FL 33475 (Mail)

PROPERTY INFORMATION

Name of Business: Misherdan LLP

Type of Business: Real Estate / Design offices

Years in Operation: 35

Number of Employees: 10

Description of Improvements: ~~street side porch~~, impact windows

Address of Proposed Project: 310 S. Dixie Hwy. Stuart, FL 34994

Describe how this project benefits the Community Redevelopment Area:

The new windows ~~and porch~~ will update the building and add character and charm to an otherwise plain building

Total Project Cost \$


Signature of Applicant/Property Owner

10/10/19
Date

Signature of Lessee/Tenant

Date

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

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, November 29th by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



STUART COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT GRANT PROGRAM

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

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

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	Windows- impact	Glass Pros	\$ 26,339 ⁴²			\$
2	.		\$			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$ 26,339 ⁴²	Total Actual Cost		\$



REALTORS® of the Palm Beaches and Greater Fort Lauderdale - IMAPP Martin County Tax Report - 310 S DIXIE HWY, STUART, FL 34994-2068

PROPERTY INFORMATION

PID # 05-38-41-014-013-00040-2

Property Type: Commercial

Property Address:

310 S DIXIE HWY

STUART, FL 34994-2068

Current Owner:

MISHERDAN LLP

Tax Mailing Address:

310 S DIXIE HWY STE 1A

STUART, FL 34994-2068

Property Use:

Use Code: 12 / MIXED USE - STORE
AND OFFICE OR STORE AND
RESIDENTIAL OR RESIDENTIAL
COMBINATION

Land Use:

MIXED USE/STORE/OFFICE (1200)

Lot Size: 0.1033 acres / 4,499 sf

Waterfront: No

Subdivision:

POTSDAM

Census Tract/Block: 000800 / 1012

Twn: 38S / **Rng:** 41E / **Sec:** 05

Block: 013 / **Lot:** 00040

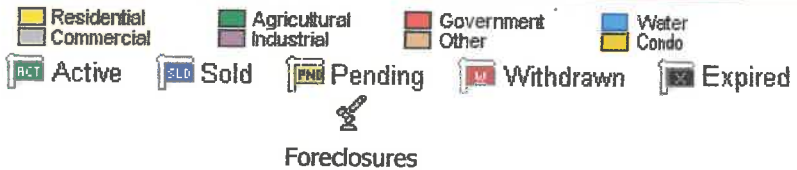
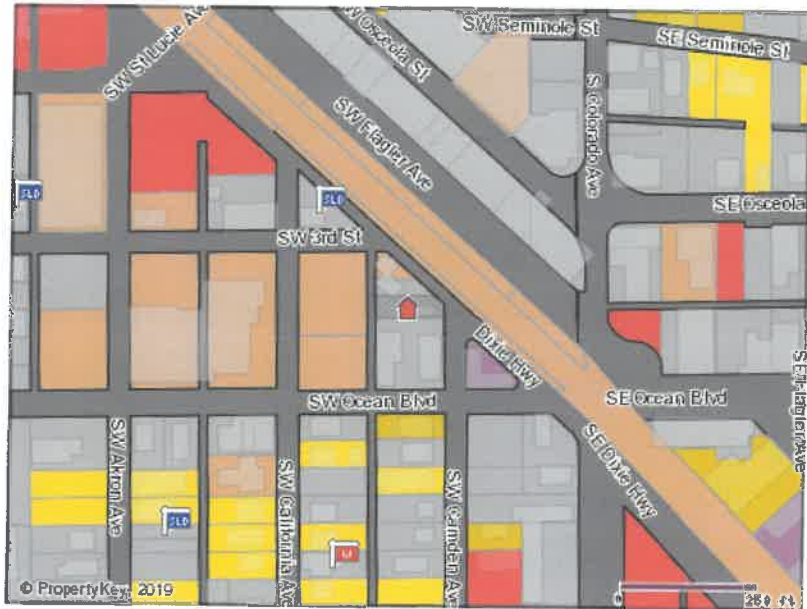
Neighborhood: 30400 (30400)

Latitude: 27.198015

Longitude: -80.253844

Legal Description:

POTSDAM LOT S 20' OF LOT 4, & N 20' OF LOT 5
BLK 13



VALUE INFORMATION

	2015	2016	2017	2018	2019
Improved Value:	\$123,250	\$121,130	\$106,510	\$106,510	\$106,510
Land Value:	\$59,630	\$59,630	\$74,250	\$74,250	\$74,250
Just Market Value:	\$182,880	\$180,760	\$180,760	\$180,760	\$180,760
Percent Change:	- n/a -	-1.16%	0%	0%	0%
Total Assessed Value:	\$182,880	\$180,760	\$180,760	\$180,760	\$180,760
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$182,880	\$180,760	\$180,760	\$180,760	\$180,760
Ad Valorem Taxes:			\$3,326.29	\$3,460.23	
Non-Ad Valorem Taxes:			\$136.95	\$133.05	
Total Tax Amount:	\$3,578.78	-n/a-	\$3,463.24	\$3,593.28	-n/a-

SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$199,000	Qualifiers:	Q ¹
Sale Date:	06/12/2014	Recorded Date:	06/20/2014	Document #	Bk 2725/Pg 210
Grantor:	MILAN INVESTMENTS VIII INC	Grantee:	MISHERDAN LLP		
Deed Type:	TRUSTEES DEED (CERTIFICATE OF TITLE)	Price:	\$0	Qualifiers:	U ²
Sale Date:	09/30/2013	Recorded Date:	10/02/2013	Document #	Bk 2680/Pg 34
Grantor:	PATAPIS CONSTANTINE D	Grantee:	MILAN INVESTMENTS INC		
Deed Type:	TRUSTEES DEED (CERTIFICATE OF TITLE)	Price:	\$90,100	Qualifiers:	U ²
Sale Date:	09/23/2013	Recorded Date:	09/24/2013	Document #	Bk 2678/Pg 758
Grantor:	PATAPIS CONSTANTINE D	Grantee:	MILAN INVESTMENTS INC		
Deed Type:	WARRANTY DEED	Price:	\$380,000	Qualifiers:	Q ¹
Sale Date:	12/09/2005	Recorded Date:	12/14/2005	Document #	Bk 2092/Pg 1282
Grantor:	STEELE MADOLYN	Grantee:	PATAPIS CONSTANTINE D		
Deed Type:	-n/a-	Price:	\$143,000	Qualifiers:	
Sale Date:	06/26/1998	Recorded Date:		Document #	Bk 1319/Pg 1316
Grantor:	NORRIS EUGENE	Grantee:	Not Available		
Deed Type:	-n/a-	Price:	\$0	Qualifiers:	
Sale Date:	11/26/1996	Recorded Date:		Document #	Bk 1207/Pg 349
Grantor:	NORRIS PHYLLIS R	Grantee:	Not Available		

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved
¹ QUALIFIED, ² UNQUALIFIED - FORECLOSURE OR THIRD PARTY INTERVENTION

BUILDING INFORMATION

1. GENERAL RETAIL	Heated Area:	2,268 sf	Year Built:	1927
Beds: 0 Baths: 2 full/ 1 half	Total Area:	2,342 sf	Stories:	2.0
Interior Wall:	Structural:	FIRE RESISTANT	Fireplace:	No
Floor System:	Flooring:		Exterior Wall:	
Roof Type:	1 Roof Cover:		A/C Type:	N
Foundation:				

OTHER IMPROVEMENT INFORMATION

Feature #	Code	Description	Units
1		PAVING	
2		BUMPER	
3		INCADESCENT LIGHTS	
Covered Parking:	No	Type:	Area: 0 sf
		Pool:	No Pool Size: 0 sf

Assigned Schools

School Name	Grades	Enrollment	School Rating	Distance
J. D. Parker School Of Technology	PK-5	686	C (2019/2020)	1.4 mile
Stuart Middle School	6-8	970	A (2019/2020)	0.5 mile
➔ Larger Class Sizes	✔ Above Average Standardized Testing Scores			
Jensen Beach High School	9-12	1,600	A (2019/2020)	3 miles
➔ Large Class Sizes	✔ Above Average Standardized Testing Scores			

Source: National Center for Education Statistics, 2016-2017 ; Florida Dept of Education, 2019-2020

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120165	12085C0134G	03/16/2015
		120165	12111C0410J	02/16/2012

Source: FEMA National Flood Hazard Layer (NFHL), updated 08/23/2017

Ownership

2019 LIMITED LIABILITY PARTNERSHIP ANNUAL REPORT
FEE IS \$25.00! REPORT DUE BY MAY 1, 2019

19 MAY -3 PM 4:35

SECRETARY OF STATE



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

REGISTRATION # LLP100000230

1. Name and Mailing Address

MISHERDAN LIMITED LIABILITY PARTNERSHIP

310 S. DIXIE HWY.
STUART, FL 34994

If above mailing address is incorrect in any way, line through incorrect information and enter correction in Block 2.

LLP #

LLP100001827-2
05/03/19--0005--018 **25.00

CR2E029 (2/10)

2. New Mailing Address, if Applicable:

Suite, Apt #, etc.

City State Zip Code

3. Principal Place of Business Address

310 S. DIXIE HWY.
STUART, FL 34994

4. New Principal Office Address, if Applicable:

Suite, Apt #, etc.

City State Zip Code

5. Federal Employee Identification Number

27-1912706

Applied For

Not Applicable

6. Certificate of Status Desired:

☐ \$8.75 Additional Fee Required

7. Name and Address of Registered Agent

LEE, SHERRY A
310 S. DIXIE HWY.
STUART, FL 34994

8. New Name and/or Address of Registered Agent:

Name

Street Address (P.O. Box Number is Not Acceptable)

FL

City Zip Code

9. New Registered Agent's Signature, If Changed

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

SIGNATURE, TYPED OR PRINTED NAME OF REGISTERED AGENT AND TITLE IF APPLICABLE.

4/30/19
Date

10. General Partner's Signature (REQUIRED)

The execution of this report as a partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

SIGNATURE:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING PARTNER.

4/30/19

Date

561-685-8484

Daytime Phone #

E-mail Address:

(To be used for future annual report modifications)



LEE PROPERTY SALES

replace old jalousie
and sash windows
with new impact
windows





customer copy detailed

INSTALLED
PRICE

Last Modified Date: 11/07/2019 11:06:33

PO#: LABOR AND MATERIALS

Job Name:

Job Address:

Quote # 5938851

Ship Date:

Sales Person: Shawna Hodge

Customer Sherry Lee Properties

Account #

Stuart, FL

Phone#

Fax#

Line #	Item Description	Quantity	Line Pricing		
0000 (850.01)	CRYSTAL CARE ELITE WARRANTY	Ordered: 1.00	<u>List Price</u> \$978.43	<u>Sell Price</u> \$978.43	<u>Ext Price</u> \$978.43
	Configuration: CRYSTAL CARE ELITE WARRANTY				

Location:	Notes:				
0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	<u>List Price</u> \$514.90	<u>Sell Price</u> \$404.51	<u>Ext Price</u> \$404.51
	Configuration: 25.5X49.625X.,H34,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL				



Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 27 1/4 X 50 5/8
 Egress Opening: 21 1/4 X 20 3/16 (2.9746 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4800

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Code: H34
 Actual Size: 25 1/2 X 49 5/8
 Wood Frame Opening: 25 3/4 X 49 7/8
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: B.SH5500
 Vent Ht: 24.4555
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.2200
 VTCOG: 0.6300

Quote # 5938851

Print Date 11/7/2019

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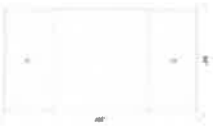
Location: UNIT 1 B

Notes: SOUTH

0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$671.90	Sell Price \$527.84	Ext Price \$527.84
Configuration: 36.X49.625X.,24,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					
		Certification Type: MIAMI Dealer Package: ECRYSTALCARE Vent Configuration: EQUAL Size Selection: COMMODITY Size Ref: ACTUAL Rough Masonry: 37 3/4 X 50 5/8 Egress Opening: 31 3/4 X 20 3/16 (4.4444 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: N - None CAR#: 17-0630.05 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4800			
		NOA Selection: 17-0630.05 Frame Type: .625FLANGE Window Style: STD Size Code: 24.0000 Actual Size: 36 X 49 5/8 Wood Frame Opening: 36 1/4 X 49 7/8 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: B.SH5500 Vent Ht: 24.4555 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.2200 VTCOG: 0.6300			

Location: UNIT 1B

Notes: NORTH

0003 (3.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	List Price \$2,247.80	Sell Price \$1,809.02	Ext Price \$1,809.02
Configuration: 108.X60.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XOX,1/4-1/2-1/4,1816K-INSTALLED,SWEEP					
		Certification Type: MIAMI Dealer Package: ECRYSTALCARE Unit Configuration: XOX Size Selection: CUSTOM Width: 108.0000 Actual Size: 108 X 60 Wood Frame Opening: 108 1/4 X 60 1/4 Frame Color: W - White Glass Type: 1/8" - 5/16" Glass Makeup: LIT207AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: B.HR5510 CAR#: 17-0411.08 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3300 VT: 0.4700			
		NOA Selection: 17-0411.08 Frame Type: .625FLANGE Vent Configuration: 1/4.1/2.1/4 Size Ref: ACTUAL Height: 60.0000 Rough Masonry Opening: 109 3/4 X 61 Egress Opening: 25 5/16 X 55 1/16 SQFT 9.6787 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: N - None PositiveDesignPressure: 50.0000 PANumber: FL242 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300			

Location: UNIT 2A

Notes: DAVID & ELIZ

0004 (4.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 5.00	List Price \$1,613.90	Sell Price \$1,298.86	Ext Price \$6,494.30
Configuration: 60.X60.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,1816K-INSTALLED,SWEEP					

Quote # 5938851

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Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Unit Configuration: XO
 Size Selection: CUSTOM
 Width: 60.0000
 Actual Size: 60 X 60
 Wood Frame Opening: 60 1/4 X 60 1/4
 Frame Color: W - White
 Glass Type: 1/8" - 5/16"
 Glass Makeup: LIT207AA5
 Tempered Location: UNIT
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Anchor Group: B.HR5510
 CAR#: 17-0411.08
 NegativeDesignPressure: 70.0000
 EnergyStar: 1.0000
 UF: 0.3300
 VT: 0.4700

NOA Selection: 17-0411.08
 Frame Type: .625FLANGE
 Vent Configuration: EQUAL
 Size Ref: ACTUAL
 Height: 60.0000
 Rough Masonry Opening: 61 3/4 X 61
 Egress Opening: 25 1/16 X 55 1/16 SQFT 9.5697
 Glass Family: LI - Laminated Insulating
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement
 Screen Frame Type: ROLLFORM
 Window Opening Control Device: N
 Upgrade Hardware Finish: N
 Boxing Options: N - None
 PositiveDesignPressure: 65.0000
 PANumber: FL242
 CondensationResistance: 56.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6300

Location: UNIT 2A

Notes: DAVID & ELIZ

0005 (5.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$514.90	Sell Price \$404.51	Ext Price \$404.51
Configuration: 25.5X49.625X.,H34,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					



Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 27 1/4 X 50 5/8
 Egress Opening: 21 1/4 X 20 3/16 (2.9746 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4800

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Code: H34
 Actual Size: 25 1/2 X 49 5/8
 Wood Frame Opening: 25 3/4 X 49 7/8
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: B.SH5500
 Vent Ht: 24.4555
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.2200
 VTCOG: 0.6300

Location: UNIT 2 B

Notes: KITCHEN

0006 (6.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 4.00	List Price \$900.90	Sell Price \$707.74	Ext Price \$2,830.96
Configuration: 52.125X49.625X.,34,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					

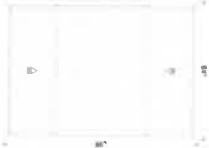
Quote # 5938851

Print Date 11/7/2019

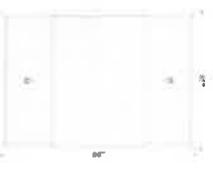
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	Certification Type: MIAMI Dealer Package: ECRYSTALCARE Vent Configuration: EQUAL Size Selection: COMMODITY Size Ref: ACTUAL Rough Masonry: 53 7/8 X 50 5/8 Egress Opening: 47 7/8 X 20 3/16 (6.7016 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: N - None CAR#: 17-0630.05 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4800	NOA Selection: 17-0630.05 Frame Type: .625FLANGE Window Style: STD Size Code: 34.0000 Actual Size: 52 1/8 X 49 5/8 Wood Frame Opening: 52 3/8 X 49 7/8 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: B.SH5500 Vent Ht: 24.4555 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.2200 VTCOG: 0.6300
Location: UNIT 2 B	Notes: BEDROOM	

0007 (7.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	List Price \$1,977.80	Sell Price \$1,591.74	Ext Price \$1,591.74
Configuration: 86.X61.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XOX,1/4-1/2-1/4,1816K-INSTALLED,SWEEP					

	Certification Type: MIAMI Dealer Package: ECRYSTALCARE Unit Configuration: XOX Size Selection: CUSTOM Width: 86.0000 Actual Size: 86 X 61 Wood Frame Opening: 86 1/4 X 61 1/4 Frame Color: W - White Glass Type: 1/8" - 5/16" Glass Makeup: LIT207AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: B.HR5510 CAR#: 17-0411.08 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3300 VT: 0.4700	NOA Selection: 17-0411.08 Frame Type: .625FLANGE Vent Configuration: 1/4.1/2.1/4 Size Ref: ACTUAL Height: 61.0000 Rough Masonry Opening: 87 3/4 X 62 Egress Opening: 19 13/16 X 56 1/16 SQFT 7.7132 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: N - None PositiveDesignPressure: 50.0000 PANumber: FL242 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300
Location: 1 A OFFICE		
Notes: FRONT		

0008 (8.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	List Price \$1,977.80	Sell Price \$1,591.74	Ext Price \$1,591.74
Configuration: 86.X61.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XOX,1/4-1/2-1/4,1816K-INSTALLED,SWEEP					

	Certification Type: MIAMI Dealer Package: ECRYSTALCARE Unit Configuration: XOX Size Selection: CUSTOM Width: 86.0000 Actual Size: 86 X 61 Wood Frame Opening: 86 1/4 X 61 1/4 Frame Color: W - White Glass Type: 1/8" - 5/16" Glass Makeup: LIT207AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: B.HR5510 CAR#: 17-0411.08 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3300 VT: 0.4700	NOA Selection: 17-0411.08 Frame Type: .625FLANGE Vent Configuration: 1/4. 1/2. 1/4 Size Ref: ACTUAL Height: 61.0000 Rough Masonry Opening: 87 3/4 X 62 Egress Opening: 19 13/16 X 56 1/16 SQFT 7.7132 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: N - None PositiveDesignPressure: 50.0000 PANumber: FL242 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300
	Location: 1 A OFFICE	Notes: SIDE

0009 (1.00)	Labor & permit Labor & permit	Ordered: 1.00	List Price \$0.00	Sell Price \$8,000.00	Ext Price \$8,000.00
Configuration:					
Location: 15 WINDOWS		Notes:			

<u>Products Ordered</u>	<u>Total Quantity</u>
	1
SH5500	7
HR5510	8
Labor & permit	1

TOTAL LIST AMOUNT: \$20556.63

TOTAL SALE AMT:	\$25,220.11
TOTAL CUSTOMER TAX:	\$1,119.31
NET SALE AMOUNT:	\$26,339.42

1. All products listed are considered special order and cannot be cancelled after ordering.
2. Please confirm the following details prior to placing the order.
3. All quotes are an approximation until final measurements are complete and entered into the quote.
4. Glass Color
5. Frame color

Quote # 5938851

Print Date 11/7/2019

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6. All configurations are viewed from the outside.

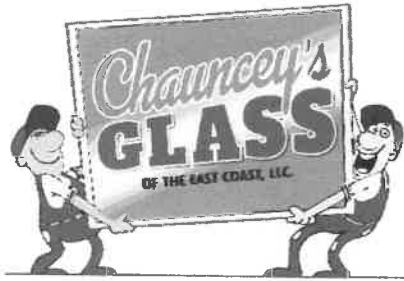
7. Check Grid Configurations

By signing this you are acknowledging all is correct and no changes can be made after order is placed.

The Glass Professionals is not responsible for product defects caused by installations not performed by our company. Please make sure your installer is trained properly in installation of Windows and Doors and follows all county codes. Windows should only be installed by a licensed contractor!

8. All orders must be inspected and any damage reported by 14 days or manufacturer will not warranty the damage.

PLEASE SIGN : _____



621 South US Highway 1
Fort Pierce FL 34950
(772)465-8090
chaunceysglassllc@gmail.com

Estimate

ESTIMATE#

1686

DATE

10/10/2019

PO#

CUSTOMER

310 S DIXIE HWY 1A
STUART, FL 34994

SERVICE LOCATION

MAIN OFFICE
310 S DIXIE HWY 1A
STUART, FL 34994

DESCRIPTION

Description

Rate

Total

ITEM

- (4) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 46" X 14" Fixed panel
- (2) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 60" X 85" Fixed panel
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 80" X 43" Storefront door
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 48" X 24" Fixed panel
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 47" X 35" Fixed panel
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 59" X 107" Split equally into three fixed panels
- (5) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 59" X 59" Split equally into two fixed panels
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 47" X 25" Fixed panel
- (4) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 47" X 52" Fixed panel

All white frames
Includes installation

CUSTOMER MESSAGE

Thank you for your business!

PRE-WORK SIGNATURE

Estimate Total:

\$28,000.00

CLARIFICATIONS/EXCLUSIONS:

Glazing Beads and Stops: No glazing bead or stop has been factored into this Proposal. Chauncey's Glass of the East Coast is not responsible for replacing the glazing beads or stops unless otherwise noted. Please be aware that glazing beads and stops may become damaged in the replacement of any window glass.

Job site verification required. Price is based on measurements provided and approximate labor price, unless otherwise noted.

Changes and Cancellations: Changes and cancellations may not be made 24 hours after the deposit has been received. Deposits are non-refundable.

Permit Fees/Engineering: Permit fees are not figured into this proposal. In the event that a permit is required, the Owner agrees to reimburse Chauncey's Glass of the East Coast, LLC, for all fees associated with pulling the permit.

Payment Terms: A deposit of 50% of the total price is required at acceptance of proposal. Upon job completion the remaining 50% will be collected (unless otherwise noted on the quote).

Equipment / Lifts / Scaffolding: If required, costs of equipment to complete job and time associated with delivery and return to be reimbursed by client to CGI.

Unforeseen Conditions: This Proposal does not include costs associated with unforeseen conditions which may inhibit Chauncey's Glass of the East Coast from properly performing the Scope of Work as described above. In the event of unforeseen conditions which may delay work, Chauncey's Glass of the East Coast, LLC, will not provide a decrease in the price listed on this Proposal, but will assist as much as possible with correcting any issues. Proposal does not include structural improvements, drywall, stucco, etc., unless stated under "Scope of work".

Force Majeure: No Party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performance hereunder if such delay or default is caused by conditions beyond its control including, but not limited to, acts of God (such as hurricanes, earthquakes, flooding), fire, Government restrictions (including the denial or cancellation of any export or other necessary license), wars, terror acts, insurrections and/or any other cause beyond the reasonable control of Chauncey's Glass of the East Coast, LLC.

Lead Time: Current lead time is between four (4) and eight (8) weeks after approved shop drawings and order of necessary materials.

All Proposals are good for thirty (30) days upon receipt. After thirty (30) days, Proposals will be re-evaluated to include price changes to supplies and/or materials needed to perform the above stated description. We hereby propose to furnish labor and material. Work is to be performed in accordance with the drawings and specification submitted for the above stated work. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the said plans and specifications involving additional costs will be executed only upon written change orders, and will become an extra charge over and above the estimate. Any extra work not included in the above scope of work, clarifications or that may be required due to unforeseen conditions will be agreed upon via a change order and the price will be based on time and materials plus 20%.

Any client that is in default in the payment of money due under terms of this contract will be charged at the rate of 1.5% per month (18% per annum) on the unpaid balance. Client also acknowledges execution of a lien on this date, which liens all the Owners real and personal property as a guarantee of payment. Chauncey's Glass of the East Coast, LLC, will provide partial release of lien for each draw and a final release of lien upon final payment in full. Should it become necessary to enforce the terms of this contract through any type of collection proceedings and/or legal proceedings, you agree to pay, in addition to any judgment for such fees and costs, reasonable attorneys' fees, pre-judgment interest, and costs incurred in connection with such proceedings, including appeals. Work will be scheduled upon written acceptance of this contract and receipt of deposit.



STUART COMMUNITY REDEVELOPMENT AGENCY BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION

Owner Name: 26 Seminole, LLC, a Florida limited liability company
 Owner Address: 211 S. Colorado Ave. Suite 2 Stuart Florida 34994
 Phone: 772-215-3437 Email: SV41969@aol.com Tax ID#
 Authorized Agent/Contractor: Southern Style Window and Door
 Agent Address: 42 SE Sedona Cir. Unit 101

PROPERTY INFORMATION

Name of Business: Old Colorado Inn
 Type of Business: Hotel and vacation rental homes
 Years in Operation: 9
 Number of Employees: 4
 Description of Improvements: Hurricane Impact windows
 Address of Proposed Project: 26 SE ~~Green~~ Seminole St. Stuart FL 34994
 Describe how this project benefits the Community Redevelopment Area:
 Protecting & enhancing Oldest House in Stuart (Lyons House)
 and the recently relocated cottage behind it.
 Total Project Cost \$ 19,675.63

Signature of Applicant/Property Owner

Date

Signature of Lessee/Tenant

Date

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

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, November 29th by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



**STUART COMMUNITY REDEVELOPMENT AGENCY
PROPERTY IMPROVEMENT GRANT PROGRAM**

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

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

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	Windows	Southern style window & door	\$ 19,675.63			\$
2	Windows	Independent Construction	\$ 21,862.00			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$	Total Actual Cost		\$

Southern Style Window & Door
42 SE Sedona Cir Unit 101
Stuart, FL 34994
(772) 631-0162
john@southernstylefl.com

ADDRESS

Cottages
26 SW Seminole ST
Stuart

Estimate**DATE 11/26/2019**

ACTIVITY	QTY	RATE	AMOUNT
Installation of Single Window Tear out and replace with new	14	350.00	4,900.00
Material Cost	1	14,775.63	14,775.63
Cottages			

Please note: Estimates are good for 30 days.

If estimate is accepted: 50% required prior to placing orders.

TOTAL	\$19,675.63
--------------	--------------------

Accepted By

Accepted Date

Please make checks payable to:
Southern Style Window and Door
Address: 42 SE Sedona Cir. Unit 101
Stuart, FL

Last Modified Date: 11/26/2019 09:51:46

PO#:26 Seminole St

Job Name:26 Seminole ST

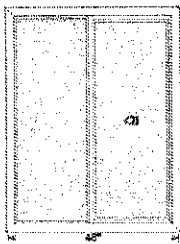
Job Address: 26 SE Seminole St Stuart ,

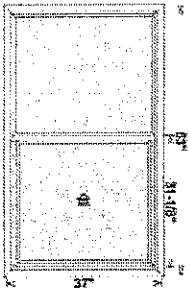
Quote # 5968973

Ship Date:

Sales Person:John Gordon - South Style Windows

Southern Style Customer Copy

Line #	Item Description	Quantity	Line Pricing	
			Sell Price	Ext Price
0001 (1.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 6.00		
	Certification Type: MIAMI Frame Type: .625FLANGE Vent Configuration: EQUAL Size Ref: ACTUAL Height: 62.0000 Rough Masonry Opening: 49 3/4 X 63 Egress Opening: 19 1/16 X 57 1/16 SQFT 7.5397 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: GR - GRAY Low E Surface (OSLI): 2.0000 Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: N - None CAR#: 17-0411.08 TC3: ordinance for PositiveDesignPressure: 50.0000 PANumber: FL242 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2000 VTCOG: 0.4200	NOA Selection: 17-0411.08 Unit Configuration: OX Size Selection: CUSTOM Width: 48.0000 Actual Size: 48 X 62 Wood Frame Opening: 48 1/4 X 62 1/4 Frame Color: W - White Glass Type: 1/8" - 5/16" Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: D.HR5510 Acc Glass Breakage: N TC1: Meets the requirements TC4: marine turtle protection NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3300 VT: 0.3100		
Location:		Notes:		
0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	Sell Price	Ext Price



Certification Type: MIAMI
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 63.0000
 Rough Masonry: 38 3/4 X 64
 Egress Opening: 32 3/4 X 26 7/8 (6.1053 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: GR - GRAY
 Low E Surface (OSL): 2.0000
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: D.SH5500
 Acc Glass Breakage: N
 CAR#: 17-0630.05
 TC3: ordinance for
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.4200

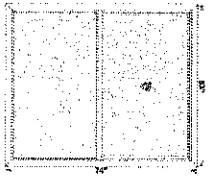
NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 37.0000
 Actual Size: 37 X 63
 Wood Frame Opening: 37 1/4 X 63 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Vent Ht: 31.1430
 TC1: Meets the requirements
 TC4: marine turtle protection
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.3200

Location:

Notes:

0003
(3.00)

HR5510 VINYL HORIZONTAL ROLLER 5510

Ordered:
1.00Sell PriceExt Price

Certification Type: MIAMI
 Frame Type: .625FLANGE
 Vent Configuration: EQUAL
 Size Ref: ACTUAL
 Height: 63.0000
 Rough Masonry Opening: 75 3/4 X 64
 Egress Opening: 32 1/16 X 58 1/16 SQFT 12.9136
 Glass Family: LI - Laminated Insulating
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: GR - GRAY
 Low E Surface (OSL): 2.0000
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 Window Opening Control Device: N
 Upgrade Hardware Finish: N
 Boxing Options: N - None
 CAR#: 17-0411.08
 TC3: ordinance for
 PositiveDesignPressure: 50.0000
 PANumber: FL242
 CondensationResistance: 56.0000
 SolarHeatGainCoeff: 0.2000
 VTCOG: 0.4200

NOA Selection: 17-0411.08
 Unit Configuration: OX
 Size Selection: CUSTOM
 Width: 74.0000
 Actual Size: 74 X 63
 Wood Frame Opening: 74 1/4 X 63 1/4
 Frame Color: W - White
 Glass Type: 1/8" - 5/16"
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Anchor Group: D.HR5510
 Acc Glass Breakage: N
 TC1: Meets the requirements
 TC4: marine turtle protection
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3300
 VT: 0.3100

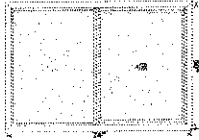
Location:

Notes:

0004
(4.00)

HR5510 VINYL HORIZONTAL ROLLER 5510

Ordered:
1.00Sell PriceExt Price



Certification Type: MIAMI
 Frame Type: .625FLANGE
 Vent Configuration: EQUAL
 Size Ref: ACTUAL
 Height: 50.0000
 Rough Masonry Opening: 75 3/4 X 51
 Egress Opening: 32 1/16 X 45 1/16 SQFT 10.0223
 Glass Family: LI - Laminated Insulating
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: GR - GRAY
 Low E Surface (OSLI): 2.0000
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 Window Opening Control Device: N
 Upgrade Hardware Finish: N
 Boxing Options: N - None
 CAR#: 17-0411.08
 TC3: ordinance for
 PositiveDesignPressure: 50.0000
 PANumber: FL242
 CondensationResistance: 56.0000
 SolarHeatGainCoeff: 0.2000
 VTCOG: 0.4200

NOA Selection: 17-0411.08
 Unit Configuration: OX
 Size Selection: CUSTOM
 Width: 74.0000
 Actual Size: 74 X 50
 Wood Frame Opening: 74 1/4 X 50 1/4
 Frame Color: W - White
 Glass Type: 1/8" - 5/16"
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Anchor Group: D.HR5510
 Acc Glass Breakage: N
 TC1: Meets the requirements
 TC4: marine turtle protection
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3300
 VT: 0.3100

Location:

Notes:

Products Ordered**Total Quantity**

HR5510

8

SH5500

1



December 2, 2019

Old Colorado Inn Vacation Rental Homes
26 SE Seminole Street
Stuart, FL 34994

PROPOSAL

We are pleased to provide the following construction services for the repair of the Building located at 26 SE Seminole Street. Independent Construction of the Treasure Coast, LLC will provide labor to complete the repair which will meet all building codes.

We hereby submit specifications and estimates for Replacement of Windows:

- Remove existing windows
- Replace with 14 new windows per manufacturer's specifications
- Bid includes labor, materials, taxes, permit fees, and daily jobsite clean-up

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **\$21,862.00**

**1121 SE OCEAN BOULEVARD, STUART, FL 34996
772.219.6933 | INDEPENDENTCONSTRUCTION96@GMAIL.COM
CGC058694 | CCC1328596**

PAYMENT TERMS: 50% Upon signing / 30% Metal delivery / 20% Completion

Approval:

Signature



John White – Independent Construction, Mgr.

Date

12/2/2019

Date

This document, the associated construction documents and any attached addendums comprise the full agreement between parties and once initiated by signing, becomes a binding contract between Independent Construction and the Owner/Agent for Old Colorado Inn Vacation Rental Homes.

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIALS SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A “NOTICE TO OWNER.” FLORIDA’S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

INSTR # 2558909
OR BK 2835 PG 1620
(1 Pgs)
RECORDED 02/17/2016 09:26:07 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$9,275.00

Prepared by and return to:

Steven G. Vitale, P.A.
211 S. Colorado Avenue Suite 2
Stuart, FL 34994
772-781-1999
File Number: SGV-1974
Will Call No.:

Parcel Identification No. 4-38-41-015-003-00040.50000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of February, 2016 between Thomas J. Connelly, a single man, individually and as Trustee of the Connelly Family Trust, dated January 25, 2001, as amended whose post office address is 465 SE Riverside Dr., Stuart, FL 34994 of the County of Martin, State of Florida, grantor*, and 26 Seminole, LLC, a Florida limited liability company whose post office address is 211 S. Colorado Avenue, Suite 2, Stuart, FL 34994 of the County of Martin, State of Florida, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Lots 3, 4, 5, and 15 and all of the abandoned alley between Lots 4 and 15, Block 3, ^mAmended Plat Chas. A. Porter Addition, according to the map or plat thereof as recorded in Plat Book 2, Page 75, Public Records of Palm Beach (now Martin) County, Florida.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: W. Thomas Aykette

Witness Name: GRACE A. WARNER

Thomas J. Connelly, individually and as Trustee of the Connelly Family Trust, dated January 25, 2001, as amended

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16th day of February, 2016 by Thomas J. Connelly, individually and as Trustee of the Connelly Family Trust, dated January 25, 2001, as amended, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Grace A. Warner

My Commission Expires: Sept 22, 2019

DoubleTime

SECTIONS



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Discover Your New Home

R

TRAVEL

Old Florida is alive and well in sunny Stuart, where the past won't be forgotten

By NANCY MORELAND

CHICAGO TRIBUNE |

OCT 29, 2019
| STUART, FLA.





The Stuart Heritage Museum is in a 1901 building that operated as Stuart Feed Store until the late 1980s, when the city bought it. The museum is open seven days a week with free admission. (Getty Images)

It's no secret that the suddenly single are vulnerable to rebound romances. Even the newly divorced Ralph Evinrude, a captain of industry, found himself susceptible. Who could blame him? The object of his desire was singer and film star Frances Langford.

In the 1950s, both were guests at the [Clifton Guest and Fishing Lodge](#) in Stuart, Florida. The self-proclaimed "Sailfish Capital of the World" sits on the Atlantic, about a two-hour drive south of Orlando and two hours north of Miami. The coastal setting was ripe for a tropical tryst: coconut palms swaying in balmy breezes, moonlight reflecting off the St. Lucie River, sensuous flowers blooming at every turn. This tryst, however, turned into a 31-year marriage between two luminaries whose philanthropy benefits the city to this day.

Downtown Stuart is full of stories like that.

You can contemplate all of this while staying in the [Evinrude](#) or [Langford suite](#) of that same fishing lodge. It's one of 22 restored dwellings transformed into boutique accommodations by Steven Vitale, a local real estate attorney with a penchant for historic preservation.





When the turn-of-the-century Clifton Guest and Fishing Lodge was slated for demolition, a local preservationist bought the property and barged it down the St. Lucie River to its current spot on Seminole Street. (Steven Vitale)

“I purchased my first property in 2007, right when the market began to go down,” Vitale says. “I had to make the building pay for itself, so I converted it from apartments back into its original use as a hotel.”

[\[Most read\] 5 observations from rewatching the Bears’ loss to the Eagles, including repeated self-destruction on first-and-10 and Tarik Cohen’s funk »](#)

While that first project, now known as the [Old Colorado Inn](#), was driven by necessity, Vitale’s vision soon became a passion. When the turn-of-the-century Clifton Guest and Fishing Lodge was slated for demolition, Vitale bought and barged it down the St. Lucie River to its current spot on Seminole Street.

And so, like Vitale's other projects, the Clifton has a happy ending. All of the properties balance modern comfort with old Florida character. Guests tread gleaming Dade County heart pine floors and sleep under beadboard ceilings. They chat on porches graced with gingerbread trim. Depending on the property, observant visitors may spot an antique door bell, telephone shelf or mail slot. Nightly rates at the Inn in December start at \$119; guest house rates start at \$229.

The Clifton sits next door to a literary landmark known as the **Lyons House**. An 1890 Florida vernacular cottage, it once housed author and conservationist Ernest Lyons. The former Stuart News editor penned **"My Florida"** and **"The Last Cracker Barrel"** while living here. The house's roots run deep into Stuart's pioneer past. It served as the town's first school and church, and witnessed its first wedding and first birth.

Around the corner, the Old Colorado Inn has ties to a character as colorful as its bright yellow facade. It was built as a hotel by John Coventry, whose son Frank fueled the local gossip mill. A Prohibition-era rum runner, Frank purportedly drove the getaway car for Florida's notorious **Ashley gang**.

"He was later shot in a pool hall over a love interest," Vitale says. "They held his funeral at the hotel."

[\[Most read\] 'A miracle': Days after she was shot while trick-or-treating, 7-year-old girl is sitting up and watching 'Finding Dory' »](#)

Even Stuart's most recognizable landmark, the 1904 **Owl House**, is available for stays, with a three-night minimum requirement. Its sea captain builder designed the four-pointed gable roof to be hurricane resistant. The resulting roofline, forever frozen in a quizzical frown, stares out at the river as it has for more than a century. Inside, the beamed, angular ceilings and expansive windows feel more like Frank Lloyd Wright than the Victorian and farmhouse styles that dominated the Sunshine State in the early 1900s.





The Owl House's roofline, forever frozen in a quizzical frown, stares out at the river as it has for more than a century. (Nancy Moreland/for the Chicago Tribune)

Vitale's efforts to save local history have not gone unnoticed. He received Martin County's Historic Preservationist of the Year Award for 2019.

Although Vitale's venture started at an inauspicious time, he had the golden rule of real estate in his favor. All of his properties are located on scenic side streets near the St. Lucie River in downtown Stuart, a success story in its own right.





Boutiques line the pedestrian-friendly streets in downtown Stuart. (Martin County Tourism)

In the late 1980s, local citizens, with help from Andrés Duany, the influential architect of [Seaside](#) renown, reinvigorated the town. Duany's New Urbanist plan connected Stuart's historic downtown with its scenic waterfront. The citizenry followed through on his ideas and today, the compact main street hums with activity. Laughter and conversation emanate from sidewalk cafes. Independently owned boutiques entice shoppers. The restored 1926 [Lyric Theatre](#) fills with audiences eager to see celebrated performers. People stroll along the Riverwalk past a pier, marina and parks, within view of the elegant Roosevelt Bridge.





The restored 1926 Lyric Theatre fills with audiences eager to see celebrated performers. (Martin County Tourism)

At the same time, Stuart evokes an era of languid afternoons on the lanai: mai tai in hand, ceiling fan circling slowly overhead. Even in our overstimulated age, it's easy to maintain that carefree state. Just stroll around the neighborhood. You quickly realize that this town carefully cultivates its people-friendly pace and scale.





Guests can kick back and relax on the porch of the Blue House, one of the accommodations at the Old Colorado Inn. (Steven Vitale)

Along Flagler Avenue, brightly colored canvas awnings shade shoppers from the Florida sun. Benches invite weary husbands. A fountain, strategically placed in a traffic-calming roundabout, provides background music for diners in outdoor cafes. A crosswalk painted swimming pool blue alerts drivers and guides pedestrians. Balconies brim with fuchsia bougainvillea. Murals accent buildings, even those that face alleys. Further down Flagler Avenue, a former 1901 mercantile, reimagined as the [Stuart Heritage Museum](#), invites a deeper exploration into local history. Year-round on Sundays, you can peruse artisanal food at the [Stuart Green Market](#), then picnic with your purchases at a free

Rockin' Riverwalk concert, from 1-4 p.m.

ADVERTISEMENT

Stuart is the seat of Martin County, a mecca for water recreation, with about 22 miles of coastline. Beaches are dotted with sea turtle nests and unusual rock formations. Those at **Blowing Rocks Preserve** and **Bathtub Beach** are especially notable.





Bathtub Beach in Stuart, Florida, lures locals and tourists to its soft sand and clear water. The coral reef off shore is good for snorkeling and scuba diving, too. (Getty Images)

The subtropical climate makes fall and winter ideal for the beach, as well as [downtown events](#) like Christmas on Main Street, Nov. 29, the Stuart Stroll, a community-wide street party on Dec. 5, and the Christmas Parade Dec. 6.

ADVERTISEMENT

Tourist season peaks around Easter, but spring breakers lean more toward families than Gen Z. If you can take the heat but not the crowds, book a summertime retreat at the

Clifton Guest and Fishing Lodge, Lyons House or Blue House; all share a pool.

Any time of year, you can always catch a breeze by the beach or river. In doing so, you follow the footsteps of accomplished Floridians. Whether led by love, literature or landmarks in need of rescue, all found a haven in this sunny city by the river.

[\[Most read\] Chicago's condos are turning into rentals. Here's what's driving the deconversion trend, and what it means for condo owners. »](#)

Nancy Moreland is a freelance writer.

Customer wants more than a voucher after American Airlines cancels flight. Travel Troubleshooter investigates.

When Robert Hughes' aunt dies, he books a flight to the funeral in Omaha. But when American Airlines cancels his flight, it issues a voucher.

Chicago Tribune