



A G E N D A
STUART COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION
BOARD
TO BE HELD MAY 7, 2019 AT 4:00 PM

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

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

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

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

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of CRB Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

OTHER MATTERS BEFORE THE BOARD

1. Presentation of the proposed median landscape plan for NW Federal Highway.
2.
RESOLUTION No. 49-2019; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE HARBOR CHASE ASSISTED LIVING FACILITY CPUD TO CD-HRA (STUART) LLC, OWNER OF THE PROPERTY LOCATED AT 650 NW FORK ROAD IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO POSITION BRONZE STATUES OF CHILDREN PLAYING IN AND AROUND A WATER FEATURE AND ALONG THE FRONT LAWN OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.
3. Business Improvement Reimbursement Program. Second grant cycle (Jan 2019 – April 2019) – New applicants for FY 2018-19

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

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

Meeting Date:5/7/2019

Prepared by:Jordan Pinkston

Title of Item:

Approval of CRB Minutes

Summary Explanation/Background Information on Agenda Request:

Approval of March 5, 2019 CRB Minutes

Funding Source:

N/A

Recommended Action:

Approval

ATTACHMENTS:

Description	Upload Date	Type
▣ CRB Minutes	4/30/2019	Cover Memo



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

**MARCH 5, 2019 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD MEMBERS

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

ADMINISTRATIVE

**Development Director, Kev Freeman
Assistant to the City Manager, Pinal Gandhi-Savdas
Board Secretary, Michelle Vicat**

CALL TO ORDER  **4:03 PM**

Present: Pete Walson, Frank Wacha, Chris Lewis, Tom Campenni, Cristina Maldonado, Nathan Ritchey.

Absent: Drew Pittman.

APPROVAL OF MINUTES

 **4:04 PM Motion: Action: Approve, Moved by Tom Campenni, Seconded by Pete Walson. Motion passed unanimously.**

COMMENTS FROM THE PUBLIC (5 min. max):

Michael Meier urged the members of the CRB to think about the current tram situation which is something staff and the commission has worked hard on. He said there is a small group of individuals that are banding together to protest what they are trying to do. He asked that they be an advocate in the community.

Nathan Ritchey said he spends a lot of time downtown and has heard a lot of negative comments but his issue was with the smaller area that it was covering and thought the hospital area should be included in the route.

Mike Mortell said the city didn't miss a deadline for signing up for an FDOT grant because it was for start-up transportation and FDOT said they don't qualify. He said there is a tram report being presented at the City Commission on March 11th.

Michael Meier said there is a new page on the website with the new routes and timetable of schedules.

Thondra Lanese, Stuart Mainstreet said they haven't really heard from residents. They did hear a lot of concern from businesses and residents who didn't mind satellite parking but they needed a way to get to downtown from there. She said they also needed to get employee parking out of downtown.

Mike Mortell said one of the other complaints was that there were too many stops to get to the real locations.

Pete Walson said they really do need to get more out of this town as in the way of houses.

COMMENTS FROM THE BOARD MEMBERS: None

OTHER MATTERS BEFORE THE BOARD

1. Appointment of Community Redevelopment Board Liaison to Stuart Main Street

PRESENTATION: Pinal Gandhi-Savdas

Mike Mortell said that Tom Campenni attends these meetings.

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

COMMENTS FROM THE BOARD MEMBERS: None



4:05 PM **Motion: Action:** Nominate Tom Campenni as Board Liaison to Stuart Main Street
Moved by Frank Wacha, **Seconded by** Cristina Maldonado. Motion passed unanimously.

2. Ordinance No. 2403-2019 Land Development Code Amendment to East Stuart Code Districts

PRESENTATION: Pinal Gandhi-Savdas

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

COMMENTS FROM THE BOARD MEMBERS

Chris Lewis said there was a woman from East Stuart at the last meeting who brought up some concerns about people attending the meetings that were not from East Stuart.

Mike Mortell said she has been coming to the City Commission meetings as well saying the city hasn't been doing things for her neighborhood and the City Manager made a list for her of multiple meetings the city has been participating in with multiple agencies regarding East Stuart as well as multitude of improvements the city has done in East Stuart and she had been noticed and did not attend the meetings.

Tom Campenni said that Ms. Brinkley always complains about something at meetings and Commissioner Meier just delivered many flyers and they are going to deliver flyers to every home in East Stuart that evening for the meeting on March 6th.

Frank Wacha asked if the next step was the LPA and he thought Pinal did a very good job as he's been looking at this issue. He thought it would add a better quality of neighborhood.

Tom Campenni asked if they stopped mandating colors a few years ago and thought they should be able to paint whatever color they want.

Pete Walson said the neighborhood asked for guidance.

Pinal Gandhi-Savdas said this was a suggestion and they can paint what color they want.

The board all said they thought Pinal Gandhi-Savdas did a great job.

STAFF UPDATE

ADJOURNMENT  **4:37 PM Motion: Action: Adjourn, Moved by Frank Wacha, Seconded by Nathan Ritchey. Motion passed unanimously.**

APPROVED

RESPECTFULLY SUBMITTED

Chris Lewis, Chair

Michelle Vicat, Board Secretary

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

Meeting Date:5/7/2019

Prepared by:Pinal Gandhi-Savdas

Title of Item:

Presentation of the proposed median landscape plan for NW Federal Highway.

Summary Explanation/Background Information on Agenda Request:

The Community Redevelopment Agency allocated funding in the amount of \$100,000 for the Federal Highway Gateway Beautification Project in the CRA Budget for FY 2019. The CRA contracted with engineering consultant Kimley-Horn to prepare landscape design for the Federal Highway Gateway Beautification Project.

Within the City, there are three primary gateway corridors including NW federal Highway, SW Federal Highway and S Kanner Highway that provide initial perceptions of the City for visitors and provide access to the core of the City and the downtown area. The visual effect of the City's primary roadway entrances is important. Not only does the entrance provide a first impression of an area, the entrance advertises and defines what is within that area. The lack of landscaping and visibility of the gateway signage along NW Federal Highway corridor is detriment to the physical appearance of the city's entryway to the downtown area.

The proposed Gateway Beautification Project along NW Federal Highway will create a sense of community pride and welcome visitors. The project boundaries of the proposed improvements on NW Federal Highway will be from the Roosevelt Bridge northern terminus to NW Baker Road, approximately 3,000 feet. The 2018 Annual Average Daily Traffic (AADT) within the project limits was 59,212 vehicles per day. The proposed project will be highly visible to the public and has the potential to generate high economic impact.

The Phase I Gateway Beautification Project along the corridor entails new irrigation system in the median and landscaped median incorporating multiple plantings and colorful materials including royal palms, flowering trees and plants, shrubs and stamped concrete to provide visual enhancements. The Phase II of the project will include gateway signage along primary and local gateway corridors. The gateway signage will benefit the downtown district by helping visitors recognize the arrival into our special historic area.

The project area is an important commercial corridor in the CRA. Currently, there are number of vacant parcels and older retail buildings within the project area. This gives the area a blighted appearance, which discourages investment in other properties. Improving the aesthetic character of a primary gateway corridor could encourage infill development and redevelopment of properties along the corridor to include uses such as retail, office, mixed-use development and residential.

Also, there are studies that show that well-planted and maintained landscaping in medians can help reduce driving stress, provide better visual quality, and decrease over speeding, thus improving roadway safety.

Staff compared accident rates on roadway segment with landscaped median versus no landscape improvements. According to the City of Stuart police report there were 185 vehicle accidents on SW Federal Highway from Roosevelt Bridge to Palm City Road (where there is landscaped median) in comparison to 310 vehicle accidents on NW Federal Highway from the Roosevelt Bridge to Baker Road (where there is no landscape improvements in the median) over the 5-year period. The landscaping not only contributes to greater aesthetic condition but may contribute to a safer roadway having a positive effect on driver behavior and perception.

Upon completion of the installation (construction) phase the project, the City will maintain the irrigation and landscaping within the median in accordance with the City's existing maintenance agreement with the FDOT.

Attachments:

- 60% Landscape Plan
- Renderings
- Construction Costs
- Project Timeline
- Accident Reports

Funding Source:

Total Project Cost - \$277,179

- Design Cost - \$33,440 (under contract)
- Estimated Construction Cost - \$243,739

Funds to come from the following funding sources:

- CRA - \$143,739
- City's Tree Funds - \$100,000

Recommended Action:

Staff is requesting feedback on the proposed landscape plan.

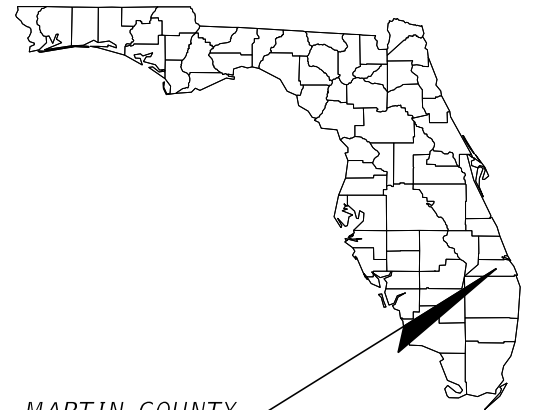
ATTACHMENTS:

Description	Upload Date	Type
▢ 60% Landscape Plan Federal Hwy	4/26/2019	Attachment
▢ Landscape Plan Rendering	4/26/2019	Attachment
▢ Construction Costs Estimate	4/26/2019	Attachment
▢ Project Timeline	4/29/2019	Backup Material
▢ Vehicle Accident Report 1	5/3/2019	Backup Material
▢ Vehicle Accident Report 2	5/3/2019	Backup Material

CITY OF STUART

LANDSCAPE CONTRACT PLANS

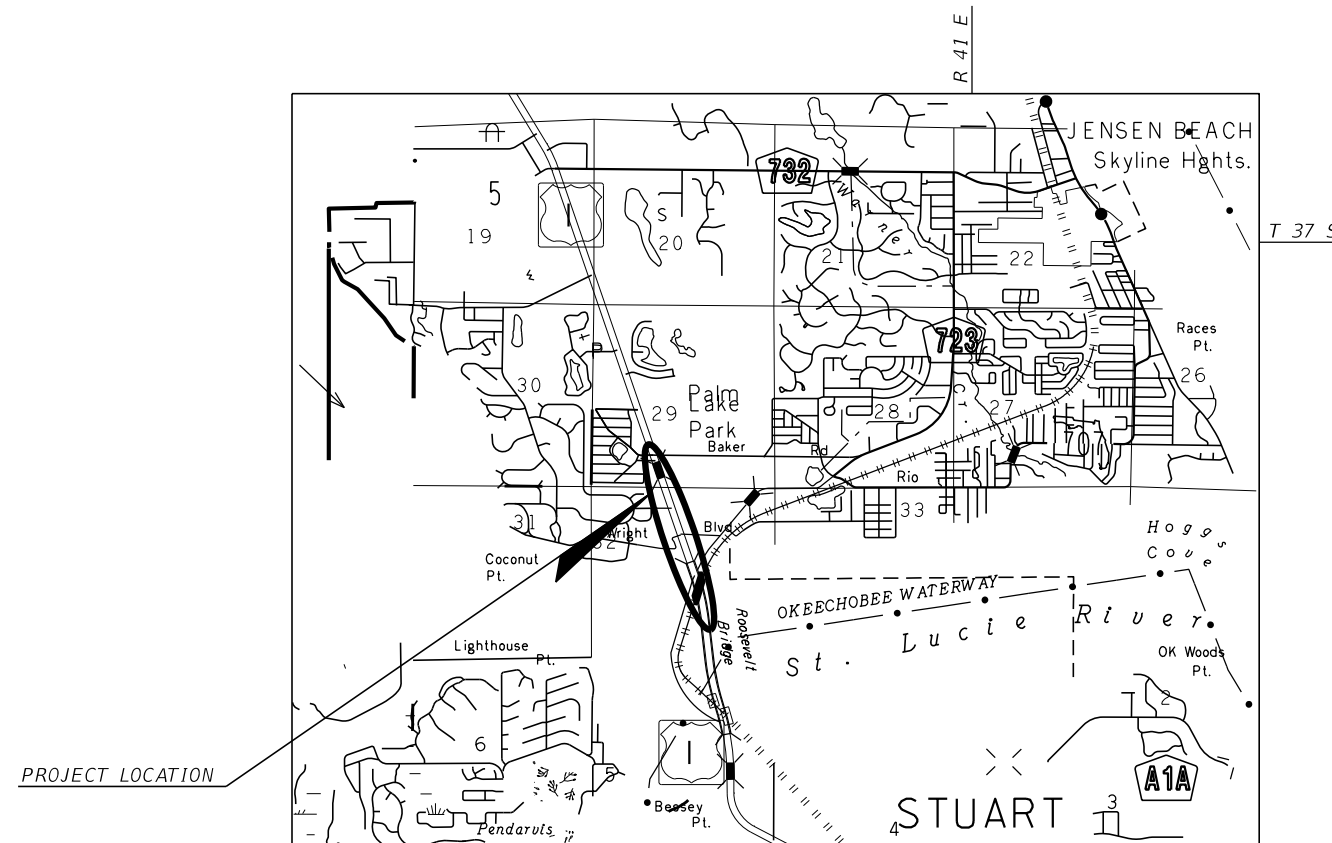
NW FEDERAL HWY (US HIGHWAY 1) LANDSCAPE IMPROVEMENTS



MARTIN COUNTY

INDEX OF LANDSCAPE PLANS

SHEET NO.	SHEET DESCRIPTION
LD-1	KEY SHEET
LD-2 - LD-3	LANDSCAPE GENERAL NOTES
LD-4	SUMMARY OF PAY ITEMS
LD-5	PLAN LAYOUT SHEET
LD-6 - LD-11	PLAN SHEETS
LD-12 - LD-13	LANDSCAPE SPECIFICATIONS
LD-14 - LD-17	IRRIGATION PLANS
LD-18 - LD-19	MAINTENANCE OF TRAFFIC



PLANS PREPARED BY:

Kimley»Horn

445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
PROJECT NUMBER: 147496035
CERTIFICATE OF AUTHORIZATION: 00000696

LANDSCAPE PLANS
LANDSCAPE ARCHITECT OF RECORD: MATT FRANKO

R.L.A. NO.: 6667292

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

CITY COMMISSIONERS

REBECCA S. BRUNER	MAYOR
EULA CLARKE	VICE MAYOR
KELLI GLASS LEIGHTON	COMMISSIONER
MERRITT MATHESON	COMMISSIONER
MIKE MEIER	COMMISSIONER

DEPARTMENT OF PUBLIC WORKS

DAVID D. PETERS	DIRECTOR
TIM VOELKER, P.E.	ASSISTANT DIRECTOR

GOVERNING STANDARDS AND
SPECIFICATIONS: FLORIDA DEPARTMENT OF
TRANSPORTATION, FY 2018-19 STANDARD
PLANS, AND "STANDARDS SPECIFICATIONS
FOR ROAD AND BRIDGE CONSTRUCTION"
DATED 2019, AS AMENDED BY CONTRACT
DOCUMENTS.

P R E P A R E D F O R



CAPITAL PROJECTS MANAGER: PINAL GANDHI-SAVDAS

60% PLAN
SUBMITTAL
APRIL 2019

SHEET
NO.

LD-1

LANDSCAPE GENERAL NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 12" OF TOPSOIL.

2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.

3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.

4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.

5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.

6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.

7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.

8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL OF THE UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY TO MAINTAIN HEALTHY PLANT CONDITIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS UNTIL FINAL ACCEPTANCE.

12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING NORMAL PLANTING SEASON.

14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE (3) INCHES.

17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

18. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II." STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

19. ALL INVASIVE/EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.

20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING.

21. DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE, WEEDING WITHIN THE MEDIAN TO BE CONDUCTED ONCE A MONTH BY HAND.

22. DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE, LITTER IS TO BE REMOVED FROM THE MEDIAN ONCE A MONTH.

23. DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE, PLANTING AREAS TO BE IRRIGATED TWICE A WEEK WITH A 1/2" OF WATER PER APPLICATION FOR A TOTAL OF 1" WATER PER WEEK.

24. PROJECT SCHEDULE TO BE DETERMINED BY CITY OF STUART.

25. PLANT HEIGHT AND SPREAD SHALL TAKE PRECEDENCE OVER CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO BE FLORIDA NO. 1 AND MEET ALL SPECIFICATIONS PROVIDED.

26. ALL PROPOSED LANDSCAPE PLANTING AREAS TO BE EXCAVATED TO A MINIMUM DEPTH OF 12" AS NECESSARY TO CONTAIN APPROPRIATE PLANTING MIX AS SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, IRRIGATION LINES, WIRING, LIGHTING, STRUCTURES, LANDSCAPE, ETC. WHICH ARE SCHEDULED TO BE RETAINED/REUSED.

27. CONTRACTOR TO FIELD LOCATE ALL VEGETATION IN MEDIANS WITHIN PROJECT LOCATIONS DENOTED ON THE PLANS. PROTECT ALL EXISTING TREES CALLED OUT TO REMAIN PER PLANS AND DETAILS (CONTRACTOR LIABLE FOR DAMAGE). CONTRACTOR TO REMOVE ALL OTHER VEGETATION IN PROJECT LOCATIONS AND DISPOSE IN A SUSTAINABLE MANNER. CONTRACTOR IS NOT TO IMPACT ANY UTILITIES (ELECTRIC, IRRIGATION, ETC.) THROUGH VEGETATION REMOVAL AND SHALL BE REQUIRED TO REPAIR ANY DAMAGE (AT THE CONTRACTOR'S EXPENSE) TO MEET LANDSCAPE ARCHITECT/OWNER'S SATISFACTION.

28. CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE DONE TO THE FDOT PROPERTY DURING DEMOLITION, RELOCATION &/OR INSTALLATION ACTIVITIES AT HIS SOLE EXPENSE.

29. OWNERSHIP OF ALL SUITABLE EXCAVATED MATERIALS, AS DETERMINED BY THE DEPARTMENT, SHALL REMAIN IN THE DEPARTMENT UNTIL A FINAL ACCEPTANCE OF THE PERMITTED PROJECT IS FULFILLED. EXCAVATED MATERIALS SHALL BE HAULED BY THE PERMITTEE, AT THEIR COST & EXPENSE FROM THE SITE TO THE TREASURE COAST OPERATION CENTER OR STOCKPILED IN THOSE AREAS AS DIRECTED BY THE DEPARTMENT, INCLUDING ASPHALT MILLINGS.

30. ALL LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN FDOT RIGHT-OF-WAY SHALL COMPLY WITH CURRENT APPLICABLE FDOT STANDARD SPECIFICATIONS 580.

31. ALL LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN FDOT RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 580-001.

32. ANY EXISTING SECTION CORNER, QUARTER SECTION CORNER AND MARTIN COUNTY SURVEY CONTROL MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DISTURBED, THE CONTRACTOR SHALL HAVE A PROFESSIONAL LAND SURVEYOR REFERENCE IT PRIOR TO CONSTRUCTION, AND RESET IT AFTER CONSTRUCTION.

33. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DISTURBED, AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR, WITHOUT DELAY, BY TELEPHONE.

34. ANY NGVD-29 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DISTURBED, THE CONTRACTOR SHOULD NOTIFY:

MARK MAINTENANCE SECTION
GEODETIC INFORMATION CENTER ATTN: N/CG-162
ROCKVILLE, MARYLAND 20852
TELEPHONE: 301-443-8319

35. CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NOS. 600 THRU 660 AND SHALL PROVIDE ALL BARRICADES, LIGHTING, CHANNELIZING DEVICES, TEMPORARY PAVEMENTS, TEMPORARY SIGNALS, ATTENUATORS, VARIABLE MESSAGE SIGNS, SIGNAGE AND FLAG MEN AS NECESSARY OR ANYTHING ELSE THAT MAY BE REQUIRED TO MEET FDOT INDEX 600 TO PROVIDE FOR THE SAFETY OF THE PUBLIC IN THE AREA OF THE WORK. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH CURRENT FDOT ROADWAY & TRAFFIC DESIGN STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL PREPARE & SUBMIT SIGNED & SEALED TRAFFIC CONTROL PLANS TO FDOT & CITY OF STUART FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. LANE CLOSURES ALONG U.S. HIGHWAY 1 WILL NOT BE ALLOWED DURING PEAK HOUR OPERATIONS (7-9AM & 4-6PM). ALL PROPOSED LANE CLOSURES SHALL BE APPROVED IN ADVANCE BY THE FDOT TREASURE COAST OPERATIONS ENGINEER.

36. EXISTING DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL REMAIN, UNLESS OTHERWISE NOTED.

37. DURING CONSTRUCTION, SHOULD ANY DRAINAGE STRUCTURES (INCLUDING PIPES) BE FOUND THAT ARE NOT SHOWN ON THE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.

38. EXISTING UTILITIES ARE TO BE ADJUSTED OR RELOCATED BY OTHERS AS DIRECTED BY THE ENGINEER, UNLESS OTHERWISE NOTED.

39. IN REFERENCE TO EXISTING UTILITIES AND UTILITY ADJUSTMENTS:
A. THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL INFORM THE ENGINEER AND NOTIFY THE RESPECTIVE UTILITY OWNER(S) TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS AS REQUIRED.
B. FOR EXISTING UTILITY SYMBOLS, SEE FDOT STANDARD INDEX 002.
C. WATER AND SANITARY SEWER UTILITY WORK SHALL BE IN CONFORMANCE WITH ALL CODES, STANDARDS, AND ORDINANCES CURRENTLY H.R.S., AND THE LOCAL UTILITY DEPARTMENT OWNING THE FACILITIES.

40. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD OR UNDERGROUND UTILITIES.

41. CONTRACTOR SHALL NOTIFY SUNSHINE STATE "ONE CALL" 1-800-432-4770 AND ALL AFFECTED UTILITIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION SO THAT A COMPANY REPRESENTATIVE MAY BE PRESENT.

REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART		LANDSCAPE GENERAL NOTES	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		US HIGHWAY 1 LANDSCAPE PLANS			LD-2

LANDSCAPE GENERAL NOTES

42. EXISTING UTILITY OWNERS:
- | | | |
|--------------------------------------|-----------------|--------------|
| MARTIN COUNTY UTILITIES | DAREN BROTHERS | 772-221-1400 |
| MARTIN COUNTY BOARD OF COMMISSIONERS | DAMIAN BONO | 772-288-5528 |
| COMCAST | JOHN STRAHN | 561-227-3417 |
| AT&T | DINO FARRUGGIO | 561-997-0240 |
| CITY OF STUART | CHAD HERZOG | 772-288-5331 |
| CENTURY LINK | GEORGE MCELVAIN | 303-992-9931 |
| SPRINT | JON BAKER | N/A |
| CITY GAS COMPANY OF FL | RON MULLER | 321-638-3424 |
| FLORIDA POWER & LIGHT | JOEL BRAY | 386-586-6403 |
| MCI | DEAN BOYER | 469-886-4238 |
43. CONTRACTOR SHALL EXERCISE CAUTION WHILE REMOVING AND/OR RELOCATING EXISTING SIGNS IN ORDER TO PREVENT ANY UNNECESSARY DAMAGE TO THE SIGNS. SIGNS WHICH ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
44. SODDED AREAS WILL BE IN ACCORDANCE WITH FDOT DESIGN STANDARD INDEX 105 AND STANDARD SPECIFICATIONS SECTIONS 162, 570, 981, 982, 983 AND 987 OF LATEST EDITION OF THE GOVERNING DESIGN STANDARDS AND STANDARD SPECIFICATIONS. ALL DISTURBED AREAS SHALL BE SODDED WITHIN ONE (1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.
45. THE FLORIDA DEPARTMENT OF TRANSPORTATION IS THE OWNER OF U.S. HIGHWAY 1. THE CITY OF STUART WILL BE RESPONSIBLE FOR MAINTENANCE ASSOCIATED WITH THE PROPOSED LANDSCAPE IMPROVEMENTS.

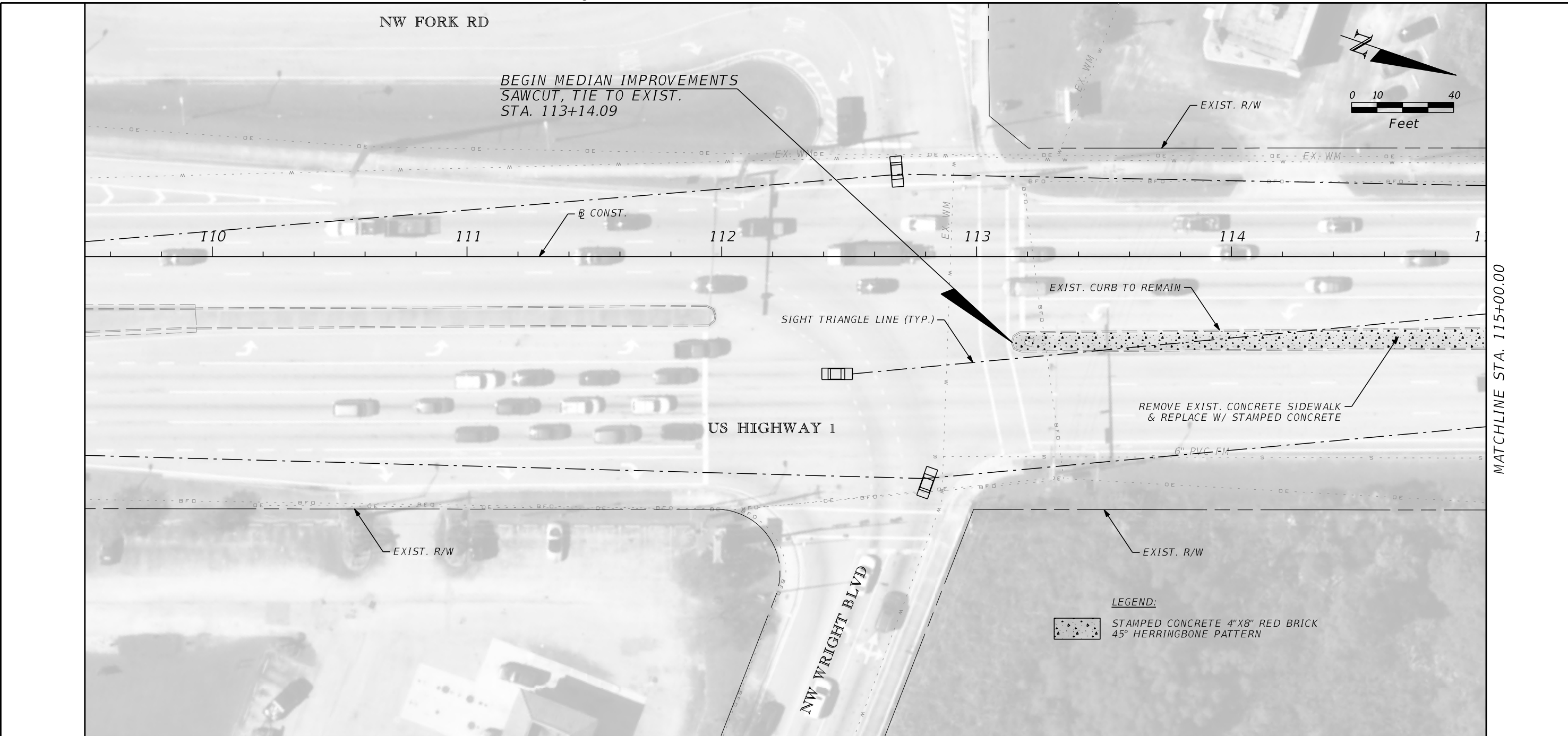
REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART	LANDSCAPE GENERAL NOTES	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				
							US HIGHWAY 1 LANDSCAPE PLANS		LD-3

SUMMARY OF PAY ITEMS

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY
SITE DEVELOPMENT			
101-1A	MOBILIZATION/DEMOBILIZATION	LS	1
102-1	MAINTENANCE OF TRAFFIC	LS	1
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1
110-1-1	STANDARD CLEARING & GRUBBING	LS	1
110-4-10	REMOVAL OF EXIST CONCRETE	SY	808
162-1-3	PREPARED SOIL LAYER (12" DEPTH)	CY	875
522-1	CONCRETE SIDEWALK (4" THICK)	SY	6
523-2	STAMPED CONCRETE (4" THICK, 45° HERRINGBONE PATTERN, RED BRICK COLOR)	SY	445
580-1-A	MULCH (EARTHWISE MULCH)	CY	220
580-4-483	ROYSTONEA REGIA / ROYAL PALM (FG, 10' GW MIN., STRAIGHT, SINGLE, FL #1)	EA	11
580-5-693	JATROPHA INTEGERRIMA / JATROPHA TREE (30 GAL, 2" CAL MIN., 8' HT MIN.)	EA	4
580-6-292	FURCRAEA FOETIDA / MAURITIUS HEMP (15 GAL, 36" FULL)	EA	60
580-7-253	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS (3 GAL, 18" FULL)	EA	158
580-7-383	IXORA CHINENSIS / CHINESE IXORA (3 GAL, 18" FULL)	EA	396
580-7-393	SCHEFFLERA ABORICOLA 'TRINETTE' / SCHEFFLERA (3 GAL, 18" FULL)	EA	91
580-7-403	ZAMIA FLORIDANA / COONITE PALM (3 GAL, 30" FULL)	EA	894
580-7-413	BOUGAINVILLEA X 'HELEN JOHNSON' - COMPACT BOUGAINVILLEA (3 GAL, 12" FULL)	EA	1,209
580-7-423	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA (3 GAL, 18" FULL)	EA	1,105
580-7-433	NEOMARICA GRACILIS / WALKING IRIS (3 GAL, 18" FULL)	EA	438
590-1	IRRIGATION (COMPLETE SYSTEM, F&I)	LS	1
1050-42-202	UTILITY PIPE (HDPE) (2" WM) (HDD)	LF	63
1080-21-102	UTILITY FIXTURE (METER BOX) (F&I) (2")	EA	1
1080-22-102	UTILITY FIXTURE (BACKFLOW ASSEMBLY) (F&I) (2")	EA	1
1080-23-112	UTILITY FIXTURE (TAPPING SADDLE/SLEEVE) (F&I) (12"X2")	EA	1

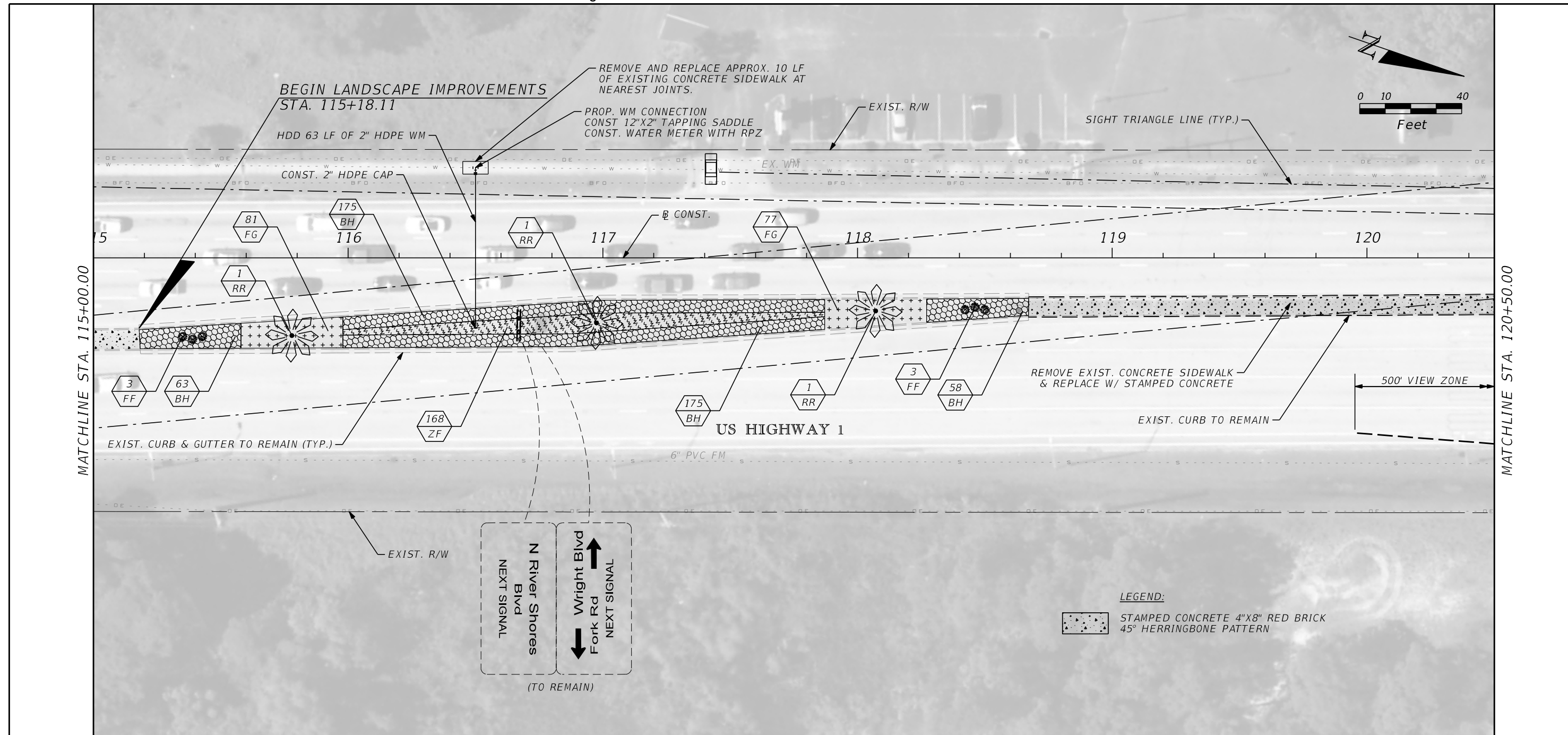


REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART		PLAN LAYOUT SHEET	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		US HIGHWAY 1 LANDSCAPE PLANS			LD-5



PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS	SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS
	RR	-	ROYSTONEA REGIA / ROYAL PALM	FG, 10' GW MIN, STRAIGHT, SINGLE, FL #1, MATCHING		ZF	-	ZAMIA FLORIDANA / COONTIE PALM	3 GAL, 30" FULL, 30" OC, 30" OC
	JI	-	JATROPHA INTEGERRIMA / JATROPHA TREE	30 GAL, 2" CAL MIN, 8' HT MIN, STANDARD, STRAIGHT, FL #1		BH	-	BOUGAINVILLEA X 'HELEN JOHNSON' / COMPACT BOUGAINVILLEA	3 GAL, 12" FULL, 30" OC
	FF	-	FURCRAEA FOETIDA / MAURITIUS HEMP	15 GAL, SEE PLAN, 36" FULL		DE	-	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA	3 GAL, 18" FULL, 30" OC
	FG	-	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL, 18" FULL, 30" OC, 30" OC		NG	-	NEOMARICA GARCILIS / WALKING IRIS	3 GAL, 18" FULL, 24" OC
	IM	-	IXORA CHINENSIS / CHINESE IXORA	3 GAL, 18" FULL, 36" OC, 36" OC					
	ST	-	SCHEFFLERA ARBORICOLA 'TRINETTE' / SCHEFFLERA	3 GAL, 18" FULL, 36" OC, 36" OC					

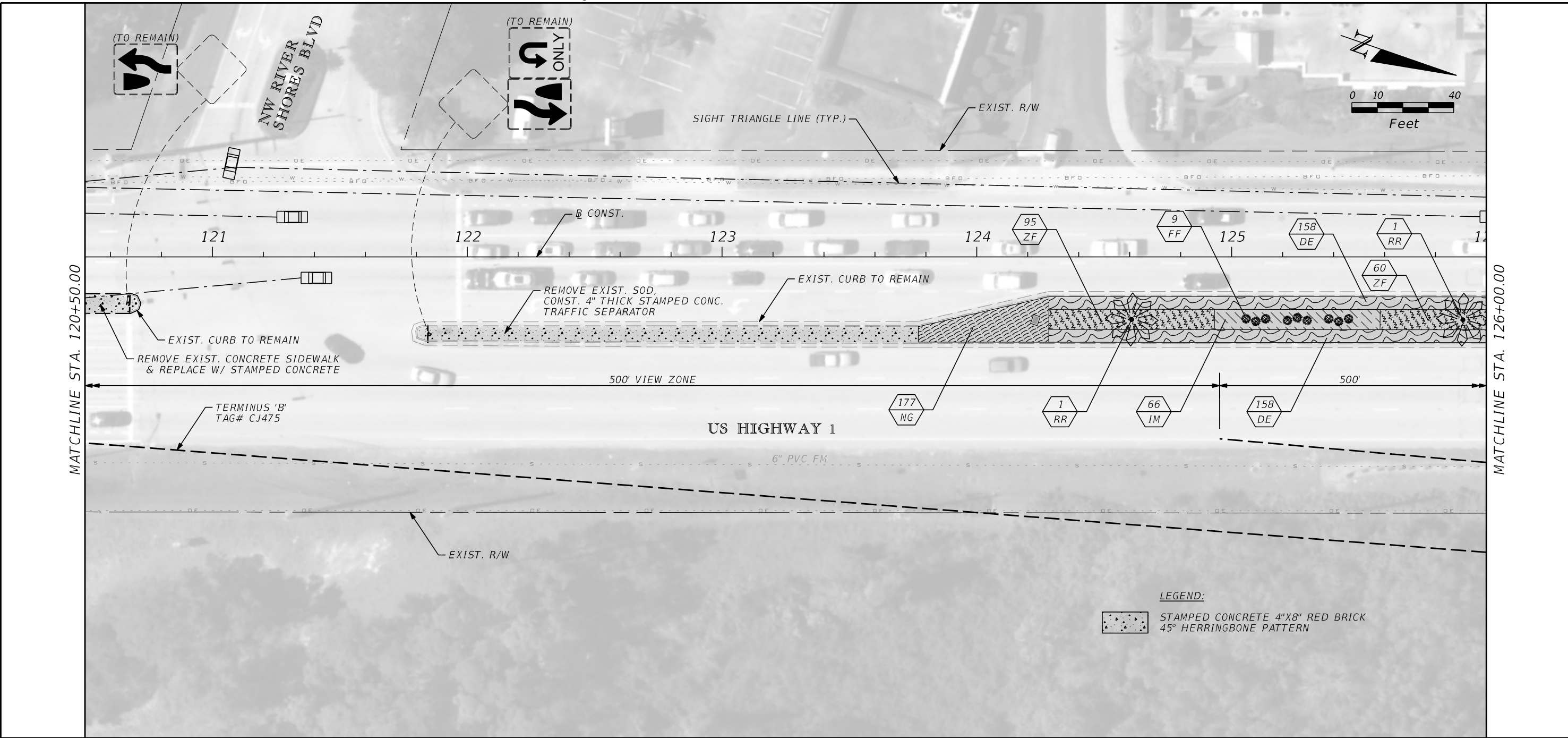
REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART		PLAN SHEET	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		US HIGHWAY 1			LD-6
							LANDSCAPE PLANS			



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>REMARKS</u>	<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>REMARKS</u>
	RR	3	ROYSTONEA REGIA / ROYAL PALM	FG, 10' GW MIN, STRAIGHT, SINGLE, FL #1, MATCHING		ZF	168	ZAMIA FLORIDANA / COONTIE PALM	3 GAL, 30" FULL, 30" OC, 30" OC
	J1	-	JATROPHA INTEGERRIMA / JATROPHA TREE	30 GAL, 2" CAL MIN, 8' HT MIN, STANDARD, STRAIGHT, FL #1		BH	471	BOUGAINVILLEA X 'HELEN JOHNSON' / COMPACT BOUGAINVILLEA	3 GAL, 12" FULL, 30" OC
	FF	6	FURCRAEA FOETIDA / MAURITIUS HEMP	15 GAL, SEE PLAN, 36" FULL		DE	-	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA	3 GAL, 18" FULL, 30" OC
	FG	158	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL, 18" FULL, 30" OC, 30" OC		NG	-	NEOMARICA GARCILIS / WALKING IRIS	3 GAL, 18" FULL, 24" OC
	IM	-	IXORA CHINENSIS / CHINESE IXORA	3 GAL, 18" FULL, 36" OC, 36" OC					
	ST	-	SCHEFFLERA ARBORICOLA 'TRINETTE' / SCHEFFLERA	3 GAL, 18" FULL, 36" OC, 36" OC					

REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART US HIGHWAY 1 LANDSCAPE PLANS	PLAN SHEET	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				LD-7
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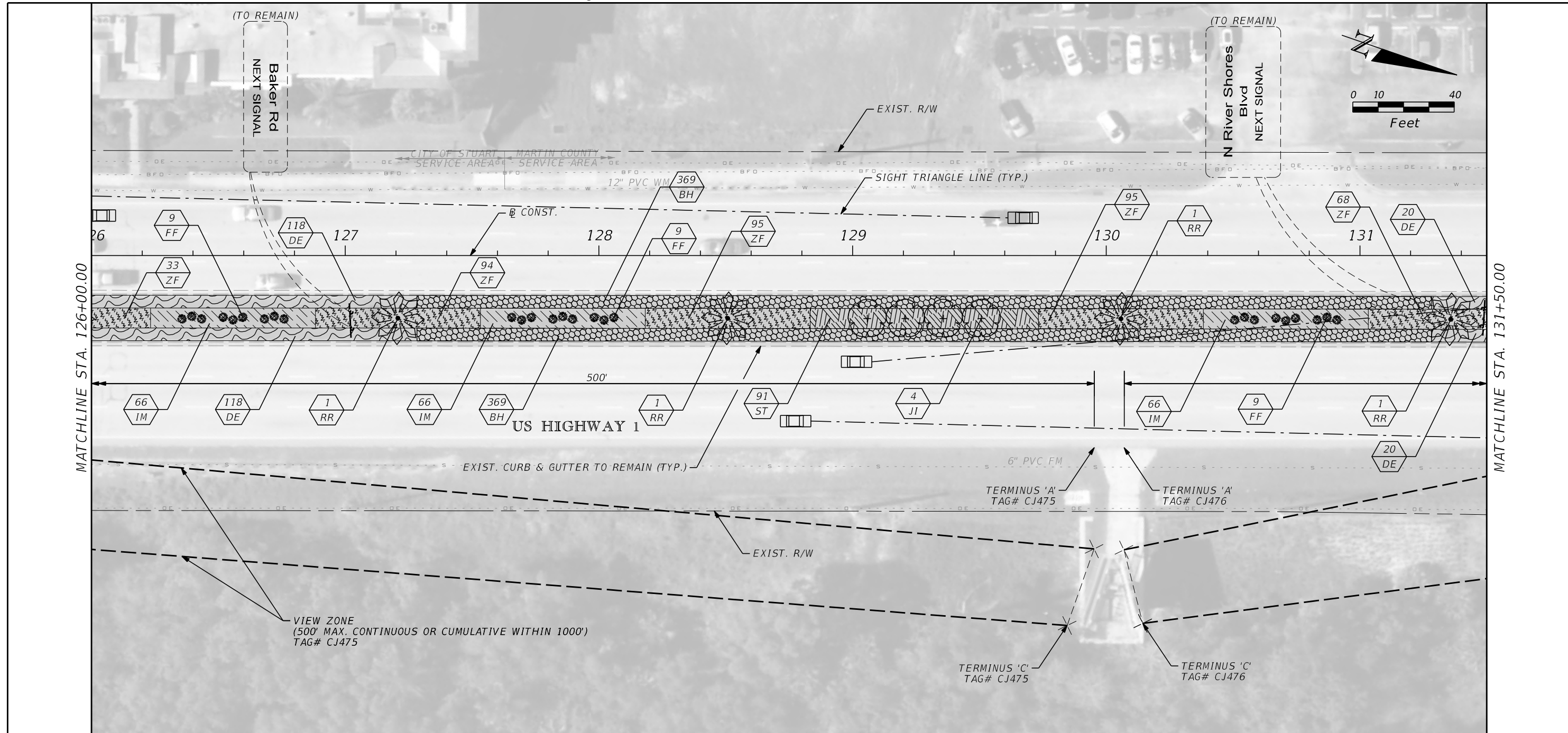
PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS	SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS
	RR	2	ROYSTONEA REGIA / ROYAL PALM	FG, 10' GW MIN, STRAIGHT, SINGLE, FL #1, MATCHING		ZF	155	ZAMIA FLORIDANA / COONTIE PALM	3 GAL, 30" FULL, 30" OC, 30" OC
	JI	-	JATROPHA INTEGERRIMA / JATROPHA TREE	30 GAL, 2" CAL MIN, 8' HT MIN, STANDARD, STRAIGHT, FL #1		BH	-	BOUGAINVILLEA X 'HELEN JOHNSON' / COMPACT BOUGAINVILLEA	3 GAL, 12" FULL, 30" OC
	FF	9	FURCRAEA FOETIDA / MAURITIUS HEMP	15 GAL, SEE PLAN, 36" FULL		DE	316	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA	3 GAL, 18" FULL, 30" OC
	FG	-	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL, 18" FULL, 30" OC, 30" OC		NG	177	NEOMARICA GARCILIS / WALKING IRIS	3 GAL, 18" FULL, 24" OC
	IM	66	IXORA CHINENSIS / CHINESE IXORA	3 GAL, 18" FULL, 36" OC, 36" OC					
	ST	-	SCHEFFLERA ARBORICOLA 'TRINETTE' / SCHEFFLERA	3 GAL, 18" FULL, 36" OC, 36" OC					

REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART		PLAN SHEET	SHEET NO. LD-8
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION					
							US HIGHWAY 1 LANDSCAPE PLANS			

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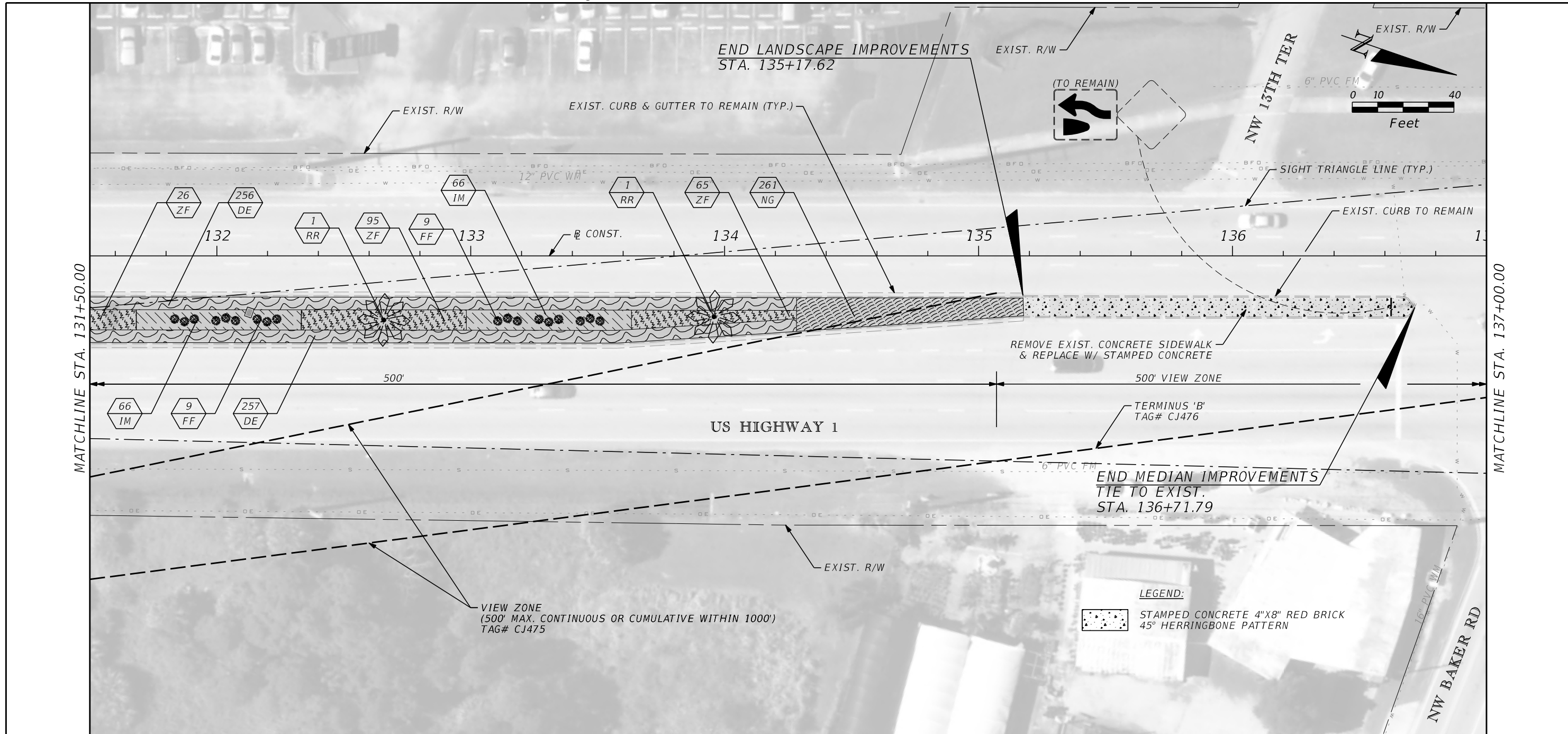
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PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS	SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS
	RR	4	ROYSTONEA REGIA / ROYAL PALM	FG, 10' GW MIN, STRAIGHT, SINGLE, FL #1, MATCHING		ZF	385	ZAMIA FLORIDANA / COONTIE PALM	3 GAL, 30" FULL, 30" OC, 30" OC
	JI	4	JATROPHA INTEGERRIMA / JATROPHA TREE	30 GAL, 2" CAL MIN, 8' HT MIN, STANDARD, STRAIGHT, FL #1		BH	738	BOUGAINVILLEA X 'HELEN JOHNSON' / COMPACT BOUGAINVILLEA	3 GAL, 12" FULL, 30" OC
	FF	27	FURCRAEA FOETIDA / MAURITIUS HEMP	15 GAL, SEE PLAN, 36" FULL		DE	276	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA	3 GAL, 18" FULL, 30" OC
	FG	-	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL, 18" FULL, 30" OC, 30" OC		NG	-	NEOMARICA GARCILIS / WALKING IRIS	3 GAL, 18" FULL, 24" OC
	IM	198	IXORA CHINENSIS / CHINESE IXORA	3 GAL, 18" FULL, 36" OC, 36" OC					
	ST	91	SCHEFFLERA ARBORICOLA 'TRINETTE' / SCHEFFLERA	3 GAL, 18" FULL, 36" OC, 36" OC					

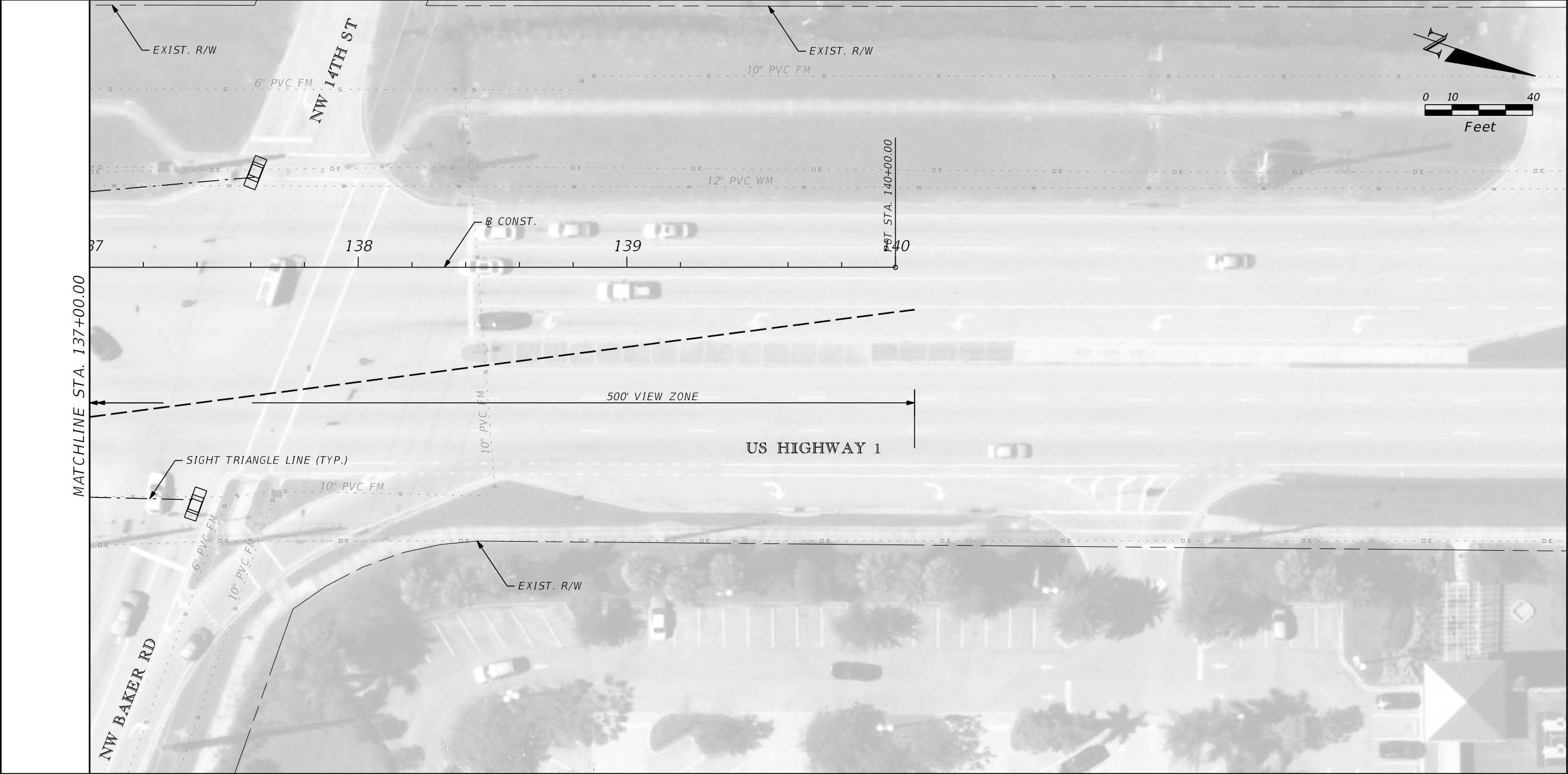
REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART		PLAN SHEET	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		US HIGHWAY 1			LD-9
							LANDSCAPE PLANS			



PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS	SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	REMARKS
	RR	2	ROYSTONEA REGIA / ROYAL PALM	FG, 10' GW MIN, STRAIGHT, SINGLE, FL #1, MATCHING		ZF	186	ZAMIA FLORIDANA / COONTIE PALM	3 GAL, 30" FULL, 30" OC, 30" OC
	JI	-	JATROPHA INTEGERRIMA / JATROPHA TREE	30 GAL, 2" CAL MIN, 8' HT MIN, STANDARD, STRAIGHT, FL #1		BH	-	BOUGAINVILLEA X 'HELEN JOHNSON' / COMPACT BOUGAINVILLEA	3 GAL, 12" FULL, 30" OC
	FF	18	FURCRAEA FOETIDA / MAURITIUS HEMP	15 GAL, SEE PLAN, 36" FULL		DE	513	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA	3 GAL, 18" FULL, 30" OC
	FG	-	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL, 18" FULL, 30" OC, 30" OC		NG	261	NEOMARICA GARCILIS / WALKING IRIS	3 GAL, 18" FULL, 24" OC
	IM	132	IXORA CHINENSIS / CHINESE IXORA	3 GAL, 18" FULL, 36" OC, 36" OC					
	ST	-	SCHEFFLERA ARBORICOLA 'TRINETTE' / SCHEFFLERA	3 GAL, 18" FULL, 36" OC, 36" OC					

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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		US HIGHWAY 1 LANDSCAPE PLANS			

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PLANT SCHEDULE									
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>REMARKS</u>	<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>REMARKS</u>
	RR	-	ROYSTONEA REGIA / ROYAL PALM	FG, 10' GW MIN, STRAIGHT, SINGLE, FL #1, MATCHING		ZF	-	ZAMIA FLORIDANA / COONTIE PALM	3 GAL, 30" FULL, 30" OC, 30" OC
	JI	-	JATROPHA INTEGERRIMA / JATROPHA TREE	30 GAL, 2" CAL MIN, 8' HT MIN, STANDARD, STRAIGHT, FL #1		BH	-	BOUGAINVILLEA X 'HELEN JOHNSON' / COMPACT BOUGAINVILLEA	3 GAL, 12" FULL, 30" OC
	FF	-	FURCRAEA FOETIDA / MAURITIUS HEMP	15 GAL, SEE PLAN, 36" FULL		DE	-	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA	3 GAL, 18" FULL, 30" OC
	FG	-	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL, 18" FULL, 30" OC, 30" OC		NG	-	NEOMARICA GARCILIS / WALKING IRIS	3 GAL, 18" FULL, 24" OC
	IM	-	IXORA CHINENSIS / CHINESE IXORA	3 GAL, 18" FULL, 36" OC, 36" OC					
	ST	-	SCHEFFLERA ARBORICOLA 'TRINETTE' / SCHEFFLERA	3 GAL, 18" FULL, 36" OC, 36" OC					

REVISIONS						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART		PLAN SHEET	SHEET NO.
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PART 1: GENERAL CONDITIONS			
1.01	SCOPE:	1.11	CONTRACTOR QUALIFICATION:
A.	The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of all plants on the landscape plans.	A.	The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data: 1. A financial statement showing assets and liabilities of the company current to date. 2. A listing of not less than three (3) completed projects of similar scope and nature. 3. Permanent name and address of place of business. 4. The number of regular employees of the organization, and length of time the organization has been in business under the present name.
1.02	AGENCY STANDARDS:	1.12	PERMITS AND CERTIFICATES:
A.	Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.	A.	All contractors shall secure and pay for all permits and certificates required for his/her class of work.
1.03	SITE EXAMINATION:	PART 2: MATERIALS	
A.	The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no misunderstanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property and/or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.	2.01	PLANT MATERIALS:
1.04	ERRORS AND OMISSIONS:	A.	A complete list of plants is shown on the drawings, including a schedule of quantities, sizes and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
A.	The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and as located on the drawings. The Landscape Contractor is responsible for his/her own quantity count. If there is a discrepancy between drawings and plant list, the drawing shall be considered as correct.	B.	Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Landscape Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of the material shall be increased at no additional cost to the Owner, to meet the intent of the drawings.
B.	The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.	C.	All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
C.	If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to what was intended.	D.	All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, Part I revised edition 1973, and Grades and Standards for Nursery Plants, Part II, for Palms and Trees, revised edition 1972. (Updated May 2005).
1.05	EXECUTION OF THE WORK:	E.	Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
A.	The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.	F.	The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect.
B.	The Landscape Contractor shall provide a competent English-speaking Superintendent on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, the Superintendent shall be immediately replaced.	2.02	INSPECTION
C.	The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.	A.	The Landscape Architect and/or Owner may inspect trees and shrubs at place of growth or at project site prior to planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and/or Owner retain the right to further inspect trees and shrubs for size and condition of root ball systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
1.06	PROTECTION OF PUBLIC AND PROPERTY:	2.03	PROTECTION OF PLANT MATERIALS:
A.	The Landscape Contractor shall protect all materials and work against injury from any cause, and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.	A.	Balled and burlapped plants (B&B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Root ball shall be firmly wrapped with burlap or similar materials, and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
1.07	CHANGES AND EXTRAS:	B.	Plants with broken, damaged or insufficient root balls will be rejected.
A.	The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at the Owner's discretion.	C.	All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
1.08	GUARANTEE:	D.	Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
A.	The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.	2.04	STORAGE:
B.	At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement(s) costs equally with the Owner, should the replacement plant fail to survive.	A.	All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
C.	All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified.	B.	No plant material shall be stored longer than seventy-two (72) hours.
1.09	CARE AND MAINTENANCE:	C.	The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
A.	The Landscape Contractor shall be responsible for the care and maintenance of all plant materials until final acceptance by the Owner or Landscape Architect.	D.	All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
B.	Upon final acceptance of the work, the Landscape Contractor shall furnish the Owner with a written and detailed description for the care and maintenance of all plant material at the time of final acceptance.	2.05	PROTECTION DURING PLANTING:
C.	The Owner agrees to execute the instructions for such care and maintenance.	A.	Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
1.10	SAFETY:	2.06	PLANTING SOIL:
A.	It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.	A.	Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth. All undesirable backfill to be removed from planting areas/islands.
B.	It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .	B.	Planting soil backfill for raised planters, if applicable, shall consist of 40% potting soil, 40% builders sand and 20% perlite.
		C.	Planting soil ph (potential of hydrogen) to be suitable for plant materials or modified to meet the appropriate (ph) range with soil amendments.
		2.07	FERTILIZER:
		A.	Commercial slow release fertilizer shall comply with the state fertilizer laws. A 12-4-12 blend with minors shall be applied to the outside portion of the root ball and up to twelve inches (12") beyond the edge of the root ball. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
		B.	Fertilizer application is at or shortly after planting for a one year establishment period.
		C.	Fertilizer rate is for trees that do not systematically receive turf fertilizer in accordance with the following rates:
			Diameter of Canopy Rate per Tree
			3' 0.53 lbs
			4' 0.95 lbs
			5' 1.47 lbs
			6' 2.12 lbs
			7' 2.89 lbs
			8' 3.78 lbs
			9' 4.78 lbs
			10' 5.91 lbs
			The Landscape Architect reserves the right to inspect and review the application of fertilizer.
		2.08	MULCH:
		A.	Mulch material shall be clean, Earthwise Mulch free of weeds, seeds and pests, and shall contain no Cypress. Mulch to be moistened at the time of application. Keep mulch at six inches (6") minimum from trunk.
		B.	All trees and shrub beds shall receive 3" mulch immediately after planting. Provide thin layer of mulch over the root ball. Tree mulch circles to be minimum six feet (6') diameter.
		PART 3: EXECUTION	
		3.01	DIGGING:
		A.	The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his or her work.
		3.02	GRADING:
		A.	Grading for drainage, swales, etc. to be provided by others to within two inches (2") of the finished grade.
		B.	It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
		3.03	PLANTING:
		A.	Planting shall take place during favorable weather conditions. Thoroughly wet root ball prior to planting.
		B.	The Contractor shall ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
		C.	Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Landscape Contractor.
		D.	Excavation of holes shall extend to the required subgrades as specified on the planting details located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Details".
		E.	A representative number of planting pits (a minimum of one per 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details and Section 4.0 for complete testing methods and requirements.
		F.	Planting pits shall be excavated to the following dimensions (1.5 times root ball width), and refilled with existing native soil:
			1 Gallon material: 12" diameter
			3 Gallon material: 18" diameter
			7 Gallon material: 20" diameter
			10 Gallon material: 24" diameter
			15 Gallon material: 26" diameter
			30 Gallon material: 35" diameter
			45 Gallon material: 45" diameter
			65 Gallon material: 53" diameter
			100 Gallon material: 63" diameter
			200 Gallon material: 72" diameter
			Field grown material and trees: 1.5 times width of root ball (light, coarse texture soil)
			Field grown material and trees on slope: 2.5 times width of root ball (light, coarse texture soil)

- G.

No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc., and the ground has been brought to an even grade approved by the Landscape Architect.
- H.

Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines. Manually or mechanically (tractor forks) lift/roll the root ball into the hole. Do NOT cinch the trunk. Remove air pockets during watering.
- I.

All plants shall be set in center of hole to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the root ball and removed from the planting hole before backfilling.
- J.

All flagging ribbon shall be removed from trees and shrubs before planting.
- K.

Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L.

All palms shall be planted in sand, thoroughly washed in during planting operations, and with a shallow saucer depression left at the soil line for future waterings.
- 3.04

PRUNING:
- A.

Remove dead and broken branches from all plant material. Prune only as required to retain typical growth habit of individual plants with as much height and spread as possible. Prune only in a manner which will preserve the plant's natural character.
- B.

Make all cuts with sharp instruments and flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C.

Trees shall not be hat racked, topped or otherwise trimmed into unnatural shapes.
- D.

Remove all trimmings from site at time of trimming and/or daily basis.
- 3.05

GUYING:
- A.

All trees over eight feet (8') in height shall, immediately after setting to proper grade, be guyed with one inch (1") wide polypropylene strapping as per the planting details.
- B.

Trees between 1" caliper to less than or equal to 2" caliper to be staked with a minimum of one vertical 2" x 2" P.T. wood stake with approved straps as per the planting details.
- D.

Trees larger than 2" caliper to less than or equal to 4" caliper to be staked with three (3) 'Arborbrace' anchors/strapping or approved equivalent as per the planting details.
- E.

Trees larger than 4" caliper to be staked with four (4) 'Arborbrace' anchors or approved equivalent.
- F.

Stakes/anchors and guying attachments to remain in place for one growing season. Remove the attachments only after inspection of the tree for stability. Reattach if the root system moves or stem bends excessively.
- 3.06

WATER:
- A.

Each plant or tree shall be thoroughly watered--in during and after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B.

All trees shall be deep watered for a period of ninety (90) days after planting. (see water application schedule)
- C.

Water shall be potable and furnished by Indian River County unless contracted otherwise.
- 3.09

SITE CLEAN UP:
- A.

The contractor shall at all times keep the premises free from accumulations of waste materials and/or trash caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10

MAINTENANCE:
- A.

Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B.

Proper protection to lawn areas shall be provided, and any damage resulting from planting operations shall be repaired promptly.
- C.

Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D.

In the event that weeds or other undesirable vegetation become prevalent, it shall be the Landscape Contractor's responsibility to remove them.
- E.

Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Landscape Contractor at no additional expense to the Owner. Hurricane force wind damage is the only exception to the wind damage rule.
- 3.11

COMPLETION, INSPECTION AND ACCEPTANCE:
- A.

Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B.

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Landscape Architect. The Landscape Contractor shall notify the Landscape Architect and request final inspection upon completion of the work.
- C.

All plant material shall be alive and in good growing condition for each specified kind of plant at inspection and acceptance. The grading of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection.
- D.

The Landscape Contractor shall be notified by the Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

- 4.01

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS
- PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:
- A.

Dig each planting pit to the minimum specified size.
- B.

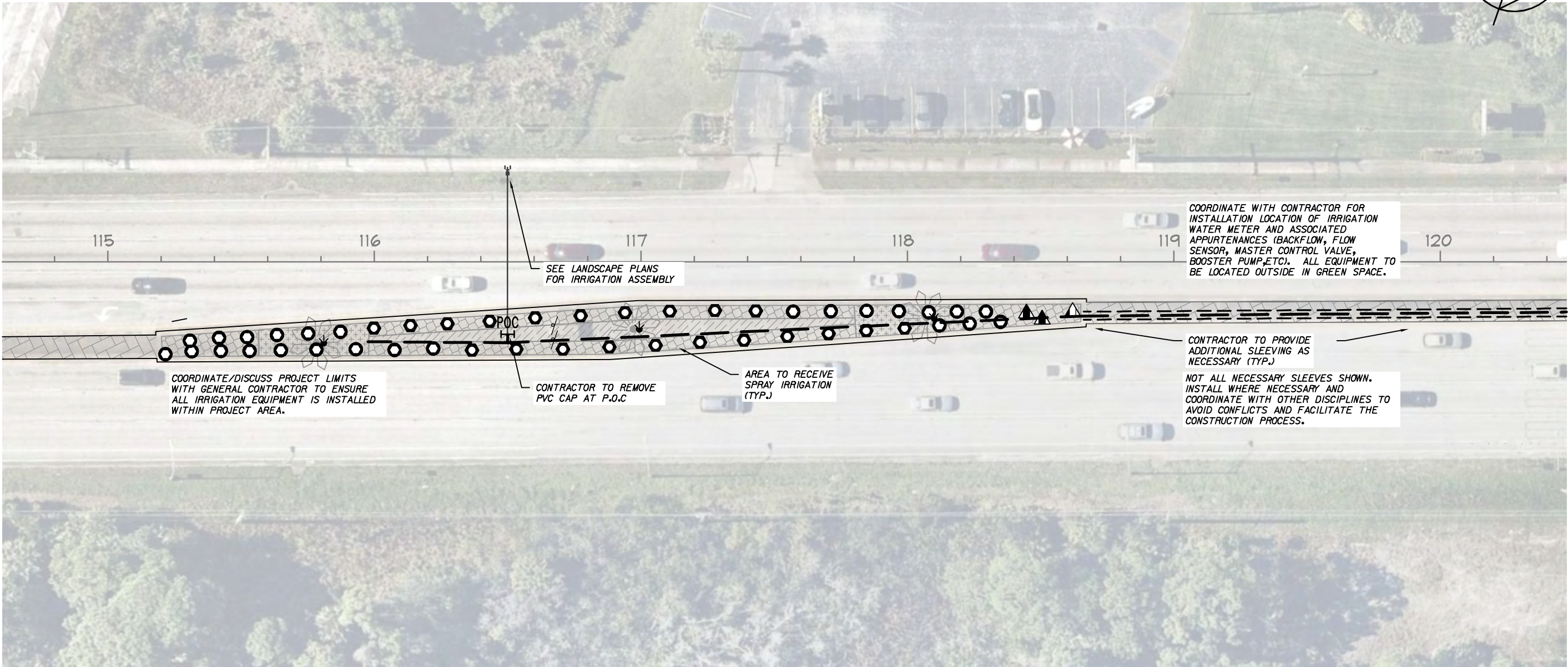
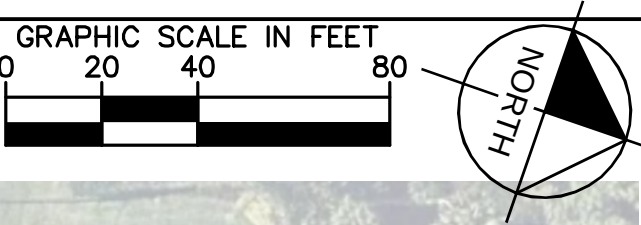
Fill planting pit with twelve inches (12") of water. If the four (4) hours, a drainage channel is not required. If the water level drops less than four inches (4") within the four (4) hour period, a drainage channel is required.
- C.

Where required, the drainage channel must extend down through the non porous soil and into porous soil. (See Detail)
- D.

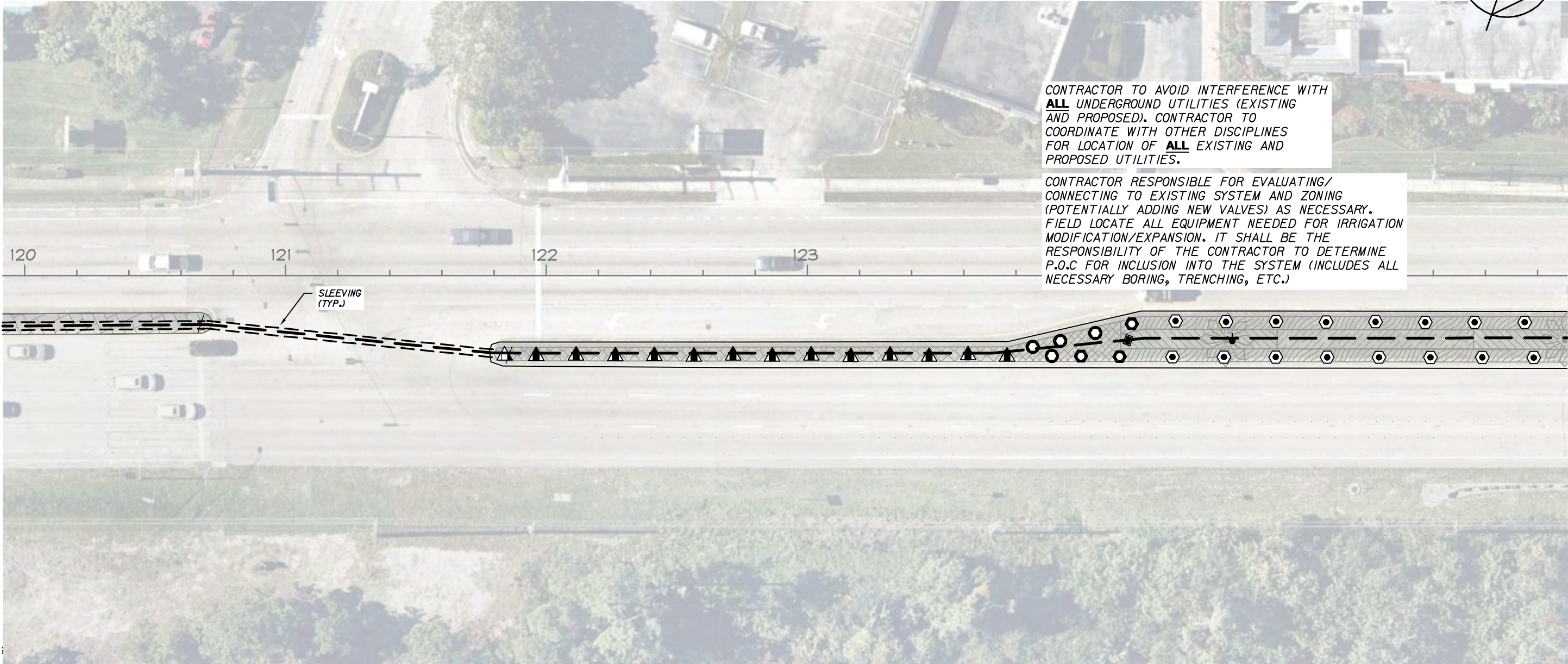
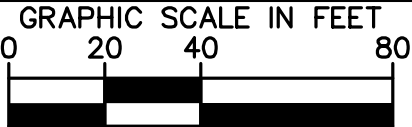
All material removed from the drainage channel shall be discarded.
- E.

When backfilling planting pits with yellow sand, care must be taken to keep the consistency the same throughout the planting pit and drainage channels.

R E V I S I O N S						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART US HIGHWAY 1 LANDSCAPE PLANS	LANDSCAPE SPECIFICATIONS	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				LD-13



IRRIGATION SCHEDULE											
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI							
 R-VAN-LCS  R-VAN-SST  R-VAN-RCS	RAIN BIRD R-VAN-STRIP RD-06-SAM-P45 SHRUB ROTARY, 51X151 (LCS AND RCS), 51X301 (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		17	40			RAIN BIRD R-VAN24 RD-06-SAM-P45 SHRUB ROTARY, 171-241 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	101	40		
 R-VAN14  R-VAN14-380	RAIN BIRD R-VAN14 RD-06-SAM-P45 SHRUB ROTARY, 81-141 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		37	40					RAIN BIRD 1806-PRS-1400 FLOOD 1401 FLOOD BUBBLER 6.0" POPUP WITH PRESSURE REGULATING DEVICE.	15	40
 R-VAN18  R-VAN18-380	RAIN BIRD R-VAN18 RD-06-SAM-P45 SHRUB ROTARY, 131-181 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		33	40	SYMBOL  POC			POINT OF CONNECTION 2"	1		
					IRRIGATION MAINLINE: PVC SCHEDULE 40			1,842 L.F.	FLOW TOTALS		
					PIPE SLEEVE: PVC SCHEDULE 40			313.1 L.F.	Bubblers: 15.0		
									Shrub Rotary: 217.0		
									Total: 232.0 GPM		
REVISIONS											
DATE	BY	DESCRIPTION		DATE	BY	DESCRIPTION					
						Kimley»Horn		CITY OF STUART			
						BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696		US HIGHWAY 1 IRRIGATION PLANS			
								PLAN SHEET			
								SHEET NO.			
								LD-14			



CONTRACTOR TO AVOID INTERFERENCE WITH **ALL** UNDERGROUND UTILITIES (EXISTING AND PROPOSED). CONTRACTOR TO COORDINATE WITH OTHER DISCIPLINES FOR LOCATION OF **ALL** EXISTING AND PROPOSED UTILITIES.

CONTRACTOR RESPONSIBLE FOR EVALUATING/CONNECTING TO EXISTING SYSTEM AND ZONING (POTENTIALLY ADDING NEW VALVES) AS NECESSARY. FIELD LOCATE ALL EQUIPMENT NEEDED FOR IRRIGATION MODIFICATION/EXPANSION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE P.O.C FOR INCLUSION INTO THE SYSTEM (INCLUDES ALL NECESSARY BORING, TRENCHING, ETC.)

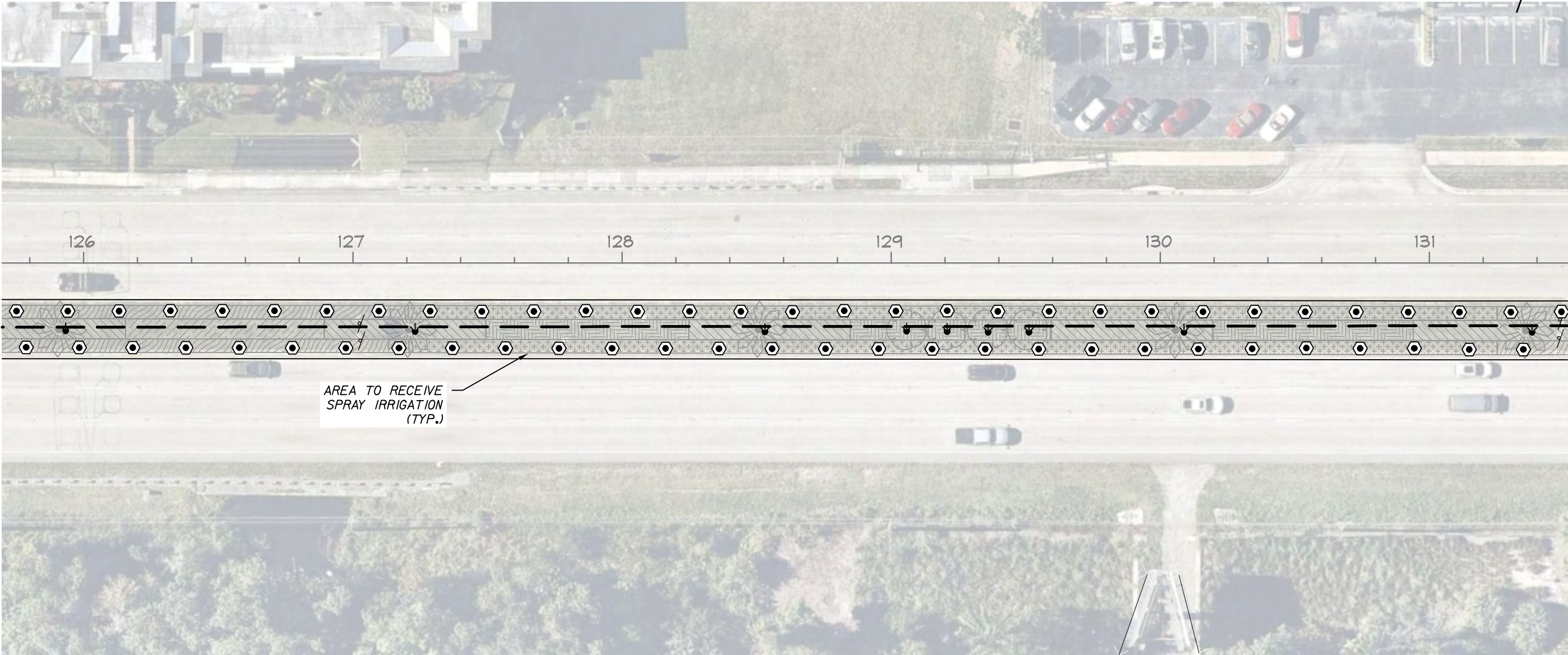
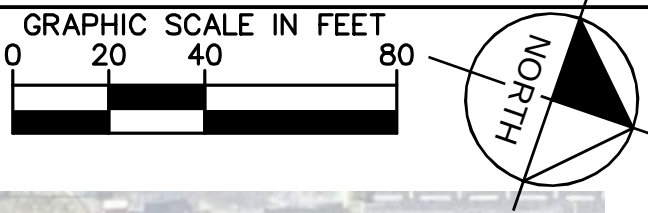
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI							
 R-VAN-LCS	RAIN BIRD R-VAN-STRIP RD-06-SAM-P45 SHRUB ROTARY, 51X151 (LCS AND RCS), 51X301 (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	17	40			RAIN BIRD R-VAN24 RD-06-SAM-P45 SHRUB ROTARY, 171-241 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	101	40	IRRIGATION SYSTEM USAGE: +/- 0.073 AC x 43,560 = 3,180 SF 3,180 SF x .0875 = 278.24 CF (ASSUMING 1.05" OF IRRIGATION PRECIPITATION) 278.24 CF x 7.854 (GALLONS TO COVER 1.05") = 2,185 GALLONS (COVER SITE WITH 1.05" OF IRRIGATION PRECIPITATION)	
 R-VAN-SST										
 R-VAN14	RAIN BIRD R-VAN14 RD-06-SAM-P45 SHRUB ROTARY, 81-141 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	37	40			RAIN BIRD 1806-PRS-1400 FLOOD 1401 FLOOD BUBBLER 6.0" POPUP WITH PRESSURE REGULATING DEVICE.	15	40	2,185 GALLONS / 7 DAYS = <u>312 GALLONS PER DAY (+/-)</u> 312 GALLONS PER DAY x 30.4 = <u>9,489 GALLONS PER MONTH (+/-)</u> 9,489 GALLONS PER MONTH x 12 = <u>113,870 GALLONS PER YEAR (+/-)</u>	
 R-VAN14-360										
				SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
 R-VAN18	RAIN BIRD R-VAN18 RD-06-SAM-P45 SHRUB ROTARY, 131-181 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	33	40		POINT OF CONNECTION 2"	1			FLOW TOTALS Bubblers: 15.0 Shrub Rotary: 217.0 Total: 232.0 GPM	
 R-VAN18-360										
										PIPE SLEEVE: PVC SCHEDULE 40

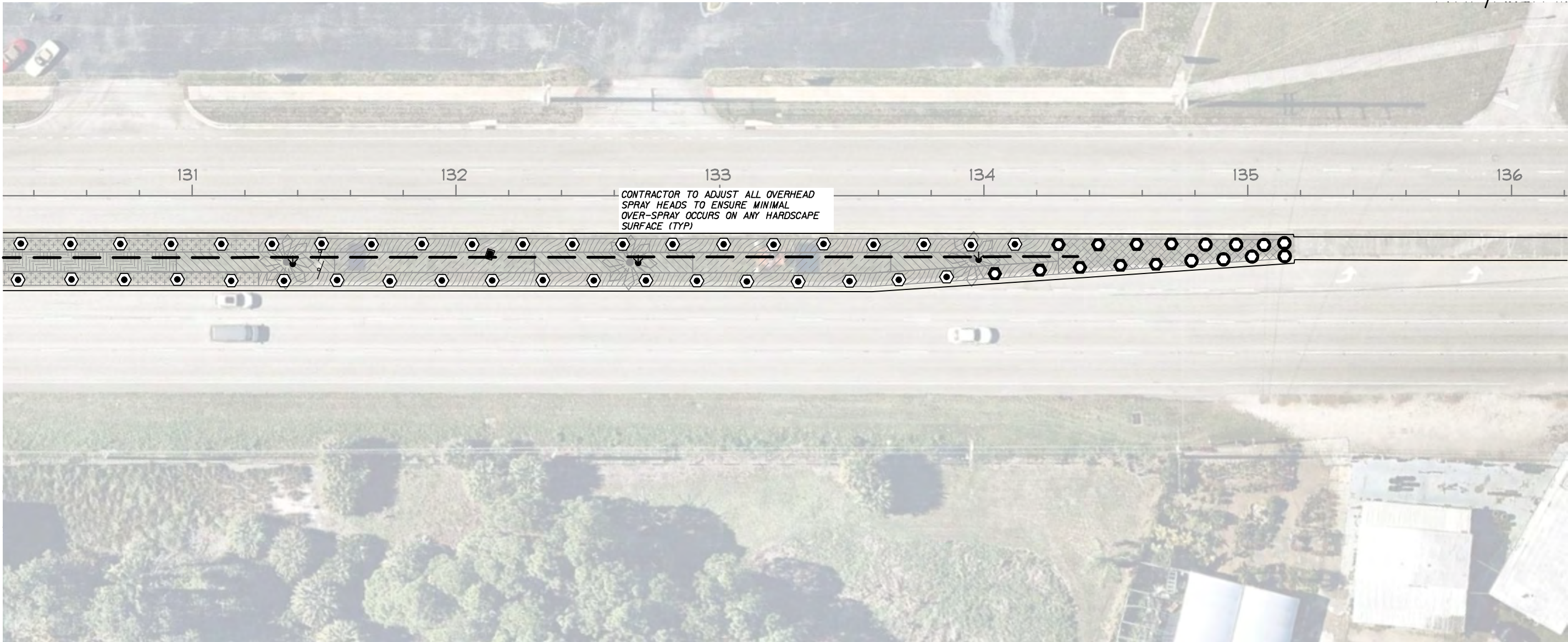
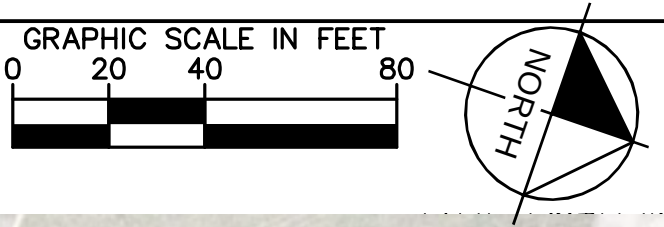
R E V I S I O N S					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 561931
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

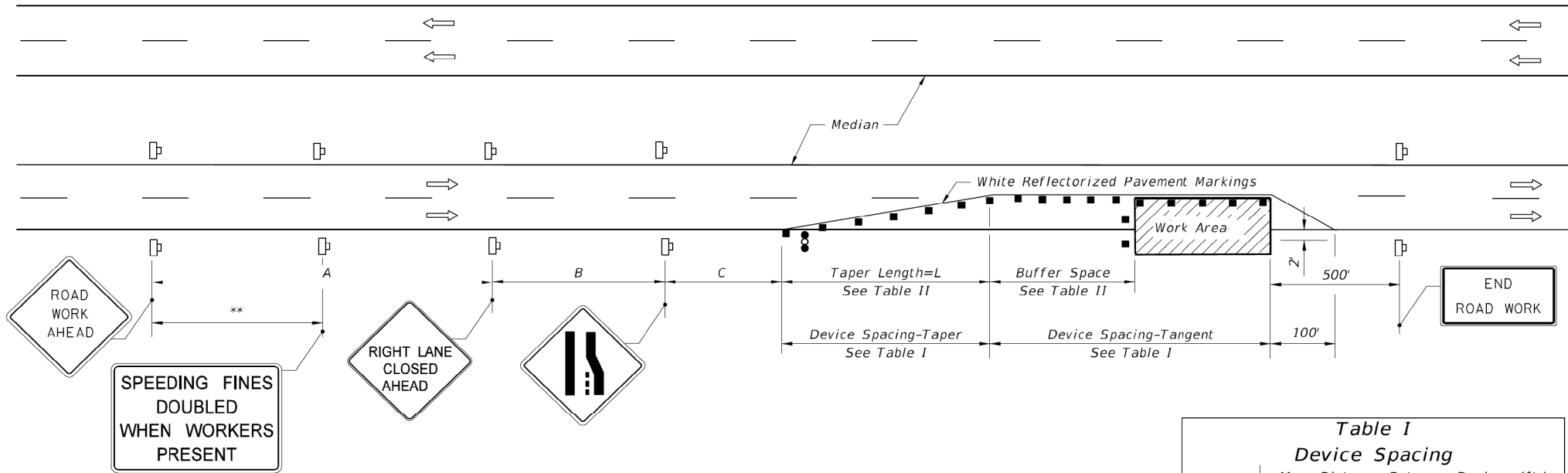
CITY OF STUART US HIGHWAY 1 IRRIGATION PLANS	PLAN SHEET	SHEET NO.
		LD-15



IRRIGATION SCHEDULE									
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION		QTY	PSI			IRRIGATION SYSTEM USAGE:	
	RAIN BIRD R-VAN-STRIP RD-06-SAM-P45 SHRUB ROTARY, 51X151 (LCS AND RCS), 51X301 (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		17	40		RAIN BIRD R-VAN24 RD-06-SAM-P45 SHRUB ROTARY, 171-241 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		101	40
	RAIN BIRD R-VAN14 RD-06-SAM-P45 SHRUB ROTARY, 81-141 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		37	40		RAIN BIRD 1806-PRS-1400 FLOOD 1401 FLOOD BUBBLER 6.0" POPUP WITH PRESSURE REGULATING DEVICE.		15	40
	RAIN BIRD R-VAN18 RD-06-SAM-P45 SHRUB ROTARY, 131-181 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		33	40		POINT OF CONNECTION 2"		1	
						IRRIGATION MAINLINE: PVC SCHEDULE 40		1,842	L.F.
						PIPE SLEEVE: PVC SCHEDULE 40		313.1	L.F.
FLOW TOTALS									
Bubblers: 15.0									
Shrub Rotary: 217.0									
Total: 232.0 GPM									
IRIGATION SYSTEM USAGE:									
+/- 0.073 AC x 43,560 = 3,180 SF									
3,180 SF x .0875 = 278.24 CF (ASSUMING 1.05" OF IRRIGATION PRECIPITATION)									
278.24 CF x 7.854 (GALLONS TO COVER 1.05") = 2,185 GALLONS									
(COVER SITE WITH 1.05" OF IRRIGATION PRECIPITATION)									
2,185 GALLONS / 7 DAYS = 312 GALLONS PER DAY (+/-)									
312 GALLONS PER DAY x 30.4 = 9,489 GALLONS PER MONTH (+/-)									
9,489 GALLONS PER MONTH x 12 = 113,870 GALLONS PER YEAR (+/-)									
REVISIONS									
DATE	BY	DESCRIPTION		DATE	BY	DESCRIPTION			
						Kimley»Horn		CITY OF STUART	
						BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696		US HIGHWAY 1 IRRIGATION PLANS	
								PLAN SHEET	
								SHEET NO.	
								LD-16	



IRRIGATION SCHEDULE											
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI					IRRIGATION SYSTEM USAGE:		
	RAIN BIRD R-VAN-STRIP RD-06-SAM-P45 SHRUB ROTARY, 5IX15I (LCS AND RCS), 5IX30I (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		17	40		RAIN BIRD R-VAN24 RD-06-SAM-P45 SHRUB ROTARY, 17I-24I 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		101	40	+/- 0.073 AC x 43,560 = 3,180 SF 3,180 SF x .0875 = 278.24 CF (ASSUMING 1.05" OF IRRIGATION PRECIPITATION) 278.24 CF x 7.854 (GALLONS TO COVER 1.05") = 2,185 GALLONS (COVER SITE WITH 1.05" OF IRRIGATION PRECIPITATION)	
	RAIN BIRD R-VAN14 RD-06-SAM-P45 SHRUB ROTARY, 8I-14I 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		37	40		RAIN BIRD 1806-PRS-1400 FLOOD 140I FLOOD BUBBLER 6.0" POPUP WITH PRESSURE REGULATING DEVICE.		15	40	2,185 GALLONS / 7 DAYS = 312 GALLONS PER DAY (+/-) 312 GALLONS PER DAY x 30.4 = 9,489 GALLONS PER MONTH (+/-) 9,489 GALLONS PER MONTH x 12 = 113,870 GALLONS PER YEAR (+/-)	
	RAIN BIRD R-VAN18 RD-06-SAM-P45 SHRUB ROTARY, 13I-18I 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.		33	40	SYMBOL POC	POINT OF CONNECTION 2"		1		FLOW TOTALS Bubblers: 15.0 Shrub Rotary: 217.0 Total: 232.0 GPM	
			IRRIGATION MAINLINE: PVC SCHEDULE 40				1,842 L.F.				
			PIPE SLEEVE: PVC SCHEDULE 40				313.1 L.F.				
R E V I S I O N S											
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION						
						Kimley»Horn		CITY OF STUART		PLAN SHEET	SHEET NO.
						BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696		US HIGHWAY 1 IRRIGATION PLANS			LD-17



DISTANCE BETWEEN SIGNS				
Speed	Spacing (ft.)			
	A	B	C	
40 mph or less	200	200	200	
45 mph	350	350	350	
50 mph	500	500	500	
*55 mph or greater	2640	1640	1000	

* The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign and the RIGHT LANE CLOSED ½ MILE sign may be used as an alternate to the RIGHT LANE CLOSED AHEAD sign.

** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

SYMBOLS

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Advance Warning Arrow Board

GENERAL NOTES

- Work operations shall be confined to one traffic lane, leaving the adjacent lane open to traffic.
- On undivided highways the median signs as shown are to be omitted.
- When work is performed in the median lane on divided highways, the channelizing device plan is inverted and left lane closed and lane ends signs substituted for the right lane closed and lane end signs.

The same applies to undivided highways with the following exceptions:
a. Work shall be confined within one median lane.
b. Additional barricades, cones, or drums shall be placed along the centerline abutting the work area and across the trailing end of the work area.

When work on undivided highways occurs across the centerline so as to encroach on both median lanes, the inverted plan is applied to the approach of both roadways.
- Signs and traffic control devices are to be modified in accordance with INTERMITTENT WORK STOPPAGE details (sheet 2 of 2) when no work is being performed and the highway is open to traffic.
- The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
- When paved shoulders having a width of 8 ft. or more are closed, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the travel way. See Index 102-612 for shoulder taper formulas.
- When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
- This TCZ plan does not apply when work is being performed in the middle lane(s) of a six or more lane highway. See Index 102-614.
- For general TCZ requirements and additional information, refer to Index 102-600.

Table I Device Spacing				
Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

Table II Buffer Space and Taper Length			
Speed (mph)	Buffer Space	Taper Length (12' Lateral Transition)	
	Dist. (ft.)	L (ft.)	Notes (Merge)
25	155	125	$L = \frac{WS^2}{60}$
30	200	180	
35	250	245	
40	305	320	
45	360	540	L = WS
50	425	600	
55	495	660	
60	570	720	
65	645	780	
70	730	840	

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

For lateral transitions other than 12', use formula for L shown in notes column. Where:

L = Length of taper in feet
W = Width of lateral transition in feet
S = Posted speed limit (mph)

DURATION NOTES

- Temporary white edgeline may be omitted for work operations less than 3 consecutive calendar days.
- For work operations up to approximately 15 minutes, signs, channelizing devices, arrow board, and buffer space may be omitted if all of the following conditions are met:
a. Speed limit is 45 mph or less.
b. No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space and the taper length combined.
c. Volume and complexity of the roadway has been considered.
d. The closed lane is occupied by a class 5 or larger, medium duty truck(s) with a minimum gross weight vehicle rating (GWVR) of 16,001 lb with high-intensity, rotating, flashing, oscillating, or strobe lights mounted above the cab height and operating.
- For work operations up to 60 minutes, arrow board and buffer space may be omitted if conditions a, b, and c in DURATION NOTE 2 are met, and vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH ON THE LANE ADJACENT TO EITHER SHOULDER AND THE AREA 2' OUTSIDE THE EDGE OF TRAVEL WAY.

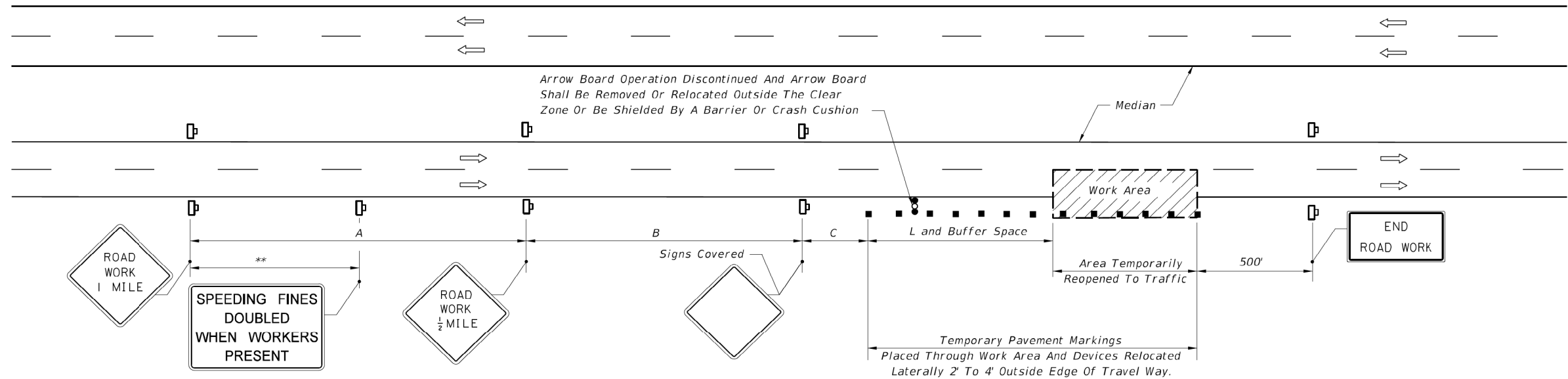
LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FY 2018-19 STANDARD PLANS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX 102-613	SHEET 1 of 2
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REVISIONS						 BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART US HIGHWAY 1 LANDSCAPE PLANS	MAINTENANCE OF TRAFFIC	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				LD-18

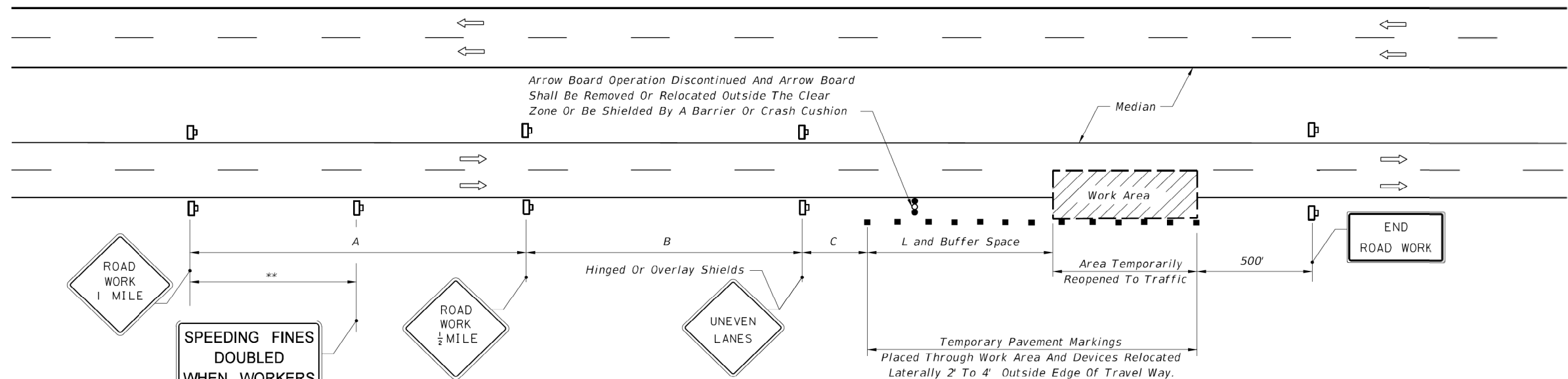
mike.forman

4/25/2019 3:54:39 PM

K:\VRB_Roadway\147496035 - US Highway 1 LA\CADD\RDWY\SPD\MT01.DGN



EVEN PAVEMENT

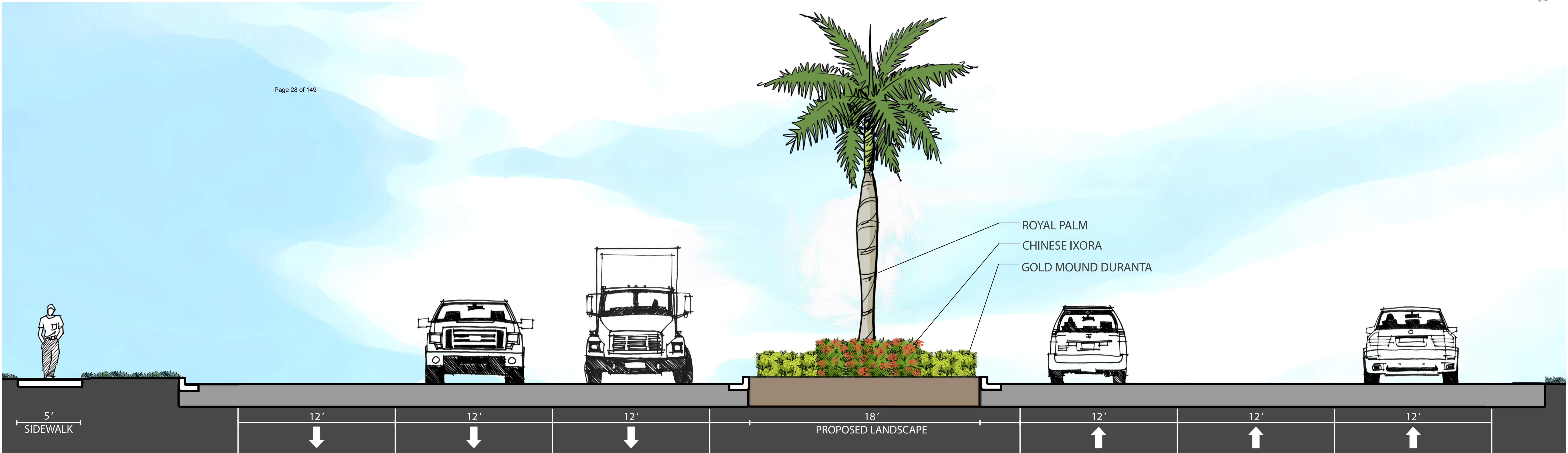


UNEVEN PAVEMENT

INTERMITTENT WORK STOPPAGE - LANE REOPENED TO TRAFFIC

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	 FY 2018-19 STANDARD PLANS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX 102-613	SHEET 2 of 2
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DATE BY DESCRIPTION DATE BY DESCRIPTION						Kimley»Horn BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 CERTIFICATE OF AUTHORIZATION: 00000696	CITY OF STUART	MAINTENANCE OF TRAFFIC	SHEET NO.
4/25/2019 3:54:48 PM K:\VBR_Roadway\147496035 - IIS_Highway 1\4\CADD\RDWY\SPDTMT01.DGN							US HIGHWAY 1 LANDSCAPE PLANS		LD-19





ROYAL PALM



JATROPHA TREE



FALSE AGAVE



STAMPED CONCRETE



COONTIE PALM



GREEN ISLAND FICUS



IXORA 'MAUI RED'



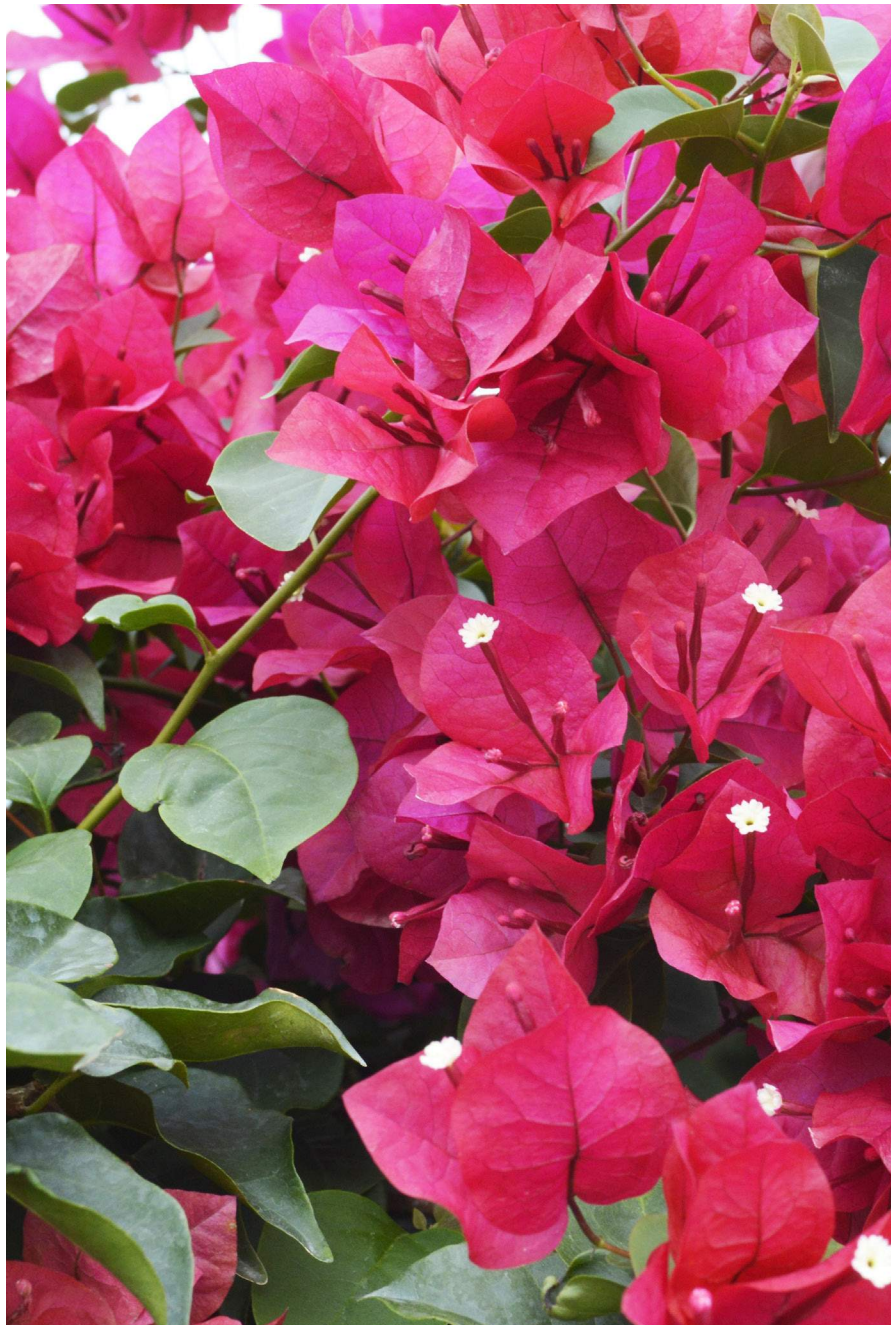
SCHEFFLERA 'TRINETTE'



DURANTA 'GOLD MOUND'



WALKING APOSTLE IRIS



BOUGAINVILLEA
'HELEN JOHNSON'



PROJECT: NW Federal Hwy (US Highway 1) Landscape Improvements
CLIENT: City of Stuart
Thursday, April 25, 2019

PROJECT #: 147496035

OPINION OF PROBABLE CONSTRUCTION COSTS - 60% Plans
Landscape Improvements

"The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs."

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
SITE DEVELOPMENT					
101-1A	MOBILIZATION/DEMOBILIZATION	LS	1	\$15,000	\$15,000
102-1	MAINTENANCE OF TRAFFIC	LS	1	\$25,000	\$25,000
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	\$2,500	\$2,500
110-1-1	STANDARD CLEARING & GRUBBING	LS	1	\$7,500	\$7,500
110-4-10	REMOVAL OF EXIST CONCRETE	SY	808	\$17.50	\$14,140
162-1-3	PREPARED SOIL LAYER (12" DEPTH)	CY	875	\$6.50	\$5,688
522-1	CONCRETE SIDEWALK (4" THICK)	SY	6	\$40.00	\$240
523-2	STAMPED CONCRETE (4" THICK, 45° HERRINGBONE PATTERN, RED BRICK COLOR)	SY	445	\$75.00	\$33,375
580-1-A	MULCH (EARTHWISE MULCH)	CY	220	\$45.00	\$9,900
580-4-483	ROYSTONEA REGIA / ROYAL PALM (FG, 10' GW MIN., STRAIGHT, SINGLE, FL #1)	EA	11	\$1,800	\$19,800
580-5-693	JATROPHA INTEGERRIMA / JATROPHA TREE (30 GAL, 2" CAL MIN., 8' HT MIN.)	EA	4	\$250	\$1,000
580-6-292	FURCRAEA FOETIDA / MAURITIUS HEMP (15 GAL, 36" FULL)	EA	60	\$165	\$9,900
580-7-253	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS (3 GAL, 18" FULL)	EA	158	\$6.00	\$948
580-7-383	IXORA CHINENSIS / CHINESE IXORA (3 GAL, 18" FULL)	EA	396	\$13.00	\$5,148
580-7-393	SCHEFFLERA ABORICOLA 'TRINETTE' / SCHEFFLERA (3 GAL, 18" FULL)	EA	91	\$10.00	\$910
580-7-403	ZAMIA FLORIDANA / COONITE PALM (3 GAL, 30" FULL)	EA	894	\$20.00	\$17,880
580-7-413	BOUGAINVILLEA X 'HELEN JOHNSON' - COMPACT BOUGAINVILLEA (3 GAL, 12" FULL)	EA	1,209	\$15.00	\$18,135
580-7-423	DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DURANTA (3 GAL, 18" FULL)	EA	1,105	\$13.00	\$14,365
580-7-433	NEOMARICA GRACILIS / WALKING IRIS (3 GAL, 18" FULL)	EA	438	\$20.00	\$8,760
590-1	IRRIGATION (COMPLETE SYSTEM, F&I)	LS	1	\$25,000	\$25,000
1050-42-202	UTILITY PIPE (HDPE) (2" WM) (HDD)	LF	63	\$50	\$3,150
1080-21-102	UTILITY FIXTURE (METER BOX) (F&I) (2")	EA	1	\$1,500	\$1,500
1080-22-102	UTILITY FIXTURE (BACKFLOW ASSEMBLY) (F&I) (2")	EA	1	\$2,000	\$2,000
1080-23-112	UTILITY FIXTURE (TAPPING SADDLE/SLEEVE) (F&I) (12"X2")	EA	1	\$1,900	\$1,900
PROJECT TOTAL =					\$243,739

PROJECT TIMELINE

May 2019	Approval by the CRB and CRA
June 2019	FDOT Permits (60 days)
August 2019	100% Design Plans
September 2019	Advertise for Bids
October 2019	Bid Opening
November 2019	Award Construction Contract
December 2019	Start Construction
February 2020	Complete Construction



Stuart Police Department
Created by Kimberly Hearn, Crime Analyst
May 1st, 2019
CONFIDENTIAL
LAW ENFORCEMENT ONLY

Report Title: Traffic Accidents on US-1: Baker Rd to Roosevelt Bridge

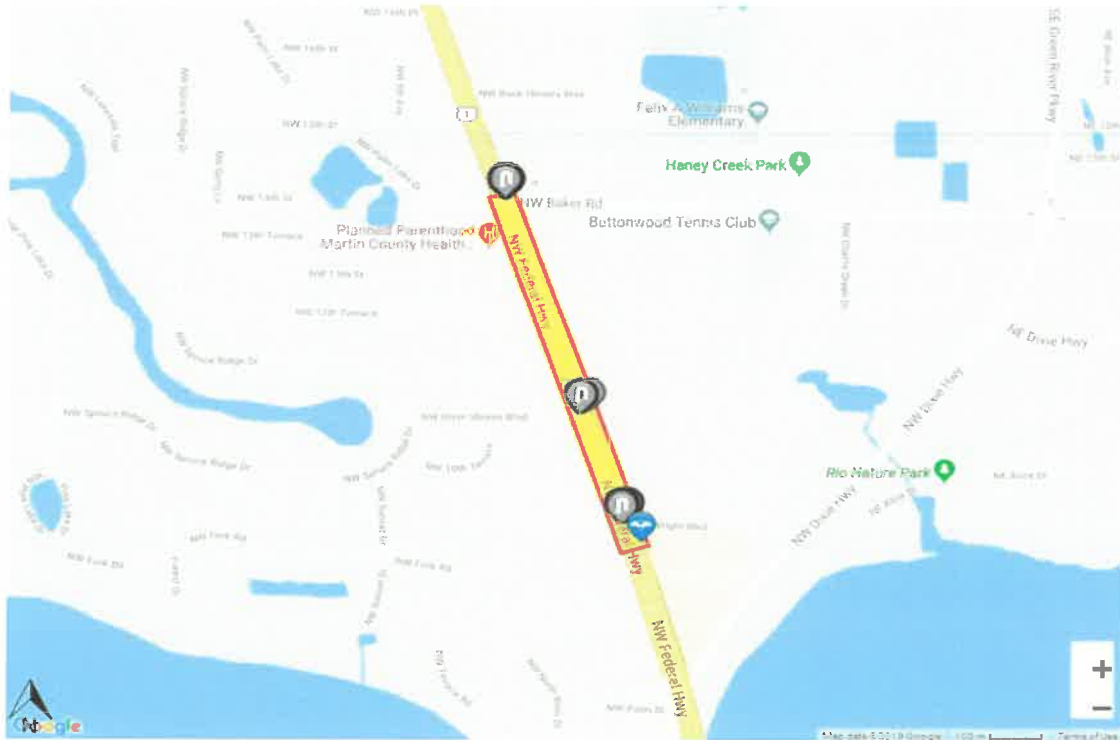
Report Tracking Id: 967002

Dates: Apr 01, 2014 - Mar 31, 2019 -310 accidents reported

Location: [REDACTED] Stuart, FL 34996, USA

Report Includes: Accident - Injury, Accident - Fatality, Accident - Non-Injury

CAD/CFS



Map Legend:

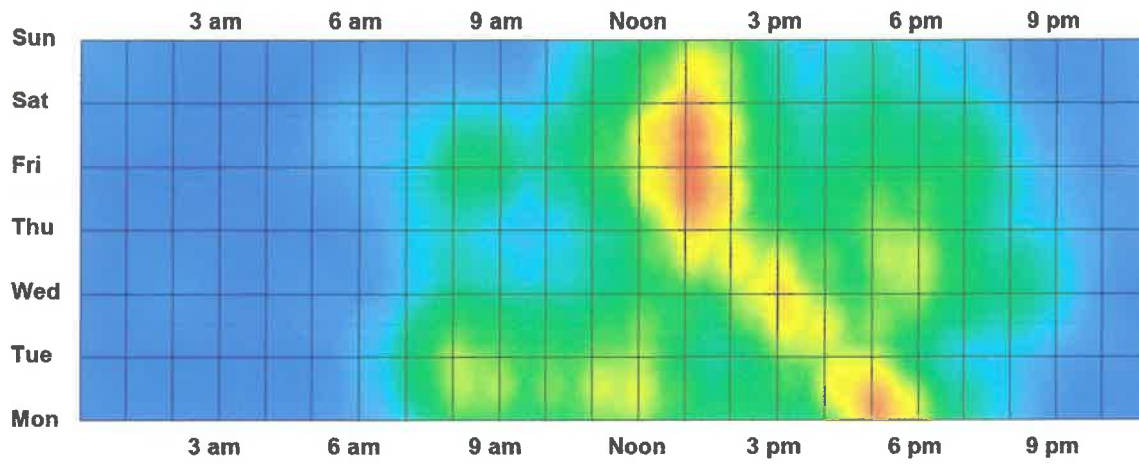


Accident - Injury

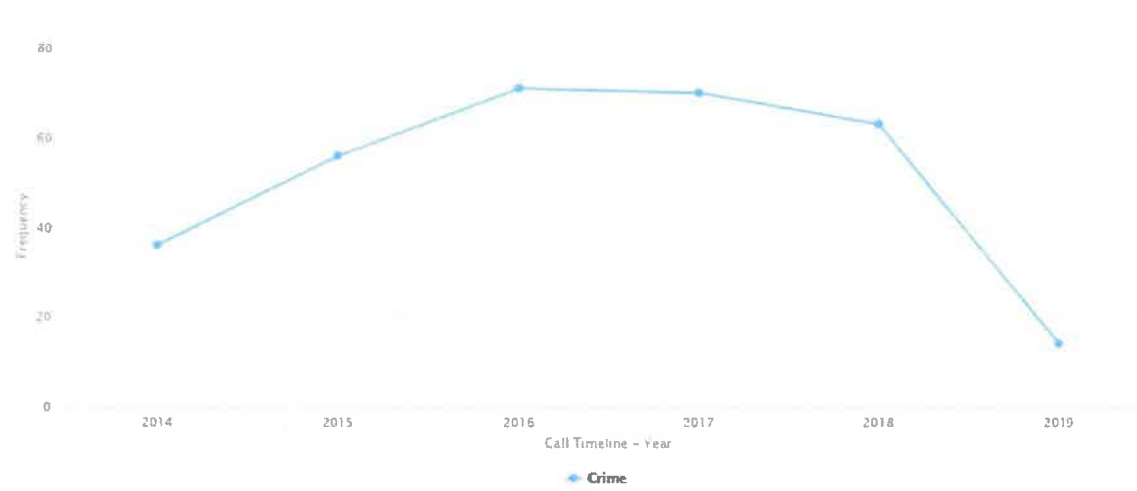


Accident - Non-Injury

Call Temporal Topology - Date Time Received (Weighted Method)



Call Timeline - Year





Stuart Police Department
Created by Kimberly Hearn, Crime Analyst
May 1st, 2019
CONFIDENTIAL
LAW ENFORCEMENT ONLY

Report Title: Traffic Accidents on US-1: Roosevelt Bridge to Palm City Rd

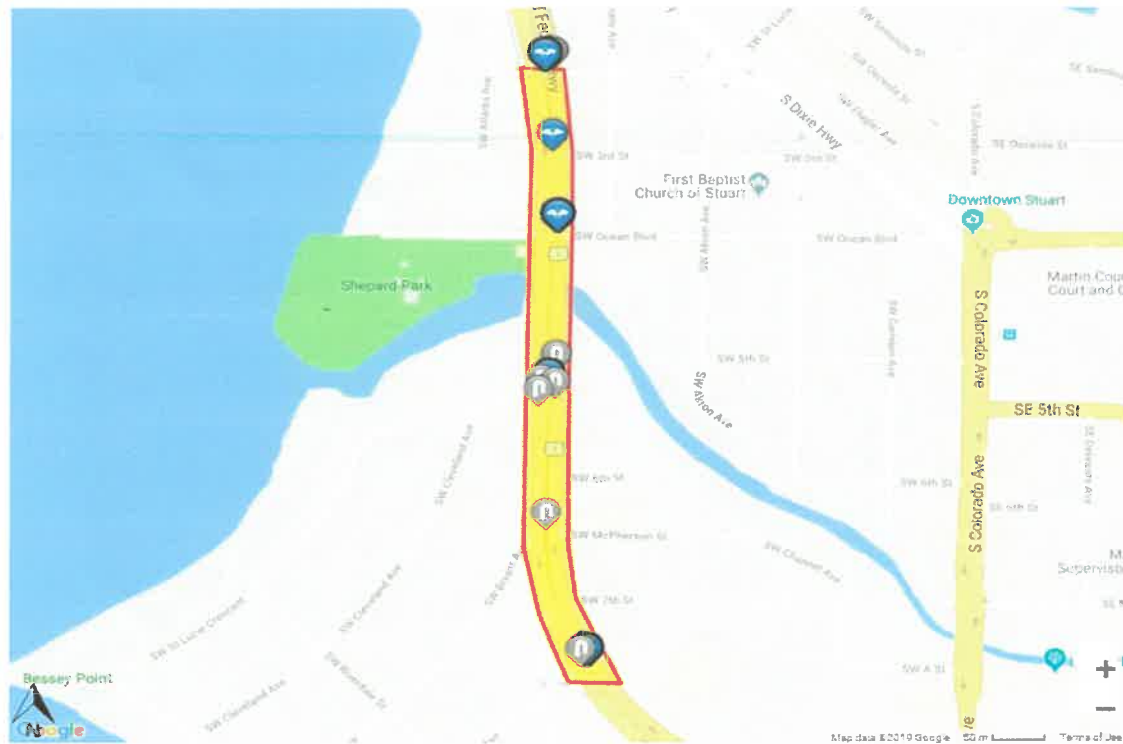
Report Tracking Id: 966993

Dates: Apr 01, 2014 - Mar 31, 2019 - 185 accidents reported

Location: [REDACTED], Stuart, FL 34996, USA

Report Includes: Accident - Injury, Accident - Fatality, Accident - Non-Injury

CAD/CFS



Map Legend:

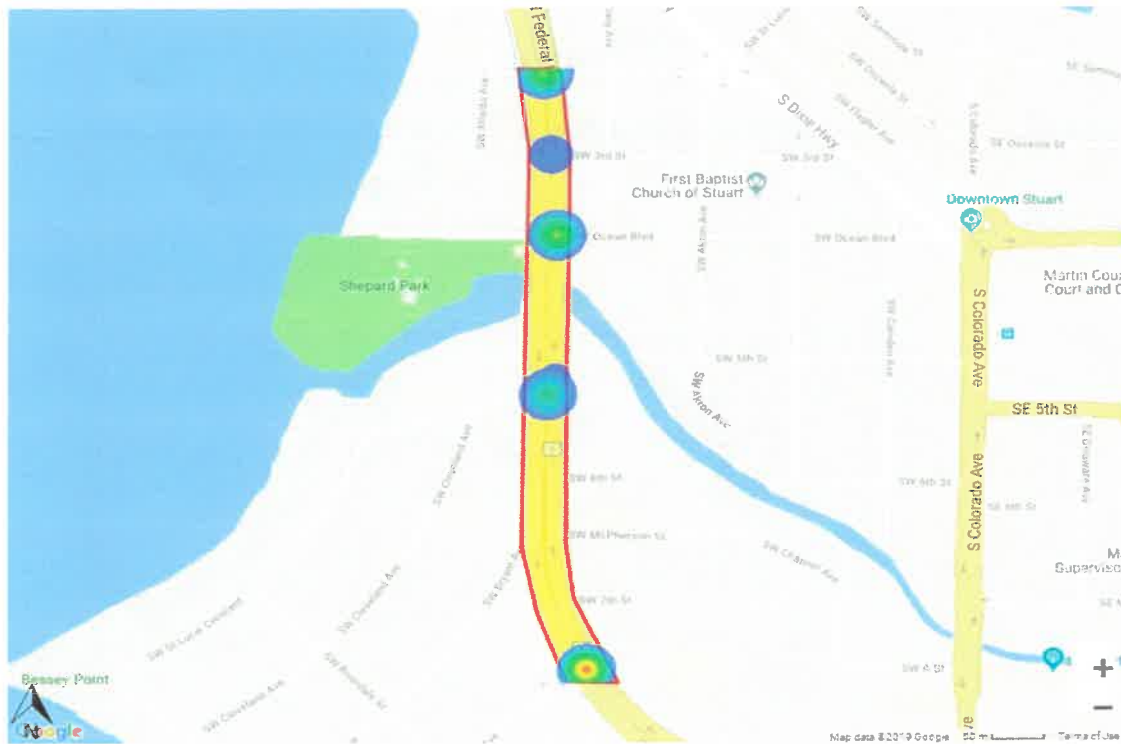


Accident - Injury

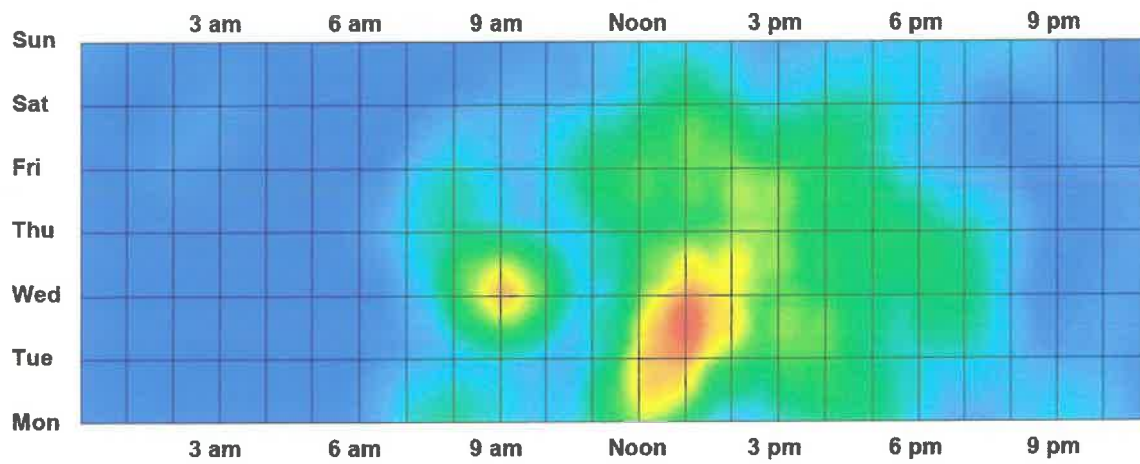


Accident - Non-Injury

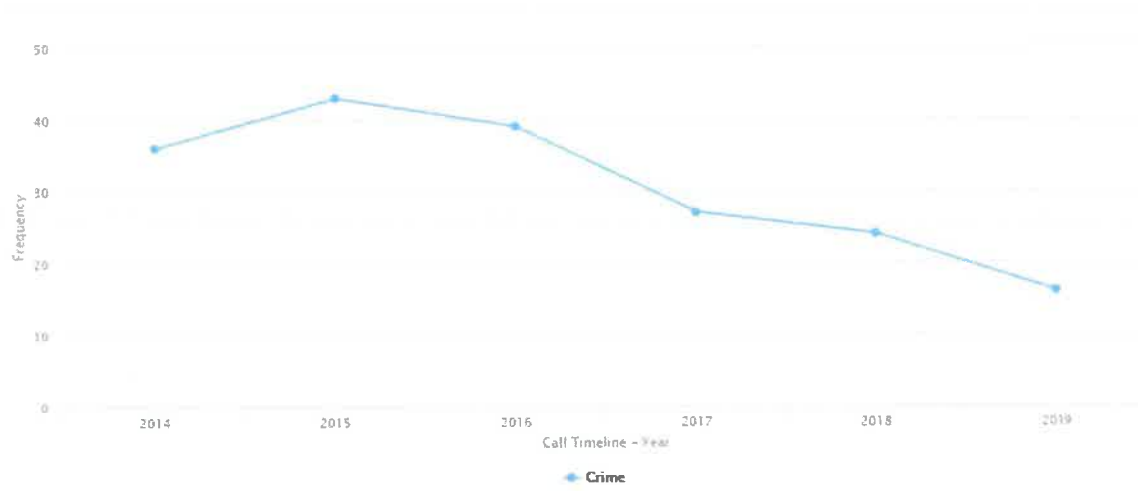
Density Map



Call Temporal Topology - Date Time Received (Weighted Method)



Call Timeline - Year



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

Meeting Date: 5/7/2019

Prepared by: Tom Reetz

Title of Item:

RESOLUTION No. 49-2019; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE HARBOR CHASE ASSISTED LIVING FACILITY CPUD TO CD-HRA (STUART) LLC, OWNER OF THE PROPERTY LOCATED AT 650 NW FORK ROAD IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO POSITION BRONZE STATUES OF CHILDREN PLAYING IN AND AROUND A WATER FEATURE AND ALONG THE FRONT LAWN OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

A Public art requirement is outlined in the Harbor Chase FKA Riverside Assisted Living Residential Planned Unit Development in Special Condition 6 stating that prior to the issuance of a building permit, the applicant shall either contribute the required art fee of one and one-half percent of the vertical construction or provide a work of art on site pursuant to Section 3.01.08. The total cost of vertical construction is estimated to be \$23,448,000 which results in \$234,880 being dedicated to public art on the property. The applicant estimates the cost of the six sculptures at \$117,440 and the cost of the water feature to be at \$117,440 for a total of \$234,880.

The applicant has selected David L. Spellerberg, who is a bronze sculptural artist. The artist specializes in sculptures of young children, which Confluent Senior Living (Developer) believes would be most appropriate for their elderly residents. The artist has reviewed all the requirements that are contained within Section 3.01.08 Public Art and has provided proposal consisting of six bronze sculptures of children playing around the projects water feature and front lawn. See Lucido and Associates Landscape plan attached.

The proposed Art has been reviewed by a representative of the Arts Council of Martin County. The findings of the review will be presented to the Board at the meeting.

Funding Source:

N/A

Recommended Action:

Motion to Approve the applicant's proposal for six (6) bronze sculptures and water feature with monument sign.

ATTACHMENTS:

Description	Upload Date	Type
❏ Resolution No.49-2019	5/1/2019	Resolution add

to Y drive		
▢	Loation Map	4/30/2019
Backup Material		
▢	Harbor Chase Landscape Plan with Public Art	4/30/2019
Backup Material		
▢	Application	4/30/2019
Backup Material		
▢	Application letter	4/30/2019
Backup Material		



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

RESOLUTION NUMBER 49-2019

RESOLUTION No. 49-2019; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE HARBOR CHASE ASSISTED LIVING FACILITY CPUD TO CD-HRA (STUART) LLC, OWNER OF THE PROPERTY LOCATED AT 650 NW FORK ROAD IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO POSITION BRONZE STATUES OF CHILDREN PLAYING IN AND AROUND A WATER FEATURE AND ALONG THE FRONT LAWN OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Section 3.01.08 of the Land Development Regulations of City of Stuart, Confluent Development, LLC (The “Applicant”) filed an application on March 04, 2019 for a Minor Urban Code Conditional Use permit to allow Harbor Chase ALF Assisted Living Facility CPUD to locate bronze statues of children playing in and around a water feature and along the projects front lawn to fulfil the projects public art requirement located in the within the City’s Community Redevelopment Area (CRA); and

WHEREAS, the Community Redevelopment Board held a properly noticed hearing on May 7, 2019, to consider the application for the public artwork consisting of bronze statues and a water feature with monument sign as a Minor Urban Code Conditional Use Approval; and

WHEREAS, at a public hearing the applicant has shown by substantial competent evidence that the proposed development does not create any detrimental effects on adjacent

properties, within three hundred (300) feet of the proposed location; and

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT CODE OF THE CITY OF STUART, FLORIDA that:

SECTION 1: Subject to the conditions attached hereto, the Community Development. LLC hereby grants a Minor Urban Code Conditional Use Approval to Confluent Senior Living (registered agent) and CD-HRA (Stuart) LLC, (owner) for the property located at 650 NW Fork Road, Stuart, Florida.

SECTION 2: A legal description of the Property is set forth in **“Exhibit A”** of this Resolution. A map depicting the property and location is attached hereto as; **“Exhibit B”** and made a part hereof by reference; and

SECTION 3: The Applicant shall operate in accordance with all conditions set forth in **“Exhibit C”**, as attached.

SECTION 4: The Community Redevelopment Board approves the bronze statues and water feature with monument sign as shown in the Harbor Chase Landscape Plan, Sheet 1, by Lucido and Associates dated 2.13.19 and attached hereto as **“Exhibit D”**.

SECTION 5: This resolution shall take effect immediately upon its adoption.

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

CHRIS LEWIS, CHAIR
FRANK WACHA, VICE CHAIR
CHRISTINA MALDONADO, BOARD MEMBER
NATHAN RICHEY, BOARD MEMBER
TOM CAMPENNI, BOARD MEMBER
PETE WALSON, BOARD MEMBER
FAYE JAMES, BOARD MEMBER

YES	NO	ABSENT

ADOPTED this_____day of_____,
2019. ATTEST:

MARY KINDEL
CITY CLERK

CHRIS LEWIS,
CHAIRMAN

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES: CD – HRA (STUART) LLC (owner)

By: _____

Print Name: _____ Ted Lodigensky, Confluent Development, LLC (Title Manager for the owner)

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Resolution No. 49-2019 was acknowledged before me this _____ day of _____, 2019, by Ted Lodigensky, Title Manager for the owner CD-HRA (Stuart) LLC.

Notary Public, State of Florida My Commission Expires:

Notary Public, State of Florida
My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Exhibit A – Legal DescriptionLEGAL DESCRIPTION

BEGINNING AT THE POINT WHERE THE WEST LINE OF GOVERNMENT LOT 2, SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, INTERSECTS THE NORTH LINE OF RIVERSIDE PARK SUBDIVISION, ACCORDING TO THE PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS; THENCE RUN NORTH 89°31'12" WEST ALONG THE NORTH LINE OF RIVERSIDE PARK SUBDIVISION A DISTANCE OF 304.5 FEET TO A POINT THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF A CERTAIN RIGHT-OF-WAY FOR PUBLIC THOROUGHFARE AS DESCRIBED IN O.R. BOOK 142, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, 154.24 FEET WESTERLY OF A CONCRETE MONUMENT LOCATED AT THE NORTHWEST CORNER OF LAND CONVEYED TO HUMBLE OIL AND REFINING COMPANY BY DEED RECORDED IN O.R. BOOK 145, PAGE 405, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID RIGHT-OF-WAY TO SAID MONUMENT; THENCE RUN SOUTH 18°41'32" EAST ALONG THE WEST LINE OF SAID HUMBLE OIL, A DISTANCE OF 250 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTHERLY TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2, 264.65 FEET NORTHERLY OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, THENCE SOUTH 0°08'48" WEST A DISTANCE OF 264.65 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

LANDS LYING IN GOVERNMENT LOTS 2 AND 3, SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST AND BEING IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT A CONCRETE MONUMENT ON THE WEST LINE OF GOVERNMENT LOT 3 IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST; SAID POINT BEING SITUATED 1804.08 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 32, AS MEASURED ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3; SAID POINT ALSO BEING THE NORTHWEST CORNER OF "BAHAMA TERRACE SECTION 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 18, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE RUN SOUTH 89 DEGREES 36'32" EAST ALONG THE NORTH OF SAID "BAHAMA TERRACE SUBDIVISION" FOR A DISTANCE OF 1383.51 FEET TO A POINT ON THE WESTERLY R/W LINE OF U.S. HIGHWAY NO. 1; THENCE RUN SOUTH 18 DEGREES 41'32" EAST FOR A DISTANCE OF 31.74 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED: THENCE CONTINUE SOUTH 18 DEGREES 41'32" EAST ALONG SAID R/W LINE OF U.S. HIGHWAY NO. 1 FOR A OF 250.00 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 36'32" WEST FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 41'32" WEST FOR A DISTANCE OF 250.00 FEET TO A POINT, SAID POINT BEING SITUATED ON THE SOUTH RIGHT OF WAY LINE OF A CERTAIN RIGHT OF WAY FOR PUBLIC THOROUGHFARE AS DESCRIBED IN OFFICIAL RECORDS BOOK 142, PAGE 47, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND THENCE RUN SOUTH 89 DEGREES 36'32" EAST ALONG SAID SOUTH RIGHT OF WAY FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN LOT, PIECE OR PARCEL OF LAND VESTED IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS DISCLOSED BY THE STIPULATED FINAL JUDGEMENT ENTERED 7/9/93, RECORDED 7/20/93 IN O.R. BOOK 1022, PAGE 1067, MARTIN COUNTY RECORDS DESCRIBED AS FOLLOWS:

THAT PART OF GOVERNMENT LOT 2 IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST IN MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND 4"X4" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 00 DEGREES 10'20" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1461.52 FEET TO A POINT ON THE BASELINE, A DISTANCE OF SURVEY FOR THE STATE ROAD 5 (U.S. 1); THENCE SOUTH 18 DEGREES 59'53" EAST ALONG SAID BASELINE, A DISTANCE OF 357.88 FEET, THENCE SOUTH 71 DEGREES 00'07" WEST, A DISTANCE OF 104.56 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINES FOR NORTH FORD ROAD; THENCE SOUTH 89 DEGREES 55'30" EAST ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 32.50 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 5 (U.S. 1); THENCE SOUTH 18 DEGREES 59'53" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE AS DESCRIBED IN O.R. BOOK 870, PAGE 2530, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 56'41" WEST ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 23.44 FEET AND THE BEGINNING OF A CURVE CONCAVE WESTERLY; HAVING A CHORD BEARING OF NORTH 18 DEGREES 21'11" WEST, THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 11,366.66 FEET, THROUGH AN ANGLE OF 01 DEGREES 11'46", AN ARC DISTANCE OF 237.28 FEET TO THE END OF CURVE; THENCE NORTH 54 DEGREES 26'26" WEST, A DISTANCE OF 40.33 FEET TO THE POINT OF BEGINNING.

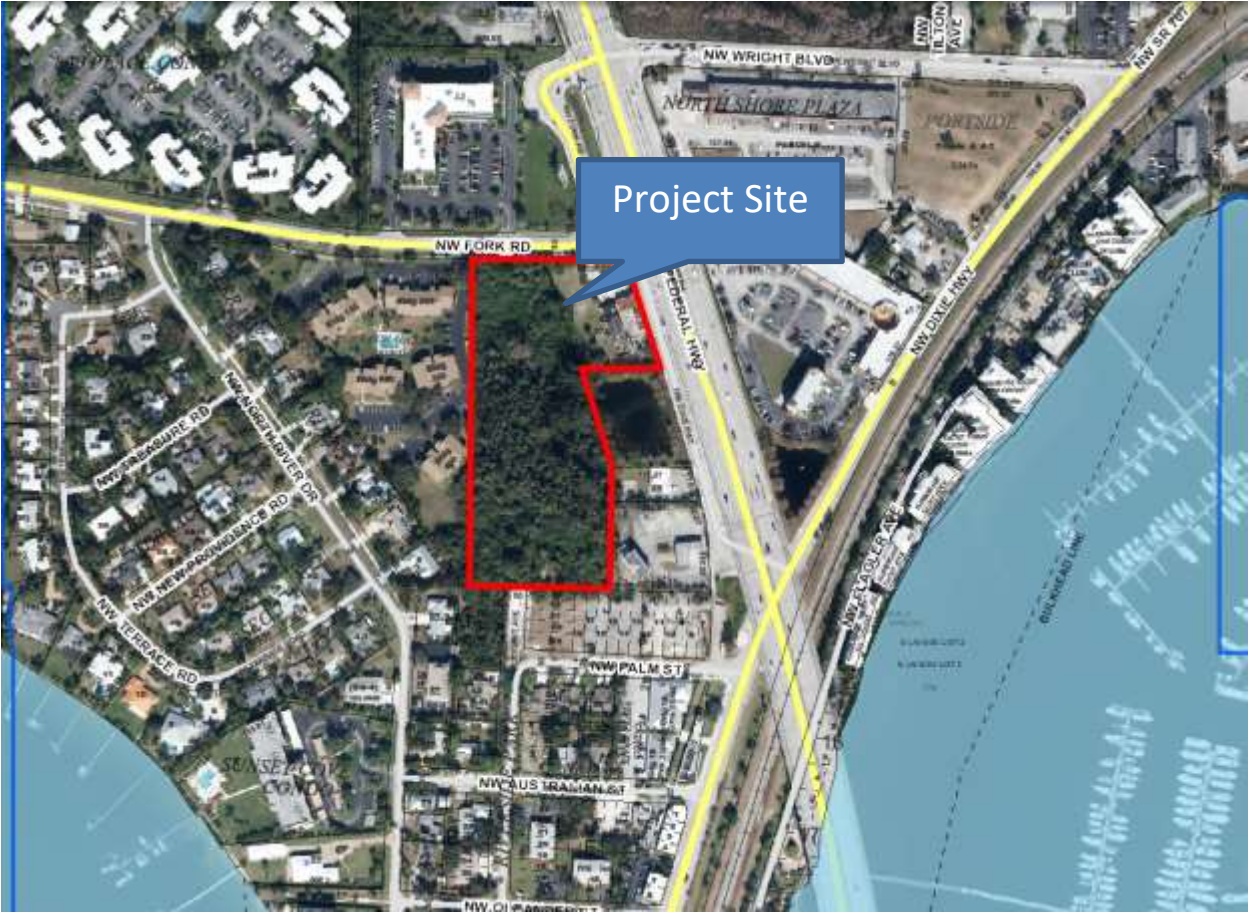
EXHIBIT B – LOCATION MAP

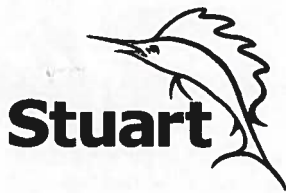


Exhibit C
Conditions

- 1) The applicant shall locate and install bronze six (6) bronze statues and build the water feature with monument sign as shown in the Harbor Chase Landscape Plan, Sheet 1, by Lucido Associates dated 2.13.19 before a certificate of occupancy is issued for the project.
- 2) Any proposal to change the approved art shall require a minor conditional use approval by the CRB
- 3) Confluent Senior Living shall be responsible for maintenance of artwork (statues and fountain with monument sign in perpetuity.

1. 2. 3. 4. 5. 6.





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

Page 54 of 149

Reviewed by: _____

Approved by: _____

Application for Urban Code Conditional Use Permit

Project ID# _____
(Staff Entry)

Pre-App Conference Date: Not Applicable	Application Date: March 4th, 2019
Project Name: HARBOR CHASE	
Parcel ID# 32-37-41-000-000-00211-4 32-37-41-000-000-00230-1	Project Address: Not Applicable
Zoning/CRA Sub-district: RPUD	
Subdivision: Not Applicable	Lot(s): Not Applicable
Fee: \$1,536.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval) Fee: \$512.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board) (This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)	
A <u>Minor Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials. A <u>Major Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.	
Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.	
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 followed by a recommendation to the City Commission.	
Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed). <i>Requesting approval from the Community Redevelopment Board for six bronze statues and a entry sign with water feature.</i>	

(over)

General Information

Page 55 of 149

(Please Print or Type)

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

Name: Ted Lodigensky	City/State/Zip Code: Denver, CO 80205
Title:	Telephone Number: 912-660-4367
Company: Confluent Senior Living	Facsimile Number:
Company Address: 2240 Blake Street, Suite 200	Email Address (optional): Tlodigensky@confluentdev.com

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

Name:	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: Doug Fitzwater	City/State/Zip Code: Stuart, FL 34996
Title: Landscape Architect	Telephone Number: 772-220-2100
Company: Lucido & Associates	Facsimile Number:
Company Address: 701 East Ocean Boulevard	Email Address (optional): dfitzwater@lucidodesign.com

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

4. Signed this 7th day of March, 2019.



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 7th day of March, 2019 by Doug Fitzwater who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Shirley Lyders
Notary Signature

Commission expires:





March 7, 2019

Hand Delivery

Kevin Freeman, Director
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

**RE: Harbor Chase Assisted Living Facility, also known as the Riverside Assisted Living Facility RPUD
Request for an Urban Code Exception for Public Art**

Dear Kevin:

On behalf of the Confluent Senior Living and Guardian American- Riverside LLC we are pleased to submit this application for an Urban Code Exception for the approval of the public art component for the Harbor Chase Assisted Living Facility also known as the Riverside Assisted Living Facility RPUD. The applicant would like to attend the upcoming Community Redevelopment Board meeting scheduled for **April 2nd, 2019**.

Confluent Senior Living has selected David L. Spellerberg, who is a bronze sculptural artist. The artist specializes in sculptures of young children, which Confluent Senior Living believes would be most appropriate for their elderly residents. The artist has reviewed all the requirements that are contained within Section 3.01.08 Public Art and believes that his art is compliant with the all applicable requirements.

The public art requirement outlined the Riverside Assisted Living RPUD Special Condition 6 requires that prior to the issuance of a building permit, the applicant shall either contribute the required art fee of one and one-half percent of the vertical construction or provide a work of art on the development pursuant to Section 3.01.08. The total cost of vertical construction is estimated to be \$23,448,000 which results in \$234,880 being dedicated to public art on the property. Confluent Senior Living estimates the cost of the six sculptures at \$117,440 and the cost of the water feature to be at \$117,440 for a total cost of \$234,800.

Kevin Freeman
March 7, 2019
Page 2 of 2

Confluent Senior Living plans to purchase six bronze sculptures and the construct a water feature integrated into the project signage. The enclosed landscape plan identifies the placement of each sculpture and provides a rendering of the proposed water feature.

Please feel free to contact me if you have any questions.

Sincerely;

A handwritten signature in blue ink, appearing to read "Doug Fitzwater". The signature is stylized with a large, sweeping initial "D" and a long, horizontal flourish extending to the right.

Doug Fitzwater
Landscape Architect

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

Meeting Date: 5/7/2019

Prepared by: Pinal Gandhi-Savdas

Title of Item:

Business Improvement Reimbursement Program. Second grant cycle (Jan 2019 – April 2019) – New applicants for FY 2018-19

Summary Explanation/Background Information on Agenda Request:

The CRA allocates funding in the amount of \$50,000 for the Business Improvement Reimbursement Program FY 2018-19 grant cycle. On January 28, 2019, the CRB/CRA approved an application for the replacement of obsolete and deteriorated windows at the Geary Professional Building in the amount of \$10,000. This project was completed.

Since there is a remaining fund balance of \$40,000 for FY2018-19 program year, the Board approved the extension of the grant cycle beginning February 1, 2019 for up to 90 days. We received 5 applications and the project details have been provided in the attachments.

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

Attachments:

BIRP PowerPoint Presentation
Applications

Funding Source:

FY 2019 CRA Budget - \$50,000

Recommended Action:

Recommend to the Community Redevelopment Agency to accept staff recommendations for the FY 2018-2019 BIRP grant disbursement.

ATTACHMENTS:

Description	Upload Date	Type
❑ PowerPoint Presentation	4/30/2019	Presentation
❑ Crump's Lawn Equipment Center	4/30/2019	Backup Material
❑ Luna's Italian Cuisine	4/30/2019	Backup Material
❑ Old Colorado Inn Hotel	4/30/2019	Backup Material
		Backup

- ▢ Auto Experts
- ▢ Elle Salon

4/30/2019
4/30/2019

Material
Backup
Material

CITY OF STUART

JOINT CRB, CRA, CC MEETING

May 7, 2019

CRA Business Improvement Grant Program



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

GOAL OF PROGRAM



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

CRA PLAN



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

DESCRIPTION OF PROGRAM



- Located at: 401 NW Wright Blvd
- Improvements:
 - Remove a pole sign and replace it with monument sign.



CRUMP'S LAWN EQUIPMENT CENTER

Lowest Cost Estimate: \$34,940

Award: up to \$10,000

Benefits to the CRA:

- Remove non-conforming pole sign.
- Replacement with monument sign will add interest and enhance the aesthetic of the property entrance.
- Positive impact on the business and adds value to the property.
- More attractive and adds curb appeal.



CRUMP'S LAWN EQUIPMENT CENTER



APPLICANT	CRITERIA	POINTS	SCORE
Crump's Lawn Equipment Center (401 NW Wright Blvd)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	15
	Promote Historic Character of Neighborhood?	15	5
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10
			TOTAL: 80

FINAL SCORE CARD



- Located at: 49 SW Flagler Ave
- Improvements:
 - Replacing the existing torn and faded canvas awning with new storefront awning to provide shaded area for outdoor seating.



LUNA'S ITALIAN CUISINE



Lowest Cost Estimate: \$2,800

Award: up to \$1,400

Benefits to the CRA:

- New fresh look will call attention to the storefront.
- Improves dining experience.
- Motivates the property owner to make additional improvements.
- Enhances the general appearance of the downtown.



LUNA'S ITALIAN CUISINE

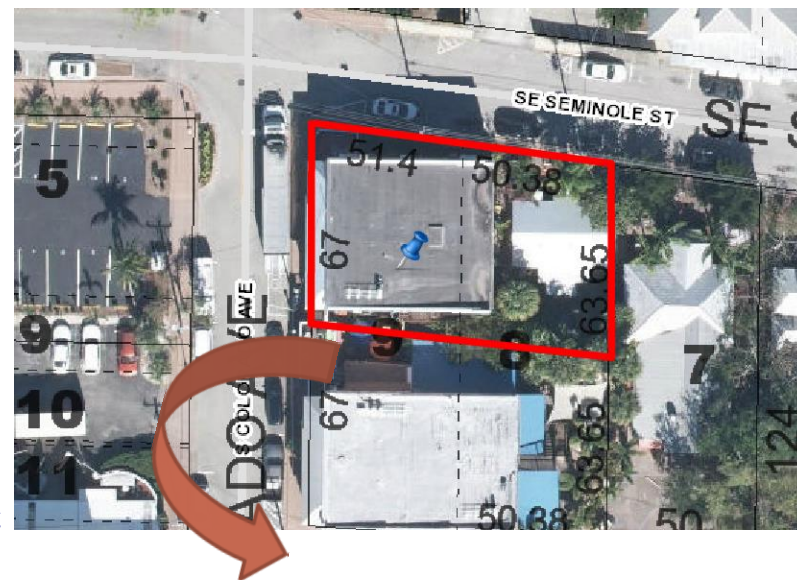


APPLICANT	CRITERIA	POINTS	SCORE
Luna's Italian Cuisine (49 SW Flagler Ave)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	10
	Promote Historic Character of Neighborhood?	15	15
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10
			TOTAL: 85

FINAL SCORE CARD



- Located at: 201 S Colorado Ave.
- Improvements:
 - Replacement of windows with energy efficient and hurricane impact glass to protect the historic hotel.



OLD COLORADO INN

Lowest Cost Estimate: \$22,651

Award: up to \$10,000

Benefits to the CRA:

- Eliminate outdated look and improve the exterior appearance of the structure.
- Lower energy bill helps to save money and reinvestment into the property.
- Protect the historic property.



OLD COLORADO INN



APPLICANT	CRITERIA	POINTS	SCORE
Old Colorado Inn (201 S Colorado Ave)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	5
	Promote Historic Character of Neighborhood?	15	15
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10
			TOTAL: 80

FINAL SCORE CARD



- Located at: 909 SE Johnson Ave.
- Improvements:
 - Repaint the exterior of the building, parking lot and walkway improvements
 - Additional improvements including façade improvement, storefront, awnings and new roof.



AUTO EXPERTS



Lowest Cost Estimate: \$7,700 (Exterior Painting)
\$12,595 (Parking Lot/Walkway Improvements)
Total: \$20,295

Award: up to \$10,000

Benefits to the CRA:

- Bring new life to the appearance of the building (first renovation in 30 years)
- Motivates surrounding property owners to make improvements.
- Retain and attract new businesses in the area.



AUTO EXPERTS

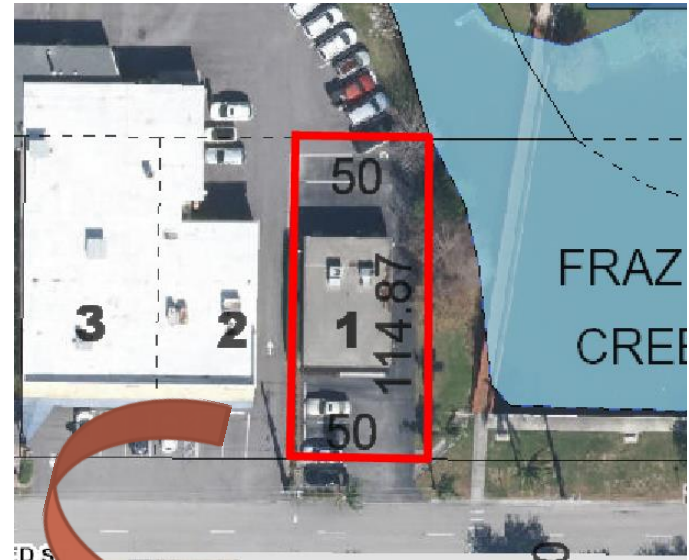


APPLICANT	CRITERIA	POINTS	SCORE
Auto Experts (909 SE Johnson Ave)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	15
	Promote Historic Character of Neighborhood?	15	5
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10
			TOTAL: 80

FINAL SCORE CARD



- Located at: 49 SE Kindred Street
- Improvements:
 - Replacement of storefront doors and windows with energy efficient and hurricane impact glass and replace the existing awning.



ELLE SALON



Lowest Cost Estimate: \$17,500 (Storefront glass)
\$3,175 (Awning)
Total: \$20,675

Award: up to \$10,000

Benefits to the CRA:

- Streetscape improvements on Kindred Street has motivated businesses along Kindred Street to improve their property.
- Business owners experience an increase in sales – encourages to make improvements.
- Improvements impact other nearby properties - initiative their own storefront improvements.
- Economic benefits accrue to the entire area through increased pedestrian traffic and sales, rents, and property values.

ELLE SALON



APPLICANT	CRITERIA	POINTS	SCORE
Elle Salon (49 SE Kindred St)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	15
	Promote Historic Character of Neighborhood?	15	5
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10
			TOTAL: 80

FINAL SCORE CARD



Award recommended to the following applicants: (Funds available \$40,000)

Applicants	Address	Improvements	Score	Grant
Crump's Lawn Equip Center	401 NW Wright Blvd	Monument Sign	80	\$9,650
Luna's Italian Cuisine	49 SW Flagler Ave	Replace Awning	85	\$1,400
Old Colorado Inn	201 S Colorado Ave	Replace with Impact Windows	80	\$9,650
Auto Experts	909 SE Johnson Ave	Repaint and Parking Improve	80	\$9,650
Elle Salon	49 SE Kindred St	Replace with impact glass/awning	80	\$9,650

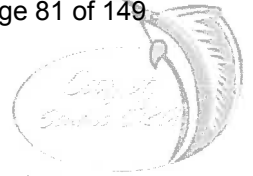
RECOMMENDATION



- Staff is requesting approval to accept staff recommendation for the grant disbursement to the applicant.
- CRA Meeting on May 20, 2019.
- Next Grant Cycle FY 2019-20.

RECOMMENDATION





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

APPLICANT INFORMATION

Owner Name: Wright LLC		
Owner Address: 7203 S Indian River Dr., Fort Pierce, FL 34982		
Phone: 772 468 7986	Email: justdandy46@yahoo.com	Tax ID# 83-1903557
Authorized Agent/Contractor: Gale Construction		
Agent Address: 1193 SE Port Saint Lucie Blvd #329, Port Saint Lucie FL 34952		

PROPERTY INFORMATION

Name of Business: Crump Lawn Equipment / Iris Upholstery
Type of Business: Equipment repair/ upholstery
Years in Operation: 30+/ 8
Number of Employees: 5/3
Description of Improvements: remove pole sign and replace with monument sign
Address of Proposed Project: 401 Wright Blvd/397 Wright blvd
Describe how this project benefits the Community Redevelopment Area: This project will remove a decrepit pole sign and replace it with an attractive monument sign
Total Project Cost \$ 32,940.00

- 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
 - W-9 form (*as applicable*)
- 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 **Tuesday, April 30, 2019 by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-288-5375
- 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 City 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	New Monument sign structure	Gale Construction	\$ 34,940.00			\$
2	New Monument sign structure	S & D Contracting	\$36,050			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$ 34,940.00	Total Actual Cost \$		



Prepared by and return to:

Del Toro Law Group
73 SW Flagler Ave
Stuart, FL 34995
844-900-7383
File Number: DLG2018MC6WRIT
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2018 between Family Properties, LLC, a Florida limited liability company whose post office address is 6473 141st Lane North, Palm Beach Gardens, FL 33418, grantor, and Wright, LLC whose post office address is 7203 S Indian River Drive, Fort Pierce, FL 34982, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Parcel B:

Being a parcel of land located in Government Lot 2, Section 32, Township 37 South, Range 41 East, City of Stuart, County of Martin, State of Florida, more particularly described as follows, to wit:
Commence at the intersection of the North right-of-way line of Wright Boulevard and the Westerly right-of-way line of State Road 707; thence run North 87° 23'30" West along the Northerly right-of-way of said Wright Boulevard a distance of 122.00 feet to the Point of Beginning; thence North 02° 36'30" East a distance of 200.00 feet to a point; thence North 87° 23'30" West a distance of 228.00 feet to a point; thence South 02° 36'30" West a distance of 200.00 feet to the North right-of-way line of said Wright Boulevard; thence South 87° 23'30" East along Wright Boulevard a distance of 228.00 feet to the Point and Place of Beginning; said lands situate in Martin County, Florida.

Together with easements for ingress and egress over the following described lands:

Easement 1:

Commence at the intersection of the North right-of-way line of Wright Boulevard and the Westerly right-of-way line of State Road 707; thence run North 39° 58'28" East along the Westerly right-of-way of State Road 707, a distance of 176.37 feet to the Point of Beginning; thence continue along the Westerly right-of-way of State Road 707 North 39° 58'28" East a distance of 27.08 feet to a point; thence North 87° 23'30" West a distance of 245.47 feet to a point; thence South 02° 36'30" West a distance of 21.50 feet to a point; thence South 87° 23'30" East a distance of 229.04 feet to the Westerly right-of-way of State Road 707, being the Point and Place of Beginning.

Easement 2:

Commence at the intersection of the North right-of-way line of Wright Boulevard and the Westerly thence run North 87°23'30" West along the Northerly right-of-way of Wright Boulevard; a distance of 100.87 feet to the Point of Beginning; thence continue along the North right-of-way of said Wright Boulevard North 87° 23'30" West a distance of 43.30 feet to a point; thence North 02°36'30" East a distance of 22.20 feet to a point; thence South 87°23'30" East a distance of 43.30 feet to a point; thence South 02° 36'30" West a distance of 22.20 feet to the Point of Beginning.

Note:

Parcel B is subject to easement in favor of Parcel A as to the use of the entrance to Wright Boulevard and to Parcel A's use of the retention pond at the West end of Parcel B. Parcel A is

subject to easement in favor of Parcel B to use the entrance road from State Road 707 along the North side of Parcel A.

And

Subject to the continuing rights of Parcel A (previously described as Parcel I) to the use of the water retention , pond in subject to easement in favor of Parcel A (previously described as Parcel I) for ingress and egress through the parking entrance from Wright Boulevard as recorded in Official Record Book 1099, Page 2291 and corrected in Official Record Book 1111, Page 912, of the Public Records of Martin County, Florida.

Parcel Identification Number: 32-37-41-000-000-00111-5

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in our presence:

Jamie Edwards
Witness Name: Jamie Edwards

Alyssa Zebeck
Witness Name: Alyssa Zebeck

Jamie Edwards
Witness Name: Jamie Edwards

Alyssa Zebeck
Witness Name: Alyssa Zebeck

Family Properties, LLC

By: [Signature]

Fred Jacobs

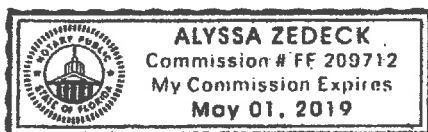
By: [Signature]

Janet Jacobs

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 30th day of October, 2018 by Fred Jacobs and Janet Jacobs of Family Properties, LLC, on behalf of the limited liability company. They ☒ are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Alyssa Zebeck

My Commission Expires: 05/01/2019

Gale Construction Inc.

Serving South Florida for over 25 years

Proposal

FROM:

Gale Construction, Inc.
1193 SE Port St Lucie Blvd. #329
Port St Lucie, Fl. 34952
Phone: 561-248-9939
Derrick@galeconstruction.com

Pages 5
Date: April 5, 2019
Prepared By: Derrick Gale
Phone: 561-248-9939

SUBMITTED TO:

TO: Wright, LLC
ADDRESS: 401 NW Wright Blvd.

JOB:
401 NW Wright Blvd.
Stuart, Fl

We appreciate the opportunity to bid this project for you, and look forward to working with you. Gale Construction, Inc. is a diversified contractor that strives for complete customer satisfaction; we handle each and every project as if they were our own. We maintain our customer's schedules as well as expectations to deliver a quality product in a timely manner. Gale Construction, Inc. ensures that our standards of excellence as well as those of our customer's are maintained throughout the entire construction process, with the hope and determination to create a long lasting working relationship. Your projects success is our success.

EXHIBIT I
SCOPE OF WORK
GENERAL CONDITIONS

- 1) Gale Construction, Inc. shall be known as Contractor.
 - 2) Gale Construction, Inc. shall pay for all Building Permits & processing fees (allowance \$1,500.00)
 - 3) Gale Construction, Inc. shall provide all labor and material including trusses for the complete construction phase of your project, in accordance with the Architect of records as noted in Exhibit III.
 - 4) Gale Construction, Inc. shall upon request provide a copy of license and insurance.
 - 5) Gale Construction, Inc. shall provide quality supervision to schedule and control subcontractor's work.
 - 6) All materials and workmanship will be in accordance with local and state codes and current building standards, and will be warranted for one (1) year.
 - 7) Gale Construction, Inc. requires two (2) weeks mobilization upon acceptance of this proposal.
 - 8) Gale Construction, Inc. shall implement a safety program for all activities within our scope of work that are in accordance with OSHA rules and regulations.
 - 9) Gale Construction, Inc. shall be responsible for paying any re-inspection fees that are related to the installation of their work.
 - 10) **Wright, LLC.** shall be responsible for damages caused by vandalism or acts of God (i.e. storms, hurricanes, floods, etc.)
 - 11) Gale Construction, Inc. shall provide dumpster.
 - 12) Gale Construction, Inc. shall place all trash in designated piles, curbside, or in dumpster.
 - 13) Gale Construction, Inc. shall call in required inspections.
 - 14) Any extra work will be charged at \$50.00 per man per hour, 1 hour minimum, plus materials and taxes.
-

EXHIBIT II
SAFETY

- 1) Gale Construction, Inc. shall take all necessary precautions to ensure safety on the jobsite, and shall have a safety program for all activities within our scope of work.

EXHIBIT III

Plans and Specifications

We hereby propose to furnish labor and material to complete in accordance with the architectural and structural drawings prepared by: James C. Paine Jr. Architect firm License #: 0009524

Date: March 06, 2019

Sheets: Per 1.1 only

EXHIBIT IV

Contract Price and Schedule of Values

All material is guaranteed to be as specified and work shall be completed in a workmanlike manner according to standard practices. Any alteration, deviation's, unknown or unforeseen conditions from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All schedules and agreements contingent upon strikes, accidents, material allocation, acts, of nature, or any delays beyond our control. This proposal is based on today's material pricing and as such that if at any time the material increases beyond a standard 5 % then Wright, LLC. shall incur all additional cost, proof will be provided. This proposal and price are subject to acceptance within 30 days and it is void thereafter. In the event that Gale Construction, Inc. has to retain the services of an attorney to aid in the collection of any outstanding balances then Wright, LLC agrees to pay Gale Construction, Inc. all reasonable attorney's fees and all additional costs incurred as such.

Authorized Signature

GALE CONSTRUCTION INC.

**1193 SE Port St Lucie Blvd. Ste 329 PSL., Fl 34952
CGC060706**

SIGN PROPOSAL

Wright, LLC.
401 Northwest Wright Blvd.
Stuart, Fl

Sign:

Removal and build of new sign

Total: \$32,940.00

Included with above:

- Removal of existing sign
- Excavate existing soil for sign footer
- Compact soil to 2500 psi per testing
- Form; place steel and pour concrete footer
- Lay block per plan
- Form; place steel, pour bond beams, and fill cells. (Pump, concrete, labor, steel included)
- Roof trusses; facia board sheeted
- 1 pallet of Bahia sod around sign
- Supply all necessary materials to construct wall.
- Electric to include six (6) LED high hats (Connected to existing power no further than 6 ft away)

Not Included With Above:

- Sewer
- Moving of power lines
- New breakers, wire, or piping to existing panel will be a cost-plus basis
- Plumbing
- Sprinkler

Notes:

- Required Deposit to begin work: \$5,000.00
- Projected Completion: Two (2) to Three (3) Months Depending on Permitting Through Martin County.

Acceptance of Proposal

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. By execution of this document, I agree to have read and fully understand all statements and implications of this document. I agree to explicitly abide by and follow the above conditions as listed in this agreement.

ACCEPTED

DATE: _____

Signature: _____

Construction Bid Form



Owner Information

Name Wright, LLC

Address 401 NW Wright Blvd.

City, State ZIP Stuart, FL

Phone 772-468-7986

Email _____

Project name Wright Sign

Contractor Information

Company S & D Contracting

Name Dan Fitzpatrick

Address 2610 Old Okeechobee Rd.

City, State ZIP WPB, FL 33409

Phone 561-718-8540

Email _____

Completion date To be determined after permit is issued

Scope of Work

To construct a 9 X 14 foot long CBS construction wall for a sign to be mounted to it.
Includes: Paint, metal roof, electric, and stucco.

NOT INCLUDED:

Ground to be prepped by owner, Excavation of existing sign, Permit fees

Company Proposal

We, S & D Contracting, propose the above scope of work, to be completed by date to be determined for the amount of **\$36,050.00**.

Daniel Fitzpatrick 4/22/2019
Submitted by (Company Representative) Date

Owner Acceptance

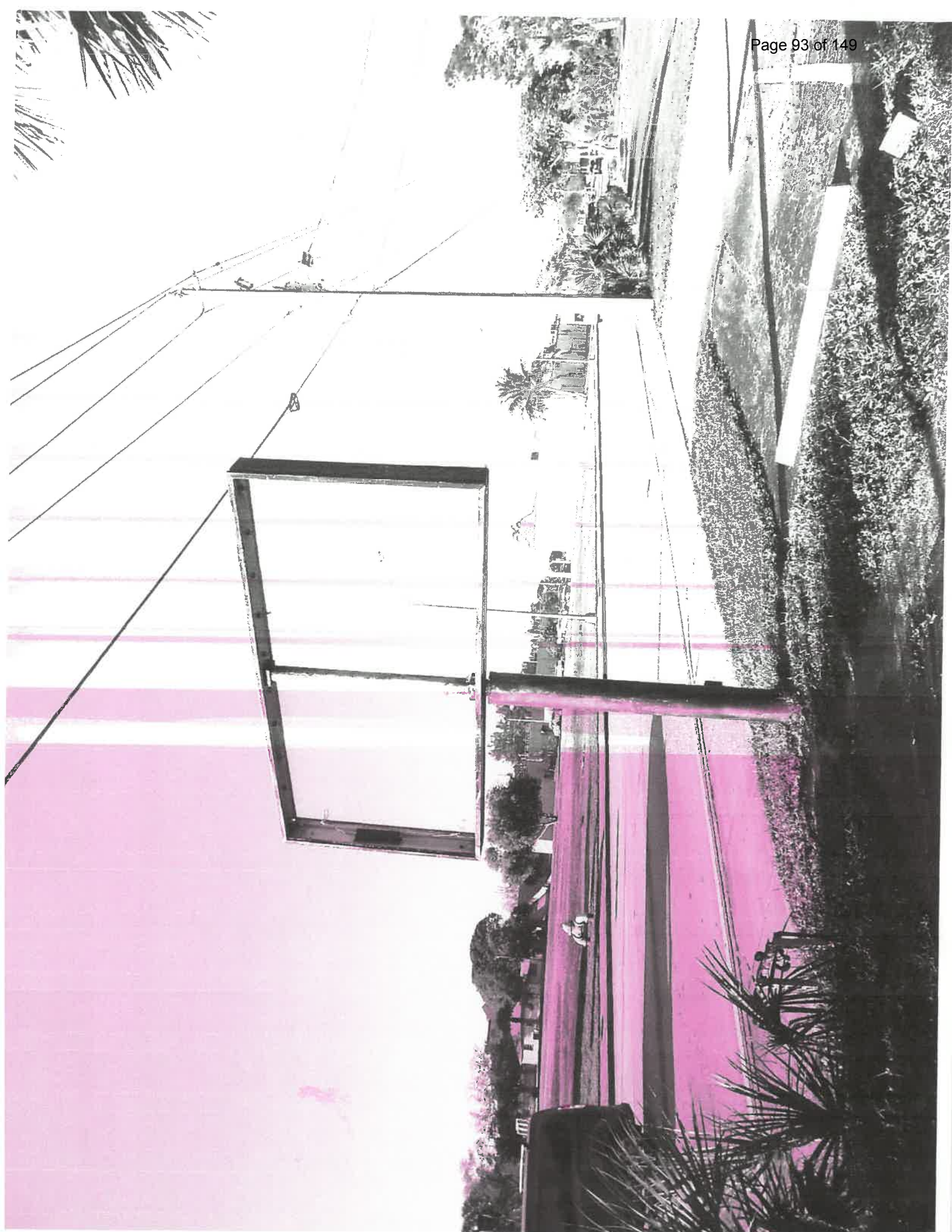
I do accept the above scope of work, proposed to be completed by S & D Contracting for the amount of \$36,050.00

Submitted by Owner or authorized representative

Date



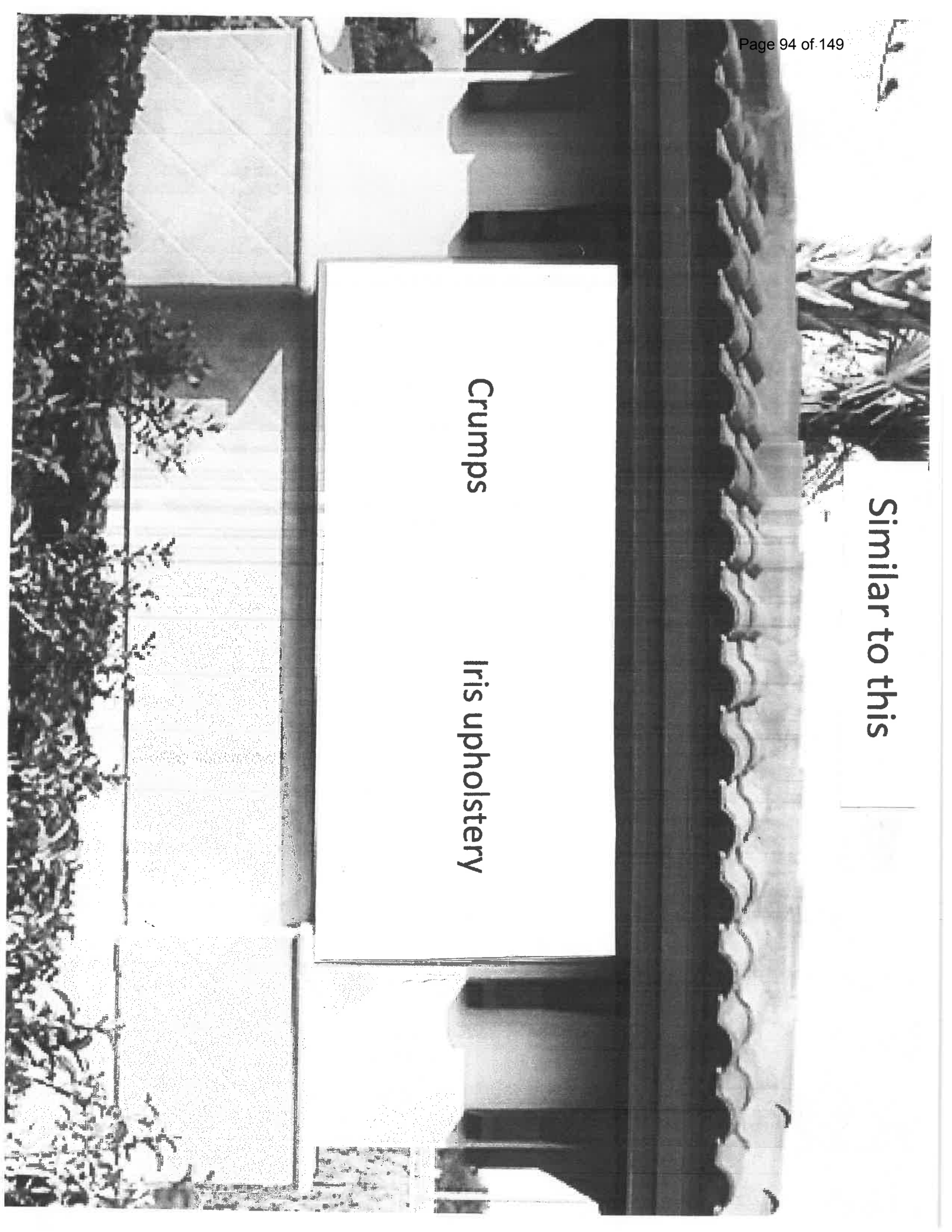




Similar to this

Crumps

Iris upholstery



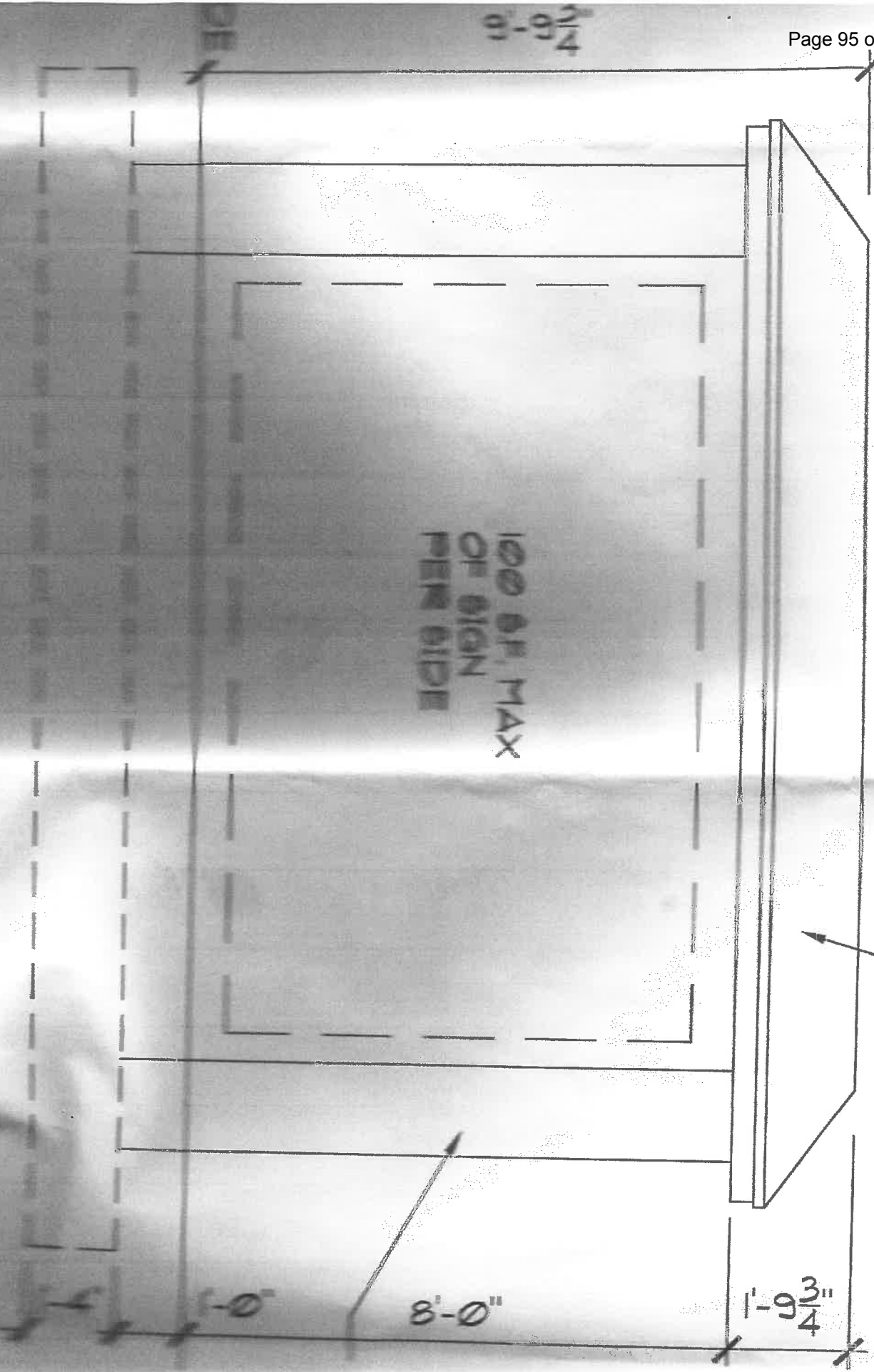
METAL ROOF

100 SF MAX
OF SIGN
PER SIDE

8'-0"

1'-9 $\frac{3}{4}$ "

NEW
PAINT





STUART COMMUNITY REDEVELOPMENT AGENCY BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION

Owner Name: Susan Horton

Owner Address: 1444 SE. Riverside Dr. Stuart, FL 34996

Phone: 221-3105 Email: lunadowntownstuart@gmail Tax ID# 65-0326277

Authorized Agent/Contractor: _____

Agent Address: _____

PROPERTY INFORMATION

Name of Business: Luna Italian Cuisine

Type of Business: Restaurant

Years in Operation: 27

Number of Employees: 20

Description of Improvements: Replace Faded + leaking canvas awning

Address of Proposed Project: 49 SW Flagler Ave.

Describe how this project benefits the Community Redevelopment Area: By offering customers outdoor seating out of sun + rain brings more people to the Flagler side of downtown.

Total Project Cost \$ 2800.00

- 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
 - W-9 form (as applicable)
- 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 **Tuesday, April 30, 2019 by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-288-5375
- Submitting an application is not a guarantee of funding



Canvas covering to be Replaced

From: Clayton travers@gate.net @
Subject: awning
Date: March 18, 2019 at 4:00 PM
To: tim@lunadowntownstuart.com

<https://candccanvas.com/>

C & C CANVAS & AWNING CO.

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

Date: 3-18-19

Proposal

Name: Luna Pizza (Attn. Tim)
Address: 49 SW Flaggler Ave
City & State: Stuart, Fl.
Phone : 631-9512 tim@lunadowntownstuart.com

Materials Furnished

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

Framework: Existing

Hardware:

Comments

Price includes fabric and installation.

Price

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

50' x 6'10" x 3' Leanto Style Awning Recover \$ 3,140.00

Terms

40 % Upon acceptance of contract.

60 % Upon completion of contract.

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

Respectfully Submitted

Clayton Travers
President

AWNCORE, LLC

1840 SE FEDERAL HWY

STUART, FL 34994

772-287-3338

PROPOSAL

PROPOSAL SUBMITTED TO:		PHONE: 772-288-0550	DATE: 3-27-19
NAME:	Luna Italian Restaurant	JOB NAME:	
STREET:	49 SW Flagler Ave	STREET:	
CITY:	Stuart	CITY:	STATE:
STATE:	FL 34994	Susari- 221-3105	

We hereby submit specifications and estimates for:

Re-cover Existing Awning

Fabric:

Color: Blue

Minimum 16 oz. laminated vinyl, minimum 5yr warranty

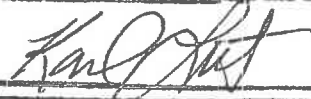
\$2800.00

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of
Twenty eight hundred and 00/100 dollars (\$2800.00) with payment to be made as follows:
50% deposit, balance on completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be accounted only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 10 days and is void thereafter at the option of the undersigned.

All expenses, attorney's fees, court costs, etc., required to enforce this agreement will be paid by the buyer.

Authorized Signature


ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature

Date

Signature



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 City 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	awning	Auhcore	\$ 2800			\$
2	awning	cecanvas	\$ 31400			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$ 2800.00	Total Actual Cost \$		



Advantage Title Company
for Stuart
Redevelopment
Program

Parcel ID Number:

Warranty Deed

This Indenture, Made this 15th day of December, 2009 A.D., **Between**
AEPD FLAGLER, INC., a corporation existing under the laws of the State of Florida

of the County of Martin, State of Florida, **, grantor,** and
FULL MOON PROPERTIES, LLC., a Florida limited liability company

whose address is: P.O. Box 184, Palm City, FL 34991

of the County of MARTIN, State of Florida, **, grantee.**

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

TEN DOLLARS (\$10)

DOLLARS,

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

Unit 101, OSCEOLA CENTER, according to the Declaration of Condominium as recorded in O.R. Book 2402, Page 961, Public Records of Martin County, Florida, together with all appurtenances thereto, according to the Declaration of Condominium thereof, recorded in O.R. Book 2402, Page 961, Public Records of Martin County, Florida, as amended. TOGETHER WITH an undivided share in the common elements appurtenant thereto, in accordance with and subject to the provisions of the Declaration of Condominium.

SUBJECT TO:

1. Taxes for the year 2010 and all subsequent years;
2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions, and matters appearing on the plat or otherwise common to the condominium; and
4. Public utility easements of record, if any.

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

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

Signed, sealed and delivered in our presence:



STUART COMMUNITY REDEVELOPMENT AGENCY BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION

Owner Name: SGV Properties, Inc.

Owner Address: 211 S. Colorado Ave #2 Stuart FL 34994

Phone: 772-215-3437

Email: SV41969@ad.com

Tax ID# 65-0740869

Authorized Agent/Contractor:

Agent Address:

PROPERTY INFORMATION

Name of Business: Old Colorado Inn

Type of Business: Hotel

Years in Operation: 8

Number of Employees: 3

Description of Improvements: Hurricane Impact windows

Address of Proposed Project: 201 S. Colorado Ave Stuart FL 34994

Describe how this project benefits the Community Redevelopment Area:

Improvement and protection to Historic Hotel in heart of Downtown

Total Project Cost \$ 22,651.08

- 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
 - W-9 form (*as applicable*)
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, November 30th by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-288-5375
- 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	Hurricane windows	Southern Style Windows + Doors	\$22,651.08			\$
2			\$			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$	Total Actual Cost		\$

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

ADDRESS

Colorado Inn 2

ESTIMATE

DATE 11/13/2018

ACTIVITY**QTY****RATE****AMOUNT**

Installation of Single Window Tear out and replace with
new

20

350.00

7,000.00

Material Cost

1

15,401.08

15,401.08

Permit Cost

1

250.00

250.00

Colorado Inn 2

Please note: Estimates are good for 30 days.

TOTAL**\$22,651.08**

Accepted By

Accepted Date

Please make checks payable to:
Southern Style Window and Door
Address: 1798 SE Monroe ST, Stuart FL 34997

Southern Style Window and Door

Last Modified Date: 11/13/2018 17:03:43

PO#:

Job Name:

Job Address:

Quote # 5476612

Ship Date:

Sales Person: Johnny Gordon

Customer Colorado Inn

Account #

, FL

Phone#

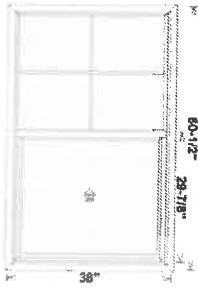
Fax#

Line #	Item Description	Quantity	Line Pricing		
001 1.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 3.00	<u>List Price</u> \$941.90	<u>Sell Price</u> \$763.08	<u>Ext Price</u> \$2,289.24
		Certification Type: MIAMI Dealer Package: NONE Vent Configuration: EQUAL Size Selection: CUSTOM Width: 34.0000 Actual Size: 34 X 67 Wood Frame Opening: 34 1/4 X 67 1/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA306AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 2A2D LITES (1V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: D.SH5500 Acc Glass Breakage: N Vent Ht: 33.1430 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 54.0000 SolarHeatGainCoeff: 0.2000 VTQOG: 0.6300 NOA Selection: 17-0630.05 Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Height: 67.0000 Rough Masonry: 35 3/4 X 68 Egress Opening: 29 3/4 X 26 1/2 (5.4686 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (3/16AN - 3/8 AIR -5/16 AN/AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: N - None Decralite: N CAR#: 17-0630.05 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3800 VT: 0.4200			
Location: Sailfish Suite		Notes:			
02 00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	<u>List Price</u> \$905.90	<u>Sell Price</u> \$733.92	<u>Ext Price</u> \$733.92

Quote # 5476612

Print Date 11/13/2018

Page 1 of 5



Certification Type: MIAMI
 Dealer Package: NONE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 38.0000
 Actual Size: 38 X 60 1/2
 Wood Frame Opening: 38 1/4 X 60 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA306AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: D.SH5500
 Acc Glass Breakage: N
 Vent Ht: 29.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 54.0000
 SolarHeatGainCoeff: 0.2000
 VTCOG: 0.6300

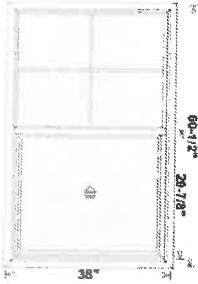
NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 60 1/2
 Rough Masonry: 39 3/4 X 61 1/2
 Egress Opening: 33 3/4 X 25 5/8 (5.9988 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (3/16AN - 3/8 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3800
 VT: 0.4200

Location: Sailfish Suite

Notes:

003
3.00)

SH5500 VINYL SINGLE HUNG 5500

Ordered:
4.00List Price
\$905.90Sell Price
\$733.92Ext Price
\$2,935.68

Certification Type: MIAMI
 Dealer Package: NONE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 38.0000
 Actual Size: 38 X 60 1/2
 Wood Frame Opening: 38 1/4 X 60 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA306AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: D.SH5500
 Acc Glass Breakage: N
 Vent Ht: 29.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 54.0000
 SolarHeatGainCoeff: 0.2000
 VTCOG: 0.6300

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 60 1/2
 Rough Masonry: 39 3/4 X 61 1/2
 Egress Opening: 33 3/4 X 25 5/8 (5.9988 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (3/16AN - 3/8 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3800
 VT: 0.4200

Location: Flagler Suite

Notes:

004
.00)

SH5500 VINYL SINGLE HUNG 5500

Ordered:
5.00List Price
\$905.90Sell Price
\$733.92Ext Price
\$3,669.60

Quote # 5476612

Print Date 11/13/2018

Page 2 of 5



Certification Type: MIAMI
 Dealer Package: NONE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 38.0000
 Actual Size: 38 X 60 1/2
 Wood Frame Opening: 38 1/4 X 60 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA306AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: D.SH5500
 Acc Glass Breakage: N
 Vent Ht: 29.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 54.0000
 SolarHeatGainCoeff: 0.2000
 VTCOG: 0.6300

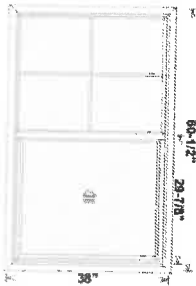
NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 60 1/2
 Rough Masonry: 39 3/4 X 61 1/2
 Egress Opening: 33 3/4 X 25 5/8 (5.9988 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (3/16AN - 3/8 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3800
 VT: 0.4200

Location: Bermuda Suite

Notes:

1005
5.00)

SH5500 VINYL SINGLE HUNG 5500

Ordered:
3.00List Price
\$905.90Sell Price
\$733.92Ext Price
\$2,201.76

Certification Type: MIAMI
 Dealer Package: NONE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 38.0000
 Actual Size: 38 X 60 1/2
 Wood Frame Opening: 38 1/4 X 60 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA306AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: D.SH5500
 Acc Glass Breakage: N
 Vent Ht: 29.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 54.0000
 SolarHeatGainCoeff: 0.2000
 VTCOG: 0.6300

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 60 1/2
 Rough Masonry: 39 3/4 X 61 1/2
 Egress Opening: 33 3/4 X 25 5/8 (5.9988 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (3/16AN - 3/8 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3800
 VT: 0.4200

Location: Rosie's Apartment

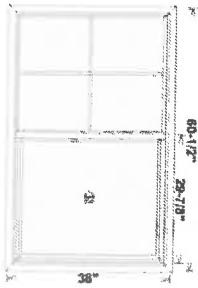
Notes:

06
00) SH5500 VINYL SINGLE HUNG 5500Ordered:
3.00List Price
\$905.90Sell Price
\$733.92Ext Price
\$2,201.76

Quote # 5476612

Print Date 11/13/2018

Page 3 of 5



Certification Type: MIAMI
 Dealer Package: NONE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 38.0000
 Actual Size: 38 X 60 1/2
 Wood Frame Opening: 38 1/4 X 60 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA306AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: D.SH5500
 Acc Glass Breakage: N
 Vent Ht: 29.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 54.0000
 SolarHeatGainCoeff: 0.2000
 VT: 0.6300

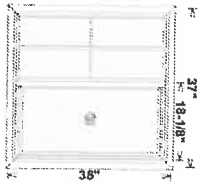
NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 60 1/2
 Rough Masonry: 39 3/4 X 61 1/2
 Egress Opening: 33 3/4 X 25 5/8 (5.9988 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (3/16AN - 3/8 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3800
 VT: 0.4200

Location: Key West

Notes:

007
7.00)

SH5500 VINYL SINGLE HUNG 5500

Ordered:
1.00List Price
\$613.90Sell Price
\$497.36Ext Price
\$497.36

Certification Type: MIAMI
 Dealer Package: NONE
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 38.0000
 Actual Size: 38 X 37
 Wood Frame Opening: 38 1/4 X 37 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA306AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: D.SH5500
 Acc Glass Breakage: N
 Vent Ht: 18.1429
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 54.0000
 SolarHeatGainCoeff: 0.2000
 VT: 0.6300

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 37.0000
 Rough Masonry: 39 3/4 X 38
 Egress Opening: 33 3/4 X 13 7/8 (3.2449 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (3/16AN - 3/8 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3800
 VT: 0.4200

Location: Key West

Notes:

Products Ordered

Total Quantity

15500

20

TOTAL LIST AMOUNT:

\$17934.00

Quote # 5476612

Print Date 11/13/2018

Page 4 of 5

TOTAL SALE AMT:	\$14,529.02	Page 2 of 149
TOTAL CUSTOMER TAX:	\$871.76	
NET SALE AMOUNT:	\$15,401.08	

This quote is for estimation purposes and is not a guarantee of cost for services. Quote is based on current information from client about the project requirements. Actual cost may change once project elements are finalized. Client will be notified of any changes in cost prior to them being incurred.



April 30, 2019

Re: Colorado Inn 2

PROPOSAL

We are pleased to provide the following construction services for the remodel of **The Colorado Inn 2**. Independent Construction of the Treasure Coast, LLC will provide labor to complete the renovation which will meet all building codes.

We hereby submit specifications and estimates for Metal Roof:

- Remove existing windows
- Replace with 20 new windows per manufacturer's specifications
- Bid includes taxes, permit fees, daily jobsite clean-up, labor, and materials

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **\$23,647.00**

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

This contract becomes a legal binding contract once signed.

Approval:

Signature

4/30/2019

Date

John White – Independent Construction, Mgr.

Date

This document, the associated construction documents and any attached addendums comprise the full agreement between parties and once initiated by signing, becomes a binding contract between Independent Construction and the Owner/Agent for Colorado Inn 2.

INSTR # 2019509
 OR BK 02256 PG 0001
 Pgs 0001 - 27 (2pgs)
 RECORDED 06/14/2007 11:57:16 AM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 DEED DOC TAX \$,400.00
 RECORDED BY L Garza

Prepared by and return to:

Steven G. Vitale, P.A.
 32-C SE Osceola Street
 Stuart, FL 34994
 772-781-1999
 File Number: SGV-1198
 Will Call No.:

Parcel Identification No. 4-38-41-015-003-00080.00000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 11th day of June, 2007 between 201 Colorado Avenue, L.L.C., a Florida limited liability company whose post office address is 3352 Fairway West, Stuart, FL 34997 of the County of Martin, State of Florida, grantor*, and SGV Properties, Inc., a Florida corporation whose post office address is 32C East Osceola Street, Stuart, FL 34994 of the County of Martin, State of Florida, grantee*,

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

The North 1/2 of Lots 8 and 9, Block 3, AMENDED PLAT CHAS A. PORTER ADDITION, according to the map or plat thereof as recorded in Plat Book 2, Page(s) 75, Public Records of Martin County, Florida.

Subject to taxes for 2007 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Carroll D. Smith

Witness Name: Janora Encasini

Witness Name: Carroll D. Smith

Witness Name: Janora Encasini

201 Colorado Avenue, L.L.C., a Florida limited liability company

By: James A. Chisholm
 James A. Chisholm, Managing Member

By: Judy A. Chisholm
 Judy A. Chisholm, Managing Member

(Corporate Seal)

DoubleTimes

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 11th day of June, 2007 by James A. Chisholm and Judy A. Chisholm, as Managing Members of 201 Colorado Avenue, L.L.C., a Florida limited liability company, on behalf of the said limited liability company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

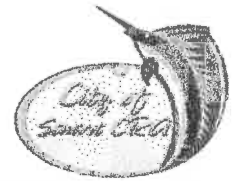


Cameron D. Smith
Notary Public

Printed Name: _____

My Commission Expires: _____

Unofficial Copy



STUART COMMUNITY REDEVELOPMENT AGENCY BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION

Owner Name: Krueger SG, LLC

Owner Address: 615 SE Krueger Pkwy Stuart, FL 34996

Phone: 772-708-4681
772-323-1794

Email: Krueger Sg. llc@gmail.com

Tax ID#

Authorized Agent/Contractor: William W. Krueger

Agent Address: 615 SE Krueger Pkwy Stuart, FL 34996

PROPERTY INFORMATION

Name of Business: Auto Experts

Type of Business: Auto Repair

Years in Operation:

Number of Employees:

Description of Improvements: Parking lot, curbs, walkway, exterior improvement

Address of Proposed Project: 909 SE Johnson Ave Stuart, FL 34994

Describe how this project benefits the Community Redevelopment Area:

Update the look and improve the safety of parking lot, curbs, and entrance to business.

Total Project Cost \$

\$27,120.00

- 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
 - W-9 form (*as applicable*)
- 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 **Tuesday, April 30, 2019 by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-288-5375
- Submitting an application is not a guarantee of funding



STUART COMMUNITY REDEVELOPMENT AGENCY BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION

Owner Name: Timothy Kiffer

Owner Address: 909 SE Johnson Ave.

Phone: 772-283-6177

Email: Timmy M57@gmail

Tax ID# 53-8013920200-9

Authorized Agent/Contractor:

Agent Address:

PROPERTY INFORMATION

Name of Business: Auto Experts of Stuart Inc.

Type of Business: Auto Repair Shop

Years in Operation: 20

Number of Employees: 2

Description of Improvements: Reface front of building, parking lot, roof

Address of Proposed Project: 909 SE Johnson Ave Stuart, FL 34994

Describe how this project benefits the Community Redevelopment Area:

First renovation in 30 years, will help beautify the city of Stuart.

Total Project Cost \$

- 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
 - W-9 form (as applicable)
- 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 **Tuesday, April 30, 2019 by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-288-5375
- 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 City 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	Roof, soffit, awning, paint	Project Pro	\$ 26,520-			\$
2	Painting	Paul's Picture Perfect	\$ 7,700-	*		\$
3	Painting	Fidanza	\$ 10,000-			\$
4	Parking lot	Pav-Co	\$ 12,595-	*		\$
5	Parking lot	All Paving	\$ 15,525-			\$
6	Concrete Sidewalks	All Paving	\$ 3,895-			\$
7			\$			\$
Total Cost Estimate			\$ 27,120.00	Total Actual Cost		

\$20,295

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

Request for Taxpayer Identification Number and Certification

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

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

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. William Walter Krueger	
2 Business name/disregarded entity name, if different from above Krueger 5G, LLC	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3). Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 615 SE Krueger Pkwy	Requester's name and address (optional)
6 City, state, and ZIP code Stuart, FL 34996	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

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

Social security number									
			-				-		
or									
Employer identification number									
8	3	-	2	5	9	5	1	6	8

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person _____	Date 2/8/19
-----------	---------------------------------------	--------------------

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

This Document Prepared By:

JAMES M. STUCKEY

Attorney at Law

P.O. Box 1800

Stuart, Florida 34995-1800

Florida Bar No. 240982

THIS IS A TRANSFER FROM AN INDIVIDUAL TO A FLORIDA LIMITED LIABILITY COMPANY WHOLLY OWNED BY THE GRANTOR. IT IS NOT A SALE, AND NONE OF THE PROPERTIES ARE ENCUMBERED BY A MORTGAGE, SO NO DOCUMENTARY STAMPS SHOULD BE REQUIRED.

[Space Above This Line For Recording Data]

WARRANTY DEED

THIS INDENTURE, is Made this 16th day of April, 2019 A.D. BETWEEN WILLIAM W. KRUEGER, hereinafter referred to as **GRANTOR**, and KRUEGER 5G, LLC, a Florida Limited Liability Company, whose address is: 615 Krueger Parkway, Stuart, Florida 34996, as **GRANTEE**.

WITNESSETH that the GRANTOR, for and in consideration of the sum of -----TEN & NO 100THS (\$10.00)-----DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has conveyed granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate lying and being in the county of Martin, State of Florida, to wit:

THOSE THREE PARCELS OF LAND AND IMPROVEMENTS THEREON AS MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in any way appurtenant thereto, to have and to hold the same in fee simple forever.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2018.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Melanie A. Larsen
Witness Signature

[Signature] (Seal)
WILLIAM W. KRUEGER

Melanie A. Larsen
Printed Name of Witness

Sylvia E. Rhatigan
Witness Signature

Sylvia E. Rhatigan
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn, subscribed, and acknowledged before me this 16th day of April, 2019 by William W. Krueger, who is personally known to me or who has produced his current Florida Driver's License as identification and who did take an oath.

[Signature]
NOTARY PUBLIC
My Commission Expires:

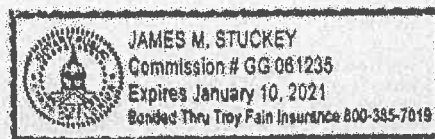


EXHIBIT A
LEGAL DESCRIPTION OF PROPERTIES CONVEYED FROM
WILLIAM W. KRUEGER TO 5G, LLC

Parcel 1:

Lot 30, Less the East 60 feet thereof, of the Sevenjem Addition to the City of Stuart as recorded in Plat Book 3, Page 140, Martin County, Florida, Public Records.

Less the following described property:

Beginning at the Northwest corner of said Lot 30. (1) Thence proceeds South 88° 20' 44" East for a distance of 50.17 feet to a point in the center of the party wall that separates the two store spaces formerly occupied by Tire Town and Napa Auto Supply Company; said point being 0.95 feet South of the North line of Lot 30 (the bearing of the North line of Lot 30 being South 89° 25' 50" East). (2) Thence proceed South 89° 01' 28" East along the centerline of said party wall for a distance of 79.07 feet. Said point being 1.51 feet south of the North line of said Lot 30. (3) Thence proceed North 89° 43' 20" for a distance of 102.14 feet to a point on the West line of property previously conveyed to Fay June Reddish and recorded in Official Records Book 243, Page 291, Martin County, Florida, Public Records. Said point also being on the North line of said Lot 30. (4) Thence proceed North 89° 25' 50" West along the North line of said Lot 30 for a distance of 231.36 feet to the Northwest corner of said Lot 30 and the point or place of beginning.
 Parcel ID#: 4-38-41-018-000-00300.30000

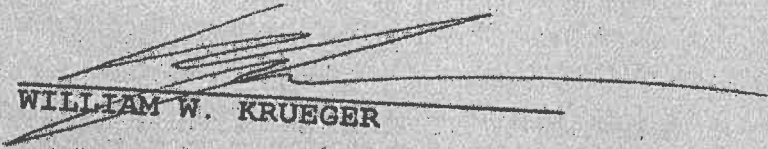
Parcel 2:

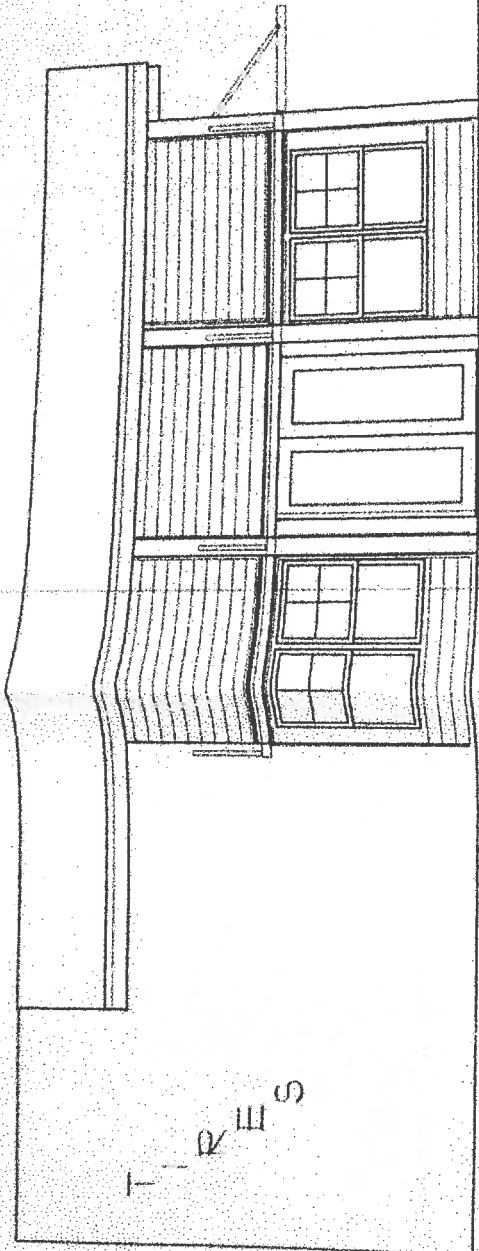
Lots 3, 4, 5, 6 and 8, less the north 4.9 feet of Lot 8, together with that part of Seventh Street lying between Lots 6 and 8, Block 38, Broadway Section of St. Lucie Estates, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 4, Public Records of Martin County, Florida. Less and except that portion of the above described parcel conveyed to The City of Stuart in O. R. Book 1265, Page 48, Public Records of Martin County, Florida. Parcel I.D. No.: 03-38-41-023-038-00030-5.

Parcel 3:

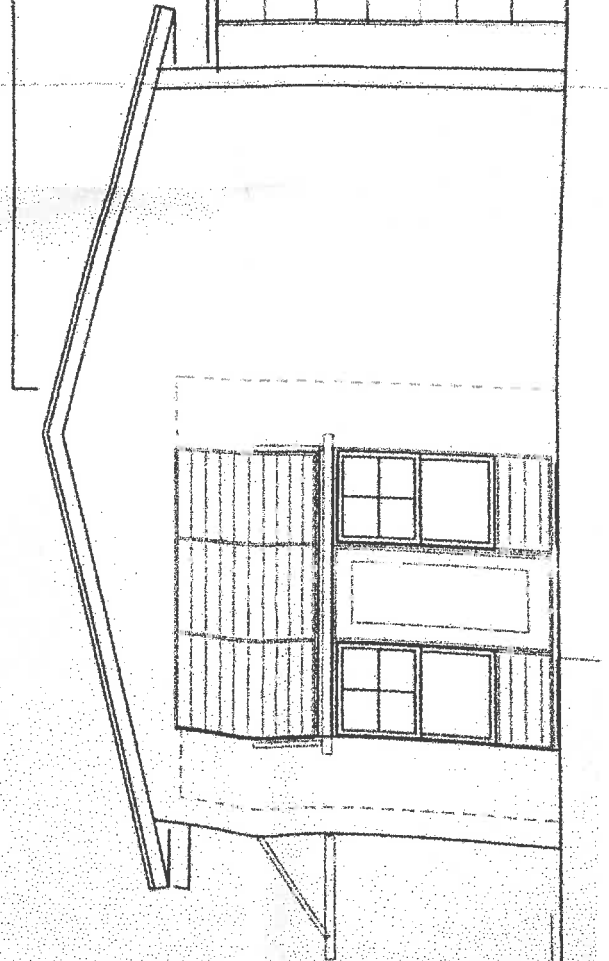
Begin at a point where the East line of the West 440 feet of the Northeast 1/4 of the Southeast 1/4 intersects with the Southerly Right of Way of S.R. A-1-A, run Westerly along Right of Way 222.63 feet to a point; South 270.07 feet; East 218 feet; North 225 feet to Point of Beginning, Section 3, Township 38 South, Range 41 East, Martin County, Florida. Belle Plaza. Parcel I.D. No.: 03-38-41-000-000-00111-4.

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTIES TO BE CONVEYED FROM
KRUEGER PROPERTY MANAGEMENT TO WILLIAM W. KRUEGER


 WILLIAM W. KRUEGER



JOHNSON STREET ELEVATION



ESTIMATE

DATE	ESTIMATE
4/10/2018	

DATE	PER
019	

TO

100

51.00

100

PLASTERING & Lathing Inc.

Coast Lath - Stucco - Brick - Stone - Hardcote - Patch & Repair

Proposal

Proposal Submitted To: BILL KRUGER Phone: _____ Fax: _____
 Street: 909 SE JOHNSON AVE Job Name: _____
 City State Zip Code: STUART FL Job Location: _____

We hereby propose to: • furnish material and labor necessary for the completion of bid • lath and stucco according to prints • All windows and doors will be covered before stucco is applied - This bid includes the following:

- ☒ Gray Stucco
- ☐ Color Stucco (Marblecrete)
- ☐ Textured Finish
- ☒ Float Finish
- ☒ Stucco Over Block and Concrete
- ☒ Paperback Wire Lath Over Wood Frame
- ☐ Hi Rib Wire Lath Soffits
- ☐ Hi Rib Wire Lath Exterior Porch Ceilings
- ☐ 7" x 24" Individual Screen Vents 8" On Center
- ☐ 3" x 1/4" - Vinyl Continuous Vent
- ☐ Float Bands With Vinyl Plaster Stop - ☐ 1" ☐ 1 1/2" ☐ 2"
- ☐ Simulated Cut Brick
- ☐ Simulated Stone
- ☐ Real Stone - ☐ Supply ☐ Install
- ☐ Interior Hardcote
- ☐ Interior Of Garage One Coat Float Stucco
- ☐ Simulated Cast Stone
- ☒ Pressure Clean + BOND

Comments: OPTION - RESTUCCO ABOVE GARAGE DOORS
APPROX 350 SQ FT @ 2,000.00

OPTION - BANDS + HARDI-STUCCO ABOVE
GLASS STORE FRONT @ 1,000.00

WE PROPOSE: Hereby to furnish materials and labor - complete accordance with the above specifications, for the sum of: 3,500.00
 dollars (\$ 3,500.00)

THREE THOUSAND FIVE HUNDRED

All materials is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be associated only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. If this proposal is accepted, payment is due no later than 30 days from the day of completion.

Note: This Proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature: _____

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of acceptance: 4/16/09

Mark Buncy

Owner & President of Treasure Coast Plastering & Lathing Inc.
 700 NE Bayberry Ct. Jensen Beach FL 34957

cell: 772.708.4311 • Office: 772.334.2915

MC Lic: ASP02404 - PBC Lic: BU-19212 - SLC Lic: B16394 - City Of Port St. Lucie PSL03-4810

Over Twenty Years of Experience



Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa | 1-888-439-ROAD

To: William Krueger
ATTN: William Krueger
909 SE Johnson Ave
Stuart, Florida. 34994
OFC: (772) 323-1794
EMAIL: bbpbocas@gmail.com

Auto Experts of Stuart
909 SE Johnson Ave
Stuart, Florida. 34994

Project: Auto Experts of Stuart Mill & Pave

LISTED SERVICES

Asphalt Paving (Up to 1,006 SY)
ASPHALT MILLING :

Mill existing asphalt 1"
Clean surface with a box sweeper to collect millings
Haul away asphalt millings
Clean surface for Asphalt Paving
Trim edges of roadway with a milling head to ensure flush removal of asphalt

ASPHALT PAVING:

Preparation and cleaning of surface area
Apply D.O.T. approved tack coat to surface
Apply 1.25" of D.O.T. approved SP 9.5 hot mix asphalt
Asphalt will be 1" after compaction with a 3-5 ton vibratory roller.
Re-roll with an asphalt tire (rubber) roller
Price includes two flagmen on-site to coordinate trucking and traffic for neighborhood residents

\$14,896.00



allpaving.com
info@allpaving.com



ICSC



Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa 1-888-439-ROAD

Pavement Markings

Utilizing F.A.A. and D.O.T. approved traffic paint, we will (re)stripe the existing:

- 1 - Arrows - Large Directional
- 4 - Wheel Stops - Lift & Stack
- 3 - Parking Stall Lines New Layout - Single Line Space New Layout 6 in
- 1 - Parking Stall Lines New Layout - Handicap Space New Layout
- 1 - 8' Stencil "ONLY"

\$629.00



   
allpaving.com
info@allpaving.com





Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa 1-888-439-ROAD

Project: Auto Experts of Stuart Mill & Pave

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS QUOTATION.

Grand Total: \$15,525.00

If you have any questions or concerns please feel free to contact us!

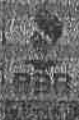


Nash Gunnoe
Estimator

AllPaving.com
Toll Free: 1-888-439-ROAD

Cell: 772-207-1037
Email: Nash@allpaving.com

Offices in Ft. Lauderdale, Jupiter, Naples, Orlando, and Tampa



allpaving.com
info@allpaving.com





Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa | 1-888-438-ROAD

Auto Experts of Stuart Mill & Pave

Acceptance of proposal;

We would like to thank you for the opportunity to visit your property and the possibility to earn your project and business. We are committed to providing our customers with great service and workmanship on all of our projects. Our commitment to customers is why we always Warranty our projects and stand behind our work.

To proceed with our proposal please sign the area below and return a copy either electronically to your estimator on the project to our office at info@allpaving.com.

Name _____ Company/Community _____

Address _____

City _____ State/Province _____ Zip/Postal Code _____

Telephone _____ Fax _____

Email _____

Method of Payment

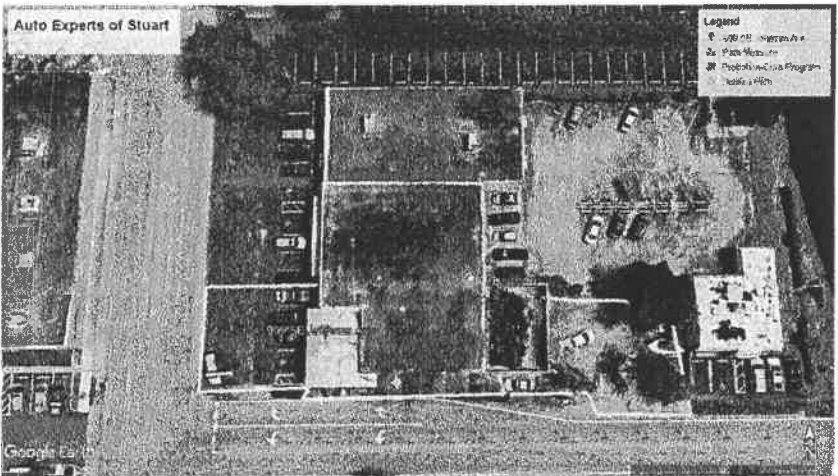
☐ Check made payable to All Paving enclosed for. \$ _____

Signature _____ Date _____



ALL Paving

Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa | 1-888-433-ROAD



Auto experts site map



front



ALL Paving

Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa | 1-888-439-ROAD



garages



   
allpaving.com
 info@allpaving.com



 ICSC



Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa | 1-888-439-ROAD

General Terms and Conditions

WARRANTY:

- All Paving Inc. guarantees all work performed for up to two years from completion (Sealcoating is good for one year.)
- All Paving Inc. will not be responsible for damaged caused by individuals entering the construction zone once area is marked and barricaded.
- New Asphalt Overlay warranty is dependent upon existing foundation.
- All Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
- Hiring party is responsible for blueprints, plans, engineering, layout, testing, bonds and as-built by others.
- License and Insured U22269, 17-3B-20781-X

WORK TERMS:

- It is understood and agreed that all work is performed "weather permitting".
- This proposal is based on work being completed during the hours of 7:00AM and 5:00PM, Monday through Friday, excluding holidays and weekends.
- Cars parked in the work area are the responsibility of the owner and delays will be billed at \$250.00/ per hour.
- Owner agrees to pay asphalt over-runs at \$125.00 per ton if leveling is required for surface drainage or low-lying areas.

PERMITTING

- Permit fees billed as actual.
- Expediting fees billed in addition to the cost of permit: Broward- \$250 minimum. Other Counties - \$500 minimum.
- This proposal does not include the cost of permit fees, inspection fees or impact fees which may be required from the various agencies or municipalities having jurisdiction.
- If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent.
- 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities.

PAYMENT:

- Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum.
- The prices used in this proposal are based on the condition that all work quoted will be accepted in total,
- 50% Deposit is due upon signed contract.
- 30% is due upon Day 1 of work.
- 18% is due at completion
- 2% Percent of the contract amount may be withheld until permits are closed without.
- A Notice to Owner will be filed on this project according to Florida Statute.
- Any unpaid balance after thirty (30) days after receipt of invoice shall bear interest from that date forward at 10% per month
- Owner is responsible for all collections fees and expenses

DISCLAIMERS:

- Conflicts with irrigation, electrical and utilities are to be repaired by owners at their expense.
- This proposal, including all terms and conditions, shall become a legally binding attachment to any contract entered into between All Paving Inc. and the financially responsible company for which the work will be performed.
- The parties agree and consent that the terms stated herein are a full and complete integration of material terms are contained herein and no previous terms, oral or written, that are not contained herein are excluded intentionally.
- In the event of a dispute regarding this contract, the financially responsible party for which the work is performed agrees to pay reasonable attorney fees, collection costs and all related costs incurred until such dispute is settled.
- In the event of a dispute regarding this contract, the proper venue is the Fifteenth Judicial Circuit of Florida in and for Palm Beach County, Florida.
- This contract shall be governed by, and construed and enforced in accordance with, the internal laws in effect in the State of Florida.



allpaving.com
info@allpaving.com



ICSC

PAV-CO CONTRACTING, INC.
 533 SE CENTRAL PARKWAY
 STUART, FL 34994
 STATE LICENSE # CGC1522574

ESTIMATE

DATE	ESTIMATE #
4/16/2019	836

NAME / ADDRESS
William Krueger 909 SE Johnson Ave. Stuart, FL. 34994-3816

SHIP TO

DUE DATE	PROJECT
4/16/2019	

DESCRIPTION	QTY	COST	TOTAL
PARKING LOT PAVING: WEST LOT AND SOUTH SIDE: - 1 EA Mobilization - Asphalt Level along new sidewalk- East Lot - Apply Tack Coat - Install 1" Asphalt Overlay with Tack Coat. Approx 3350 SF - Restripe 1 Handicap Stall and 3 Regular Stalls - Compact/ Level Area (Removed Oil Trap- Removal By Others)	1	8,925.00	8,925.00
EAST LOT: - Clean Area - Apply Tack Coat - Install 1" Asphalt Overlay (Approx 3844 SF)	1	3,670.00	3,670.00
We Propose to provide all labor, materials & equipment necessary to complete the above listed items.		Total	\$12,595.00

SIGNATURE _____

PHONE #	FAX #	E-mail
772-286-7385	772-286-7859	pavcocontracting@aol.com

Estimate



FIDANZA PAINTING, INC

P. 772 370 7938

E. Fidanzapainting@hotmail.com

W. www.yourfloridapainters.net

Name/Address
Bill Krueger 909 SE Johnson Avenue Stuart Florida

Date
04/11/19

Item	Description	Total
Pressure Cleaning	Removal of dirt and mold, prior to painting. Use of diluted chlorine (only where specifically needed.)	10,000.00
Prepping Exterior	Fixing and minor stucco cracks, filling hairline cracks with elastomeric crack filler or SW 960 caulk. Caulking window frames, and caulking where previous caulk failed. Taping windows and covering with Visquine.	
Sealcoat Primer	Covering any areas not to be painted to be protected from paint. Priming entire exterior walls with M52 Sherwin Williams Sealcoat/ Chaulk Binder.	
Metal Beam Prep	**All walkways and driveways will be covered with dropp cloths as work is being performed. Estimated work time 5 to 7 days.	
Walkways	Wire brushing and zinc primer before repainting. Repaint color at owners request.	
Total Material & Labor	Pressure Cleaning prior to painting, 2 coats of Xylene color at owners request.	
	All materials and labor for above work to be performed to be included in estimate. Any work outside of Scope or unforeseen changes due to other circumstances, to be discussed and agreed upon futher compensation before performing and additional labor or change of materials in said Scope of work.	
We require 1/3 deposit upon agreed work order, remaning balance due upon completion.		Total \$10,000.00

Paul's Picture Perfect Painting, Inc.
 1346 NE SILVER MAPLE WAY
 JENSEN BEACH, FL 34957 US
 (772) 678-1831
 sylvio415@yahoo.com

**ADDRESS**

Bill Kruger

ESTIMATE 1855

DATE 04/05/2019

EXPIRATION DATE 04/05/2019

ACTIVITY	AMOUNT
909 South East Johnson Avenue Stuart Florida	
Repaint exterior	
Pressure wash Building to remove chalkiness on walls including dirt mildew and any loose paint before painting	
Prep Building including caulking in any cracks on Windows soffits fascia board patching any cracks on walls of house or Foundation	
Apply sealer and conditioner before finish coat	
Paint walls Sherwin Williams Duracraft paint latex color at owner's request	
Paint doors trim and any bands around windows Sherwin-Williams super paint satin color at owners request	
Services	
Labor and Materials	5,850.00
All walkways driveways will be covered with plastic and canvas drop cloths as work is being performed	
Estimated time of job 5 to 7 working days	
Prep metal beam	
Using wire brush zinc primer	
And repaint color at owner's request	
Restain walkways	
Power wash walkways to remove any dirt or mildew	
Paint two coats Sherwin-Williams porch and driveway enamel xylene color at owner's request	
Services	
Labor	1,500.00
MATERIAL	
Paint and Materials	350.00

50% DUE AT SIGNING, REMAINING 50% DUE ON

LICENSED AND INSURED
 MARTIN MCPTG6469
 ST. LUCIE COUNTY 29127
 CITY OF PSL# 13154

COMPLETION.

PLEASE MAKE ALL CHECKS PAYABLE TO PAUL'S
PICTURE PERFECT PAINTING, INC.

THANK YOU FOR YOUR BUSINESS!!

TOTAL	\$7,700.00
-------	------------

Accepted By

Accepted Date

LICENSED AND INSURED
MARTIN MCPTG6469
ST. LUCIE COUNTY 29127
CITY OF PSL# 13154



Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa 1-888-439-ROAD

To: William Krueger
ATTN: William Krueger
909 SE Johnson Ave
Stuart, Florida. 34994
OFC: (772) 323-1794
EMAIL: bbpbocas@gmail.com

Auto Experts of Stuart
909 SE Johnson Ave
Stuart, Florida. 34994

Project: Auto Experts of Stuart Sidewalk repairs

LISTED SERVICES

Concrete Sidewalks (Up to 220 SF)

Excavate and remove up to undefined tons of existing materials
Saw-cut and remove existing damaged materials where necessary
Saw-cut and remove existing concrete using a professional-grade wet-saw
Form and pour 4" sidewalk using 3000 psi concrete
Broom-finish surfaces to reduce slippage
Strip forms and clean once concrete cures

\$3,895.00



allpaving.com
info@allpaving.com



ICSC



Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa | 1-888-439-ROAD

Project: Auto Experts of Stuart Sidewalk repairs

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS QUOTATION.

Grand Total: \$3,895.00

If you have any questions or concerns please feel free to contact us!



Nash Gunnoe
Estimator

AllPaving.com

Toll Free: 1-888-439-ROAD

Cell: 772-207-1037

Email: Nash@allpaving.com

Offices in Ft. Lauderdale, Jupiter, Naples, Orlando, and Tampa



ICSC

f t g+ y
AllPaving.com



allpaving.com
info@allpaving.com





Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa 1-888-339-ROAD

Auto Experts of Stuart Sidewalk repairs

Acceptance of proposal;

We would like to thank you for the opportunity to visit your property and the possibility to earn your project and business. We are committed to providing our customers with great service and workmanship on all of our projects. Our commitment to customers is why we always Warranty our projects and stand behind our work.

To proceed with our proposal please sign the area below and return a copy either electronically to your estimator on the project to our office at info@allpaving.com.

Name _____ Company/Community _____

Address _____

City _____ State/Province _____ Zip/Postal Code _____

Telephone _____ Fax _____

Email _____

Method of Payment

☐ Check made payable to All Paving enclosed for. \$ _____

Signature _____ Date _____



Offices: Ft. Lauderdale, Jupiter, Naples, Orlando, Tampa | 1-888-425-ROAD

General Terms and Conditions

WARRANTY:

- All Paving Inc. guarantees all work performed for up to two years from completion (Sealcoating is good for one year.)
- All Paving Inc. will not be responsible for damaged caused by individuals entering the construction zone once area is marked and barricaded.
- New Asphalt Overlay warranty is dependent upon existing foundation.
- All Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
- Hiring party is responsible for blueprints, plans, engineering, layout, testing, bonds and as-built by others.
- License and Insured U22269, 17-3B-20781-X

WORK TERMS:

- It is understood and agreed that all work is performed "weather permitting".
- This proposal is based on work being completed during the hours of 7:00AM and 5:00PM, Monday through Friday, excluding holidays and weekends.
- Cars parked in the work area are the responsibility of the owner and delays will be billed at \$250.00/ per hour.
- Owner agrees to pay asphalt over-runs at \$125.00 per ton if leveling is required for surface drainage or low-lying areas.

PERMITTING

- Permit fees billed as actual.
- Expediting fees billed in addition to the cost of permit: Broward- \$250 minimum. Other Counties - \$500 minimum.
- This proposal does not include the cost of permit fees, inspection fees or impact fees which may be required from the various agencies or municipalities having jurisdiction.
- If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent.
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- This contract shall be governed by, and construed and enforced in accordance with, the internal laws in effect in the State of Florida.



allpaving.com
info@allpaving.com



ICSC



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

APPLICANT INFORMATION

Owner Name: <u>QER Holdings, LLC</u>		
Owner Address: <u>49 SE KINDRED STREET</u>		
Phone: <u>772-285-7026</u>	Email:	Tax ID#
Authorized Agent/Contractor: <u>ANTHONY OLIVIERI</u>		
Agent Address: <u>901 SE JOHNSON AVE</u> <u>772-205-8306</u>		

PROPERTY INFORMATION

Name of Business: <u>ELLE SALON</u>	
Type of Business: <u>COSMETOLOGY SALON</u>	
Years in Operation:	
Number of Employees:	
Description of Improvements: <u>STOREFRONT IMPACT GLASS / AWNING</u>	
Address of Proposed Project: <u>49 SE KINDRED STREET</u>	
Describe how this project benefits the Community Redevelopment Area:	
<u>LOCATED IN THE NEW ARTS & ENTERTAINMENT DISTRICT</u>	
<u>AND ENTRY TO BRIDGE ON BROWER POND</u>	
Total Project Cost \$ <u>20,675</u>	

- 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
 - W-9 form (*as applicable*)
- 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 **Tuesday, April 30, 2019 by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue.
- If you have any questions, please call 772-288-5375
- Submitting an application is not a guarantee of funding

➤ 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 May 7, 2019 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 May 7, 2019 CRB meeting in order to be considered for the grant program.
8. The Community Redevelopment Board will hear the agenda item and make a recommendation for approval or denial of funding.
9. Construction of any component of the grant application cannot begin until the board approves the project. With CRB 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 Development Department office (772) 288-5375 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.

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 Development Department Office at (772) 288-5375.



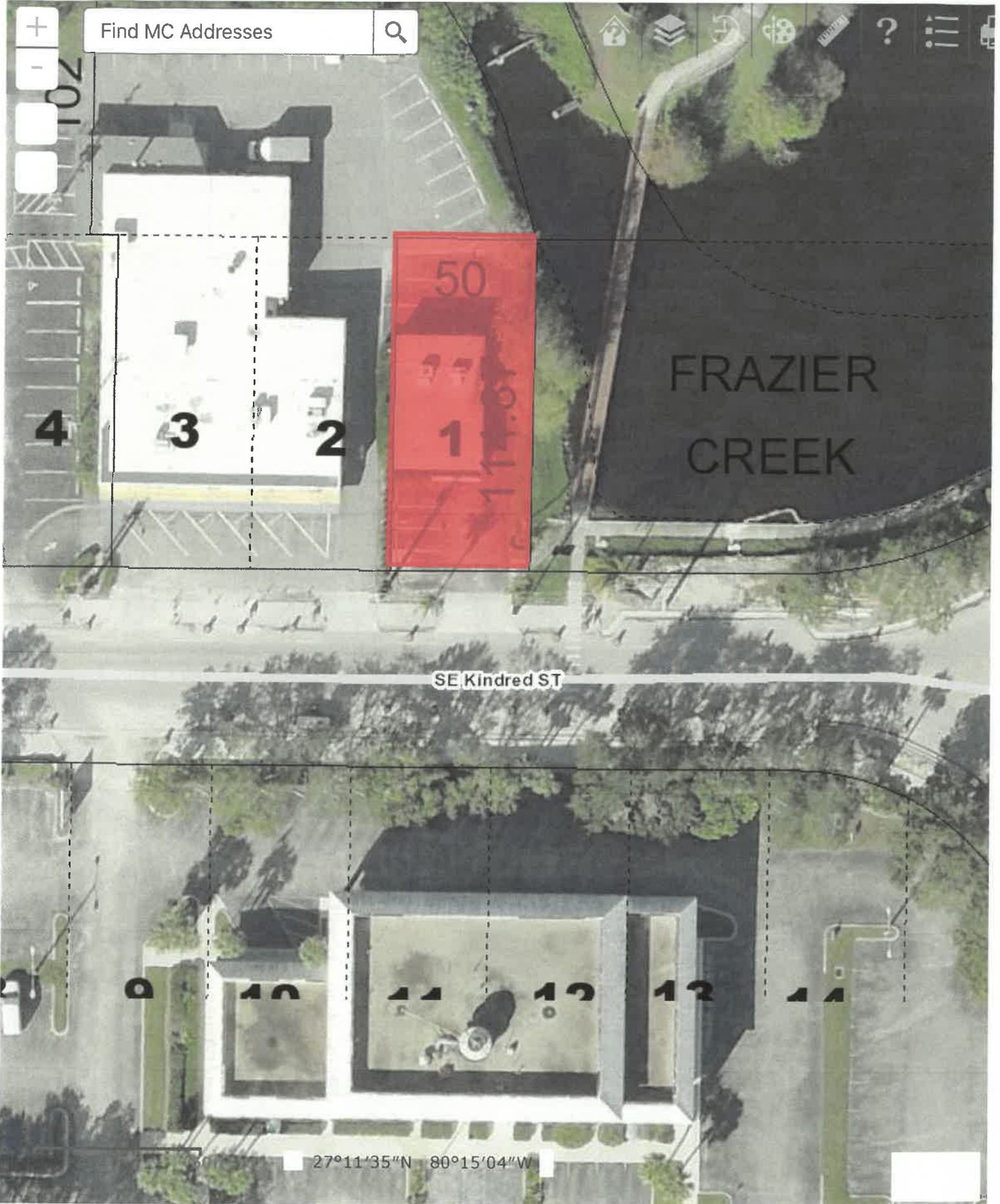
STUART COMMUNITY REDEVELOPMENT AGENCY
PROPERTY IMPROVEMENT GRANT PROGRAM

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 City 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	STORK FRONT	MONTAGNY	\$ 17,500			\$
2	C=C CANVASES/ADDING	CC CANVASES	\$ 3,178			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$ 20,678 ⁰²	Total Actual Cost		\$

Find MC Addresses



Find MC Addresses



50

2

1

114.87

FRAZIER
CREEK

SE Kindred ST

10

11

12

13

14

15

JEM

40ft

27°11'35"N 80°15'03"W

50

51.1

Improvements

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
04-38-41-018-000-00010-4	21768	49 SE KINDRED ST, STUART	\$188,000	4/20/2019

Building Details

Build No. C01 Floor No. 1

Section	001	Use Code	BARBER	Framing Type	Heating/AC Val. Adj.	0.00
Pricing key	384	Sq. Ft.	1,504	Wall Type	Sprinkler Val. Adj.	0.00
Individually Owned	N	Sq. Ft. Rate	0.00	Wall Height	Avg. Depth	0
Unit Size	0	Average Unit Size	0	Configuration Code	Number of Units	0

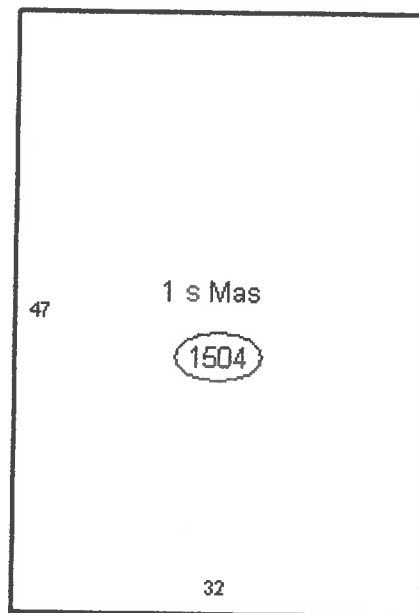
[Click Here for Building Sketch Codes](#)

01

03

04

HAIR SALON



Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
04-38-41-018-000-00010-4	21768	49 SE KINDRED ST, STUART	\$188,000	4/20/2019

Owner Information

Owner(Current)	QER HOLDINGS LLC
Owner/Mail Address	49 SE KINDRED ST STUART FL 34994
Sale Date	1/4/2016
Document Book/Page	2827 2523
Document No.	2552300
Sale Price	235000

Location/Description

Account #	21768	Map Page No.	O-4B
Tax District	3100	Legal Description	SEVENJEM ADD'N, LOT 1
Parcel Address	49 SE KINDRED ST, STUART		
Acres	.1309		

Parcel Type

Use Code	1100 STORES 1 STORY
Neighborhood	30300 Fed Hwy S of Roosevelt Bridge

Assessment Information

Market Land Value	\$40,760
Market Improvement Value	\$147,240
Market Total Value	\$188,000

Prepared By and Return To:

Geary Law Offices, P.A.
27 SE Ocean Blvd.
Stuart, FL 34994
772-288-4357

060-GL-15



INSTR # 2552300 OR BK 2827 PG 2523 RECD 01/04/2016 02:28:02 PM
(2 Pgs)
CAROLYN TIMMANN MARTIN COUNTY CLERK
DEED DOC \$1,645.00, MTG DOC \$0.00, INTANGIBLE \$0.00

General Warranty Deed

Made this Jan. 4, 2016 A.D. By Laura Leighton, LLC, a Florida limited liability company, whose address is: 49 SE Kindred Street, Stuart, Florida 34994, hereinafter called the grantor, to QER HOLDINGS LLC, a Florida limited liability company, whose post office address is: 49 SE Kindred Street, Stuart, Florida 34994, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot 1, THE SEVENJEM ADDITION TO THE CITY OF STUART, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 140, of the Public Records of Martin County, Florida.

Parcel ID Number: 4-38-41-018-000-00010-40000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

2 WITNESSES
↓
They must sign &
print their names.

[Signature]
Witness Printed Name Deborah D. Haas

Witness: [Signature]
[Signature]

Witness Printed Name John S. Leighton III

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 4 day of January 2016, by
Laura Leighton, A/K/A Laura K. Leighton, Manager/Member of Laura Leighton, LLC, a Florida limited
liability company, who is/are personally known to me or who has produced
Driver License as identification.

Laura Leighton, LLC, a Florida limited liability company

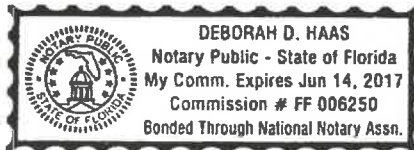
By: [Signature]
Laura Leighton, A/K/A Laura K. Leighton,
Manager/Member

Address: 49 SE Kindred Street, Stuart, Florida 34994

SIGN
↑
HERE

[Signature]
Notary Public
Print Name:

My Commission Expires:



DEED Individual Warranty Deed - Legal on Face

Account # 21768
 Owners QER HOLDINGS LLC

QER HOLDINGS LLC
 49 SE KINDRED ST
 STUART FL 34994-3029

2018 REAL PROPERTY Page 146 of 149

Parcel # 04-38-41-018-000-00010-4

Situs 49 SE KINDRED ST

Legal Description

SEVEN MADDON LOT 1



21768

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR YEAR	YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR		CURRENT YEAR	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1 TAXABLE VALUE	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4 TAXABLE VALUE	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Martin County General Operations	188,000	6.3887	1,201.08	188,000	6.0610	1,139.47	6.5971	1,240.25
School Board								
By: Local Board	188,000	2.2480	422.62	188,000	2.1470	403.64	2.7480	516.62
By: State Law	188,000	4.3040	809.15	188,000	4.1106	772.79	4.1140	773.43
City of Stuart								
General Operations	188,000	4.5000	846.00	188,000	4.3130	810.84	4.7500	893.00
Voter Approved Debt	188,000	0.2572	48.35	188,000	0.2462	46.29	0.2462	46.29
Children Services Council	188,000	0.3618	68.02	188,000	0.3428	64.45	0.3618	68.02
South Florida Water Mgmt. Dist.								
Basin Tax	188,000	0.1384	26.02	188,000	0.1310	24.63	0.1310	24.63
District Tax	188,000	0.1275	23.97	188,000	0.1209	22.73	0.1209	22.73
Everglades Const.	188,000	0.0441	8.29	188,000	0.0417	7.84	0.0417	7.84
Florida Inland Navigation Dist.	188,000	0.0320	6.02	188,000	0.0302	5.68	0.0320	6.02
TOTAL AD VALOREM PROPERTY TAXES			3,459.52			3,298.36		3,598.83

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR	188,000	188,000	188,000
CURRENT YEAR	188,000	188,000	188,000

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
TPP EXEMPTIONS	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2018, or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's Office at:

1111 SE Federal Hwy., Suite 330
 Stuart, FL 34994
 Customer Service (772) 288-5608

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at:
<https://www.pa.martin.fl.us>

Petitions must be filed on or before:
September 10, 2018

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to receive opinions from the general public and to answer questions on the proposed tax changes and budgets **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

Page 147 of 149

TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING LOCATION, DATE AND TIME	
Martin County	Admin Center Commission Chambers 2401 SE Monterey Rd, Stuart, FL	September 11, 2018 5:05pm
School Board	School Board of Martin County 500 East Ocean Blvd., Stuart, FL	September 6, 2018 5:05pm
City of Stuart	City of Stuart City Hall 121 SW Flagler Ave., Stuart, FL	September 10, 2018 5:15pm
Children Services Council	101 SE Central Parkway Stuart, FL	September 10, 2018 5:10pm
South Florida Water Mgmt. Dist.	District Auditorium, B-1 Bldg. 3301 Gun Club Rd, West Palm Bch	September 13, 2018 5:15pm
Florida Inland Navigation Dist.	Riviera Bch Marina Event Center 190 E. 13th St., Riviera Bch, FL	September 6, 2018 5:30pm

YOUR FINAL TAX BILL MAY CONTAIN NON AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

YOUR COLUMN 1 - "PRIOR YEAR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - "CURRENT YEAR TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2018.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for school versus non-school taxing authorities and for the purpose of calculating tax levies.

ASSESSMENT REDUCTIONS - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.

EXEMPTIONS - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).

TAXABLE VALUE - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

C & C CANVAS & AWNING CO.

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

Date: 4-26-19

Proposal

Name: El Salon (Attn. Anthony)
Address: 49 SE Kindred St
City & State: Stuart, FL
Phone: 205-8306 aotelesq@aol.com

Materials Furnished

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

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

Hardware:

Comments

Price includes frame, fabric and installation.

Price does not include graphics

Sunbrella graphics must be painted, more costly than vinyl.

Price

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

40' x 36" x 26" Leanto Style Awning w/ 10" front truss	VINYL	\$ 2,980.00
	SUNBRELLA	\$ 3,175.00
Permits and stamps		\$ 500.00

Terms

40 % Upon acceptance of contract.

60 % Upon completion of contract.

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

Respectfully Submitted

**Clayton Travers
President**

Acceptance of proposal

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

MONTEREY
GLASS SPECIALISTS, INC.
851 SE Monterey Road
Stuart, FL 34994

772-283-1999

PROPOSAL NO.

SHEET NO.

DATE

4.1.19

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME *Elvira Rodriguez*

ADDRESS *4385 SE Ninkoo Ln
Stuart, FL 34*

ADDRESS

DATE OF PLANS

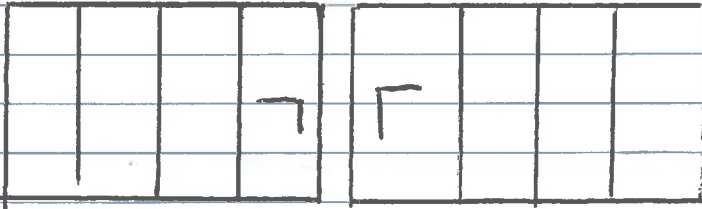
PHONE NO.

285-7026

ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

*Remove Existing Stove front now impact. Install impact
System white frame Gray tinted impact Glass
includes 3 Stove front doors 3'0" x 6'8" Butt hinges
does not include Permits and Painting. \$17,500.00*



Front



Back door

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$ *17500.00*) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted

Per

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____