



City of Stuart

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

TO BE HELD JULY 7, 2020 AT 4:00 PM
COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

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

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

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

ROLL CALL

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

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

Teleconference: Citizens can attend from the comfort of their home via telephone, computer, laptop, tablet or

smartphone. Click the below link or call the below phone number to attend.

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

JOIN MEETING:

By Device-

<https://us02web.zoom.us/j/85360301504>

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

By Telephone-

Meeting ID: 853 6030 1504

Dial In numbers:

+1 312 626 6799 US

+1 646 558 8656 US

+1 253 215 8782 US

+1 301 715 8592 US

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

PLEDGE OF ALLEGIANCE

CALL TO ORDER

1. Oath of Office

APPROVAL OF MINUTES

1. Approval of Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Discussion and Deliberation - CRA Incentive Programs
2. Presentation 315 E Ocoola ST

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:7/7/2020

Prepared by:David Dyess, City Manager

Title of Item:

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

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

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Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

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

Meeting Date:7/7/2020

Prepared by:Jordan Pinkston

Title of Item:

Oath of Office for newly appointed Community Redevelopment Board Member

Summary Explanation/Background Information on Agenda Request:

Oath of Office for Katie Makemson, appointed by City of Stuart Commissioner Matheson.

Funding Source:

N/A.

Recommended Action:

Administer oath.

ATTACHMENTS:

Description	Upload Date	Type
❏ Oath of Office for Katie Makemson	7/1/2020	Cover Memo



OATH OF OFFICE CITY ADVISORY BOARD

**STATE OF FLORIDA)
CITY OF STUART)
COUNTY OF MARTIN)**

I DO SOLEMNLY SWEAR THAT I WILL SUPPORT, HONOR, PROTECT AND DEFEND THE CONSTITUTION AND GOVERNMENT OF THE UNITED STATES AND THE STATE OF FLORIDA; AND THAT I AM DULY QUALIFIED TO HOLD OFFICE UNDER THE CONSTITUTION OF THE STATE OF FLORIDA AND UNDER THE CHARTER OF THE CITY OF STUART; AND THAT I WILL WELL AND FAITHFULLY PERFORM THE DUTIES OF A MEMBER OF THE CITY OF STUART COMMUNITY REDEVELOPMENT BOARD ON WHICH I AM ABOUT TO ENTER, SO HELP ME GOD.

Katherine Makemson

**Sworn to and subscribed before me
this 7 day of July, 2020**

**Jordan Pinkston
Notary Public**

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

Meeting Date:7/7/2020

Prepared by:Jordan Pinkston

Title of Item:

Approval of June 2, 2020 CRB Minutes.

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
❏ CRB Minutes 6.2.2020	6/30/2020	Cover Memo



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

**JUNE 2, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD MEMBERS

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

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

Present (physically): Tom Campenni, Pete Walson

Present (remotely): Frank Wacha, Nathan Ritchey, Faye James, Chris Lewis

Absent: None.

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES

Action: Approve.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey
Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Mike Mortell confirmed that Nathan Ritchey will be stepping down from the CRA Board, but remaining on the CRB Board.

COMMUNITY REDEVELOPMENT BOARD

1. Elect New CRA Member

PRESENTATION: None.

COMMENTS FROM THE BOARD MEMBERS: None.

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

Action: Elect Tom Campenni to CRA Board.

Moved by: Chris Lewis

Seconded by: Nathan Ritchey
Motion passed unanimously.

2. Presentation of New Applicants for the Business Improvement Reimbursement Program

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

1. Abyss Salon, Inc.

Discussion regarding using the reimbursement funds for hurricane shutters occurred amongst the board.

Frank Wacha requested that the Abyss Salon include shading along the sidewalk in their proposal as well as shutters.

Chris Lewis said that the grant should be used for beautification, not for everyone to get hurricane shutters for half price.

Pete Walson arrived to the meeting.

Pete Walson agreed that we need to have standards in place for approval of the grant funds. He spoke about an Orlando ordinance regarding shade trees.

Chuck Geary said they are looking to remove the shutters and replace them with newer windows and they were looking to add shade trees anyway.

Pinal Gandhi-Savdas said that the CRA voted to keep the window criteria, and that is why we have these applications moving forward.

Michael McCarty said that an oak tree would be about \$350 per tree or more plus installation and utility lines may be a problem.

Chuck Geary said that there were trees there and utility lines, but the City took the trees down.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Mark Brechbill (SW Federal Highway) – suggested making an exception to historic properties because of the additional expense.

COMMENTS FROM THE BOARD MEMBERS:

Nathan Ritchey shared his views on the way grant funds should be used.

Frank Wacha recommended amending the motion on the floor.

Pete Walson discussed implementing a tree ordinance similar to the one in Orlando.

Mike Mortell confirmed that the ordinance was brought to Commissioner's attention.

Tom Campenni said that this program needs to be evaluated with set parameters.

Action: Approve \$10,000 funding contingent that the applicant provides a plan to the CRA of how they will be including shade for their sidewalk.

Moved by: Pete Walson

Seconded by: Nathan Ritchey

Motion did not pass for failure to receive the majority of votes 3/3. The item will stay on the agenda until approval or denial is met.

Frank Wacha – Yes

Nathan Ritchey – Yes

Tom Campenni – No

Faye James – No

Chris Lewis – No

Pete Walson - Yes

COMMENTS FROM THE BOARD MEMBERS:

2. Sade Group

The applicant, Scott Sade described the property and their proposed improvements.

Discussion amongst the board continued about parameters of the grant.

Pete Walson asked the applicant for more specifics on the location of their proposed project.

Scott Sade explained how he plans on using the funds and where the improvements will be located.

Faye James asked for clarification of the function of the building requesting funds.

Scott Sade confirmed that they are office buildings.

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

COMMENTS FROM THE BOARD MEMBERS: None.

Action: Approve \$10,000 funding match for proposed improvements.

Moved by: Pete Walson

Seconded by: Chris Lewis

Motion passed 4/2 with Faye James and Tom Campenni opposing.

COMMENTS FROM THE BOARD MEMBERS:

3. Stuart Plaza

Jim Griffin, owner and redeveloper of the property explained what he will be using the funds for.

Frank Wacha said that we determined that we would help non-conforming uses throughout the City.

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

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about future improvement plans for the site.

Jim Griffin explained the improvements he has made since he purchased the property fifteen years ago.

Action: Approve funding match of \$4,882 for proposed improvements.

Moved by: Chris Lewis
Seconded by: Pete Walson
Motion passes 5/1 with Tom Campenni opposing.

3. Purchase of Property

PRESENTATION: David Dyess, City Manager

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked for confirmation of the property's being purchased.

David Dyess confirmed the location that the City plans on purchasing and the location of the proposed CRA purchase.

Discussion about purchase price occurred between the board, the City Manager and City Attorney.

Pete Walson asked if we have the funds.

David Dyess said we have 1.4 million in addition to the amount budgeted for utilities.

Pete Walson said that he is glad that we have found a good use for CRA money.

Chris Lewis asked for some guidelines on the purpose and why the purchase. He asked about the timeline.

David Dyess explained that it would be purchased for putting it on the market as resale.

Mike Mortell explained that the timeline and parameter of the RFP will be determined by the board since it will be owned by the CRA.

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

COMMENTS FROM THE BOARD MEMBERS: None.

Action: Approve.

Moved by: Tom Campenni
Seconded by: Pete Walson
Motion passed unanimously.

OTHER MATTERS BEFORE THE BOARD:

1. ORDINANCE NUMBER 2439-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM RESIDENTIAL, SINGLE-FAMILY (R-1) TO URBAN DISTRICT/ URBAN

NEIGHBORHOOD SUBDISTRICT (UN) ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.72 ACRES, OWNED BY LONE PALM PROPERTY INVESTMENTS, LLC, LOCATED BETWEEN MARTIN LUTHER KING JR. BOULEVARD AND SE 6th STREET, WEST OF PALM BEACH ROAD; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES. (QD)

PRESENTATION: Stephen Mayer, Senior Planner

COMMENTS FROM THE BOARD MEMBERS:

Pete Walson asked about parking.

Reed Hartman explained where parking would be located.

Discussion about fencing requirements occurred.

Tom Campenni recommended a workshop to further discuss fencing.

Nathan Ritchey asked for confirmation of the proposed project and the location.

Mike Mortell confirmed the proposed projects and their locations.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Brooks Dubois Jr. (6th Street) – said that they do not want duplexes on MLK.
2. Donald Duffy (MLK Blvd.) – against the project because he thinks there should only be single family homes on the property. He is also concerned about emergency vehicles and traffic. Addressed the meeting being hacked and requested an apology.
3. Sanders Coleman (MLK Blvd.) – concerned about traffic causing accidents. Prefers it stayed a single-family neighborhood.

COMMENTS FROM THE BOARD MEMBERS:

During public comment Frank Wacha apologized for the hacking incident that occurred at the beginning of the meeting.

Kev Freeman said that the applicant is willing remove the duplexes from the lot split and convert everything to single family. It would change the proposal to six single family homes instead of seven units.

Reed Hartman said they preferred a duplex from a planning perspective for more affordable housing, but if the board prefers six single family homes then that is what he will build.

COMMENTS FROM THE PUBLIC (5 min. max):

4. Rosario Valdiviezo (6th Street) – opposes the project because of the location being too close to her home.
5. Arleta Hutchinson (MLK Blvd.) – against the project because of traffic and is concerned about an increase in crime rate.
6. Faith Coleman (6th Street) – would like to keep the property how it is.
7. Helen McBride (Flamingo Ave.) – suggested putting two houses on each street and discussed affordable housing, lot sizes, parking and overcrowding.

COMMENTS FROM THE BOARD MEMBERS:

Reed Hartman explained the reasons why he wanted to bring in additional affordable housing.

Nathan Ritchey asked for confirmation of the home layout.

Reed Hartman explained what his current plans are for each site.

COMMENTS FROM THE PUBLIC (5 min. max):

8. Roserio Valdiviezo (6th Street) – asked about the price range for homes.
9. Sanders Coleman (MLK Blvd.) – asked about the lot size and the proposed home size.
10. Donald Duffy (MLK Blvd.) – asked for confirmation of the motion.
11. Brooks Dubois Jr. (6th Street) – commented on changing zoning.

COMMENTS FROM THE BOARD MEMBERS:

Mike Mortell gave zoning change options to the board.

Discussion occurred regarding the motion on the floor.

Kev Freeman said that the density is not changing and is in compliance with the Comprehensive Plan. He said that it is usual for the City to have variety sized lots as long as houses are built to the required setbacks and from a staff's point of view, they are acting on previous workshops that have happened with Commissioners. He said that the proposed 50-foot lot is in character with the neighborhood.

Mike Mortell confirmed the location of the lot we are discussing.

Pete Walson shared his concerns about approving the project.

Frank Wacha explained why he could support the motion.

Tom Campenni suggested the proposal come back before the board as a UPUD.

Nathan Ritchey confirmed his motion.

Faye James explained her reasoning for seconding the motion.

Reed Hartman said that he does not know if he would come back as a UPUD due to funding.

Mike Mortell explained the path he would take.

The board voted.

Pete Walson explained why he voted no on the project.

Action: Approve six single family homes (3 on 6th Street and 3 on MLK Blvd.) with the condition that staff convert to Major Urban Code Conditional Use before going before City Commission.

Moved by: Nathan Ritchey

Seconded by: Faye James

Motion failed 4/2.

Pete Wlason – no

Chris Lewis – no

Faye James – no

Tom Campenni – no

Nathan Ritchey – yes

Frank Wacha – yes

2. RESOLUTION NUMBER 64-2020: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO ALLOW THE DEVIATION OF REQUIREMENTS REGARDING THE NUMBER OF PARKING SPACES REQUIRED AND ALLOW THE CONSTRUCTION OF NINE (9) NEW ON-STREET PARKING SPACES WITHIN THE URBAN HIGHWAY ZONING DISTRICT; PROVIDING FOR A REVOCABLE PERMIT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; AND FOR OTHER PURPOSES. (QJ)

PRESENTATION: Stephen Mayer, Senior Planner
Mike McCarty, McCarty & Associates

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked why the applicant is proposing the project now.

Mike McCarty explained his reasoning.

Tom Campenni asked for confirmation about the street design.

Faye James asked about handicap parking.

Mike McCarty confirmed that handicap spaces are on-site, but there are no additional spaces being added.

Mike Mortell confirmed ADA requirements.

COMMENTS FROM THE PUBLIC (5 min. max):

1. Mark Breckbill (Federal Highway) – owns all of the adjacent properties to project and expressed his concerns with the additional parking spaces.
2. Holly Weight (Mediterranean Lane, Jensen Beach) – owns a hair salon nearby and expressed her concerns with the current parking issues they have. She would like to see more parking options.
3. Mark Breckbill (Federal Highway) – said that there is parking available and he offered it to the owner of that building, but he did not want to pay.

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni said that we should get rid of the parking requirement downtown. He said that adding the spaces probably will not do much, but he does not think we should turn it down.

Mike McCarty said that it is a benefit to everyone.

Frank Wacha agreed that it will be a benefit to downtown.

Action: Approve.

Moved by: Chris Lewis

Seconded by: Tom Campenni

Motion passed unanimously.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE:

David Dyess requested that all board members physically attend the next CRB meeting.

Kev Freeman said the Colorado proposal went before commission and will return with code changes.

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha apologized for the meeting being hacked earlier and not acknowledging it at the time.

ADJOURNMENT 6:44PM

Frank Wacha, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date: 7/7/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

Discuss and deliberate the existing incentive programs and make recommendations to offer new programs consistent with the goals and objectives of the CRA Plan.

Summary Explanation/Background Information on Agenda Request:

The CRA offers series of incentive programs to stimulate positive development and redevelopment activities within the CRA. Each program encourages private participation in the undertaking the preservation, rehabilitation, and redevelopment of the CRA consistent with the outlined community redevelopment programs and strategies outlined in the Redevelopment Plan. Each programs is designed to achieve one or more of the following:

- Achieve/accelerates the goals of the Plan and other planning documents;
- Improves the overall economic vitality and quality of life in the CRA;
- Supports existing businesses and attract new businesses to the CRA.
- Supports the financial health, expansion and success of existing businesses in the CRA;
- Stimulates new development/investment to the CRA;
- Preserves historic properties;
- other objectives specific to each program.

The existing programs include:

- Business Improvement Reimbursement Program (BIRP)
- Real Estate Development Accelerator (REDA) Program
- Design Assistance Program
- Mural Matching Grant Program
- Paint-up Program
- Brush with Kindness

The CRA is in the process of applying for the Community Redevelopment Block Grant (CDBG) to establish Housing Rehabilitation Program for FY 2021.

Funding Source:

N/A

Recommended Action:

Staff is requesting input on existing programs and recommendations for new programs.

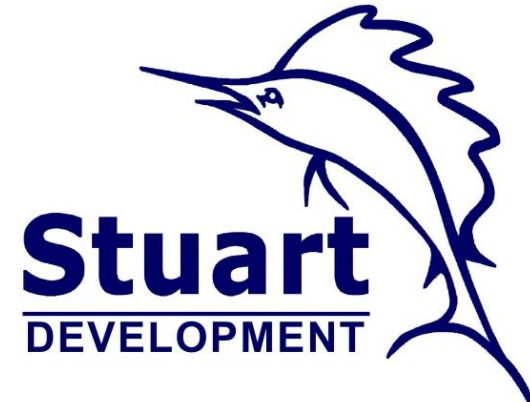
ATTACHMENTS:

Description	Upload Date	Type
❑ Presentation	6/26/2020	Backup Material
❑ BIRP Application	6/26/2020	Backup Material
❑ REDA Application	6/26/2020	Backup Material
❑ Mural Matching Grant Application	6/26/2020	Backup Material
❑ Paint Up Application	6/26/2020	Backup Material

▣	Brush with Kindness Application	6/26/2020	Backup Material
▣	BIRP Spreadsheet	6/26/2020	Backup Material
▣	Brush with Kindness Report	6/26/2020	Backup Material
▣	Paint Up Spreadsheet	6/26/2020	Backup Material
▣	Approved budget for the programs in FY2020	6/26/2020	Backup Material
▣	2019 CRA Plan	7/1/2020	Backup Material

CITY OF STUART CRB MEETING July 7, 2020

CRA Incentive Programs



- Business Improvement Reimbursement Program
- Design Assistance Program
- Real Estate Development Accelerator Program
- Mural Matching Grant Program
- Paint-up Program
- Brush with Kindness
- CDBG Housing Rehabilitation Program – Apply for FY 2020 Grant Cycle

Incentive Program Types



This public/private partnership program is designed to encourage commercial businesses to make visible, exterior façade improvements.

Eligibility

- Buildings with commercial occupation & historic buildings within the CRA (non-profit are not eligible).

Award Guidelines

- 50% of the eligible costs not to exceed \$10,000.



Economic Development Business Improvement Reimbursement Program



Eligible Activities

- Exterior architectural amenities to provide shade over the public right-of-way/sidewalk (*e.g. addition or improvement of awnings, balconies, porches, entryways, or arcades*)
- Replacement of non-conforming pole signs to conforming freestanding or monument signs
- Replacement of windows and doors
- Decorative shutters (*no metal panel shutters or accordion shutters*)
 - Bahama Shutters
 - Colonial Shutters
- Exterior stucco or siding
- Dumpster enclosures
- Xeriscape Landscaping (*a maximum of \$1,500.00 or 15% of the total project, whichever is less, no irrigation*) and fences (*no metal chain-link*)
- Parking lots, driveways, and streetscaping (i.e. benches, shade trees, bicycle racks)
- Other exterior (street-side) façade improvements (*considered on a case-by-case basis*)
- Architectural, engineering or landscape architectural services to design improvements to be funded through this program (maximum of \$500 in grant funding)



Economic Development Business Improvement Reimbursement Program



CRITERIA	POINTS
Within CRA Priority Areas?	10
Project further implement Urban Code?	15
Promote Historic Character of Neighborhood?	15
Project contribute to the CRA Goals?	25
Project enhance appearance of property?	25
First time Applicant?	10



**Economic Development
Business Improvement Reimbursement Program**



The CRA, together with the Development Department, has designed this program as an incentive to help stimulate development and redevelopment in the CRA.

Eligibility

- All CRA properties qualify for this program.

Eligible Activities

- Provide assistance for site development on a case-by-case basis for development and redevelopment projects, including conceptual site design, floorplans, and/or architectural renderings from a professional consultant.
- Constrained parcels, underutilized properties or group of parcels to promote development in the CRA.

Award Guidelines:

- Eligible to receive assistance for up to \$5,000.



Economic Development Design Assistance Program



This program is designed to accelerate development in the CRA by forming public-private partnerships to facilitate desired development projects.

Eligibility

- Project investment over \$1 Million

Eligible Activities

- Attracting, retaining, or expanding businesses.
- Rehab and renovation of underutilized vacant buildings.
- Vacant or underutilized parcels.
- Repurposing of vacant/old buildings.
- Mix of housing types to support diverse workforce.
- Vertical mixed-use developments having any combinations commercial/office/residential.
- Extraordinary development/redevelopment related costs such as: environmental cleanup, demolition, public infrastructure, off-site improvement, streetscape, etc.

Award Guidelines (up to 5 Years)

- Minimum of 1 criteria – up to 20% TIF sharing
- Minimum of 2 criteria – up to 30% TIF sharing
- Minimum of 3 criteria – up to 50% TIF sharing

Economic Development

Real Estate Development Accelerator Program



This public/partnership program is created to support local artists and become arts and cultural destination, which draws people to the area and boost economic activities.

Eligibility

- Urban District, East Stuart and “The Creek” Arts & Entertainment District.

Eligible Activities

- Funds to be used 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.

Award Guidelines

- 50% of the eligible costs not to exceed \$3,000



Economic Development Mural Matching Grant Program



This program is created to encourage residents to improve the appearance of their residential properties by repainting their homes.

Eligibility

- Property owners/Residents in the CRA.

Eligible Activities

- Exterior and primer paint, rollers, brushes and similar materials.

Award Guidelines

- Voucher not to exceed \$500 at Sherwin Williams.



Residential Incentive Program Paint-up Program and



This a partnership program with Habitat for Humanity to serve low-income owner-occupied homeowners to maintain the exterior of their homes.

Eligibility

- Owner-occupied homes within the CRA.

Eligible Activities

- Eliminating housing related code violations and correcting safety issues.

Award Guidelines

- A no-interest, affordable loan is made to the homeowner to cover the costs for material.
- Homeowners invest their time (sweat equity).
- CRA funds, volunteer labor and some donated materials helps to keep costs low



Residential Incentive Program

Brush with Kindness



These funds will be designated for single family housing rehabilitation for low to moderate income owner occupied homes within the City of Stuart.

Eligibility

- LMI households – meet CDBG Income limits

Eligible Activities

- Eliminating housing related code violations, and correcting safety and sanitary issues.

Award Guidelines

- To be determined.



Community Development Block Grant Housing Rehabilitation Program



The City of Orlando provides homeowners with a free tree to plant along their streets to create a cooler and greener environment.

Eligibility

- City of Orlando resident homeowner.
- Program offered year-around but trees are approved & planted in fall/winter.
- Within the right-of-way or on private property in front yard or side yard for corner lots within 20 feet or less from the ROW.
- Homeowner submit their request online and select tree preference and provide photo of the location to confirm any potential setbacks such as utilities.
- The site is inspected to determine the location of the tree and results are provided to homeowner.
- City crew installs the tree at the approved location.
- Homeowners responsibility to maintain the tree.

Staff Recommendation – Utilize Tree Replacement Funds for City-wide program.



City of Orlando
Request a Free Street Tree Program



	Small-Matching Grant	Federal Small-Matching Grant	Special Category Grant
Grant Amount	Up to \$50,000	Up to \$50,000	Up to \$500,000
Project Types	Survey, Planning, National Register Nominations, Education	Survey, Planning and National Register Nominations	Rehabilitation, Archeological Research, Acquisition and Museum Exhibits – Government Buildings/Non-profits (not available for private properties)
CLG Designation Benefit	No Match Required	10% of federal historic preservation subgrant (amounts to approx. \$110,000 available); Only CLG's can apply	No CLG benefit – Match required
Main Street (Special Exception)	No Match Required	No Match Required	No CLG benefit – Match required



Certified Local Government



- Do you want to keep all the incentive programs?
- What changes do you want to make to the existing programs?
 - Eligible Activities
 - Award amount
 - Funding allocation
- Add any new incentive program?
- Recommend funding allocation for the existing and proposed new programs for CRA FY 2021 Budget.

Recommendation





STUART COMMUNITY REDEVELOPMENT AGENCY

BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

PROGRAM DESCRIPTION:

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

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

Funds are distributed per a 60 day grant cycle. The grant cycle began on October 1, 2019 and ended November 29th, 2019, but has been extended until Friday, May 1st, 2020. To be eligible for consideration applicant must submit a completed application by **5 PM on Friday, May 1st, 2020** at City Hall, Development Department office located at 121 SW Flagler Avenue, Stuart. Funds are limited and subject to availability. Funding may be appropriated annually in the CRA budget. The continuation of the program is subject to the availability of funds in the CRA budget.

ELIGIBILITY:

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

ELIGIBLE IMPROVEMENTS:

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

- Exterior architectural amenities to provide shade over the public right-of-way/sidewalk (*e.g. addition or improvement of awnings, balconies, porches, entryways, or arcades*)
- Replacement of non-conforming pole signs to conforming freestanding or monument signs
- Replacement of windows and doors
- Decorative shutters (*no metal panel shutters or accordion shutters*)
 - Bahama Shutters
 - Colonial Shutters
- Exterior stucco or siding
- Dumpster enclosures
- Xeriscape Landscaping (*a maximum of \$1,500.00 or 15% of the total project, whichever is less, no irrigation*) and fences (*no metal chain-link*)
- Parking lots, driveways, and streetscaping (i.e. benches, shade trees, bicycle racks)
- Other exterior (street-side) façade improvements (*considered on a case-by-case basis*)
- Architectural, engineering or landscape architectural services to design improvements to be funded through this program (maximum of 500 dollars in grant funding)

NOTE: All improvements proposed with this grant application must be consistent with the Community Redevelopment Plan and the Land Development Code overlay design guidelines.

APPLICATION PROCESS:

1. Download an application from the City's website, www.cityofstuart.us or secure an application at City Hall, Development Department office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application, if you have any questions please call (772) 283-2532.
3. Submit a completed application package to City Hall, Development Department office, which includes the following:
 - Completed application
 - Complete budget spreadsheet (*attached to application*)
 - Proof of ownership of the property
 - Copies of TWO cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
 - 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.

4. City staff reviews the application for completeness, and eligibility. City staff will go to the project property and do a "walk-thru" of the property to consider the proposed improvements.
5. Staff reviews applications on the following criteria and provides a recommendation to the Community Redevelopment Board:
 - Meets grant requirements
 - Follows City of Stuart Urban Code Regulations

- Promotes the historic character of the neighborhood
 - Does the project contribute to reducing blight and economic revitalization
 - Does the project significantly enhance the building (*not strictly maintenance*)
 - Is this a first time applicant
6. Staff will present a recommendation for funding to the Community Redevelopment Board (CRB). Staff will prepare an agenda item by the June 2, 2020 Community Redevelopment Board meeting. The meeting starts at 4pm located in the City Hall Commission Chambers located at 121 SW Flagler Avenue.
 7. The applicant or a representative must be present at the June 2, 2020 CRB meeting in order to be considered for the grant program. The CRB make hear the agenda item and make recommendation to the Community Redevelopment Agency (CRA) Board.
 8. The Community Redevelopment Agency (CRA) Board will hear the agenda item and make the final recommendation for approval or denial of funding. City staff will provide the public hearing date and time for the CRA Board meeting.
 9. Construction of any component of the grant application cannot begin until the board approves the project. With CRA approval, applicant will need to sign contract and will have 120 days for project completion. Any work completed prior to this approval will not be eligible for reimbursement.

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

REIMBURSEMENT PROCESS:

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

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

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

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

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



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

APPLICANT INFORMATION

Owner Name:

Owner Address:

Phone:

Email:

Tax ID#

Authorized Agent/Contractor:

Agent Address:

PROPERTY INFORMATION

Name of Business:

Type of Business:

Years in Operation:

Number of Employees:

Description of Improvements:

Address of Proposed Project:

Describe how this project benefits the Community Redevelopment Area:

Total Project Cost \$

Signature of Applicant/Property Owner

Date

Signature of Lessee/Tenant (if applicable)

Date

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

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- 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, May 1, 2020 by 5 PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



STUART COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT GRANT PROGRAM

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

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

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

PROGRAM GUIDELINES

PROGRAM DESCRIPTION

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

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

PROGRAM DURATION AND FUNDING

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

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

ELIGIBILITY REQUIREMENTS

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

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

(brownfield sites), demolition, public infrastructure, off-site improvements, streetscape, etc.

The following eligibility threshold shall be considered for the program:

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

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

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

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

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

Tax Revenues	Year 1	Year 2	Year 3	Year 4	Year 5	Post-REDA Agreement		
Base Assessed Value	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
New Assessed Value	\$7,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
Increment Assessed Value	\$6,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000
City Mil	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
City TIF Contribute	\$27,788	\$40,613	\$40,613	\$40,613	\$40,613	\$40,613	\$40,613	\$40,613
County Mil	6.387	6.387	6.387	6.387	6.387	6.387	6.387	6.387
County TIF Contribute	\$39,440	\$57,643	\$57,643	\$57,643	\$57,643	\$57,643	\$57,643	\$57,643
	\$67,227	\$98,255	\$98,255	\$98,255	\$98,255	\$98,255	\$98,255	\$98,255
Revenue Allocation								
	\$33,614	\$49,128	\$49,128	\$49,128	\$49,128	\$0		
Share to CRA (50% for 5 years, then 100%)	\$33,614	\$49,128	\$49,128	\$49,128	\$49,128	\$594,564	\$594,564	\$594,564



STUART COMMUNITY REDEVELOPMENT AGENCY



REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) APPLICATION

APPLICANT INFORMATION

Name:

Contact Person (if a Corporation):

Address:

City, State, Zip:

Phone:

Email:

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

PROJECT SITE

Address:

City, State, Zip:

Tax ID:

Parcel ID:

Does applicant own Project Property: _____ Yes _____ No

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

Name on property title:

TOTAL ESTIMATED PROJECT INVESTMENT

Current assessed value (base):

Year:

New capital investment dollars (construction value):

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

Address of Proposed Project:

BRIEF PROJECT DESCRIPTION

CONSTRUCTION SCHEDULE

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

(include a detailed project schedule as a separate attachment)

ECONOMIC DEVELOPMENT PROJECT

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

1-5 jobs_____ 6-10 jobs_____ 10+ jobs_____

PROJECT BENEFITS

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

INCLUDE WITH THIS APPLICATION

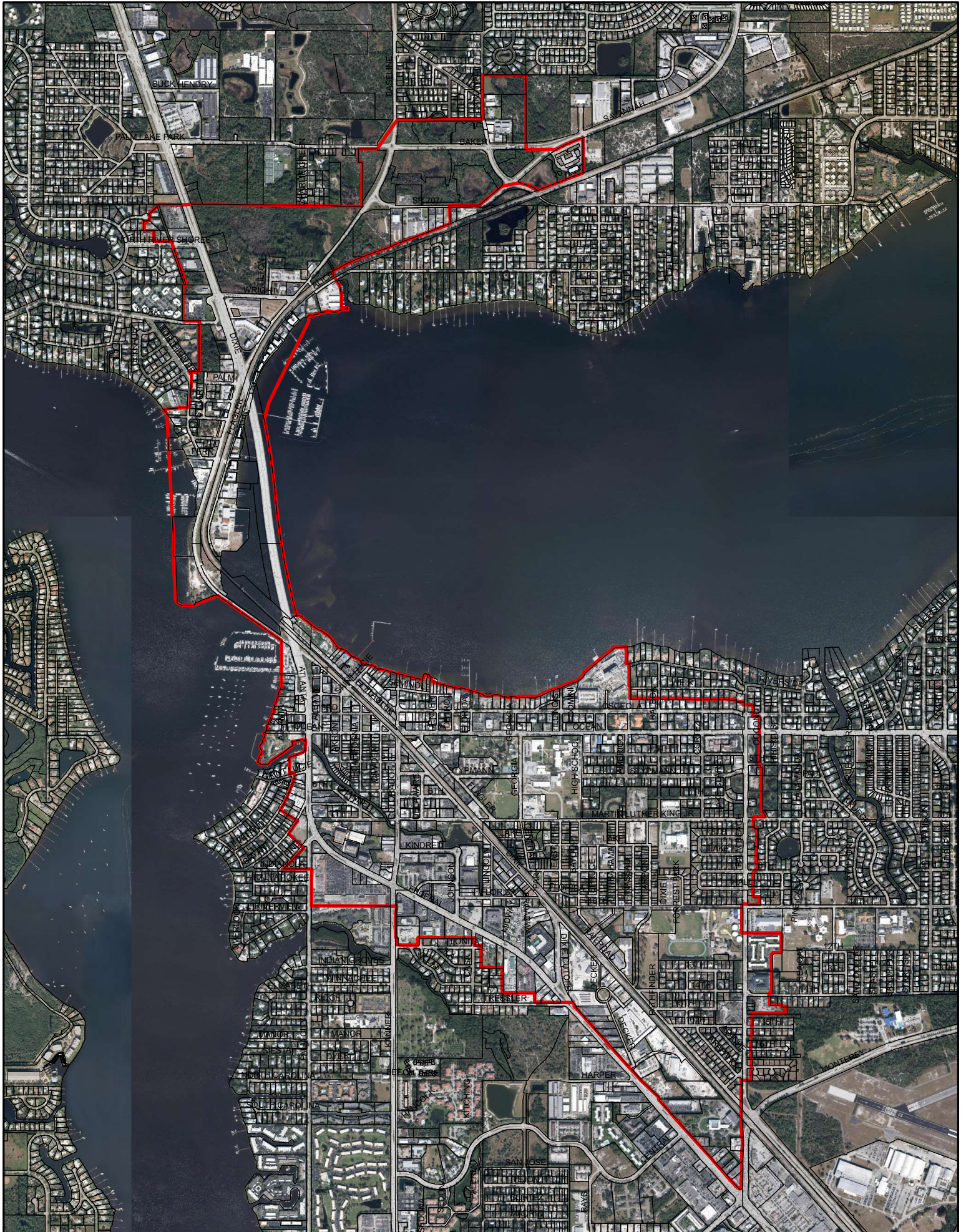
Include with this application:

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

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

SIGNATURE:_____

DATE:_____





STUART COMMUNITY REDEVELOPMENT AGENCY

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 \$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, 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 \$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. 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:
 - Completed Mural Matching Grant Application
 - Attach a COMPLETED BUDGET WORKSHEET (use template provided).
 - Attach a copy of the Minor Conditional Use application submitted to the Development Department.
 - Attach proof of ownership of the property or contract agreement for mural on private property.
 - W-9 form (as applicable)
 - Attach a copy of the liability insurance
 - Image(s) of a color rendering of proposed mural project
 - Image(s) of site and/or building/structure where the mural will be placed.
 - Project timeline.
 - If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
 - 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 located at 121 SW Flagler Avenue, Development Department's office, which includes the following:

- Completed Mural Matching Grant Application.
- Attach the completed Budget Worksheet (use template provided).
- Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- Attach proof of ownership of the property or contract agreement for mural on private property.
- W-9 form (as applicable).
- Attach a copy of the liability insurance.
- Image(s) of a color rendering of proposed mural project.
- Image(s) of site and/or building/structure where the mural will be placed.
- Project timeline.
- If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- 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. 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, FLORIDA
DEVELOPMENT DEPARTMENT
MURAL MINOR CONDITIONAL USE PERMIT**

Application must be legible with all relevant fields completed.

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 Mural Minor Conditional Use Permit 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 East Stuart Code District located within 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)	

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:



Mural Matching Grant Program Project Area City of Stuart



Mural Matching Grant Project Area boundary is maintained by the City of Stuart. This map is a conceptual planning tool only.



STUART COMMUNITY REDEVELOPMENT AGENCY

RESIDENTIAL PAINT-UP PROGRAM

PROGRAM SHORT SUMMARY:

The Stuart CRA Residential Paint-Up Program is a program created to encourage homeowners and residents to repaint their homes. The program provides a voucher of up to 100% (maximum of \$500) per home, toward the cost for painting a home. The funds are distributed on a first- come, first-served basis.

PURPOSE:

The purpose of this program is to encourage residents to improve the appearance of their residential properties by repainting their homes.

WHO IS ELIGIBLE:

All property owners and residents in the Community Redevelopment Area (see number 1 below) are eligible to participate in the program. For all residents who do not own their property, a letter from the owner giving permission to the applicant for repainting the house is sufficient.

HOW THE PROGRAM WORKS:

- The applicant picks up a Residential Paint-Up Program application from the Development Departments or download an application from our website: www.cityofstuart.com. Click on Departments, then Community Redevelopment Agency, download the program information, the application and the CRA map to find out if your home is located within the CRA boundary.
- The applicant brings the completed “application package” to the Development Department, located at City Hall, 121 SW Flagler Avenue. The application package must include the following:
 - Completed Application Form.
 - Sherwin Williams cost estimate of paint project.
 - Paint Sample/Swatch.
 - Proof of Ownership of Property (deed or tax bill), or a letter from the owner stating they will allow you to paint the proposed property.
 - Two (2) before photos of the property and two (2) after photos when the paint project is complete.
- Once staff receives the completed application, we will issue a voucher for the estimated amount (up to \$500.00) to Sherwin Williams, located at 2880 SE Federal Hwy. Stuart, Florida.
- The applicant is given 90 days, from the date the application is submitted, to complete the painting of the exterior of the house.
- Once the painting is complete, the applicant is required to take (2) after paint pictures of the home and submit for the completed paint package.

If you have any questions or need additional information, please contact staff at (772) 288-5375.



STUART COMMUNITY REDEVELOPMENT AGENCY PAINT UP PROGRAM APPLICATION

APPLICANT INFORMATION

Name:

Address:

City, State, Zip:

Phone:

Email:

PROPOSED PROJECT

Address:

City, State, Zip:

Approximate square footage (please read below):

Project start date:

Estimated cost of project:

INSTRUCTIONS TO APPLICANT

Applications will be accepted on a first come, first serve basis. The package for the Paint-Up Program must be complete. Before submitting your application, you will need to go to Sherwin Williams with your home exterior measurements/sq. footage for a printed estimate and paint color swatches. All will be included in your submittal package. Sherwin Williams is located at 2880 SE Federal Hwy., Stuart.

Submit the following documents as part of your application package:

- Completed Application Form.
- Sherwin Williams cost estimate of paint project.
- Paint Sample/Swatch.
- Proof of Ownership of Property (deed or tax bill), or a letter from the owner stating they will allow you to paint the proposed property.
- Two (2) before photos of the property and two (2) after photos when the paint project is complete.

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





STUART COMMUNITY REDEVELOPMENT AGENCY A BRUSH WITH KINDNESS PROGRAM

PROGRAM DESCRIPTION

The Stuart Community Redevelopment Agency has partnered with Habitat for Humanity of Martin County to provide A Brush With Kindness program designed to serve low-income homeowners who struggle to maintain the exterior of their homes and escape from unsafe and unhealthy living conditions. A Brush With Kindness services could include painting, landscaping, and/or critical home repairs to qualified homeowners in the City of Stuart.

By expanding the scope of its rehabilitation efforts, Habitat for Humanity of Martin County's goal is to assist existing homeowners who are unable to complete necessary repairs on their own homes. The initiative is designed to support low-income families and enhance community development. A Brush With Kindness helps revitalize the appearance of the neighborhood, strengthens connections within the community and helps preserve affordable housing stock.

As is the case with all Habitat for Humanity of Martin County housing programs, homeowners invest their time (sweat equity) and financial resources (pay back of materials) to partner in each A Brush With Kindness project. The homeowner will have a promissory note to cover a portion of the project costs with affordable monthly payments based on their monthly income.

HOW IT WORKS

- Habitat selects A Brush with Kindness families based on income, need and willingness to partner.
- Habitat uses volunteer labor and some donated materials to keep costs low and take no profit for services.
- A no-interest, affordable loan is made to the homeowner to cover the costs of the project.
- Payment made by homeowners are placed in a revolving fund to help support other Habitat for Humanity of Martin County projects.
- After receiving an application, Habitat reviews it to see if the homeowner qualifies. Then a Habitat inspector will visit your home to further evaluate your repair needs and calculate the costs of the project.
- Habitat staff, volunteers and/or contractors will complete your repairs within one year of your application.

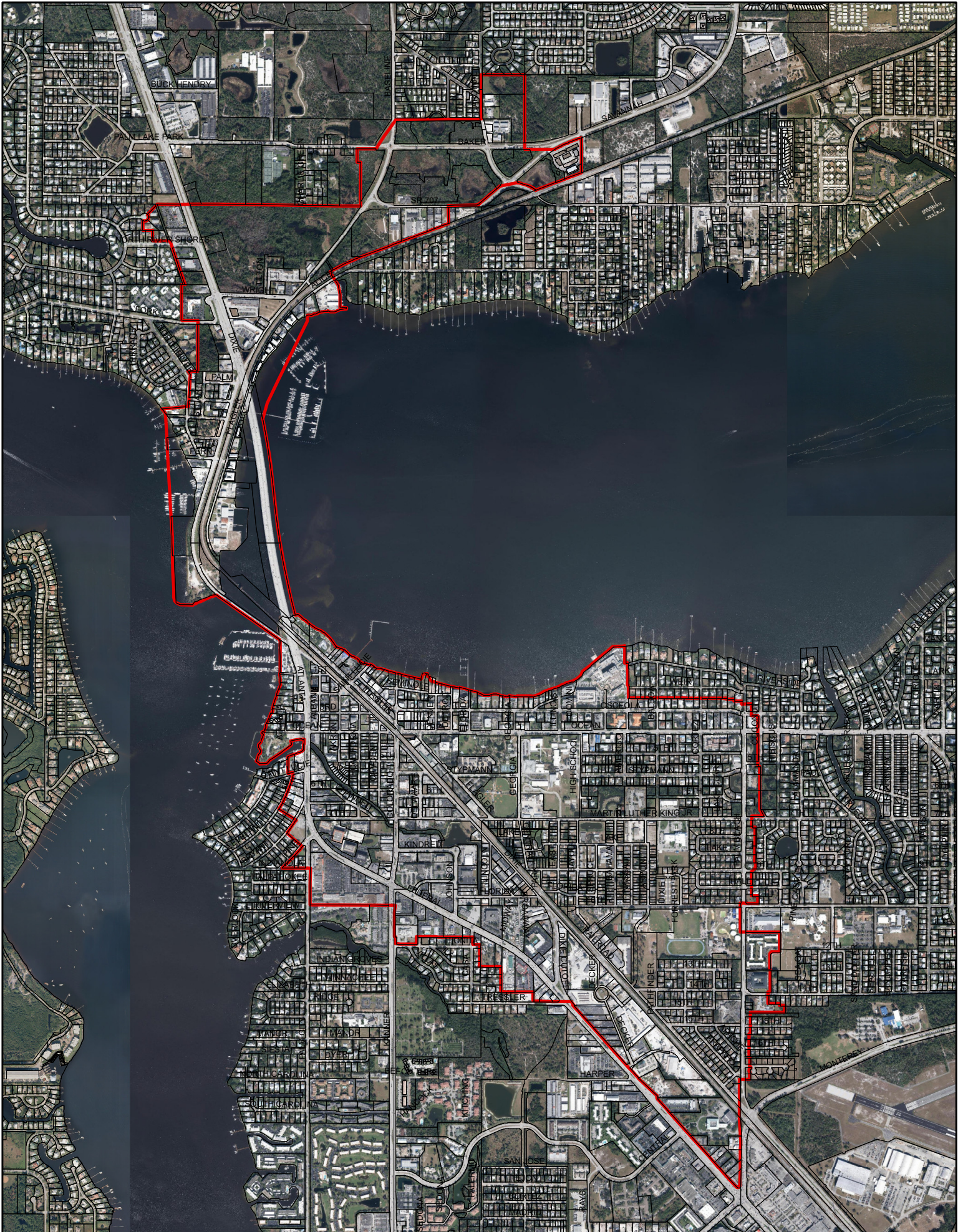
ELIGIBILITY

- Own and occupy a home that needs and could benefit from improvements.
- Meet the HUD income guidelines.
- Be willing to partner with Habitat to complete sweat equity hours (see attached Sweat Equity Form).
- Be unable to complete home repairs otherwise due to age, disability, or other circumstances.
- Own or occupy a home in Stuart Community Redevelopment Area or City of Stuart.
- Proof of current homeowner's insurance.

APPLY

Complete the application and provide copies of required documents/forms (see attached "A Home Preservation Program" application). If you have any questions, please contact Pinal Gandhi-Savdas, Stuart CRA Administrator, at 772-283-2532 or call the Habitat office at 772-223-9940. Please return the completed application with required documents to Habitat for Humanity at 2090 NW Federal Hwy, Stuart, FL. Please contact Habitat if you need assistance with completing the application.

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A Home Preservation Program Application

Applicant:

Name: _____

Address: _____

Social Security Number: _____ - _____ - _____

Date of Birth: ____/____/____

Marital Status (circle one)

Single Married Separated Widowed

(home phone): _____

(cell) _____

email _____

Applicant Employment Information:

Employer's Name _____

Employer's Address _____

Employer's Phone _____

Type of Business _____

Monthly Wages (gross) \$ _____

Co-Applicant:

Name: _____

Address: _____

Social Security Number: _____ - _____ - _____

Date of Birth: ____/____/____

Marital Status (circle one)

Single Married Separated Widowed

(home phone): _____

(cell) _____

email _____

Co-Applicant Employment Information:

Employer's Name _____

Employer's Address _____

Employer's Phone _____

Type of Business _____

Monthly Wages (gross) \$ _____

List All Members Living in Household:

Name	Date of Birth	Relationship to Applicant	Any Special Needs?
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Homeownership Information:

Are you in foreclosure? Yes No

Do you have Homeowner's Insurance? Yes No

Summary of Most Important Home Repairs Needed: (please include photos, if possible)

Are you willing and able to:

Assist with the work to be done? Yes No

If no, do you have a family member or friend willing to do so? Yes No

Can you pay for the cost of materials up front? Yes No

If no, what do you believe you can afford to pay each month toward the cost of materials? \$_____

Provide drinking water and light refreshments for volunteers during the project? Yes No

Household Monthly Income:

Monthly Gross Income \$_____

TANF \$_____

Food Stamps \$_____

Social Security \$_____

SSI \$_____

Disability \$_____

Alimony \$_____

Child Support \$_____

Other \$_____

Other \$_____

Total Income \$_____

Name of Bank/Savings & Loan/Credit Union:

Address_____

Account Number _____Checking/Savings?

Balance \$_____

Name of Bank/Savings & Loan/Credit Union:

Address_____

Account Number _____Checking/Savings?

Balance \$_____

Applicant/Co-Applicant hereby certifies that the information on this application is true and accurate and that Applicant/Co-Applicant owns the property in need of repair. Applicant/Co-Applicant confirms that any physically able person residing in the home or visiting on the project day will work alongside the ABWK (A Brush With Kindness) volunteers. Applicant/Co-Applicant confirms that, except for the conditions listed in this application, the home is a safe place for volunteers.

Applicant/Co-Applicant understands that the people who may work on the house are unpaid volunteers; that few, if any of them are skilled in the building trades; and that ABWK MAKES NO WARRANTIES, EXPRESSED OR IMPLIED REGARDING ANY MATERIALS USED OR WORK DONE BY ANYONE AT THE HOUSE. Applicant/Co-Applicant hereby agrees that they, their assignees, their heirs, distributors, guardians, and legal representative will not make a claim against, sue or attach the property of Habitat for Humanity or any affiliated organizations or the suppliers of any tools or equipment that may be used in these activities, for injury or damage resulting from negligence or other acts, howsoever caused by any employee, agent, contractor of, or participant in HFHMC (Habitat for Humanity Martin County) activities. Applicant/Co-Applicant hereby releases HFHMC and any of its affiliated organizations from all actions, claims or demands that Applicant/Co-Applicant, their assignees, heirs, guardians, and legal representatives now have or may hereafter have for injury or damages resulting from participation in any HFHMC activities.

Applicant Signature_____Date_____

Co-Applicant Signature_____Date_____

For Office Use only:

Date Application Received ____/____/____ More Information Requested ____/____/____

2090 NW Federal Hwy., Stuart FL 34994

Phone 772-223-9940

www.HabitatMartin.org

All Owners of the Home Need to Include with the Application the Following:

- Award letters for social security, disability, unemployment, AFDC, worker compensation
- Complete copies of three most recent current banking account statements (checking and savings, all pages)
- Disclosure of all assets, including IRA/401K's, stock/bonds, and life insurance
- Most recent 2 years Tax Returns and W2 forms or 2 years Tax Transcripts from IRS (Internal Revenue service phone number : 1-800-829-1040)
- Paycheck Stub (Last 4 pay stubs (one month) for each homeowner or Social Security Verification (Statement of Benefits)
- Proof of Homeowner's Insurance
- PLEASE PROVIDE A MONEY ORDER IN THE AMOUNT OF \$25.00 FOR THE APPLICATION FEE

After Habitat for Humanity reviews your application, if necessary we might request additional documentation/information from the homeowners.



Philosophy of and Understanding Sweat Equity

Habitat for Humanity of Martin County Inc., is an ecumenical, nonprofit Christian ministry involved in housing and community building. Habitat for Humanity of Martin County, Inc. works in partnership with homeowners to assist with the preservation of their homes through the “A Brush with Kindness Program.”

In return, homeowners are asked to put in sweat equity hours and work with Habitat for Humanity of Martin County Inc., either on their own home makeover, or on their neighbor’s home.

Sweat Equity refers to the actual hands-on physical involvement of Partner Families.

Sweat Equity is designed to meet three important goals:

- 1. Sweat Equity Builds Partnership:** The goal of Sweat Equity is to provide opportunities for meaningful interaction between Partner Families and Habitat for Humanity of Martin County Inc., community representatives and volunteers.
- 2. Sweat Equity Builds a Sense of Pride:** “A Brush with Kindness Programs” are not a charity or give-away programs. We offer a hand up rather than a handout. Our goal is to *work with* families in need.
- 3. Sweat Equity Builds Skills and Knowledge:** The sweat-equity program also offers homeowners a wide variety of opportunities to gain skills and knowledge of maintenance issues of their home.

Families who partner with Habitat for Humanity of Martin County Inc., are required to put in a minimum of **ten hours** of Sweat Equity during the “A Brush With Kindness Program.”

I have read and agree to the above.

Name

Date

Address: _____

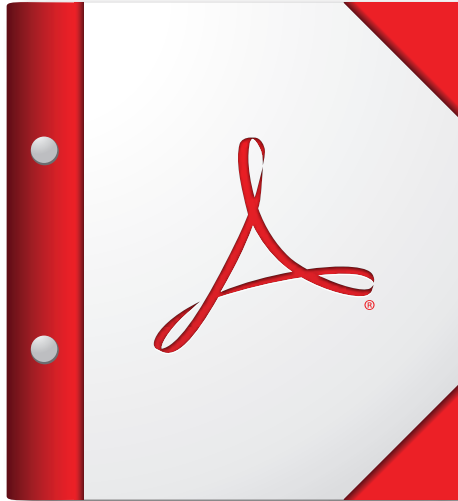
Sweat Equity work completed: _____

BIRP REPORT

Date	Applicant	Address	Applied for:	Historic Structure/Historic District	Project Cost	\$ Funded	Check
6/21/16	23 Mastermind LLC	31 SW Osceola St.	Parking lot, landscape, roof repair, interior, door, window improvements	Yes	\$149,289.00	\$4,000.00	Yes
9/1/16	Michael Braid	908 Lincoln Ave.	New roof, landscaping, windows		\$10,600.00	\$4,000.00	Yes
7/20/16	Ora Brown	711 Palm Beach Rd.	Roof, driveway, screen		\$12,800.00	\$4,000.00	Yes
5/13/16	Paul Daley	351 SW Flagler Ave.	Extend porch		\$8,750.00	\$4,000.00	Yes
5/4/16	Misherdan LLP	310 SW Dixie Hwy.	Signs and awnings		\$7,591.00	\$3,795.00	Yes
9/1/16	Ravenswood	412 SW California Ave.	Install metal roof, paint		\$7,900.00	\$3,950.00	Yes
9/1/16	Teal Team LLC	416 SW Akron	Install metal roof		\$8,900.00	\$4,000.00	Yes
9/1/16	Michael Braid	918 Lincoln Ave.	Roof, landscaping		\$8,500.00	\$4,000.00	Yes
5/11/17	CarePlus Associates	611 SW Federal Hwy.	Exterior remodel, windows		\$35,000.00	\$10,000.00	Yes
5/11/17	Aycock Funeral Home	511 S. Federal Hwy.	Restore exterior		\$31,609.00	\$10,000.00	Yes
5/11/17	Sade Group	477 SE Riverside Dr.	Landscaping	Yes	\$12,535.00	\$1,500.00	Yes
5/2/17	Salt of the Earth	422 Akron Ave.	Driveway		\$24,000.00	\$10,000.00	Yes
5/2/17	The Talk House	514 NW Dixie Hwy.	Parking lot, landscape, fence		\$136,197.00	\$10,000.00	Yes
12/6/17	Colorado 303, LLC	1 E. Ocean Blvd.	Driveway, awning	Yes	\$16,954.00	\$8,477.00	Yes
12/6/17	Colorado 303, LLC	303 Colorado Ave.	Mural		\$20,500.00	No	No
12/6/17	Hometown Cleaners	39 SE Kindred St.	Paint building, awning, landscaping, parking lot		\$14,550.00	\$7,275.00	Yes
6/25/18	Northshore Plaza	837-861 NW Federal	Paint exterior, siding		\$22,320.00	\$7,700.00	Yes
6/25/18	Silverback Partners	931 SE Ocean Blvd.	Impact windows		\$154,700.00	\$7,700.00	Yes
6/25/18	Triple Crown of Stuart	300 Colorado Ave.	Impact windows	Yes	\$395,000.00	\$7,700.00	Yes
6/25/18	ZT's Fitness Studio	865 NW Federal Hwy.	Sign		\$1,915.18	\$850.00	Yes

BIRP REPORT

01/28/19	Edward Geary, Trustee	800 SE Ocean Blvd.	Windows		\$14,198.00	\$7,099.00	Yes
4/29/19	Auto Experts	909 SE Johnson Ave	Update parking lot, curbs, entrance to business		\$20,295.00	\$10,000.00	Considering change of use
4/29/19	Crump Lawn Equipment/Iris Upholstery	401 Wright Blvd / 397 Wright Blvd.	Replace pole sign with monument sign		\$34,940.00	\$10,000.00	Building permit submitted
5/3/19	Elle Salon	49 SE Kindred Street	Storefront impact glass and new awning		\$13,925.00	\$6,962.00	Check request submitted
4/29/19	Luna Italian Cuisine	49 SW Flagler Avenue	Awning replacement	Yes	\$2,800.00	\$1,400.00	Yes
4/30/19	Old Colorado Inn	201 S. Colorado Avenue	Hurricane impact windows	Yes	\$22,651.00	\$10,000.00	Yes
10/10/19	Misherdan LLP (Lee Property Sales)	310 S. Dixie Highway	Hurricane impact windows	Yes - 1927	\$26,339.42	\$10,000	Need final project completion & photos
11/29/19	Lyons House	26 SE Seminole Street	Hurricane impact windows	Yes	\$21,862.00	\$10,000	Need final project completion & photos
4/21/2020	Abbys Salon	48 S Osceola St	Hurricane impact windows and doors/conditional approval to plant shade trees	Yes - 1928	\$21,261	\$10,000	Prepare agreement
4/28/2020	Sade Group	477 SE Riverside Dr	Deck/stairs/balcony	Yes	\$154,450	\$10,000	Prepare agreement
5/20/2020	Stuart Plaza	1205 SW Dixie Cutoff Rd	Replace pole sign with monument sign		\$9,765	\$4,882	Prepare agreement



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PAINT-UP MONIES ALLOCATED

<u>Applicant</u>	<u>Address</u>	<u>Start Date</u>	<u>Total Received</u>	<u>Program</u>
Dorthoy Suggs	913 SE Forrest Park Drive	3/21/2020	\$ 489.42	Paint Up 2020
Sharon Hamilton	907 Martin Luther King Jr. Blvd.	3/12/2020	\$ 491.53	Paint Up 2020
Alexander Gillen	608 SE 5th Street	1/4/2020	\$ 500.00	Paint Up 2020
Robinson, James Jr.	801 SE Nassau Avenue	1/11/2020	\$ 489.37	Paint Up 2020
Mezoky, Natalia	909 SE Nassau Ave.	12/1/2018	\$ 499.72	Paint Up 2019
Moreland	900 SE 16th Street		\$ 446.91	Paint Up 2019
Pamela Orr	433 SW McPherson Street		\$ 497.20	Paint Up 2019
Hamilton, Carol			\$ 630.69	Paint Up 2019
		Total:	\$ 2,074.52	
Jones, Mattic	936 SE Spruce Ave	2/12/2018	\$ 594.36	Love Thy Neighbor 2018
Thompson, Tamika	908 SE 13th St	2/12/2018	\$ 592.58	Love Thy Neighbor 2018
Mitchell, Grace	936 SE Bahama Ave	2/12/2018	\$ 580.40	Love Thy Neighbor 2018
Holloway, Greg	928 SE Spruce Ave	2/12/2018	\$ 598.04	Love Thy Neighbor 2018
Wobbleton, Mary Ann	908 SE Nassau Ave	2/12/2018	\$ 585.28	Love Thy Neighbor 2018
Smith, Lucille	917 Tarpon Ave	2/12/2018	\$ 593.71	Love Thy Neighbor 2018
Gardner, Steven	820 SE 16th St	2/12/2018	\$ 569.26	Love Thy Neighbor 2018
Dickerson, Roseita	826 SE Central Ave	2/12/2018	\$ 590.97	Love Thy Neighbor 2018
Itogane, Cheryl	816 SE Nassau Ave	2/12/2018	\$ 599.12	Love Thy Neighbor 2018
Davis, Bruce	724 Bahama Ave	2/12/2018	\$ 592.53	Love Thy Neighbor 2018
Lambert, Phillip	823 SE Tarpon Ave	2/12/2018	\$ 575.03	Love Thy Neighbor 2018
Williams, Kerstien	817 Tarpon Ave	2/12/2018	\$ 597.79	Love Thy Neighbor 2018
Smith, Clarice	920 MLK Jr. Blvd	2/12/2018	\$ 599.94	Love Thy Neighbor 2018
Ginds, Marcia & Maxine	916 SE Bahama Ave	2/12/2018	\$ 591.31	Love Thy Neighbor 2018
Mendoza, Raquel	22 SE Broadway St	3/27/2018	\$ 498.33	Paint Up 2018
Brown, Jacob	1016 SE 16th Ct	1/20/2018	\$ 492.98	Paint Up 2018
Gregg, Kathy	406 SE Lake St.	3/2/2018	\$ 499.93	Paint Up 2018
Harris, Evelyn	827 & 829 SE Tarpon Ave	3/20/2018	\$ 496.81	Paint Up 2018

Harris, Evelyn	831 SE Tarpon Ave	3/20/2018	\$	499.80	Paint Up 2018
Landry, Michael	508 California	12/29/2017	\$	498.88	Paint Up 2018
Holland, Robert & Lisa	509A California	12/29/2017	\$	492.87	Paint Up 2018
Yeomans	2453 SE Washington St	11/22/2017	\$	499.77	Paint Up 2018
Sampson, Willie	720 SE Bayou Ave	3/12/2018	\$	498.28	Paint Up 2018
Cline, Judith	820 SE Stypmann Blvd.	5/21/2018	\$	412.19	Paint Up 2018
	Total:	\$		13,150.16	

Schroeder, Jessica	858 SE 13th. St.	11/9/2016	\$	499.72	Paint Up 2017
Straus, Mary & Judd	322 West Ocean Blvd	11/17/2016	\$	500.00	Paint Up 2017
Merrick, Charlotte	832 Central Avenue	11/8/2016	\$	498.96	Paint Up 2017
Blankman, Brad	1112 SE 14th St.	11/14/2016	\$	499.48	Paint Up 2017
Jackson, Altamese	911 E. 8th Street	8/3/2016	\$	466.69	Paint Up 2017
Mincey, Chikeba	905 SE Tarpon Ave	1/20/2017	\$	441.36	Paint Up 2017
Maize, Willie	914 SE 9th. Street	1/20/2017	\$	498.12	Paint Up 2017
Oden, Walter	814 Tarpon Avenue	1/25/2017	\$	449.81	Paint Up 2017
Oden, Walter	810 Tarpon Ave	2/14/2017	\$	500.00	Paint Up 2017
GaLindo, John	413 SE Lake St.	2/24/2017	\$	484.46	Paint Up 2017
Terry, Jeanne	863 SE 13th Street	3/27/2017	\$	499.16	Paint Up 2017
Ryan, Ellise Taylor	822 SE Stypmann	4/18/2017	\$	473.56	Paint Up 2017
Green, Vincent	925 SE Nassau Ave	4/21/2017	\$	445.46	Paint Up 2017
Wakker, Peter	823 SE Stypman Blvd.	3/7/2017	\$	484.74	Paint Up 2017
Amaya, Victor	909 SE Forrest Park Dr.	2/24/2017	\$	499.49	Paint Up 2017
Brown, Dianna	708 SE Bayou Ave.	4/19/2017	\$	398.45	Paint Up 2017
	Total:	\$		7,639.46	

Hall, Beverly	1635 SE Arapaho Ave.	2/28/2016	\$	470.37	Paint Up 2016
Zapata, Sydney	929 SE Forrest Pk. Dr.	3/11/2016	\$	494.08	Paint Up 2016
Steinberg, Robert	525 California Ave.	3/14/2016	\$	275.61	Paint Up 2016
Jamison, Maple	1612 Arapaho Ave.	3/16/2016	\$	469.67	Paint Up 2016
Wooten, Vierende Christie	911 SE 10th. Street	3/17/2016	\$	470.99	Paint Up 2016

Green, Hattie	1623 Arapaho	3/22/2016	\$	474.64	Paint Up 2016
Glenn, Terry	1604 SE Arapaho Ave.	3/24/2016	\$	461.01	Paint Up 2016
Howard, Albertha	919 SE 9th. Street	3/28/2016	\$	459.26	Paint Up 2016
Hamilton, Carol	609-615 SE Florida St.	3/29/2016	\$	-	Paint Up 2016
Lewis, Dessie	708 Bahama Ave.	3/29/2016	\$	450.00	Paint Up 2016
Wiley, Eva	920 SE 8th Street	3/31/2016	\$	498.24	Paint Up 2016
Mooreland, Sam & Lillie	900 SE 16th. Street	4/4/2016	\$	496.98	Paint Up 2016
Thompson, Willie Jay	625 SE 10th Street	4/4/2016	\$	499.05	Paint Up 2016
Johnson,Hattie& Raleigh	914 Bayou Ave.	4/11/2016	\$	334.47	Paint Up 2016
Solomon, Sidney	916 East 9th. Street	4/11/2016	\$	313.89	Paint Up 2016
Dillard, Flora	1636 Arapaho Ave.	4/12/2016	\$	466.53	Paint Up 2016
Darville, Leta	404 SE Lake Street	4/14/2016	\$	489.05	Paint Up 2016
Howard, Beverly	835 SE 16th Street	4/15/2016	\$	498.37	Paint Up 2016
Matheny, Jennifer & Chester	1605 S. Dixie Hwy.	4/15/2016	\$	498.33	Paint Up 2016
Hamilton, Carol	927 SE Spruce Ave	4/18/2016	\$	427.77	Paint Up 2016
Mosley,Martha	912 E. 9th. Street	4/18/2016	\$	371.87	Paint Up 2016
Newton, Alfreda	850 SE 13th. Street	4/18/2016	\$	498.71	Paint Up 2016
Brown, Josiah & Carolyn	704 SE Bahama Ave	4/19/2016	\$	492.07	Paint Up 2016
Stacy, Nicole ABC	510 Lake Street	4/19/2016	\$	483.93	Paint Up 2016
Darville, Betty	905 E. 9th. Street	4/20/2016	\$	496.62	Paint Up 2016
Gore Kindell, Donese	1609 SE Dixie Hwy	4/21/2016	\$	498.71	Paint Up 2016
Minnis,Priscilla	1600 Arapaho Ave.	4/22/2016	\$	500.00	Paint Up 2016
Smith, RanaMae	508 SE Florida Street	4/26/2016	\$	476.59	Paint Up 2016
Brown, Ora	800 Nassau Avenue	4/29/2016	\$	499.87	Paint Up 2016
Brown, Ora	808-810 Nassau Ave.	4/29/2016	\$	499.29	Paint Up 2016
Brown, Ora	920-922 Bayou	4/29/2016	\$	498.77	Paint Up 2016
Brown, Ora	803 SE Tarpon Ave.	4/29/2016	\$	499.10	Paint Up 2016
Brown, Ora	711 SE Palm Beach Rd	4/29/2016	\$	499.65	Paint Up 2016
Perez, Betty&Wilfredo	828 SE Tarpon	4/29/2016	\$	396.51	Paint Up 2016
Queen, Lisa	340 SE Florida Street	5/1/2016	\$	495.80	Paint Up 2016
Brown, Mildred	914 SE MLK Jr. Blvd.	5/4/2016	\$	499.46	Paint Up 2016
Hunt, Metsy	19 SE Broadway St.	5/4/2016	\$	498.45	Paint Up 2016
Thomas, Rose	812 Palm Beach Road	5/4/2016	\$	498.64	Paint Up 2016
Hamilton, Sharon	907 SE MLK, Jr. Blvd.	5/11/2016	\$	323.81	Paint Up 2016

Newton, Darlene	813 SE Bahama Ave.	5/18/2016	\$	496.89	Paint Up 2016
Davis, Jimmy& Mary	920 SE 8th Street	5/19/2016	\$	449.39	Paint Up 2016
Stoudemeir, Joe&Rosa	918 SE MLK Jr. Blvd.	5/19/2016	\$	497.24	Paint Up 2016
Barnes, Gay	1032 SE 9th Street	6/1/2016	\$	455.81	Paint Up 2016
Harriel, Dorothy	917 East 9th.Street	6/1/2016	\$	481.62	Paint Up 2016
James, Faye	514 SE Florida St.	6/6/2016	\$	498.21	Paint Up 2016
Stout, Ed & Susanne	600 Stypmann	6/27/2016	\$	486.04	Paint Up 2016
Miller, Anne	900 Palm Beach Road	7/8/2016	\$	496.15	Paint Up 2016
Graham, Uvonda	1644 SE Arapaho Ave	7/15/2016	\$	499.27	Paint Up 2016
Matheny, Rita	505 SW North River Point Drive	7/19/2016	\$	496.67	Paint Up 2016
Caracci, Eleanor	1006 SE 16th Street	7/23/2016	\$	496.14	Paint Up 2016
Boggs, Myrtle&Samuel	1617 SE Apache Ave.	8/1/2016	\$	498.31	Paint Up 2016
Hawkins, Norris&Diane	1616 SE Arapaho Ave	8/1/2016	\$	495.60	Paint Up 2016
Daucette, Edward	912 SE MLK Blvd	8/2/2016	\$	492.85	Paint Up 2016
Brack, Ken	1001 SE 16th Court	8/11/2016	\$	500.00	Paint Up 2016
Thompson, Homer	912 East Avenue	8/11/2016	\$	499.22	Paint Up 2016
Harvey, Agnes	1615 Arapahoe	8/12/2016	\$	470.62	Paint Up 2016
Stoudemeir, Joe&Rosa	910 SE Tarpon	8/18/2016	\$	398.94	Paint Up 2016
		Total:	\$	26,285.13	

City of Stuart
2020 Fiscal Budget
Estimated Appropriations

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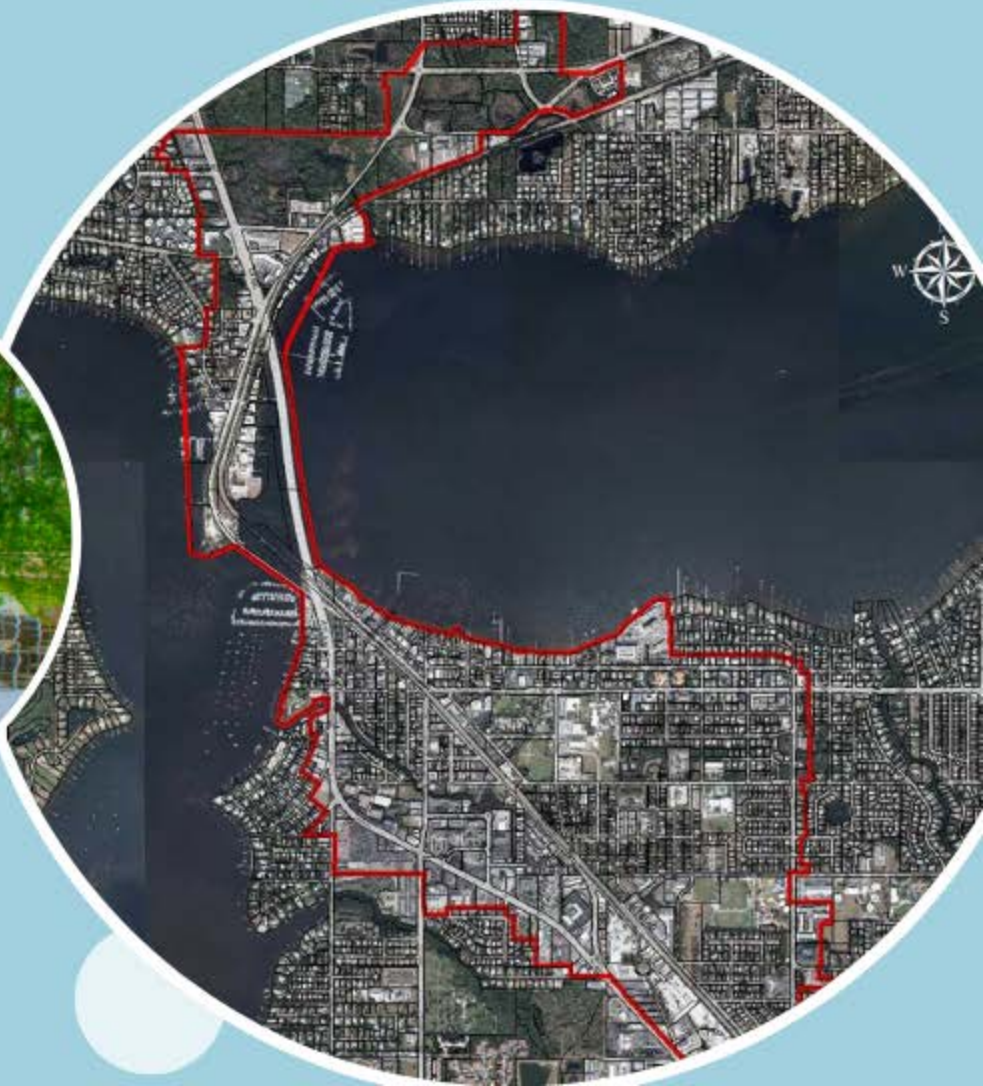
Account	2018 Audited	2019 Current	Dept Request	Manager Recommend	Commission Adopt	% Change
107	COMMUNITY REDEVELOPMENT					
1117	CRA					
Total CAPITAL OUTLAY	632,945	85,110	270,000	310,000	0	264.23%
582 AIDS TO PRIVATE ORGS	289,078	141,235	166,362	164,962	0	16.80%
BIRP - AUTO EXPERTS			10,000	10,000	0	
BIRP - CRUMP'S LAWN EQUIPMENT CENTER			10,000	10,000	0	
BIRP - ELLE SALON			6,962	6,962	0	
BIRP - LUNA'S ITALIAN CUISINE			1,400	0	0	
BIRP - OLD COLORADO INN			10,000	10,000	0	
BIRP (BUSINESS IMPROVEMENT REIMB PROGRAM)			50,000	50,000	0	
BRUSH WITH KINDNESS			40,000	40,000	0	
EAST STUART PARTNERSHIP			0	5,000	0	
MAIN STREET			10,000	10,000	0	
MURAL PILOT PROGRAM			20,000	20,000	0	
PAINT UP PROGRAM			8,000	3,000	0	
Total GRANTS AND AIDS	289,078	141,235	166,362	164,962	0	16.80%
591 INTRAGOVERNMENTAL TRANSFS	108,000	1,177,812	931,065	1,081,065	0	-8.21%
CODE ENFORCEMENT OFFICER P/T EXTEND TO 8:00PM			28,590	28,590	0	
COVERED BASKETBALL COURT 10TH STREET			0	100,000	0	
CRA ADMINISTRATOR			95,475	95,475	0	
CRA SIDEWALK STAINING			2,000	2,000	0	
FEDERAL HIGHWAY GATEWAY BEAUTIFICATION PROJ			150,000	150,000	0	
FRASIER CRESCENT STREETScape IMPROVEMENTS			250,000	300,000	0	
MAINSTREET SERVICE AGREEMENT			70,000	70,000	0	
SHEPARD PARK BOAT TRAILER PARKING			145,000	145,000	0	
TRAM			190,000	190,000	0	
595 OTHER NONOPERATING USES	0	533,406	500,000	500,000	0	-6.26%
RESERVE FOR SEMINOLE STREETScape IMPROV 19042701-563			250,000	250,000	0	
RESERVE FOR UNDERGROUND UTILITIES CRP00389-563			250,000	250,000	0	
Total OTHER USES	108,000	1,711,218	1,431,065	1,581,065	0	-7.61%
Division CRA	1,250,672	2,148,099	2,071,609	2,260,209	0	5.22%
COMMISSION			1,108	1,116	0	
MANAGER			0	0	0	
HUMAN RESOURCES			0	0	0	
CITY CLERK			2,892	2,930	0	
FINANCIAL SERVICES			7,956	8,055	0	
TECHNOLOGY SERVICES			0	0	0	
CITY ATTORNEY			36,849	37,415	0	



CITY OF STUART



COMMUNITY REDEVELOPMENT PLAN



August 2019

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INTRODUCTION

The City of Stuart is a thriving waterfront community located on Florida's Treasure Coast. From the mid-1980's, the City of Stuart CRA has been instrumental in implementing various initiatives and programs to revitalize and improve the quality of life in the downtown area and its surrounding neighborhoods.

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986 in accordance with the provisions of Florida statutes. In 1989 Duany Plater-Zyberk completed a plan for the original CRA and developed Urban Codes. Duany created a plan designed to re-establish the area into human-scaled, pedestrian-friendly urban neighborhoods and introduced on street parking, traffic calming and streetscape improvements. Much of the Duany plan was successfully implemented in the Historic Downtown area of the City.

The CRA operates within the City of Stuart government, and is charged with the undertaking of redevelopment functions in the designated community redevelopment districts. The CRA was re-established and Redevelopment Trust Fund was created in 1998. The CRA was expanded to include East Stuart in 2002 following work produced by Treasure Coast Regional Planning Agency and Design Studios West. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property.

In April 2015, the CRA authorized the completion of a Finding of Necessity to consider the expansion of the CRA. The expansion included various areas of the City that meet Section 163.340, Florida Statutes requirements for "blight" and "slum." The expansion consists of an additional 486 acres of contiguous property including property that meets the requirements for "blight" and "slum" as stated in Section 163.340, Florida Statutes. Currently, the CRA encompasses approximately 700 acres of land.

In January 2016, the 2010 CRA Plan was amended. The 2016 amended plan integrated the recommendations of the 2010 plan.

In August 2019, the 2016 CRA Plan was amended and adopted by the Community Redevelopment Agency. The Community Redevelopment Plan is a document that acts as a strategy for long range goals and also as a financial management document.

The 2019 updated Plan provides a description of past accomplishments and upcoming CRA programs and projects in the next 5 - 10 years

Since the adoption of the 2002 CRA Plan, the downtown has welcomed several new mixed-use projects, with a mix of retail, office space and luxury condominiums. The CRA's most visible successes have included streetscaping, infrastructure improvements, and new public safety complex, improved parking, and increased dockside access.

Building on these successes the City is ready to move forward with new and innovative proposals to continue to improve and enhance the CRA for existing and future generations.

CRA PURPOSE AND OBJECTIVES

The purpose of the CRA Plan is to guide the City of Stuart in identifying priorities and opportunities available within the Community Redevelopment Area.

The City of Stuart Community Redevelopment Plan is the vision for growth and unification of Stuart while protecting our existing built and natural environment. This document has been formulated to provide a clear vision. The goals of the City of Stuart Community Redevelopment Plan are to achieve the following objectives:

- To provide an analysis and an identification of the opportunities available in development terms and to identify a short, mid and long term time frame in which to achieve the implementation of the plan;
- To facilitate economic development and revitalization to ensure the City of Stuart CRA sustains its economic viability and competitiveness.
- To create building forms of a character and scale which complement the City's small town feel.
- To create attractive pedestrian and bicycle friendly streets complimented by building forms and enhanced by public art that act as a strong link between the different neighborhoods.
- To promote mixed uses throughout the CRA, particularly where commercial activity is desirable at the street level.
- Implement a coordinated effort to design complete street sections that have convenient parking in discrete locations and promote and support transit alternatives.
- Improve the public's understanding of the CRA mission, accomplishments and community assets through public outreach efforts and marketing.
- Attract and retain a diverse range of businesses including restaurants, boutique hotels, retail, and high-tech industry.
- To provide a document that works as a tool to effectively redevelop and revitalize the City of Stuart CRA.

VISION AND MISSION

VISION

To preserve, unify and enhance the historic character of the City of Stuart CRA while encouraging economic growth and redevelopment.

MISSION

To plan for a sustainable economic future while protecting and enhancing the unique character of the City.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses are able to achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.

CONTINUANCE OF CRA EXISTENCE PURSUANT TO HB 9 (TO BE CODIFIED)

The Stuart CRA, established on June 8, 1998 by Resolution No. 84-98, and amended and expanded by Resolution No. 131-02, Ordinance No. 2076-06, Resolution No. 82-2010, and Resolution No 09-2016, has been ratified by the governing body and extended from 2028 to 2050. This amendment to the Plan is pursuant to FS 163, and was adopted by the City Commission on September 9, 2019, by Resolution No. 68-2019. The effect of the amendment extends the life of the CRA to September, 2050.

CRA PLAN ADOPTION

The CRA Plan was adopted by the CRA Board on August 26, 2019.

THE STATUTORY REQUIREMENTS FOR THE CRA PLAN

Authority to Undertake Community Redevelopment

This document has been prepared under the direction of the City of Stuart Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III.

Every community redevelopment plan shall:

- 1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.
- 2) Show by diagram and in general terms:
 - a. The approximate amount of open space to be provided and the street layout.
 - b. Limitations on the type, size, height, number, and proposed use of buildings.
 - c. The approximate number of dwelling units.
 - d. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.
- 3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. If there is severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such municipalities retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for valid and desirable public purpose.
- 4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.
- 5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.
- 6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.
- 7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.
- 8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.
- 9) Contain detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.
- 10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1).

In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment". For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes shall apply:

"Community Redevelopment" or "Redevelopment" means undertakings, activities or projects of county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" by the governing body. This finding must demonstrate that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,
- (2) The rehabilitation, conservation or redevelopment, or a combination thereof of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals or welfare of the residents of such county or municipality.

Creation of the Community Redevelopment Agency

Upon a "Finding of Necessity" by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politically to be known as a "Community Redevelopment Agency". The Agency shall be constituted as a public instrumentally, and the exercise by the Agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.

The City of Stuart established the City of Stuart Community Redevelopment Agency on May 12, 1986 with the adoption of Ordinance 1059. The organizational structure of the agency was also established at this time. It consists of a board of five elected City Commissioners plus two appointed members from the membership of the Community Redevelopment Board (an appointed advisory board) by Ordinance 1716-2000. The provisions of Ordinance No. 1059 have been codified the City's Land Development Regulations.

Powers of the Community Redevelopment Agency

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Stuart to carry out redevelopment activities. While most of these powers may be delegated to the Community Redevelopment Agency, others may not.

The powers which continue to vest in the City Commission are as follows:

- The power to determine an area to be slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, and to hold any public hearings required to respect thereto.
- The power to grant final approval to Community Redevelopment Plans and Modifications thereof.
- The power to authorize the issuance of revenue bonds as set forth in Section 163.385.
- The power to approve the acquisition, demolition, removal or disposal of property; and the power to approve the assumption of the responsibility to bear loss by the Agency.
- The power of eminent domain; a four-fifths vote of the City Commission is required to condemn under this provision.
- The power to approve the budget and any amendments thereto.
- The power to allocate municipal funds from any source to fund the Agency or to be applied to any bonds or note issued by the Agency.

The powers which the City Commission has chosen to delegate the City of Stuart Community Redevelopment Agency under City Ordinance No. 1059, Ordinance No. 1193 and Ordinance No. 1716-2000 are as follows:

- To make and execute contracts and other instruments.
- To disseminate redevelopment information.
- To undertake and carry out community redevelopment projects and activities including acquisition of a slum or blighted area, the demolition and removal of buildings, installation of streets, utilities, parks, playgrounds and other improvements, disposition of acquired property as its fair market value, carrying out plans for a program of repair and rehabilitation in accordance with the Community Redevelopment Plan, acquisition of real property in the Community Redevelopment Project area (under the Community Redevelopment Plan) is to be repaired of

rehabilitated for dwelling use, acquisition of real property when necessary to eliminate unsafe conditions or eliminate obsolete uses detrimental to the public welfare, and the acquisition of air rights in an area consisting principally of land in highways, railway tracks, bridge entrances or other similar facilities which have a blighted influence on the surrounding area.

- Construction of foundations and platforms necessary for the provisions of air rights site of housing for low and moderate income persons.
- To recommend by four-fifths vote of the agency to the City Commission the condemnation of property under this ordinance.
- To provide for streets, roads, public utilities or other facilities.
- To acquire, lease or option any real property to hold, improve or prepare for redevelopment.
- To mortgage, pledge, hypothecate or otherwise encumber to dispose of any real property.
- To insure or provide for insurance of any real property against risks or hazards.
- To invest Community Redevelopment Funds held in reserve.
- To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the Federal Government, the State, County or other public body or from any sources, public or private and to give security as may be required.
- To make surveys, plans necessary to carry out the purposes of the agency.
- To develop and demonstrate new or improved means of providing housing for families and persons of low income.
- To prepare plans for and assist in the relocation of persons displaced from a Community Redevelopment Area and to make relocation payments for moving expenses and losses of property.

- To close, vacate and plan streets, roads and sidewalks.
- Other such actions consistent with the FS 163, Part III.

The Community Redevelopment Area

Pursuant to State Statutes, a community redevelopment area must be a slum area, a blighted area or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The City of Stuart Community Redevelopment Agency generally consists of the older central core of the city, which has become deteriorated due to age, obsolescence and a lack of investment. Unfortunately, a deteriorating area is self-propagating and as conditions worsen, residents and private businesses become less willing to put in their financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

The Community Redevelopment Area contains 692.7 acres of land. Please refer to Maps for a complete legal description of the district.

This plan updates and amends the City of Stuart Redevelopment Plan adopted by the City of Stuart Commission on January 2016.

Any projects, programs, undertakings and actions that are being implemented or are in progress at the time of the adoption of this document will not be stopped, curtailed, limited or restricted in the implementation of those projects, programs, undertakings and actions under the adopted plan, unless expressly stated herein to that effect.

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with the redevelopment plan which has been approved by the City Commission. Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document which must be evaluated and amended on a regular basis in order to accurately reflect changing conditions and

community objectives. All redevelopment financed by tax increment revenues shall be completed later than thirty (30) years following the adoption of this amendment to the plan.

Consistency with the City's Comprehensive Plan

Florida Statutes require that the Community Redevelopment Plan be consistent with the City's Comprehensive Plan. In order to remain current in the fast-paced actions of the City and CRA, the Community Redevelopment Plan will have to be amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To maintain consistency with the City's Comprehensive Plan, a two tiered approach will be used during the amendment process.

The first step in the process is an administrative determination by the City Manager, or his designee, as to whether the proposed amendment is procedural/technical (e.g. changes to dates, amount of project funding, updating program, etc.) or substantive (e.g. the adoption of a new program). Under the former determination, the amendment would go directly to the City Commission accompanied by a written staff finding. Under the latter, the amendment would first be reviewed by the Local Planning Agency/Planning Advisory Board (LPA/PAB) for determination of consistency with the City's Comprehensive Plan and then forwarded to the City Commission with recommendations.

Since amendments to the City's Comprehensive Plan require a time consuming process and are allowed only twice a year except in cases of emergency, the Community Redevelopment Plan may not at all times be completely assimilated into the Comprehensive Plan. Those portions of the CRA Plan and subsequent amendments, which involve only the resources of the CRA, will not be included with the City's Comprehensive Plan. However, whenever significant City participation is part of a CRA project and participation has not been

addressed in the Comprehensive Plan, it may be necessary to process a Comprehensive Plan Amendment prior to action by the City. Generally it will be necessary to amend the Comprehensive Plan in order to accommodate the following:

- Those portions of the CRA Plan which would otherwise be in conflict or inconsistent with the Comprehensive Plan as it is now written;
- To provide City financing, or financial assistance, to projects identified in the CRA Plan which are not already in the Comprehensive Plan; and
- To reassess and modify existing policies in the Land Use Element call for joint CRA/City participation.

There are no conflicts with the Comprehensive Plan and the CRA Plan.

Neighborhood Impacts or Redevelopment Efforts

The following section describes the potential impacts of redevelopment efforts on the residential neighborhoods of the Community Redevelopment Area and surrounding areas. While neighborhood impacts have been considered for the specific redevelopment actions recommended in this Plan, it should be noted that some of these projects are in the early stages of planning. Therefore, some impacts resulting from their implementation may as yet to be determined. As these projects become more clearly defined, and additional impacts are identified, this section of the Plan will be amended. Other actions described in the Plan for subsequent years are subject to further refinement and elaboration in the intervening period and are consequently not included in the consideration of the short range impacts.

A. Relocation of Displaced Residents and Businesses

In the event that existing or future CRA lead agency projects do require relocation of residents, a relocation plan will be submitted as a component of the project package prior to official action on the project. It is also important to note that through the combined efforts of the Community Redevelopment Agency, the City and private development community, the neighborhood housing stock will be expanded and thereby provide opportunities for the relocation of residents elsewhere in the neighborhood.

To protect the residents within the Community Redevelopment Area, the CRA shall formally adopt a relocation policy containing procedures for relocation. When required by redevelopment actions, the relocation of residents within the Community Redevelopment Area will follow these procedures. Expenses and financial assistance by these procedures shall become the responsibility of the Community Redevelopment Agency.

Relocation Policy:

Each redevelopment program adopted by the CRA which shall cause the temporary or permanent displacement of persons from housing facilities within the Community Redevelopment Area will contain an element and provision for the providing or replacement of housing for such persons in decent, safe and sanitary dwelling accommodations within their means and without undue hardships to such families, which such relocation assistance shall include but not be limited to the following methods:

1. All affected residents will receive a timely written notice of the CRA's intent to acquire their property.
2. The CRA will identify reasonable alternative housing opportunities for such displaced families which shall be reasonably comparable to the property being taken in size, price, rent and quality.
3. The CRA may provide moving expenses in a reasonable amount for each displaced family.
4. The CRA may elect to provide subsidies to displaced families

in cases where suitable replacement housing, reasonably equivalent to the property being taken, is not available in order to make other replacement housing available within the displaced family's means.

5. The CRA may permit a former owner or tenant to occupy the property after acquisition for a period of time either with or without rent and any such rent charge shall not exceed the fair market rent for such occupancy; the fair market rent should comply with rent specified under Federal Regulations that are used in the Rent Subsidy Programs.

Traffic Circulation

The major redevelopment projects contained within this plan are generally adjacent to major transportation corridors and are not anticipated to degrade traffic circulation within the residential areas of the Community Redevelopment Area.

Implementation of individual redevelopment projects may require improvements or modifications to the existing roadway network, these localized impacts will be reviewed when specific project designs are undertaken. It is also recommended that architectural and site-specific design solutions be considered to mitigate potential traffic and parking impacts of specific projects on adjacent residential neighborhoods.

Projects that provide infrastructure benefits and pass the dual rational nexus test for impact fees, as articulated in state law may be eligible to offset the impact fees. This may occur where proposed new development contributes funding to, or provides, additional capital facilities that are required to support the impact of the new development.

Environmental Quality

The redevelopment actions proposed in the Plan are intended to

improve the environmental quality within the Community Redevelopment Area. Programs, such as the Façade Improvement Program, allow residents and businesses in the area to make exterior improvements to their properties which they could not otherwise afford. It is expected that improvements associated with these programs will foster a new sense of community pride and spur additional revitalization efforts throughout the area, thus reducing slum and blighted conditions.

Streetscape and landscape improvements associated with many of the redevelopment projects will, when completed, upgrade the overall appearance of the area. Projects, involving removal of existing uses, followed by full-scale redevelopment, will improve the appearance of the City of Stuart's Community Redevelopment Area. The plan also promotes pedestrian-friendly land use patterns and multiple modes of transportation which ideally reduce reliance on single-occupant vehicular travel and thereby increase air quality.

Availability of Community Facilities and Services

Since the Community Redevelopment Area contains the oldest sections of the City, it has the availability of the full range of community services and facilities associated with urbanized areas. Implementation of individual redevelopment projects and streetscape beautification projects will address the existing issues relating to the age of some facilities and obsolete designs.

EXISTING CONDITIONS & OVERALL NEEDS WITHIN THE CRA

General Description of the Community Redevelopment Area

The existing land uses in the Community Redevelopment Area follow patterns of historical development activity, and the requirements of existing and past zoning districts. There are approximately 700 acres of land within the Community Redevelopment Area, including public rights of way.

In 2015, the Community Redevelopment Agency adopted the expanded areas of the existing CRA boundaries. There were 649 total properties in the expansion area; this diversity in ownership prevents future private investment that is essential to economic conditions of the community. The expansion met the criteria established in Section 163.340, Florida Statute. The area meets at least one criterion as described in 'slum' and at least two criteria as described as 'blight'.

The dominant land uses in the CRA are office, retail, single-family residential, and government uses. Since 2000, new development in the CRA has mainly been office, retail and single-family and multi-family residential uses.

The primary economic hubs and job generators in and around the CRA continue to be:

- The marine industries at Northpoint;
- Health care industries and Cleveland Clinic Martin Health (f.k.a. Martin Memorial Hospital);
- Legal professions and the Martin County Courthouse and Constitution Office Complex;
- Hospitality;
- Retail/office;
- Entertainment in the Historic Downtown (including the Lyric Theater);
- Commercial/retail uses along US 1;
- Light industrial uses in Potsdam; and

- Arts and commercial/retail along Colorado Avenue.

Existing land uses within the City of Stuart and CRA are diverse but not necessarily developed sufficiently to support, attract or fulfill the demands for the shopping, services, dining, professional services, and entertainment needs of local residents and visitors. Downtown Stuart shows a considerable amount of existing retail, office and government square footage.

Housing Conditions

Stuart has the lowest Median Home Value when compared to other areas in Martin County. The housing stock is aging, with the majority of homes being built between 1970 and 1989. With the exception of Rio, Stuart has the oldest median housing age of any Martin County area. Less than 14% of homes were built in the 21st century. Many of the homes require rehabilitation and renovation. They also require hardening to meet updated codes. Building codes changed significantly in 1992 and have been continually updated to meet the severity of storms impacting the area.

Of the 240 single-family residential units within the CRA nearly half (116) units do not have a homestead exemption. This would indicate that about 48% of the houses in the area are either occupied by renters or by seasonal visitors. Rental demand is steady and vacant rate is low in the Potsdam area of the CRA, which reinforces the evidence of a solid rental housing market with room to accommodate growth. Regarding vacancies, city-wide total vacant housing units represent 18% of total housing units, with seasonal usage at 11%.

In 2017, the City received Department of Economic Opportunity (DEO) Florida Partnership Grant for technical assistance and support from the DEO to improve the communities through an asset-based economic development strategy.

The Housing Action Plan recommends strategies that will further the goal of supporting economic growth and development while providing housing that is appropriate, affordable and sustainable for its workforce. The recommendations include:

- Education programs for elected officials to learn about the role and legal responsibilities in addressing affordable/workforce housing, which is critical to the community and economic development.
- Housing Symposium- learn about new ideas and concepts in housing in order to be able to offer diverse housing choices that appeal to wide range of incomes, ages, culture and lifestyles.
- Survey of top employers should be undertaken to determine housing needs for current and future employees (rental, for-sale, amenities).
- Loan pool for buyer assistance/renovation – Local lenders should be approached about creating a loan pool to provide funding for down payment assistance and renovation and encourage lenders to offer products like FHA’s 203K or Fannie Mae’s Homestyle products renovation loans to support the City’s older housing stock.
- Transit Oriented Development (TOD) – focus on the development of new housing in areas adjacent to employment centers and transportation option will help build walkable, urban living environment to which millennials and young professionals are attracted.
- Consider underlying multifamily residential zoning of commercial property – the strip centers continue to be an

issue. Amend the Comprehensive Plan to assign, in each commercial category, a multifamily residential zoning overlay to allow conversion of “strip malls” or redevelopment without comp plan land use change or rezoning.

- Model affordable/workforce housing codes – Offer incentives to developers who are willing to include a percentage of below market rate units as part of their residential projects.
- Continued support of CRA redevelopment activities – Use TIF to support economic development efforts, e.g. increase variety of housing options, street level neighborhood improvements, paint up and façade improvement programs to order for housing stock to remain viable, offer grants/loans for historic façade restoration.

Preservation/creation of affordable housing assets – Partner with Stuart Housing Authority, Habitat for Humanity, and Housing Solutions Taskforce to provide housing for workers making 30 percent or less of annual median income. Occupations include childcare workers, health aides, retail and hospitality, landscaping, etc. These jobs are critical to providing essential services to the community. In 2018, the City conducted four focus groups with key industry leaders, small business owners, entrepreneurs, young professionals and other business groups to assess their needs.

The participants in the young professional focus group offered ideas that would enhance social offerings, openness and aesthetics of the City. There are studies that show the positive correlation between levels of attachment to a place and economic growth. The factors from highest correlation to lowest include social offerings, openness and aesthetics of the community. The ideas included:

- Set up an input and idea stream to the City Manager’s Office.

- Study Orlando and its “neurotic attention to facilitating new wave outcomes” – establish a “little sister” for technical assistance on how to get something to happen in the City.
- Work on the relationship with Martin County to enable new cash inflows to the City, e.g. Tourism Development Taxes.
- Create a multi-district plan, with multi-modal connectivity that grows the downtown footprint, e.g. Art District, Medical District, Downtown West, etc.
- Add innovative new City Staff positions, e.g. Public Art Coordinator, City Small Business/Entrepreneur Ombudsperson -Young Entrepreneur Liaison.
- Expand entrepreneurship services in conjunction with area young professional business startups (co-working spaces, incubator spaces).
- Enable housing opportunities to all levels of income (town houses, lofts, studios); various housing products can be built and incentivized through City code.
- Increase public relations to fill the gap between knowledge of events/activities and conveying to a wider audience.
- Create a vibrant nightlife, which is the missing piece of Social Offerings puzzle, e.g. drinking boat/pontoon/rooftop bars.

The business focus groups, including entrepreneurs, small businesses and larger employers, were focused on generating creative inputs for an economic development program. The ideas included:

- City of Stuart is “Downtown Martin County” – higher density, physically attractive components of Stuart need to be expanded as far north, south, and west as possible, e.g. consider form-based code, transportation alternatives, complete street improvements along US-1 and A1A.
- Creative incentives – develop incentives for target entrepreneurship industries.
- Work with other entities in Martin County to expand workforce development opportunities. For example, integrate apprenticeships and certifications at 6-12th grade education levels and further align training opportunities at IRSC and CareerSource.

Parking

A parking study completed by IBI consultants in 2009 determined that downtown parking requirements will be significantly influenced by future downtown development. The parking analysis indicates the current and projected future parking supplies have deficits of long-term parking spaces, especially in the retail core of the downtown. Furthermore, the results of this analysis also indicate that simply increasing the parking supply will not solve the perceived parking problems in the area. If additional parking supply is to be provided, careful consideration should be given to strategically locating and managing the overall parking system as a function of specific land use types in the downtown. The parking master plan is intended to reflect a new paradigm shift in parking management theory from the “more parking is better” approach.

Based on this general philosophy and recognizing the feedback received from the stakeholders and the staff, the following guiding principles were developed to guide the Downtown Stuart Parking Master Plan:

- An appropriate supply of convenient public parking will be maintained to support business needs and alternatives for future parking supply will be identified in advance of actual needs so as to attract development and avoid potential issues with inadequate supply and/or inappropriately designed parking.

- The City will pursue opportunities to work with private developers to ensure adequate on-site parking is provided for all new developments and those opportunities for shared parking and joint use facilities are considered.

- The parking system will be financially sustainable, with all costs/benefits being accounted for.

- Public parking will not detract from the pedestrian environment and over time surface parking will be minimized.

In October 2017, the City entered into a contract with Walker Parking Consultants to provide Future Parking Needs Analysis and strategic recommendations to better manage the supply of parking in downtown. A parking study completed by Walker Parking Consultants in 2018 did not warrant a need for a parking garage. It did, however, recognize that the downtown has limited parking availability during peak activity hours in several high demand areas which creates a perception of a parking problem. The study provided the following strategic recommendations to assist the City with prioritization of future parking needs:

Immediate (12 months)

- Redesign the tram service for fixed route schedule during peak hours.
- Repurpose a few of the parallel parking for ride-hailing services.

- Identify the key location for loading zone that could be converted to visitor parking space.
- Enhance valet parking station locations by providing better advertising and visibility.
- Provide bicycle storage racks.
- Extend the 3-hour parking hours to 8:00 PM.
- Shared parking agreements with private lots.

Mid-Term (2-5 years)

- Partner with Martin County to create short-term shared parking at Courthouse parking lots for evening and weekend employees.
- Regulate more on-street parking on SW Flagler Ave from St Lucie Ave to Flagler Place.
- Designate Sailfish parking lot and on-street parking spaces outside of historic district to weekday employee parking.
- Redesign parking inventory along S Dixie Hwy.
- Implement on-street paid-parking in the core downtown area (SE Osceola St).
- Implement an advanced parking guidance system and effective wayfinding signs to inform of available parking options.
- Golf cart parking on Seminole St.

Long-Term (5 Years +)

- Expand residential permit parking program.
- Private/public partnership for structured parking.
- Design and construct additional parking inventory on County parking parcels along SE Flagler Ave.

The City Commission approved the following for implementation in the First-Year Action Plan for parking management:

- Redesign tram service to a fixed route schedule.
- Designate parallel parking space for Uber/Lyft services.
- Identify location for loading zone.
- Enhance valet parking station locations.
- Provide bicycle racks.
- Extend the 3-hour parking hours to 8:00 PM.
- Shared parking agreements with private lots.
- Explore paid on-street parking system in core downtown areas.

REDEVELOPMENT STRATEGIES

When considering redevelopment strategies, it is important to note that the CRA cannot fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses available for redevelopment efforts, the Agency must be careful not to spread it too thin by attempting to do too much at once. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures.

Since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the agency's overall goals and implemented accordingly.

Within the Community Redevelopment Area, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions.

All identified projects will be funded by Tax Increment Financing (TIF) Funding, Bonding, Grants and/or General Funds.

Tax Increment Funding (TIF) is a method to pay for redevelopment of a slum or blighted area through the increased ad valorem tax revenue resulting from that redevelopment. It has been used in many states since the late 1940s and early 1950s to pay for redevelopment projects.

The funds deposited in the redevelopment trust fund may be expended only in the redevelopment area pursuant to the approved redevelopment plan in conformance with the requirements of Section 163.387(6) of the Florida Statutes.

Community Redevelopment Agency

Projects and Programs

The projects and programs of the Community Redevelopment Agency are designed to solve the underlying issues which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the population or take advantage of opportunities for economic, social or aesthetic improvement.

The following are accomplishments to-date:

- Purchased property for Kiwanis Park Parking Lot
- Osceola Street Parking Lot
- Redesign of Martin Luther King Jr. Blvd (from Colorado Ave to SW Dixie Hwy) with Parking and Streetscaping
- Habitat for Humanity Homes in East Stuart
- Public Safety Complex
- Dumpster Beautification Project
- Sailfish Shuttle
- Pedestrian Crosswalks in Downtown
- Various Streets Resurfacing Projects
- Public Dock Enhancements
- Floating Dock
- Parking along Flagler
- Micro-Transit Program
- Outdoor Seating Program
- Purchase and Redevelopment of Triangle Property
- Purchase and sell of Northpoint Property
- Downtown Stuart Streetscape Improvements Project
- Kindred Street Streetscape Improvements Project
- Shepard Park Decking Replacement
- Frazier Crescent Sewer Improvements
- Real Estate Development Accelerator (REDA) Pilot Program
- Mural Matching Grant Program
- Wayfinding Signage Program
- Custom Bike Racks
- Various Dedications of Historic Markers

HISTORIC PRESERVATION PROGRAM

Historic downtowns and neighborhoods possess those elements that create livable, viable communities by encouraging mixed-use and more compact development by encouraging mixed-use and more compact development. Historic neighborhoods have traditionally proved themselves to stabilize and increase property values.

Stuart has several examples of both private and public historic preservation projects that are successful and benefit the character of the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building and the Lyric Theatre. The following subdivisions or areas are considered historic districts: Kitchings Addition, Potsdam, Frazier Addition, Historic Downtown, Feroe Subdivisions, Woodlawn Park and Porters Addition.

The program's intent is to educate the general public as to the benefits of historic preservation to generate support for the CRA's preservation activities and to encourage preservation both in the neighborhoods as well as the commercial areas.

Program Objectives

- Preserve the heritage of Stuart;
- Use historic preservation as a tool for economic restructuring;
- Utilize historic preservation to combat and eliminate blight;
- Encourage restoration and maintenance of historic buildings;
- Maintain and restore all public historic buildings;
- Encourage the compatibility of historic structures and new structures in residential and commercial areas.
- Utilize the historical architectural styles of Stuart as a reference for new construction styles; and
- Provide sites for historic buildings displaced by redevelopment.

The City shall maintain and update its inventory of historic and archeological resources completed in 2002 and shall encourage establishment of local historic districts and landmark designation as resources permit. The following policies support this objective:

Policy B1.1. Land availability for relocation. The City shall pursue making land available for relocation of historically significant buildings threatened by redevelopment.

Policy B1.2. Adaptive reuse. In revising its Land Development Code to be consistent with this Comprehensive Plan, the City shall adopt a policy or policies to encourage property owners to actively use their historical properties for homes, offices, museums, or other uses appropriate to the preservation of the building. The City shall review its land development regulations to ensure that City policies do not unduly restrict a property owner from active use of an historic property whose historic values have been preserved or restored.

Policy B1.3. Support to owners. The City shall encourage property owners of historically significant housing to seek preservation assistance through supportive educational programs, tax abatement, and assistance with State processing.

Policy B1.4. Historic preservation. The City shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.

Policy B1.5. The City shall continue utilizing historic data as identified in its City-wide survey, and may be amended from time to time, in order to promote awareness of historic places and sites.

Policy B1.6. Through its Land Development Code, the City shall continue to encourage historic preservation through voluntary means and incentives.

NEIGHBORHOOD IMPROVEMENT INITIATIVE

The well-being of the neighborhoods is critical to maintaining the character of the City. The City has therefore established the revitalization of neighborhoods as a primary goal with the Neighborhood Improvement Program being an important tool in aiding the revitalization process. To date this program has proved to be one of the most successful of the CRA's programs, contributing to revitalization of the downtown.

Program Objectives

- Elimination of blighting influences;
- Physical and economic revitalization of the neighborhoods;
- Redevelopment of the historic commercial areas;
- Promote historic preservation and maintain the historic character of the neighborhoods;
- Provide sites for historic buildings displaced by redevelopment;
- Improve the safety and appearance of the area;
- Improve the livability of the neighborhoods;
- Encourage neighborhood identity or themes; and
- Improve public space, including streets, parks and other improvements, to encourage private investments.

Program Description

- Acquire problem properties, rehabilitate and resell.
- Establish a maintenance and clean-up program to eliminate trash, unsightly structures and other blighting influences.
- Establish added security for the neighborhoods with the police department and neighborhood associations.
- Provide grants and loans for correcting code issues in existing buildings.
- Acquire single-family and multi-family structures for conversion to single-family home ownership.

- Provide grants and loans to homebuyers for rehabilitating blighted and/or historic residential structures for home ownership.
- Provide architectural assistance for new construction and rehabilitation of existing structures.
- Establish a program for developing and installing themed signs, landscaping and other.
- Provide architectural and engineering design technical assistance for residential and commercial structures.
- Provide matching funds with the private sector for public improvements.

PAINT-UP PROGRAM

The **paint-up program** was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint. The program allows the building owner to share the cost of painting and/or pressure cleaning an existing building within the City of Stuart CRA. Since 2010, there have been 109 homes that have been approved for the Paint-Up Program.

Program Objectives

- Enhance the physical appearance of residential structures within the CRA District.
- Eliminate and prevent the spread of slum and blighted conditions.
- Increase property values in residential neighborhoods within the CRA District.
- Stimulate private investment in residential areas within the CRA District.
- Stabilize residential areas within the CRA District by encouraging owner-occupancy and long term tenancy.

To qualify for the façade improvement grant the business or home must be located within the City of Stuart Community Redevelopment Area. The CRA will reimburse a percentage set by the CRA, the business or home owner for a project. The cost of the funds is distributed on a first -come, first-serve basis.

Who is Eligible for the Program?

All property owners and residents in the Community Redevelopment Area are eligible to participate in the program. For all residents who do not own their property, a letter from the owner giving permission to the applicant for repainting will suffice.



BRUSH WITH KINDNESS – HABITAT FOR HUMANITY

The Community Redevelopment Agency is dedicated to the elimination of slum and blight within the Community Redevelopment Area. In an effort to improve compliance and diminish blight in neighborhoods, the Code Enforcement Division will be evaluating properties in each neighborhood for code violations. Rather than citing and enforcing the city's building and property maintenance codes, the division collaborates with Habitat for Humanity and their Brush of Kindness program to assist homeowners in correcting the code violations. Through the Brush of Kindness program, Habitat for Humanity works directly with homeowners, matching CRA funds with homeowner 'sweat equity'.

Program Objectives

- Improve compliance and diminish blight in neighborhoods
- Actively enhance neighborhoods and promote economic development by addressing the problems that contribute to blight.

Who is Eligible for the Program?

- Property Owners located within the Community Redevelopment Area;
- Properties that have been assessed and resulted in a code enforcement violation by the Code Enforcement Division of the City of Stuart Police Department.
- Property is owner occupied.
- Property is up to date with property taxes.



BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

The Business Improvement Reimbursement Program provides matching funds for exterior design and improvements to both commercial and multi-family residential properties in the CRA.

Program Objectives

- The elimination of blighted influences;
- Physical and economic revitalization of the neighborhoods and commercial areas;
- The promotion of historic preservation and maintenance of the historic character of both the neighborhood and commercial areas;
- To improve the appearance of the area; and
- Improve visual appearance of existing structures.

Program Description

- Provide grants for correcting code issues in buildings;
- Provide grants to property owners or their tenants for rehabilitating commercial and residential structures; and
- Provide architectural, landscape architectural and engineering design technical assistance for residential and commercial structures.



MURAL MATCHING GRANT PROGRAM

Project Description

The Mural Matching Grant Program is designed to encourage outdoor murals at key locations in Downtown Stuart in an effort to enhance and enrich the existing cultural fabric of our community, thereby attracting more art related activities, businesses and events.

Program Objectives

- Create a sense of local community culture and history
- Improve the appearance of blank or underutilized building walls
- Attract residents and visitors to the downtown area
- Create a sense of belonging and ownership for participating artists and youth
- Promote arts and artists through ArtWalk program
- Create Arts & Entertainment District

Funding Sources

- Tax Increment Finance (TIF)

Time Frame

- On-going



WAYFINDING SIGNAGE PROGRAM

Project Description

The Downtown Wayfinding Signage Program is created to make it easier for visitor, primarily pedestrians, to find downtown businesses. The program will be implemented in two phases. Phase I will be implemented in the Old Downtown District for businesses located within the boundaries of the Old Downtown District. Phase II will be implemented along SE Ocean Blvd, SE Osceola Street and S Colorado Avenue located within the CRA district. The program will be ongoing.

Costs

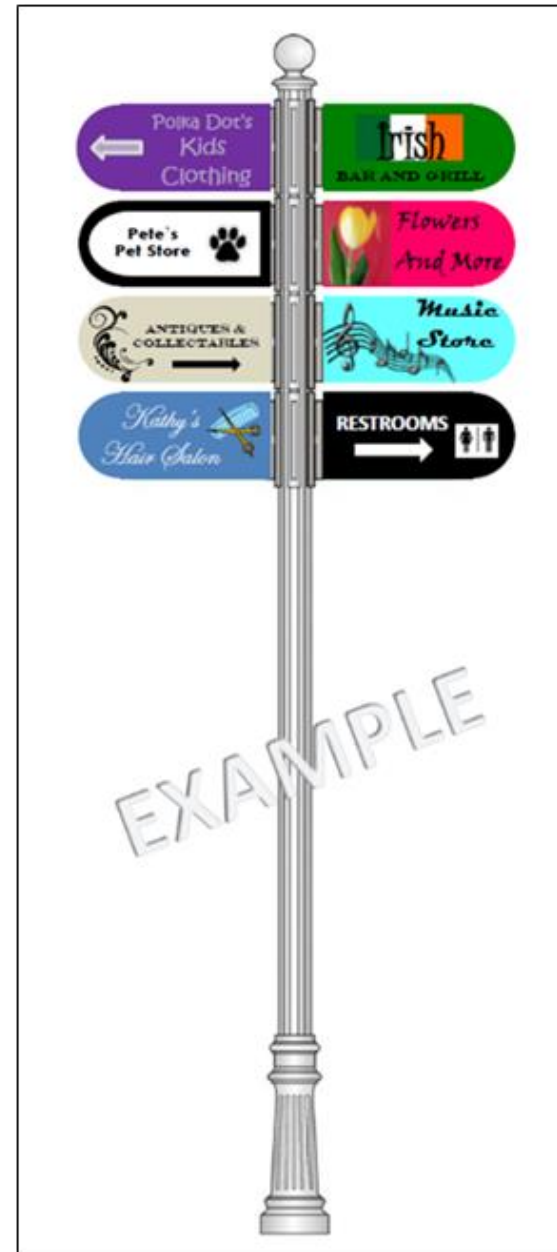
- Phase I - \$5,000
- Phase II - \$5,000

Funding Sources

- Tax Increment Finance (TIF)

Time Frame

- Phase I – Completed; Implementation on-going
- Phase II – 1 - 2 years



URBAN CORE IMPROVEMENT INITIATIVE

Program Objectives

- Provide economic stimulation and increase investment in the downtown urban core;
- Increase nighttime activity;
- Improve the visual appearance of existing structures and pedestrian accesses to parking areas;
- Strengthen the relationship between parking areas and destinations for downtown workers and visitors as parking must be easily accessible by the intended users to be effective; and
- Improve perceptions of nighttime safety for downtown visitors.

Program Description

- Based on the future potential of widening sidewalks and Pedestrianized areas downtown, the opportunity to establish a sidewalk vendors program and develop coordinated street display guidelines for sidewalk sales, store furniture and landscape materials, such as potted plants, benches, sculpture, decorations and other, on the sidewalk and building façade improvements to downtown properties.
- Provide grants and loans to property owners to correct code deficiencies in existing structures.
- Provide grants and loans for the redevelopment of historic structures.

- Provide financial assistance for the development of parking lots and structured parking for public and private spaces.
- Expand the street banner program.
- Provide architectural and planning assistance to private and public projects.

MAIN STREET PROGRAMS

The Main Street organizations have been operating as a 501(c) (3), non-profit corporation. The CRA's approach to revitalization will be one of supporting, assisting and funding programs of both the Stuart and East Stuart Partnership. Currently the City provides free office space and staff support to Stuart's Main Streets.

Program Objectives

- Create strong downtowns which will influence revitalization efforts in the adjoining neighborhoods;
- Physical and economic revitalization of the downtowns;
- Enhance the pedestrian nature of downtown streets;
- Assist in promoting downtown as a destination;
- Recruit businesses to relocate in the downtown; and
- Market the unique qualities of both Stuart downtowns.

Program Description

- Support the administration of Main Street for the first three years of operation;
- Provide grants and loans for the marketing of the downtowns including events, advertising and other media;
- Support business recruitment for the downtowns;
- Coordinate a plan to relocate non-conforming or incompatible land uses;
- Provide grants and loans for banners, downtown murals and art works;
- Provide matching grants and loans for redevelopment; and
- Provide incentives for businesses and property owners.



BIKE WALK COLORADO AVENUE PROGRAM

Project Description

Bike Walk Colorado is an initiative to promote safe bicycling and walking as preferred modes of transportation and recreation for a healthier, more vibrant and connected downtown. The program to improve walkability and bikeability along the corridor will include:

- Install bike racks in convenient, secure and visible locations throughout the corridor.
- Install green bike lanes to give priority to bike mobility.
- Install pedestrian-friendly Wayfinding Signs.
- Improve pedestrian crosswalks for visibility by installing curb bump-outs to shorten crossing distances.
- Identify potential shade structures and structure locations to provide shade along Colorado Avenue.
- Initiate a demonstration project to transform on-street parking space into temporary parks or parklets to create a gathering place.
- Identify locations for long-term conversion of parking spaces into parklets for outdoor seating.
- Promote murals and public art to add beauty, interest, and excitement to the corridor and create a destination for arts and culture.

The program will require land development code updates to ensure that the architecture resulting from the redevelopment of buildings along Colorado Avenue provides shade in a manner that is consistent with Florida architectural styles.

Costs

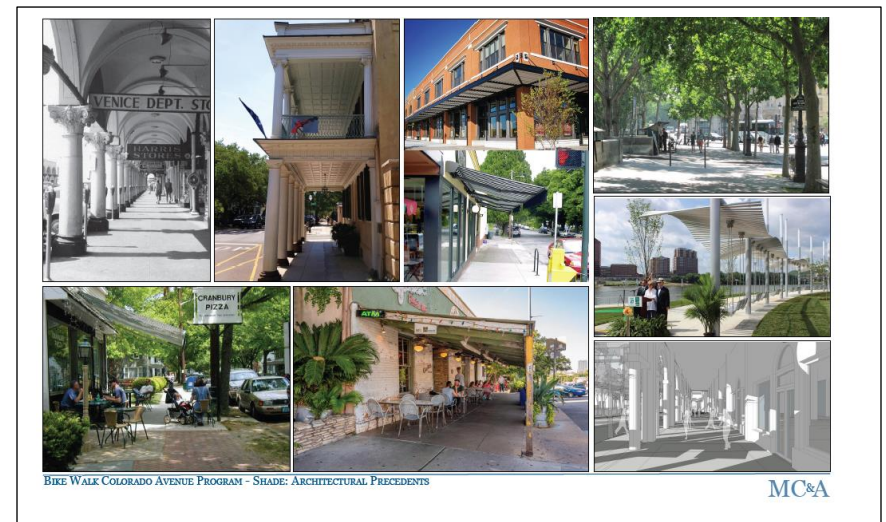
- Conceptual - \$5,000
- Final Design - TBD
- Construction - TBD

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Planning – 1 - 2 years; Implementation 2 -4 years.



SITE AND BUILDING DEVELOPMENT PROGRAM

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

Program Objectives

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

Program Description

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

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

- Grants to developers paid in annual installments, equal to a percentage of the tax increment revenue received by the CRA due to the increased assessment on the property.
- Credit enhancement to developers wherein the CRA pledges its full faith and credit to the developer's lender for payment of a portion of the loan. The enhancement may be a percentage of the loan amount or a pledge to provide adequate debt service coverage.

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

REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM

Program Description

The Real Estate Development Accelerator (REDA) Pilot Program will enable the CRA to enter into public-private partnerships for facilitation of desired real estate development projects. The CRA will utilize tax increment finance (TIF) that will generate from development itself, to leverage private real estate investment opportunities. It is intended for attraction of large-scale development projects valued at over \$1 million to serve as a catalyst to attract additional private investment within the CRA.

Project Objectives

- Attract, retain or expand businesses
- Rehabilitation or renovation of underutilized buildings
- Mix of housing types and market rate housing
- Mixed-use development
- Extraordinary development or redeveloped costs such as brownfield sites, demolition, public infrastructure, off-site improvements, streetscape

Funding Sources

- Tax Increment Finance (TIF)

Time Frame

- On-going

COMMERCIAL PROPERTY DEVELOPMENT PROGRAM

Project Description

The commercial property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of commercial (including small businesses) and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels, underutilized commercial properties or groups of parcels, and to promote, through financial partnerships with private developers, the construction of residential accommodation above commercial units. The CRA will provide planning and site design services. The program will include provision of CRA and City resources and staff time to negotiate acquisitions and public-private partnerships with potential developers and to provide planning and site design services.

Funding Sources

- Tax Increment Finance (TIF), Bonding and/or other sources such as line of credit. Some funding will be recovered or rolled over as properties are resold and/or redeveloped.

Commercial Property Development Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed use redevelopment purposes.	Project Specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for commercial and/or mixed use development projects. Including the CRA acting as developer.	Project Specific funding in respect of development and/or site preparation work.
Planning and Site Design	Provide planning, engineering, design and processing services.	Project specific staff time and/or funding for consultant design service.

RESIDENTIAL PROPERTY DEVELOPMENT PROGRAM

Project Description

The residential property development program will, in addition to land acquisition, promote land assembly, real estate development and other incentives to attract the desired form of residential and mixed-use development. The program will be used to facilitate aggregation and redevelopment of constrained parcels or groups of parcels. The redevelopment of such parcels will be promoted with the creation of ready to build plans (architectural plans) and development documents (HOA documents, PUD agreements and other related documents).

The program will include provision of CRA and City resources and staff time to negotiate acquisitions and public-private partnerships with potential developers and to provide planning and site design services. The program will require land development code updates which will promote infill housing and innovative residential design.

Funding Sources

- Tax Increment Finance (TIF), Bonding and/or other sources such as line of credit. Some funding will be recovered or rolled over as properties are resold and/or redeveloped.

Residential Property Development Program		
Category	Description	Costs
Land Acquisition	Property acquisition for redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors in respect of residential development projects, including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, design and application processing services.	Project specific staff time and/or funding for consultant design service.
House Plans	Assemble a pre-approved architect designed catalogue of acceptable housing types.	Up to \$5,000 per plan set.
Development Code Update	Creation of zoning regulations that allow bungalow and infill development.	Staff time.

CRA PARKING PROGRAM

Project Description

This program will aim to provide parking facilities, shared, surface and/or multi-level parking garage within the CRA. Additional parking facilities are required in order to enable and accommodate the redevelopment of commercial and residential uses within the CRA. The parking program will support the implementation of multi-modal (pedestrian, bicycle, trolley, bus and boat taxi) transportation throughout the CRA, which will target downtown as the main destination. The program will allow the CRA to acquire or be partner in the acquisition of property for construction of centralized parking facilities, the parking lots/facilities constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both, therefore in some cases funding will be recovered or rolled over. Options for multi-level parking will consider the integration of commercial units to provide a revenue source or partnership with private section redevelopment activities.

The CRA parking program will, in addition to land acquisition, promote land assembly, real estate development, public-private partnerships and other incentives to provide parking facilities. The program will include provision of CRA and City resources and public/private partnerships with potential developers and to provide planning and site design services.

Funding Sources

- Tax Increment Finance (TIF), Bonding and/or other sources such as line of credit.

CRA Parking Program		
Category	Description	Costs
Land Acquisition	Property and/or land acquisition for commercial and/or mixed use redevelopment purposes.	Project specific funding for acquisition.
Property Development	Partnerships with the public and/or private sectors for parking capacity projects. Including the CRA acting as developer.	Project specific funding in respect of development costs.
Planning and Site Design	Provide planning, engineering, design and processing services.	Project specific staff time and/or funding for consultant design service.

10TH STREET GUY DAVIS COMMUNITY PARK IMPROVEMENTS

Project Description

The 10th Street community park is a well-used facility and the centerpiece of the East Stuart community. It currently contains a small recreation center, soccer field, baseball field, football field, basketball court, tennis courts, running track, and a children's playground. Future plans will expand and improve community center and park to create vibrant and thriving public place for people of all ages to gather. The improvements will include covered basketball court, baseball fields, concession stand, pavilions, stage, playground feature, addition of multi-purpose recreation center, parking areas and landscaping.

Costs

- Phase I - Covered basketball court, baseball fields, concession stand, restrooms, south parking lot, landscaping and irrigation - \$4.3 M
- Phase II - Pavilions, stage, playground feature - \$1.2 M
- Phase III - Addition of recreation center, north parking lot, landscaping and irrigation - \$1.8 M
- Phase IV - Overflow grass parking, landscaping and irrigation - \$420,000

Funding Sources

- Tax Increment Finance (TIF), Grants, Bonding, Private funding

Time Frame

- Phase I - Planning: 1-2 years; Implementation 2-3 years.
- Phase II – Planning: 1-2 years; Implementation 2-3 years.
- Phase III - Planning: 5-6 years; Implementation 7-8 years
- Phase IV - Planning: 9-10 years; Implementation 11-12 years.



NW FEDERAL HIGHWAY BEAUTIFICATION/GATEWAY MARKERS

Project Description

The NW Federal Highway, stretching from NW Baker Road to Roosevelt Bridge, is an important commercial corridor in the CRA and serves as a gateway to downtown. The beautification of NW Federal Highway entails median landscape and hardscape improvements to provide visual enhancements and create the perception of a narrower roadway to encourage safe traffic flow. This project is important to set the stage for future initiatives and improve the image of the commercial corridor for retail, office, mixed-use and residential. Enhancement to entryway will benefit the downtown district by helping visitors recognize the arrival into this special historic area.

Phase II of the project entails gateway markers on NW Federal Highway and Colorado Ave to help identify entrance to downtown.

Costs

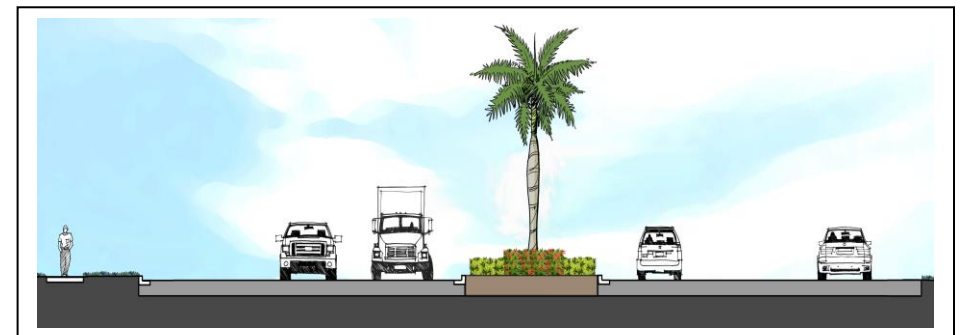
- Phase I Landscape Design - \$33,440
- Phase I Landscape Construction - \$243,739
- Phase II Gateway Markers Design - \$35,000
- Phase II Gateway Markers - \$100,000

Funding Sources

- Tax Increment Finance (TIF), City's Tree Funds, Grants

Time-Frame

- Phase I - Planning: 1 year; Implementation 1-2 years.
- Phase II – Planning: 3 years; Implementation 3-4 years.



DOWNTOWN UNDERGROUNDING UTILITIES

Project Description

Develop a plan for placement of the aerial utilities underground within a project area that includes a conversion of utilities and services to properties located along and adjacent to the following road segments:

- Seminole St – Colorado Ave to SW St Lucie Ave
- SW St Lucie Ave – Flagler Ave to Seminole St
- Osceola St – Colorado Ave to SW St Lucie Av
- Colorado Ave – Flagler Ave to Seminole St

The City and its consultant will work with franchise utility providers in the area to complete plans and design the project. The project could be phased. Relocation of aerial utilities to underground utilities benefits the City and the affected properties by increasing reliability of the utilities, lower likelihood of service loss, specifically following storm events, as well as the added aesthetic benefits that are gained from the relocation of the utilities. A summary of improvements that will occur with this project includes:

- Conversion of electric utility distribution lines (FPL), telephone lines (ATT), cable lines (Comcast), Teco Gas and fiber optic line (Martin County) from aerial to underground.
- Conversion of utility service lines to properties in the project area; Upgrades to control panels.
- Installation of decorative lighting along streets in the project area.

The project will be completed in two phases. Phase I will include undergrounding overhead power and communications utilities on SW Seminole from SW St Lucie Avenue to S Colorado Avenue. Phase II will include SW Osceola Street from St Lucie Avenue to S

Colorado Avenue; SW St Lucie Street from SW Seminole Street to SW Flagler Avenue; and S Colorado Avenue from SW Seminole Street to SW Flagler Avenue.

Costs

- Feasibility Study and opinion of cost/conceptual plan - \$22,500
- Phase I Final Design - \$50,000
- Phase I Construction - \$450,000
- Phase II Final Design - \$120,000
- Phase II Construction - \$1.3 M

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

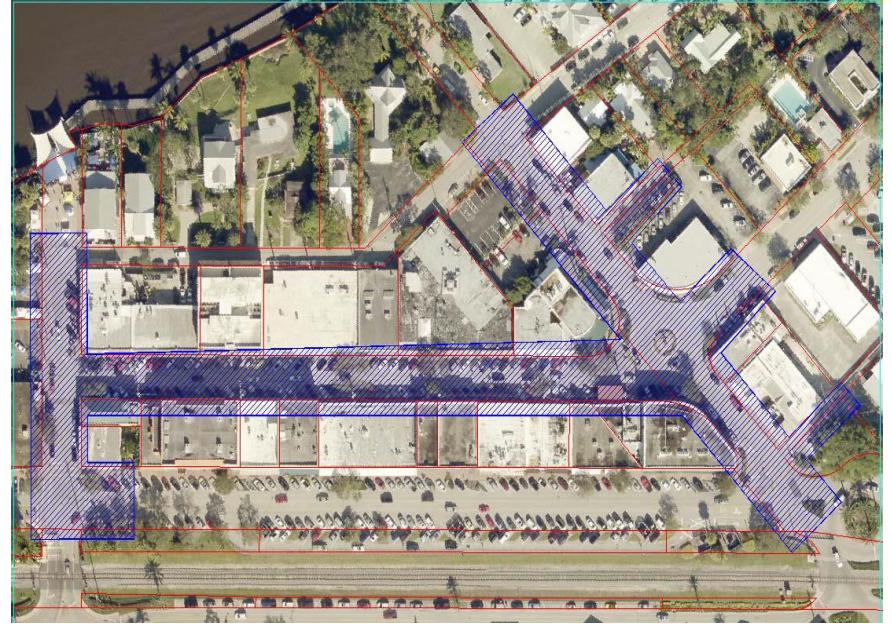
- Phase I – Planning 1 year; Implementation 2 - 3 years.
- Phase II – Planning 4 - 5 years; Implementation 6 - 7 years.

DOWNTOWN UNDERGROUND UTILITIES CONT.

PHASE I – SEMINOLE STREET



PHASE II – OSCEOLA STREET



SEMINOLE STREET ALLEYWAY IMPROVEMENTS

Project Description

Revitalize and transform Seminole Street into a place where people can stroll, shop and dine. The vision for Seminole Street is to create an attractive, inviting space with clearly defined pedestrian area. The construction of the alley includes undergrounding utilities, drainage improvements, removal of dumpsters, improved parking, designated loading zone, golf-cart parking, pedestrian-scale lighting, benches and landscaping.

Costs

- Conceptual Design - \$5,000
- Final Engineering Design - \$75,000
- Construction - \$500,000 - \$700,000

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Planning: 1 year; Implementation 2 - 3 years.



FRAZIER CRESCENT NEIGHBORHOOD IMPROVEMENTS

Project Description

The improvements of Frazier Crescent Subdivision will be completed in two phases. Phase I of the project entails previous concrete design for two-way streets on SW 6th Street, redesign SW McPherson Street to convert to a one-way street with sidewalk, configure entrance of SW McPherson Street from NW Federal Highway, configure exit of SW McPherson Street with SW Channel Avenue to eliminate right turn, and reconfigure SW 7th Street and SW Channel Avenue intersection. Phase II of the project entails sidewalks, lighting and landscaping improvements.

Costs

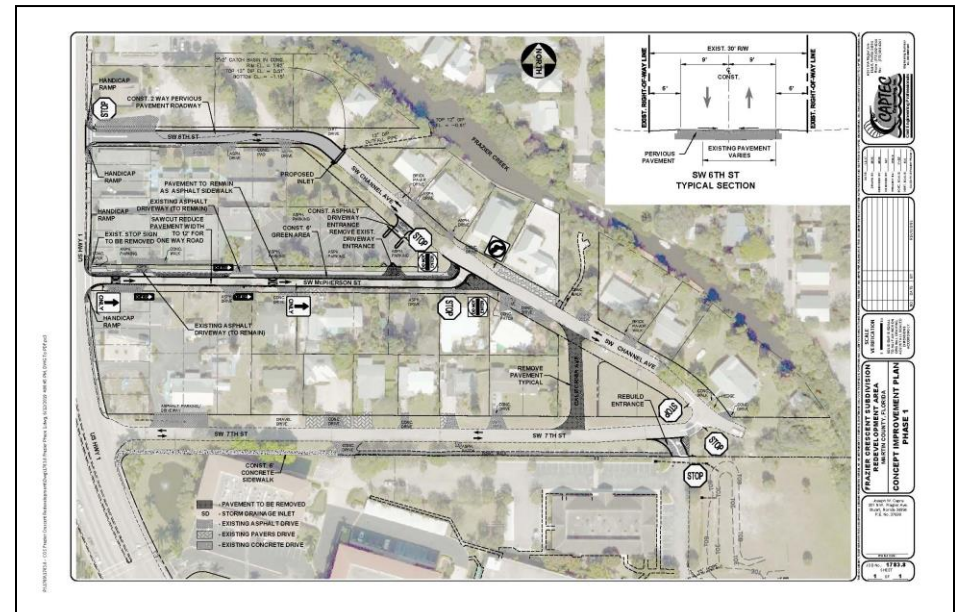
- Phase I Final Design - \$22,700; Construction - \$300,000
- Phase II Conceptual and Final Design - \$25,000; Construction – TBD

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Phase I - Planning - 1 year; Implementation 2 years;
- Phase II – Planning - 3 years; Implementation 4-5 years.



RIVERSIDE PARK NEIGHBORHOOD (NORTH STUART) MACRO ACTION PLAN (MAP)

Project Description

The Riverside Park Neighborhood Macro Action Plan (MAP) includes acquiring vacant and underutilized properties within the neighborhood for Residential and Commercial Development Programs as described in the CRA Plan. The MAP also includes improvements such as on-street parking, sidewalks, crosswalks, bike lanes, bike racks, streetlights and landscaping. The project limits are from NW Fern Street on the south, SE Dixie Highway on the east, North Fork of St Lucie River on the west and NW Palm Street on the north. This project is consistent with the creation of connections to neighborhoods, preserve community character and encourage the continuation of mixed-use neighborhood to allow diversity of uses in close proximity as envisioned in the Community Redevelopment Plan.

Costs

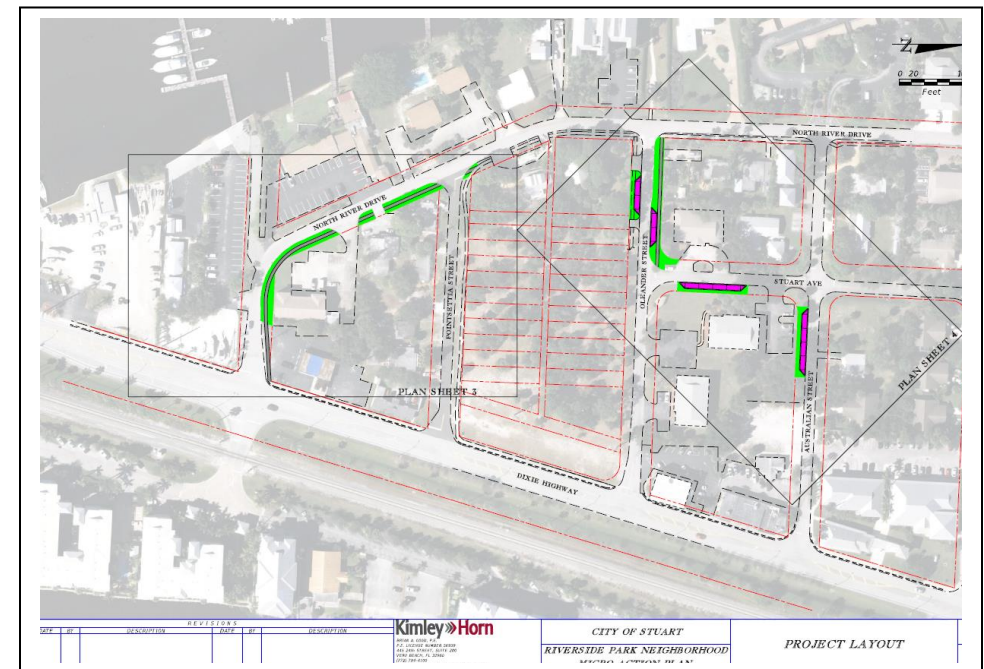
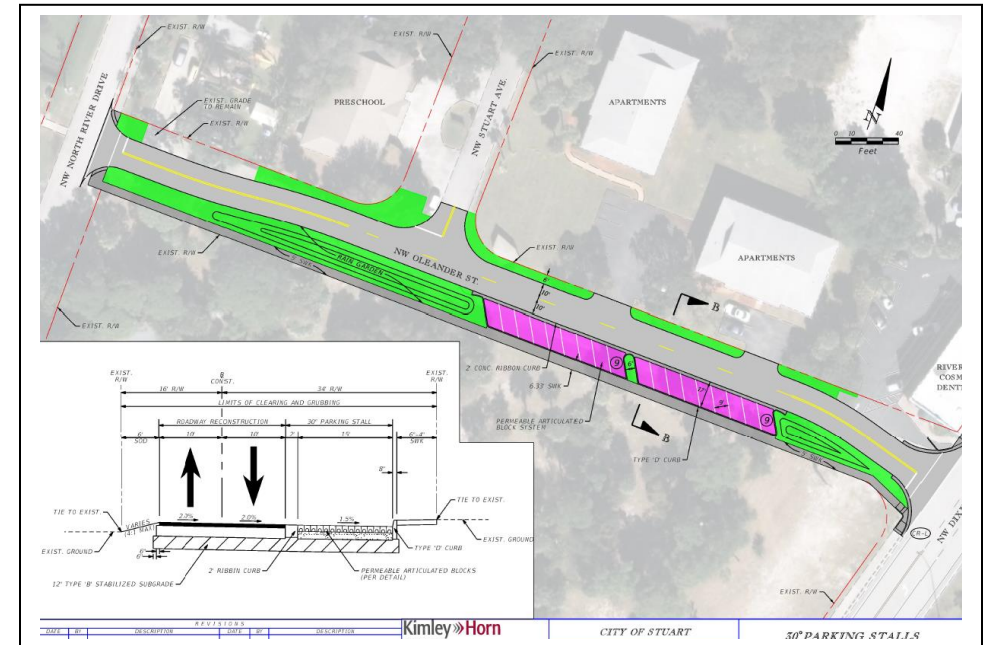
- Conceptual Design - \$12,950
- Final Design – TBD
- Construction - TBD

Funding Sources

- Tax Increment Finance (TIF), Grants

Time Frame

- Planning: 1-3 years; Implementation 2 - 4 years.



DIXIE HWY AND SE FLORIDA ST SIDEWALK EXTENSION

Project Description

The Dixie Highway and SE Florida Street Sidewalk Extensions Project will provide pedestrian connectivity with the SE Kindred Street/SE Johnson Avenue improvement project as well as the recently completed Dixie Highway Beautification and Sidewalks project.

Costs

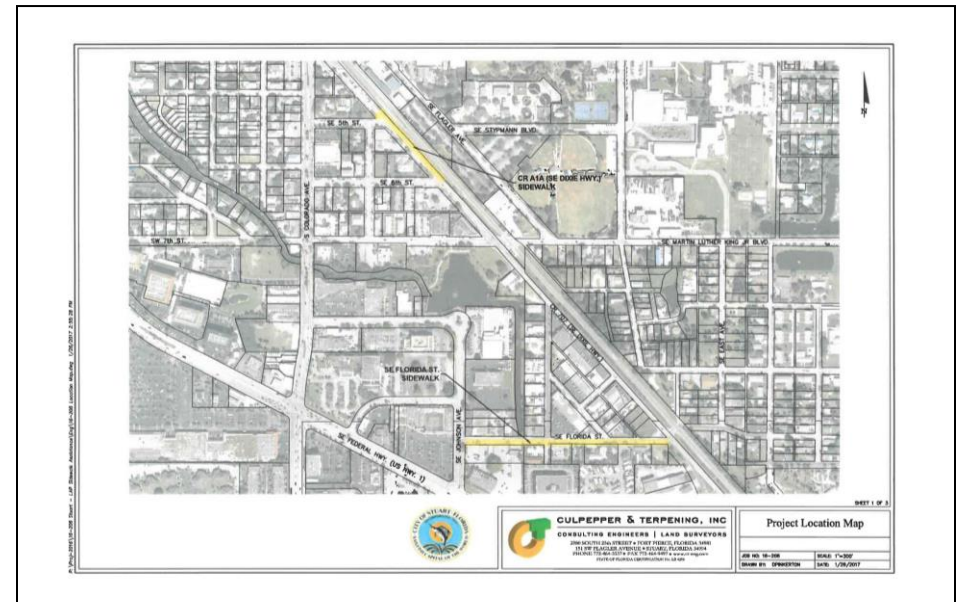
- Final Design - \$80,000; Construction - \$512,820 (CRA portion is \$40,000 for design and \$76,000 for construction; FDOT Grant \$359,594; Transportation Impact Fees \$77,226)

Funding Sources

- Tax Increment Finance (TIF), FDOT TAP Grant, Transportation Impact Fees

Time Frame

- Planning – 1-2 years; Implementation 3 years.



SHEPARD PARK BOAT TRAILER PARKING

Project Description

The project will reconfigure the existing boat trailer parking spaces to improve maneuverability and construct additional boat trailer parking spaces to Shepard Park. The project will utilize pervious concrete for the travel lanes and turf block parking spaces, as well as, construct two rain gardens to help reduce runoff into the St Lucie River. The improvements will provide better experience for the local boaters, bring economic benefits to local businesses and improve water quality of St Lucie River.

Costs

- Total Project Cost - \$500,000
 - FIND Match - \$225,000
 - City Match - \$275,000
- City of Stuart Matching to come from the following funding sources pending grant approval:
 - CRA - \$145,000
 - City's Tree Fund - \$80,000
 - Transportation Impact Fees - \$50,000

Funding Sources

- Tax Increment Finance (TIF), FIND Grant, City's Tree Fund, Transportation Impact Fees

Time Frame

- Planning – 1 year; Implementation 2 years.



MLK JR BLVD COMPLETE STREET PROJECT

Project Description

The MLK Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue. The project will include elements that will create a safe multi-modal access for all users, such as sidewalks, on-street parking, bike lanes, bike racks, enhanced crosswalks, mid-block plaza area, streetlights and landscaping. The project will encourage pedestrian-friendly activities as well as improve safety, stimulate economic development and create a healthier community.

Costs

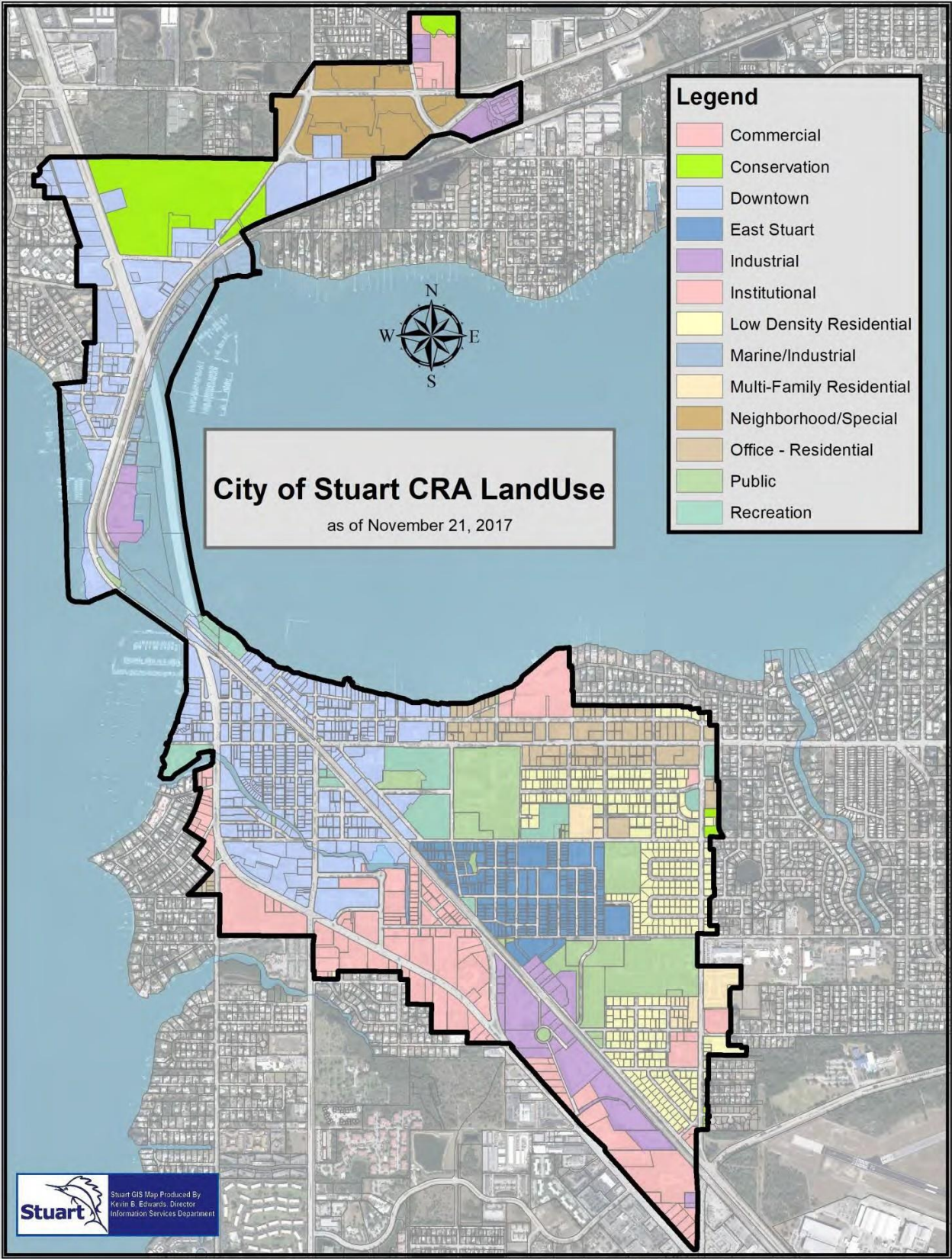
- Conceptual - \$20,000
- Final Design - \$100,000
- Construction - \$1 - \$2 Million

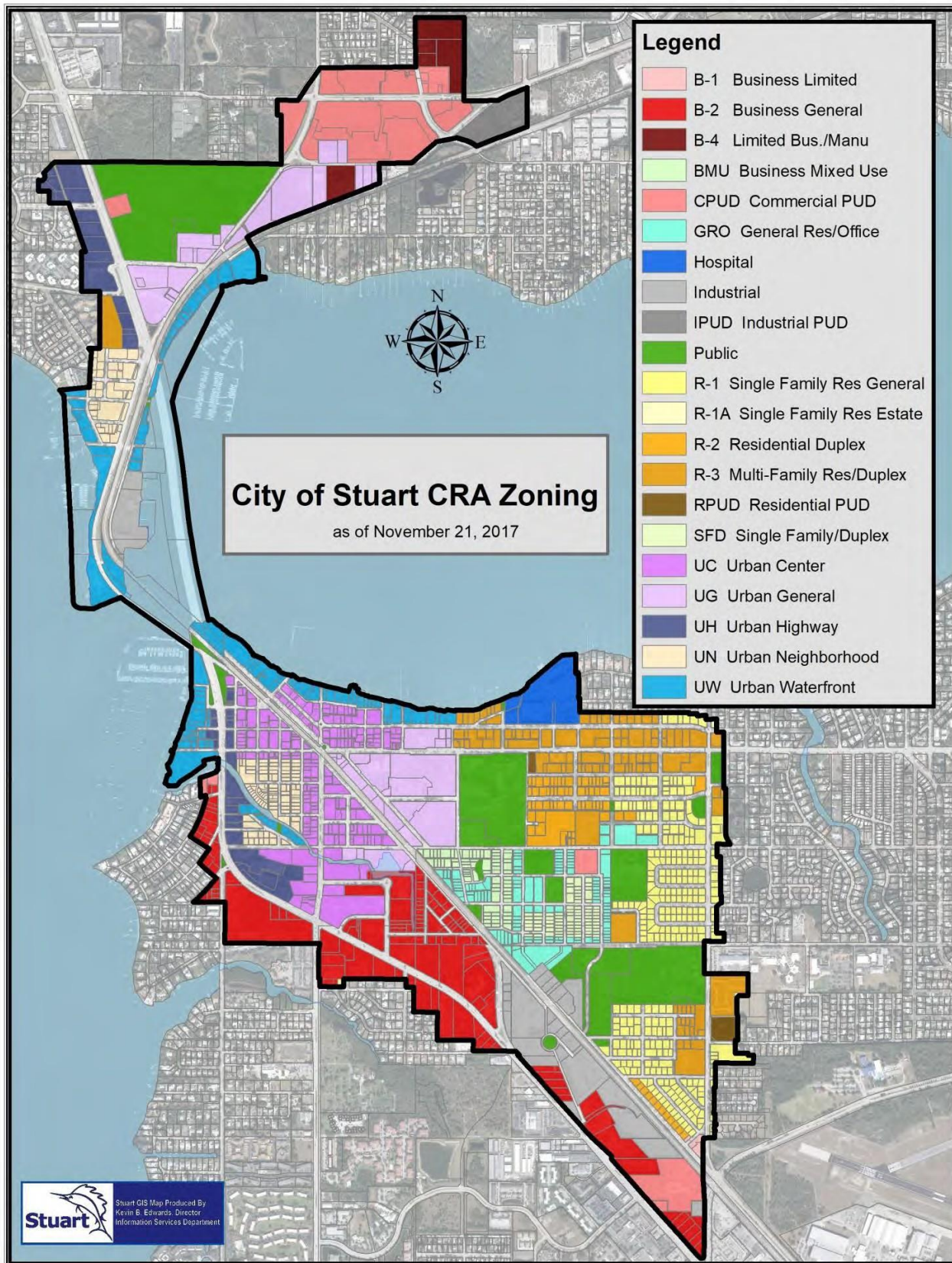
Funding Sources

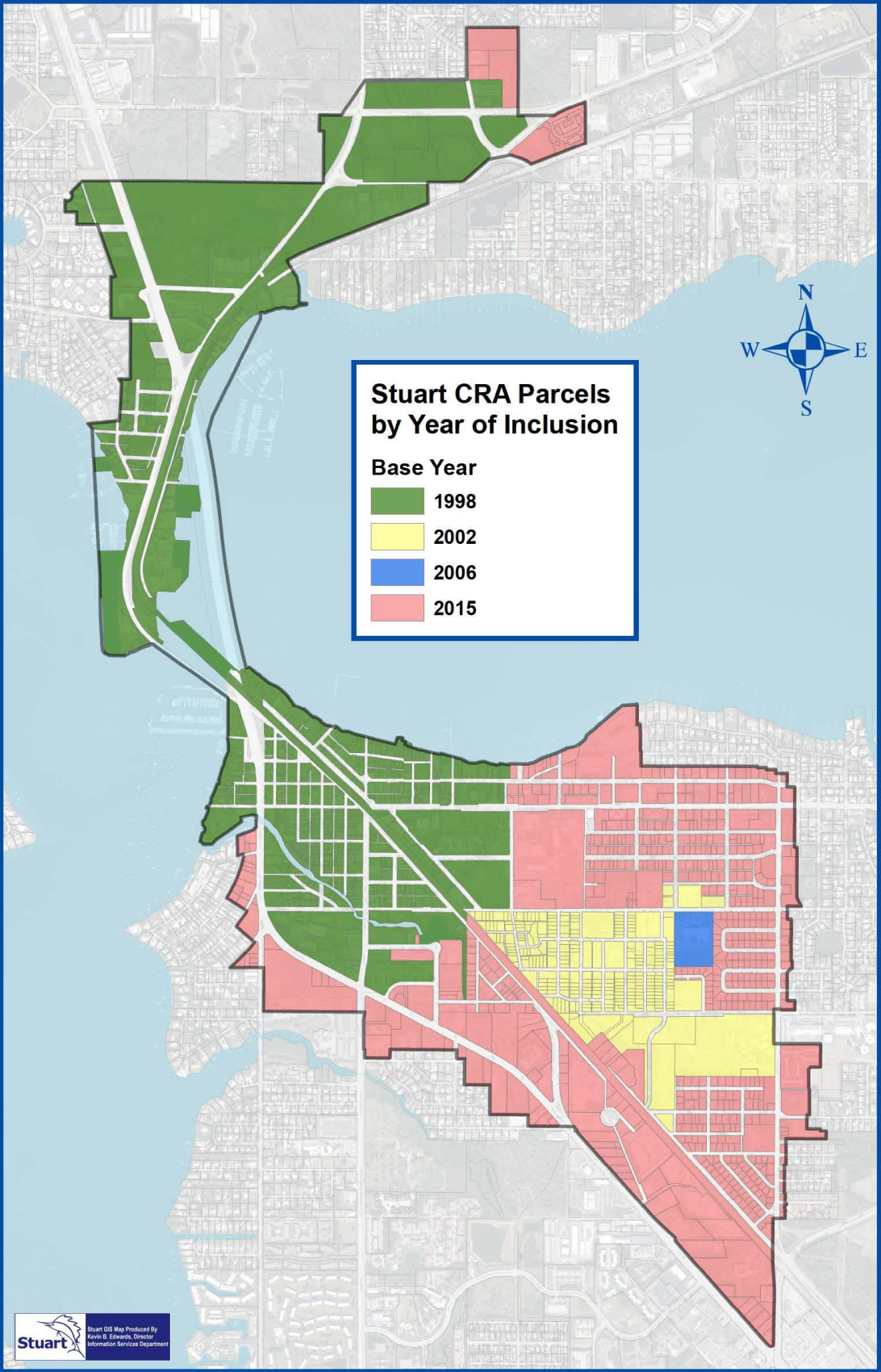
- Tax Increment Finance (TIF), Grants

Time Frame

- Planning – 1 - 3 years; Implementation 4 -6 years.







DESCRIPTION OF CRA BOUNDARY

For a Point of Beginning, commence at the intersection of the North Right-of-way line of N.W. Fern Street, according to the Plat of Riverside Park as recorded in Plat Book 4, Page 98 of the Public Records of St. Lucie, (now Martin) County, Florida, with the Mean High Water Line of the North Fork of the St. Lucie River; thence meander Northwesterly along the said Mean High Water Line of the North Fork of the St. Lucie River, a distance of 776 feet, more or less, to the Southwest Corner of Sunset Cove Condominium as recorded in Official Record Book 521, Page 457 of the Public Records of Martin County, Florida; thence departing said Mean High Water Line, Northeasterly along the South line of Sunset Cove Condominium to the Easterly Right-of-way line of N.W. North River Drive; thence Northerly and Northwesterly along said East Right-of-way line to the Southwest corner of Lot 8, Terrace Gardens, according to the plat thereof as recorded in Plat Book 8, Page 66, of the Public Records of Martin County, Florida; thence Easterly along the South line of said Lot 8 and along the Easterly projection thereof to the East line of Terrace Gardens Condominium as recorded in Official Record Book 536, Page 48 of the Public Records of Martin County, Florida; thence Northerly along the East line of Terrace Gardens Condominium to the North Right-of-way line of N.W. Fork Road; thence Westerly along said North Right-of-way line to the East line of 800 Place Condominium and the West line of that parcel of land as recorded in Official Record Book 748, Page 195 of the Public Records of Martin County, Florida; thence Northerly along said East line of 800 Place Condominium and along said West line per Official Record Book 748, Page 195, to the South line of North River Shores, Section 6, according to the plat thereof as recorded in Plat Book 3, Page 88, of the Public Records of Martin County, Florida; thence Easterly along the South line of said plat to the Southwest corner of Block "C" of said plat of North River Shores, Section 6; thence Northwesterly along the West line of said Block "C" to the Northwest corner of said Block "C"; thence Northwesterly along the Northwesterly projection of the West line of Block "C", to the Southwest corner of Block "A" of said plat; and the North Right-of-Way line of N.W. River Shores Boulevard; thence Westerly along said North Right-of-way line and along the South line of Lots 29 and 28, Block 24, of said plat to the Southwest corner of said Lot 28; thence Northerly along the West line of said Lot 28 to the Northwest corner of said Lot 28; thence Westerly along the North line of Lot 27 and a portion of Lot 26 to the Southwest corner of Lot 20, Block 24; thence Northerly along the West line of Lot 20 to the Northwest corner of said Lot 20; thence Easterly and Northerly along the North line of said Lot 20 and the West line of Lot 19, Block 24, and the West line of Lot 18, Block 24, to the Northwest Corner of said Lot 18; thence Northeasterly along the Northwesterly line of said Lot 18 to the Northeast corner of said Lot 18; thence Northwesterly along the Northeasterly line of Lot 17, Block 24, to the North line of said North River Shores Section 6, and the North line of Section 32, Township 37 South, Range 41 East; Thence Easterly along the North line of said Section 32, a distance of 2,964 feet, more or less to the West line of the East 1/2 of Government Lot 1 of said Section 32; Thence Southerly along the West line of said East 1/2 a distance of 290 feet, more or less to the Northerly Right-of-way line of S.R. 707; thence Northeasterly along said Northerly Right-of-way line to an intersection with the North line of said Section 32; thence Westerly along the North line of said Section 32, and along the South line of Section 29, Township 37 South, Range 41 East, to a point lying 500 feet West of the Southeast corner of said Section 29, said point also lying on the West line of that parcel of land as recorded in Official Record Book 895, Page 23 of the Public Records of Martin County, Florida; thence Northwesterly along said West line, a distance of 650 feet, more or less to a change of direction in said West property line; thence Westerly along said West property line a distance of 59 feet, more or less, to a change of direction in the said West property line; thence Northerly along said West property line a distance of 223.59 feet, more or less, to the South Right-of-way line of N.W. Baker Road; thence Easterly along said South Right-of-way line, 282 feet, more or less, to the Southwesterly projection of the Easterly Right-of-way line of N.W. Baseline Avenue; thence Northeasterly along said projection and along said Easterly Right-of-way line of N.W. Baseline Avenue to the South Right-of-way line of N.E 15th Street (formerly North Street) according to the plat of the Map of Northwood, as recorded in Plat Book 1, Page 55 of the Public Records of Martin County, Florida, and the South line of the NW 1/4

of the SW 1/4 of Section 28, Township 37 South, Range 41 East; thence Easterly along said South Right-of-way line to the Southeast corner of the NW 1/4 of the SW 1/4 of said Section 28; thence northeasterly to the intersection of the Easterly Right-of-way line of N.E. Cardinal Avenue, with the South line of that parcel of land as described in Official Record Book 895, Page 19 and Page 25 of the Public Records of Martin County, Florida; thence Easterly along said South line a distance of 426.04 feet to the West line of the East 202.00 feet of the NW1/4 of the SE1/4 of the SW1/4 of said Section 28; thence Southerly along said West line, a distance of 472.11 feet to the South Right-of-Way line of N.E. Baker Road Extension as recorded in Official Record Book 726, Page 1921 of the Public Records of Martin County, Florida; thence Easterly along said South Right-of-way line a distance of 270 feet, more or less to a change of direction in said South Right-of-way line of N.E. Baker Road Extension; thence Southeasterly along said Right-of-way line, a distance of 142.51 feet, more or less, to the Northwesternly Right-of-way line of N.E. Savannah Road; thence Southwesterly along said Northwesternly Right-of-way line and along the Northwesternly and Northerly Right-of-way line of S.R. 707 and along the Southwesterly projection of the Northerly Right-of-way line of S.R. 707 thereof, a distance of 1,120 feet, more or less to an intersection with the South line of said Section 28; thence Westerly along said South line of Section 28, a distance of 400 feet, more or less, to the Northerly Projection of the East line of that parcel of land as recorded in Official Record Book 645, Page 1134 of the Public Records of Martin County, Florida; said East line also being the East line of the West 100 feet of the East 600 feet of Government Lot 4, Section 33, Township 37 South, Range 41 East; thence Southerly along said East line, a distance of 261.95 feet, more or less to the Northerly Right-of-way line of the Florida East Coast (F.E.C.) Railroad Right-of-way; thence Southwesterly along said Northerly Right-of-way line, a distance of 1,900 feet, more or less to an intersection with the Westerly Mean High Water Line of an un-named creek, lying in Government Lot 1, Section 32, Township 37 South, Range 41 East; thence Southeasterly and Southerly along said Westerly Mean High Water Line, a distance of 715 feet, more or less, to the Mean High Water Line of the St. Lucie River; thence Southwesterly and Southerly, along the said Mean High Water line of the St. Lucie River, a distance of 1,839 feet, more or less to an intersection with the Easterly Right-of-way of S.R. No. 5, (Roosevelt Bridge) per FDOT R/W Map Section 89010-2548; thence Southerly along said Easterly Right-of-way line, crossing over the St. Lucie River, a distance of 3,651 feet more or less to the Mean High Water Line of the St. Lucie River; thence Southeasterly along said Mean High Water Line, a distance of 3,819 feet, more or less to the East line of River Oak Center Condominium and the East line of Lot 2, Block 8, Stypmann's Subdivision, according to the plat thereof as recorded in Plat Book 5, Page 82 of the Public Records of Palm Beach, (now Martin) County; thence Southerly along said East line of Lot 2 and along the Southerly projection thereof to the centerline of S.E. Osceola Street; thence Westerly along said centerline to an intersection with the Northerly projection of the East Right-of-way line of S.E. Georgia Avenue (formerly Orange Avenue); thence Southerly along said projection and along said East Right-of-way line of S.E. Georgia Avenue and along the southerly projection of said East Right-of-way line of S.E. Georgia Avenue to the South Right-of-way line of East Ocean Boulevard; thence Easterly along said South Right-of-way line to the East Right-of-way line of S.E. Georgia Avenue; thence Southerly along said East Right-of-way line to the North line of the SE 1/4 of the SW 1/4 of Section 4, Township 38 South, Range 41 East, and the centerline of S.E. Martin Luther King Jr. Boulevard; thence Westerly along said centerline to the Northwest corner of the SE 1/4 of the SW 1/4 of said Section 4; thence Southerly along the West line of the SE 1/4 of the SW 1/4 to the Southwesterly Right-of-way line of S.E. Old Dixie Highway; thence continue along the West line of the SE 1/4 of the SW 1/4 of said Section 4 to the Northeast corner of Sevenjem Addition, according to the plat thereof as recorded in Plat Book 3, Page 140 of the Public Records of Martin County, Florida; thence Westerly along the North line of said Sevenjem Addition to the Northwest corner of Lot 4 of said plat; thence Southerly along the West line of said Lot 4 to the South Right-of-way line of S.E. Kindred Street; thence Westerly along said South Right-of-way line to the Northwest Corner of Lot 5, Sevenjem Addition; thence Southerly along the West line of said Lot 5 to the Southwest corner of said Lot 5; thence Easterly along the South line of Lots 5 through 15, inclusive, to the West Right-of-way line of

S.E. Johnson Avenue; thence Southerly along the West Right-of-way line of S.E. Johnson Avenue to the Northeast Corner of Lot 32, Sevenjem Addition; thence Westerly along the North line of Lots 32 through 36, inclusive, of Sevenjem Addition to the Northwest Corner of Lot 36; thence Southwesterly along the West line of said Lot 36 to the Southwest corner of Lot 36 and the Northerly Right-of-way line of S.E. Hudson Court; thence Westerly and Southwesterly along the said Northerly and Westerly Right-of-way line of S.E. Hudson Court and along the Southwesterly projection thereof to the Southwesterly Right-of-Way line of U.S. Highway No. 1 (S.R. No. 5); thence Northwesterly and Northerly along the said Southwesterly and Westerly Right-of-way line of U.S. Highway No. 1 (S.R. No. 5), a distance of 3,253 feet, more or less, to an intersection with the Northerly Mean High Water Line of Frazier Creek; thence departing said Westerly Right-of-way line, Northwesterly, Westerly and Southwesterly along the Mean High Water Line of Frazier Creek, a distance of 867 feet, more or less to the Mean High Water Line of the South Fork of the St. Lucie River; thence Northerly along the Mean High Water Line of the South Fork of the St. Lucie River, a distance of 1,912 feet, more or less to an intersection with the Southwesterly Right-of-way line for S. R. 707 / Dixie Highway (formerly U.S. Highway No. 1, and S.R. No. 5 per FDOT R/W Map Section 89010-2554); thence Northwesterly along said Southwesterly Right-of-way line of S.R. 707 / Dixie Highway, crossing the St. Lucie River, a distance of 1,240 feet, more or less to the Mean High Water Line of the St. Lucie River; thence Westerly along the Mean High Water Line of the St. Lucie River and Northerly along the Mean High Water Line of the North Fork of the St. Lucie River, a distance of 2,966 feet, more or less to the North Right-of-way line of N.W. Fern Street according to the Plat of Riverside Park as recorded in Plat Book 4, Page 98 of the Public Records of St. Lucie (now Martin) County and the Point of Beginning. Together and with all submerged lands lying in Section 32, Township 37 South, Range 41 East, and Section 5, Township 38 South, Range 41 East, lying between the waterward limits of the City of Stuart Bulkhead Line pursuant to Ordinance No. 360, adopted February 12, 1962, and the Mean High Water line of the Easterly shore of the North Fork of the St. Lucie River and the Mean High Water Line of the Westerly and Northerly shore of the St. Lucie River.

All the above described land and submerged land lying within the City of Stuart, Martin County, Florida, and containing 581 Acres, more or less.

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - NORTH PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULAR Y DESCRIBED BY METWS AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1843, PAGE 295 (FORMERLY BOOK 895, PAGE 19 AND PAGE 25), PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT LYING AND BEING THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST (ALSO KNOWN AS THE EAST RIGHT OF WAY LINE OF NE. CARDINAL AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF NE 1/4 OF THE SW 1/4 TO AN INTERSECTION WITH THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF THE SW 1/4 OF SAID SECTION 28; THENCE SOUTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE NE. BAKER ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 726, PAGE 1921, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NE. SAVANNAH ROAD ACCORDING TO PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE PLAT OF INDUSTRIAL PARK AT AVONLEA AS RECORDED IN PLAT BOOK 16, PAGE 53, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID EAST LINE AND IT'S NORTHERLY EXTENSION TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF INDUSTRIAL PARK AT AVONLEA; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT OF INDUSTRIAL PARK AT AVONLEA; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID WESTERLY LINE AND IT'S WESTERLY EXTENSION TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF S.R. 707; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED NE. SAVANNAH ROAD; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED NE. BAKER ROAD EXTENSION; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 142.51 FEET, MORE OR LESS TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID NE. BAKER ROAD EXTENSION; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET, MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 202.00 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 472.10 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LINE A DISTANCE OF 437.17 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 25.98 ACRES MORE OR LESS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
02-62

DATL

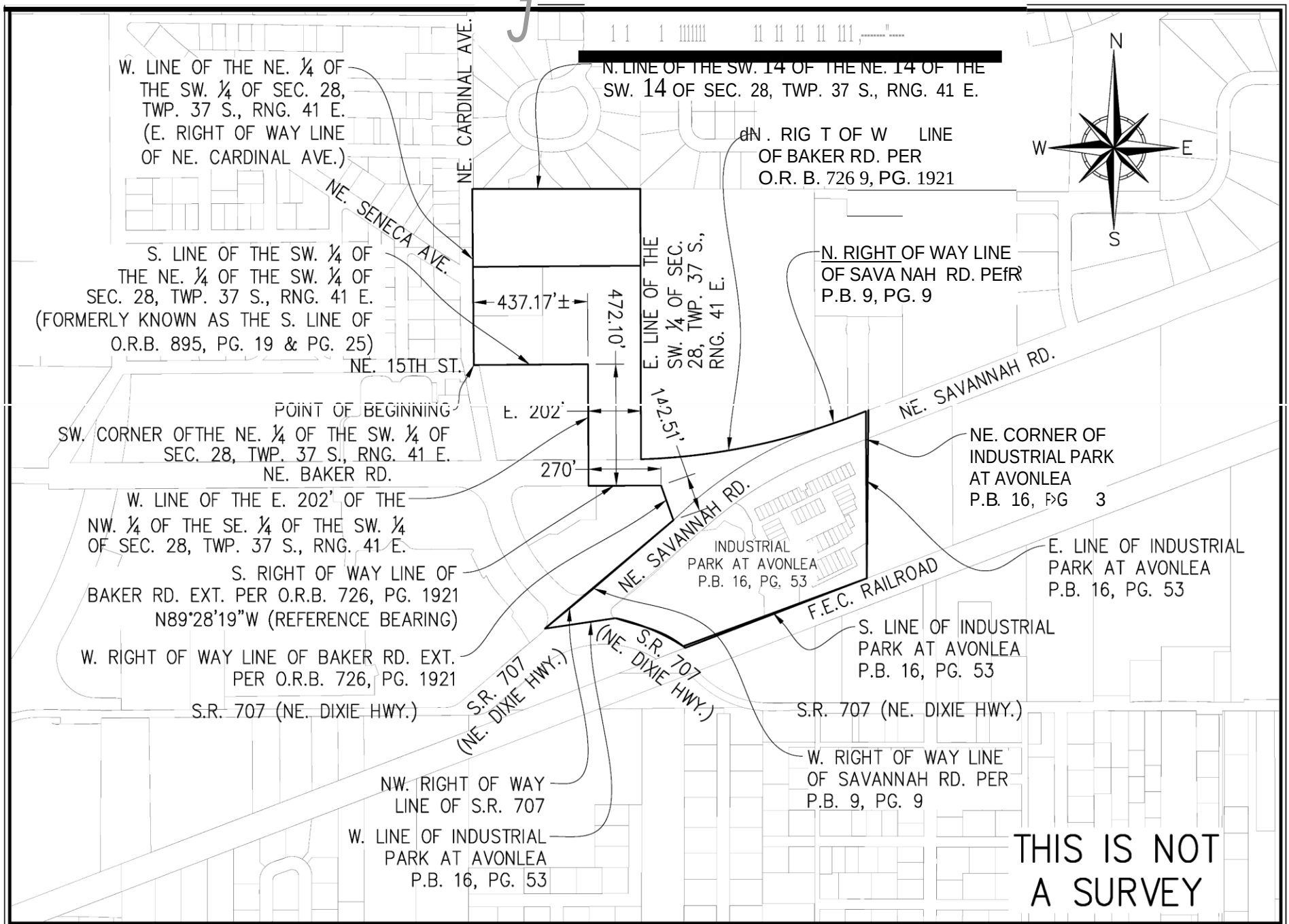
COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
~~SKETCH AND LEGAL DESCRIPTION~~

DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY E.L.
FIELD BK.

NORTH PARCEL

CHECKED BY EAL

DBETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE S'JUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852



THIS IS NOT
A SURVEY

SHEET No. 3
OF 3 SHEETS
PROJECT NO.
02-62

REVISIONS

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION

DATE 09/24/2015
SCALE 1" = 500'

DRAWN BY 0.8.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

NORTH PARCEL

SURVEYOR NOTES

- ABBRE/4A 170NS**

SURVEYOR CER77FICA 770N

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

SHEET NO. <u>1</u> OF <u>4</u> SHEETS PROJECT NO. <u>02-62</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 90%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS													COMMUNITY REDEVELOPMENT AREA EXPANSION CITY OF STUART, MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION	DATE <u>09/24/2015</u> SCALE <u>NOT TO SCALE</u> FIELD BK. <u> </u> DRAWING BY <u> e.g. </u> CHECKED BY <u>EAL</u>	B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997 (772)286-3753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852
DATE	REVISIONS																	

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - EAST PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 3 AND SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METWS AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SE. 1 / 4 OF THE SW. 1 / 4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE CENTERLINE OF SE. MARTIN LUTHER KING JR. BLVD. WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT OF WAY LINE OF SE. GEORGIA AVE.; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. OCEAN BLVD.; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT OF WAY LINE OF SE. GEORGIA AVE.; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE CENTERLINE OF SE. OSCEOLA BLVD.; THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF RIVER OAK CENTER CONDOMINIUM AND THE EAST LINE OF LOT 2, BLOCK 8. STYPMANN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA ; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 2 AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF HILDABRAD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 64 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE CENTERLINE OF THE 10.00 FOOT WIDE ALLEY IN BLOCKS 6 THROUGH 8 OF SAID PLAT OF HILDABRAD PARK; THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 3, BLOCK 2 OF THE PLAT OF RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF LOT 4, BLOCK 3 OF SAID PLAT OF RIVER RIDGE; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. PALM BEACH ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 2, BLOCK 2 OF THE PLAT OF SECTION ONE, ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 70 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 2 AND ALONG THE WESTERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 2 AND ALONG THE SOUTHERLY PROJECTION THEREOF TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. OSCEOLA BLVD.; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. COCONUT AVE. (FORMERLY COCONUT ROW), A PARTIALLY OPEN RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 770.57 FEET TO A POINT 34.60 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SE. 5TH ST. EAST; THENCE EASTERLY TO AN INTERSECTION WITH A POINT ON THE CENTERLINE OF SAID SE. COCONUT AVE.; THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. MARTIN LUTHER KING JR. BLVD.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 3, BLOCK 2 OF THE PLAT OF SECTION ONE, LAKE CHAROLETTE SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ;

CONTINUED ON SHEET 3 OF 4

SHEET NO. 2
OF 4 SHEETS
PROJECT NO.
02-62

DATIL

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION

DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY E.L.
FIELD BK.

EAST pARCEL

CHECKED BY EAL

DBETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE S'JUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - EAST PARCEL

CONTINUED FROM SHEET 2 OF 4

THENCE SOUTHERLY ALONG SAID PROJECTION AND ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE EAST ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF LAKE CHARLOTTE SECTION OF ST. LUCIE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 532.50 FEET; THENCE WESTERLY TO AN INTERSECTION WITH A LINE BEING 13.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF BLOCK 3 OF SAID PLAT OF LAKE CHARLOTTE SECTION OF ST. LUCIE ESTATES; THENCE SOUTH ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 9TH STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LOTS 7 THROUGH 10, BLOCK 5 OF THE AFOREMENTIONED PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE SOUTH ALONG THE NORTHERLY PROJECTION AND ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF LOTS 11 & 12 OF SAID PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 12, BLOCK 4 OF SAID PLAT OF SECTION ONE, LAKE CHARLOTTE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 10TH STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. FORREST PARK DR.; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. FORREST PARK DR.; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF FORREST PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 66 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF FORREST PARK; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF SHERWOOD FORREST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 126 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF SHERWOOD FORREST; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST LINE OF BLOCK 4 OF THE PLAT OF STYPMANN PARK 2ND ADDITION TO THE TOWN OF STUART ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 1 THROUGH 8 AND LOT 14 OF SAID PLAT OF STYPMANN PARK 2ND ADDITION TO THE TOWN OF STUART; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF BLOCK 7 OF THE PLAT OF STYPMANN PARK, AN ADDITION TO THE CITY OF STUART ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. 6TH STREET; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WEST LINE OF BLOCK 8 OF SAID PLAT OF STYPMANN PARK, AN ADDITION TO THE CITY OF STUART; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE SW.1/4 OF THE SE. 1 / 4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE CENTERLINE OF SE. MARTIN LUTHER KING JR. BLVD.; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE SE.1 / 4 OF THE SW. 1 / 4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE CENTERLINE OF SE. MARTIN LUTHER KING JR. BLVD.; THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING .

CONTAINING 193.59 ACRES MORE OR LESS.

SHEET NO. 3
OF 4 SHEETS
PROJECT NO.
02-62

...DATUM

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION

DATE 09/24/2015
SCALE NOT TO SCALE
DRAWING BY
FIELD BK. 9-
CHECKED BY EAL

DBETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

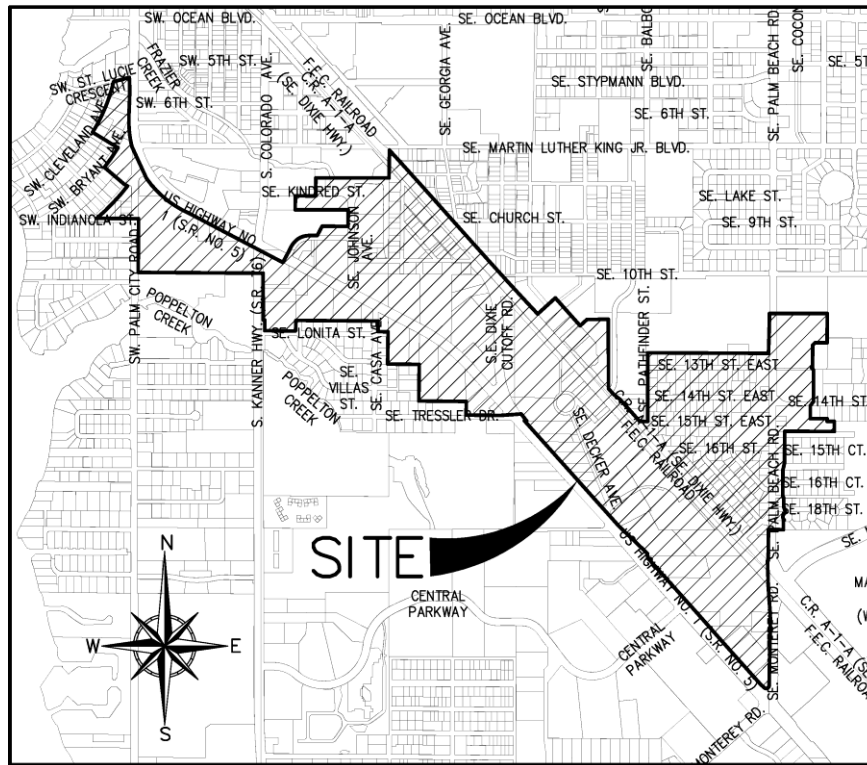
EAST pARCEL

SURVEYOR NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON ST.ATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF N00°26'34"E ALONG THE WEST LINE OF THE SOUTHWEST \ OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 8.

ABBRE/4A 170NS

CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
CR	COUNTY ROAD
F.E.C.	FLORIDA EAST COAST
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
RNG.	RANGE
RW	RIGHT OF WAY
SD	SUBDIVISION
SEC.	SECTION
S.R.	STATE ROAD
TWP.	TOWNSHIP



LOCATION MAP
(NOT TO SCALE)

SURVEYOR CER77FICA 770N

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON SEPTEMBER 24, 2015, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINIST.RATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA ST.A TUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGIST.RATION NO. 4724

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

SHEET NO. 1	DATE	REVISIONS
02-62	10-05-2015	REVISED SKETCH & LEGAL DESCRIPTION
02-62		
02-62		
02-62		

**COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION**

DATE	09/24/2015
SCALE	NOT TO SCALE
FIELD BK.	
DRAWING BY	e.g.
CHECKED BY	EL
B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 0852	

WEST PARCEL

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - WEST PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 4, SECTION 5, SECTION 9 AND SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METWS AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NW. CORNER OF LOT 106 OF THE PLAT OF H.W. BESSEY ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF SW. CLEVELAND AVE.; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 96 AND 118 OF THE PLAT OF H. W. BESSEY ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE TO AND IT'S SOUTHEASTERLY PROJECTION TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SW. BRYANT AVE.; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 147 AND 158; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND IT'S EASTERLY PROJECTION TO THE EAST RIGHT OF WAY LINE OF SW. PINE AVE.; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SW. INDIANOLA ST.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND IT'S EASTERLY PROJECTION TO THE EAST RIGHT OF WAY LINE OF SW. PALM CITY ROAD, SAID EAST LINE ALSO BEING THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2288, PAGE 841 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LINE ALSO BEING THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 2288, PAGE 841; THENCE EASTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S. KANNER HIGHWAY (STATE ROAD 76); THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 486.95 FEET; THENCE EASTERLY A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 1 OF THE PLAT OF CASA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. LONITA ST.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST LINE OF LOT 6, BLOCK 1 OF SAID PLAT OF CASA TERRACE; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH NORTH LINE OF SAID PLAT OF CASA TERRACE; THENCE EASTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SE. CASA AVE.; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE. LONITA ST.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EAST LINE OF SAID PLAT OF CASA TERRACE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 3 OF SAID PLAT OF CASA TERRACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2470, PAGE 2609 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2470, PAGE 2609 TO AN INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 1105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1964, PAGE 2704 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE EAST ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 1656 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NE. TRESSLER DR.; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 358.04 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, CONTINUE EASTERLY A DISTANCE OF 214.89 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (S.R. NO. 5); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 984, PAGE 1066 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 23.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (S.R. NO. 5);
CONTINUED ON SHEET 3 OF 8

SHEET NO. 2 OF 8 SHEETS	10 0 15 RE-SOV	HN: LEGAL DESCRIPTION
PROJECT NO. 02-62		

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015
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CHECKED BY EAL.

D BETSY LINDSAY, INC.
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LICENSED BUSINESS NO. 6852

LEGAL OESCR/P170N

CRA EXPANSION TO THE CITY OF STUART - WEST PARCEL
CONTINUED FROM SHEET 2 OF 8

THENCE SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. MONTERY RD.; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE AND IT'S NORTHERLY PROJECTION TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SE. PALM BEACH RD.; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 21 OF THE PLAT OF LAWLER GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 20 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY PROJECTION AND THE SOUTH LINE TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 21; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTHERLY LIMITS OF LOT 22 OF SAID PLAT OF LAWLER GARDENS; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY AND EAST LIMITS OF LOT 22 TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. 18TH ST.; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT OF LAWLER GARDENS; THENCE NORTHERLY ALONG THE EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF LAWLER GARDENS; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 18 OF THE PLAT OF PINWOOD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 45 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 18 AND IT'S NORTHERLY PROJECTION TO THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT OF PINWOOD PARK; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF PINWOOD PARK; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 16 OF THE PLAT OF PINWOOD PARK SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 87 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 16 AND IT'S NORTHERLY PROJECTION TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT OF PINWOOD PARK SECTION TWO; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND IT'S NORTHERLY PROJECTION TO AN INTERSECTION WITH THE SOUTH LINE OF BLOCK 1 OF THE PLAT OF COLONIAL PARK ADDITION TO COLONIAL PARK SECTION OF ST. LUCIE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE EAST LINE OF LOT 29, BLOCK 1 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 29 A DISTANCE OF 105.00 FEET TO AN INTERSECTION WITH A LINE BEING 105.00 NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1; THENCE WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH A LINE BEING 25.00 WESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF LOT 28, BLOCK 1 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 28.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOTS 11 THROUGH 14 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 11 OF SAID PLAT OF COLONIAL PARK ADDITION; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. 14TH ST.; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 1 OF THE PLAT OF MILLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 65 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2713, PAGE 234 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY AND EASTERLY ALONG THE EAST LIMITS TO THE NORTH LINE OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2713, PAGE 234; THENCE WESTERLY ALONG SAID NORTH LINE AND IT'S WESTERLY PROJECTION TO THE WEST RIGHT OF WAY LINE OF SE. PALM BEACH RD.; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF THE PLAT OF ELDORADO HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID PLAT OF ELDORADO HEIGHTS TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SE. PA THFINDER ST.;
CONTINUED ON SHEET 4 OF 8

SHEET NO. 3 OF 8 SHEETS	10 0 15 RE S OV	HN: LEGAL DESCR IPT ON
PROJECT NO. 02-62		

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

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CRA EXPANSION TO THE CITY OF STUART - WEST PARCEL
CONTINUED FROM SHEET 3 OF 8

THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SE 15TH ST. EAST; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD A-1-A (SE. DIXIE HWY.); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE EAST LINE OF PLAT OF THE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID PLAT OF THE CENTRE; THENCE WESTERLY ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE WESTERLY LIMITS OF SAID PLAT OF THE CENTRE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LIMITS TO AN INTERSECTION WITH A LINE BEING 250.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 390.00 FEET TO AN INTERSECTION WITH A LINE BEING 390.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WESTERLY LIMITS OF SAID PLAT OF THE CENTRE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE SOUTH ALONG SAID WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 TO THE NORTHEAST CORNER OF THE PLAT OF SEVEN JEM ADDITION TO THE CITY OF STUART, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 140 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SEVEN JEM ADDITION TO THE NORTHWEST CORNER OF LOT 4 OF SAID PLAT OF SEVEN JEM ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 4 AND ITS SOUTHERLY PROJECTION TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SE. KINDRED ST.; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT OF SEVEN JEM ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 5 THROUGH 15, INCLUSIVE, OF SAID PLAT OF SEVEN JEM ADDITION TO THE WEST RIGHT OF WAY LINE OF SE. JOHNSON AVE.; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF S.E. JOHNSON AVENUE TO THE NORTHEAST CORNER OF LOT 32 OF SAID PLAT OF SEVEN JEM ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 32 THROUGH 36, INCLUSIVE, OF SAID PLAT OF SEVEN JEM ADDITION TO THE NORTHWEST CORNER OF LOT 36; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 36 TO THE SOUTHWEST CORNER OF LOT 36 AND THE NORTHERLY RIGHT OF WAY LINE OF SE. HUDSON CT.; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SAID NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SE. HUDSON COURT AND ALONG THE SOUTHWESTERLY PROJECTION THEREOF TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (S.R. NO. 5); THENCE NORTHWESTERLY AND NORTHERLY ALONG THE SAID SOUTHWESTERLY AND WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (S.R. NO. 5) TO AN INTERSECTION WITH THE MEAN HIGH WATERLINE OF FRAZIER CREEK; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 6 OF THE AFOREMENTIONED PLAT OF H. W. BESSEY ADDITION; THENCE SOUTHERLY ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SW. ST. LUCIE CRESCENT; THENCE SOUTHEASTERLY TO THE NW. CORNER OF LOT 106 OF SAID PLAT OF H. W. BESSEY ADDITION AND THE POINT OF BEGINNING.

CONTAINING 266.49 ACRES MORE OR LESS.

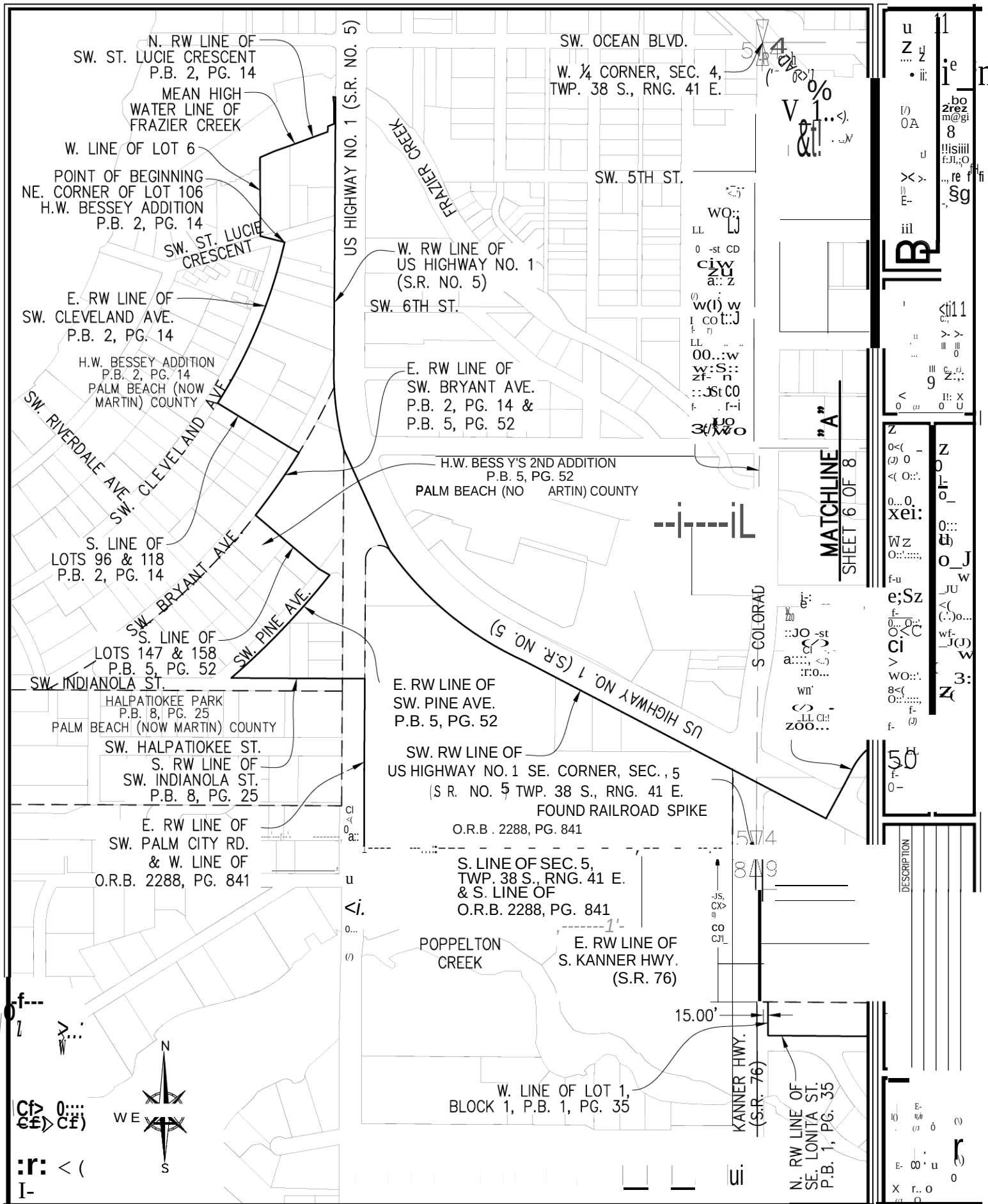
SHEET NO. 4
OF 8 SHEETS

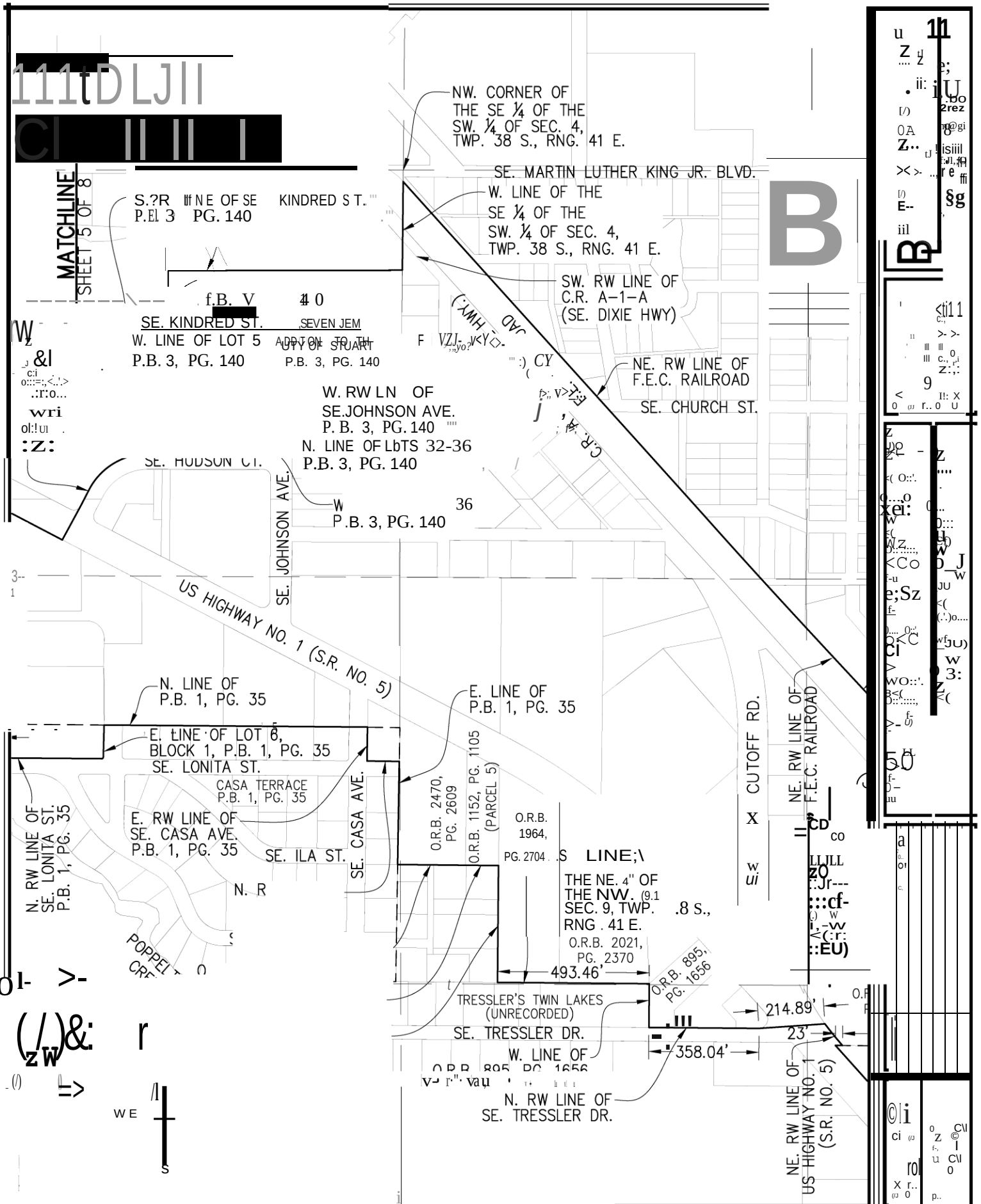
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02-62

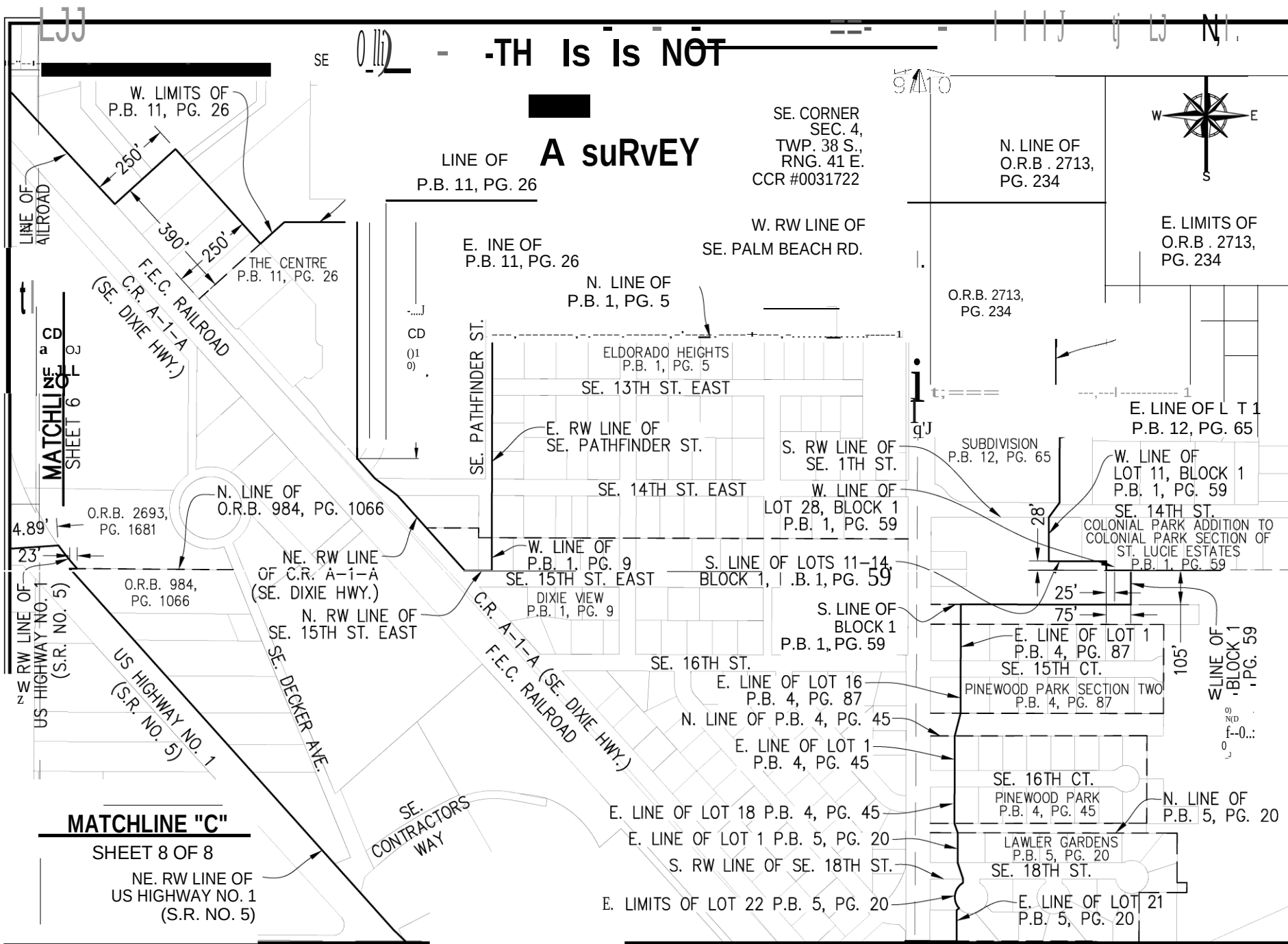
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H: LEGAL DESCR IPT ON
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
DATE 09/24/2015
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY e.g.
CHECKED BY EAL.

D BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852







SHEET No. 7
OF 8 SHEETS
PROJECT NO.
02-62

I2ATIL	REVISIONS
10 05 2015	REVISED SKETCH & LEGAL DESCRIPTION

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015
SCALE 1" = 400'
FIELD BK. _____
DRAWING BY e_g
CHECKED BY EAL

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE S"JUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

MATCHLINE "C"
SHEET 7 OF 8

NE. RW LINE OF
US HIGHWAY NO. 1
(S.R. NO. 5)

SE.
CONTRACTORS
WAY

E. LINE OF LOT 18 P.B. 4, PG. 45
E. LINE OF LOT 1 P.B. 5, PG. 20
S. RW LINE OF SE. 18TH ST.
E. LIMITS OF LOT 22 P.B. 5, PG. 20

PINEWOOD PARK
P.B. 4, PG. 45

N. LINE OF
P.B. 5, PG. 20

LAWLER GARDENS
P.B. 5, PG. 20
SE. 18TH ST.

E. LINE OF LOT 21
P.B. 5, PG. 20

S. LINE OF LOT 21
P.B. 5, PG. 20

SE. PALM
BEACH RD.

SE. MONTEREY RD.

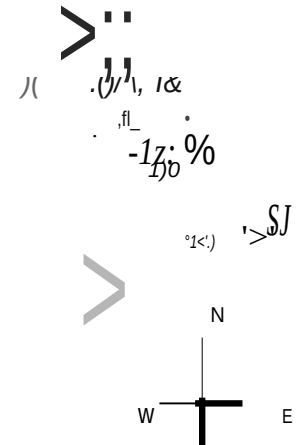
W. RW LINE OF
SE. PALM BEACH RD.

W. RW LINE OF
SE. MONTEREY RD.

MARTIN COUNTY
AIRPORT
(WITHAM FIELD)

US HIGHWAY NO. 1
(S.R. NO. 5)

NE. RW LINE OF
US HIGHWAY NO. 1
(S.R. NO. 5)



**THIS IS NOT
A SURVEY**

SHEET No. 8
OF 8 SHEETS
PROJECT NO.
02-62

DATUM	REVISIONS
10 05 2015	REVISED SKETCH & LEGAL DESCRIPTION

COMMUNITY REDEVELOPMENT AREA EXPANSION
CITY OF STUART, MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
WEST PARCEL

DATE 09/24/2015
SCALE 1" = 400'
FIELD BK.
DRAWING BY e.g.
CHECKED BY E.A.L.

B BETSY LINDSAY, IN C.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE ST. JAMES, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

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

Meeting Date:7/7/2020

Prepared by:Kev Freeman

Title of Item:

Applicant pre-application presentation of proposed residential development

Summary Explanation/Background Information on Agenda Request:

The applicant has requested a pre-application presentation of a proposal to redevelop a 0.58 acre property at 315 E Osceola St, Stuart as residential apartments.

Funding Source:

N/A

Recommended Action:

Receive presentation and discuss as appropriate

ATTACHMENTS:

Description	Upload Date	Type
▣ Staff Site Outline	6/29/2020	Staff Report

Community Redevelopment Board

July 7th, 2020

Applicant pre-Application Presentation

PCN: **043841000000000505**

Acres: **0.58**

Address: **315 E OSCEOLA ST, STUART**

ZONING: **URBAN WATERFRONT**

FUTURE LAND USE: **DOWNTOWN REDEVELOPMENT**

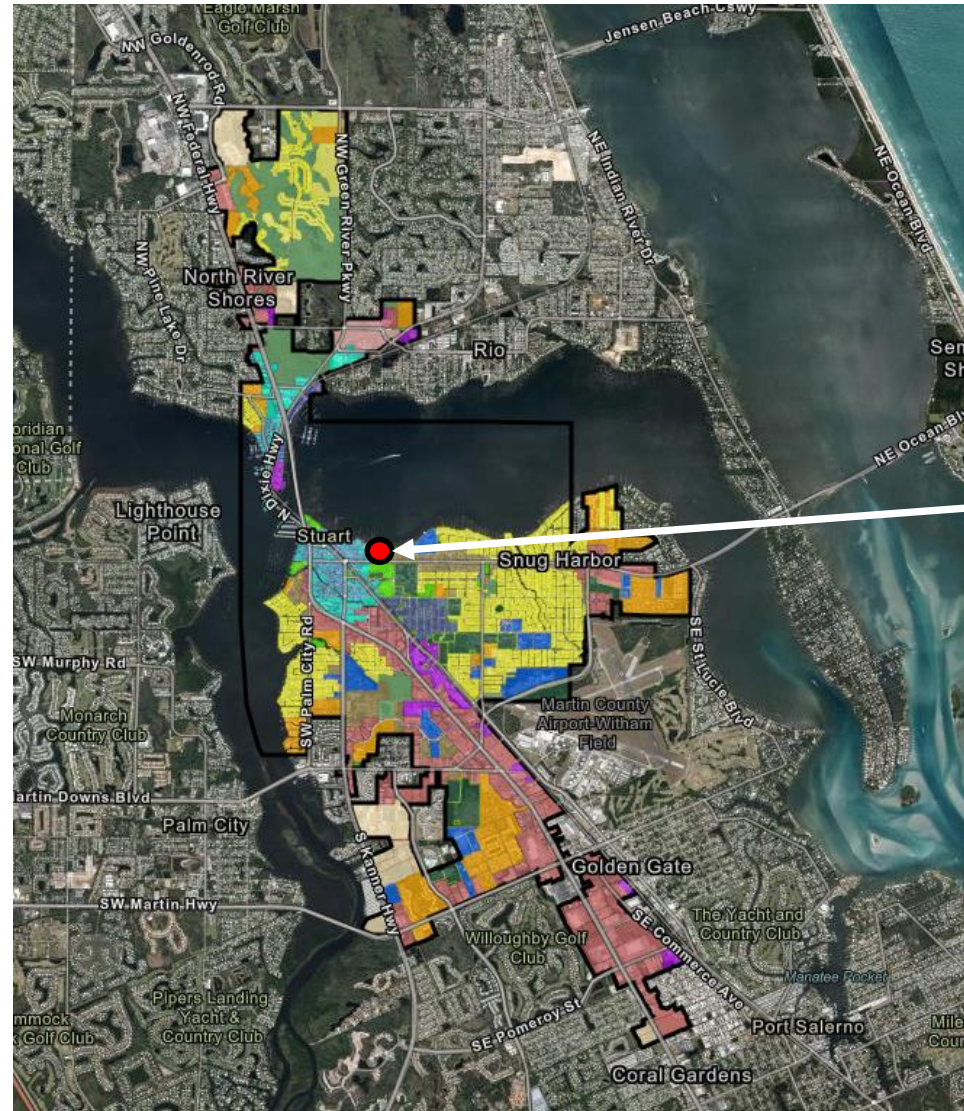


Zoning Overview

ZONING: URBAN WATERFRONT

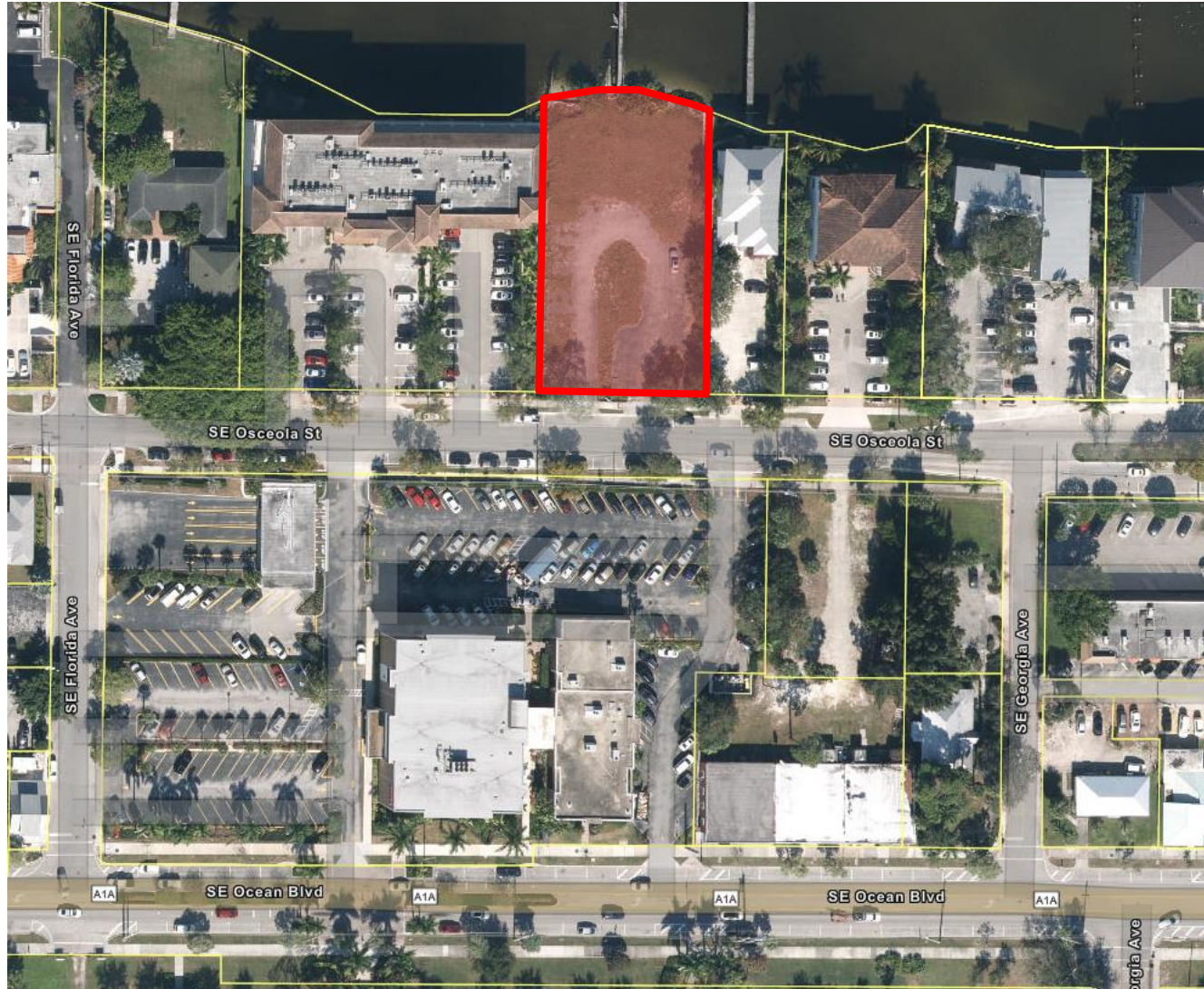
- Front setback of not less than ten feet
- Side setbacks shall not be less than ten feet on each side
- Rear setback for all structures shall not be less than ten feet from the mean high water line or the water-side of a seawall or bulkhead.
- A vista to the St. Lucie River is required (additional if building is more than 100ft)
- Front building facade width is maximum 160 feet.
- Maximum building height for residential is 45 feet.
- No Parking in the rear and otherwise screed.
- Density 15 du/ac (up to 30 du/ac with UPUD or MUCCU).

Location



Site

Site



Street View



© 2020 Google

Street View



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